1807 E Huntingdon St.

Mixed Use | Industrial and Residential Development
PROJECT SUMMARY

1807 E Huntingdon is a proposed development of a new multi-family residential building with an industrial space housed in an existing structure. The development fronts onto East Huntingdon St. and East Harold Street. The building aims to reintroduce the light industrial use characteristic of this neighborhood while also establishing a live-work dynamic on the 31,511 sf site. In addition to the potential of the ground level industrial, the design aims to activate the street space with added greenery and street trees. The industrial entrance utilizes the existing entry, with a secondary accessible entry being provided off of the shared entry courtyard. The courtyard is the primary entrance for residents, with residents also able to enter through the accessory covered parking garage. The 80 residential units will have access to a roof deck and internal bike storage. The portions of the new structure that front onto the lot line aim to respect the existing structure and neighborhood context through materiality and scale, while the rest of the new structure is set back to preserve qualities of light and air. The addition introduces limestone and standing seam zinc to complement the existing brick and industrial atmosphere.

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# CIVIC DESIGN RESPONSE FORM

|-------------------------------|-----------------------------------|--------------------------|

As required by 14-304 (3) (4) (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):

<table>
<thead>
<tr>
<th>THE PROPERTY:</th>
<th>THE PROPERTY AFFECTED:</th>
<th>THE APPLICATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>THE APPLICANT’S PROPERTY IS LOCATED IN ANY DISTRICT, EXCEPT AS PROVIDED IN 14-304 (5)(b)(1)</td>
<td>AND REGARDLESS WHETHER THERE IS ANY AFFECTED PROPERTY</td>
<td>INCLUDES MORE THAN 100,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>INCLUDES MORE THAN 100 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>INCLUDES MORE THAN 50,000 SQUARE FEET OF NEW GROSS FLOOR AREA, EXCLUDING ANY FLOOR AREA WITHIN AN EXISTING STRUCTURE.</td>
</tr>
<tr>
<td></td>
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<td>INCLUDES MORE THAN 50 ADDITIONAL DWELLING UNITS, EXCLUDING ANY DWELLING UNITS WITHIN AN EXISTING STRUCTURE.</td>
</tr>
</tbody>
</table>

Examiner’s Signature: ROLAND NGABA  
Examiner’s Phone: (215) 686-2456  
Date: 06/03/2022

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.
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.

LA APPLICATION NUMBER:

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

Applicant is proposing to develop the subject parcels with a limited industrial use and mixed-use development and associated site improvements.

PROJECT LOCATION

Planning District: River Wards Council District: 1

Address: 1807 E Huntingdon Street
[PARCEL #66]
1825-41 E Huntingdon Street
[PARCEL #7]

Philadelphia, PA 19146

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

CONTACT INFORMATION

Applicant Name: J Roller Development LLC Primary Phone: 215-820-0031

Email: jmejia@rollerdevelopment.com Address: 30 S 15th St, 15th Floor

Philadelphia, PA 19102

Property Owner: 1820 Huntingdon LLC 181 L Developer J Roller Development LLC

Architect: JCRP ARCHITECTS

Javier Hernandez
ASA, NOMA, NCARB

SITE CONDITIONS

Site Area: 35,841 SF

Existing Zoning: IMAX Are zoning variances required? Yes No X

Proposed Use:

Area of Proposed Uses, Binned Out by Program (include square footage and # of Units):
IZP-2021-004184

+ 15 (156) SF Limited Industrial @ first and second floor of existing Parcel #7
+ (7,156) SF Multifamily Residential New Construction for (80) multi-family units – SF per unit varies
@ Floor 2 of Parcel #7, Floors 3-14 of Parcels #7 and #100, and Floor Five of Parcel #100
+ 2500 SF Roof Deck Amenities, Mail Package Room Amenities @ Ground Floor

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:

ZONING BOARD OF APPEALS HEARING

ZBA hearing scheduled: Yes No X NA

If yes, indicate the date hearing will be held:

Date: ____________________
IRMX
Max. Occupied Area
Intermediate: 75% (85%)*
Corner: 80% (90%)*
Min. Front Yard Depth: 0 ft.
Min. Side Yard Width: 0 ft.
Min. Rear Yard Depth: 0 ft.
Max. Height: 60 ft.
Max. Floor Area: 500%

CMX-2.5
Max Occupied Area:
Intermediate: 75%
Corner: 80%
Min. Front Depth: N/A
Min. Side Yard Width: 5 ft.
Min. Rear Yard Depth: Greater of 9 ft. or 10% lot depth
Max. Height: 60 ft.
Max. Floor Area: 50%

RSA-5
Min. Lot Width: 50 ft.
Min. Lot Area: 5,000 sq. ft.
Min. Open Area: 70%
Min. Front Setback: 25 ft.
Min. Side Yard Width: 7-10 ft.
Min. Rear Yard Depth: 25 ft.
Max. Height: 38 ft.

CMX-1
Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts.

SP-PO-A
Recreation

RM-1
Min. Lot Width: 16 ft.
Min. Lot Area: 1,440 sq. ft.
Min. Open Area: Corner 20%
Min. Side Yard: 5 ft.
Min. Rear Yard: 9 ft.
Max Height: 38 ft.

* A project that provides an industrial use of at least 50% of the ground floor area may exceed the maximum occupied area set forth.
Uses permitted as of right: Household Living, Group Living, Passive Recreation, Active Recreation, Adult Care, Child Care, Educational Facilities, Federal Organization, Libraries and Cultural Exhibits, Religious Assembly, Safety Services, Transit Station, Utilities and Services (Basic), Wireless Service Facility, Business and Professional, Medical, Dental, Health Practitioner, Government, Building supplies and Equipment, Consumer Goods, Food, Beverages and Groceries, Pets and Pet Supplies, Sundries, Pharmaceuticals, and Convenience Sales, Banking, Apparel, and Accessories, Animal Services, Building Services, Business Support, Eating and Drinking Establishments, Financial Services, Funeral and Mortuary Services, Maintenance and Repair of Consumer Goods, Personal Services, Radio, Television and Recording Services, Visitor Accommodations, Commissaries and Catering Services, Warehouse, Distributor of Malt or Brewed Beverages, Artist Studios and Artisan Industrial, Research and Development, Community Garden, Market or Community-supported Farm, Horticulture Nurseries and Greenhouses


Description: Mix of low-impact industrial, artisan industrial, residential and neighborhood commercial uses.

* In the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area as follows: The maximum occupied areas as a percentage of the lot shall be 85% for intermediate lots and 90% for corner lots.

* Per table 14-701-4 [5], in the IRMX district, if an industrial use accounts for a floor area equal to at least 50% of the ground floor area, the property may exceed the maximum occupied area set forth in the table or the maximum height set forth in the table. The maximum occupied area as a percentage of the lot shall be eighty-five percent (85%) for intermediate lot.

** Per table 14-701-4 [4], in the IRMX district, for any lot frontage facing a street 35 ft. or less in width, the first 8 ft. of lot depth shall have a maximum building height of 38 ft. and the second 8 ft. of lot depth shall have a maximum building height of 60 ft.
### Residential Unit Summary

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Area (SF)</th>
<th>Unit Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>650 - 700</td>
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### Parking Stall Requirements

#### User Requirements

<table>
<thead>
<tr>
<th>User</th>
<th>Requirement</th>
<th>Parking Required</th>
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<tbody>
<tr>
<td>GYM BUILDINGS</td>
<td>PARKING REQUIRED PER 10K SF</td>
<td>24</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>REQUIRED PARKING</td>
<td>TOTAL</td>
</tr>
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#### Loading Stall Requirements

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#### Parking, Landscape and Screening Requirements

- **Parking**
  - **Proposed Parking (Street)**
    - Proposed (Street) Parking
    - Proposed (33') Parking
  - **Proposed Parking (Roof)**
    - Proposed (Roof) Parking
  - **Total Parking**
    - 78

- **Landscape**
  - **Proposed Landscape**
  - **Proposed Landscape**
  - **Total Landscape**
  - 3

---

**Notes:**
- **Lot Area:** 190061
- **Professional Engineer:** D. ALEXANDER TWEEDIE
- **Surveyor:** BLUE SURVEY ASSOCIATES, INC.
- **APPLICANT:** IRMX DEVELOPMENT
- **Drawn By:** SURVEYOR BLUE MARSH ASSOCIATES, INC.
- **Scale:** 1 INCH = 30 FEET

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**Zoning Notes:**

- **Lot Required:** 3" SCREEN WALL w/ 75% OPACITY
- **Use Required:** MULTIFAMILY RESIDENTIAL
- **Street Frontage:** 260 LF FRONTAGE / 35 = 7.42
- **Lot Size:** 0.722 AC
- **Street Trees:** 15 TREES REQUIRED
- **Access Ramps:** 3 Ramps Required
- **Landscape Required:** 10% REQUIRED
- **Bike Parking Reduction:** 1 PARKING STALL REDUCTION PER 5 BIKE STALLS
- **Lobby Area:** 157.719' (P.D.S) (SURVEY)
- **Stairwell:** 13.87'
- **Elevator:** 39.3'

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**Plan Reference:** ALTA/NSPS LAND TITLE SURVEY

**Surveys:** BLUE SURVEY ASSOCIATES, INC.

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**Building Requirements**

- **Maximum Occupied Area:** 75%

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**Parking Requirements**

- **Minimum Stall Size:** 8.5 x 18
- **Minimum Loading Space Size:** 10 x 40

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</table>
GROUND FLOOR: +/- 22,796 SF
TOTAL UNITS ON FLOOR: 0
INDUSTRIAL SPACE: +/- 18,524 SF

SITE INFO
ZONING: IRMX
SITE AREA: 31,511 SF
COVERAGE:
- 19,079 SF (100%) - PARCEL A
- 10,566 SF (85%) - PARCEL B
FOOTPRINT: 29,545 SF
GROSS FLOOR AREA: 115,609 SF

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT
GROUND FLOOR PLAN

LOADING DOCK
INDUSTRIAL LOBBY
INDUSTRIAL SPACE
RESIDENTIAL LOBBY
RESIDENTIAL CIRCULATION
SERVICE/AMENITY
PARKING (24 SPACES)
SECOND FLOOR: +/- 29,631 SF
TOTAL UNITS ON FLOOR: 13
INDUSTRIAL SPACE: +/- 18,844 SF

UNIT SIZES:

- STUDIOS (7): 456 SF - 565 SF
- JR 1 BED (51): 569 SF - 757 SF
- 1 BED (16): 598 SF - 706 SF
- 2 BED (6): 872 SF - 1,070 SF
THIRD FLOOR: +/- 24,338 SF
TOTAL UNITS ON FLOOR: 30
INDUSTRIAL SPACE: 0 SF

UNIT SIZES:
- STUDIO (7): 456 SF - 565 SF
- JR 1 BED (51): 569 SF - 757 SF
- 1 BED (16): 598 SF - 706 SF
- 2 BED (6): 872 SF - 1,070 SF
FOURTH FLOOR: +/- 23,226 SF
TOTAL UNITS ON FLOOR: 28
INDUSTRIAL SPACE: 0 SF

UNIT SIZES:
- STUDIO (7): 456 SF - 565 SF
- JR 1 BED (51): 569 SF - 757 SF
- 1 BED (16): 598 SF - 706 SF
- 2 BED (6): 872 SF - 1,070 SF
- 4 BED: 1,000 SF
FIFTH FLOOR: +/- 22,796 SF
TOTAL UNITS ON FLOOR: 9
INDUSTRIAL SPACE: 0 SF

UNIT SIZES:
- STUDIO (7): 456 SF - 565 SF
- JR 1 BED (51): 569 SF - 757 SF
- 1 BED (16): 598 SF - 706 SF
- 2 BED (6): 872 SF - 1,070 SF
- 1 BED: 550 SF
- JR. 1 BED: 527 SF
- 1 BED: 573 SF
- 2 BED: 888 SF
- 2 BED: 1,000 SF
- JR. 1 BED: 527 SF
- JR. 1 BED: 527 SF
- JR. 1 BED: 527 SF

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT
TYPICAL (2ND-4TH) FLOOR PLAN

INDUSTRIAL
RESIDENTIAL UNITS
RESIDENTIAL CIRCULATION
SERVICE/AMENITY
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.

The Sustainable Design Checklist consists of the following categories:

- Water Efficiency
- Sustainable Sites
- Perforous Site Surfaces
- Location and Transportation
- Green Vehicles
- Rainwater Management
- Heat Island Reduction
- Energy and Atmosphere
- Energy Performance - Adherence to the New Building Code
- Energy Performance - Going Beyond the Code
- Innovation
- Civic Sustainable Design Checklist

### Categories

The Sustainable Design Checklist consists of the following categories:

#### Access to Quality Transit

1. **Location and Transportation**
   - Does project meet benchmark? Yes
   - Why?

#### Reduced Parking Footprint

2. **Location and Transportation**
   - Does project meet benchmark? Yes
   - Why?

#### Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles.

3. **Green Vehicles**
   - Does project meet benchmark? Yes
   - Why?

#### 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 30db(A) (if setback used, specify distance).

4. **Railway Setbacks**
   - Does project meet benchmark? Yes
   - Why?

#### Incorporate a bike share station in coordination with and conformity to the standards of Philadelphia Bike Share.

5. **Bike Share Station**
   - Does project meet benchmark? Yes
   - Why?

---

### Water Efficiency

1. **Outdoor Water Use**
   - Does project meet benchmark? Yes
   - Why?

### Sustainable Sites

2. **Access to Quality Transit**
   - Does project meet benchmark? Yes
   - Why?

### Percorius Site Surfaces

3. **Percorius Site Surfaces**
   - Does project meet benchmark? Yes
   - Why?

### Rainwater Management

4. **Rainwater Management**
   - Does project meet benchmark? Yes
   - Why?

### Heat Island Reduction

5. **Heat Island Reduction**
   - Does project meet benchmark? Yes
   - Why?

### Energy and Atmosphere

6. **Energy and Atmosphere**
   - Does project meet benchmark? Yes
   - Why?

### Energy Performance - Adherence to the New Building Code

7. **Energy Performance - Adherence to the New Building Code**
   - Does project meet benchmark? Yes
   - Why?

### Energy Performance - Going Beyond the Code

8. **Energy Performance - Going Beyond the Code**
   - Does project meet benchmark? Yes
   - Why?

---

### Innovation

9. **Innovation**
   - Does project meet benchmark? Yes
   - Why?

### Civic Sustainable Design Checklist

10. **Civic Sustainable Design Checklist**
    - Does project meet benchmark? Yes
    - Why?

---

### Summary

- 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.
- The Sustainable Design Checklist consists of the following categories: Access to Quality Transit, Reduced Parking Footprint, Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles, 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 30db(A) (if setback used, specify distance), Incorporate a bike share station in coordination with and conformity to the standards of Philadelphia Bike Share, Outdoor Water Use, Access to Quality Transit, Percorius Site Surfaces, Rainwater Management, Heat Island Reduction, Energy and Atmosphere, Energy Performance - Adherence to the New Building Code, Energy Performance - Going Beyond the Code, Innovation, and Civic Sustainable Design Checklist.
- Railway Association of Canada (RAC)'s “Guidelines for New Development in Proximity to Railway Operations.”
- LEED v4.1, Optimize Energy Performance in LEED v4.1 for Passive House, see www.phius.org
- “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.”
PEDESTRIAN COMPONENT (Handbook Section 4.1)

11. Width of sidewalks for each street frontage: Required sidewalk widths are listed in Section 4.5 of the Handbook.

<table>
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<tr>
<th>STREET</th>
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<th>Proposed</th>
<th>Recommended</th>
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<tbody>
<tr>
<td>Jasper St</td>
<td>5'</td>
<td>5'</td>
<td>6'</td>
</tr>
<tr>
<td>East Harold St</td>
<td>6'</td>
<td>6'</td>
<td>7'</td>
</tr>
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BICYCLE COMPONENT (Handbook Section 4.3)

16. Off-street bicycle parking: Requirements are outlined in the Philadelphia Code, Section 22-1305.

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CURLIQUE MANAGEMENT COMPONENT (Handbook Section 4.6.8)

22. For bicycle lanes, does the design provide adequate clearances for parallel parking, loading, and other destinations? | No |

23. Does the design meet the criteria for bicycle lanes, as per Section 4.8 of the Handbook? | No |

24. Does the design incorporate bicycle lanes into the plan? | Yes |

25. Does the design provide connecting bicycle facilities between existing facilities and other destinations? | Yes |

26. Does the design incorporate bicycle facilities into the plan? | Yes |

27. Does the design incorporate bicycle facilities into the plan? | Yes |

28. Does the design incorporate bicycle facilities into the plan? | Yes |

29. Does the design incorporate bicycle facilities into the plan? | Yes |

30. Does the design incorporate bicycle facilities into the plan? | Yes |

31. Does the design incorporate bicycle facilities into the plan? | Yes |

32. Does the design incorporate bicycle facilities into the plan? | Yes |

33. Does the design incorporate bicycle facilities into the plan? | Yes |

34. Does the design incorporate bicycle facilities into the plan? | Yes |
SITE SECTION - BUILDING A

SITE SECTION - BUILDING B

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT
BUILDING SECTIONS

RESIDENTIAL CIRCULATION
INDUSTRIAL
SERVICE/AMENITY
EXISTING STRUCTURE
MATERIAL KEY

A. EXISTING BRICK
B. GLEN-GERY BRICK WINGATE
C. LIMESTONE FINS JUKA GREY
D. ATAS STANDING SEAM METAL PANEL ZINC
E. GLAZING

MUB GIRARD AVENUE DETAIL ELEVATION
MUB BERKS STREET DETAIL ELEVATION

1807 E HUNTINGDON STREET | IRMX DEVELOPMENT
ELEVATIONS & MATERIAL PALETTE