CDR Submission 1
June 15, 2021

ORIANNA HOUSE

310 GIRARD LLC
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

310 GIRARD AVENUE
PHILADELPHIA, PA 19133
Northern Liberties

HISTORIC RIVER WARD
CLOSE KNIT COMMUNITY
TRANSIT FRIENDLY
ZONING ICMX:

- SITE IS BORDERED ON THREE SIDES BY IRMX DISTRICT
- SITE IS BORDERED ON ONE SIDE BY CMX-3
- MULTIPLE HIGH DENSITY MID-RISE RESIDENTIAL BUILDING ON NEARBY STREETS
- GIRARD IS MAIN STREET AND WIDE THOROUGHFARE
1. View at Girard Ave looking south
2. View at 3rd St looking west
3. View at Orianna St looking east

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Owner/Developer
T + Associates
Architects

310 Girard Avenue
Philadelphia, PA 19133
CONCEPT

• 185 RESIDENTIAL UNITS
• 65 PARKING SPACES IN UNDERGROUND GARAGE
• 67 BICYCLE PARKING SPACES
• 8,618 SF OF RETAIL / RESTAURANT SPACE ON GIRARD AVENUE
• 1,680 SF OF TENANT AMENITIES
• CENTRAL GARDEN
• GREEN ROOF
1. LOBBY ENTRANCE ON N. 3rd STREET
2. CENTRAL GARDEN VISIBLE FROM W. GIRARD AVE. & N. 3RD STREET
3. RETAIL/RESTAURANT ON GIRARD AVENUE WITH VIEW OF GARDEN
4. RESIDENTIAL UNITS WITH REAR GARDEN
5. TENANT AMENITY SPACE
6. ENTRY TO GARAGE FROM 3RD ST
7. EXIT FROM GARAGE ON ORIANNA STREET
CONCEPT

1. LOBBY ENTRANCE ON N. 3rd STREET
2. CENTRAL GARDEN VISIBLE FROM N. 3RD STREET
3. RETAIL/RESTAURANT ON GIRARD AVENUE WITH VIEW OF GARDEN
4. RESIDENTIAL UNITS WITH REAR GARDEN
5. TENANT AMENITY SPACE
6. ENTRY TO GARAGE FROM 3RD ST
7. EXIT FROM GARAGE ON ORIANNA STREET
CONCEPT

- (65) PARKING SPACES W/ (6) EVP SPACES AND (3) HANDICAP SPACES
- (67) BICYCLE PARKING SPACES
- ENTRY TO GARAGE FROM 3RD ST
- EXIT FROM GARAGE ON ORIANNA STREET
CONCEPT

- (30)+/- UNITS PER FLOOR
- ALL UNITS HAVE BALCONIES
- (120) 2-BEDROOM, 2-BATH UNITS,
- (65) 1-BEDROOM, 1-BATH UNITS
CONCEPT

• ALL (2) BEDROOM UNITS ON OUTER RING

• MIXTURE OF (1) BEDROOMS AND (2) BEDROOMS ON INNER RING

• UNITS RANGE FROM 502 SF TO 915 SF
BIRD’S EYE VIEW AT GIRARD AVE.
BIRD’S EYE VIEW AT SOUTH FACADE
VIEW AT CORNER OF SOUTHEAST SIDE AT ORIANNA ST
MATERIALS

• CONCRETE STRUCTURAL FRAME AND DECKS – SLAB EDGE TO BE SHOWN
  • CHARCOAL METAL WINDOW WALL SYSTEM
  • CUSTOM TERRA COTTA ARCHES AT BALCONY RECESS
  • CLEAR GLASS RAILING AT ALL BALCONIES
• CHARCOAL ALUMINUM SIGN BAND AT TOP OF FIRST FLOOR
  • FULL HEIGHT STOREFRONT GLASS
LANDSCAPE FEATURES LEGEND

- Building Pedestrian Access
- Building Vehicle Access
- New ADA Curb Ramps
- New Concrete Sidewalk
- New Deck Walking Surface & Courtyard
- Evergreen Groundcover Plants
- Ornamental Grass, Shrubs, & Bushes
- Evergreen Groundcover Plants & Bushes

STREET TREE PLANTING SCHEDULE (PER DEPT. OF PARKS & RECREATION, STREET TREE INST. QV. 1)

<table>
<thead>
<tr>
<th>SPECIFICATION</th>
<th>QTY</th>
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<tbody>
<tr>
<td>TR-1 1015-0 STREET TREE TO BE PLANTED</td>
<td>5</td>
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<tr>
<td>TR-2 1015-2 SPRING (SNOW) - SPRING SNOW CRASSFILLE</td>
<td>3</td>
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<tr>
<td>TR-3 1015-2 CEROS CANAEDESIS - EASTERN RED BUD</td>
<td>2</td>
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<td>TR-4 1015-2 PRUNUS SARGENTI &quot;SPRING&quot; - COLUMNAR SARGENT CHERRY</td>
<td>7</td>
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<td>TR-5 1015-2 ACER TRUNCATUM - PURPLEBLOOM MAPLE</td>
<td>2</td>
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<td>TR-6 1015-2 CORNUS MAE - CORNELIANCHERRY DOXWOOD</td>
<td>6</td>
</tr>
<tr>
<td>TR-7 1015-2 CAMPYLCUS BETULUS &quot;COLUMNARE&quot; - COLUMNAR EUROPEAN HORNBEAM</td>
<td>27</td>
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<tr>
<td>TR-8 1015-2 Acer Tree #8 &amp; Tree #7 5&quot; X 6&quot;</td>
<td>7</td>
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<tr>
<td>TR-9 1015-2 New Tree #8 &amp; Tree #7 2&quot; X 2&quot;</td>
<td>7</td>
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<tr>
<td>TR-10 1015-2 New Concrete planters 8&quot; X 1' X 1'</td>
<td>5</td>
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SUSTAINABILITY PLAN

310 GIRARD LL
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PHILADELPHIA, PA 19133

COMMERCIAL EXHAUST VENT

PROPOSED STORMWATER RETENTION TANKS IN CELLAR

GREEN ROOF OVER STAIR #3 & ELEVATOR #2

GREEN ROOF (14,563 SF)

DECK (5,656 SF)

GREEN ROOF OVER STAIR #2

GREEN ROOF OVER GROUND LEVEL PARKING ACCESS RAMPS

SUSTAINABILITY LEGEND

LEGEND SPECIFICATION QTY. OR LOC.
NEW GREEN ROOF: SEDUM & GRASS 23,594 SF
NEW GREEN ROOF: GRASS ROOF OF GROUND STRUCTURES
NEW GREEN ROOF: SEDUM ROOF OF GROUND STRUCTURES
NEW COMPOSITE DECKING 4,109 SF
EGRESS ACCESS 4