



ARCHITECTS LLC
MORRISSEY DESIGN LLC
1501 MAIN STREET | PHILADELPHIA PA 19127 | 215.644.0751 | www.morrissey-design.com



7619 GERMANTOWN AVE
PHILADELPHIA PA 19119



BLAKE
DEVELOPMENT CORP

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OWNER:

MAIN STREET DEVELOPMENT
482 NORRISTOWN ROAD
SUITE 114
BLUE BELL, PA 19422

BLAKE DEVELOPMENT CORP.
1300 BETHLEHEM PIKE
SUITE 21
FLOURTOWN, PA 19031

ARCHITECT:

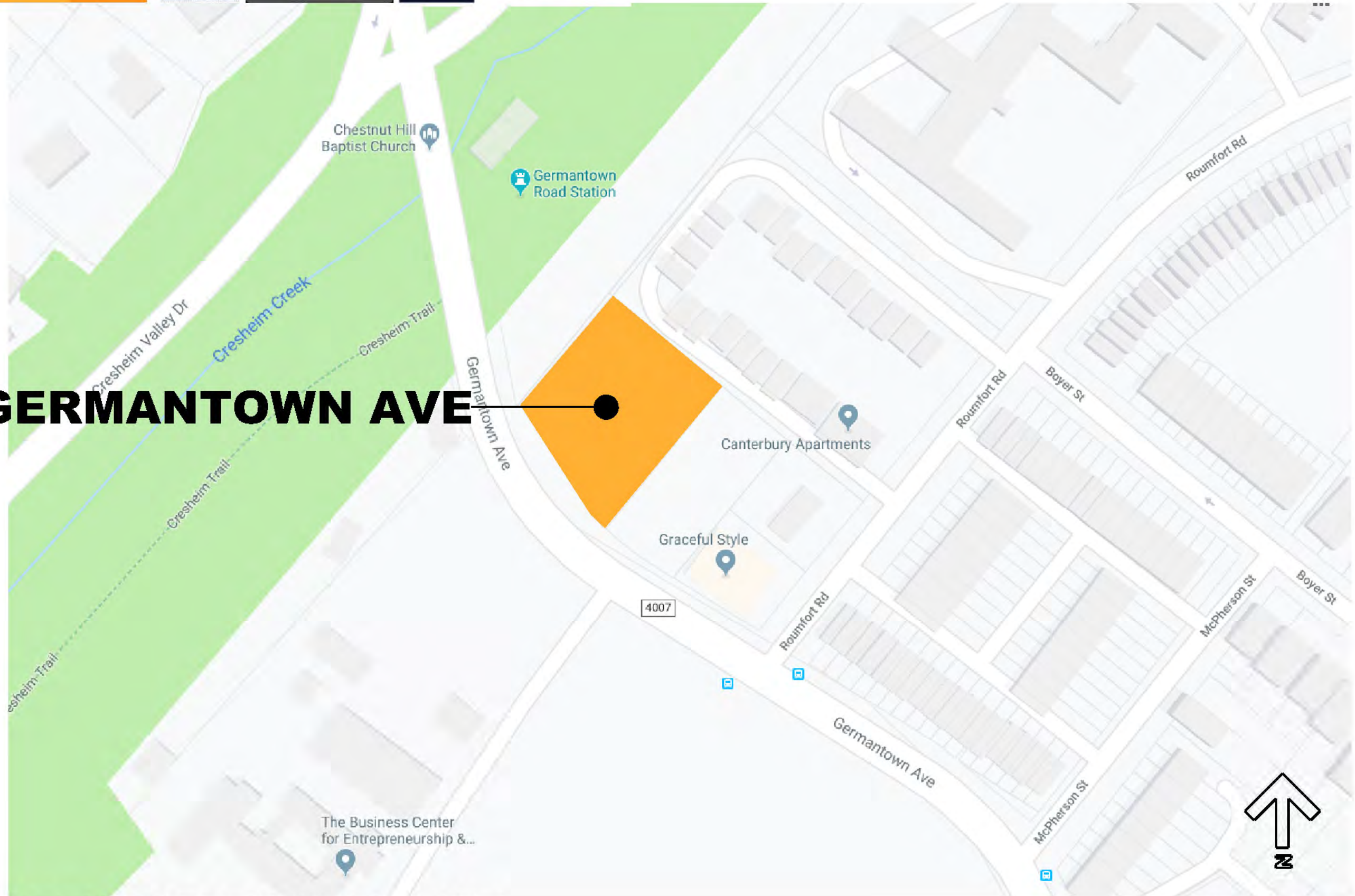
M ARCHITECTS
4590 MAIN STREET
PHILADELPHIA, PA 19127

CIVIL/SITE:

RUGGIERO & PLANTE
LAND DESIGN
4220 MAIN STREET
PHILADELPHIA, PA 19127

SITE LOCATION

7619 GERMANTOWN AVE



7619 GERMANTOWN AVE

PHILADELPHIA PA 19119

SITE LOCATION



EXISTING AERIAL 1 - NORTH



EXISTING AERIAL 2 - SOUTH

7619 GERMANTOWN AVE

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SITE LOCATION



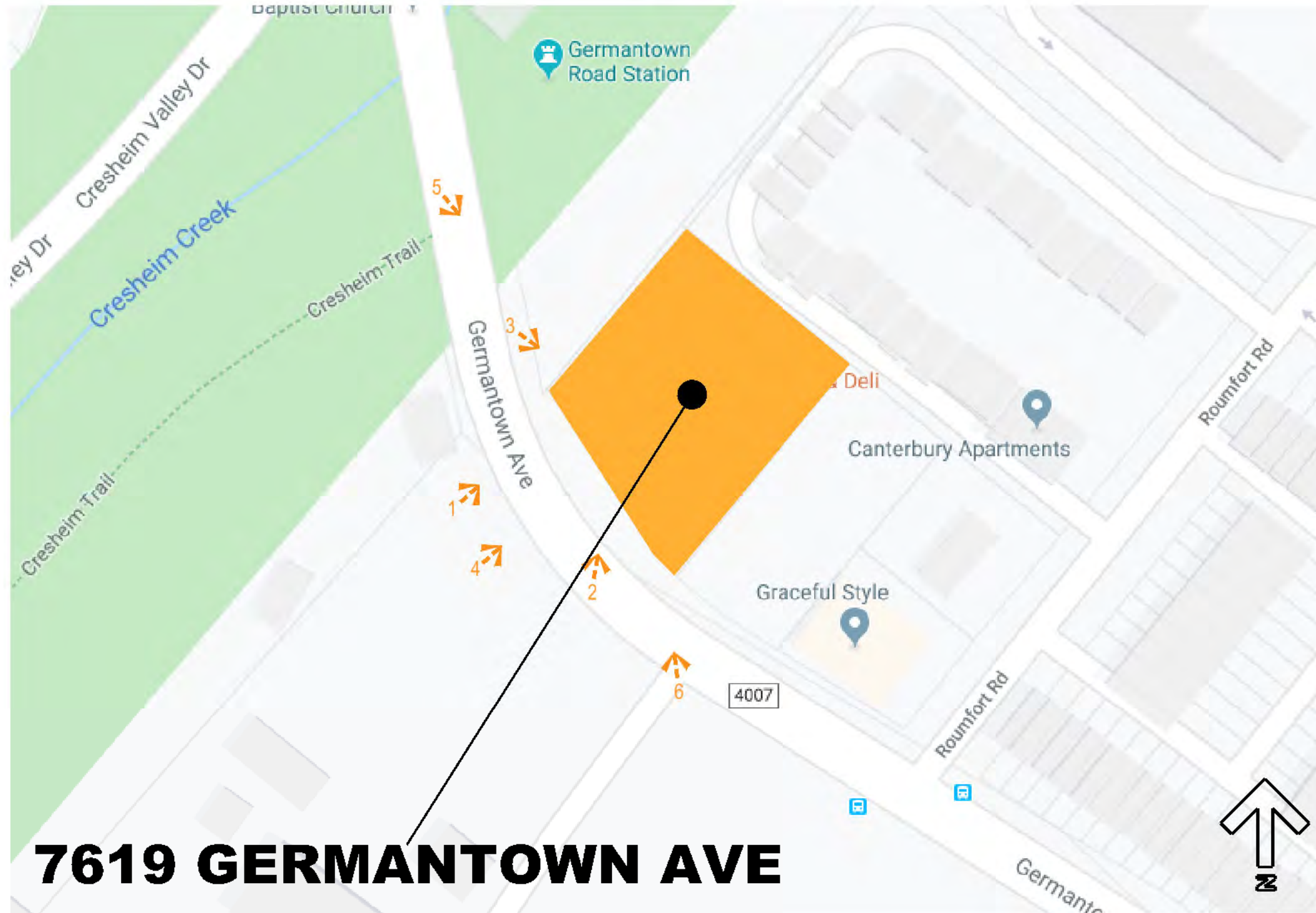
EXISTING AERIAL 3 - WEST



EXISTING AERIAL 4 - EAST

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



SITE PHOTOS



SITE PHOTO 1: LOOKING ACROSS GERMANTOWN AVE AT EXISTING BUILDING



SITE PHOTO 2: LOOKING NORTH FROM GERMANTOWN AVE

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



SITE PHOTO 3: LOOKING AT WEST SIDE
OF EXISTING BUILDING



SITE PHOTO 5: LOOKING SOUTH - EAST
AT EXISTING BUILDING



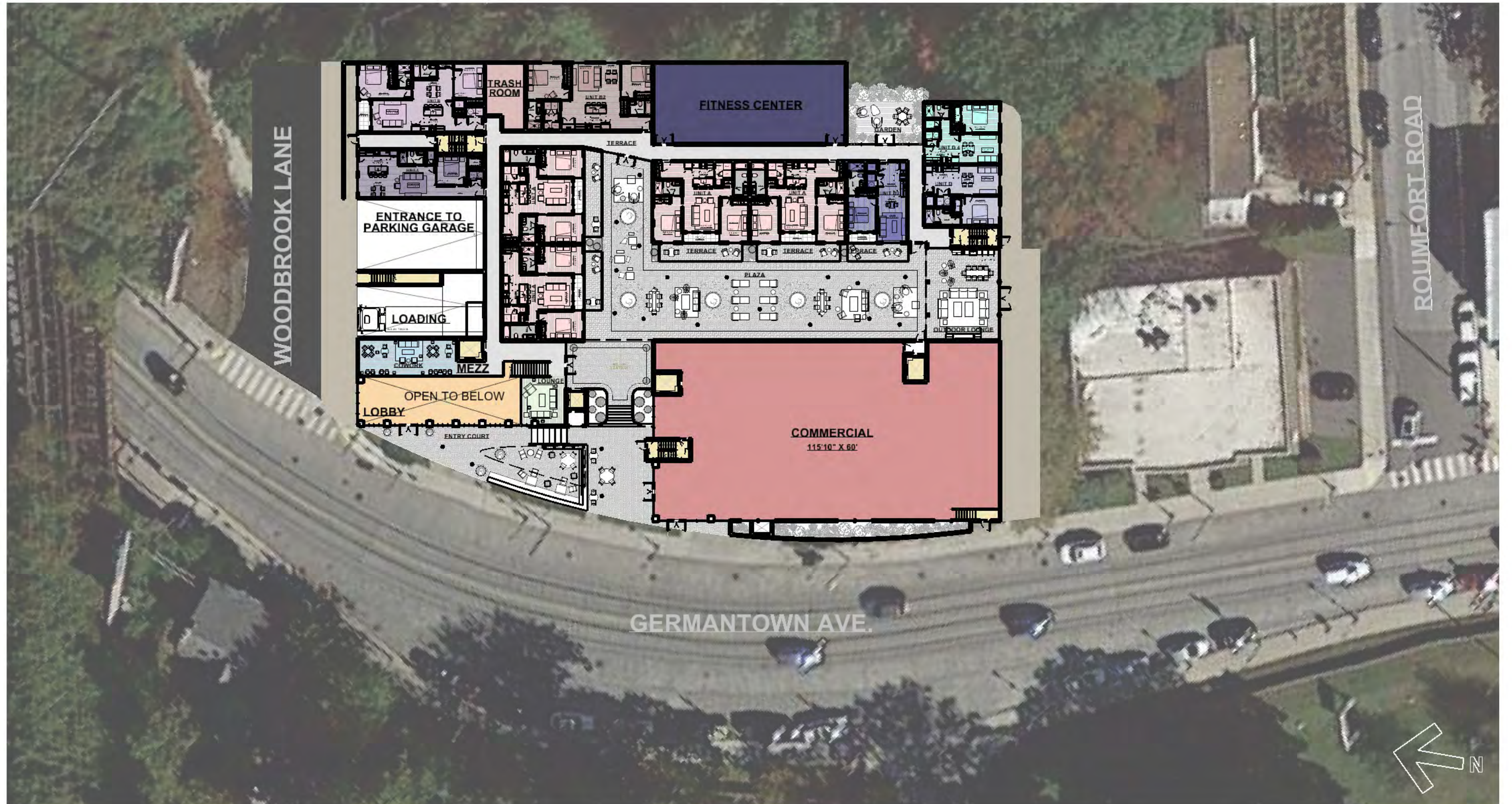
SITE PHOTO 4: LOOKING NORTH - EAST AT
DINER AND TROLLEY CAR



SITE PHOTO 6: LOOKING NORTH AT
TROLLEY CAR

7619 GERMANTOWN AVE

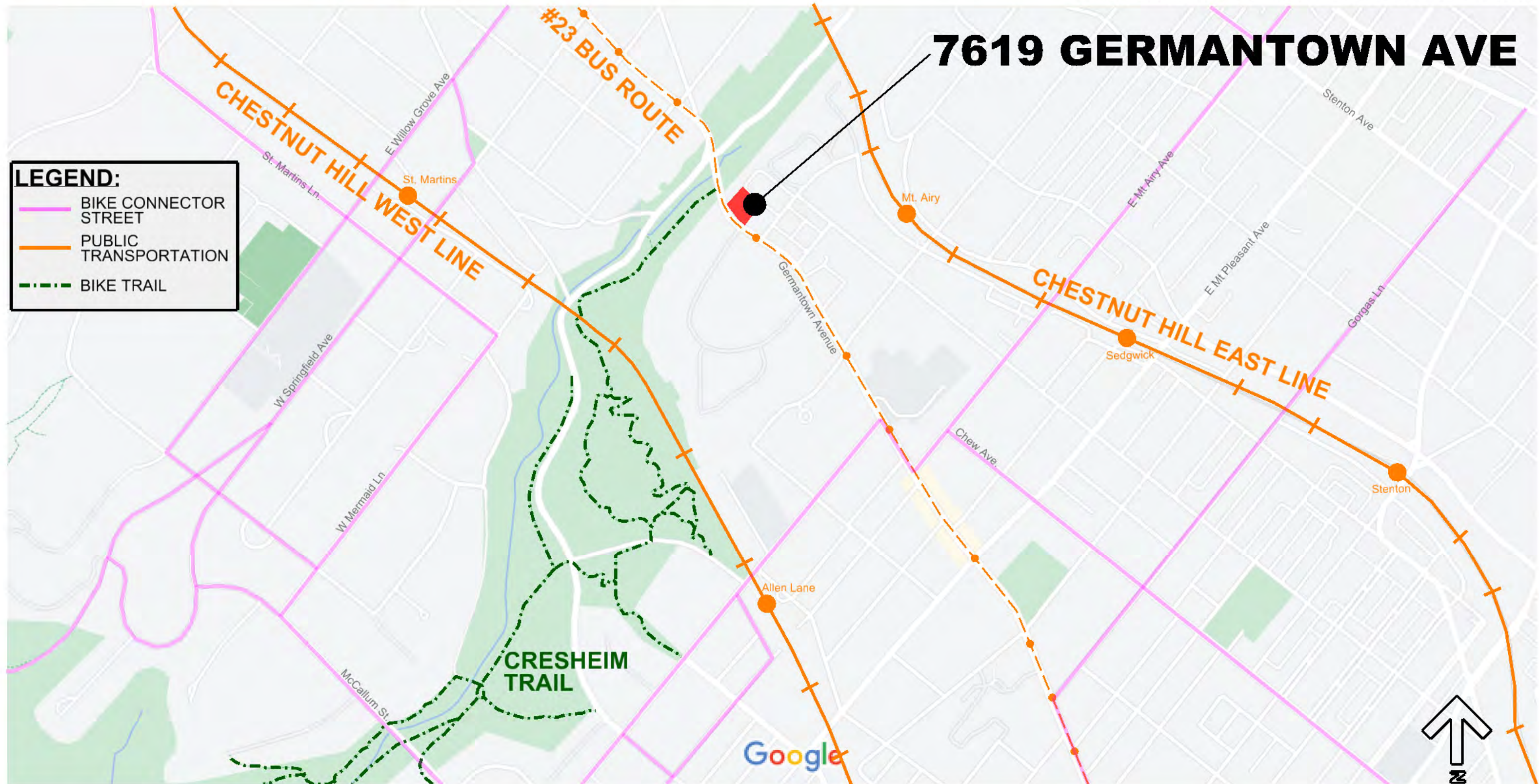
PHILADELPHIA PA 19119



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PUBLIC + BIKE TRANSPORTATION



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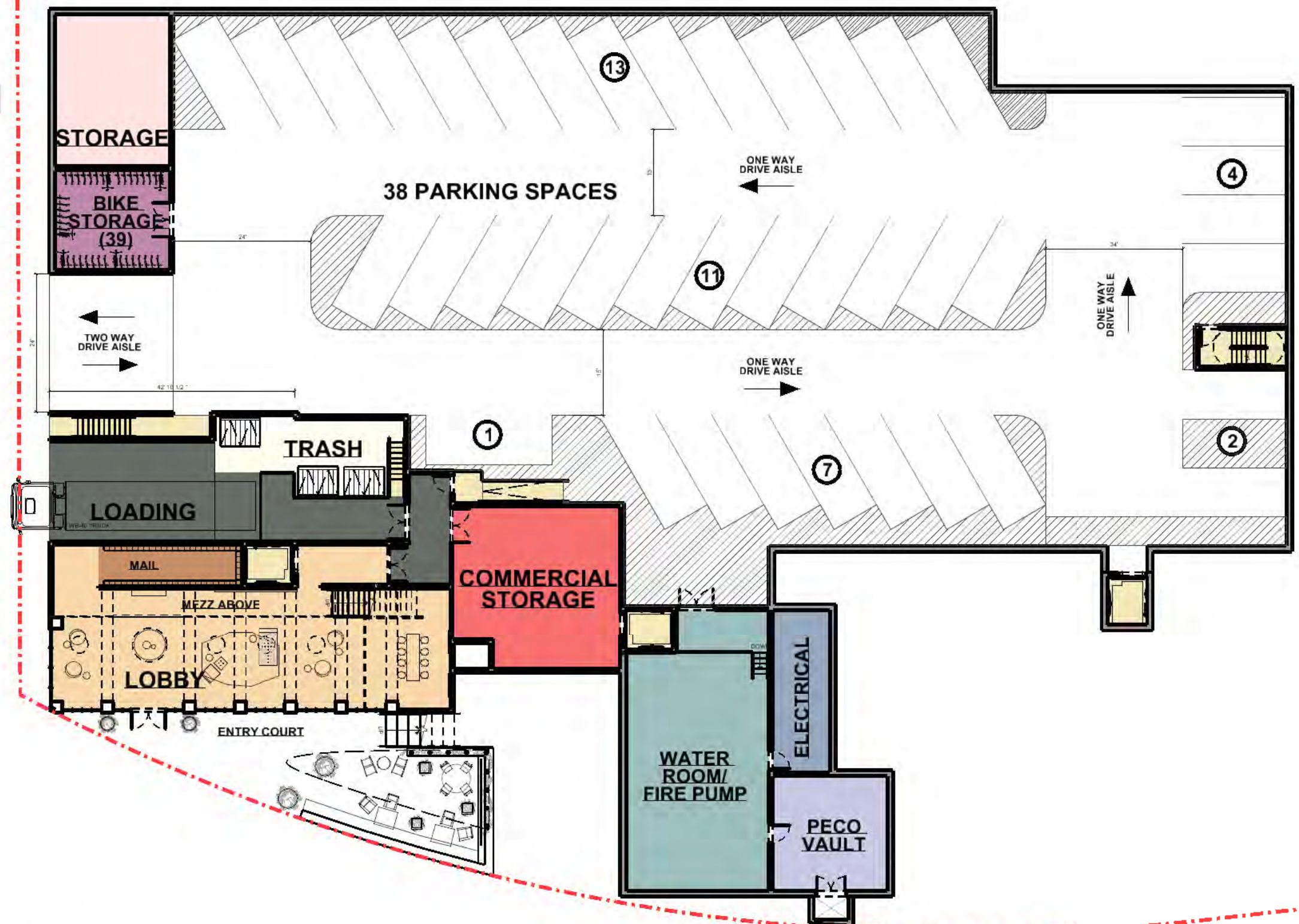
KEY

LOBBY	WATER ROOM/ FIRE PUMP
MAIL ROOM	ELECTRICAL
COMMERCIAL STORAGE	PECO VAULT
LOADING	
BIKE STORAGE	
CIRCULATION	
STAIRS/ELEVATOR	
STORAGE	
TRASH	

LEVEL	AREA
PARKING	4,485.9 S.F.
FIRST	20,310.8 S.F.
2ND THRU 5TH	97,092.4 S.F.
ROOF DECK	549.5 S.F.
TOTAL	122,438.6 SF

UNIT	TOTAL
5 RESIDENTIAL FLOORS	
5-STORY BUILDING	
1 BEDROOM	36 UNITS
2 BEDROOM	78 UNITS
TOTAL	114 UNITS
TOTAL PER FLOOR	0 UNITS

PROPOSED PARKING LEVEL PLAN
 1" = 20'-0"



7619 GERMANTOWN AVE

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FLOOR PLANS

KEY

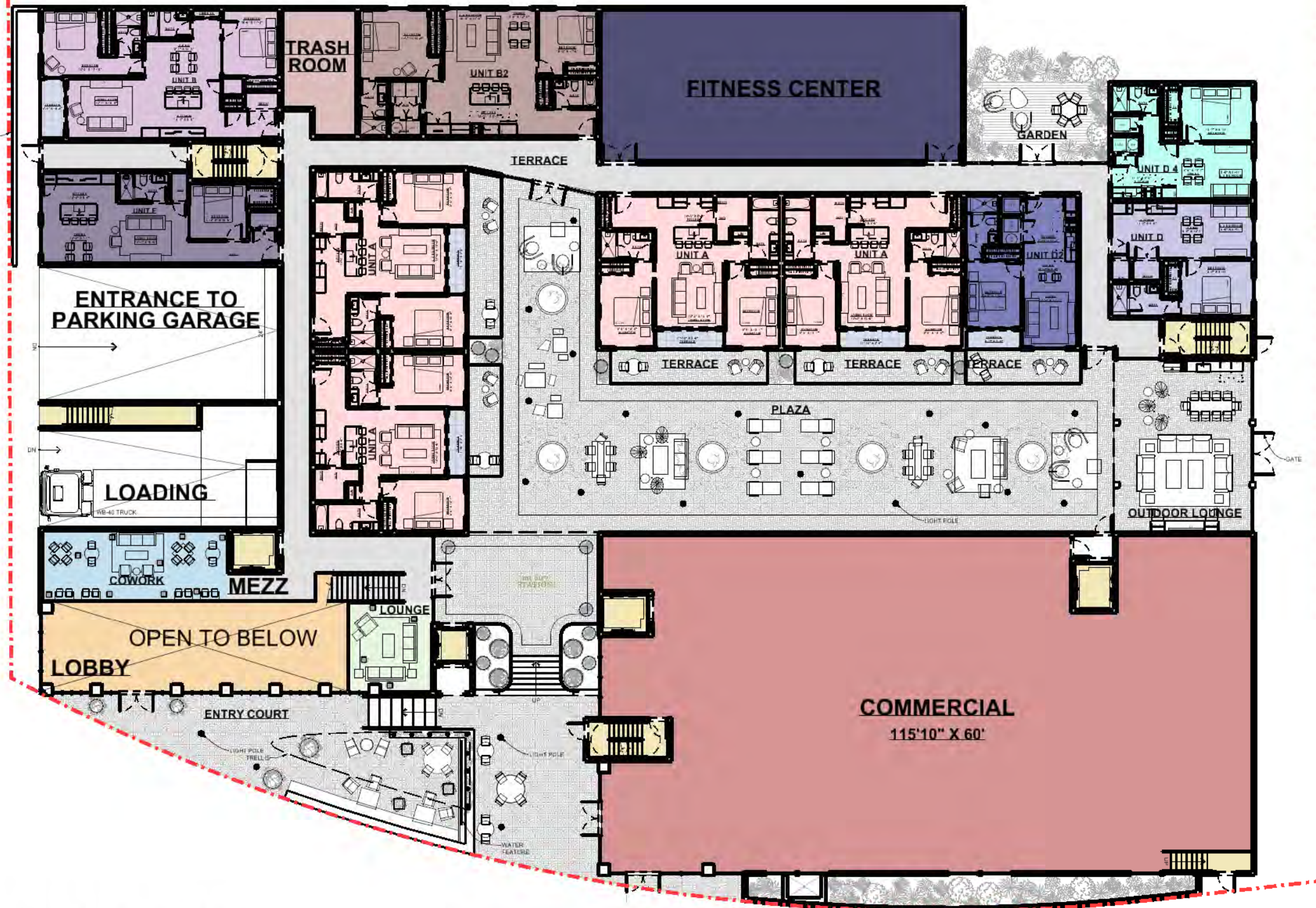
LOBBY	CIRCULATION
MAIL ROOM	STAIRS/ELEVATOR
UNIT A, 2-BEDROOM	COMMERCIAL
UNIT B, 2-BEDROOM	TRASH ROOM
UNIT B2, 2-BEDROOM	FITNESS CENTER
UNIT F, 1-BEDROOM	COWORK
UNIT D, 1-BEDROOM	LOUNGE
UNIT D2, 1-BEDROOM	
UNIT D4, 1-BEDROOM	

LEVEL	AREA
PARKING	4,485.9 S.F.
FIRST	20,310.8 S.F.
2ND THRU 5TH	97,092.4 S.F.
ROOF DECK	549.5 S.F.
TOTAL	122,438.6 SF

UNIT	TOTAL
5 RESIDENTIAL FLOORS	
5-STORY BUILDING	
1 BEDROOM	36 UNITS
2 BEDROOM	78 UNITS
TOTAL	114 UNITS
TOTAL PER FLOOR	10 UNITS

AREA	TOTAL
COMMERCIAL	6654.6 S.F.

PROPOSED 1ST FLOOR PLAN
 1" = 20'-0"



7619 GERMANTOWN AVE

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FLOOR PLANS

KEY

UNIT A, 2-BEDROOM	UNIT G, 2-BEDROOM
UNIT A2, 2-BEDROOM	UNIT H, 1-BEDROOM
UNIT B, 2-BEDROOM	UNIT I, 1-BEDROOM
UNIT B2, 2-BEDROOM	CIRCULATION
UNIT C, 1-BEDROOM	STAIRS/ELEVATOR
UNIT D, 1-BEDROOM	TRASH ROOM
UNIT D2, 1-BEDROOM	
UNIT D3, 1-BEDROOM	
UNIT D4, 1-BEDROOM	
UNIT E, 2-BEDROOM	

LEVEL AREA

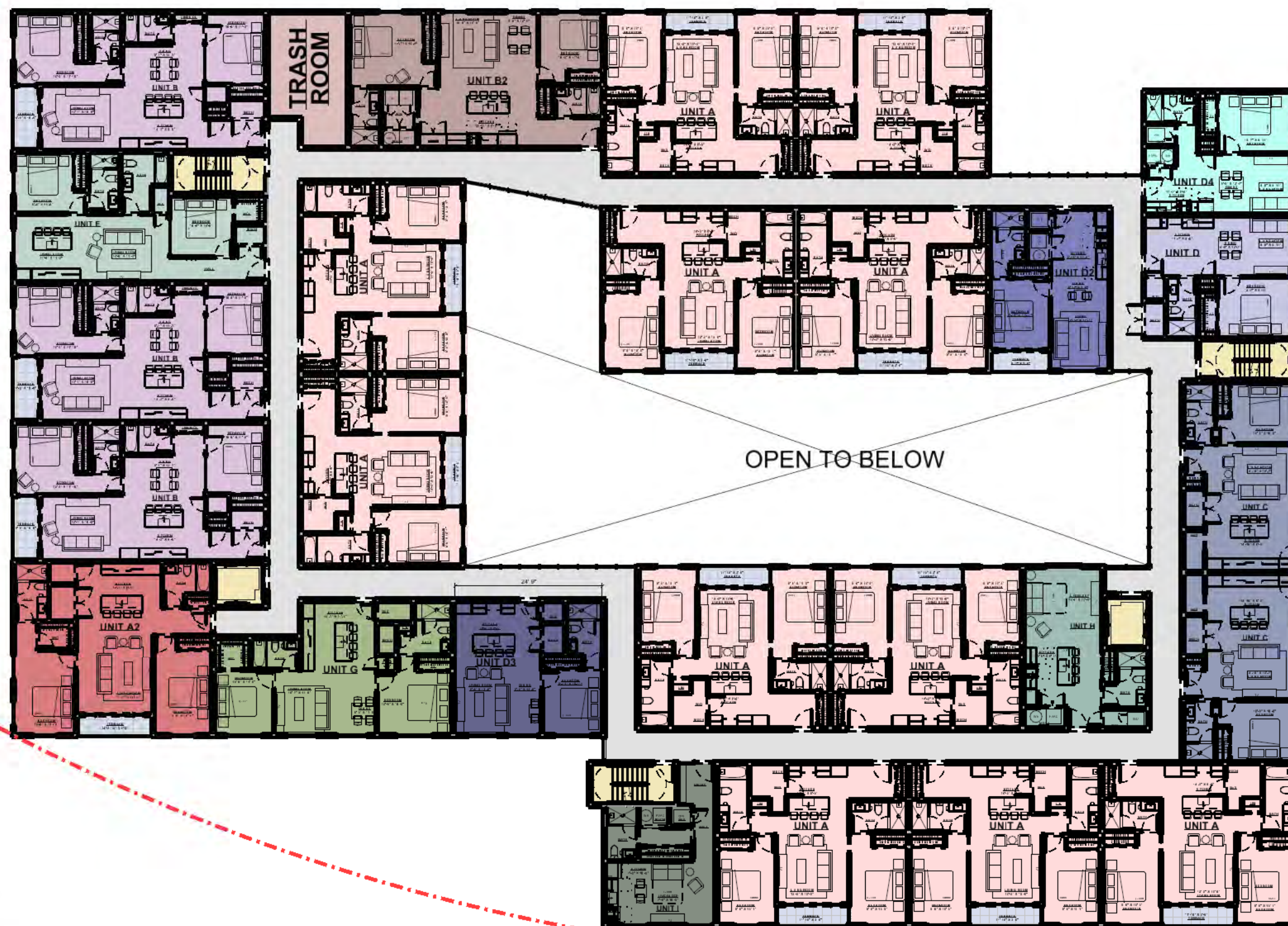
PARKING	4,485.9 S.F.
FIRST	20,310.8 S.F.
2ND THRU 5TH	97,092.4 S.F.
ROOF DECK	549.5 S.F.
TOTAL	122,438.6 SF

UNIT TOTAL

5 RESIDENTIAL FLOORS	
5-STORY BUILDING	
1 BEDROOM	36 UNITS
2 BEDROOM	78 UNITS
TOTAL	114 UNITS
TOTAL PER FLOOR	26 UNITS

PROPOSED 2ND-5TH FLOOR PLAN

1" = 20'-0"



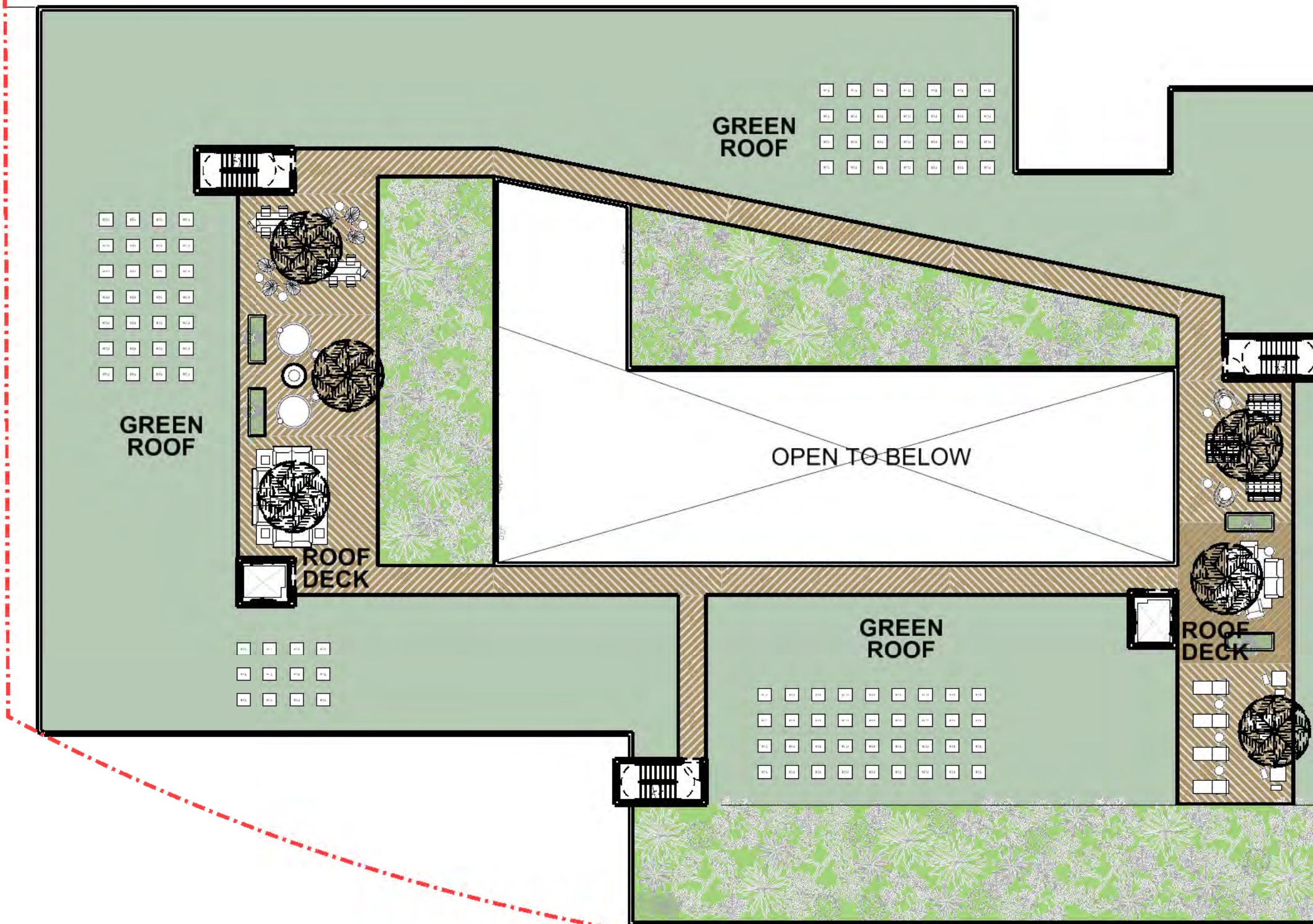
7619 GERMANTOWN AVE

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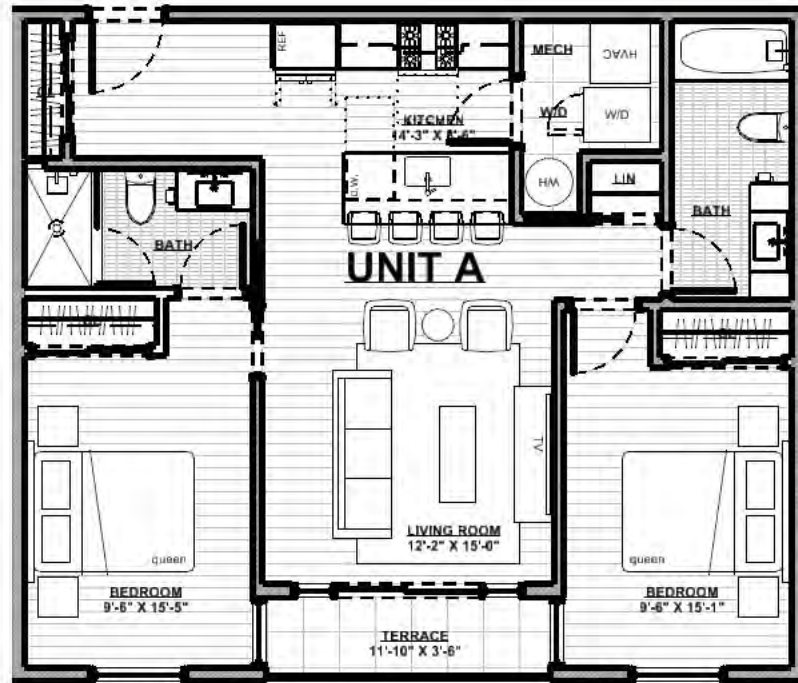
LEVEL	AREA
PARKING	4,485.9 S.F.
FIRST	20,310.8 S.F.
2ND THRU 5TH	97,092.4 S.F.
ROOF DECK	549.5 S.F.
TOTAL	122,438.6 SF

UNIT	TOTAL
5 RESIDENTIAL FLOORS	
5-STORY BUILDING	
1 BEDROOM	36 UNITS
2 BEDROOM	78 UNITS
TOTAL	114 UNITS
TOTAL PER FLOOR	0 UNITS

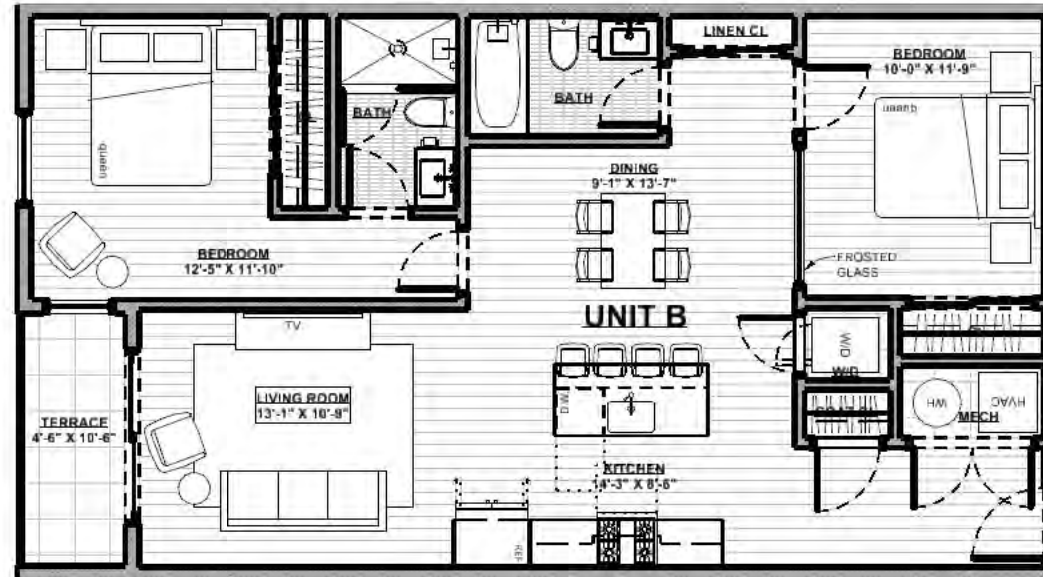
PROPOSED ROOF DECK PLAN
 1" = 20'-0"



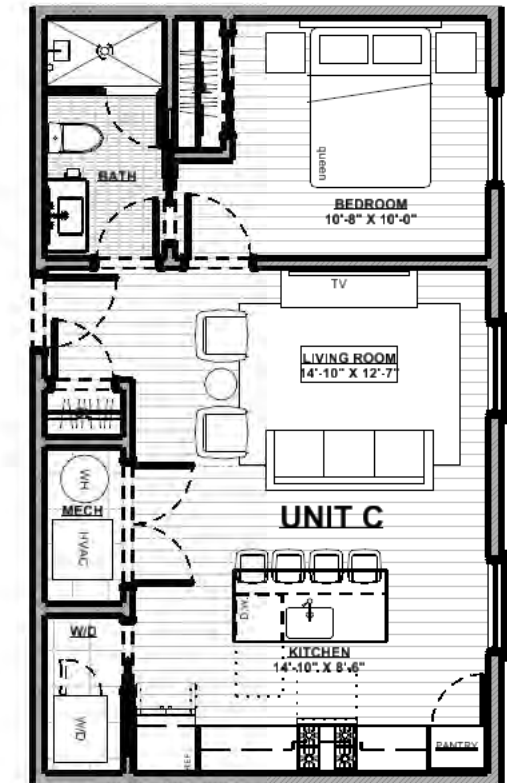
ENLARGED FLOOR PLANS



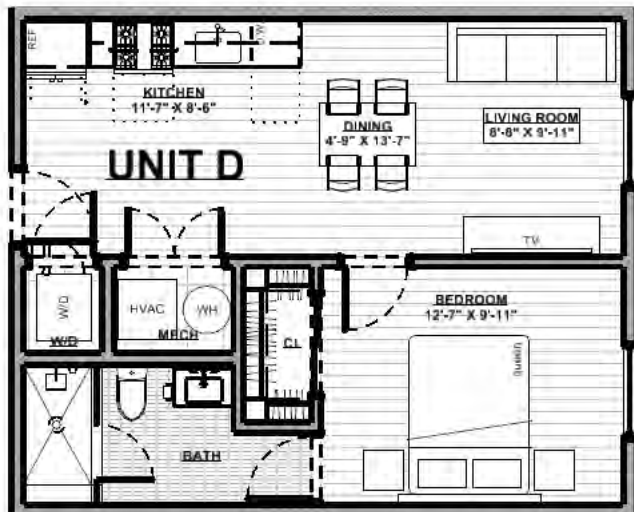
PROPOSED UNIT A
1/8" = 1'-0"



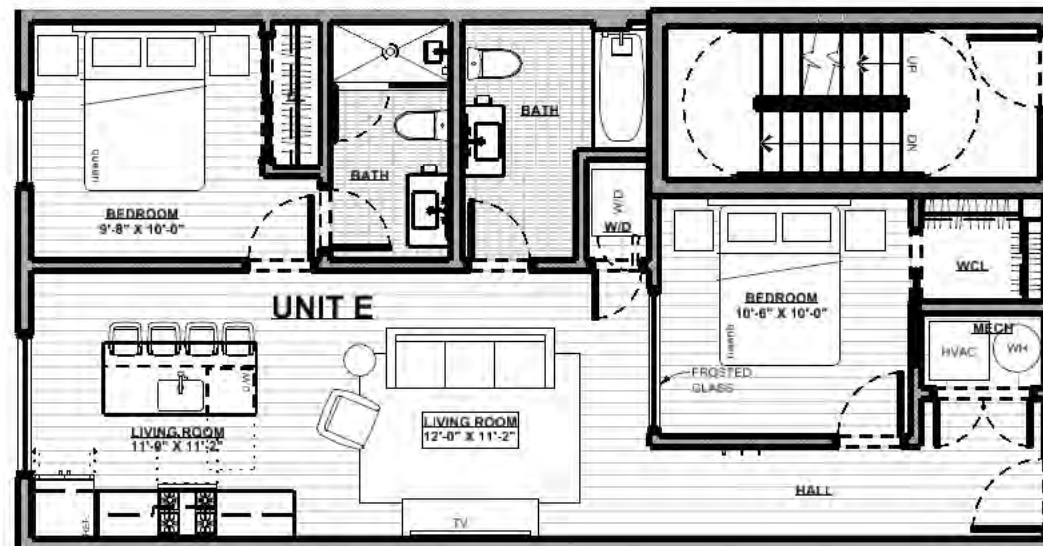
PROPOSED UNIT B
1/8" = 1'-0"



PROPOSED UNIT C
1/8" = 1'-0"



PROPOSED UNIT D
1/8" = 1'-0"

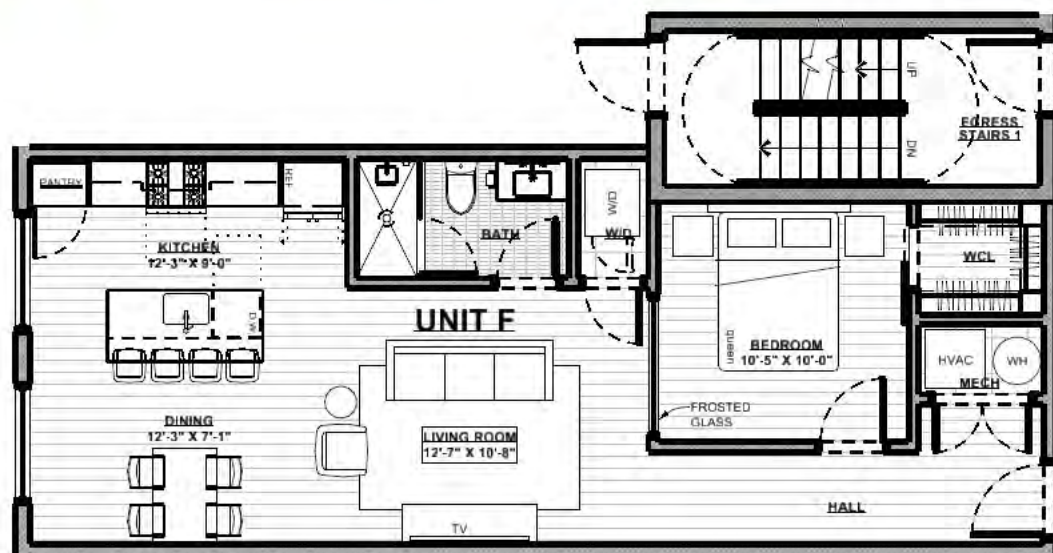


PROPOSED UNIT E
1/8" = 1'-0"

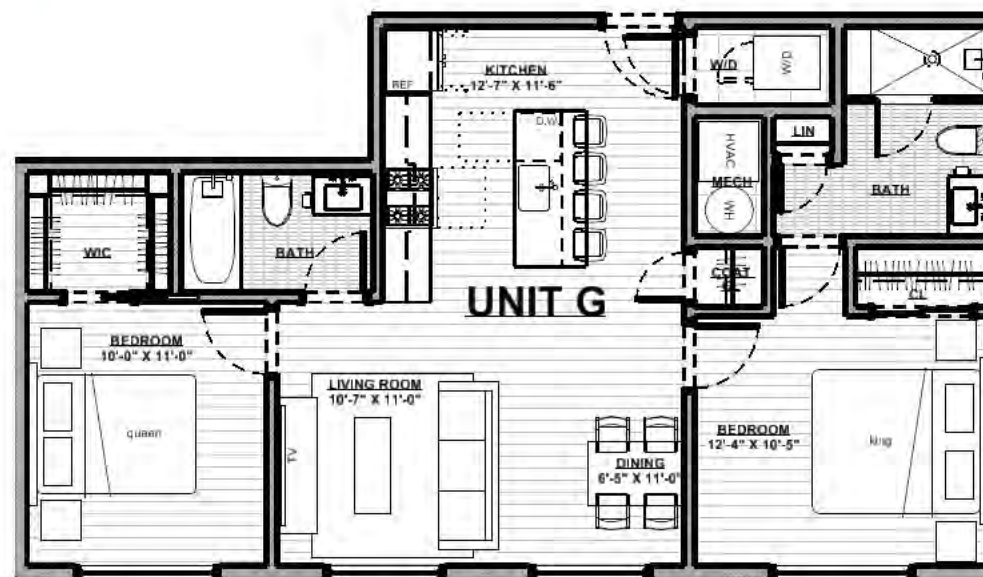
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PHILADELPHIA PA 19119

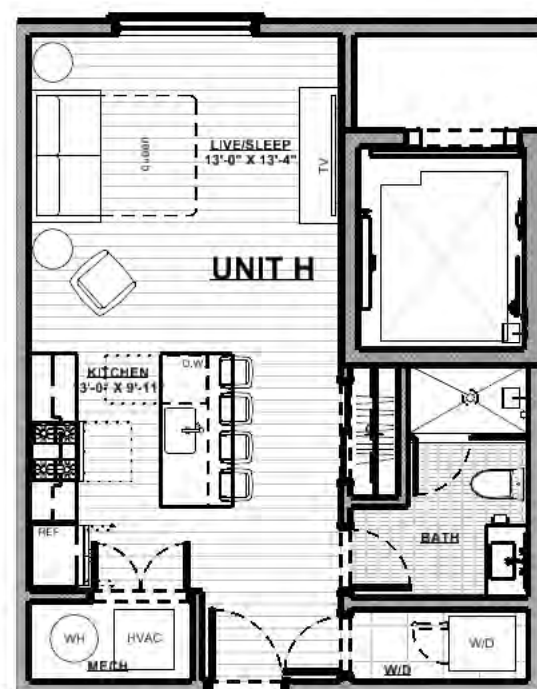
ENLARGED FLOOR PLANS



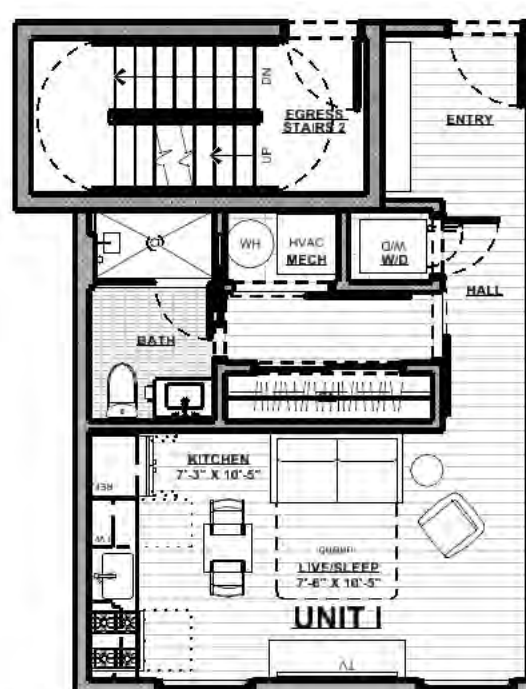
PROPOSED UNIT F
1/8" = 1'-0"



PROPOSED UNIT G
1/8" = 1'-0"



PROPOSED UNIT H
1/8" = 1'-0"



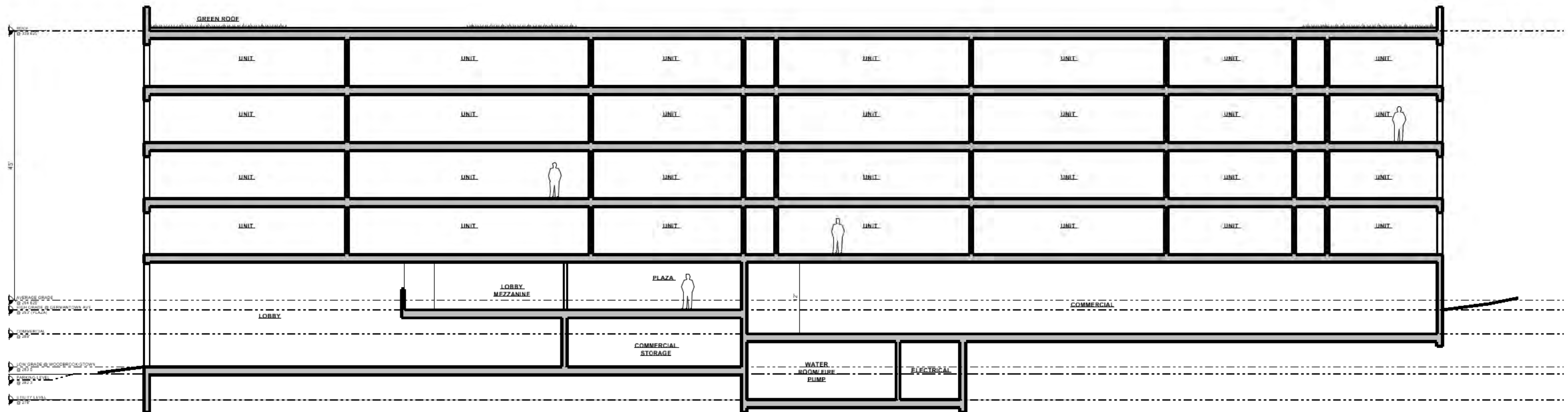
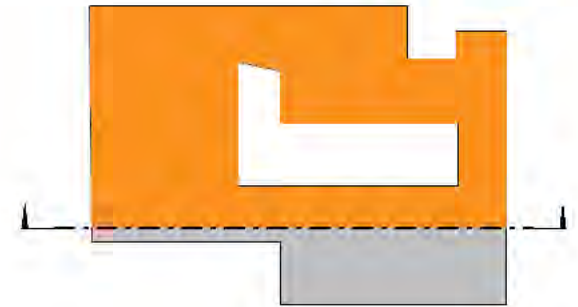
PROPOSED UNIT I
1/8" = 1'-0"



BLAKE
DEVELOPMENT CORP.

SECTIONS

KEY PLAN



PROPOSED BUILDING SECTION
1/16" = 1'-0"

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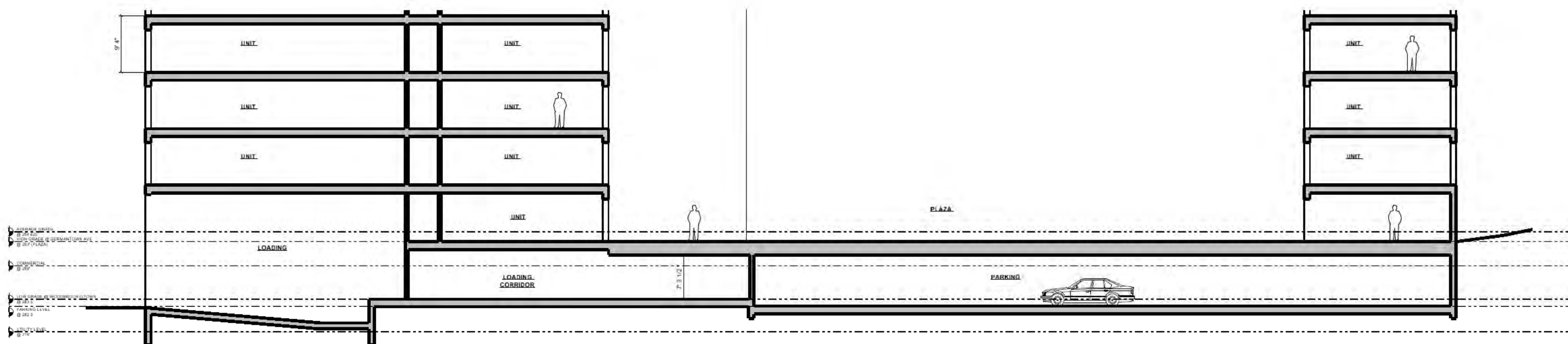
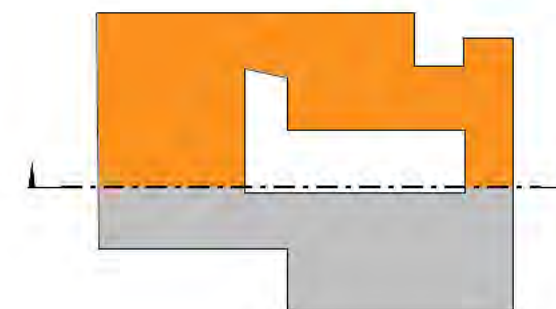
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MORRISSEY DESIGN LLC



BLAKE
DEVELOPMENT CORP

SECTIONS

KEY PLAN



PROPOSED BUILDING SECTION
1/16" = 1'-0"

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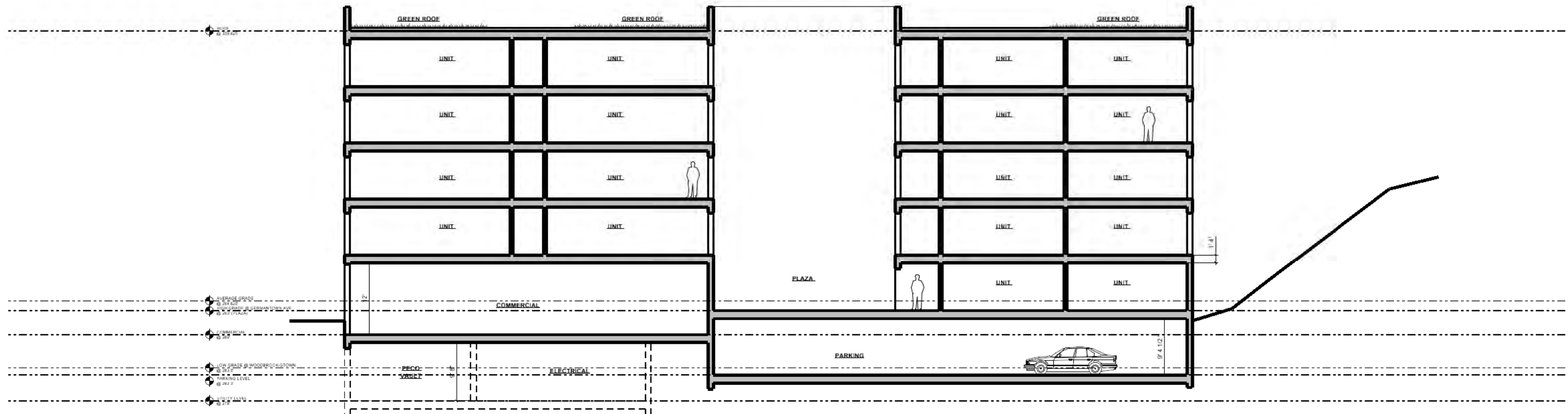
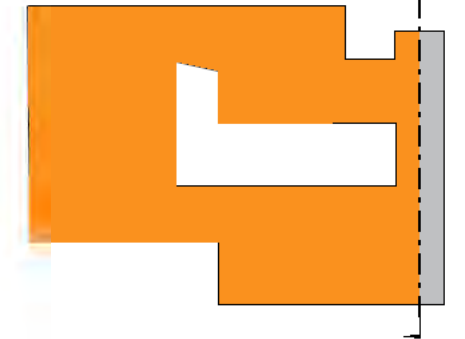
PHILADELPHIA PA 19119



BLAKE
DEVELOPMENT CORP.

SECTIONS

KEY PLAN



PROPOSED BUILDING SECTION
1/16" = 1'-0"

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PROPOSED GERMANTOWN AVE ELEVATION
 1/16" = 1'-0"



① CASSIA BLACK GRAPITE BRICK
 COLOR: BLACK



② GLACIER GREY WESTERN BRICK
 COLOR: GREY



③ WISSAHICKON SCHIST STONE WALL



④ METAL PANELS - PAINTED BRONZE



⑤ CONCRETE COLUMNS



⑥ VICOMTE LINEAR SCONCE



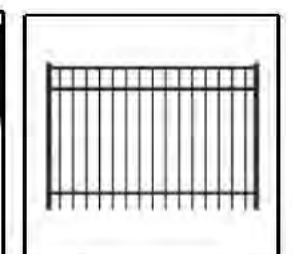
⑦ METAL RAIL - PAINTED BRONZE



⑧ BLUESTONE STAIR



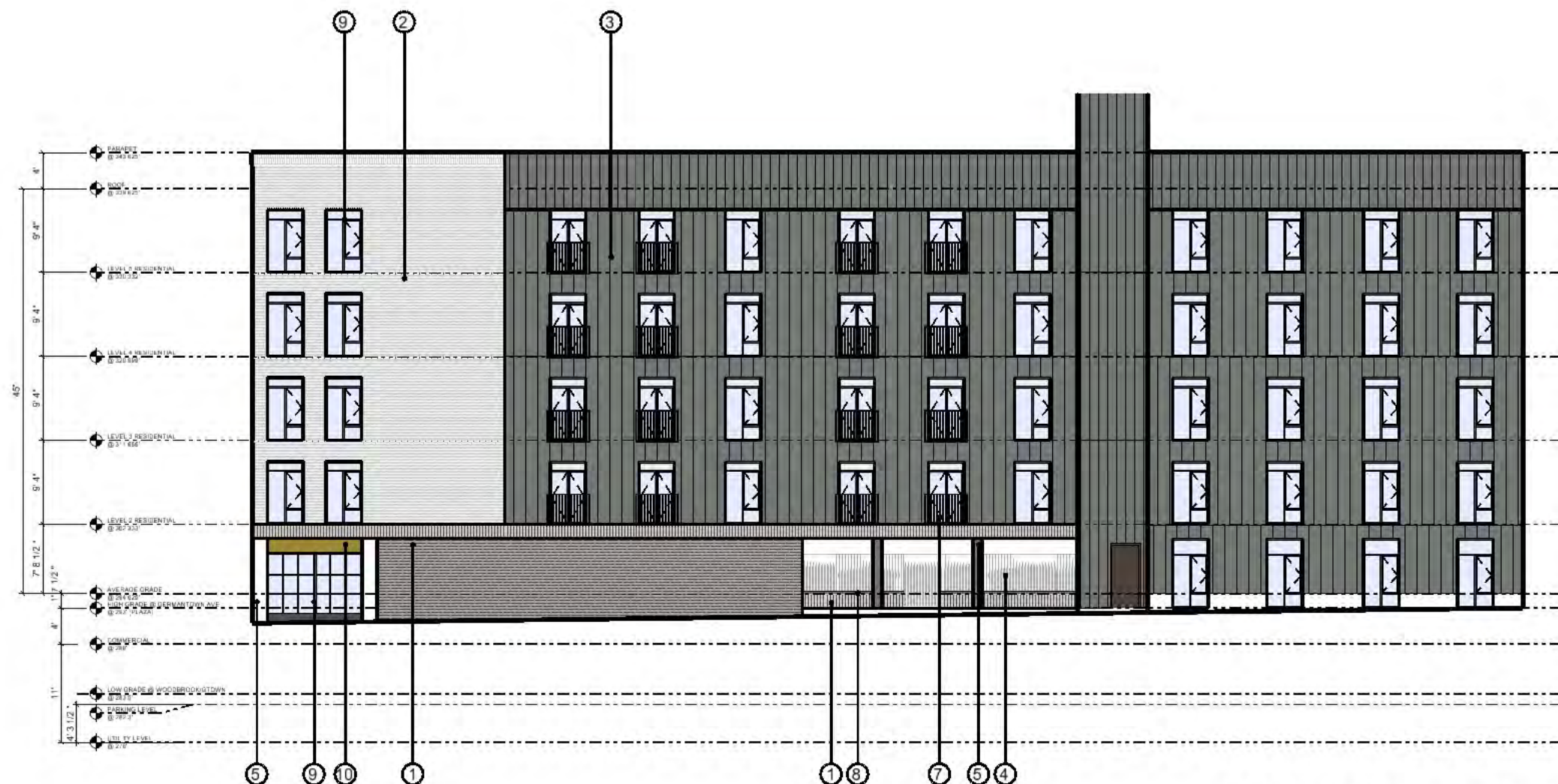
⑨ BLACK METAL FRAME



⑩ CUSTOM METAL FENCE
 COLOR: BLACK

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



PROPOSED EAST ELEVATION
1/16" = 1'-0"



① CASSIA BLACK
GRAPGATE BRICK
COLOR: BLACK



② GLACIER GREY
WESTERN BRICK
COLOR: GREY



③ BRIDGERSTEEL TRUE
SNAP PANEL SYSTEM
COLOR: SLATE GREY



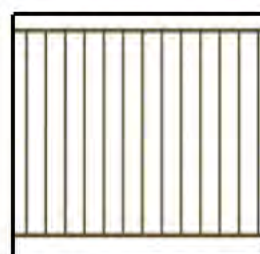
④ CUSTOM METAL
FENCE
COLOR: BLACK



⑤ CONCRETE COLUMNS



⑥ VICOMTE LINEAR
SCONCE



⑦ METAL RAIL - PAINTED
BRONZE



⑧ BLUESTONE CAP



⑨ BLACK METAL FRAME



⑩ METAL PANELS -
PAINTED BRONZE

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



PROPOSED WOODBROOK ELEVATION
 1/16" = 1'-0"



① CASSIA BLACK GRAPITE BRICK
 COLOR: BLACK



② GLACIER GREY WESTERN BRICK
 COLOR: GREY



③ WISSAHICKON STONE WALL



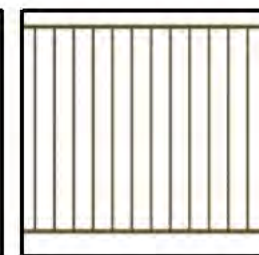
④ METAL PANELS - PAINTED BRONZE



⑤ CONCRETE COLUMNS



⑥ VICOMTE LINEAR SCONCE



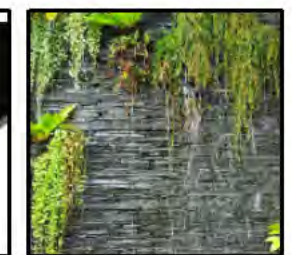
⑦ METAL RAIL - PAINTED BRONZE



⑧ BLUESTONE CAP



⑨ BLACK METAL PANEL



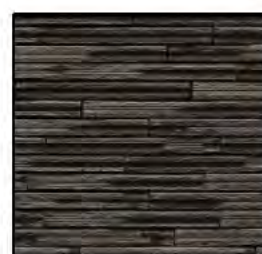
⑩ WATER FEATURE

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PHILADELPHIA PA 19119



PROPOSED PLAZZA SOUTH ELEVATION
1/16" = 1'-0"



① CASSIA BLACK GRAPITE BRICK
COLOR: BLACK



② GLACIER GREY WESTERN BRICK
COLOR: GREY



③ BRIDGERSTEEL TRUE SNAP PANEL SYSTEM
COLOR: SLATE GREY



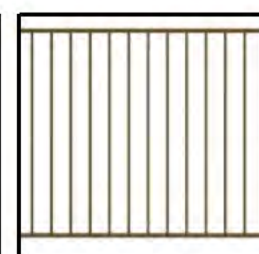
④ CUSTOM METAL FENCE
COLOR: BLACK



⑤ COMPOSITE WOOD



⑥ VICOMTE GRANDE SCONCE



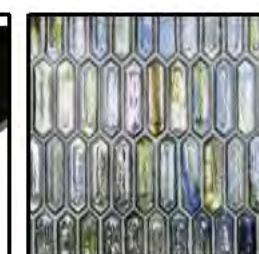
⑦ METAL RAIL - PAINTED BRONZE



⑧ BLUESTONE CAP



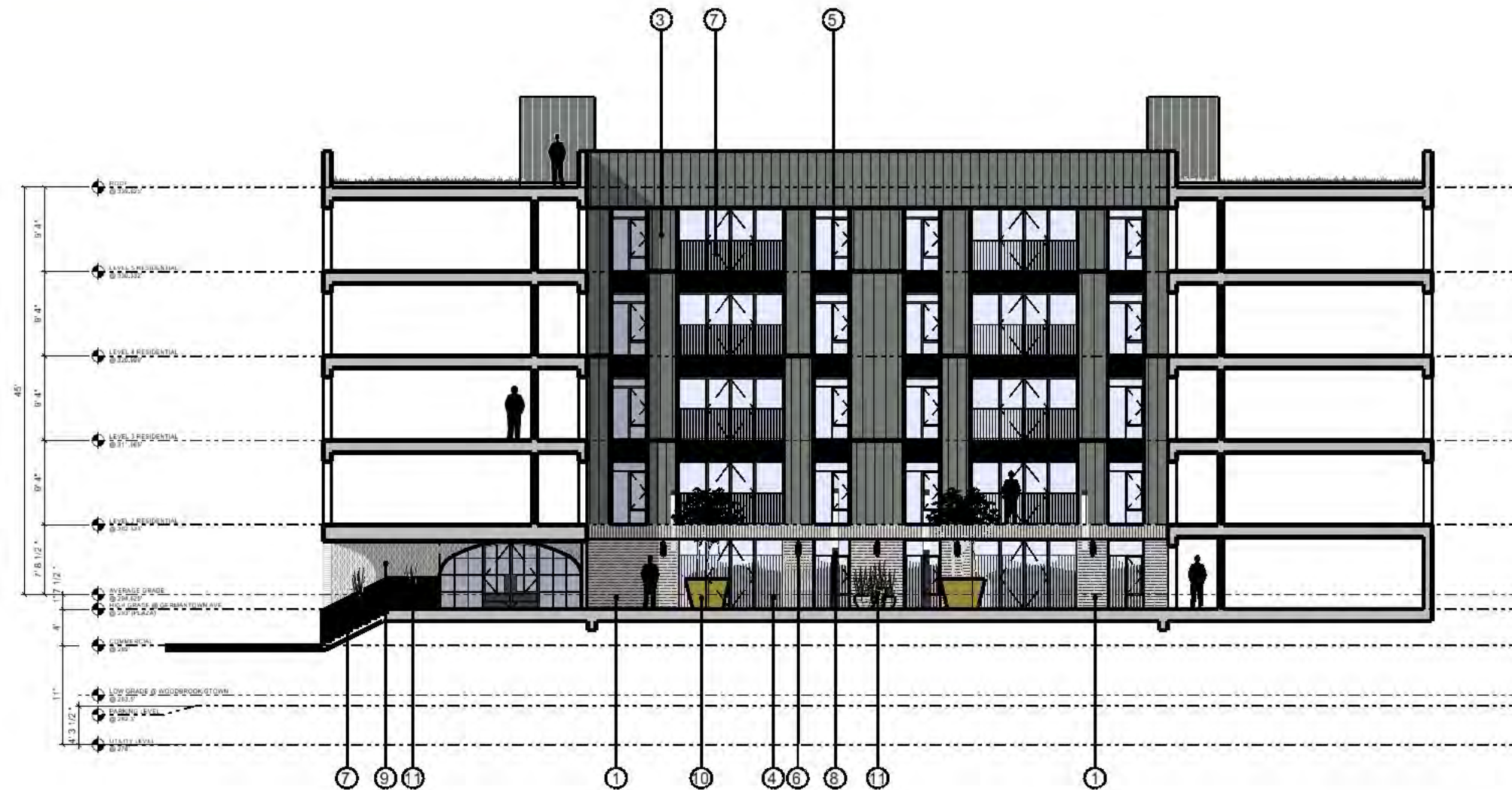
⑨ BLACK METAL FRAME



⑩ KOMOREBI JET STREAM GLASS TILE

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PHILADELPHIA PA 19119



PROPOSED PLAZZA WEST ELEVATION
1/16" = 1'-0"



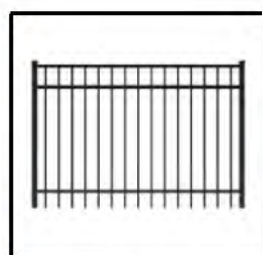
① CASSIA BLACK GRAPITE BRICK
COLOR: BLACK



② GLACIER GREY WESTERN BRICK
COLOR: GREY



③ BRIDGERSTEEL TRUE SNAP PANEL SYSTEM
COLOR: SLATE GREY



④ CUSTOM METAL FENCE
COLOR: BLACK



⑤ COMPOSITE WOOD



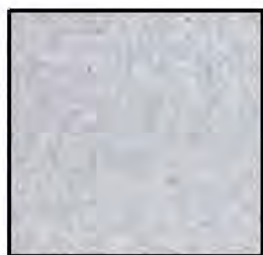
⑥ VICOMTE GRANDE SCOSCE



⑦ METAL RAIL - PAINTED BRONZE



⑧ BEGA POLE-TOP LUMINAIRE



⑨ DIAMOND PATTERN GLASS MOSAIC TILE



⑩ FORM & FIBER TREE PLANTER



⑪ QUARTZ SERIES PRECAST CONCRETE PLANTER
PAINTED BRONZE

7619 GERMANTOWN AVE

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PROPOSED PLAZZA NORTH ELEVATION
1/16" = 1'-0"



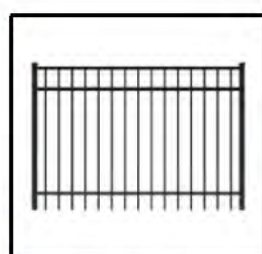
① CASSIA BLACK GRAPITE BRICK
COLOR: BLACK



② GLACIER GREY WESTERN BRICK
COLOR: GREY



③ BRIDGERSTEEL TRUE SNAP PANEL SYSTEM
COLOR: SLATE GREY



④ CUSTOM METAL FENCE
COLOR: BLACK



⑤ COMPOSITE WOOD



⑥ VICOMTE GRANDE SCOSCE



⑦ METAL RAIL - PAINTED BRONZE



⑧ BEGA POLE-TOP LUMINAIRE



⑨ DIAMOND PATTERN GLASS MOSAIC TILE



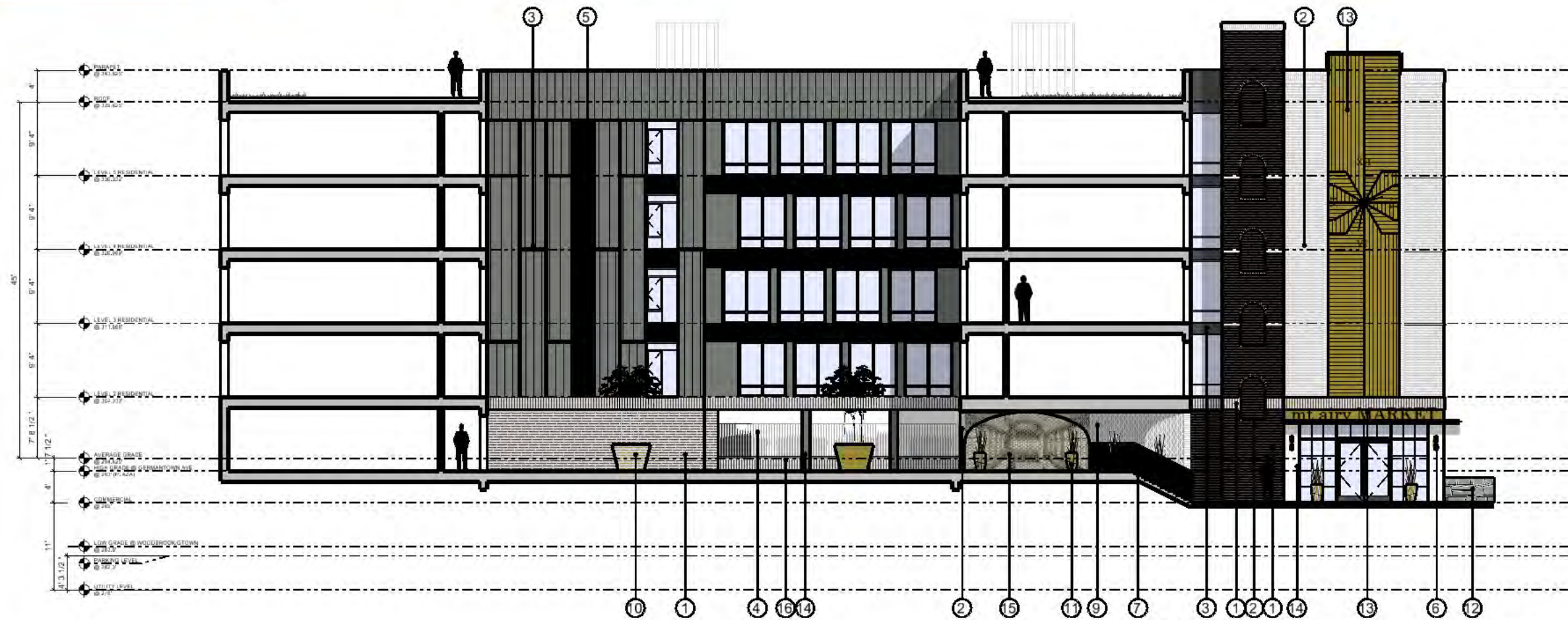
⑩ FORM & FIBER TREE PLANTER



⑪ QUARTZ SERIES PRECAST CONCRETE PLANTER
PAINTED BRONZE

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



PROPOSED PLAZA EAST ELEVATION
1/16" = 1'-0"



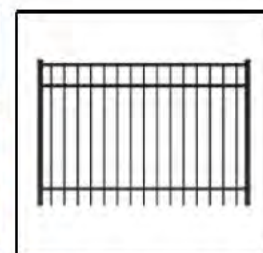
① CASSIA BLACK GRAPITE BRICK
COLOR: BLACK



② GLACIER GREY WESTERN BRICK
COLOR: GREY



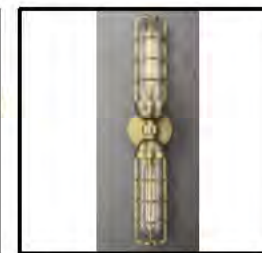
③ BRIDGERSTEEL TRUE SNAP PANEL SYSTEM
COLOR: SLATE GREY



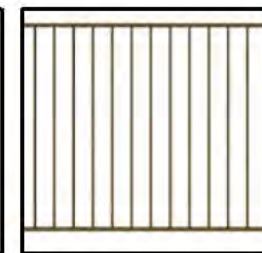
④ CUSTOM METAL FENCE
COLOR: BLACK



⑤ COMPOSITE WOOD



⑥ VICOMTE LINEAR SCONCE



⑦ METAL RAIL - PAINTED BRONZE



⑧ BEGA POLE-TOP LUMINAIRE



⑨ DIAMOND PATTERN GLASS MOSAIC TILE



⑩ FORM & FIBER TREE PLANTER



⑪ QUARTZ SERIES PRECAST CONCRETE PLANTER
PAINTED BRONZE



⑫ WISSAHICKON SCHIST STONE WALL



⑬ METAL PANELS - PAINTED BRONZE



⑭ CONCRETE COLUMNS



⑮ MOSAIC MURAL



⑯ BLUESTONE CAP

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RENDERINGS



PROPOSED AERIAL VIEW
N.T.S.

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119

RENDERINGS



PROPOSED AERIAL VIEW
N.T.S.

7619 GERMANTOWN AVE

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RENDERINGS



**PROPOSED GERMANTOWN AVE
STREET VIEW
N.T.S.**

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



PROPOSED GERMANTOWN AVE VIEW
N.T.S.

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119

RENDERINGS



PROPOSED GERMANTOWN AVE AND
WOODBROOK CORNER
N.T.S.

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119



**PROPOSED RESIDENTIAL LOBBY
COURT VIEW**
N.T.S.

7619 GERMANTOWN AVE

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**PROPOSED COMMERCIAL
ENTRY VIEW**
N.T.S.

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RENDERINGS



PROPOSED PLAZZA ENTRY VIEW
N.T.S.

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119

RENDERINGS



PROPOSED PLAZZA VIEW
N.T.S.

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**PROPOSED PLAZZA VAULTED
ENTRY VIEW**
N.T.S.

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119

RENDERINGS



PROPOSED RESIDENTIAL LOBBY
N.T.S.

7619 GERMANTOWN AVE

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COMPLETE STREETS CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

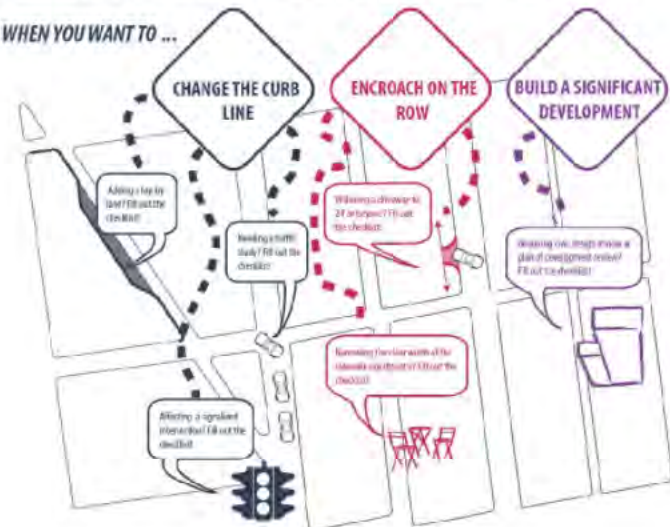
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards 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

1

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

2

COMPLETE STREETS CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

1. PROJECT NAME

7619 GERMANTOWN AVE
2. DATE

7/28/2021
3. APPLICANT NAME

SAM BLAKE
5. PROJECT AREA: list precise street limits and scope

41,500 SF lot bordering on the Germantown Ave and Woodbrook Lane (to be formally paved), extending back onto the bank on the steep slopes located on site (not to be disturbed).
4. APPLICANT CONTACT INFORMATION

10 E. SPRINGFIELD AVE, PHILA, PA 19118;
S.BLAKEDEVELOPMENT@GMAIL.COM
6. OWNER NAME

SAM BLAKE
7. OWNER CONTACT INFORMATION

10 E. SPRINGFIELD AVE, PHILA, PA 19118;
S.BLAKEDEVELOPMENT@GMAIL.COM
8. ENGINEER / ARCHITECT NAME

DAVID J PLANTE, RUGGIERO PLANTE LAND DESIGN
9. ENGINEER / ARCHITECT CONTACT INFORMATION

5900 RIDGE AVE, PHILA, PA 19127; DAVID@RUGGIEROPLANTE.COM
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
GERMANTOWN AVE	ROUMFORT	WOODBROOK	URBAN ARTERIAL
WOODBROOK LANE	GERMANTOWN	END	LOCAL

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 ☒

APPLICANT: General Project Information

Additional Explanation / Comments: WOODBROOK LANE IS ON CITY PLAN AND LEGALLY OPEN BUT HAS NOT BEEN BUILT TO CITY STANDARDS. AS PART OF THIS PROJECT WE WILL FORMALIZE THE EXTENT OF WOODBROOK WE SHOW ON THE PLANS.

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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
GERMANTOWN AVE	12 / 12 / 12	12 / 12
WOODBROOK	10 / 0 / 13	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 Required / Existing / Proposed
GERMANTOWN	6 / 6 / 8
WOODBROOK	5 / 0 / 8.5
	___ / ___ / ___
	___ / ___ / ___

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
DRIVEWAY	18	GERMANTOWN
DRIVEWAY	20	GERMANTOWN
DRIVEWAY	18	GERMANTOWN
	___	___

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
DRIVEWAY	24	WOODBROOK
LOADING BAY	15	WOODBROOK
	___	___

COMPLETE STREETS CHECKLIST

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: Eliminating the 3 existing curb cuts along the much more pedestrian used Germantown Ave and having loading and vehicular entrance cuts on Woodbrook cuts down on pedestrian / vehicle conflict.

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
GERMANTOWN	0 / 0
WOODBROOK	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
GERMANTOWN	4 / 4 / 4
WOODBROOK	3.5 / 0 / 3.5
	/ /
	/ /

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 ☐	DEPARTMENTAL APPROVAL YES ☐ NO ☐
Lighting	YES ☒ NO ☐ N/A ☐	YES ☐ NO ☐
Benches	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
Street Trees	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐
Street Furniture	YES ☐ NO ☐ N/A ☒	YES ☐ NO ☐

19. Does the design avoid tripping hazards?

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL APPROVAL
YES ☐ NO ☐

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 ☐

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7619 GERMANTOWN AVE

PHILADELPHIA PA 19119

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COMPLETE STREETS

CHECKLIST

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: 7 U RACKS ADDED ALONG GERMANTOWN & WOODBROOK, NO STREET TREES ARE SHOWN CURRENTLY DUE TO UTILITY AND INFRASTRUCTURE PRESENT. FAIRMOUNT PARK WILL NOT APPROVE. WE WILL LOOK AT INSTALLING PLANTERS IN THE FURNISHING ZONE. WE WILL WORK WITH STREETS AND LOCAL GROUPS TO ADD VEGETATION TO ROW WHERE POSSIBLE.

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>
- 7 U RACKS ADDED ALONG GERMANTOWN & WOODBROOK
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	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
7619 GERMANTOWN	39	0 / 0	4 / 14	0 / 39
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____
_____	_____	____/____	____/____	____/____

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

• Buffered Bike Lane

• Bicycle-Friendly Street

• Indego Bicycle Share Station

- YES ☐ NO ☐ N/A ☒
- YES ☐ NO ☐ N/A ☒
- YES ☐ NO ☐ N/A ☒
- YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

- YES ☐ NO ☐
- YES ☐ NO ☐
- YES ☐ NO ☐
- 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: BIKE RACKS ADDED ALONG BOTH FRONTAGES. ON SITE SPACES LOCATED FOR EASE OF USE AND CONNECTION TO STREET. WE WILL LOOK TO ENHANCE TO THE BEST OF OUR ABILITY OUR CONNECTION TO THE Germantown Avenue Sidepath.

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS CHECKLIST

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: WE HAVE ELIMINATED 3 CURB CUTS ALONG GERMANTOWN (THE MUCH BUSIER PEDESTRIAN STREET) TO LIMIT CONFLICTS WITH PEDESTRIANS AND CARS. ALL PARKING AND MANUEVERING WILL BE INTERNAL TO THE SITE. PARKING AND LOADING WILL BE OFF OF WOODBROOK. STREET LIGHTS WILL BE UPDATED TO NEW CITY STANDARDS.

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
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____
_____	_____	_____	____/____	_____

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

WB-40
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 ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: Woodbrook Lane (to be formally paved), extending back onto the bank on the steep slopes located on site (not to be disturbed).

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

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

COMPLETE STREETS

CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

				DEPARTMENTAL APPROVAL	
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
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 ☒	YES ☐	NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

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

				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?	YES ☐	NO ☐	N/A ☐	YES ☐	NO ☐
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?				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: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

SUSTAINABLE DESIGN CHECKLIST

Civic Sustainable Design Checklist – Updated September 3, 2019

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, THE MAIN ENTRANCE WILL BE ACCESSIBLE TO GERMANTOWN AVE.
(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.	YES, ALL PARKING UNDER THE BUILDING
(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.	YES, 2 ELECTRICAL SPACES SHOWN
(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)	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	NO, BUT BIKE PARKING ALONG GERMANTOWN & WOODBROOK IS PROP.

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Civic Sustainable Design Checklist – Updated September 3, 2019

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, GREEN ROOF MATERIAL TO 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, 67% OF SITE IS VEGETATED/GREEN ROOF/OPEN
(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	YES WE CONFORM PWD REGS. YES, WE MANAGE RUNOFF FROM WOODBROOK
(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.	YES, POSSIBLE ROW PLANTERS, GREEN ROOF
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.	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? •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

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Civic Sustainable Design Checklist – Updated September 3, 2019

	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 13. Filters shall be installed prior to occupancy. ^{iv}	Not Applicable - Site is not located near interstate highway, state highway, or freeway
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No - System designs have not been finalized at this time.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Yes - Low fluid plumbing fixtures.

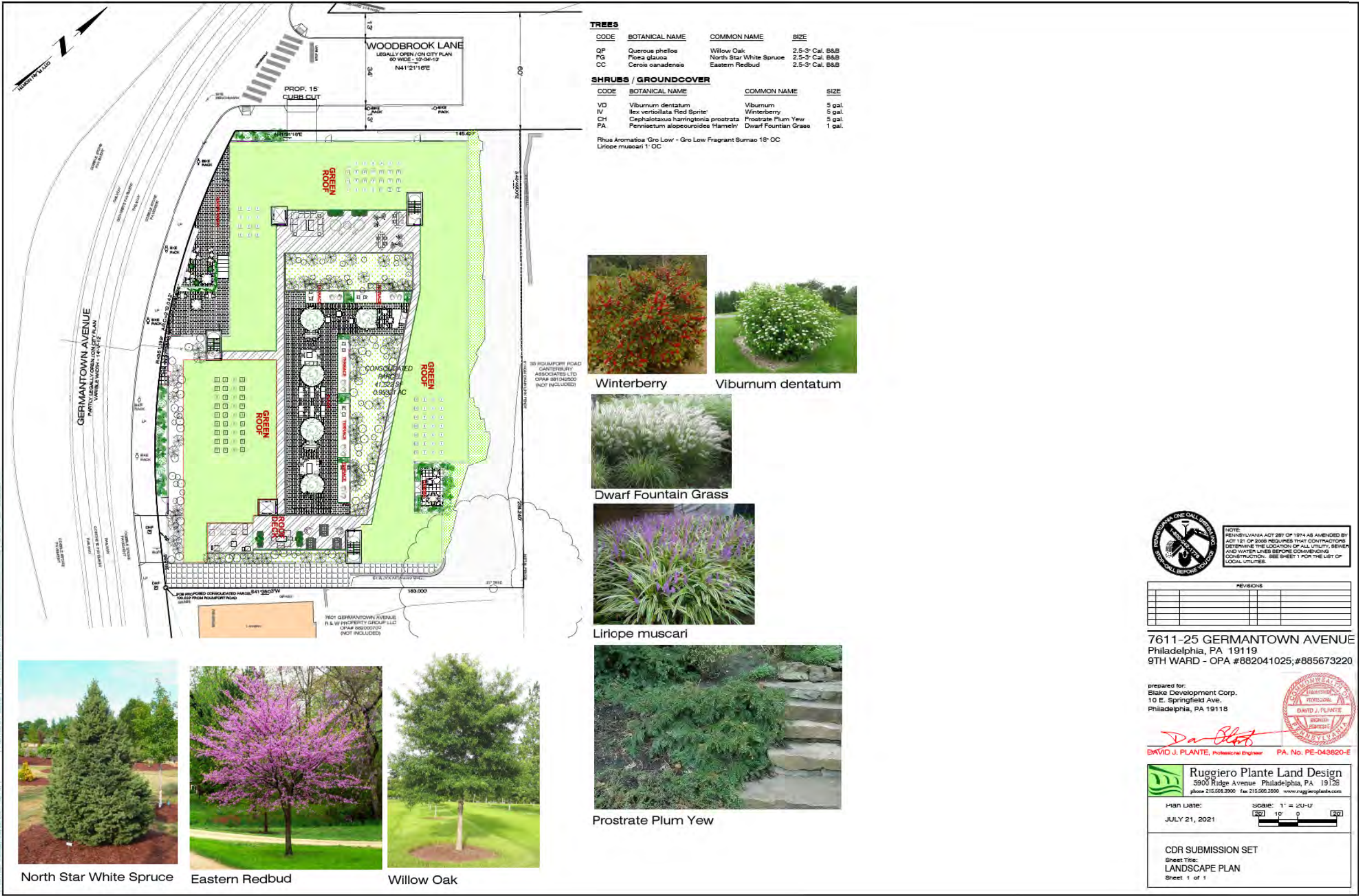
ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

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

LANDSCAPE PLAN



North Star White Spruce



Eastern Redbud



Willow Oak



Winterberry



Viburnum dentatum



Dwarf Fountain Grass



Liriope muscari



Prostrate Plum Yew



NOTE: PENNSYLVANIA ACT 280 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS			

7611-25 GERMANTOWN AVENUE
Philadelphia, PA 19119
9TH WARD - OPA #882041025; #885673220

prepared for:
Blake Development Corp.
10 E. Springfield Ave.
Philadelphia, PA 19118



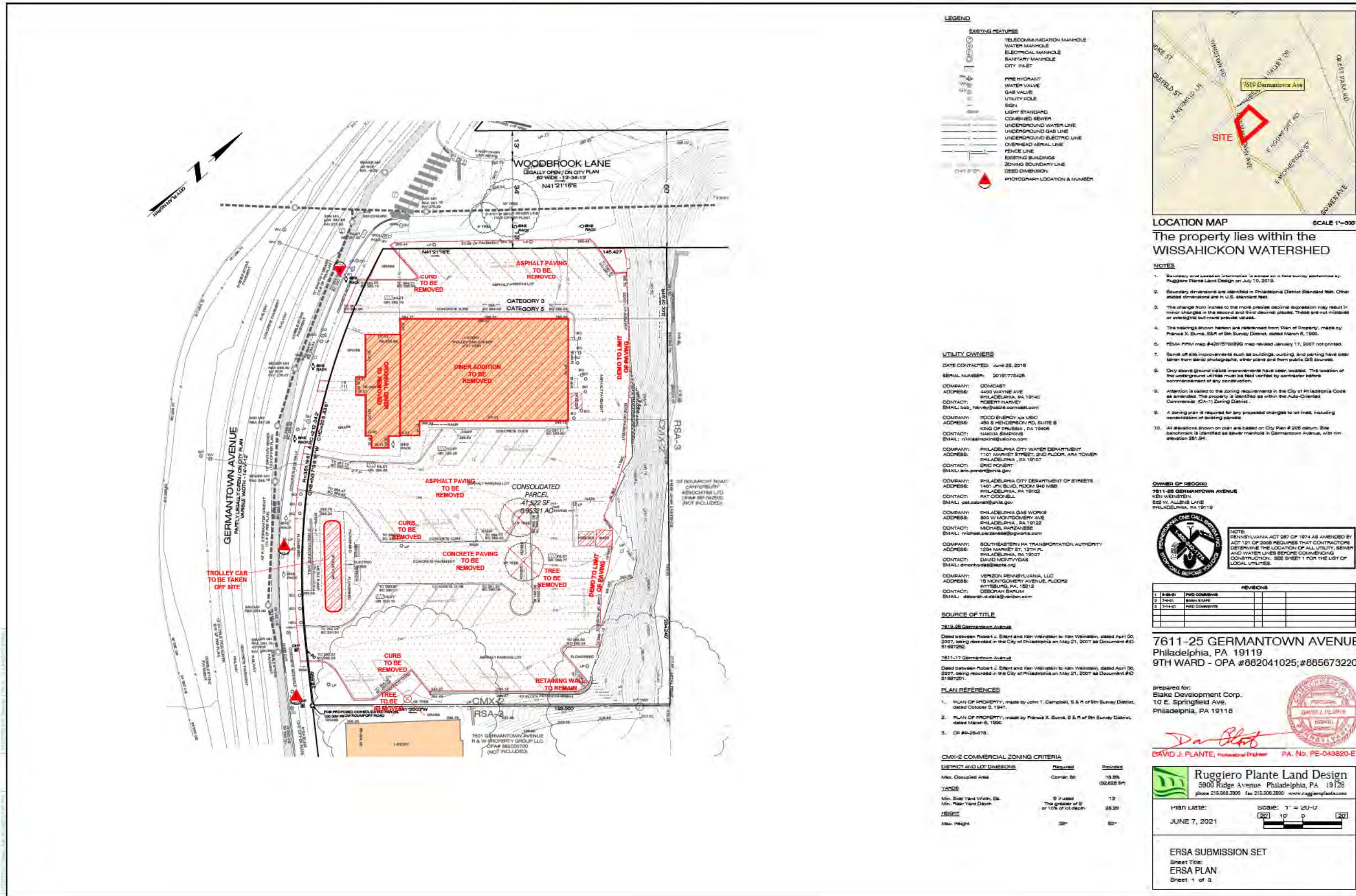
DAVID J. PLANTE, Professional Engineer
PA. No. PE-043820-E

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.505.3900 fax 215.505.3900 www.ruggieroplanteland.com

Plan Date: JULY 21, 2021
Scale: 1" = 20'-0"

CDR SUBMISSION SET
Sheet Title: LANDSCAPE PLAN
Sheet 1 of 1

EXISTING CONDITIONS



LOCATION MAP
SCALE 1"=300'

The property lies within the
WISSAHICKON WATERSHED

- NOTES**
1. Boundary and location information is based on a field survey performed by Ruggiero Plante Land Design on July 15, 2019.
 2. Boundary dimensions are identified in Philadelphia District Standard Map. Other noted dimensions are in U.S. standard feet.
 3. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or omissions but more precise values.
 4. The bearings shown herein are referenced from Plan of Property, made by Francis K. Burn, S & N of 9th Survey District, dated March 6, 1990.
 5. FEMA FIRM map #42075700890 map revised January 17, 2007 not printed.
 6. Some of site improvements such as buildings, outcrops, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 7. Only above ground valves improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 8. Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Auto-Oriented Commercial (AO-C-1) Zoning District.
 9. A zoning plan is required for any proposed changes to lot lines, including consolidation of existing parcels.
 10. All elevations shown on plan are based on City Plan # 205 datum. Site benchmark is identified as silver manhole in Germantown Avenue, with an elevation 281.94.

UTILITY OWNERS

DATE CONTACTED: JUN 28, 2019
SERIAL NUMBER: 20191772425

COMPANY: DOMCAST
ADDRESS: 4400 WATSON AVE
PHILADELPHIA, PA 19142
CONTACT: ROBERT HANLEY
EMAIL: bob_hanley@domcast.com

COMPANY: 8000 ENERGY GAS
ADDRESS: 450 S HENDERSON RD, SUITE 8
KING OF PRUSSIA, PA 19380
CONTACT: NARONIA SIMPSON
EMAIL: nsimpson@energygas.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, AKA TOWER
PHILADELPHIA, PA 19107
CONTACT: SPIC ROBERTS
EMAIL: spic.roberts@pcwa.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JEFF BLVD, ROOM 500 USE
PHILADELPHIA, PA 19102
CONTACT: PAT COUGHLIN
EMAIL: pat.coughlin@pcwa.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19102
CONTACT: MICHAEL RANZANES
EMAIL: michael.ranzanes@pgw.com

COMPANY: SOUTH-EASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 135A MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAS
EMAIL: dmontydas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 15 MONTGOMERY AVENUE, FLOOR 2
PITTSBURGH, PA 15212
CONTACT: DEBORAH BANUJA
EMAIL: dbanuja.sdata@verizon.com

SOURCE OF TITLE

7619-25 Germantown Avenue
Deed between Robert J. Blum and Kim Walmsley to Kim Walmsley, dated April 30, 2007, being recorded in the City of Philadelphia on May 21, 2007 as Document #D-5187252.

7611-17 Germantown Avenue
Deed between Robert J. Blum and Kim Walmsley to Kim Walmsley, dated April 30, 2007, being recorded in the City of Philadelphia on May 21, 2007 as Document #D-5187251.

PLAN REFERENCES

1. PLAN OF PROPERTY, made by John T. Campbell, S & N of 9th Survey District, dated October 3, 1947.
2. PLAN OF PROPERTY, made by Francis K. Burn, S & N of 9th Survey District, dated March 6, 1990.
3. CP #0-25-075.

CMX-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS	Required	Provided
Max. Occupied Area	Comar: 50	79.9% (32,625 sq ft)
YARD:		
Min. Side Yard Width: 5 ft	5 ft used	19
Min. Rear Yard Depth	The greater of 9' or 10% of lot depth	26.39
HEIGHT:		
Max. height	35'	50'

OWNER OF RECORD
7611-25 GERMANTOWN AVENUE
KIM WALMSLEY
502 W. WALMSLEY LANE
PHILADELPHIA, PA 19119

NOTE: PENNSYLVANIA ACT 267 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	6-28-21	PWD COMMENTS	
2	7-2-21	BLAKE/PLANTE	
3	7-14-21	PWD COMMENTS	

7611-25 GERMANTOWN AVENUE
Philadelphia, PA 19119
9TH WARD - OPA #882041025; #885673220

prepared for:
Blake Development Corp.
10 E. Springfield Ave.
Philadelphia, PA 19118

David J. Plante
DAVID J. PLANTE, Professional Engineer PA No. PE-043620-E

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.2890 www.ruggieroplanteland.com

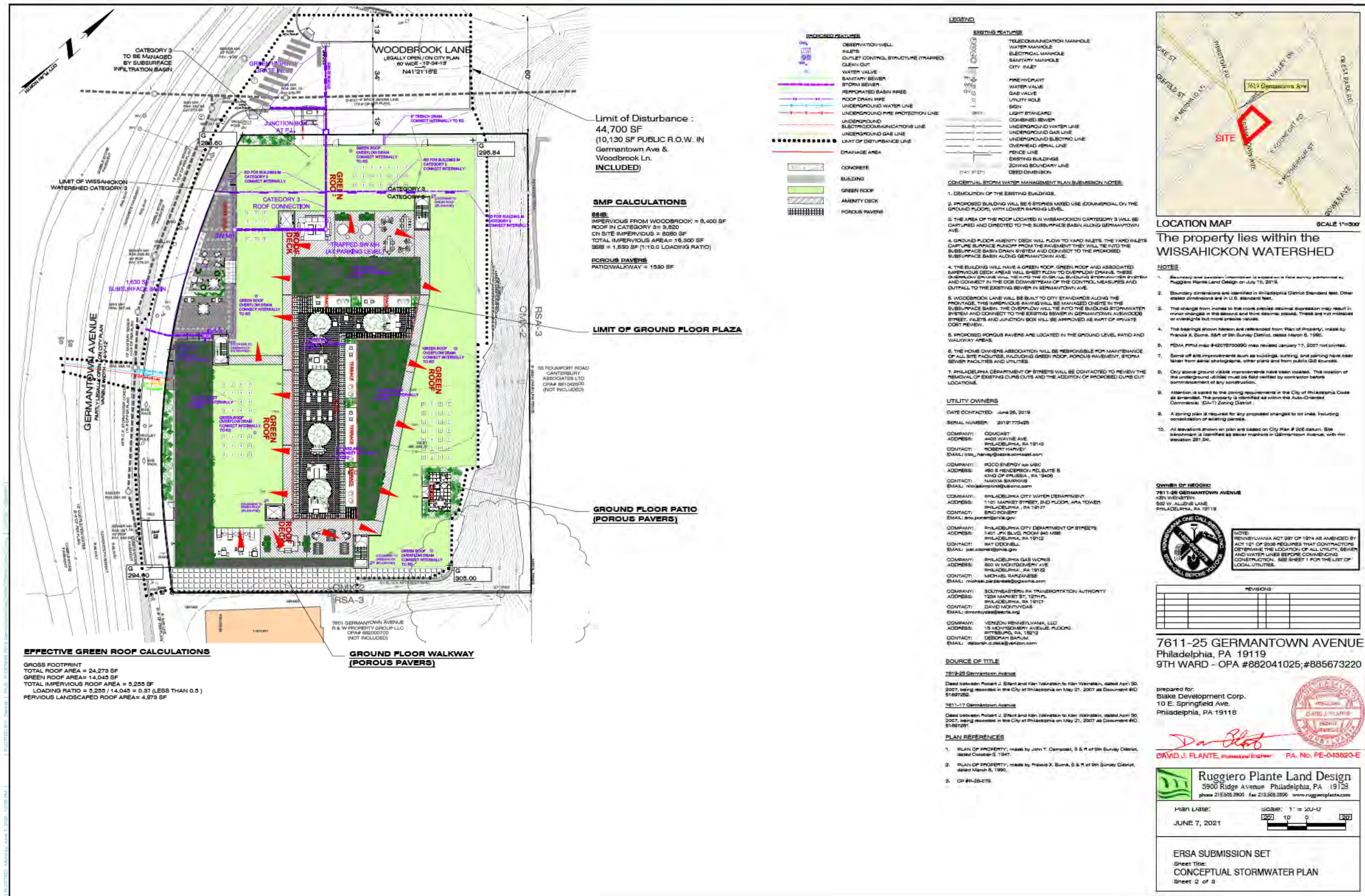
Plan Date:
JUNE 7, 2021

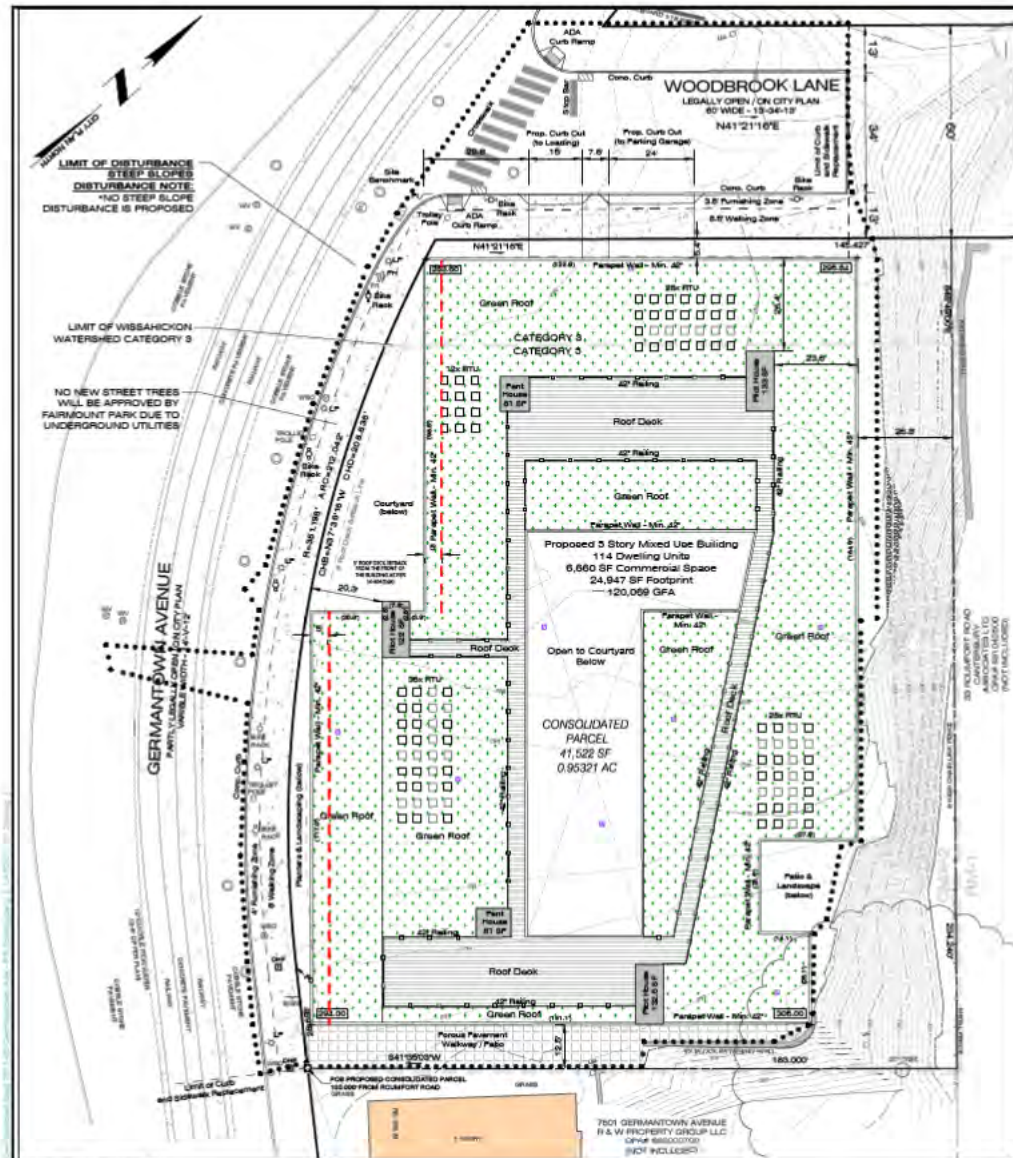
SCALE: 1" = 20'-0"

ERSA SUBMISSION SET
Sheet Title:
ERSA PLAN
Sheet 1 of 3

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119





ROOF PLAN

CMV-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIVISIONS	Required	Prohibited
Max. Occupied Area	Corner: 80'	60' x 16'
YARDS		
Min. Side Yard Width, 8 ft	8' (8' x 16')	12' x 16'
Min. Rear Yard Depth	The greater of 9' or 10% of lot depth	25'
HEIGHT		
Max. Height	35'	40'
Stories, 4"	35'	114' (40' x 35')
Min. Floor-to-Floor Height	14'-0" (14' x 14')	14'-0" (14' x 14')
Max. Floor-to-Floor Height	14'-0" (14' x 14')	14'-0" (14' x 14')

WISSAHICKON WATERSHED IMPROVEMENTS

CATEGORY 3 (SEE MAP)
3,675 SF IMPROVEMENTS (4,800 SF TOTAL IMPROVEMENTS)
CATEGORY 3 AND 4 LIMITS
27,884 SF IMPROVEMENTS (36,750 SF TOTAL IMPROVEMENTS)

*Additional Improvements
Additional Improvements are those of the category 3 and 4 improvements. Improvements are those of the category 3 and 4 improvements. Improvements are those of the category 3 and 4 improvements.

PARKING CHART

9 Required Spaces
36 Total Spaces Provided
2 Electric Spaces
2 ADA Van Accessible Spaces

1 Loading Space Provided

BIKE PARKING CHART

Residential Component:
- 114 Dwelling Units Proposed
- 1 Bike Parking Space per 3 Units
- 38 Required Spaces

Commercial Component:
- 6,660 SF Commercial Space
- 1 Bike Parking Space per 10,000 SF
- 1 Required Space

Total:
- 38 Bike Parking Spaces Required
- 38 Bike Parking Spaces Provided (Class 1A) at 100% level of service
- 14 Public Spaces (along driveway)

SHARED DRIVEWAY NOTE

RIGHTS TO DRIVEWAY SHARED BY ALL CONDOMINIUM UNIT OWNERS. (MORE THAN 3)

LIMIT OF DISTURBANCE

STEEP SLOPE
DISTURBANCE NOTE:
NO STEEP SLOPE
DISTURBANCE IS PROPOSED

DATA CHART

Lower Level: 2,116.0 SF
1st Floor: 2,202.0 SF
2nd Floor: 2,202.0 SF
Total: 6,520.0 SF

AVERAGE SPACE

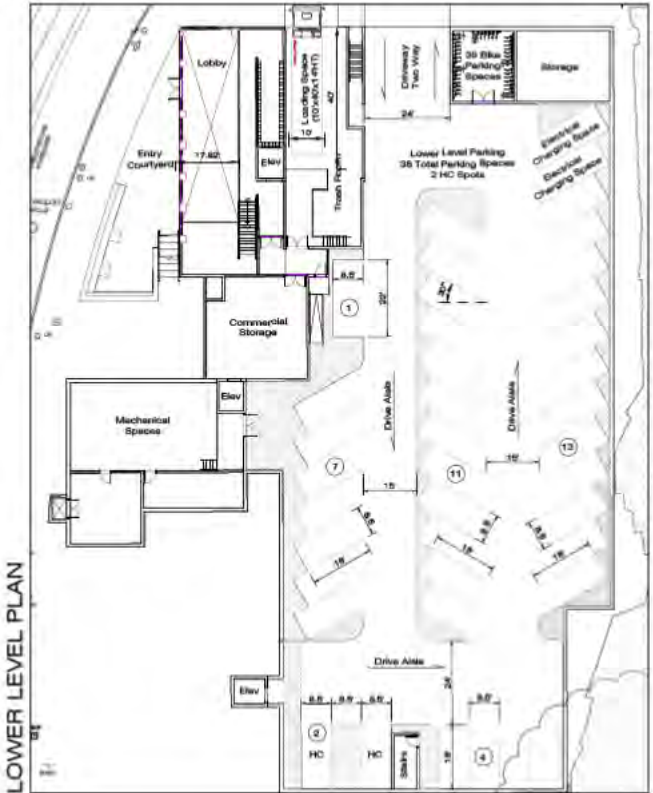
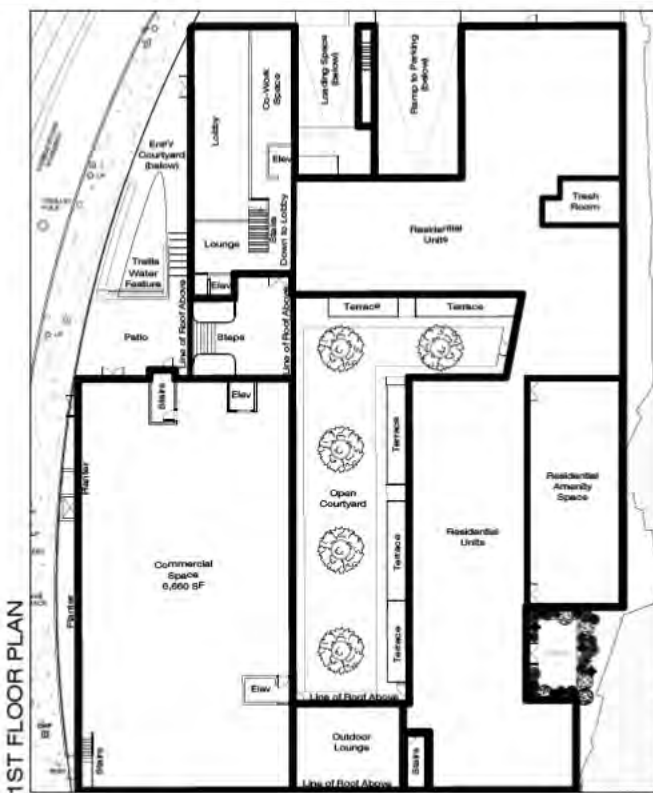
2,202.0 SF x 2.94 SF = 6,483.88 SF x 1.175 SF = 7,619.44 SF

AVOIDANCE

Point Location: 588.0 SF
Average Green: 234.0 SF

AVOIDANCE

Point Location: 588.0 SF
Average Green: 234.0 SF



LOCATION MAP
The property lies within the
WISSAHICKON WATERSHED

- NOTES**
- Boundary and location information is based on a field survey performed by Ruggiero Plante Land Design on July 10, 2019.
 - Boundary dimensions are identified in Philadelphia District Standard Map. Other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not measures or overages but more precise values.
 - The bearings shown herein are referenced from the Plan of Property, made by Francis X. Burns, S&M of 9th Survey District, dated March 5, 1990.
 - PEMA NPM map #4207500890 map revised January 17, 2007 not printed.
 - Some of the improvements such as building, zoning, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - Only above ground visible improvements have been noted. The location of the underground utilities must be first verified by contractor before construction.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the Auto-Oriented Commercial (OC-A) Zoning District.
 - A zoning plan is required for any proposed changes to the lot, including subdivision of existing parcels.
 - All elevations shown on plan are based on City Plan # 208 datum. Site location is identified as 7619 Germantown Avenue, with an elevation of 208.00.

OWNER OF RECORD
7611-25 GERMANTOWN AVENUE
18th WARD
800 W. ALLEN LANE
PHILADELPHIA, PA 19119

NOTE
RE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS	DATE	BY	DESCRIPTION
1	1/29/21	DAVID J. PLANTE	ISSUED FOR PERMIT
2	1/29/21	DAVID J. PLANTE	ISSUED FOR PERMIT
3	1/29/21	DAVID J. PLANTE	ISSUED FOR PERMIT

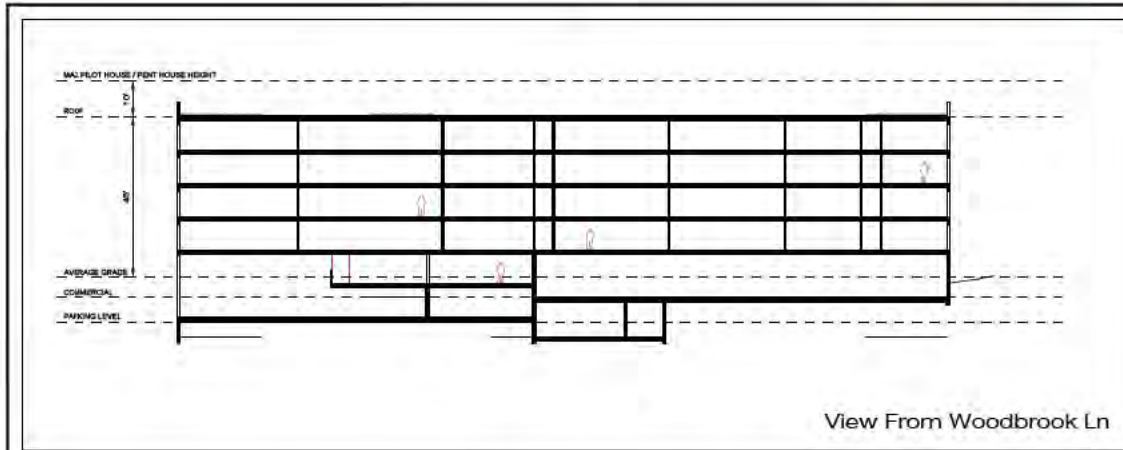
7611-25 GERMANTOWN AVENUE
Philadelphia, PA 19119
9TH WARD - OPA #882041025; #885673220

prepared for:
Blake Development Corp.
10 E. Springfield Ave.
Philadelphia, PA 19118

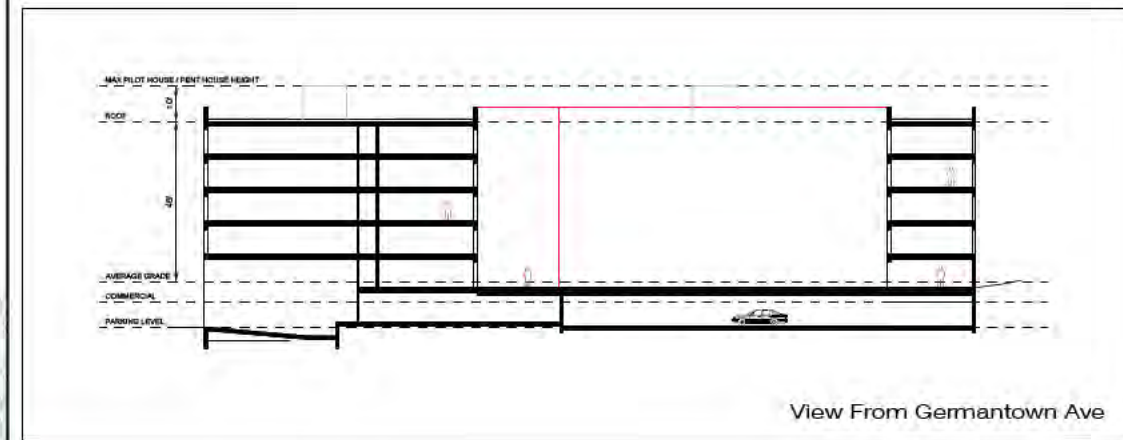
DAVID J. PLANTE, Professional Engineer
P.E. No. PE-043920-E

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.595.3900 fax 215.595.3900 www.ruggieroplantedesign.com

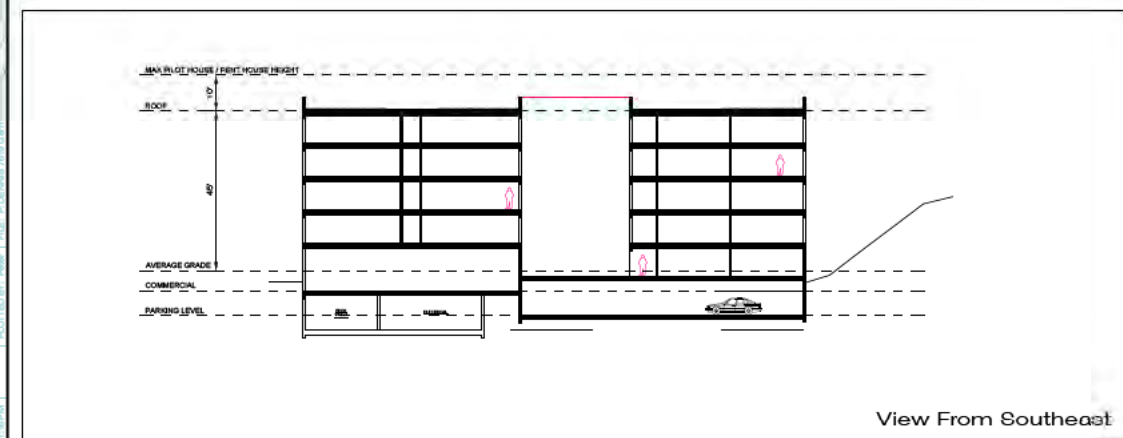
Plan Date:
JUNE 29, 2021
Scale: 1" = 20'-0"
ZONING SUBMISSION SET
Sheet Title:
ZONING PLAN
Sheet 1 of 2



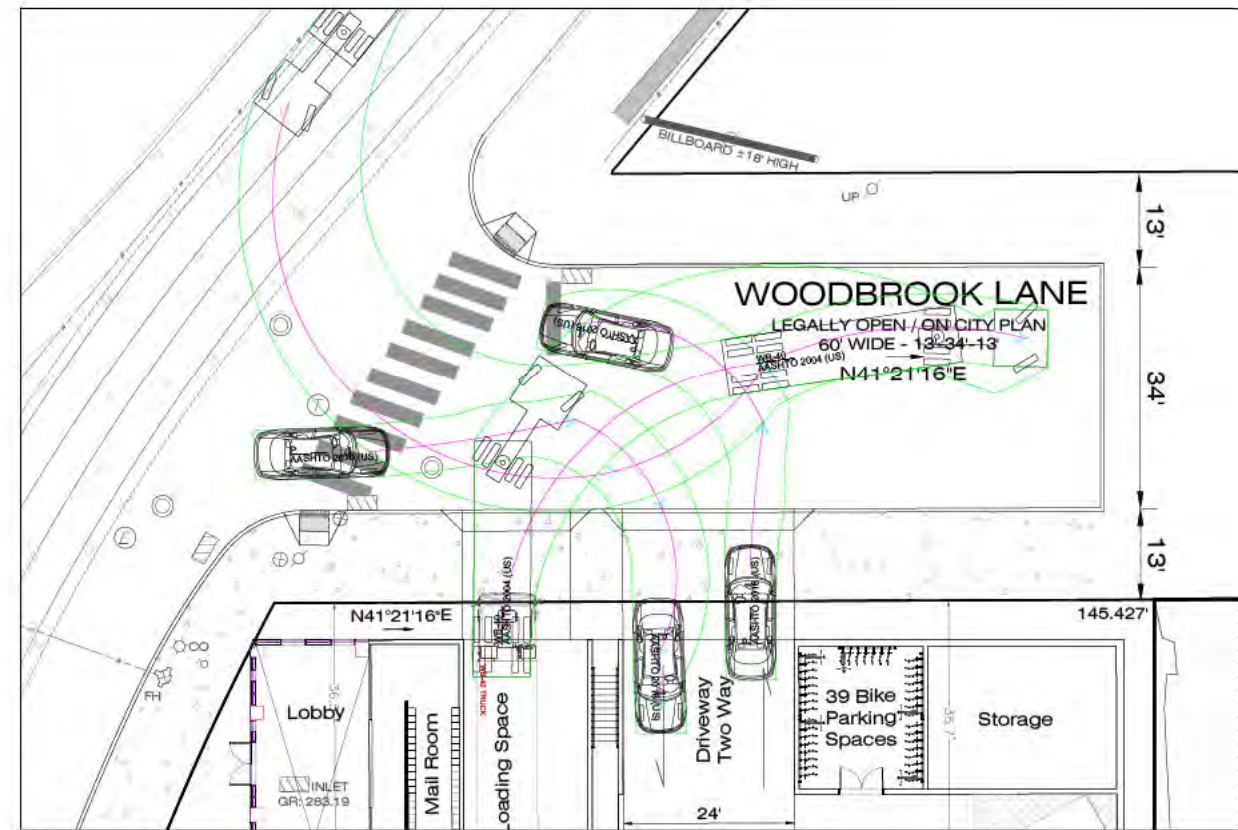
View From Woodbrook Ln



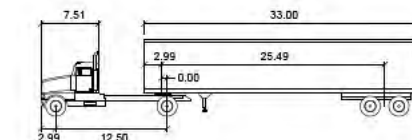
View From Germantown Ave



View From Southeast

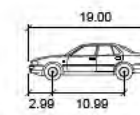


Turning Study
(10 Scale)



WB-40

Tractor Width	: 8.01	Lock to Lock Time	: 6.0 s
Trailer Width	: 8.01	Steering Angle	: 20.3 deg
Tractor Track	: 8.01	Articulating Angle	: 70.0 deg
Trailer Track	: 8.01		



P

Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.5 deg



NOTE: PENNSYLVANIA ACT 387 OF 1974 AS AMENDED BY ACT 331 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS		

7611-25 GERMANTOWN AVENUE
Philadelphia, PA 19119
9TH WARD - OPA #882041025; #885673220

prepared for:
Blake Development Corp.
10 E. Springfield Ave.
Philadelphia, PA 19116

Ruggiero Plante Land Design
3900 Ridge Avenue Philadelphia, PA 19128
(phone: 215.601.3600) (fax: 215.601.3600) email: ruggieroplanteland.com

Plan Date: Scale: 1" = 20'-0"
JUNE 16, 2021

ZONING SUBMISSION SET
Sheet Title:
ZONING ELEVATIONS
Sheet 2 of 2



NOTES

7619 GERMANTOWN AVE

PHILADELPHIA PA 19119