

CIVIC DESIGN REVIEW SUBMISSION

3114 GRAYS FERRY AVENUE

1. Notice of Referral for Civic Design Review issued by Department of Licenses and Inspections, dated August 17, 2021.
2. Completed CDR Application Form.
3. CDR Sustainability Questionnaire.
4. Completed Streets Handbook Checklist.
5. Survey Plans of the Property, prepared by Eustace Engineers, dated March 24, 2021.
6. Aerial map of the Property and the surrounding area.
7. Photographs of the Property and the surrounding area.
8. Zoning Plan revised per L&I and Streets, prepared by Eustace Engineers, dated August 6, 2021.
9. Landscape and Lighting Plan, prepared by Eustace Engineers, dated August 24, 2021.
10. Renderings of each side of the proposed building from a street level perspective.
11. 3D massing model and renderings showing the proposed building within the context of the surrounding buildings.
12. Exterior Building Elevations, prepared by TAO Architecture & Design, dated April 14, 2021.
13. Floor plans of the proposed building, prepared by TAO Architecture & Design, dated August 20, 2021.
14. Exterior Building Materials by TAO Architects & Design, dated April 14, 2021.

EXHIBIT 1



CITY OF PHILADELPHIA

CIVIC DESIGN RESPONSE FORM

APPLICATION #: ZP-2021-005303

ADDRESS: 3114 GRAYS FERRY AVE

APPLICANT: Jennifer Tintenfass

AS REQUIRED BY 14-304 (3) (e) (.1) FOR REZONING OF ANY LAND IN CERTAIN MASTER PLAN DISTRICTS AS WELL AS TABLE 14-304-2 (CIVIC DESIGN REVIEW TRIGGERS, IDENTIFIED BELOW) OF THE PHILADELPHIA ZONING CODE, THE ABOVE REFERENCED PROPERTY REQUIRES CIVIC DESIGN REVIEW FOR THE FOLLOWING REASON(S):

THE PROPERTY:

THE PROPERTY AFFECTED:

THE APPLICATION:

<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>ANY DISTRICT</u>, EXCEPT AS PROVIDED IN 14-304 (5)(b)(.1)(.a)(.i)</p>	<p><u>AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY</u></p>	<p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1) INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 100 NEW DWELLING UNITS</p>
<p>THE APPLICANT'S PROPERTY IS LOCATED IN <u>A COMMERCIAL, INDUSTRIAL, OR SPECIAL PURPOSE DISTRICT</u></p>	<p><u>2. Affects property in any Residential district, as defined by § 14-304(5)(b)(.2) (Affected Properties).</u></p>	<p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>1) INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA</p> <p>2) INCLUDES MORE THAN 50 NEW DWELLING UNITS</p>

Examiner's Signature: *Paulose Issac*

Examiner's Phone: (215) 686 - 2563

Date: 8/17/2021

Civic Design focuses on reviewing the impact of building and site design on the public realm, particularly streets, sidewalks, trails, public parks and open spaces. Please note that all Civic Design Review recommendations are advisory; The Zoning Board and Planning Commission are not required to abide by the Civic Design Review Committee's recommendations.

The Civic Design Review Committee is located at:
One Parkway, 13th floor
1515 Arch Street, Philadelphia, PA, 19102.
Please contact (215) 683-4615 for more information.

EXHIBIT 2



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-2021-005303

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

The project triggers review by CDR because the application involves new construction creating more than 100,000 square feet of new gross floor area.

PROJECT LOCATION

Planning District: <u>South</u>	Council District: <u>2nd</u>
Address: <u>3114 Grays Ferry Avenue</u>	
<u>Philadelphia, PA 19146</u>	
Is this parcel within an Opportunity Zone?	Yes No Uncertain
If yes, is the project using Opportunity Zone Funding?	Yes No _____

Applicant Name: <u>Carrie Nase-Poust</u>	Primary Phone: <u>215-918-3646</u>
Email: Cnase-poust@foxrothschild.com	Address: <u>2700 Kelly Road, Suite 300</u> <u>Warrington, PA 18976</u>
Property Owner: <u>KO Enterprises, A PA Corp.</u>	Developer: <u>Manley Storage Ventures</u>
Architect: <u>Matthew Witters</u> <u>Senior Project Manager</u>	



SITE CONDITIONS

Site Area: 35,955 sq. ft.

Existing Zoning: ICMX Are Zoning Variances required? Yes X No

Proposed Use: Construction of moving and storage facility and accessory off street surface parking with nine parking spaces, including one accessible and van space, fifteen bicycle spaces and four off street loading spaces.

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

Proposed # of Parking Units:

COMMUNITY MEETING

Community meeting held: Yes No X

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 X No NA

If yes, indicate the date hearing will be held:

Date: December 1, 2021

EXHIBIT 3

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.	
(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.	
(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.	
(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)ⁱ	
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	

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.	
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.	
(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	
(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.	
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. ⁱⁱ	
(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? ⁱⁱⁱ <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> ●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 13. Filters shall be installed prior to occupancy. ^{iv}	
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	

ⁱ 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.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
 See also, “The Commercial Energy Code Compliance” information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the “What Code Do I Use” information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1

For Energy Star: www.Energystar.gov

For Passive House, see www.phius.org

^{iv} 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

EXHIBIT 4

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).

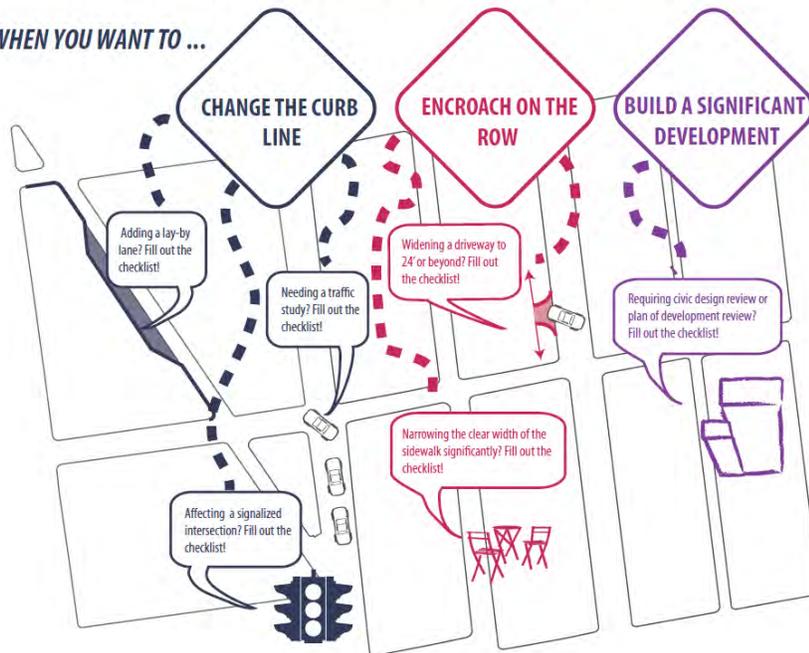
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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-swales 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

1. PROJECT NAME
3114 Grays Ferry Avenue
2. DATE
08-25-21
3. APPLICANT NAME
3114 Grays Ferry Ave, LLC
5. PROJECT AREA:
Wharton Street: 51' of frontage
Patton Street: 278.69' of frontage
Grays Ferry Avenue: Between Patton Street and Napa Street (102.04' of frontage)
Napa Street: Between Wharton Street and Grays Ferry Avenue (424.04' of frontage)
4. APPLICANT CONTACT INFORMATION
c/o Carrie B. Nase-Poust, Esquire
Fox Rothschild LLP
2700 Kelly Road, Suite 300
Warrington, PA 18976
cnase-poust@foxrothschild.com
5. OWNER NAME
6. OWNER CONTACT INFORMATION
7. ENGINEER / ARCHITECT NAME
Eustace Engineering (Matt Witters)
9. ENGINEER / ARCHITECT CONTACT INFORMATION
607 Easton Road, Bldg B, 2nd Fl, Willow Grove, PA 19090
10. 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/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Wharton Street</u>	<u>Patton Street</u>	<u>Napa Street</u>	<u>City Neighborhood</u>
<u>Patton Street</u>	<u>Wharton Street</u>	<u>Grays Ferry Avenue</u>	<u>Local</u>
<u>Grays Ferry Avenue</u>	<u>Patton Street</u>	<u>Napa Street</u>	<u>Urban Arterial</u>
<u>Napa Street</u>	<u>Wharton Street</u>	<u>Grays Ferry Avenue</u>	<u>Local</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 NO
 - b. Street Furniture such as bus shelters, honor boxes, etc. YES NO N/A
 - c. Street Direction YES NO
 - d. Curb Cuts YES NO N/A
 - e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES NO N/A
 - f. Building Extensions into the sidewalk, such as stairs and stoops YES NO N/A

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



APPLICANT: General Project Information

Additional Explanation / Comments: _____ N/A

DEPARTMENTAL REVIEW: General Project Information

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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Wharton Street</u>	<u>10</u> / <u>10</u> / <u>10</u>	<u>10</u> / <u>10</u>
<u>Patton Street</u>	<u>5</u> / <u>8</u> / <u>8</u>	<u>8</u> / <u>8</u>
<u>Grays Ferry Avenue</u>	<u>10</u> / <u>9.2</u> / <u>9.2</u>	<u>9.2</u> / <u>9.2</u>
<u>Napa Street</u>	<u>5</u> / <u>8</u> / <u>8</u>	<u>8</u> / <u>8</u>

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
	Required / Existing / Proposed
<u>Wharton Street</u>	<u>6</u> / <u>6</u> / <u>6</u>
<u>Patton Street</u>	<u>5</u> / <u>5</u> / <u>5</u>
<u>Grays Ferry Avenue</u>	<u>6</u> / <u>6</u> / <u>6</u>
<u>Napa Street</u>	<u>5</u> / <u>5</u> / <u>5</u>

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
<u>Driveway</u>	<u>19.28'</u>	<u>Middle of Napa Street</u>
<u>Driveway</u>	<u>146'</u>	<u>Near Napa Street and Grays Ferry Avenue intersection</u>
<u>Driveway</u>	<u>65'</u>	<u>Middle of Patton Street</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>24'</u>	<u>Napa Street</u>
<u>Loading Driveway</u>	<u>65'</u>	<u>Patton Street</u>

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL

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

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____ N/A

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
<u>Wharton Street</u>	<u>0</u> / <u>0</u>
<u>Patton Street</u>	<u>2.19</u> / <u>0</u>
<u>Grays Ferry Avenue</u>	<u>1.95</u> / <u>0</u>
<u>Napa Street</u>	<u>0</u> / <u>0</u>

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
<u>Wharton Street</u>	<u>4</u> / <u>4</u> / <u>4</u>
<u>Patton Street</u>	<u>0</u> / <u>0</u> / <u>0</u>
<u>Grays Ferry Avenue</u>	<u>4</u> / <u>3.2</u> / <u>32</u>
<u>Napa Street</u>	<u>0</u> / <u>0</u> / <u>0</u>

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 |

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

DEPARTMENTAL APPROVAL	
YES	NO

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

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: N/A

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>

Adding street trees where possible; installing updated ADA curb ramps where necessary;

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.

3114 Grays Ferry Avenue	15	0 / 0	0 / 0	0 / 15

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 |

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

DEPARTMENTAL APPROVAL

YES	NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: N/A

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

				DEPARTMENTAL APPROVAL	
28. Does the design limit conflict among transportation modes along the curb?	YES	NO		YES	NO
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES	NO	N/A	YES	NO
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES	NO	N/A	YES	NO
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? Located near bus stop to allow patrons the use of public transit				YES	NO

APPLICANT: Curbside Management Component
 Additional Explanation / Comments: N/A

DEPARTMENTAL REVIEW: Curbside Management Component
 Reviewer Comments:

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
<u>N/A</u>			___ /	
			___ /	
			___ /	
			___ /	

33. What is the maximum AASHTO design vehicle being accommodated by the design? SU-30
34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission. YES NO
35. Will the public right-of-way be used for loading and unloading activities? YES NO
36. Does the design maintain emergency vehicle access? YES NO
37. Where new streets are being developed, does the design connect and extend the street grid? YES NO **N/A**
38. Does the design support multiple alternative routes to and from destinations as well as within the site? YES NO **N/A**
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users? YES NO

DEPARTMENTAL APPROVAL

YES	NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: N/A

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

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: N/A

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments:

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

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES	NO	N/A	YES	NO
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES	NO	N/A	YES	NO
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? <i>If yes, City Plan Action may be required.</i>	YES	NO	N/A	YES	NO
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?				YES	NO
▪ Marked Crosswalks	YES	NO	N/A	YES	NO
▪ Pedestrian Refuge Islands	YES	NO	N/A	YES	NO
▪ Signal Timing and Operation	YES	NO	N/A	YES	NO
▪ Bike Boxes	YES	NO	N/A	YES	NO
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES	NO	N/A	YES	NO
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES	NO	N/A	YES	NO

APPLICANT: Intersections & Crossings Component
 Additional Explanation / Comments: N/A

DEPARTMENTAL REVIEW: Intersections & Crossings Component
 Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: N/A

DEPARTMENTAL REVIEW

Additional Reviewer Comments:

EXHIBIT 5

General Notes

- Information shown hereon reflects existing site conditions as of March 12, 2021 per a field survey performed by Eustace Engineering.
- This plan is to be used for LAND TITLE purposes only. The use of this plan and the information shown hereon for purposes other than as described will be at the sole risk of the user.
- This plan was prepared in accordance with the instructions of the Client.
- This property is subject to all easements, restrictions and agreements of record.
- Easements if shown are done so to the best of our abilities given the quality of the reference documents.
- Future development of this property is subject to all rules, regulations, codes and ordinances of City of Philadelphia and the Commonwealth of Pennsylvania as they may apply.
- Attention is called to the City of Philadelphia Zoning Code as amended.
- A building and/or zoning permit is required for any changes to the conditions that exist within this property.
- This plan was prepared with the benefit of a current Title Report, Commonwealth Land Title Insurance Company, Order Number: 9201042 - PH1210303, dated 12-29-2020.
- This property is subject to all easements, restrictions and agreements of record as stated in the Title Report. The property shown hereon is the same property as described in the referenced Title Report.
- Existing surface physical features reflect a field surveyed location. Precision and completeness of existing surface physical features is within the maximum allowable Relative Positional Precision for an ALTA / NSPS Land Title Survey as set forth in the "2021 Minimum Standards".
- The property boundary depicted hereon, described in the survey, is the same property boundary as described in the metes and bounds description.
- Deleted
- Property corners were not set.
- Boundary distances are shown on the ground.
- Location of adjoining property line are only shown approximate.
- Building setback lines are not shown hereon.

- Total on-the-ground building footprint area: 24,322.40 S.F.
- Precision of information when originally established and typographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
- The subject property abuts, without gaps, gores or strips and has vehicular and pedestrian ingress from and egress to Grays Ferry Avenue, Patton Street, Napa Street and Wharton Street, which is a completed, legally open, and public roadway as depicted hereon.
- To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System Serial Number 20210501499 and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available. All information is to be verified via a field markout and is subject to the findings that the markout and further research would reveal. Eustace Engineering does not guarantee that all subsurface utility structures and information are shown hereon.
- The subject property shown hereon is subject to underground utilities and pipes. Information regarding location, direction, depth, size and slope is shown to the best of our ability due to site conditions at the time of the survey and the availability of records and information.
- To the best of our knowledge, utilities enter the premises from public streets or rights of way.
- The location of the above and below surface utilities shown hereon are only approximate. Prior to any development of this property, verification needs to be obtained from the appropriate utility authorities to confirm their location, easement locations, development restrictions and regulations.
- This site presently contains no on-site standard and handicapped parking spaces.
- This property lies within Flood Hazard Zone-X (Areas determined to be outside of 0.2% annual chance flood plain) as per the Federal Emergency Management Agency Flood Insurance Rate Map number 4207570179G, dated January 17, 2007 for the City of Philadelphia, community 420757, Panel No. 179 of 230.
- The nearest watercourse or body of water is the Schuylkill River, which is more than one hundred feet from the property.
- There was no observable evidence of earth moving work, building construction or building additions at the time of the survey.
- There was no observable evidence of this being used as a solid waste dump, pump or sanitary landfill at the time of this survey.
- There was no observable evidence of recent street or sidewalk construction or repair at the time of this survey.
- Vegetation as shown hereon is approximate and is for graphic depiction purposes only and may not represent exact field locations or conditions.
- Existing vehicular curb cut depressions (DC) are shown hereon within the subject property area. The pedestrian handicapped depressions shown hereon are only approximate and are for illustration purposes only.
- The location of overhead wires is shown to the best of our ability. Overhead wire heights are not provided. Other than as shown hereon, no aerial services are located on or across the subject properties.
- The National Wetlands Inventory Map does not indicate the presence of any wetlands on this property. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. This property is subject to the findings that a wetlands study would reveal.
- Items shown with an asterisk (*) are: (a) Items that are a composite of field data and/or reference material; (b) Items not able to be obtained and/or determine due to field conditions. These items are not to be considered absolute and are subject to the findings that further verification would reveal.
- Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on to, off or across property lines constitute an encroachment.
- Philadelphia District Standards are the legal form of measurements for Real Estate in the City of Philadelphia.
- Zoning Data Table information is expressed in U.S. standard measurements units.

Schedule B, Part II Exceptions

- Commonwealth Land Title Insurance Company, Order Number: 9201042 - PH1210303, dated 12-29-2020.
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Report Date and the date on which of the Schedule B, Part I - Requirements are met.
 - Rights or claims of parties in possession of the land not shown by the public record.
 - Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Easements, encroachments, overlaps, shortages of area, boundary line disputes and other matters affecting title that an accurate and complete survey would disclose.
 - Real estate taxes for the current and prior tax years which are hereafter assessed and are not yet due and payable.
 - Possible outstanding City of Philadelphia Municipal Liens for work done prior to closing but not indexed as a lien as of Date of Policy.
 - Easement of alley on rear. (Premises A, B, C, D, I, J and M) (PLOTTED)
 - Title to that portion of the premises lying in the bed of Grays Ferry Avenue is subject to public and private rights therein. (Premises A) (PLOTTED)
 - Conditions and reversions as in Deed Book DCC 1647 page 354. (Premises B) (NOT A SURVEY ITEM)
 - Contractual Consent of Landowner for a General Permit, which includes terms, conditions and right of entry recorded 11/18/2008 as Document No. 51993245. (Premises B) (NOT A SURVEY ITEM)

Reference information

- Deed Descriptions
- PA One Call Documents
- Tax Map
- PennDOT Highway Plans
- Commonwealth Land Title Insurance Company, Order Number: 9201042-PH1210303, dated 12-29-2020.

Flood Zone Statement

The subject property lies within Flood Zone X (0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) as shown on Flood Insurance Rate Map 4207570179G, dated January 17, 2007, prepared by the Federal Emergency Management Agency for the City of Philadelphia.

Surveyor Certification

To: (i) Insite Property Group, (ii) Commonwealth Land Title Insurance Company, (iii)

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 11 and 13 of Table A thereof. The fieldwork was completed on March 5, 2021.

Date: Merch _____, 2021

Company: Eustace Engineering

Signature: _____



Location Map
Delaware River Watershed
Scale: 1" = 1000'

Utility Companies

- AT&T (ATM)
- COMCAST CABLE (CO)
- PECO ENERGY (KA)
- PHILADELPHIA CITY DEPARTMENT OF STREETS (PSD)
- PHILADELPHIA CITY WATER DEPARTMENT (PD)
- PHILADELPHIA ENERGY SOLUTIONS (PES)
- PHILADELPHIA GAS WORKS (PZ)
- VERIZON PENNSYLVANIA LLC (YA)
- VICINITY ENERGY PHILADELPHIA INC (TQ)
- ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.



Serial Number: 20210501499



Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Building
- Existing Edge of Pavement
- Existing Index Contour Line
- Existing Contour Line
- Existing Water Line
- Existing Sanitary Sewer
- Existing Storm Sewer
- Existing Gas Line
- Existing Overhead Electric
- Existing Utility Pole
- Existing Vegetation
- Existing Single White Line
- Existing Fence
- Existing Curb
- Existing Fire Hydrant
- Existing Sidewalk / Concrete
- Existing Brick Pavement
- Inlet
- Existing Sign
- Existing Manhole
- Existing Water Valve
- Existing Light Standard
- D.S. District Standards
- CP City Plan
- Existing Clean Out
- Existing Roof Drain
- Existing Yard Drain
- Existing Sanitary Manhole
- Existing Telephone Manhole
- Existing Gas Valve
- To Be Removed
- Handicapped Depressed Curb
- Vehicular Depressed Curb
- P.O.B. Point of Beginning

SITE DATA TABLE											
PREMISES A	PREMISES B	PREMISES K	PREMISES L	PREMISES M	PREMISES N	PREMISES O	PREMISES P	PREMISES Q	PREMISES R	PREMISES S	PREMISES T
3114 Grays Ferry Avenue	3115-3119 Wharton Street	1228 South Napa Street	1251 South Patton Street	1235 South Patton Street	1237 South Patton Street	1239 South Patton Street	1241 South Patton Street	1243 South Patton Street	1245 South Patton Street	1247 South Patton Street	1249 South Patton Street
1206-1226 South Napa Street	1230-1252 South Napa Street										
1201-1233 South Patton Street											
ZONED ICMX	ICMX	ICMX	ICMX	ICMX	ICMX	ICMX	ICMX	ICMX	ICMX	ICMX	ICMX
OPA No. 884755500	885406420	885408760	885408940	884347410	884347410	884347410	884347410	884347410	884347410	884347410	884347410
AREA 16,573.85 S.F.	13,125.65 S.F.	717.8 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.	615.3 S.F.

DESCRIPTION	ZONING DATA TABLE											
	REQUIRED	PROVIDED - PREMISES A	PROVIDED - PREMISES B	PROPOSED - PREMISES K	PROPOSED - PREMISES L	PROPOSED - PREMISES M	PROPOSED - PREMISES N	PROPOSED - PREMISES P	PROPOSED - PREMISES Q	PROPOSED - PREMISES R	PROPOSED - PREMISES S	PROPOSED - PREMISES T
CITY OF PHILADELPHIA ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX
USE DESCRIPTION	INDUSTRIAL COMMERCIAL MIXED-USE	WAREHOUSE	WAREHOUSE	PAVED LOT	WAREHOUSE							
MAXIMUM OCCUPIED AREA	100%	65%	84%	0%	41%	0%	0%	0%	50%	50%	50%	100%
BUILDING SETBACKS (BSBL)												
FRONT	0 FT [3]	0 FT	33 FT	N/A	0 FT	N/A	N/A	N/A	25.7 FT	25.7 FT	25.7 FT	1 FT
REAR	8 FT [3]	10.4 FT / 33.0 FT	0 FT	N/A	0 FT	N/A	N/A	N/A	0 FT	0 FT	0 FT	0 FT
SIDE (**)	8 FT [3]	14.8 FT	1.5 FT	N/A	7 FT	N/A	N/A	N/A	0 FT	0 FT	0 FT	0 FT
MAXIMUM FLOOR AREA RATIO	500%	65%	N/A	N/A	41%	N/A	N/A	N/A	50%	50%	50%	100%
MAXIMUM BUILDING HEIGHT	60 FT	> 60 FT	> 60 FT	N/A	> 60 FT	N/A	N/A	N/A	> 60 FT	> 60 FT	> 60 FT	> 60 FT

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the sides abutting the residential districts. The minimum requirements for those yards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.

03-24-21 PRELIMINARY DRAFT

Plan of ALTA / NSPS Land Title Survey
GRAYS FERRY AVENUE TO WHARTON STREET / PATTON STREET TO NAPA STREET

36 WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA



607 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090

Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

DRAWN BY MES

CHECKED BY RGS

DATE 03-10-21

DRAWING No. D 2254 10 01

Roy G. Stauch Jr., P.L.S.
PA Lic. SU92008E

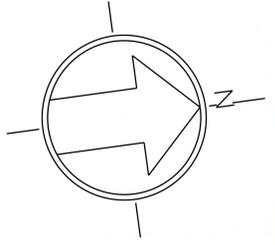
Owner of Equity:

3114 Grays Ferry Ave LLC
C/O Insite Property Group
811 N. Catalina Avenue,
Suite 1306
Redondo Beach, CA 90277



GRAPHIC SCALE 1" = 20'

EXHIBIT 6



Owner

OPA 884755500
3114 Grays Ferry Ave
1206-26 South Napa Street
1201-33 South Napa Street
KO Enterprises
1207 S Napa Street
Philadelphia, PA 19146

OPA 885106420
3115-3119 Wharton Street
1230-52 South Napa Street
Electronics Inc.
3114 Grays Ferry Avenue
Philadelphia, PA 19146

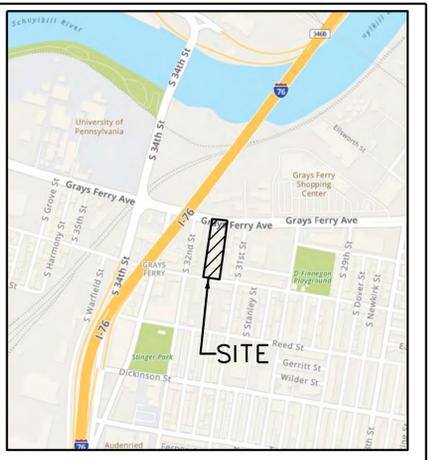
OPA 885408760
1228 South Napa Street
Electronics Inc.
1228 S Napa Street
Philadelphia, PA 19146

OPA 885408940
1251 South Patton Street
Nwe Kido
Huang, Ching Hui
3114 Grays Ferry Avenue
Philadelphia, PA 19146

OPA 884347410
1235-49 South Patton Street
Electronics Inc.
3114 Grays Ferry Avenue
Philadelphia, PA 19146

Site Data:
Zoned: ICMX

Applicant/Equitable Owner:
3114 Grays Ferry Ave LLC
C/O Insite Property Group
811 N. Catalina Avenue
Suite 1306
Redondo Beach, CA 90277



Location Map
Scale: 1" = 800'
The entire project site is located in a combined sewer service area and Stormwater Management District A within the Lower Schuylkill Watershed.

- Legend**
- Existing Right-of-Way
 - Existing Property Line
 - Existing Building
 - Existing Fence
 - Existing Curb
 - Existing Sidewalk/Concrete
 - Existing Single White Line
 - Existing Utility Pole
 - Existing Fire Hydrant
 - Proposed Building
 - Proposed Fence
 - Proposed Curb
 - Proposed Sidewalk/Concrete
 - Proposed Asphalt
 - Proposed Sign
 - Proposed Curb Stop
 - Proposed ADA Parking Space
 - Approved Street Tree
 - Proposed Parking Lot Screening Tree
 - Proposed Parking Lot Screening Shrub
 - Proposed Parking Lot Interior Tree

WHARTON STREET
On City Plan - 30 Feet Wide - (8'-14" - 8') - Legally Open
Actual (7.99' - 13.58' - 7.77') Field Surveyed
N 15°00' 00" E



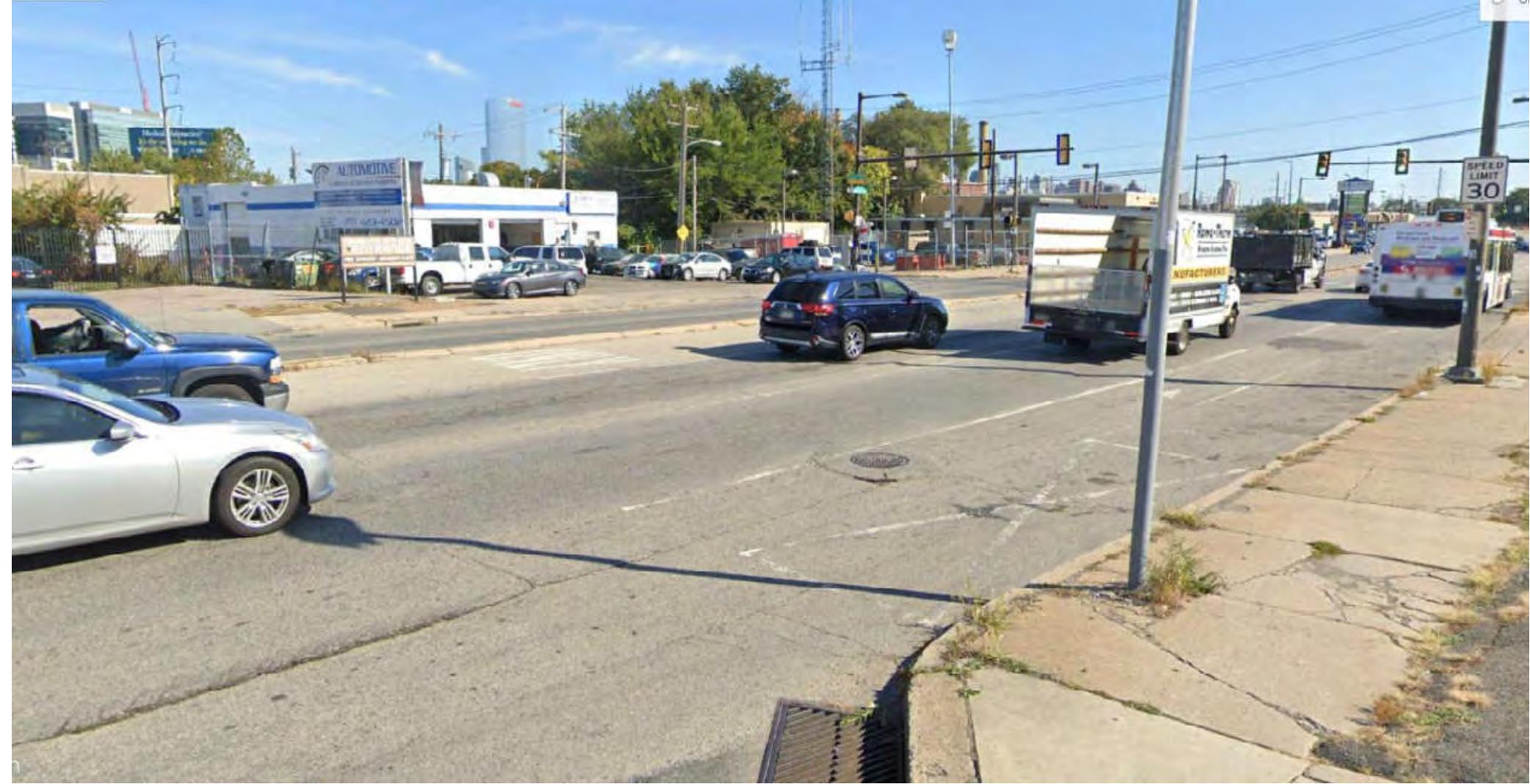
Zoning Aerial Exhibit
Secure Space Self Storage
3114 Grays Ferry Avenue

36 WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA

EUSTACE ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS	DRAWN BY SES
607 Easton Road Building B - 2nd Floor Willow Grove, PA 19090	CHECKED BY MMW
Tel: (215) 346-8757 Fax: (215) 346-8759 www.eustaceeng.com	DATE 08-25-21
	DRAWING No. D 2254 12 12

EXHIBIT 7

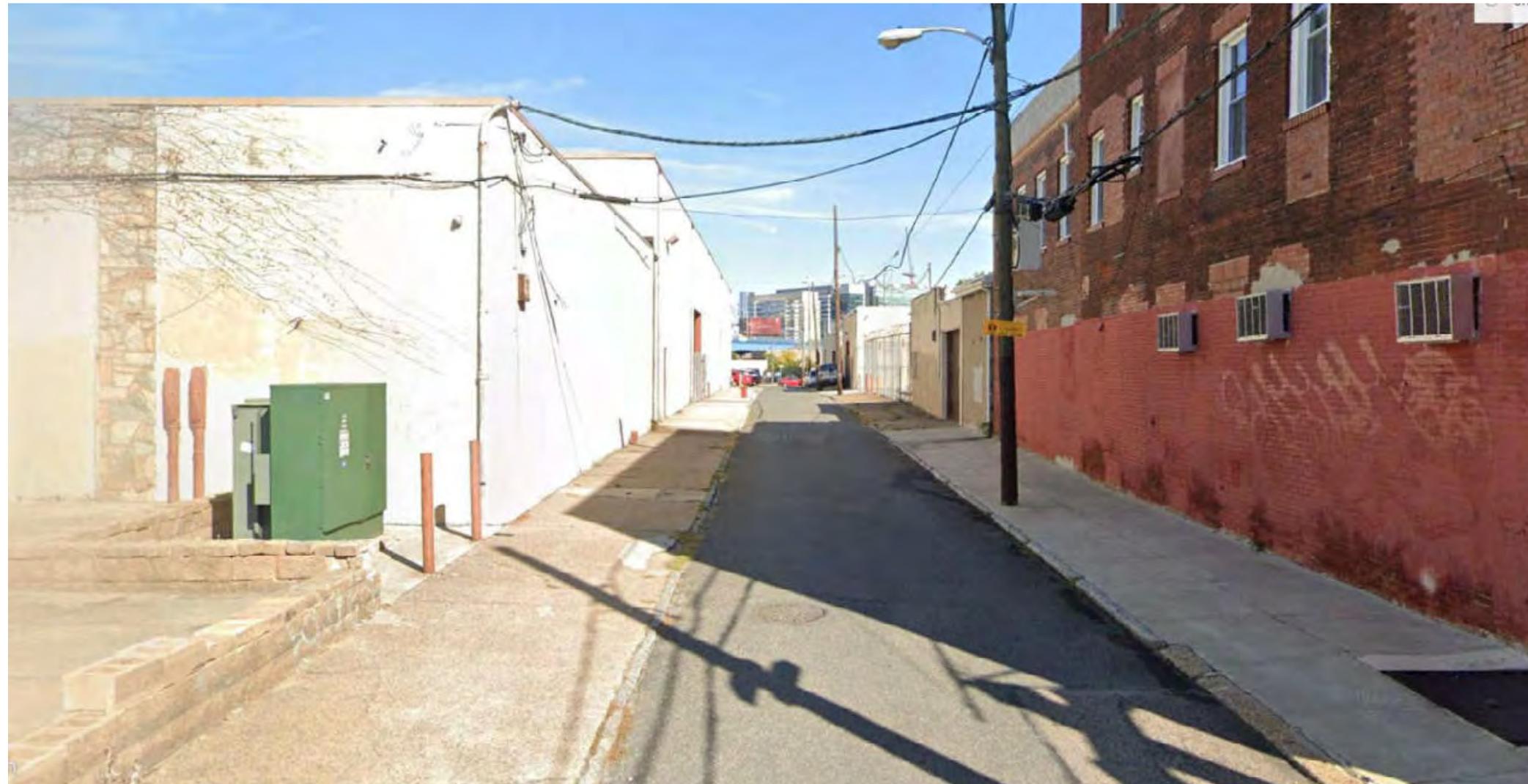
Grays Ferry Ave – East View



Grays Ferry Ave – West View



Napa St – North View



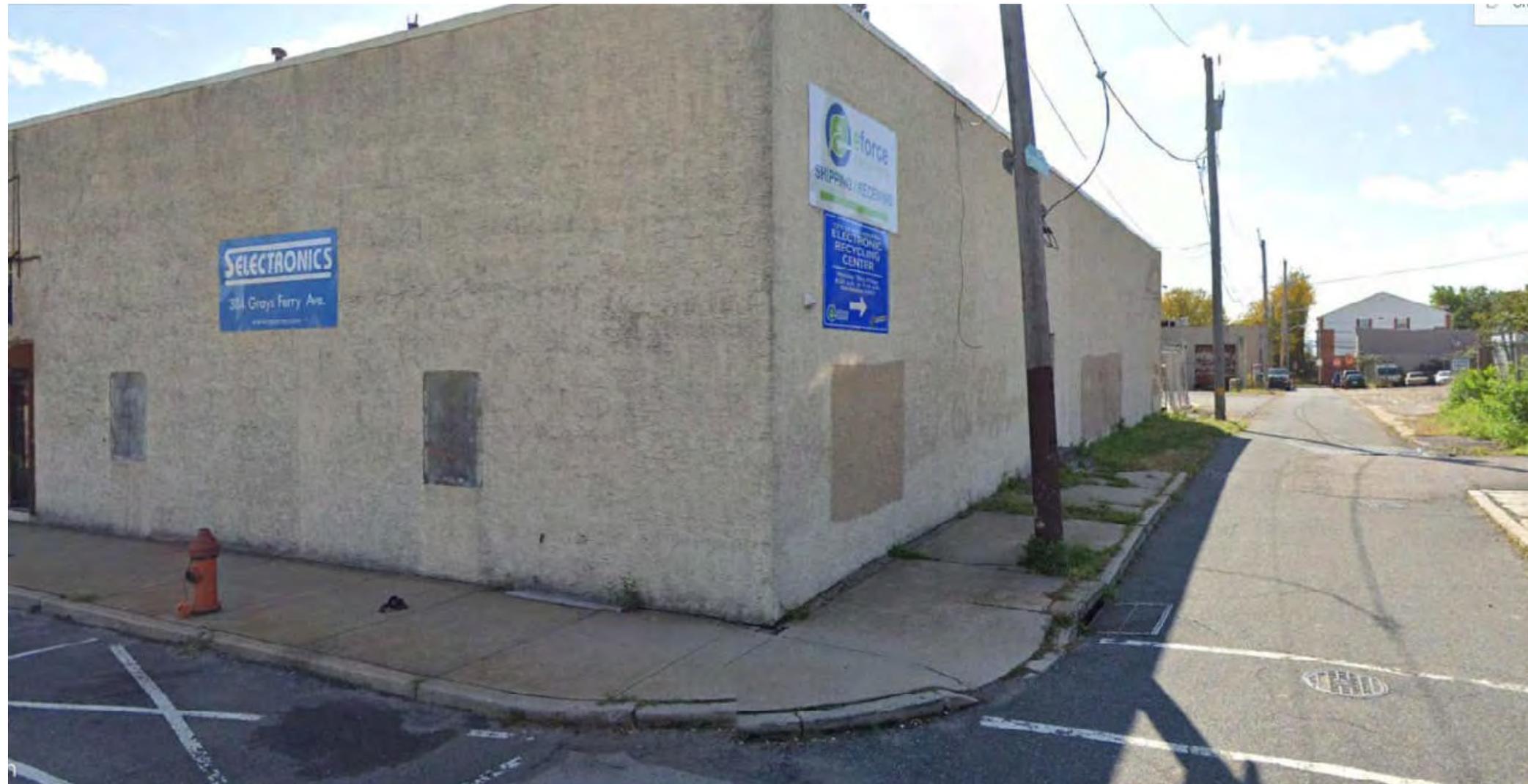
Napa St – South View



Patton St – North View



Patton St – South View



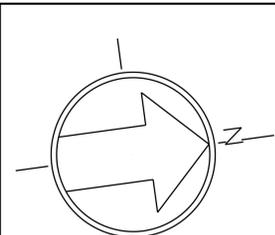
Wharton St – East View



Wharton St – West View



EXHIBIT 8



ZONING DATA TABLE

	REQUIRED	EXISTING	PROPOSED
CITY OF PHILADELPHIA	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX	ZONING DISTRICT - ICMX
USE DESCRIPTION	INDUSTRIAL COMMERCIAL MIXED USE	INDUSTRIAL COMMERCIAL MIXED USE	SELF-STORAGE FACILITY
MINIMUM LOT AREA	N/A	35,955 SF	NO CHANGE
MINIMUM LOT WIDTH AT BSBL	N/A	N/A	N/A
BUILDING SETBACKS (BSBL)			
FRONT	0 FT	0.0 FT	0.89 FT
REAR	8 FT IF USED	0.0 FT	0.0 FT
SIDE	N/A	N/A	N/A FT
MAXIMUM OCCUPIED AREA	100%	98.9%	93.6%
MINIMUM OPEN AREA	N/A	N/A	N/A
MAXIMUM BUILDING HEIGHT	60 FT	60 FT	59.93 FT
MAXIMUM FAR	500%	67%	393%
MINIMUM PARKING STALL SIZE	8.5' x 18'	8.4' x 10.55'	8.5' x 18'
MINIMUM NUMBER OF PARKING STALLS			
ALL WHOLESALE, DISTRIBUTION, AND STORAGE USES	74 STALLS	5 STALLS	8 STANDARD SPACES (HANDICAP SPACES TOTAL 9 SPACES)
1 SPACE PER 2,000 SF			
PROPOSED 147,040 SF			
CREDIT FOR PROVIDED BICYCLE SPACES	-3 STALL		
15 SPACES PROVIDED			
TOTAL NUMBER OF REQUIRED PARKING STALLS	71 STALLS		
MINIMUM NUMBER OF BICYCLE SPACES			
1 PER 10,000 SF			
PROPOSED 147,040 SF			
TOTAL NUMBER OF REQUIRED BICYCLE SPACES	15 SPACES	0 SPACES	15 SPACES
MINIMUM LOADING SIZE			
MINIMUM NUMBER OF OFF-STREET LOADING SPACES	5 SPACES	N/A	10' x 30'
80,001 SF - 100,000 SF			
1 SPACE			
100,000 SF - 147,040 SF	6 SPACES (10'x30')	1 SPACE	4 SPACES (10'x30')
MINIMUM INTERIOR LANDSCAPING			
PROPOSED 4,075 SF	408 SF	N/A	423 SF

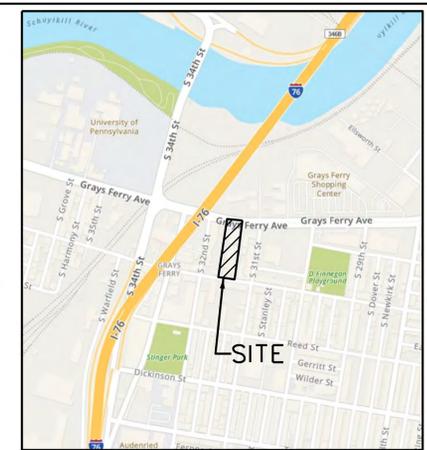
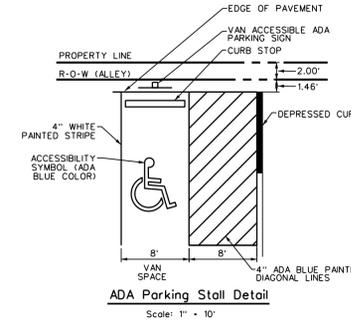
PER SECTION 14-806(4)(g) THE APPLICANT IS PROPOSING A REDUCED NUMBER OF LOADING SPACES AND A REDUCTION IN THE LOADING SPACES DIMENSIONAL REQUIREMENTS.
 ITEMS THAT REQUIRE ZONING RELIEF

LANDSCAPE SUMMARY

14-803-5(a) - PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS
 (1) - MIN. 10% OF INTERIOR SURFACE PARKING LOT SHALL BE PLANTED WITH LANDSCAPE
 (1)(A) - 1 TREE PER 35 FEET OF LINEAR FRONTAGE
 (1)(B) - 3 SHRUBS PER 25 FEET OF LINEAR FRONTAGE
 COMPLIANCE SUMMARY:
 PARKING LOT FRONTAGE: 127 LF
 REQUIRED NUMBER OF TREES: 4 TREES
 PROVIDED NUMBER OF TREES: 4 TREES (PERIMETER)
 REQUIRED NUMBER OF SHRUBS: 16 SHRUBS
 PROVIDED NUMBER OF SHRUBS: 17 SHRUBS (PERIMETER)

14-803-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
 (5) - 1 TREE PER 300 SQ. FT. OF INTERIOR LANDSCAPED AREA
 COMPLIANCE SUMMARY:
 INTERIOR PARKING LOT AREA: 4,075 SF
 PROVIDED INTERIOR LANDSCAPED AREA: 423 SF
 REQUIRED NUMBER OF TREES: 2 TREES
 PROVIDED NUMBER OF TREES: 2 TREES

Street Trees	Plant	Color	Size	Quantity	Notes
CK	2	Cladrasia kentukea	Yellowwood	14 - 1'6"	6" - 8" 3 - 3.5" B4B; Full
Perimeter Parking Lot Screening Trees	CB	4	Carynus betula 'Fastgata'	Pyramidal European Hornbeam	14 - 1'6" 6" - 8" 3 - 3.5" B4B; Full
Perimeter Parking Lot Screening Shrubs	SL	17	Spiraea latifolia	Meadowweet	24 - 30" #3 can Install 3.5" O.C.
Interior Parking Lot Landscape Trees	AX	2	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	10 - 1'2" 6" - 8" 2 - 2.5" B4B; Full

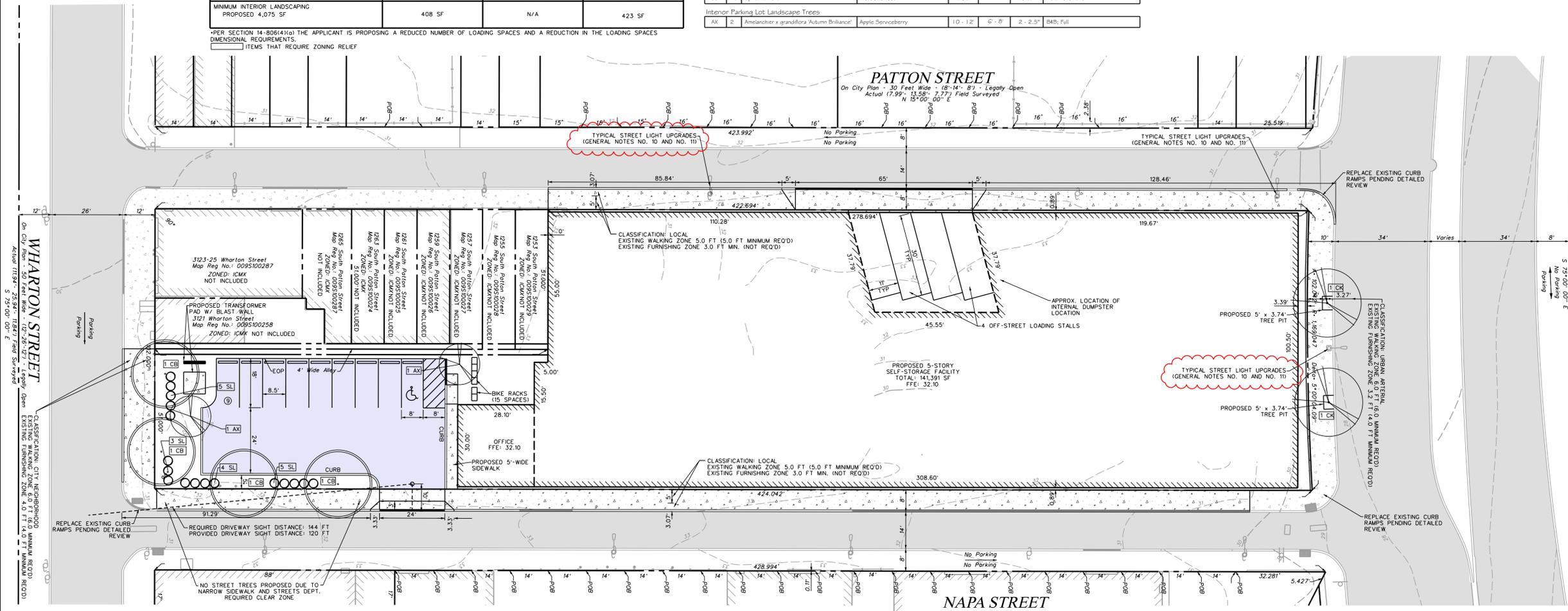


Location Map

Scale: 1" = 800'
 The entire project site is located in a combined sewer service area and Stormwater Management District 4 within the Lower Schuylkill Watershed.

Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Building
- Existing Fence
- Existing Curb
- Existing Sidewalk/Concrete
- Existing Single White Line
- Existing Utility Pole
- Existing Fire Hydrant
- Proposed Building
- Proposed Fence
- Proposed Curb
- Proposed Sidewalk/Concrete
- Proposed Asphalt
- Proposed Sign
- Proposed Curb Stop
- Proposed ADA Parking Space
- Approved Street Tree
- Proposed Parking Lot Screening Tree
- Proposed Parking Lot Screening Shrub
- Proposed Parking Lot Interior Tree



WHARTON STREET
 On City Plan - 30 Feet Wide - (8'-14" - 8') - Legally Open
 Actual (17.99' - 17.99' - 17.99') Field Surveyed
 N 15°00' 00" E

PATTON STREET
 On City Plan - 30 Feet Wide - (8'-14" - 8') - Legally Open
 Actual (7.99' - 13.58' - 7.77') Field Surveyed
 N 15°00' 00" E

NAPA STREET
 On City Plan - 30 Feet Wide - (8'-14" - 8') - Legally Open
 Actual (8.03' - 13.43' - 8.14') Field Surveyed
 N 15°00' 00" E

GRAYS FERRY AVENUE
 On City Plan - 102 Feet Wide - (8'-14" - 8') - Legally Open
 Actual (102.00' - 102.00' - 102.00') Field Surveyed
 N 15°00' 00" E

General Notes

- Information shown hereon reflects existing conditions as of March 12, 2021 per a field survey performed by Eustace Engineering.
- This plan was prepared in accordance with the instructions of the Client.
- This property is subject to assessments, restrictions and agreements of record.
- Easements if shown are done so to this best of our abilities given the quality of the reference documents.
- Elevations and contours shown hereon are based on City of Philadelphia vertical datum. Vertical control benchmark Water manhole on southerly curb line of the center-align of Grays Ferry Avenue, opposite Patton Street, Elev. 29.90
- No evidence of potential wetlands were observed on the subject property nor have we received any documentation of any wetlands being located on the subject property.
- The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood Insurance Rate Map No. 4207570181, with an effective date of November 18, 2015, for the area in the City of Philadelphia, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
- To the best of our knowledge this property is served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information if shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. All locations shown hereon are only shown approximate and where information was readily available.
- To the best of our knowledge, utilities enter the premises from public streets or rights of way.
- Existing street lights along Patton Street and Grays Ferry Avenue shall be replaced with the current city standard. Contact street lighting at nicholas.sulphey@phila.gov and patrice.noble@phila.gov during construction for LED model to be used.
- The contractor shall ensure existing street light foundations maintain a minimum 2 inch reveal.

Utility Companies

- AT&T (ATM)
- COMCAST CABLE (CO)
- PECO ENERGY (KA)
- PHILADELPHIA CITY DEPARTMENT OF STREETS (PSD)
- PHILADELPHIA CITY WATER DEPARTMENT (PD)
- PHILADELPHIA ENERGY SOLUTIONS (PES)

- PHILADELPHIA GAS WORKS (PZ)
- VERIZON PENNSYLVANIA LLC (YA)
- VICINITY ENERGY PHILADELPHIA INC (TQ)
- ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC (PLL)



Act 287
 ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

BUILDING HEIGHT SUMMARY

ALLOWABLE MAXIMUM BUILDING HEIGHT:	60 FT
PROPOSED FINISHED FLOOR ELEVATION:	32.10
PROPOSED 5-STORY BUILDING HEIGHT:	59.00 FT (BY OTHERS)
PROPOSED TOP OF BUILDING ELEVATION:	91.10
AVERAGE GROUND LEVEL ELEVATION:	(29.78-32.0-29.70-33.22)/4 = 31.17
PROPOSED BUILDING HEIGHT FROM AVERAGE GROUND LEVEL ELEVATION:	91.10-31.17 = 59.93 FT

Owner

- OPA 884755500
314 Grays Ferry Ave
1206-26 South Napa Street
1201-33 South Napa Street
KO Enterprises
1207 S Napa Street
Philadelphia, PA 19146
- OPA 885106420
3115-3119 Wharton Street
1230-52 South Napa Street
Selectronics Inc.
314 Grays Ferry Avenue
Philadelphia, PA 19146
- OPA 885408760
1228 South Napa Street
Selectronics Inc.
1228 S Napa Street
Philadelphia, PA 19146
- OPA 885408940
1251 South Patton Street
Nwe Kido
Huang Ching Hui
3114 Grays Ferry Avenue
Philadelphia, PA 19146
- OPA 884347410
1235-49 South Patton Street
Selectronics Inc.
3114 Grays Ferry Avenue
Philadelphia, PA 19146

Site Data:

Zoned: ICMX
 Applicant/Equitable Owner:
 3114 Grays Ferry Ave LLC
 C/O Insite Property Group
 811 N. Catalina Avenue
 Suite 1306
 Redondo Beach, CA 90277

Date	By	Comments
08-06-21	MWW	REVISED PER STREETS DEPT. REVIEW COMMENTS
07-27-21	MWW	REVISED PER STREETS DEPT. REVIEW COMMENTS
07-15-21	MWW	REVISED PER STREETS DEPT. REVIEW COMMENTS
06-23-21	MWW	REVISED PER PCPC REVIEW COMMENTS
05-25-21	MWW	REVISED PER LMI REVIEW COMMENTS

Zoning Plan
Secure Space Self Storage
3114 Grays Ferry Avenue

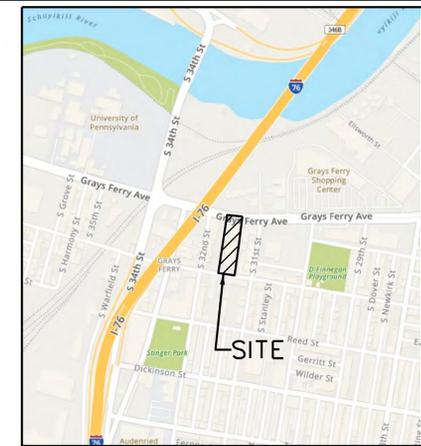
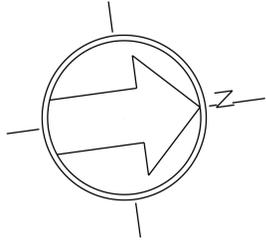
36 WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA

EUSTACE
 ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
 607 Easton Road
 Building B - 2nd Floor
 Willow Grove, PA 19090
 Tel: (215) 346-8757
 Fax: (215) 346-8759
 www.eustaceeng.com
 Martin J. Eustace, III
 P.E., P.L.C. #204881E

DRAWN BY: MWW
 CHECKED BY: MJE
 DATE: 05-11-21
 DRAWING NO.: D 2254 12 07



EXHIBIT 9



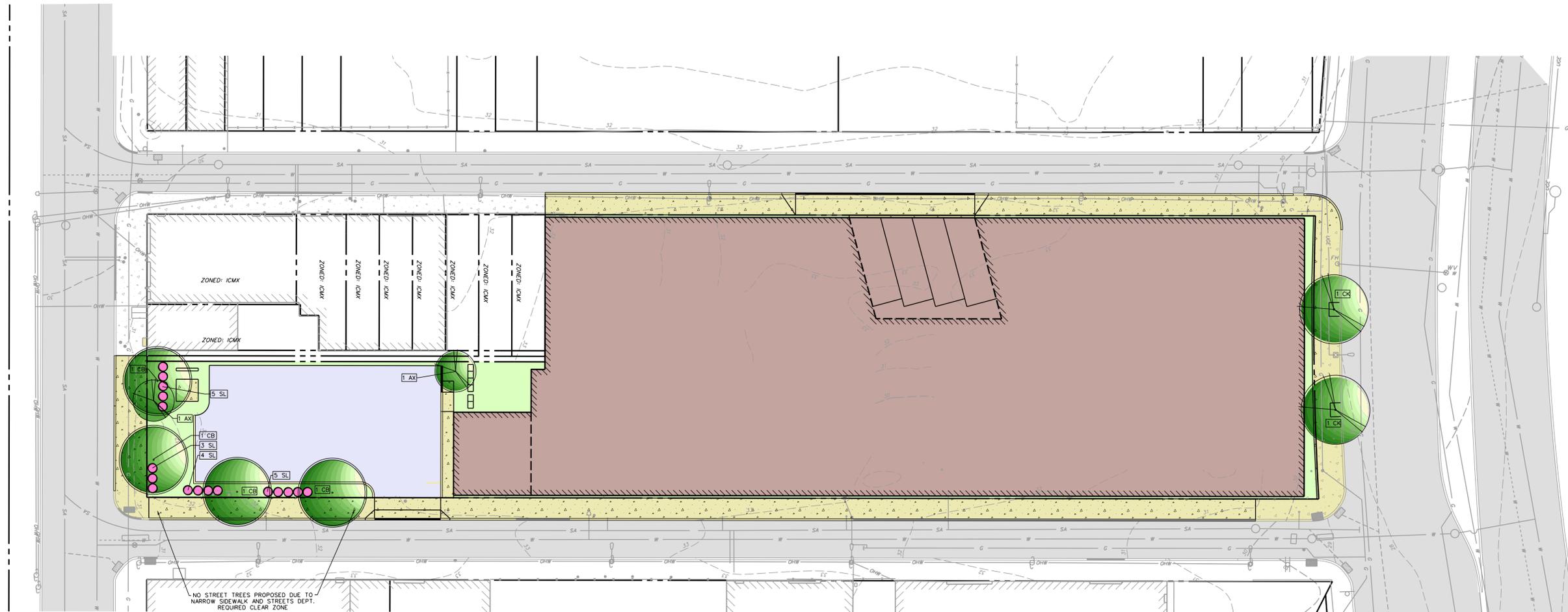
Location Map

Scale: 1" = 800'

The entire project site is located in a combined sewer service area and Stormwater Management District A within the Lower Schuylkill Watershed.

Legend

- Existing Right-of-Way
- Existing Property Line
- Existing Building
- Existing Fence
- Existing Curb
- Existing Sidewalk/Concrete
- Existing Single White Line
- Existing Utility Pole
- Existing Fire Hydrant
- Existing Lighting
- Proposed Building
- Proposed Fence
- Proposed Curb
- Proposed Sidewalk/Concrete
- Proposed Asphalt
- Proposed Inlet
- Proposed Outlet Structure with Discharge Pipe
- Proposed Subsurface Basin
- Proposed Gas Line
- Proposed Domestic Water Line
- Proposed Fire Line
- Proposed Underground Electric
- Proposed Sanitary Lateral
- Approved Street Tree
- Proposed Parking Lot Screening Tree
- Proposed Parking Lot Screening Shrub
- Proposed Parking Lot Interior Tree



LANDSCAPE SUMMARY

1.4-003-5(a) - PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS
 (1)(a) - 1 TREE PER 35 FEET OF LINEAR FRONTAGE
 (1)(b) - 3 SHRUBS PER 25 FEET OF LINEAR FRONTAGE

COMPLIANCE SUMMARY:

PARKING LOT FRONTAGE:	1.27 LF
REQUIRED NUMBER OF TREES:	4 TREES
PROVIDED NUMBER OF TREES:	4 TREES (PERIMETER)
REQUIRED NUMBER OF SHRUBS:	16 SHRUBS
PROVIDED NUMBER OF SHRUBS:	17 SHRUBS (PERIMETER)

1.4-003-5(e) - INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS
 (1) - MIN. 10% OF INTERIOR SURFACE PARKING OF SHALL BE PLANTED WITH LANDSCAPE
 (5) - 1 TREE PER 300 SQ. FT. OF INTERIOR LANDSCAPED AREA

COMPLIANCE SUMMARY:

INTERIOR PARKING LOT AREA:	4,075 SF
PROVIDED INTERIOR LANDSCAPE AREA:	423 SF
REQUIRED NUMBER OF TREES:	2 TREES
PROVIDED NUMBER OF TREES:	2 TREES

Street Trees	Quantity	Species	Height	Spread	Spacing	Notes
CK	2	Cladrastis kentuckia	Yellowwood	14 - 16'	6' - 8'	3 - 3.5' B4B; Full
Penimeter Parking Lot Screening Trees	4	Camptocotula pasigata	Pyramidal European Hornbeam	14 - 16'	6' - 8'	3 - 3.5' B4B; Full
Penimeter Parking Lot Screening Shrubs	17	Spiraea latifolia	Meadowsweet	24-30"	-	#3 can. Install 3.5' O.C.
Interior Parking Lot Landscaped Trees	2	Ametanther x grandiflora Autumn Brilliance	Apple Serviceberry	10 - 12'	6' - 8'	2 - 2.5' B4B; Full

General Notes

- Existing street lights along Patton Street and Grays Ferry Avenue should be replaced with the current city standard. Contact street lighting at nicholas.kul@phila.gov and patrice.noble@phila.gov during construction for LED model to be used.
- The contractor shall ensure all existing street light foundations maintain a minimum 2 inch reveal.
- All light fixtures shall be 90 degree cutoff.
- All light fixtures adjacent to residential zoned properties shall have house side shields installed to control light glare.
- All fixtures shall conform to the IESNA definition of full cutoff fixtures.
- Contractor is responsible for verifying location of existing site lighting feeds.
- See architectural electrical feed schedule for building mounted light specification sheet.
- Street tree locations approved by Philadelphia Parks and Recreation Department on April 28, 2021.
- All plants shall meet American Standard for Nursery Stock, ANSI Z60.1-2014 or latest edition.
- Multistem trees shall have 3 trunks minimum.
- Substitutions shall only be per written permission by Eustace Engineering's Landscape Architect.

Owner

OPA 884755500
 3114 Grays Ferry Ave
 1206-26 South Napa Street
 1201-33 South Napa Street
 KO Enterprises
 1207 S Napa Street
 Philadelphia, PA 19146

OPA 885106420
 3115-3119 Wharton Street
 1230-52 South Napa Street
 Selectronics Inc.
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OPA 885408760
 1228 South Napa Street
 Selectronics Inc.
 1228 S Napa Street
 Philadelphia, PA 19146

OPA 885408940
 1251 South Patton Street
 Nwe Kido
 Huang Ching Hui
 3114 Grays Ferry Avenue
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OPA 884347410
 1235-49 South Patton Street
 Selectronics Inc.
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Site Data:

Zoned: ICMX

Applicant/Equitable Owner:

3114 Grays Ferry Ave LLC
 C/O Insite Property Group
 811 N. Catalina Avenue
 Suite 1306
 Redondo Beach, CA 90277

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Act 287

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Landscape and Lighting Plan
Secure Space Self Storage
3114 Grays Ferry Avenue

36 WARD OF THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA

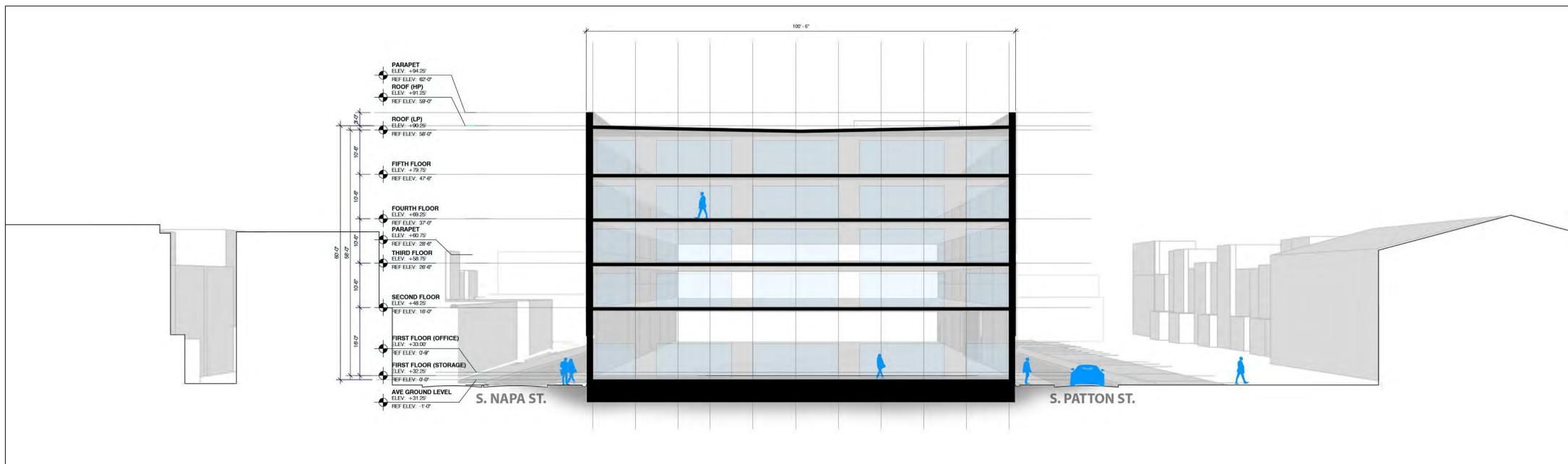


607 Easton Road
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 Willow Grove, PA 19090

Tel: (215) 346-8757
 Fax: (215) 346-8759
 www.eustaceeng.com

DRAWN BY: MHW
 CHECKED BY: MJE
 DATE: 08-24-21
 DRAWING No.: D 2254 12 11

EXHIBIT 10



01 SITE SECTION
SCALE: NTS



02 RENDERING 1
SCALE: NTS



03 RENDERING 2
SCALE: NTS



04 RENDERING 3
SCALE: NTS



05 RENDERING 4
SCALE: NTS

EXHIBIT 11



01 RENDERING 5
SCALE: NTS



02 RENDERING 6
SCALE: NTS



03 3D MASSING STUDY
SCALE: NTS



04 3D MASSING STUDY
SCALE: NTS



NO.	DATE	DESCRIPTION
0	08.20.21	CDR SUBMISSION

EXHIBIT 12



CLIENT
INSITE DEVELOPMENT
PARTNERS LLC
811 N. CHAMBERS AVE. SUITE 1000
RECONO BEACH, CA 90271
T 866.927.6262

ARCHITECT
TAO
63 NORTH LAKEVIEW DRIVE | SUITE 201
GLENBORO, NJ 08028
T 856.778.2500
F 856.778.2555

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING ENGINEER

ELECTRICAL ENGINEER

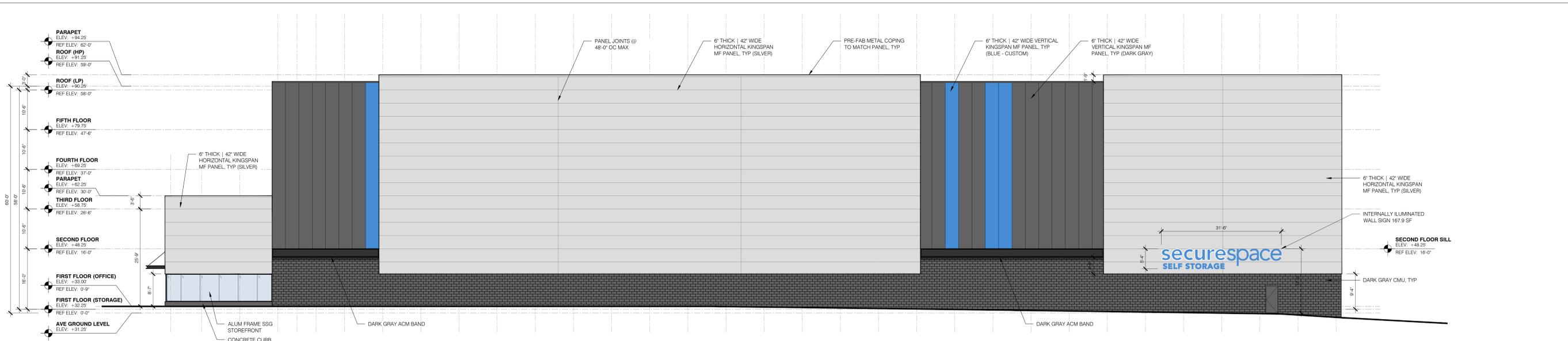
CIVIL ENGINEER

PROJECT
NEW SELF - STORAGE FACILITY FOR:
INSITE DEVELOPMENT PARTNERS LLC
1206-1252 S. NAPA STREET
PHILADELPHIA, PA 19146

NO.	DATE	DESCRIPTION
0	08.20.21	CDR SUBMISSION

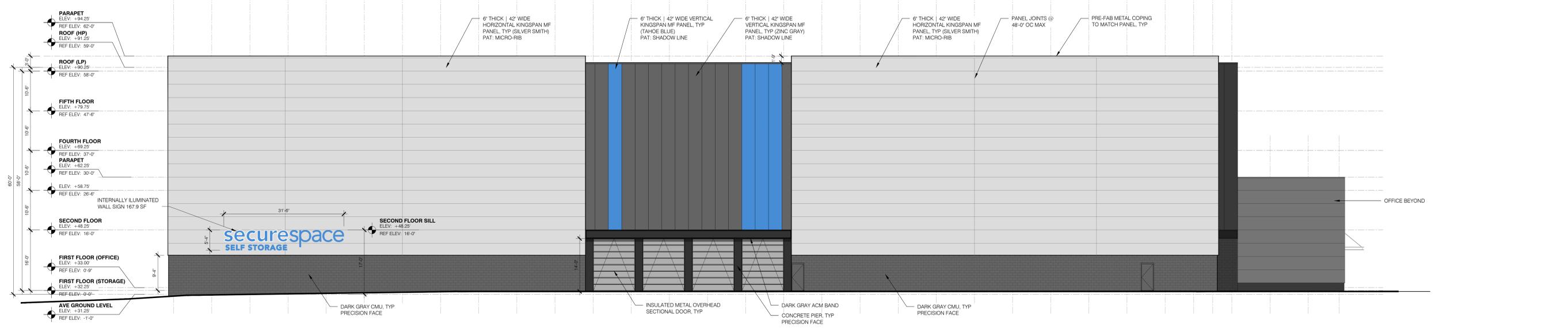
DRAWING TITLE
PROPOSED EXTERIOR ELEVATIONS

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DATE:	08/14/2021
DRAWN BY:	MC
COMP. FILE NAME:	
SCALE:	AS NOTED
SHEET NO.	



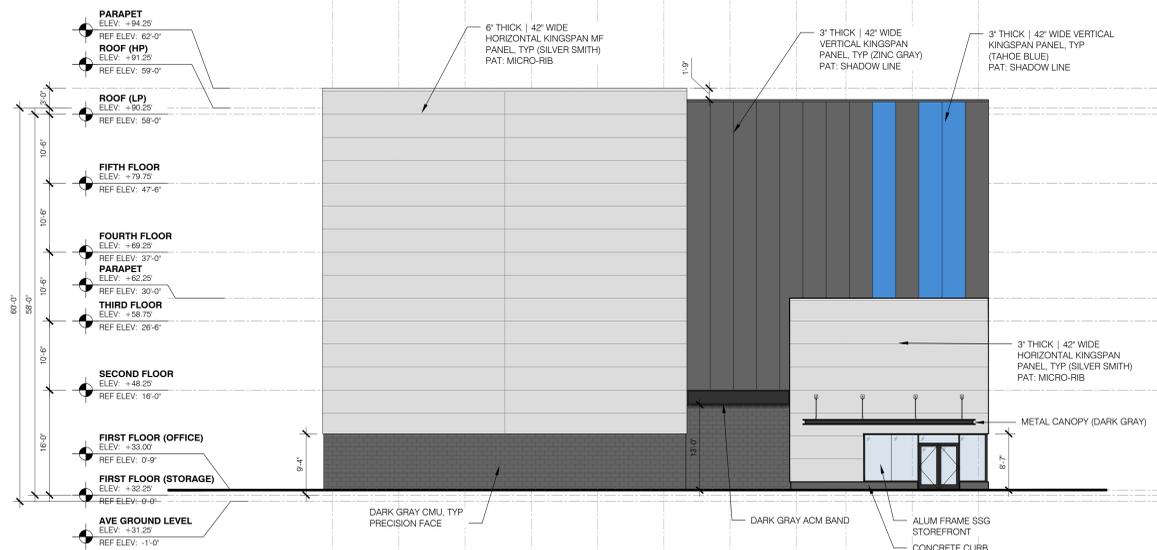
01 PROPOSED EAST ELEVATION - S. NAPA STREET

SCALE: 3/32"=1'-0"



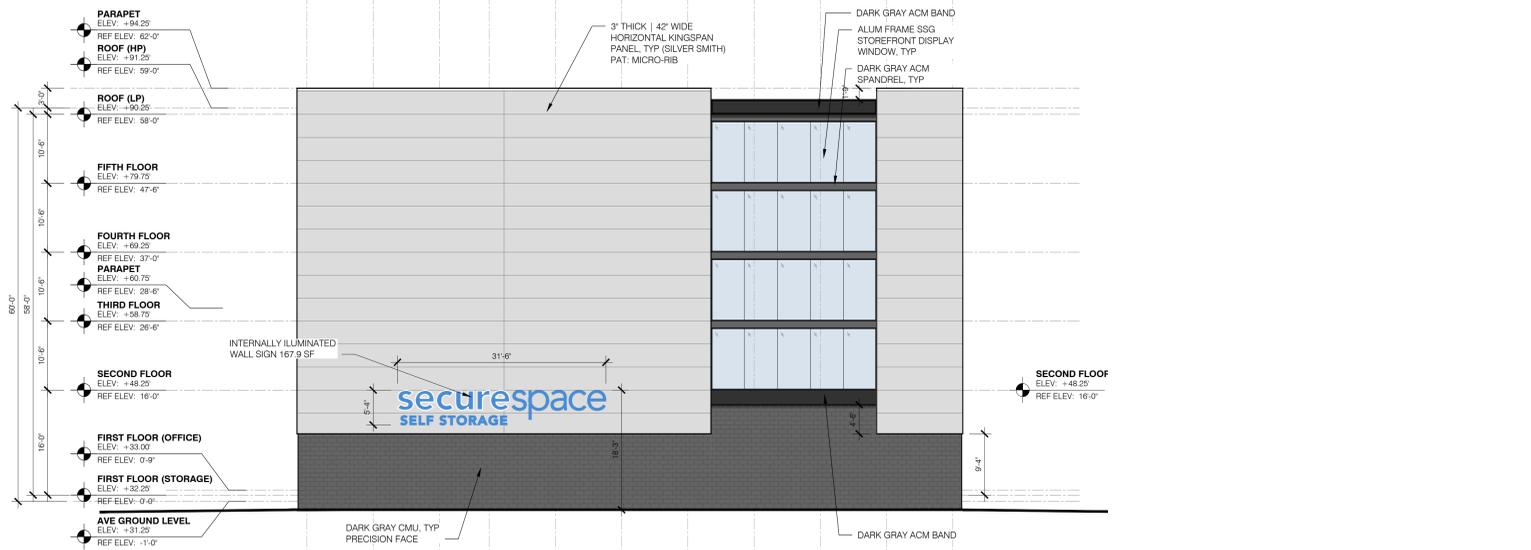
02 PROPOSED WEST ELEVATION - S. PATTON STREET

SCALE: 3/32"=1'-0"



03 PROPOSED SOUTH ELEVATION

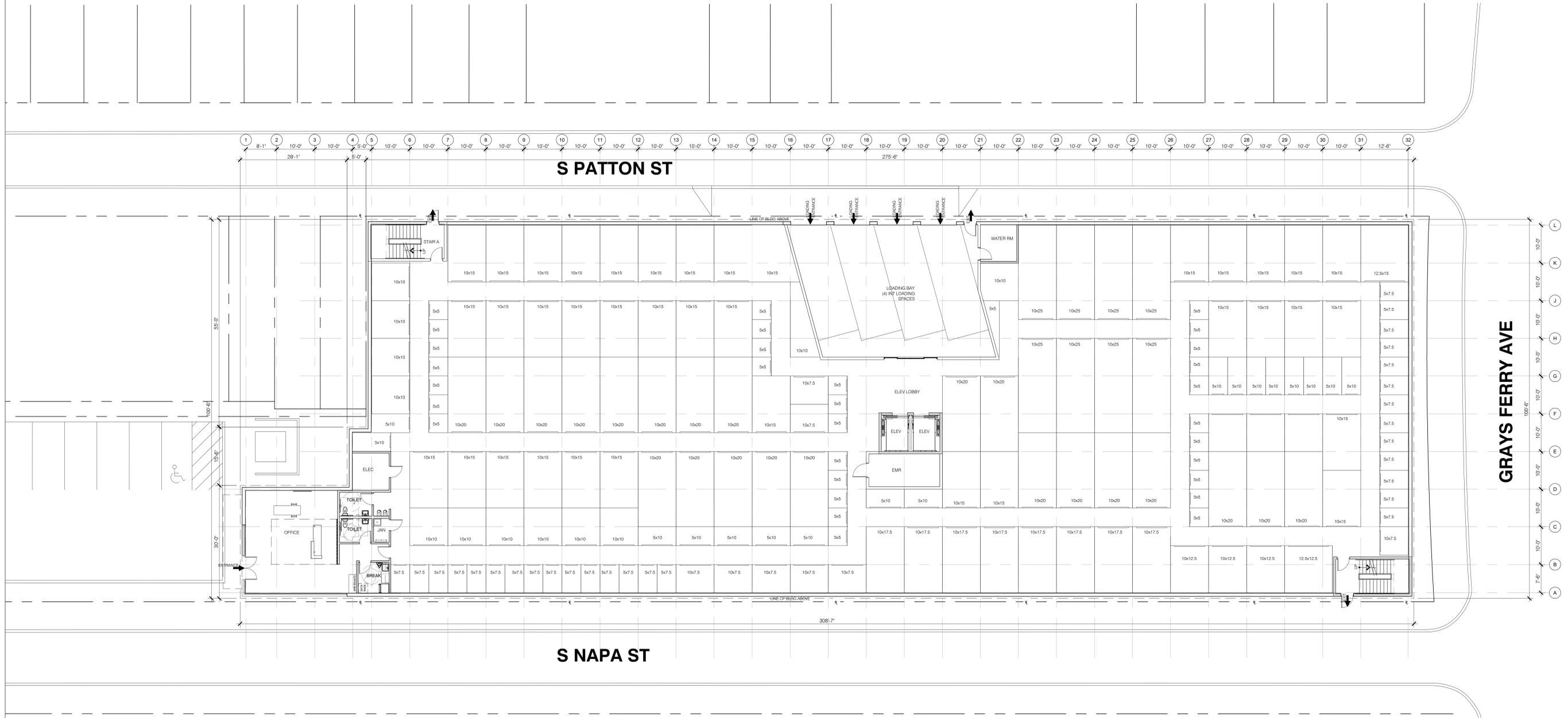
SCALE: 3/32"=1'-0"



04 PROPOSED NORTH ELEVATION - GRAYS FERRY AVENUE

SCALE: 3/32"=1'-0"

EXHIBIT 13





CLIENT
INSITE DEVELOPMENT PARTNERS LLC
811 N. CHAMBERS AVE | SUITE 1000
REDONDO BEACH, CA 90277
T 909.521.6202

ARCHITECT
TAO
63 NORTH LAKESIDE DRIVE | SUITE 201
GLENBORO, NJ 08028
F 856.778.2555
T 856.778.2555

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING ENGINEER

ELECTRICAL ENGINEER

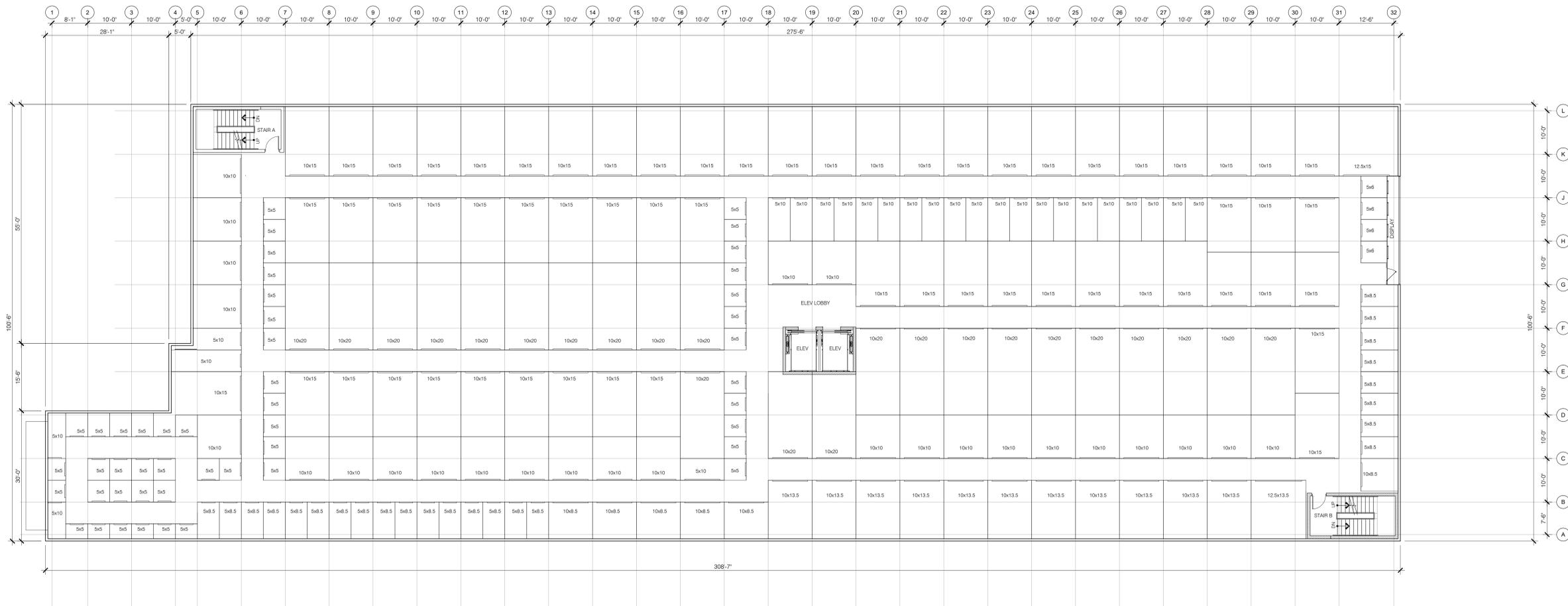
CIVIL ENGINEER

PROJECT
**NEW SELF - STORAGE FACILITY FOR:
INSITE DEVELOPMENT PARTNERS LLC**
1206-1252 S. NAPA STREET
PHILADELPHIA, PA 19146

NO.	DATE	DESCRIPTION
0	08.20.21	CDR SUBMISSION

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

JOB NO. 21005
DATE 04/14/2021
DRAWN BY: MCRB
CHECK FILE NAME:
SCALE: AS NOTED
SHEET NO.





CLIENT
INSITE DEVELOPMENT PARTNERS LLC
811 N. CANTAMARNE DRIVE | SUITE 1000
REDONDO BEACH, CA 90277
T 909.521.6202

ARCHITECT
TAO
63 NORTH LAKESIDE DRIVE | SUITE 201
GLENBORO, NJ 08028
P 856.778.2500
F 856.778.2555

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING ENGINEER

ELECTRICAL ENGINEER

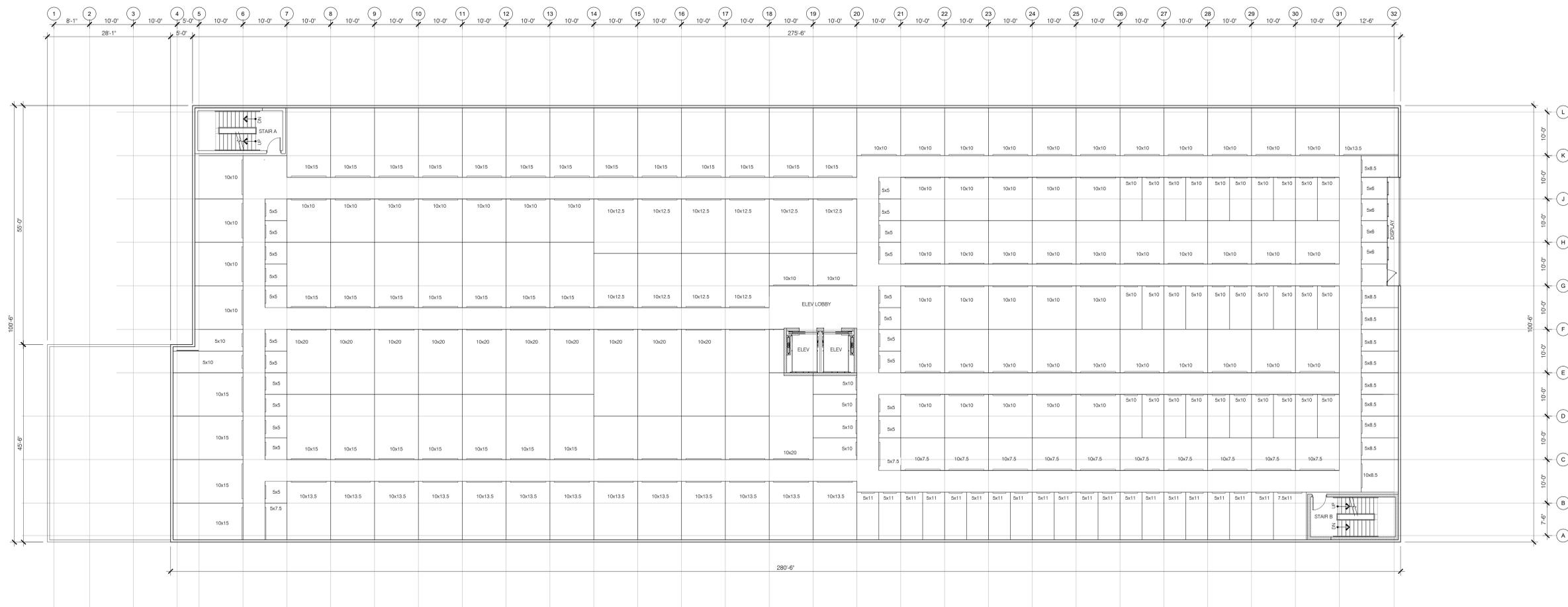
CIVIL ENGINEER

PROJECT
**NEW SELF - STORAGE FACILITY FOR:
INSITE DEVELOPMENT PARTNERS LLC**
1206-1252 S. NAPA STREET
PHILADELPHIA, PA 19146

NO.	DATE	DESCRIPTION
0	08.20.21	CDR SUBMISSION

DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

JOB NO.	21005
DATE	04/14/2021
DRAWN BY	MGRB
COORD. FILE NAME	
SCALE	AS NOTED
SHEET NO.	





CLIENT
INSITE DEVELOPMENT PARTNERS LLC
811 N. CHAMBERS AVE | SUITE 1300
REDONDO BEACH, CA 90277
T 909.521.6202

ARCHITECT
TAO
63 NORTH LAKESIDE DRIVE | SUITE 201
GLENBORO, NJ 08028
T 856.778.2500
F 856.778.2555

STRUCTURAL ENGINEER

MECHANICAL/PLUMBING ENGINEER

ELECTRICAL ENGINEER

CIVIL ENGINEER

PROJECT
**NEW SELF - STORAGE FACILITY FOR:
INSITE DEVELOPMENT PARTNERS LLC**
1206-1252 S. NAPA STREET
PHILADELPHIA, PA 19146

NO.	DATE	DESCRIPTION
0	08.20.21	CDR SUBMISSION

DRAWING TITLE
PROPOSED FOURTH & FIFTH FLOOR PLAN

JOB NO.	21005
DATE	04/14/2021
DRAWN BY	MCRB
COORD. FILE NAME	
SCALE	AS NOTED
SHEET NO.	

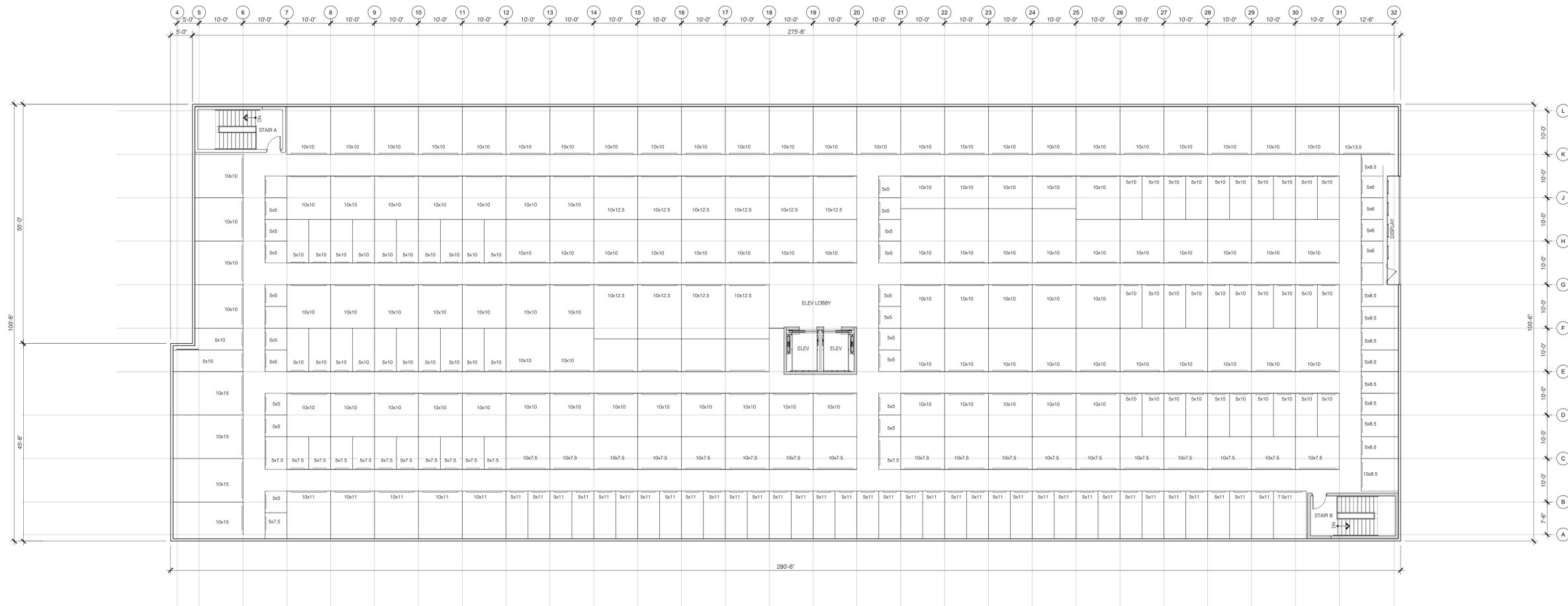


EXHIBIT 14

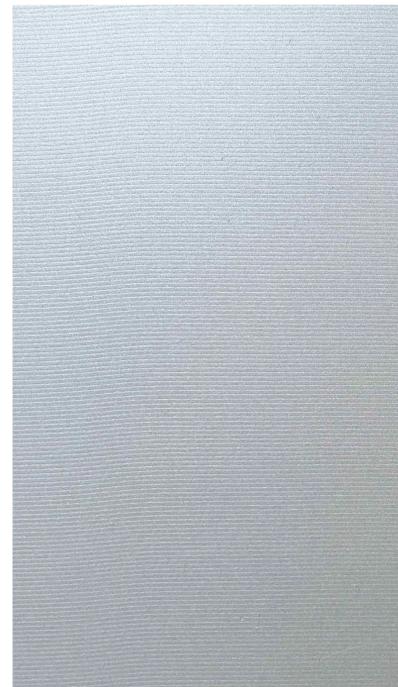
secure space

SELF STORAGE

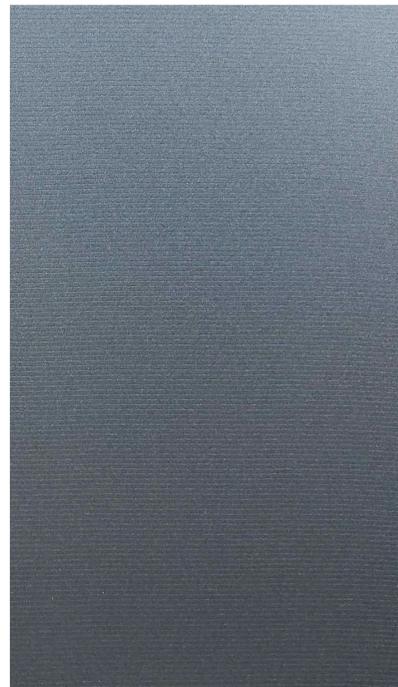
ALUCOBOND

ALUMINUM COMPOSITE MATERIAL

NO.	DATE	DESCRIPTION
0	08.20.21	CDR SUBMISSION



SILVERSMITH



WEATHERED ZINC



TAHOE BLUE



GRAPHITE MICA



BLACK



SUPER LUMIDECK FLAT SOFFIT

CANOPY

MAPES ARCHITECTURAL CANOPIES



SHADOW LINE PROFILE



MICRO RIB PROFILE

INSULATED METAL PANEL

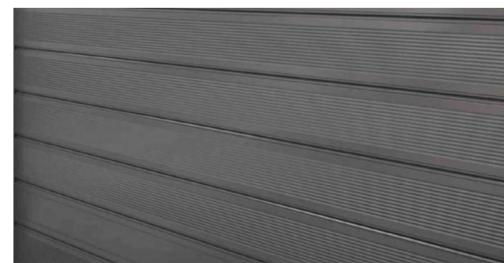
KINGSPAN MF PANEL



YKK 45 TU SSG



CLEAR ANODIZED



DARK GRAY

ASSA ABLOY RR3000

STOREFRONT

LOADING DOORS



GF-301

CMU

WESTBROOK GROUND FACE