



PROJECT TEAM

OWNER / DEVELOPER

SIMON DAVID
380 RED LION ROAD SUITE 212,
HUNTINGTON VALLEY, PA 19006
732.228.2735

ARCHITECT

DESIGNBLENDZ ARCHITECTURE, LLP
4001 MAIN STREET, SUITE 203
PHILADELPHIA, PA, 19127
215.995.0229

CIVIL ENGINEER

PENN E&R, INC.
ONE SOUTH BROAD STREET, SUITE 1700
PHILADELPHIA, PA 19107
OFFICE : 215.997.9000

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CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: **ZP-2021-002599**

What is the trigger causing the project to require CDR Review? Explain briefly.

THE PROPERTY IS PROPOSED TO CONTAIN 57 DWELLING UNITS

PROJECT LOCATION

Planning District: UPPER NORTH WEST Council District: 8TH

Address: 401 - 07 WALNUT LANE,
PHILADELPHIA, PA 19144

Is this parcel within an Opportunity Zone? Yes No ☒ Uncertain
If yes, is the project using Opportunity Zone Funding? Yes No

CONTACT INFORMATION

Applicant Name: ZHEN H. JIN, ESQ Primary Phone: 215-625-2930

Email: ZJIN@ZHJINLAW.COM Address: 1617 John F. Kennedy Blvd., Suite 1838
Philadelphia, PA 19103

Property Owner: EAST WALNUT LOFTS LLC Developer TBD
Architect: DESIGNBLENDZ - SCOTT WOODRUFF

SITE CONDITIONS

Site Area: 14,800 SF

Existing Zoning: RM-1 Are Zoning Variances required? Yes No ☒

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

RESIDENTIAL: 48,816 SF

Proposed # of Parking Units:

NONE

COMMUNITY MEETING

Community meeting held: Yes No ☒

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held:

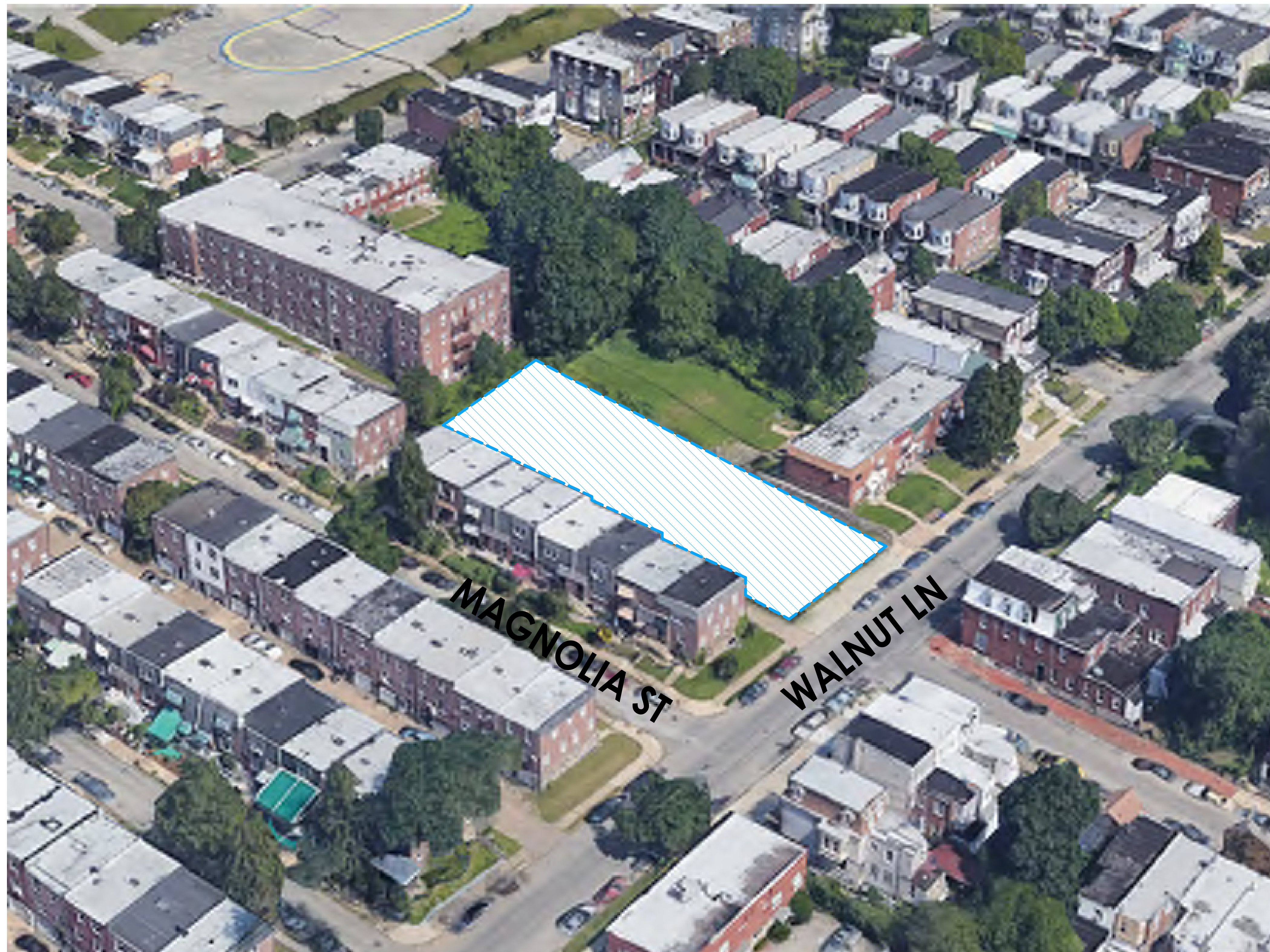
Date: TBD Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes No NA ☒

If yes, indicate the date hearing will be held:

Date: _____



SITE OVERVIEW

- 401 - 07 E WALNUT LANE IS A 14,400 SF VACANT LOT
- ZONED RM-1
- ADJACENT PROPERTIES ARE ZONED RSA-5, RANGE BETWEEN 2-3 STORIES
- THE ADJACENT REAR PROPERTY IS ZONED RM-1 AND IS A 4 STORY BUILDING
- PRIVATE DRIVEWAY SHARED BY 3 STORY SINGLE FAMILY DWELLINGS ALONG MAGNOLIA STREET



FLOOD NOTE:
BY GRAPHIC PLACING ONLY, THIS PROPERTY IS LOCATED IN:
ZONE "Y" (area determined to be outside the 0.2% annual chance
floodplain) OF THE FLOOD INSURANCE RATE MAP, MAP NO.
4505200000, WHICH BECAME EFFECTIVE JANUARY 17, 2007.
BEFORE THE PREPARATION OF DESIGN PLANS PLEASE VISIT
FEMA.GOV TO CONFIRM THE INFORMATION LISTED ABOVE.

NOTES

- PROPERTY KNOWN AS MAP 52N23, PARCEL 366 (OPA #88-5604600), AS IDENTIFIED ON THE TAX REGISTRY OF THE CITY & COUNTY OF PHILADELPHIA, 22ND WARD, COMMONWEALTH OF PENNSYLVANIA.
- AREA (P.D.S.) = 14,801 S.F. OR 0.33978 AC.
AREA (U.S.S.) = 14,875 S.F. OR 0.34148 AC.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF DESIGN PLANS AND/OR EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT REPORT.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- THIS PROPERTY SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.
- ELEVATIONS ARE BASED UPON PHILADELPHIA CITY PLAN DATUM.
- ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- THE CONVERSION FROM INCHES TO THE MORE PRECISE DECIMAL EXPRESSION MAY RESULT IN MINOR CHANGES IN THE SECOND AND THIRD DECIMAL PLACES, THESE ARE NOT ERRORS OR OVERSIGHTS BUT MORE PRECISE VALUES.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- PLAN IS MADE PER INSTRUCTION OF PENN E & R.
- BENCHMARK SHOWN ON THIS SURVEY MUST BE VERIFIED PRIOR TO THE COMMENCEMENT OF ADDITIONAL FIELD ACTIVITIES.

REFERENCES

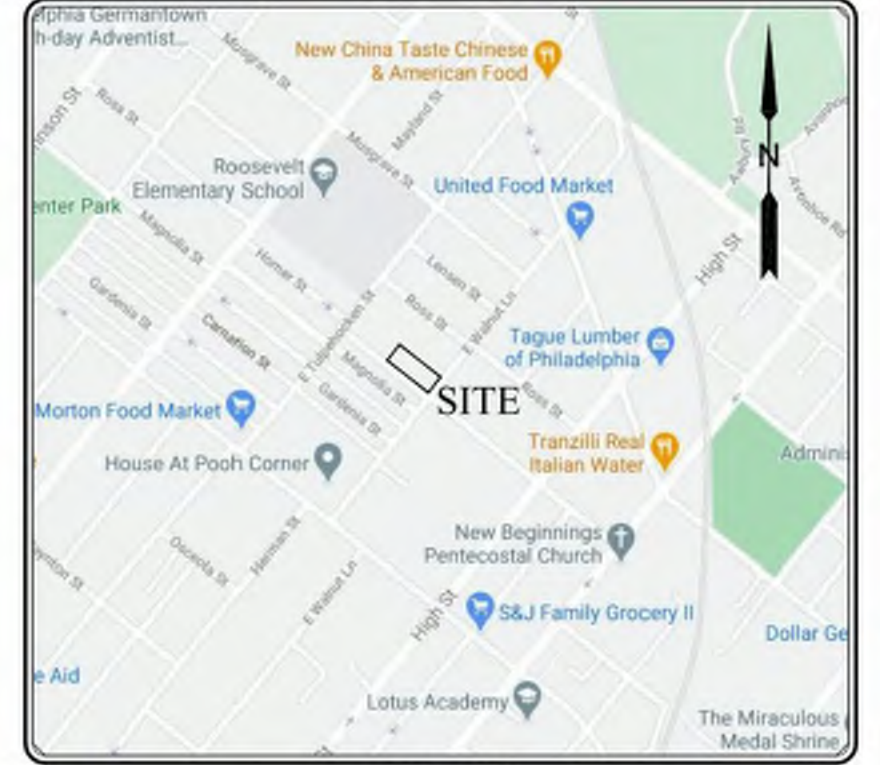
- THE OFFICIAL TAX MAPS OF THE CITY & COUNTY OF PHILADELPHIA, 22ND WARD, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NOT PRINTED, MAP NUMBER 42075700956, WITH A DATE OF JANUARY 17, 2007.
- CITY PLAN NO. P-24-73 PROVIDED BY THE CITY & COUNTY PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
- STREET STATUS CARD DEPICTING THE LEGAL STATUS OF CITY OF PHILADELPHIA ROADWAYS FOR WALNUT LANE FROM MORTON ST. TO ROSS ST., LC005969.
- STREET STATUS CARD DEPICTING THE LEGAL STATUS OF CITY OF PHILADELPHIA ROADWAYS FOR ROSS ST. FROM TULPEHOOKEN ST. TO HIGH ST., LC012557.
- STREET STATUS CARD DEPICTING THE LEGAL STATUS OF CITY OF PHILADELPHIA ROADWAYS FOR MAGNOLIA ST. FROM HIGH ST. TO WASHINGTON LANE., LC014472.
- HIGHWAY MAPPING PROVIDED BY THE CITY OF PHILADELPHIA, MAP NO. 5885.
- GAS MAPPING PROVIDED BY PHILADELPHIA GAS WORK, MAP NO. C4-28.
- WATER MAPPING PROVIDED BY PHILADELPHIA WATER DEPARTMENT, MAP NOS. 281064, 304437 & 404066.

ROSS STREET

(40' WIDE R.O.W.)(8' - 24' - 8")
(LEGALLY OPEN - ON CITY PLAN)
(ASPHALT ROADWAY)
ONE WAY TRAFFIC



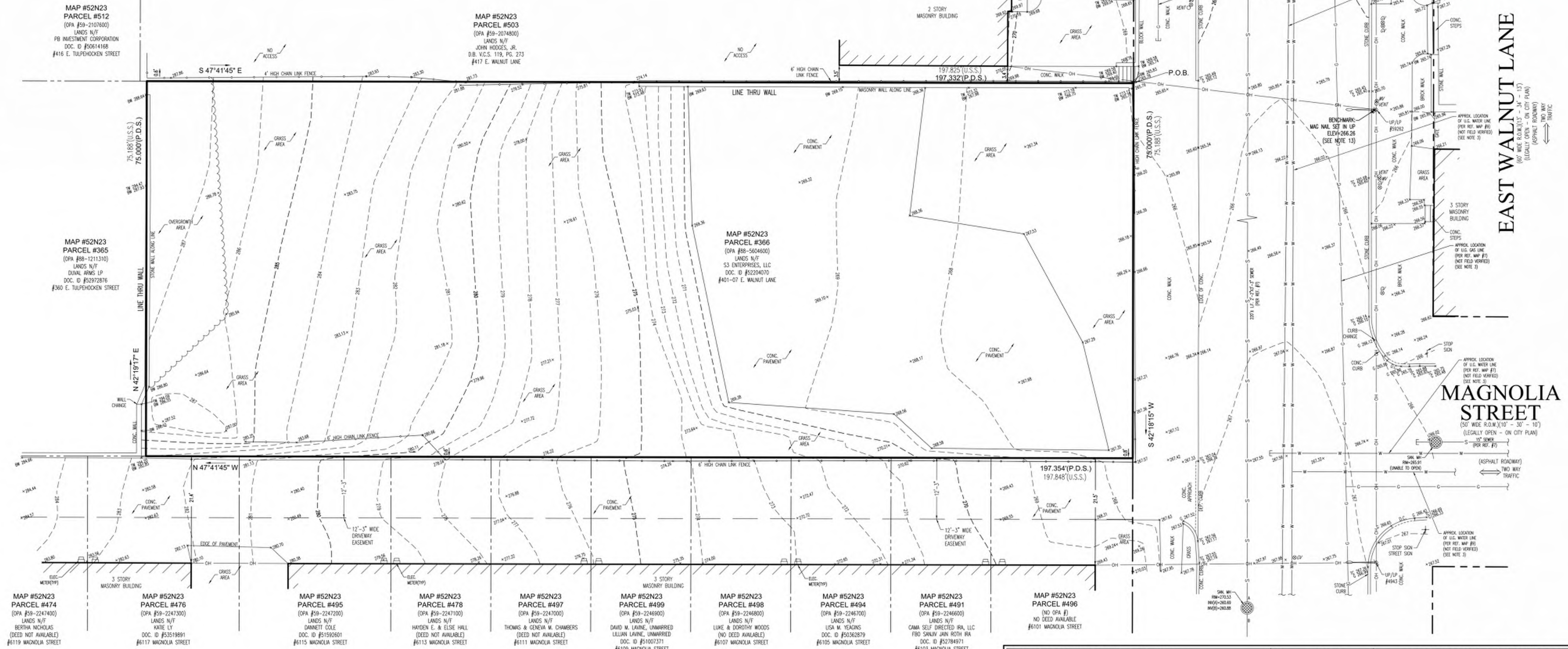
VICINITY MAP



EAST WALNUT LANE

MAGNOLIA STREET

(50' WIDE R.O.W.)(10' - 30' - 10")
(LEGALLY OPEN - ON CITY PLAN)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC



LEGEND OF SYMBOLS & ABBREVIATIONS

CONTOUR (MAJOR/MINOR)	CHURN LINK FENCE	WATER VALVE
SPOT ELEVATION	EDGE OF BRUSH	GAS VALVE
TOP OF CURB ELEVATION	OVERHEAD WIRES	CLEAN OUT
GUTTER ELEVATION	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	ELECTRIC METER
TOP OF WALL ELEVATION	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	MANHOLE
BOTTOM OF WALL ELEVATION	APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE	UTILITY POLE WITH LIGHT
		OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
		PHILADELPHIA DISTRICT STANDARD
		UNITED STATE STANDARD

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 15 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PA 1
1-800-242-1776
TICKET #20210071057

GRAPHIC SCALE



SCALE: 1" = 10'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS, THAT THE PROPERTY LINES AND RELATIONSHIP OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES AND THE LAND INDICATED HEREON IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND.

THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

NOT VALID UNLESS SEALED WITH BLACK OR RED INK

JOSEPH J. WRIGHT
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #50-37826-E

DATE:	1/26/2021
SCALE:	1" = 10'
FIELD BK. NO.:	20-10
PROJECT NO.:	21-B-010
DRAWN BY:	S.M.W.
REVIEWED BY:	T.D.M./J.J.W.
REV-1:	
REV-2:	
REV-3:	
REV-4:	
REV-5:	

BOUNDARY & TOPOGRAPHIC SURVEY

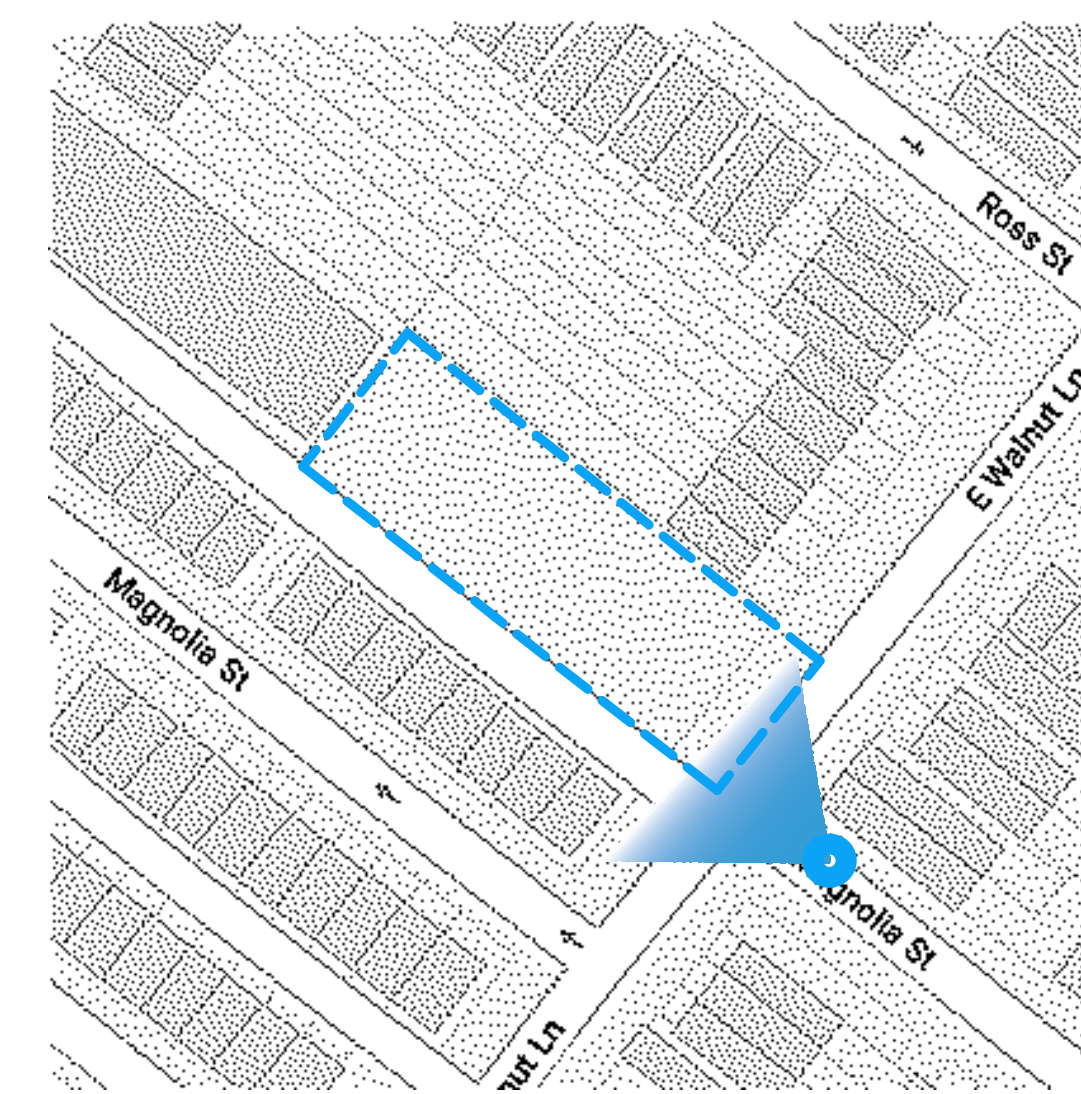
PENNE & R

#401-07 EAST WALNUT LANE
MAP 52N23, PARCEL 366 (OPA #88-5604600)
CITY & COUNTY OF PHILADELPHIA, 22ND WARD
COMMONWEALTH OF PENNSYLVANIA

BLUE MARSH ASSOCIATES, INC

LAND SURVEYORS & PLANNERS
351 EASTON ROAD, SUITE A
WARRINGTON, PA 18976-2370
215-278-4553 (MAIN)
215-343-0218 (FAX)
1541 ROUTE 37 EAST, SUITE B
TOWNSHIP, NJ 08053
732-560-3441 (MAIN)
732-560-4915 (FAX)
www.BlueMarshAssociates.com

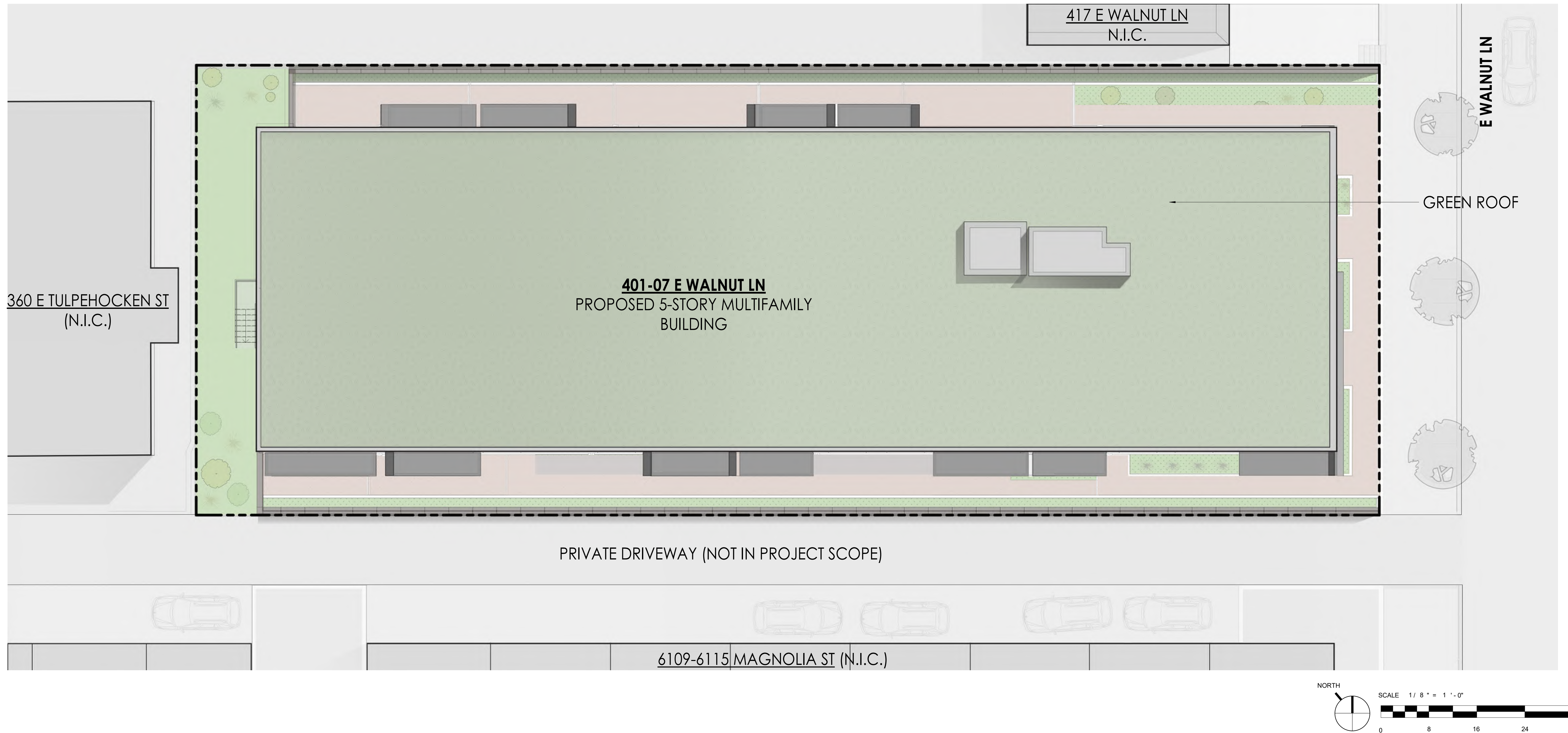
SHEET:
1 OF 1





PROJECT OVERVIEW

- 5 STORY MULTI-FAMILY RESIDENTIAL DEVELOPMENT
- 57 RESIDENTIAL UNITS IN TOTAL
- LEVEL 01 : CONTAINS 9 DWELLINGS UNITS, AMENITY SPACE, AND UTILITY ROOMS
- LEVEL 02, 03 , 04, 05 : CONTAIN 12 DWELLINGS UNITS ON EACH FLOOR
- ROOF CONTAINS GREEN ROOF AND MECHANICAL ACCESS ONLY

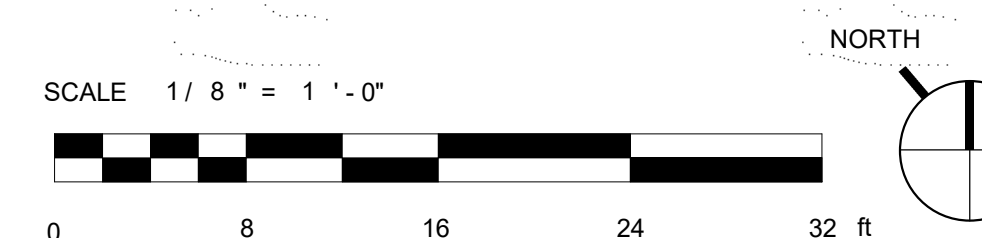
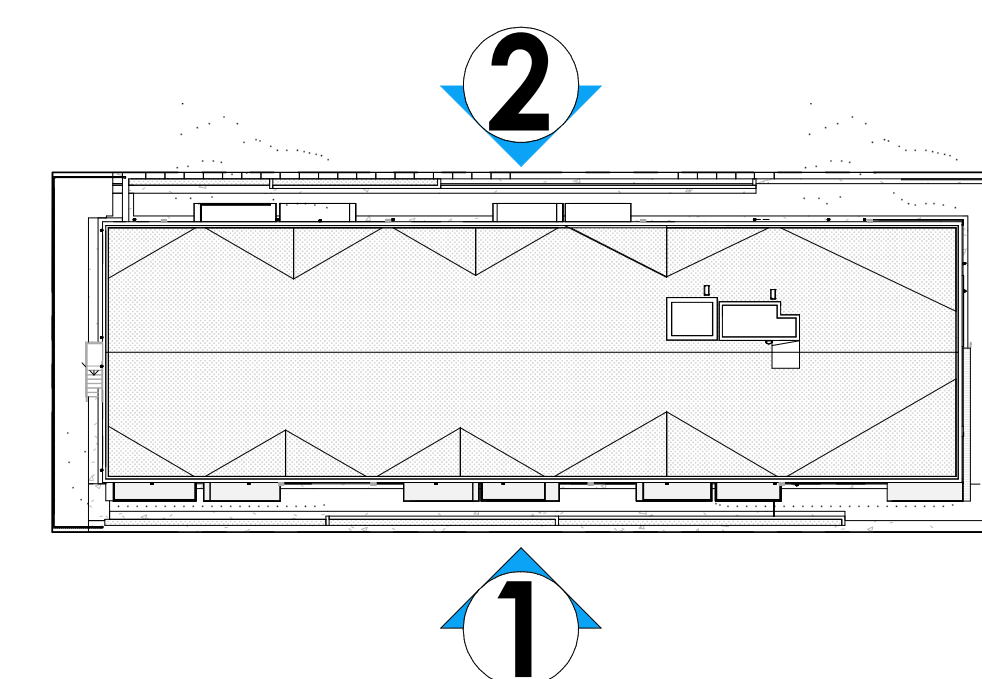




21 SOUTHWEST ELEVATION



11 NORTHEAST ELEVATION

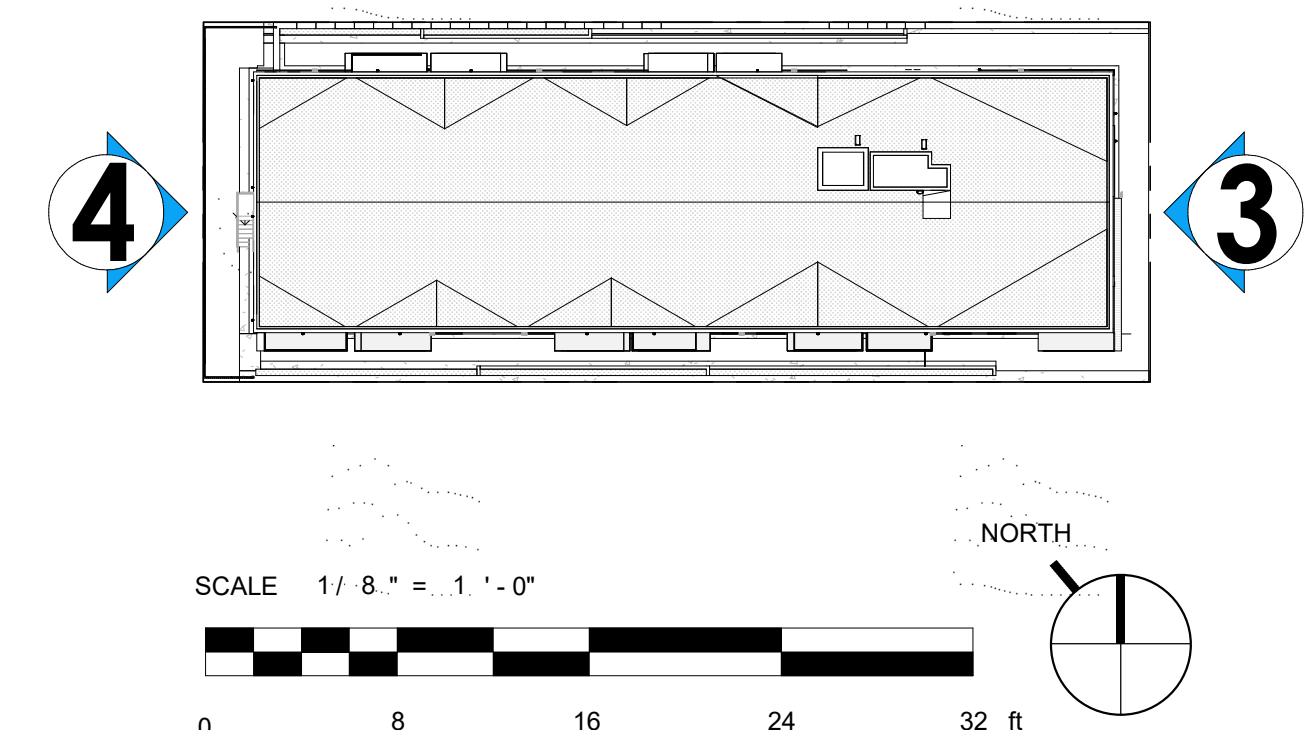




4 | REAR ELEVATION

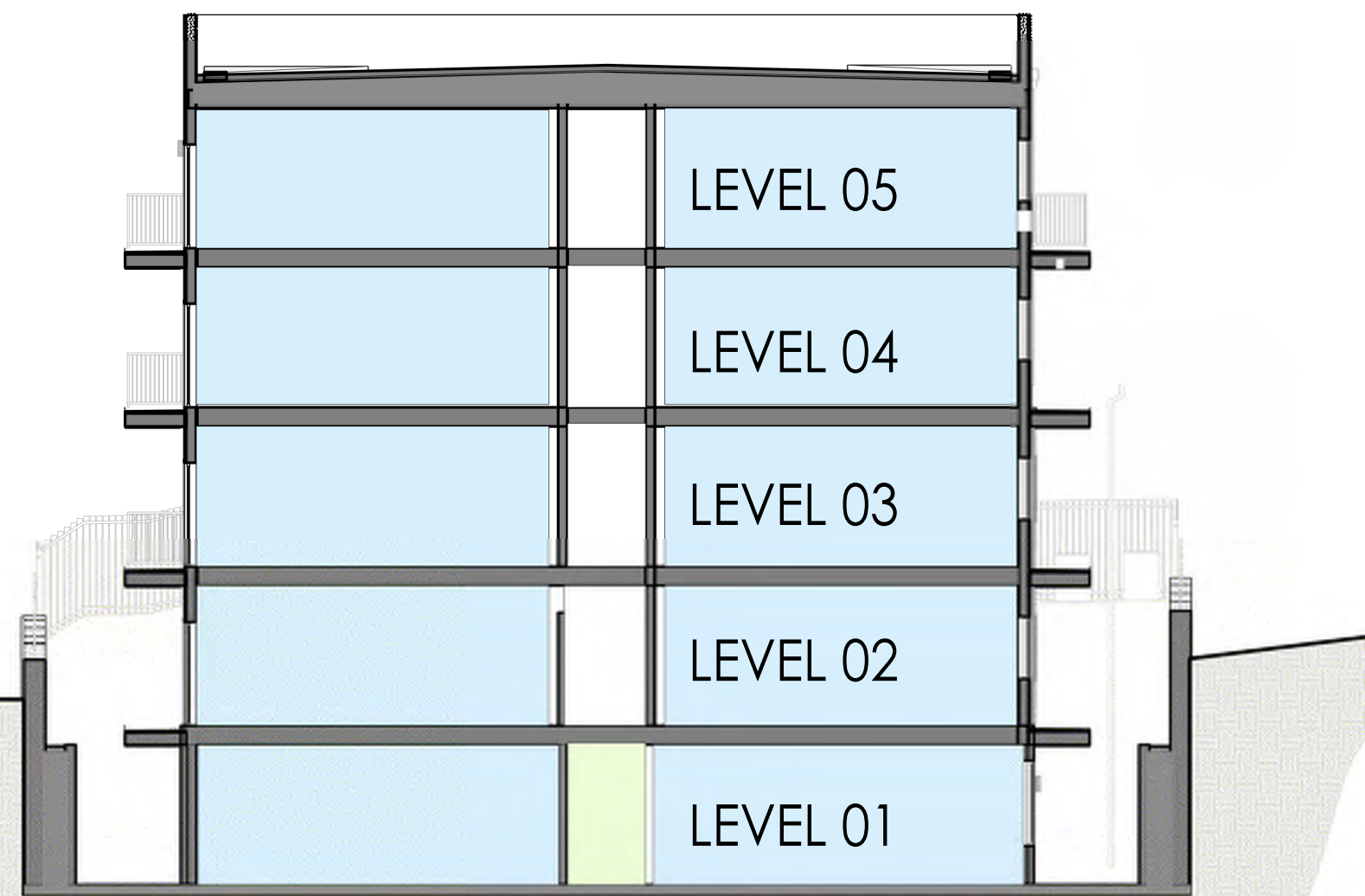


3 | E WALNUT LANE FRONT ELEVATION



3-STORY
SINGLE
FAMILY
DWELLINGS

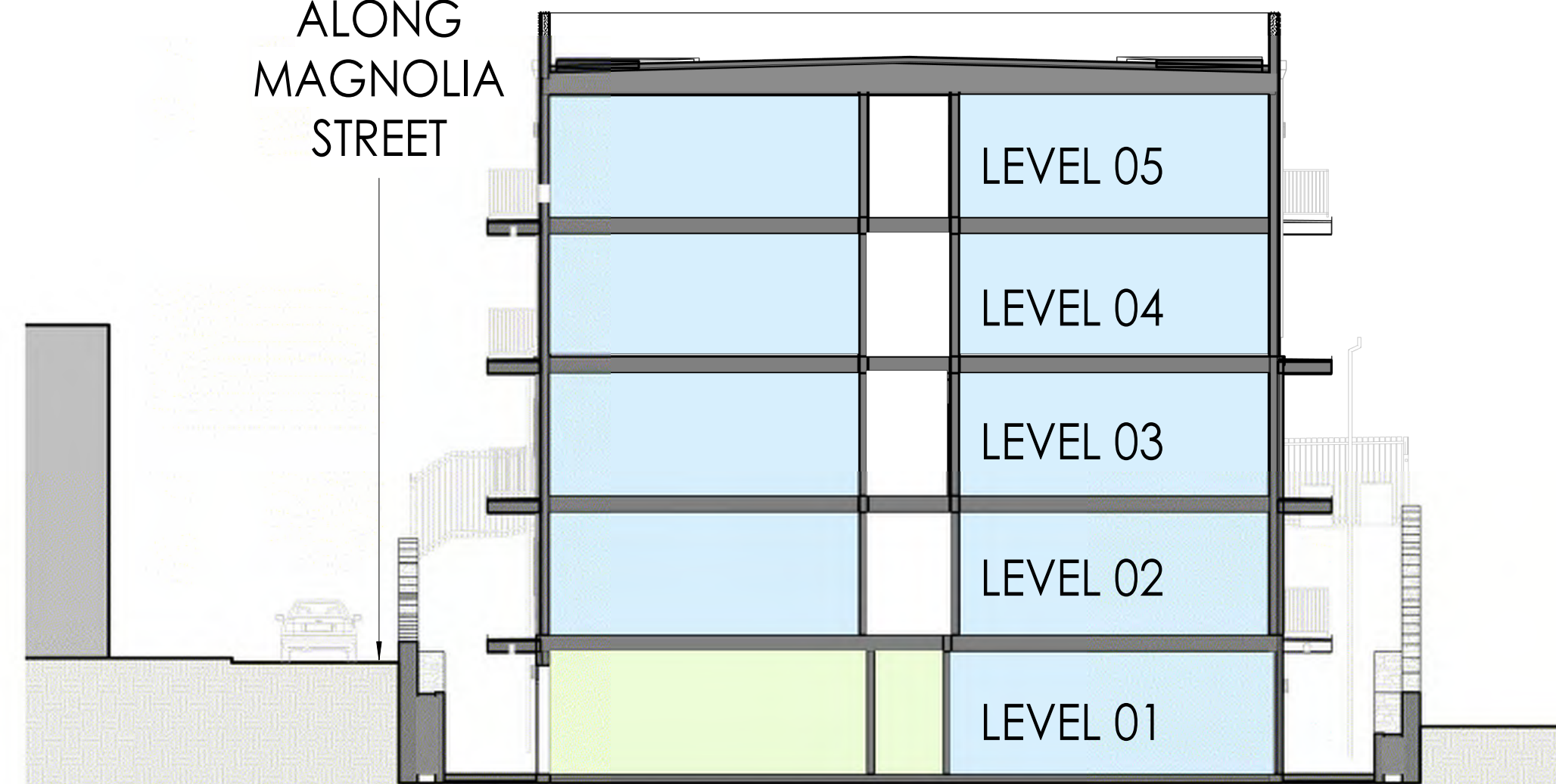
GREEN ROOF



SECTION C

PRIVATE
DRIVEWAY
SHARED BY
3-STORY HOMES
ALONG
MAGNOLIA
STREET

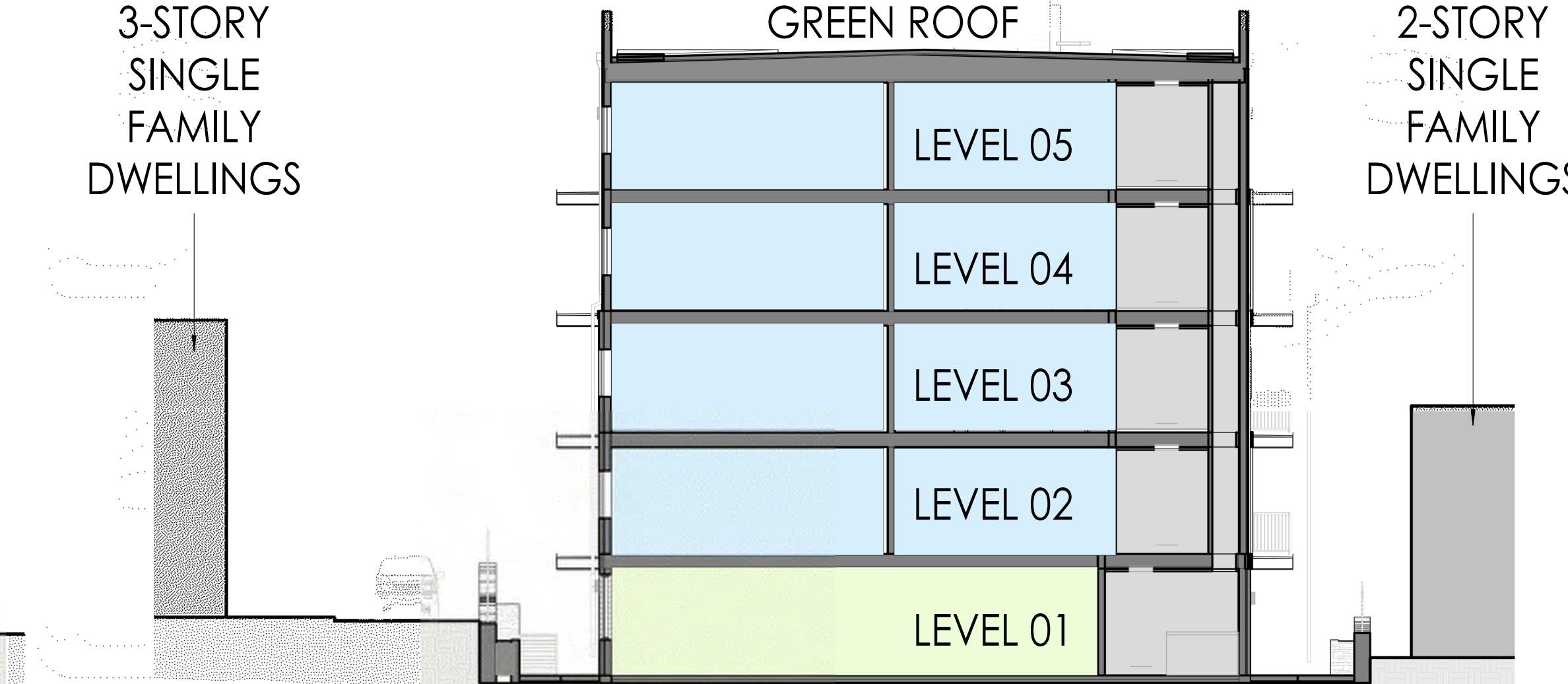
GREEN ROOF



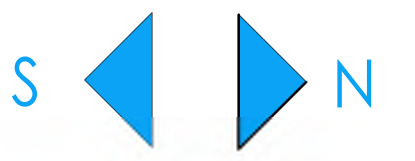
SECTION B

3-STORY
SINGLE
FAMILY
DWELLINGS

GREEN ROOF

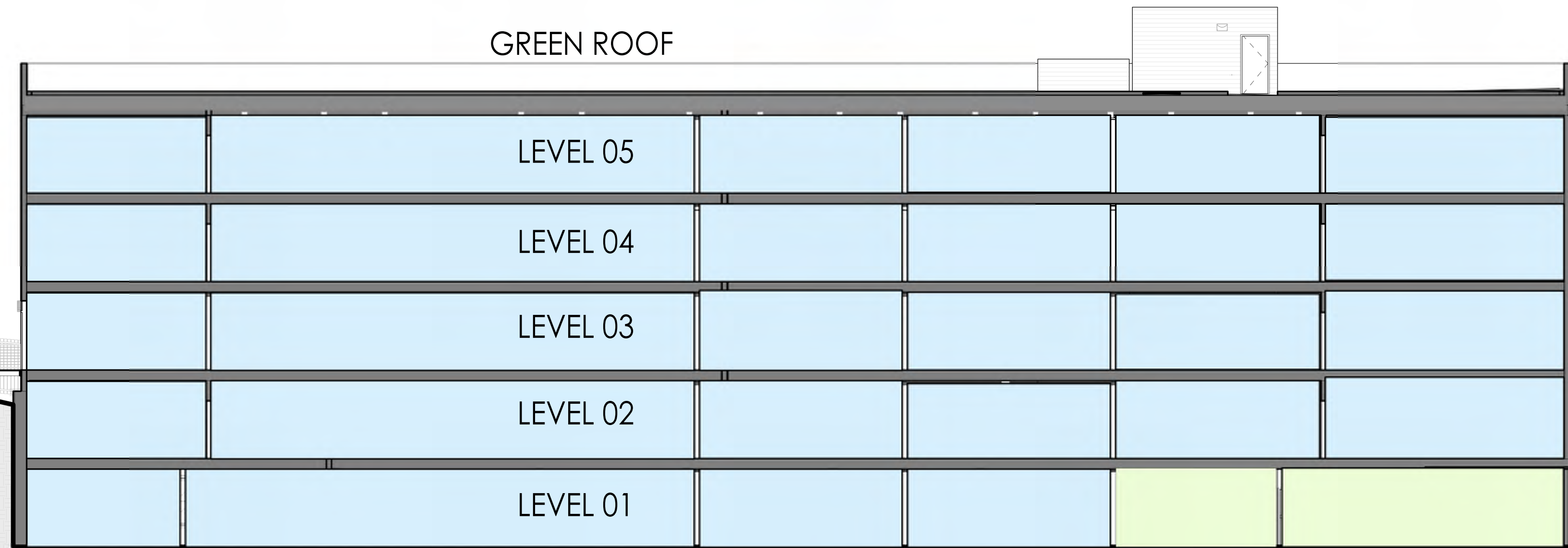


SECTION A



3.5-STORY
BUILDING AT
THE REAR

GREEN ROOF



SECTION D

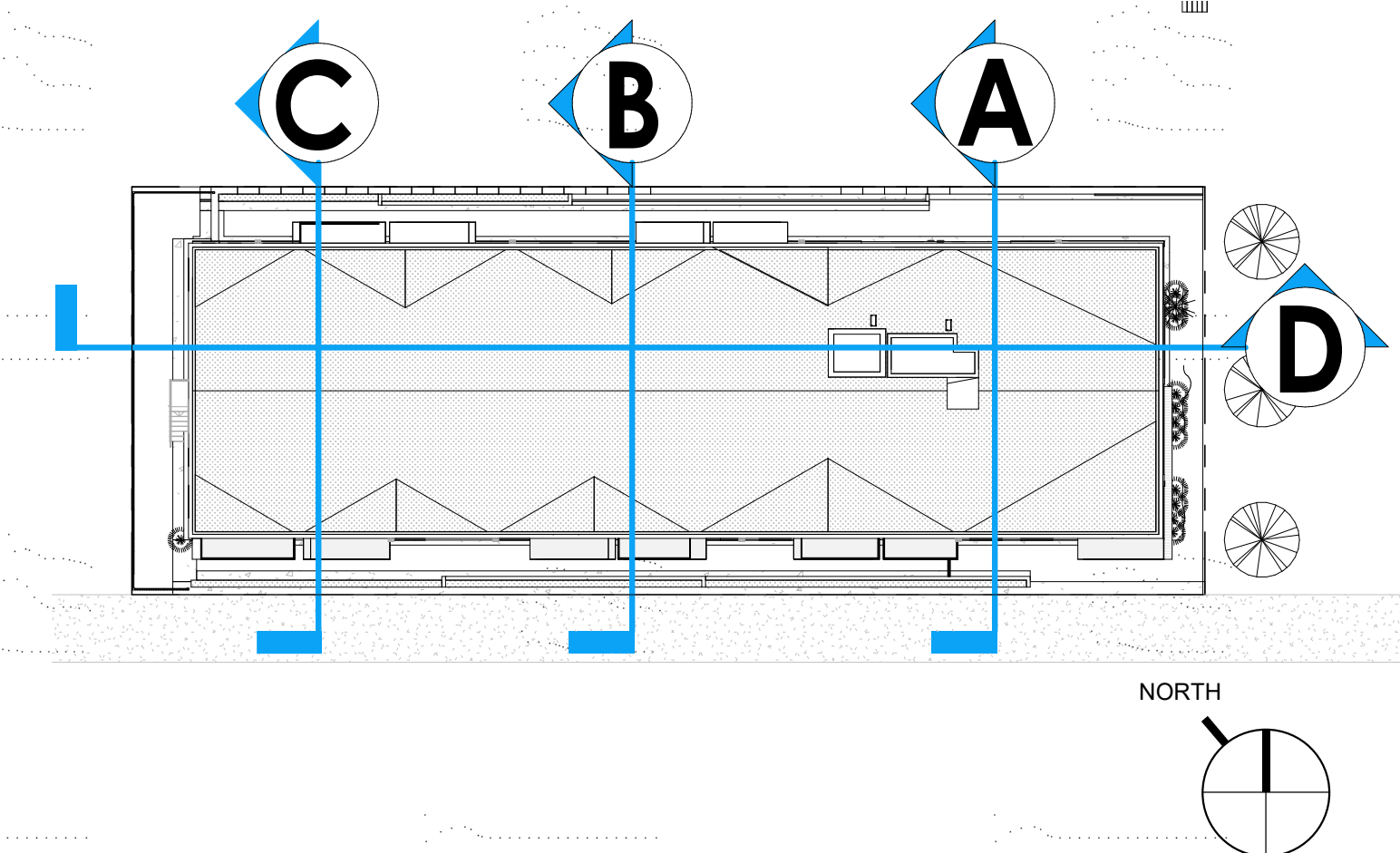
(3) NEW
STREET TREES

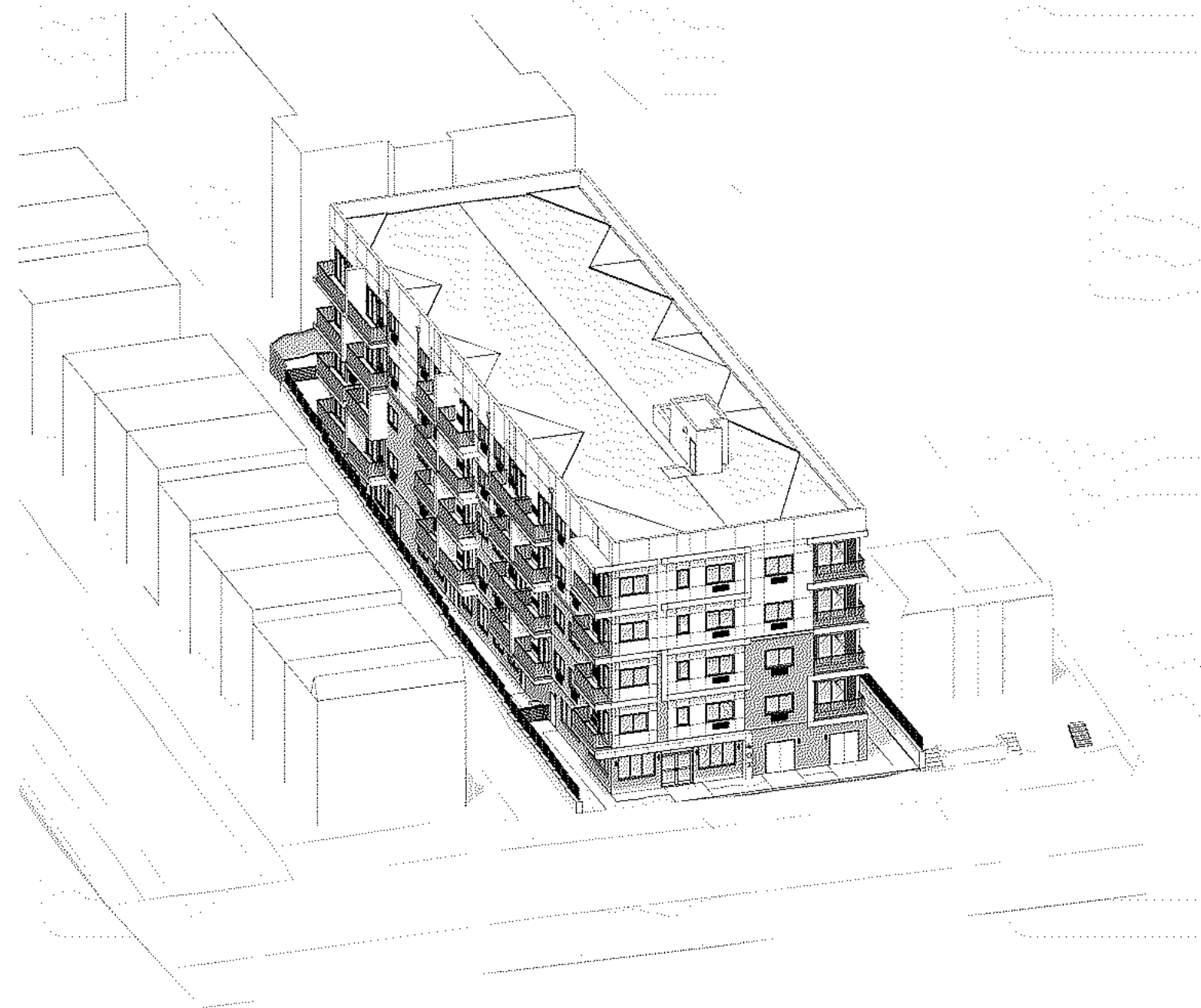
E Walnut
Lane



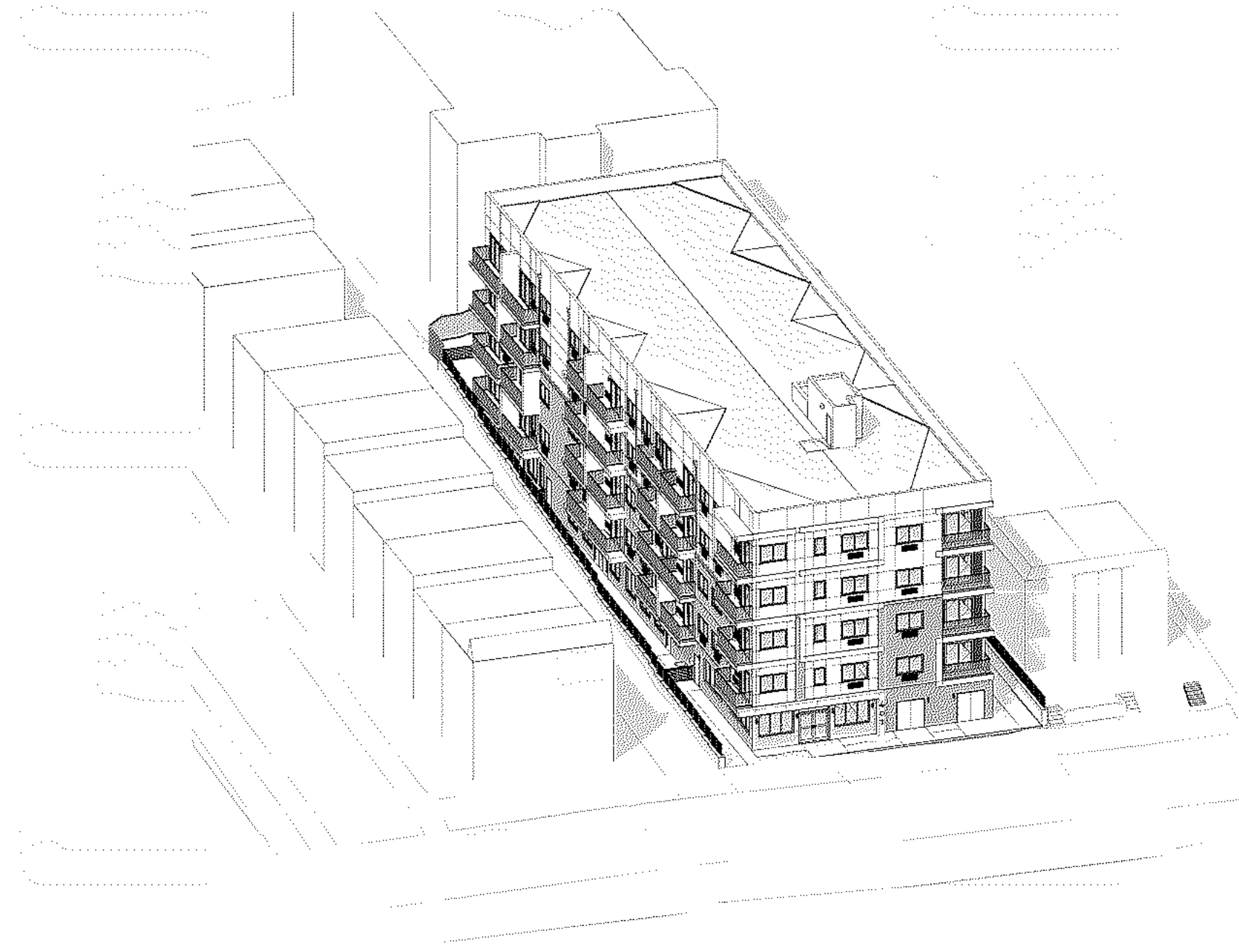
COLOR LEGEND

- VERTICAL CIRCULATION
- RESIDENTIAL UNITS
- LOBBY AND AMENITY
- UTILITY

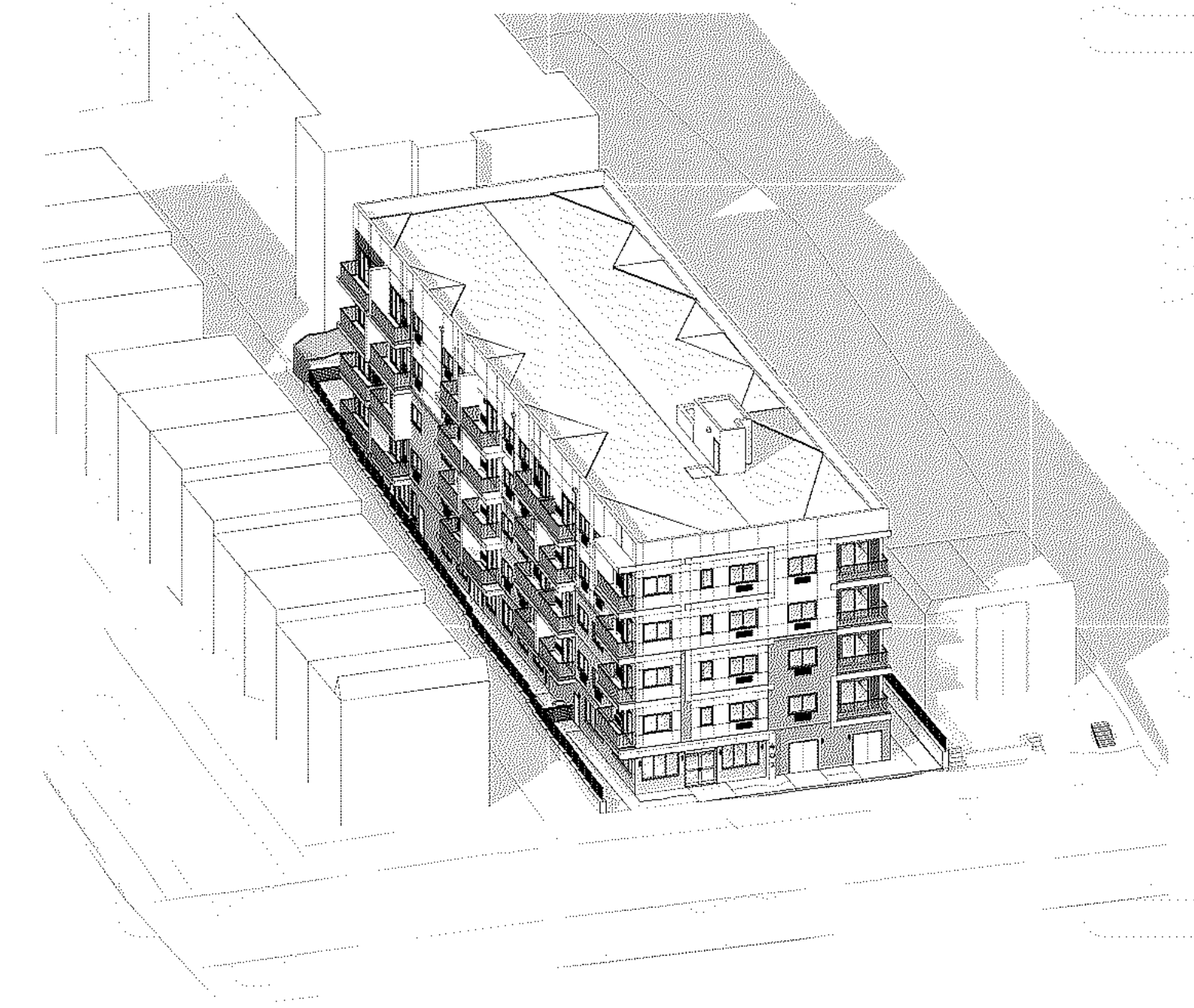




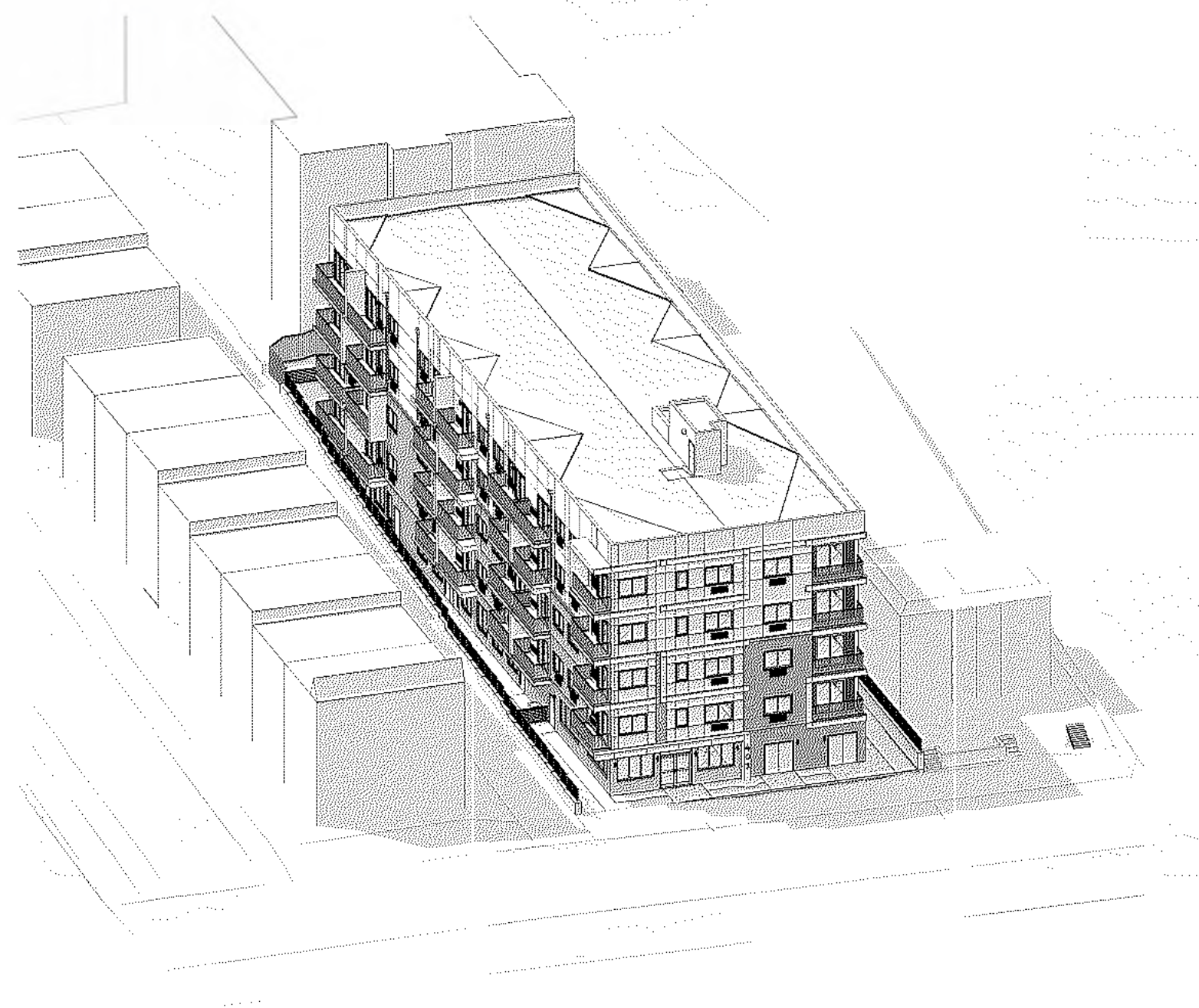
SUMMER SOLSTICE
JUNE 20TH - NOON



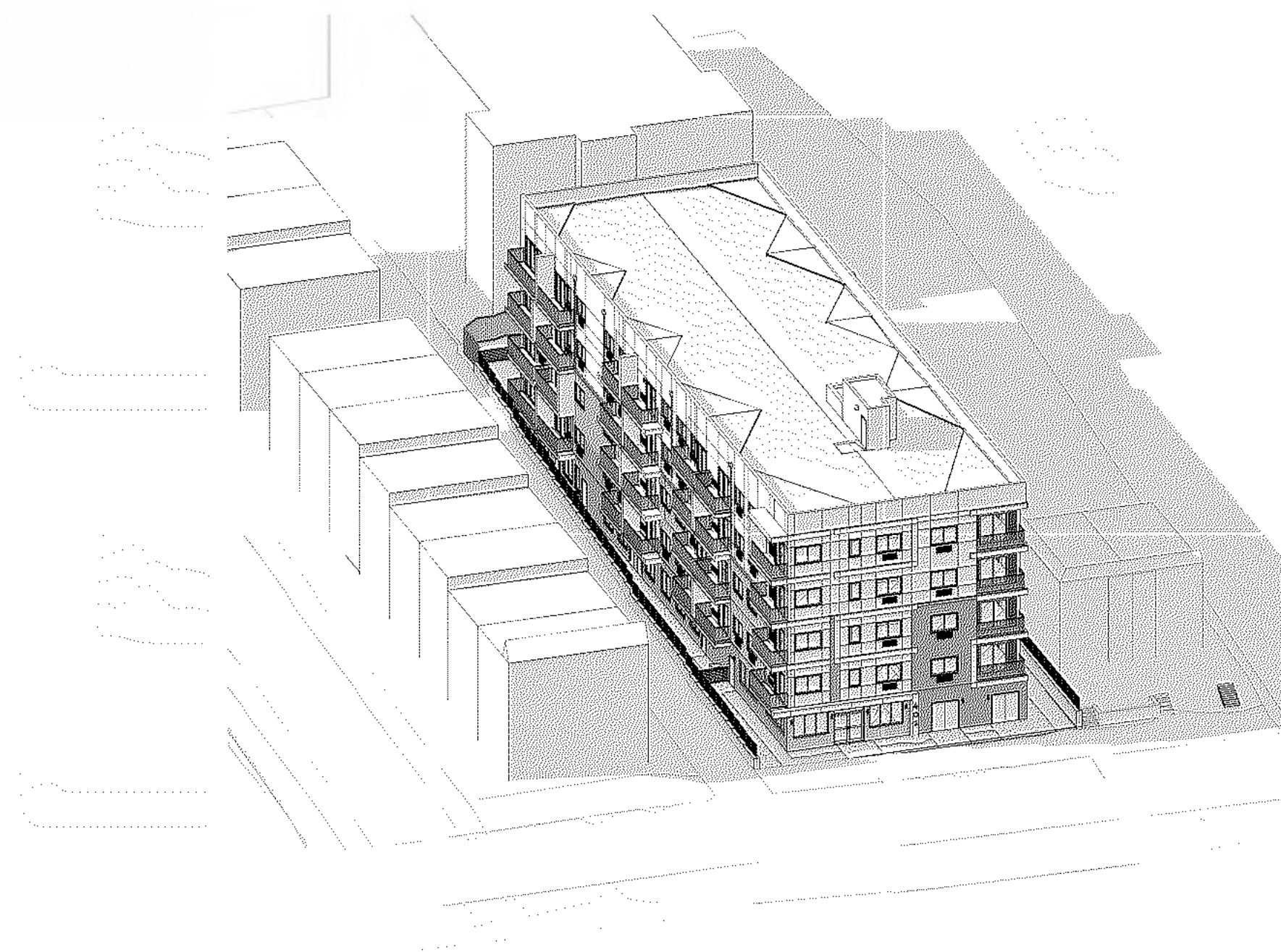
FALL EQUINOX
SEPTEMBER 22ND - NOON



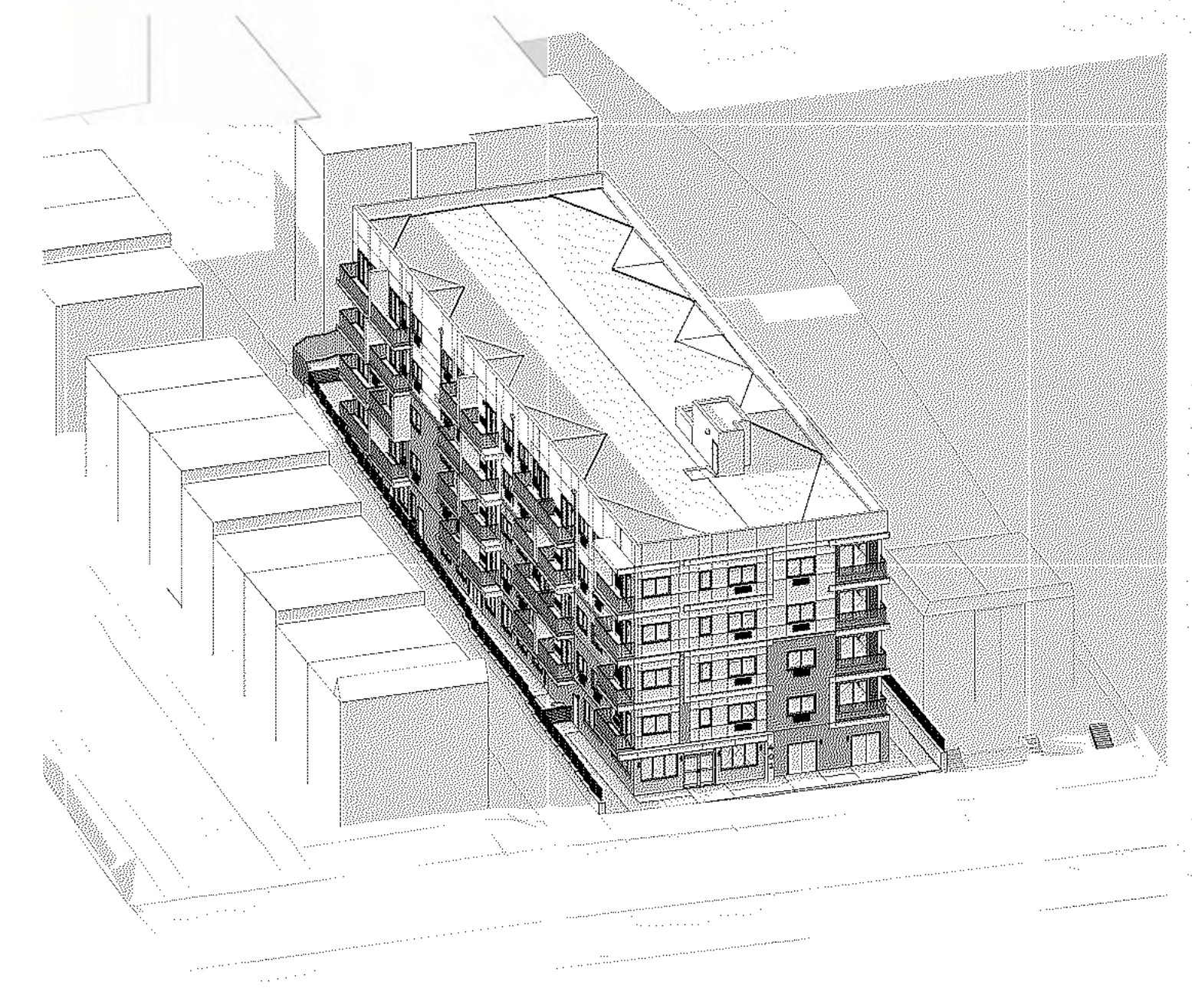
WINTER SOLSTICE
DECEMBER 21ST - NOON



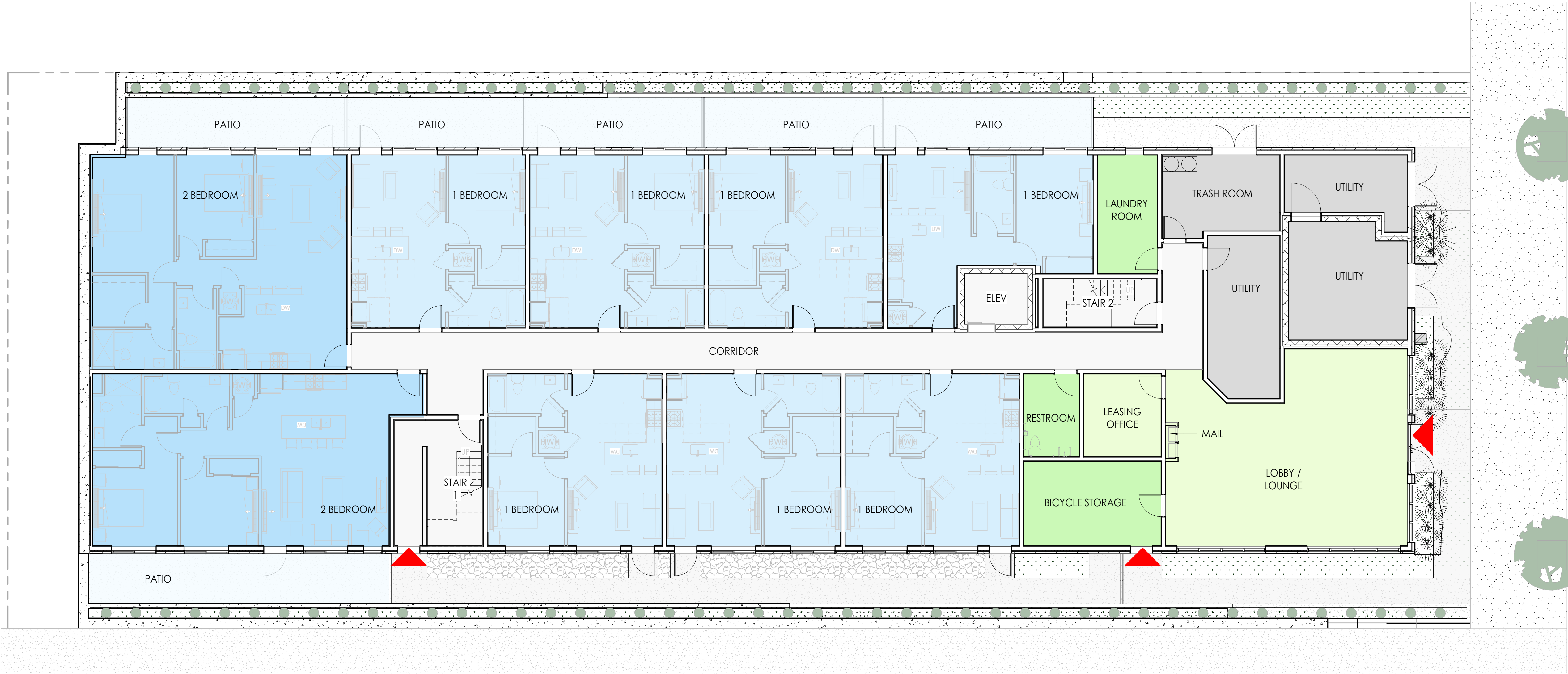
SUMMER SOLSTICE
JUNE 20TH - 3PM



FALL EQUINOX
SEPTEMBER 22ND - 3PM



WINTER SOLSTICE
DECEMBER 21ST - 3PM



GROUND LEVEL FLOOR PLAN

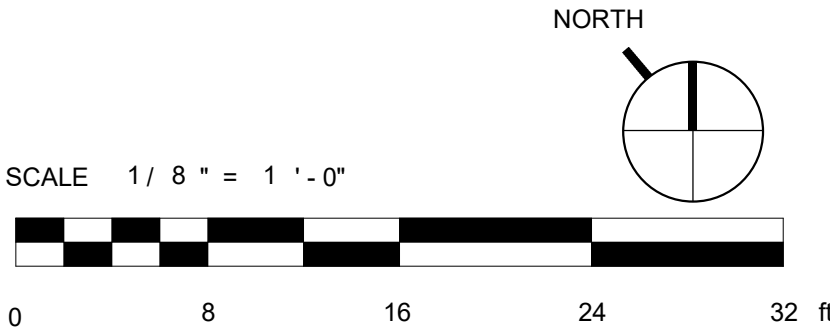
(10) RESIDENTIAL UNITS
(20) BICYCLE PARKING SPACES

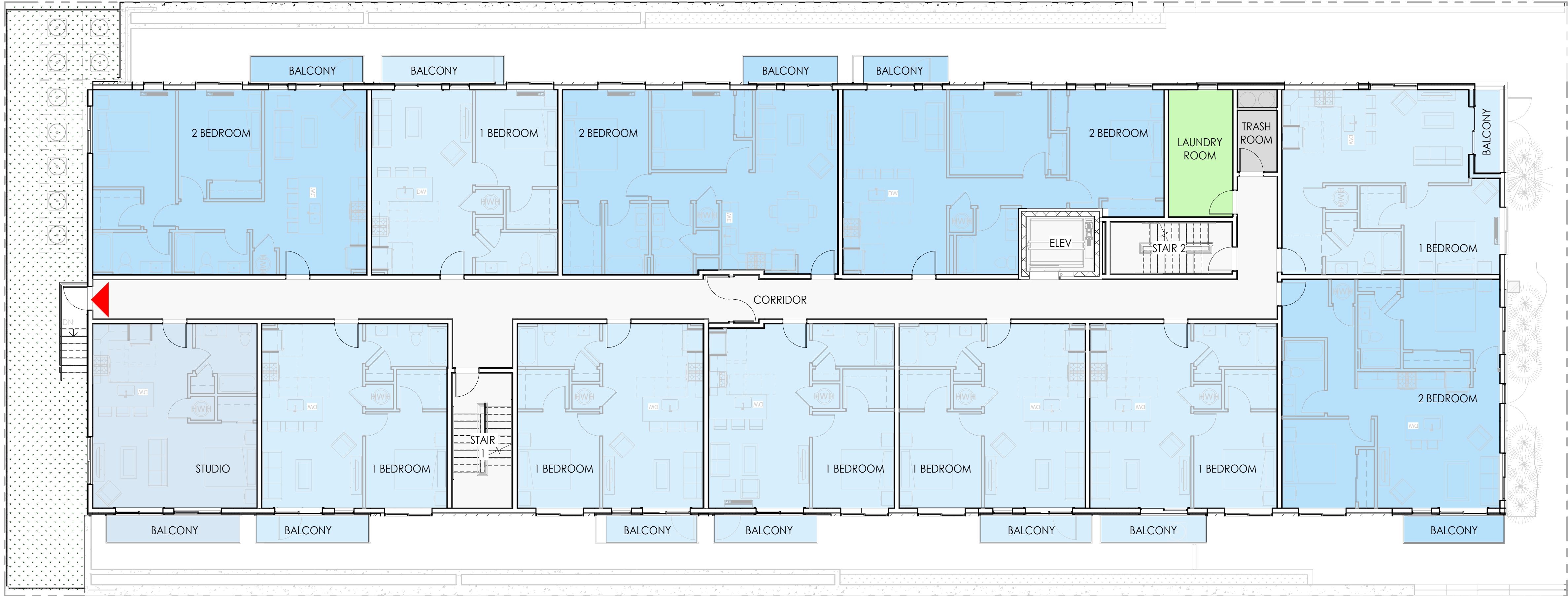
	ST	1BR	2BR
LEVEL 01 :		7	2
LEVEL 02 :		8	4
LEVEL 03 :	1	7	4
LEVEL 04 :		8	4
LEVEL 05 :		8	4
	1	38	18

TOTAL : 57 RESIDENTIAL UNITS

FLOOR PLAN LEGEND

- 1 BEDROOM
- 2 BEDROOM
- STUDIO
- AMENITIES
- LOBBY / LOUNGE
- UTILITY
- ENTRY POINTS





GROUND LEVEL FLOOR PLAN

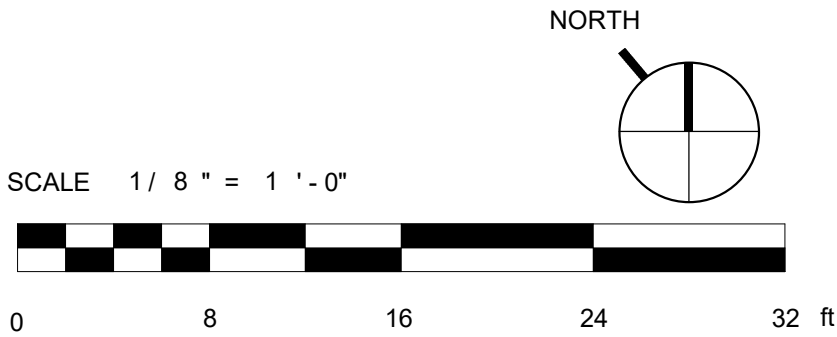
(10) RESIDENTIAL UNITS
(20) BICYCLE PARKING SPACES

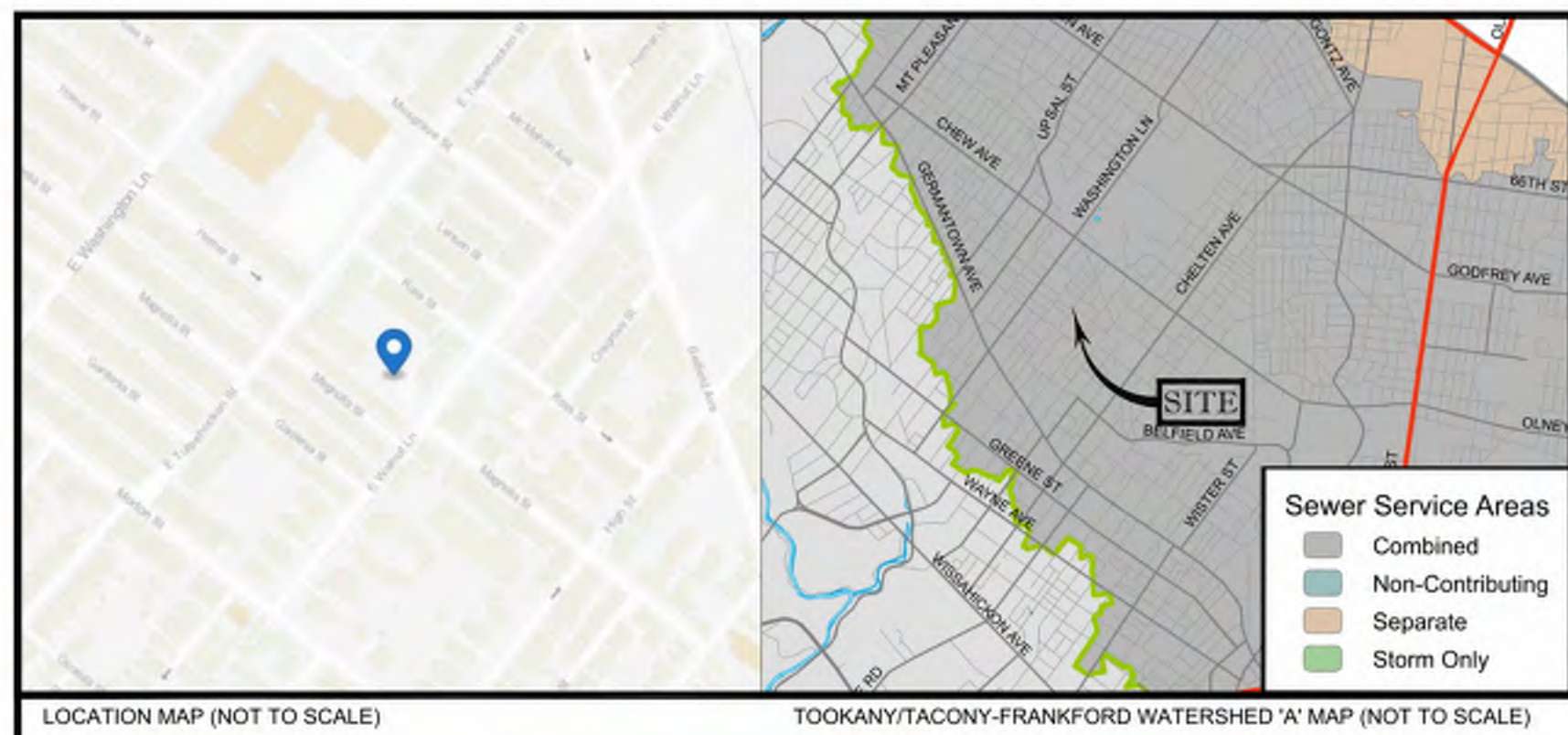
	ST	1BR	2BR
LEVEL 01 :		7	2
LEVEL 02 :		8	4
LEVEL 03 :	1	7	4
LEVEL 04 :		8	4
LEVEL 05 :		8	4
	1	38	18

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- 1 BEDROOM
- 2 BEDROOM
- STUDIO
- AMENITIES
- LOBBY / LOUNGE
- UTILITY
- ENTRY POINTS





PROJECT INFORMATION:

ADDRESS: 401-07 EAST WALNUT LANE

OPA ACCOUNT #: 88504600

TOTAL SITE AREA: 14,801 S.F. (P.D.S.) - 14,875 S.F. (U.S.S.)

TOTAL LIMIT OF DISTURBANCE: 16,084 S.F.

ON-SITE LIMIT OF DISTURBANCE: 14,875 S.F.

OFF-SITE LIMIT OF DISTURBANCE: 1,209 S.F.

PWD STORM WATER TRACKING #: FY21-EWAL-6393-01

PA ONE CALL #: 20210071057

OWNER:

EAST WALNUT LOFTS LLC

SHIMON SHAW, MANAGER

307 AVON STREET

PHILADELPHIA, PA 19116

732-229-2755

SIMON@LIBERTYSTARMANAGEMENT.COM

REPRESENTATIVE:

CHRIS CLASS

DESIGNBLENDZ

4001 MAIN STREET, SUITE 203

PHILADELPHIA, PA 19127

215-995-0228

CHRIS.CLASS@DESIGNBLENDZ.COM

ENGINEER:

DAMON KLINE, P.E.

2755 BERGEEY ROAD

HATFIELD, PA 19440

DKLINE@PENNER.COM

215-997-9000

LANDSCAPING & SCREENING NOTES

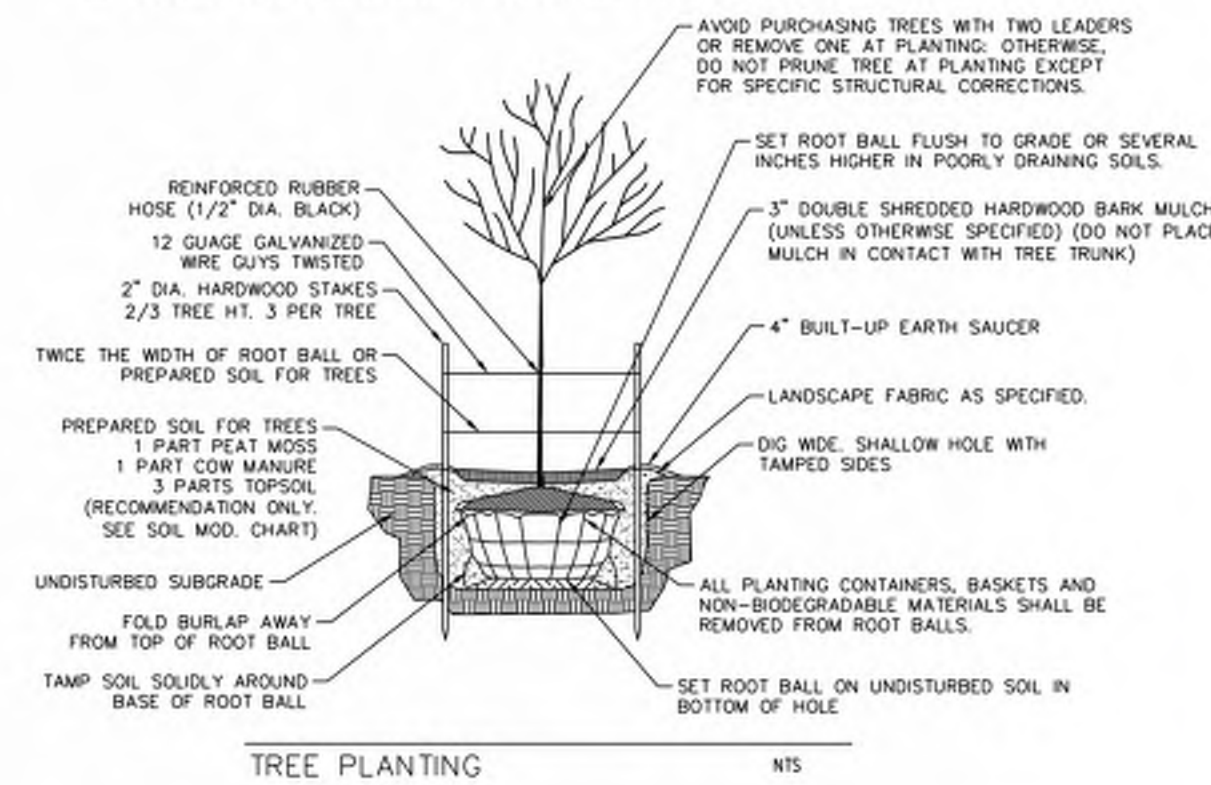
- HERBACEOUS PLANTS OR LAWN INSTALLED IN THE REQUIRED LANDSCAPED AREA SHALL BE FROM THE LIST OF APPROPRIATE PLANTINGS PER § 14-705 OF THE PHILADELPHIA ZONING CODE.
- THE BUFFER AREA SHALL CONSIST OF NATURAL PLANT MATERIALS SUCH AS LAWN, HERBACEOUS PLANTS, SHRUBS, AND TREES, AND SHALL NOT CONTAIN IMPERVIOUS MATERIALS. AT LEAST 15 FT. OF SPACE MUST BE PROVIDED BETWEEN TREE TRUNKS. SHRUBS SHALL HAVE A MATURE HEIGHT OF AT LEAST FIVE FT.

TREE NOTES

- FROM THE STREET TREE MANAGEMENT DIVISION: TREES MUST BE: 2-INCH CALIPER (MIN), BALL AND BURLAP (B&B), SINGLE STEM, AND LIMBED TO 5-FEET ABOVE FINISHED GRADE.
- ONLY SMALL SPECIES WILL BE APPROVED.
- CAST GRATES WILL BE PLACED AT THE BASE OF EACH TREE TO BE PLANTED.
- SPECIES TO BE DETERMINED BY PHILADELPHIA PARKS AND RECREATION STREET TREES MANAGEMENT.

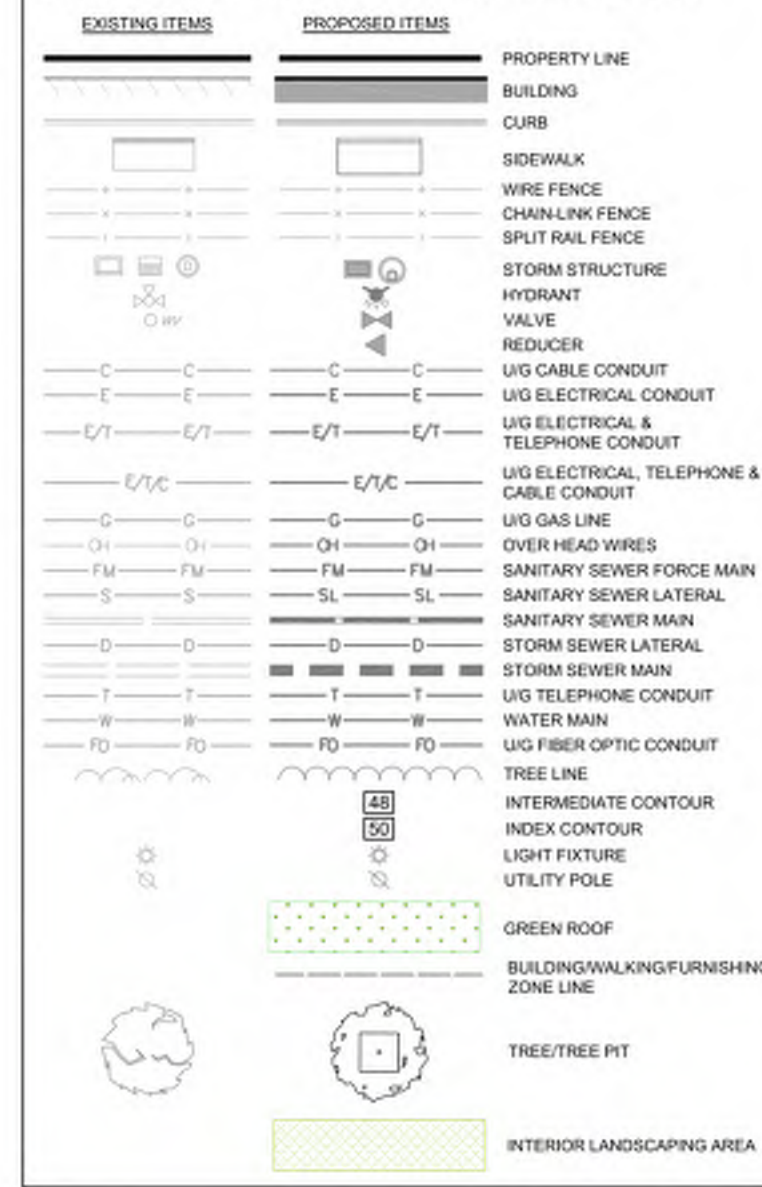
NOTES:

- NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT
- REMOVE ALL NON-BIODEGRADABLE MATERIAL AND ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/3 FROM ROOT BALL.
- PLANTING DEPTH SHALL BE THE SAME AS CROWN IN NURSERY/
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.
- REFER TO THE CHART "GENERAL RANGE OF SOIL MODIFICATIONS & VOLUMES FOR VARIOUS SOIL CONDITIONS" TO DETERMINE MINIMUM WIDTH OF PREPARED SOIL (X).
- SUBSTITUTE ARBORIST STAKING SYSTEM WHEN SPECIFIED.

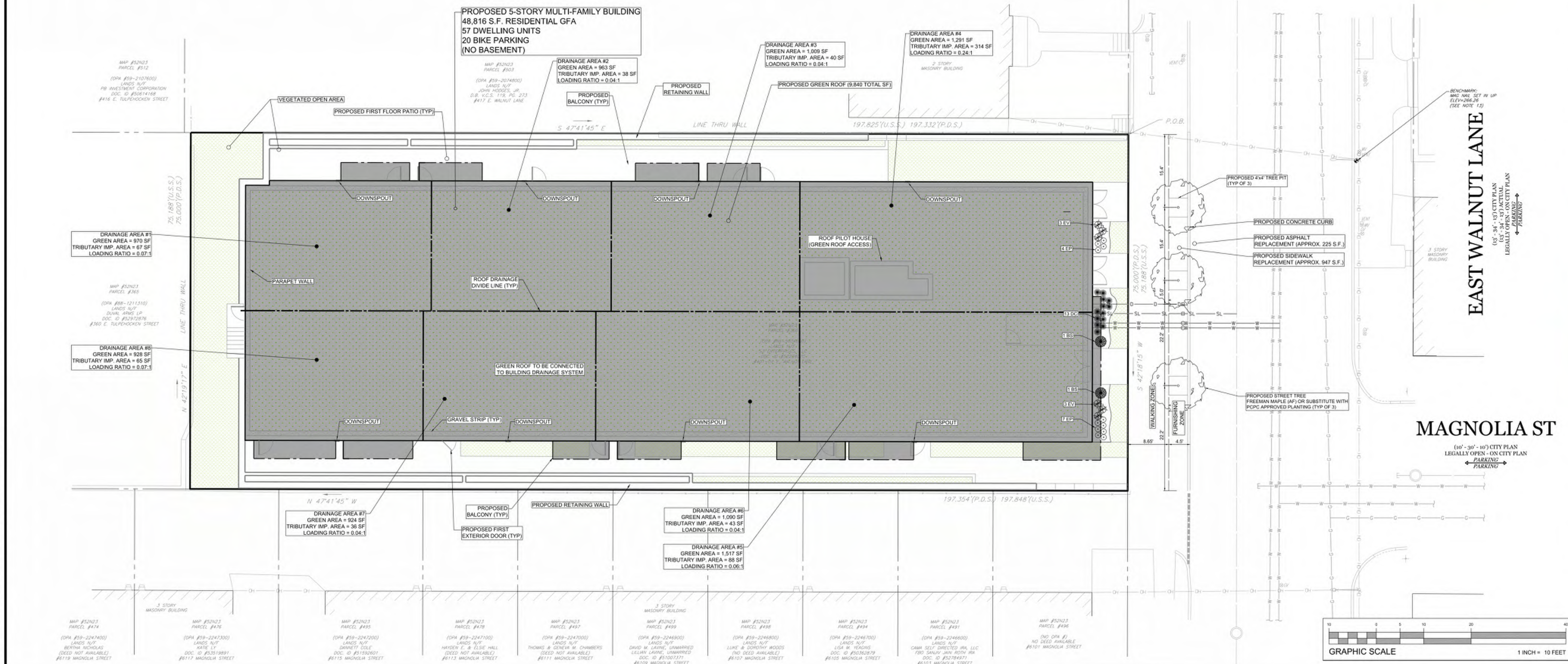


SITE/LANDSCAPING PLAN LEGEND

(THIS IS A STANDARD LEGEND NOT ALL ITEMS ARE REPRESENTED ON THE PLAN)



ID	PLANT TYPE	QUANTITY	BOTANICAL NAME	COMMON NAME	HGT.	CAL.	SIZE	NOTES
AF	DECIDUOUS TREE	3	ACER FREEMAN	FREEMAN'S MAPLE	40'-60'	2'-3"	B&B	FULL HEAD, SINGLE LEADER
BS	SHRUB	2	BAPTISIA CAROLINA MOONLIGHT	FALSE INDIGO	2'-3'	-	-	FULL, WELL BRANCHED
EP	PERENNIAL	11	ECHINACEA PURPUREA	PURPLE CONEFLOWER	3'-4'	-	-	FULL, WELL BRANCHED
DC	ORNAMENTAL GRASS	13	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	2'-3'	-	-	FULL, WELL BRANCHED
EV	ORNAMENTAL GRASS	6	ELYMUS VIRGINICUS	VIRGINIA WILD RYE GRASS	2'-4'	-	-	FULL, WELL BRANCHED



PROJECT: 401-07 EAST WALNUT LANE

PROPOSED 5-STORY MULTI-FAMILY BUILDING

PHILADELPHIA 18TH WARD, PENNSYLVANIA

CLIENT: EAST WALNUT LOFTS LLC

4001 MAIN STREET, SUITE 203, PHILADELPHIA, PA 19127

TITLE: LANDSCAPING PLAN

SCALE: (H) 1" = 10'

(V) 1" = 10'

DATE: 05-19-2021

SHEET: LP

REV: 00

PROJECT NO: PH802

DRAWN BY: MAM

CHECKED BY: DTK

DATE: 05-19-2021

NOT FOR CONSTRUCTION

PH802 LANDSCAPING PLAN

CAO D.E.

Penn E&R

Environmental & Remediation, Inc.

NEW STREET TREES



ACER FREEMAN
FREEMAN'S MAPLE

PLANTINGS



BAPTISIA 'CAROLINA MOONLIGHT'
FALSE INDIGO



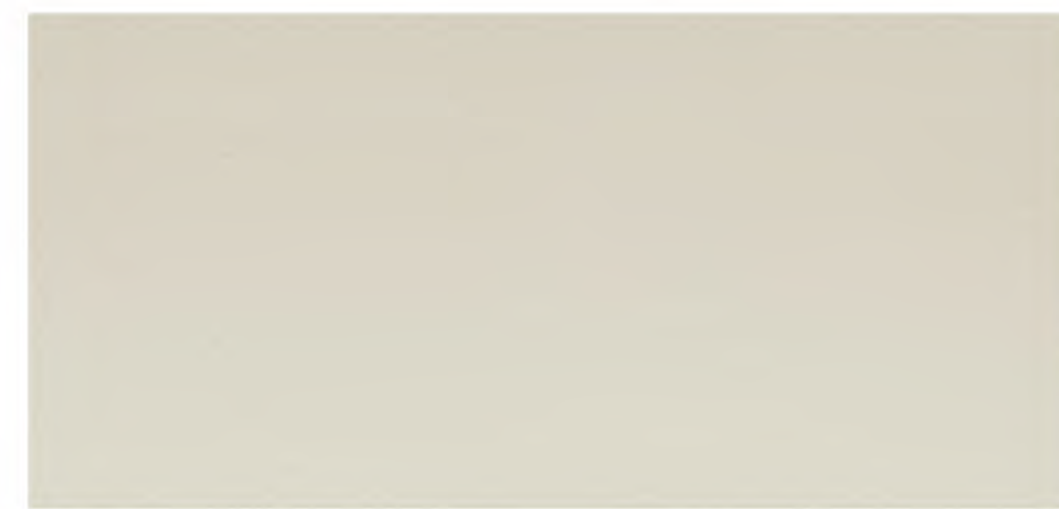
ECHINACEA PURPUREA
PURPLE CONEFLOWER



DESCHAMPSIA CESPITOSA
TUFTED HAIR GRASS



ELYMUS VIRGINICUS
VIRGINIA WILD RYE GRASS



1
FIBER CEMENT
PANEL



2
FIBER CEMENT
PANEL



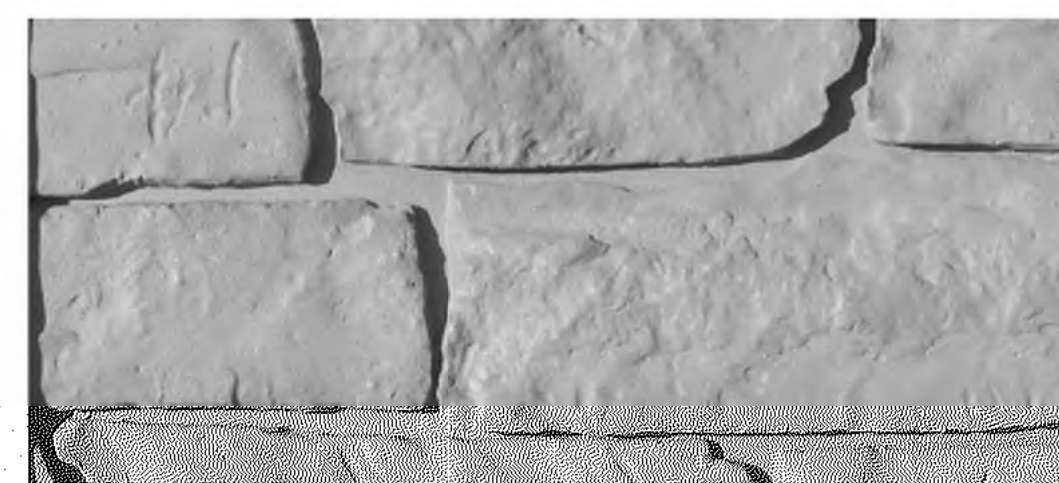
3
FIBER CEMENT
PANEL



4
BRICK



5
VINYL SIDING



6
FORMLINER



Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	YES, WASHINGTON LANE TRAIN STATION IS 1/2 MILE AWAY FROM 401-07 WALNUT LANE.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	NO, PARKING AREA
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	NO, GREEN VEHICLE
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance)	NO, RAILWAY SETBACKS
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO, BIKE SHARE STATION

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	YES, PLANTINGS WILL BE DROUGHT TOLERANT
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	YES, 97% GREEN ROOF SURFACE
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	NO, ALL ON-SITE STORMWATER IS TO BE MANAGED VIA GREEN ROOF
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	NO, NOT IMPLEMENTED
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ¹	PRESCRIPTIVE CONFORMANCE WITH 2018 IECC FOR COMMERCIAL BUILDINGS
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ¹¹ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using:	NO, COMMITMENT NOT ESTABLISHED AT THIS TIME. INTENT TO PROVIDE ENERGY PERFORMANCE MEASURES WHERE POSSIBLE

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 11. Filters shall be installed prior to occupancy. ¹²	CONFORMANCE WITH LOCAL CODES WILL BE PROVIDED
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NO, NOT IMPLEMENTED
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	NO

¹ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

¹¹ Title 4 The Philadelphia Building Construction and Occupancy Code
See also, "The Commercial Energy Code Compliance" information sheet: <https://www.phila.gov/i/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet-Final.pdf>
and the "What Code Do I Use" information sheet: <https://www.phila.gov/i/Documents/What%20Code%20Do%20I%20Use.pdf>

¹² LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.EnergyStar.gov
For Passive House, see www.phius.org

¹³ Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways





COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

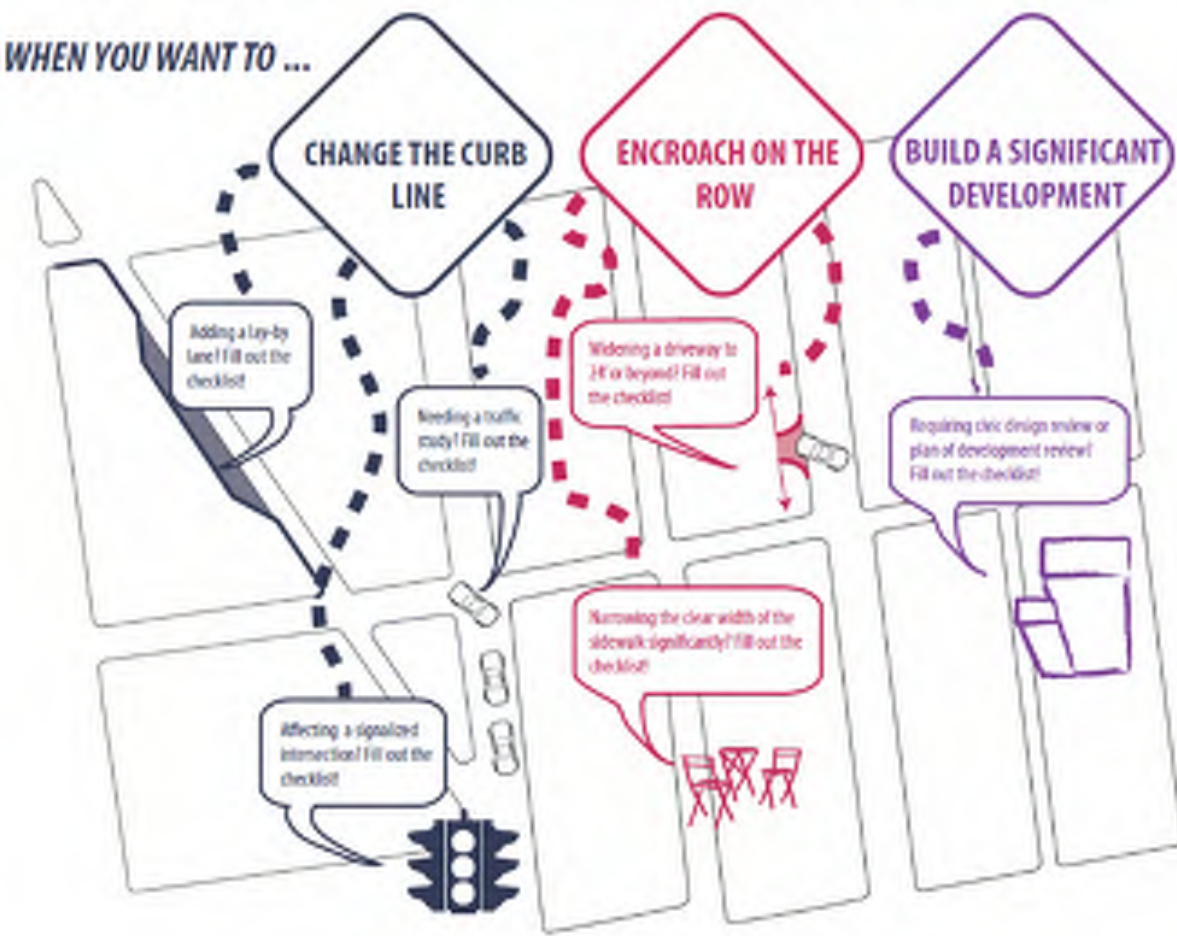
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.
- All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). “High Priority” Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.
- All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.
- Any project that calls for the development and installation of medians, bio-swaes and other such features in the right-of-way may require a maintenance agreement with the Streets Department.
- ADA curb-ramp designs must be submitted to Streets Department for review
- Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:
 - Placing of a new street;
 - Removal of an existing street;
 - Changes to roadway grades, curb lines, or widths; or
 - Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED
 - CURB CUTS/DRIVEWAYS/LAYBY LANES
 - TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - PROPOSED TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- PROJECT NAME
401-07 E. Walnut Lane
- DATE
6-9-2021
- APPLICANT NAME
Designblendz
- APPLICANT CONTACT INFORMATION
Chris Class, 215-995-0228
- OWNER NAME
East Walnut Lofts LLC
- OWNER CONTACT INFORMATION
Shimon Shain, 732-228-2735
- ENGINEER / ARCHITECT NAME
Penn E&R
- ENGINEER / ARCHITECT CONTACT INFORMATION
Brendan McArdle, 215-908-3255
- STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the “Complete Street Types” field. Complete Streets Types are also identified in Section 3 of the Handbook. Also available here: <http://metadata.phila.gov/#home/dataset/details/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>E. Walnut Lane</u>	<u>Magnolia St</u>	<u>Ross St</u>	<u>City Neighborhood</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|-----------------------------|------------------------------|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
E. Walnut Lane	12' / 13.1' / 13.1'	13' / 13'
_____	/ _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____
_____	_____ / _____ / _____	_____ / _____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE <small>Required / Existing / Proposed</small>
E. Walnut Lane	6' / 13.1' / 8.6'
_____	_____ / _____ / _____
_____	_____ / _____ / _____
_____	_____ / _____ / _____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS		
INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
None	n/a	n/a
_____	_____	_____
_____	_____	_____
_____	_____	_____
PROPOSED VEHICULAR INTRUSIONS		
INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
None	n/a	n/a
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day? YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: The sidewalk along property frontage will be reconstructed to provide uniform ADA compliant slopes for the comfortability of pedestrians. Proposed street trees shall be limited to the proposed furnishing zone area.

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
E. Walnut Lane	0' / 0'
_____	____ / ____
_____	____ / ____
_____	____ / ____

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
E. Walnut Lane	4' / 0' / 4.5'
_____	____ / ____ / ____
_____	____ / ____ / ____
_____	____ / ____ / ____

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- Bicycle Parking

YES ☐ NO ☒ N/A ☐

Lighting

YES ☐ NO ☒ N/A ☐

Benches

YES ☐ NO ☒ N/A ☐

Street Trees

YES ☒ NO ☐ N/A ☐

Street Furniture

YES ☐ NO ☒ N/A ☐

DEPARTMENTAL
APPROVAL
YES ☐ NO ☐

19. Does the design avoid tripping hazards? YES ☒ NO ☐ N/A ☐

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES ☐ NO ☒ N/A ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)

YES ☒ NO ☐ N/A ☐
22. Does the design maintain adequate visibility for all roadway users at intersections?

YES ☒ NO ☐ N/A ☐

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

N/A

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
401-07 E. Walnut Lane	20	0 / 0	0 / 0	0 / 20
_____	____	____ / ____	____ / ____	____ / ____
_____	____	____ / ____	____ / ____	____ / ____
_____	____	____ / ____	____ / ____	____ / ____

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

- Conventional Bike Lane

YES ☐ NO ☒ N/A ☐

Buffered Bike Lane

YES ☐ NO ☒ N/A ☐

Bicycle-Friendly Street

YES ☐ NO ☒ N/A ☐

Indego Bicycle Share Station

YES ☐ NO ☒ N/A ☐

DEPARTMENTAL
APPROVAL
YES ☐ NO ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES ☐ NO ☒ N/A ☐

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES ☐ NO ☒ N/A ☐

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

28. Does the design limit conflict among transportation modes along the curb?

YES ☐ NO ☐

29. Does the design connect transit stops to the surrounding pedestrian network and destinations?

YES ☐ NO ☐ N/A ☒

30. Does the design provide a buffer between the roadway and pedestrian traffic?

YES ☐ NO ☐ N/A ☒

31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

YES ☐ NO ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: The proposed plan will not change the effect on accessibility, visibility, connectivity, and attractiveness of public transit.

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
N/A	—	—	— / —	—
—	—	—	— / —	—
—	—	—	— / —	—
—	—	—	— / —	—

33. What is the maximum AASHTO design vehicle being accommodated by the design?

N/A

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

YES ☐ NO ☒

YES ☐ NO ☐

35. Will the public right-of-way be used for loading and unloading activities?

YES ☒ NO ☐

YES ☐ NO ☐

36. Does the design maintain emergency vehicle access?

YES ☒ NO ☐

YES ☐ NO ☐

37. Where new streets are being developed, does the design connect and extend the street grid?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES ☒ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: No curb cuts along E. Walnut Lane are proposed. No internal driveways are proposed.

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?

YES ☒ NO ☐ N/A ☐

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?

YES ☐ NO ☐ N/A ☒

42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: No internal driveways are proposed.

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

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designblendz

architecture

PHILADELPHIA, PA | MONTCLAIR, NJ

WWW.DESIGNBLENDZ.COM

215.995.0228

COMPLETE STREETS HANDBOOK

SIMON DAVID






24 - CIVIC DESIGN REVIEW

401-07 E WALNUT LANE APARTMENTS

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
N/A	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

44. Does the design minimize the signal cycle length to reduce pedestrian wait time?

YES ☐ NO ☐ N/A ☒

45. Does the design provide adequate clearance time for pedestrians to cross streets?

YES ☐ NO ☐ N/A ☒

46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?

YES ☐ NO ☐ N/A ☒

If yes, City Plan Action may be required.

47. Identify “High Priority” intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following “High Priority” design treatments identified and dimensioned on the plan?

• Marked Crosswalks

YES ☐ NO ☐ N/A ☒

• Pedestrian Refuge Islands

YES ☐ NO ☐ N/A ☒

• Signal Timing and Operation

YES ☐ NO ☐ N/A ☒

• Bike Boxes

YES ☐ NO ☐ N/A ☒

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?

YES ☐ NO ☐ N/A ☒

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____






DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

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COMPLETE STREETS HANDBOOK

SIMON DAVID

25 - CIVIC DESIGN REVIEW

401-07 E WALNUT LANE APARTMENTS

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	CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS	
CDR NOTIFICATION TO PHILA. PLANNING COMMISSION		
EXAMINER INFORMATION		
NAME: <u>HARRY WILSON</u>	PHONE NUMBER: <u>N/A</u>	EMAIL: <u>HARRY.WILSON@PHILA.GOV</u>
PROJECT/PROPERTY INFORMATION		
DATE OF CDR DETERMINATION: <u>06/07/2021</u>	SITE ADDRESS: <u>401 E WALNUT LN</u>	
SQUARE FOOTAGE BEING ADDED: <u>54,260 SQ. FT.</u>	NUMBER OF DWELLING UNITS BEING ADDED: <u>58</u>	
HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW? <u>NO</u>		
APPLICANT INFORMATION		
NAME: <u>Designblendz Architecture, LLP DBA</u>	ADDRESS: <u>4001 Main Street Suite 203</u> <u>PHILADELPHIA, PA</u>	
Community Group Notification (RCO@Phila.Gov) Civic Design Review (CDR@Phila.Gov)		



VICINITY MAP



E WALNUT LN LOOKING NORTH



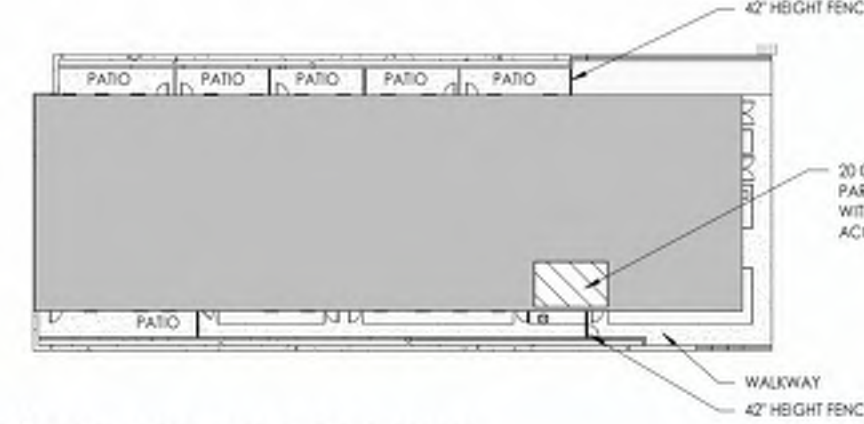
BUILDING PERSPECTIVE



ZONING MAP



E WALNUT LANE LOOKING SOUTH



8 | LEVEL 01 - FLOOR PLAN
Z001 | 1/32" = 1'-0"

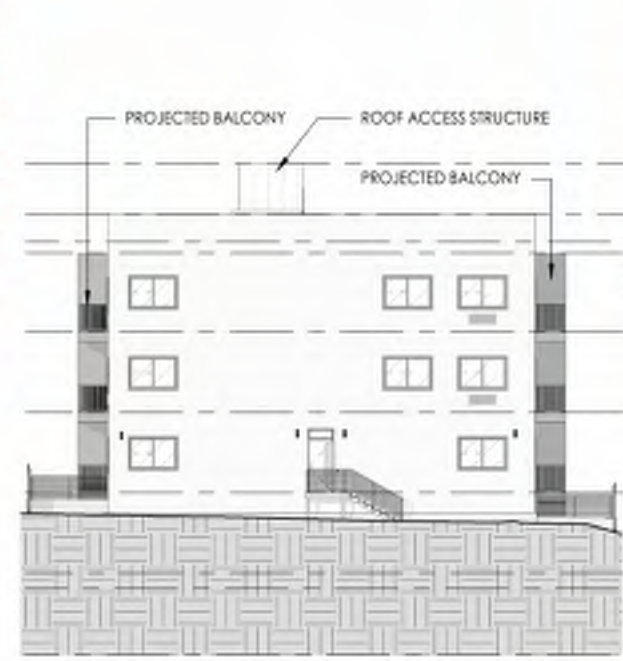
ZONING INFORMATION RM-1		
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 75'-0"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	LOT AREA: 14,850.72 SQ. FT.	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: 3,948.50 FT. (26.05% OPEN AREA)	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ADJUTING LOTS	FRONT YARD DEPTH: 7'-0"	NO
MINIMUM SIDE YARD DEPTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5 FT. PER YARD; MULTI-FAM. DETACHED: 5 FT. PER SIDE YARD OR 8 FT. CORNER LOT; MULTI-FAM. SEMI-DETACHED: 10 FT.	SIDE YARD WIDTH: 10'-1"	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: 10'-1"	NO
MAXIMUM HEIGHT: 38'-0" + 7'-0" LOW INCOME BONUS = 45'-0"	HEIGHT: 44'-0"	NO
MINIMUM SETBACK OF STORES ABOVE THE SECOND STORY: 0'-0"	SETBACK: 0'-0"	NO
PARKING: 0 REQUIRED	0 PARKING SPACES	NO
BKE PARKING: 30 REQUIRED	20 BKE PARKING SPACES	NO
STREET TREES: 3 REQUIRED	3 STREET TREES	NO

PERMITTED BUILDING TYPE: DETACHED, SEMI-DETACHED, ATTACHED
DESCRIPTION: PROPOSED 3-STORY RESIDENTIAL STRUCTURE. GROUND LEVEL WILL CONSIST OF (10) RESIDENTIAL UNITS, AMENITY SPACES, 20 BKE PARKING AND CIRCULATION FLOOR 3.5 WITH CONSIST OF (46) RESIDENTIAL UNITS FOR A TOTAL OF 56 RESIDENTIAL UNITS, GREEN ROOF AND ROOF ACCESS STRUCTURE (STAIR ACCESS) WITHIN SCOPE.

BONUS INFORMATION:	AFFORDABLE HOUSING INFORMATION:
DENSITY BONUS CALCULATION: BASE UNITS: 31 UNITS (1,834.8 UNITS ROUNDED DOWN) GREEN ROOF DENSITY BONUS: +25% DENSITY BONUS: 7 UNITS (7,957.1 UNITS ROUNDED DOWN) TOTAL: 38 UNITS HEIGHT BONUS CALCULATION: HEIGHT: 38'-0" BY RIGHT GREEN ROOF BONUS: +7'-0" TOTAL: 45'-0" GREEN ROOF: (MINIMUM 60% ROOF SURFACE) ROOF SURFACE: 743.50 SQ. FT. GREEN SURFACE: 915.30 SQ. FT. AND 97% GREEN SURFACE	LOW INCOME CALCULATION: 57 UNITS X 10% = 5.7 UNITS TOTAL: 6 UNITS (5.7 UNITS ROUNDED UP)



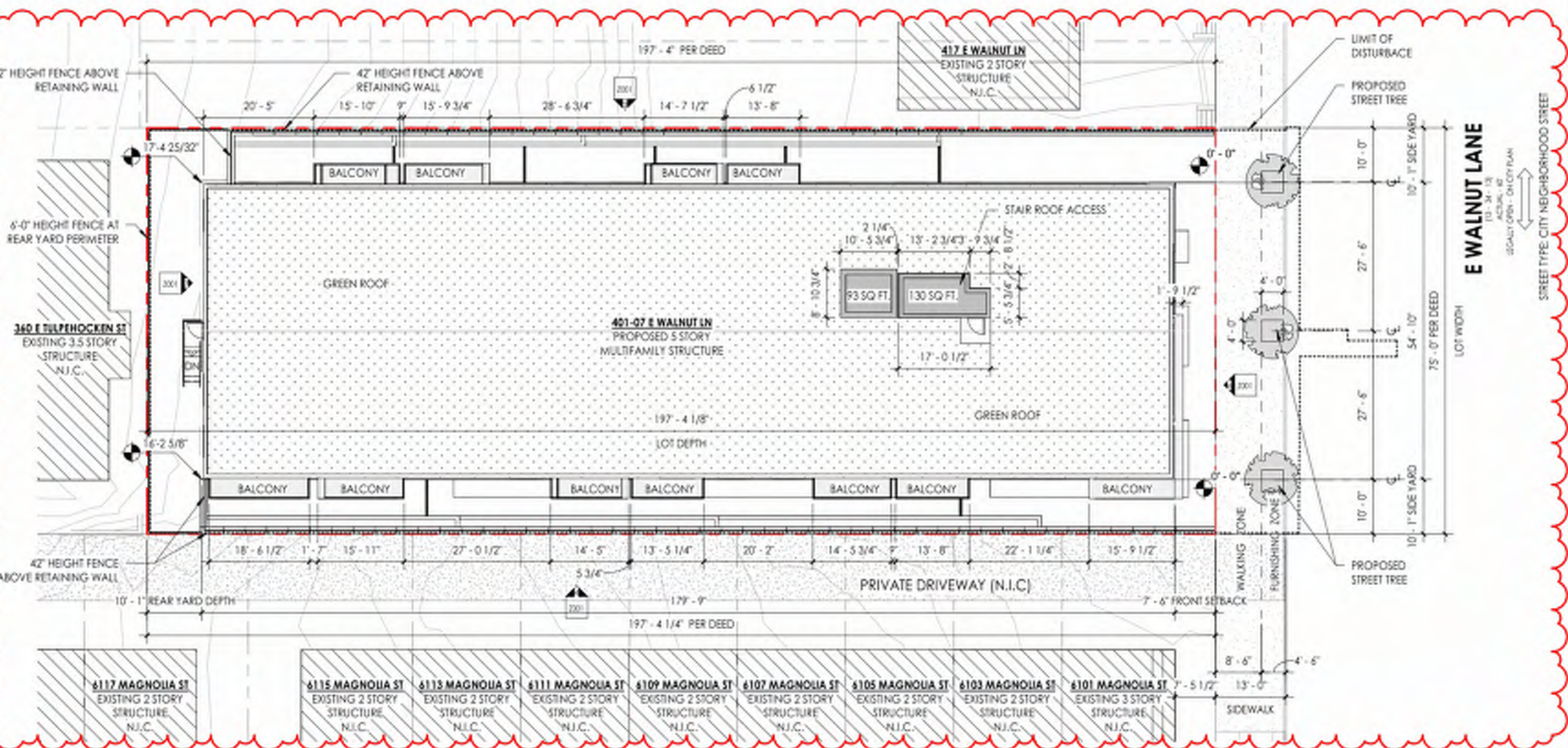
6 | E WALNUT LANE FRONT ELEVATION
Z001 | 1/16" = 1'-0"



7 | REAR ELEVATION
Z001 | 1/16" = 1'-0"



4 | SOUTHWEST ELEVATION
Z001 | 1/16" = 1'-0"



1 | ZONING SITE PLAN
Z001 | 1/16" = 1'-0"



2 | NORTHEAST ELEVATION
Z001 | 1/16" = 1'-0"

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PROJECT ADDRESS
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REVISION
NO. CC 2021.05.07
ISSUE FOR ZONING
NO. CC 2021.03.10
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PROJECT
401-07 E WALNUT LANE APARTMENTS

SHEET TITLE
ZONING PLAN

PROJECT NO. DRAWING NO.
20154105
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As indicated

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APPENDIX 2 - SUBMITTED ZONING PLAN

SIMON DAVID

27- CIVIC DESIGN REVIEW

401-07 E WALNUT LANE APARTMENTS

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MEETING WITH
REGISTERED COMMUNITY ORGANIZATION
DATE AND TIME: TBD

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