THE MARK AT PHILADELPHIA

CIVIC DESIGN REVIEW SUBMISSION

ADDRESS: 3615-3635 CHESTNUT STREET

UPDATED: August 17, 2022

MATERIALS:

Renderings

Architectural Site Plan

Site Sections

Aerial Views

Solar Study

Floor Plans

Exterior Elevations

Site Context Photographs

Aerial Photograph (Annotated)

3D Massing

Landscape Plan

Existing Conditions Survey

Zoning Plan





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RENDERINGS

SHEET NUMBER

CDR-A1





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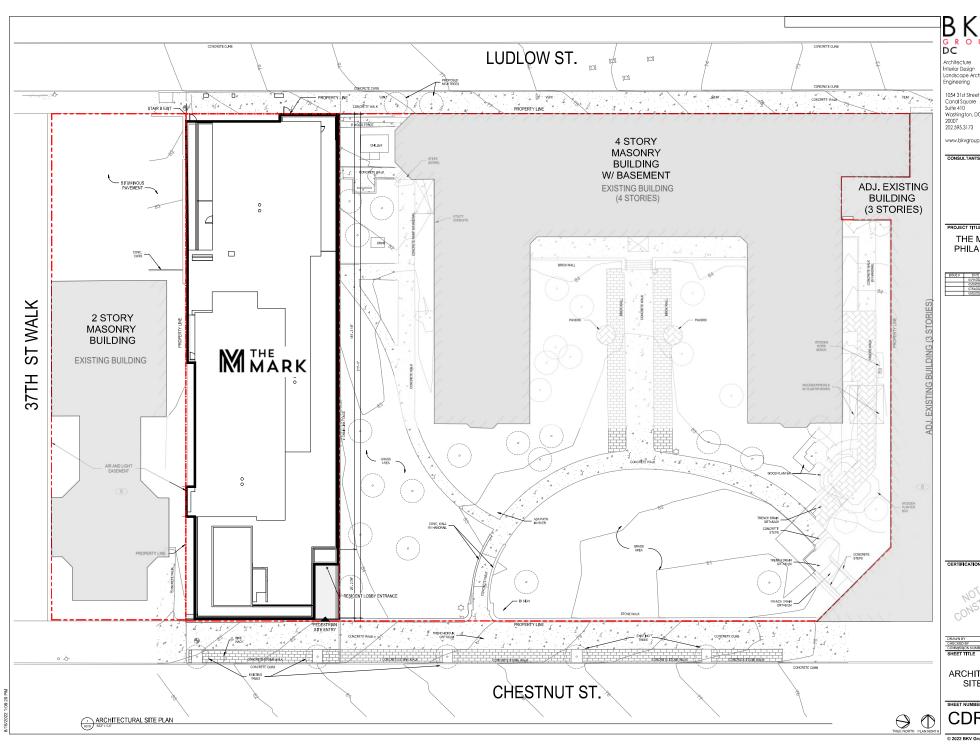
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SHEET NUMBER CDR-A3



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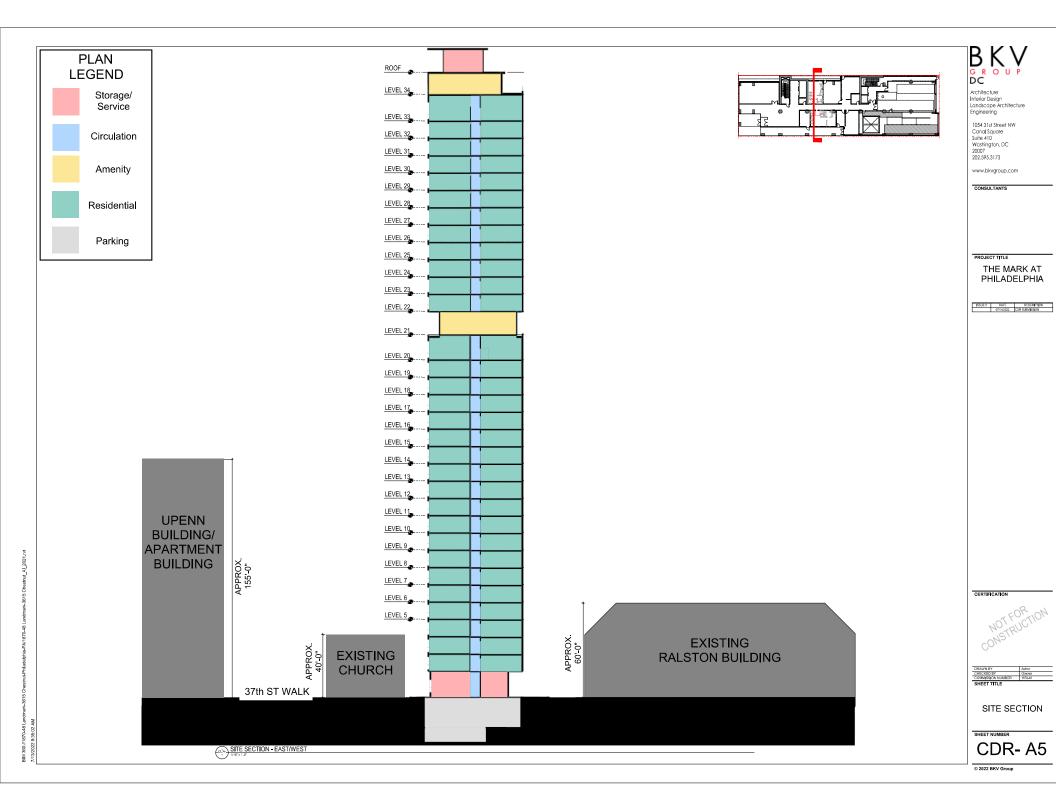
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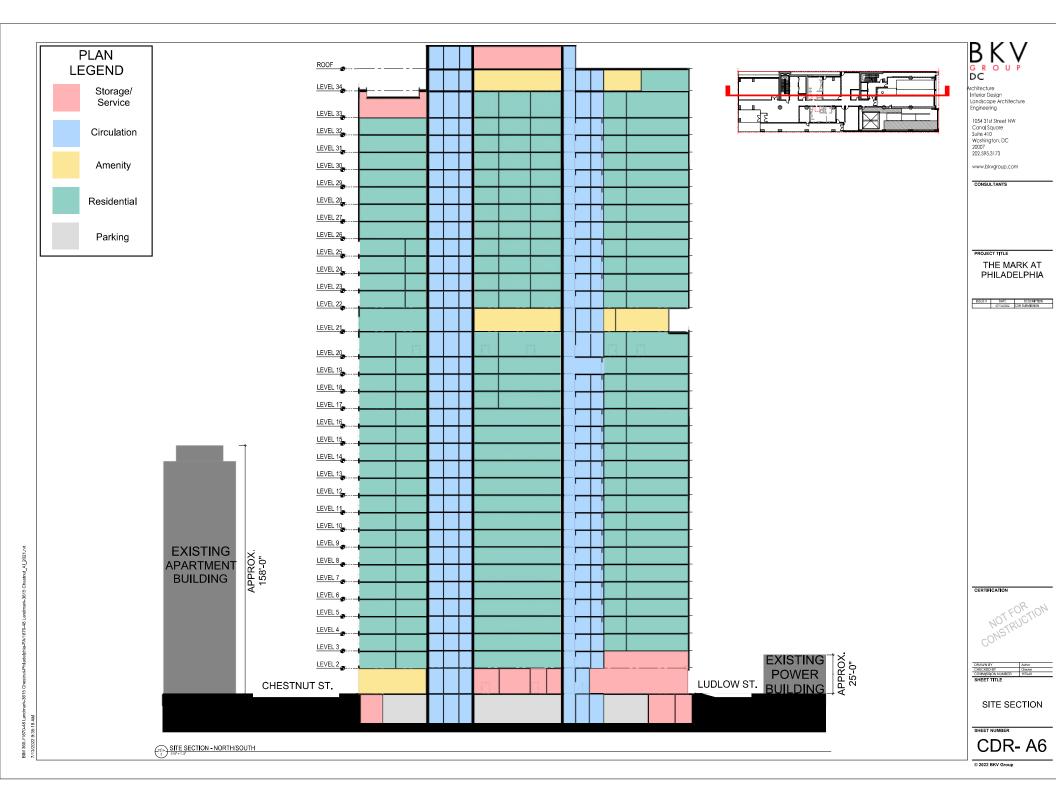
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ARCHITECTURAL SITE PLAN

CDR- A4







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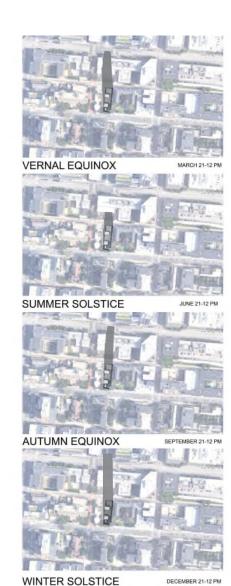
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AERIAL VIEW TOWARDS NW





WINTER SOLSTICE

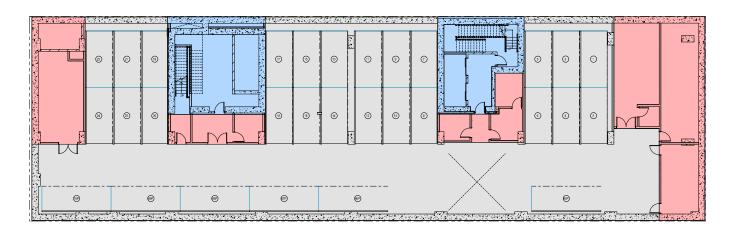








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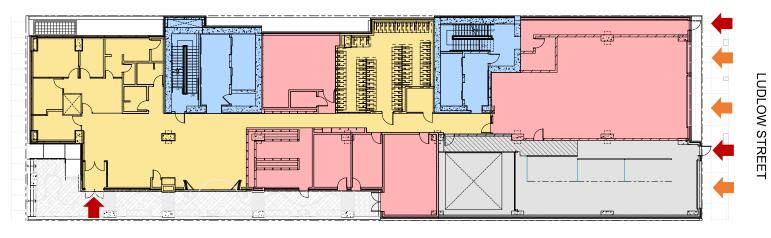
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FLOOR PLAN _ LEVEL P1



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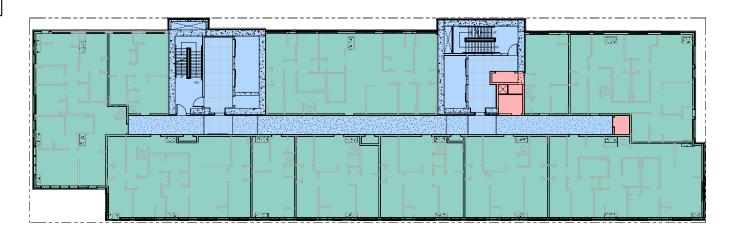
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FLOOR PLAN _ LEVEL 1



NORTH PLAN NORTH



TYIPICAL FLOOR- OVERALL FLOOR PLAN CDR



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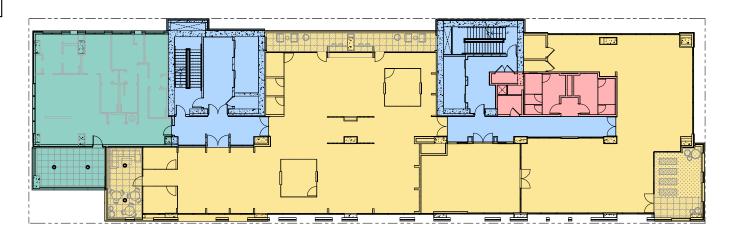
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FLOOR PLAN _ TYPICAL FLOOR

SHEET NUMBER CDR-A14

2022 RKV Group



LEVEL 21 - OVERALL FLOOR PLAN _ CDR

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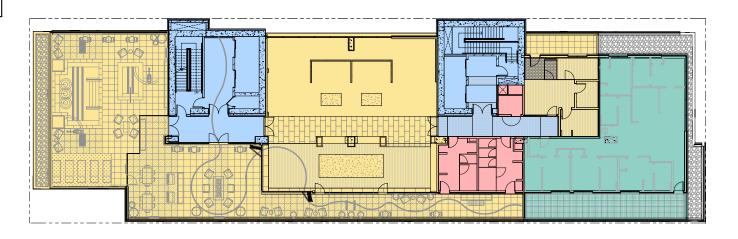
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FLOOR PLAN _ LEVEL 21

SHEET NUMBER CDR-A15

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LEVEL 34 - OVERALL FLOOR PLAN _ CDR

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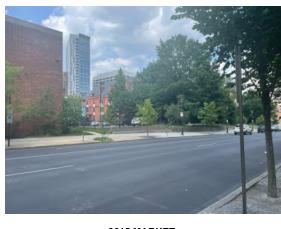
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FLOOR PLAN _ LEVEL 34

M 360;//1870-48 Landmark-3615 Chestnut-Philadelphia-PA/1870-48 Landmark-3815 Chestnut_Al_2021.rvt



3615 MARKET FROM CHESTNUT STREET LOOKING NORTHEAST



3615 MARKET FROM CHESTNUT STREET LOOKING NORTH



3615 MARKET FROM CHESTNUT STREET LOOKING NORTHWEST



3615 MARKET FROM LUDLOW STREET LOOKING SOUTHWEST



3615 MARKET FROM LUDLOW STREET LOOKING SOUTH



3615 MARKET FROM LUDLOW STREET LOOKING SOUTHEAST



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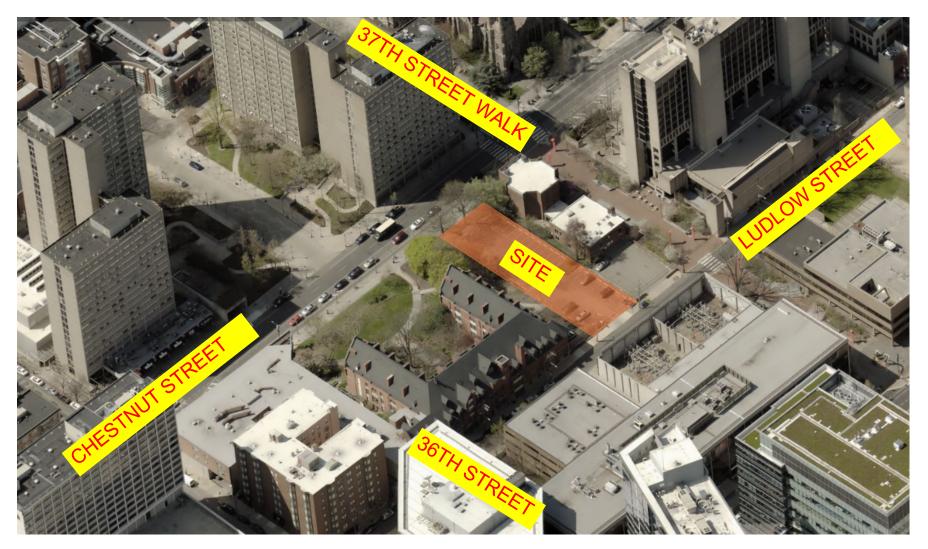
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SITE CONTEXT PHOTOS

CDR-A19



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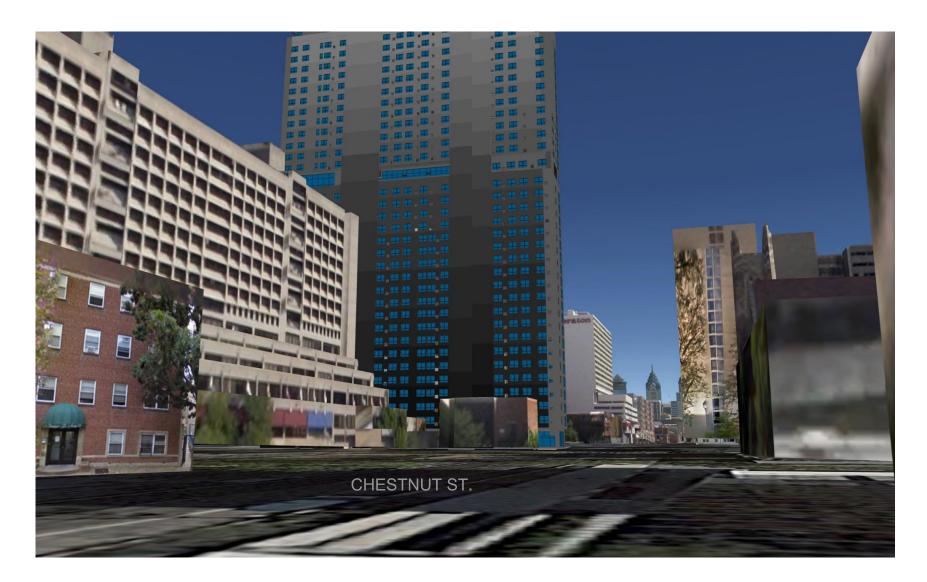
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3D MASSING





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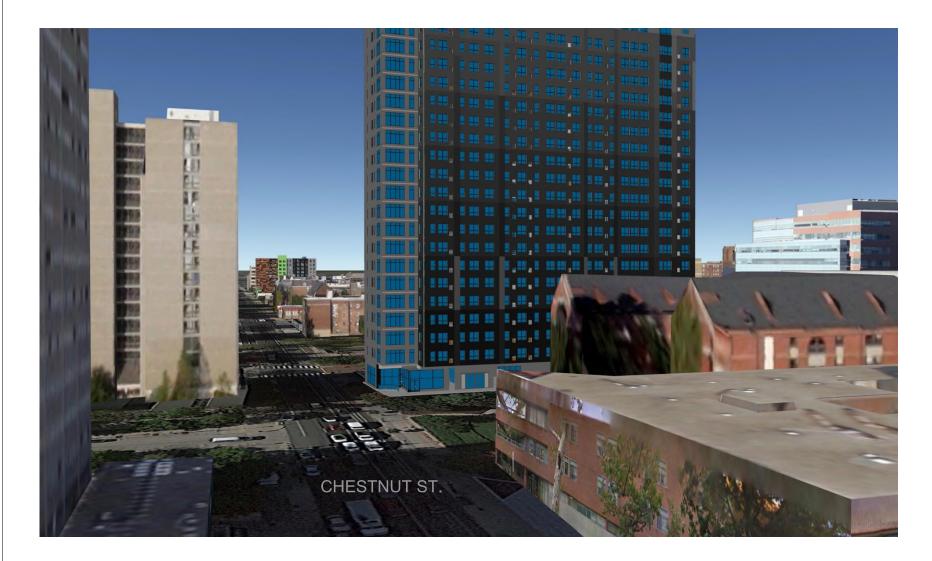
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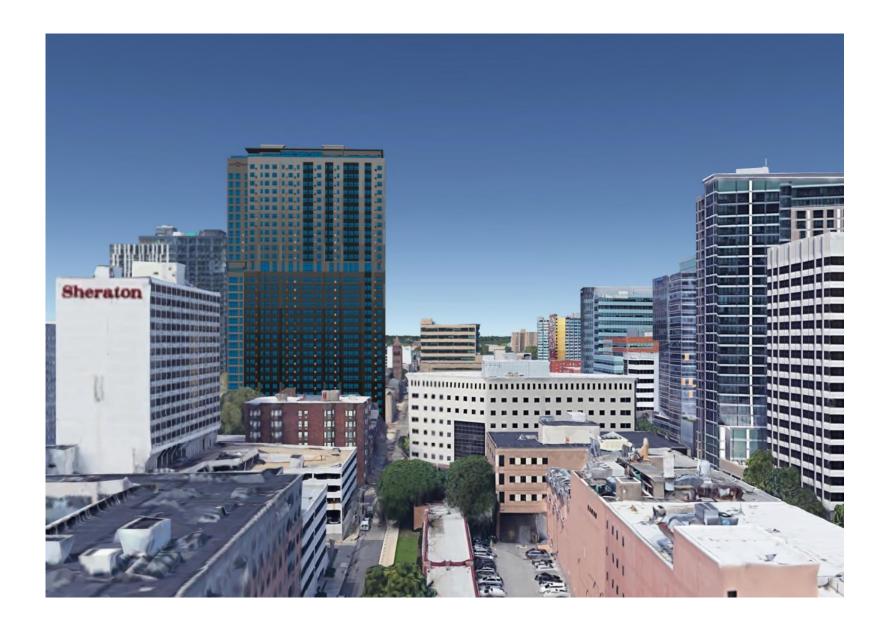
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SHEET TITLE

3D MASSING

SHEET NUMBER CDR-A26

LEVEL 1 Legend

- A Linear Pavers Multi Colored
- B Recessed LED Lighting StripC Concrete Sidewalk
- Star Shaped Pre-fab Benches
- Pea Gravel
- Pre-fab Planters
- G Built-in PlanterH 2 Person Table

- Privacy Fence
 Knee Wall w/ G
- Mall w/ Guardrail
- Concrete Stairs
- Accesible Ramp

- M 2'x2' Pavers
- N Existing Sod/Landscape Area
- Existing Trees
- Proposed Street Trees



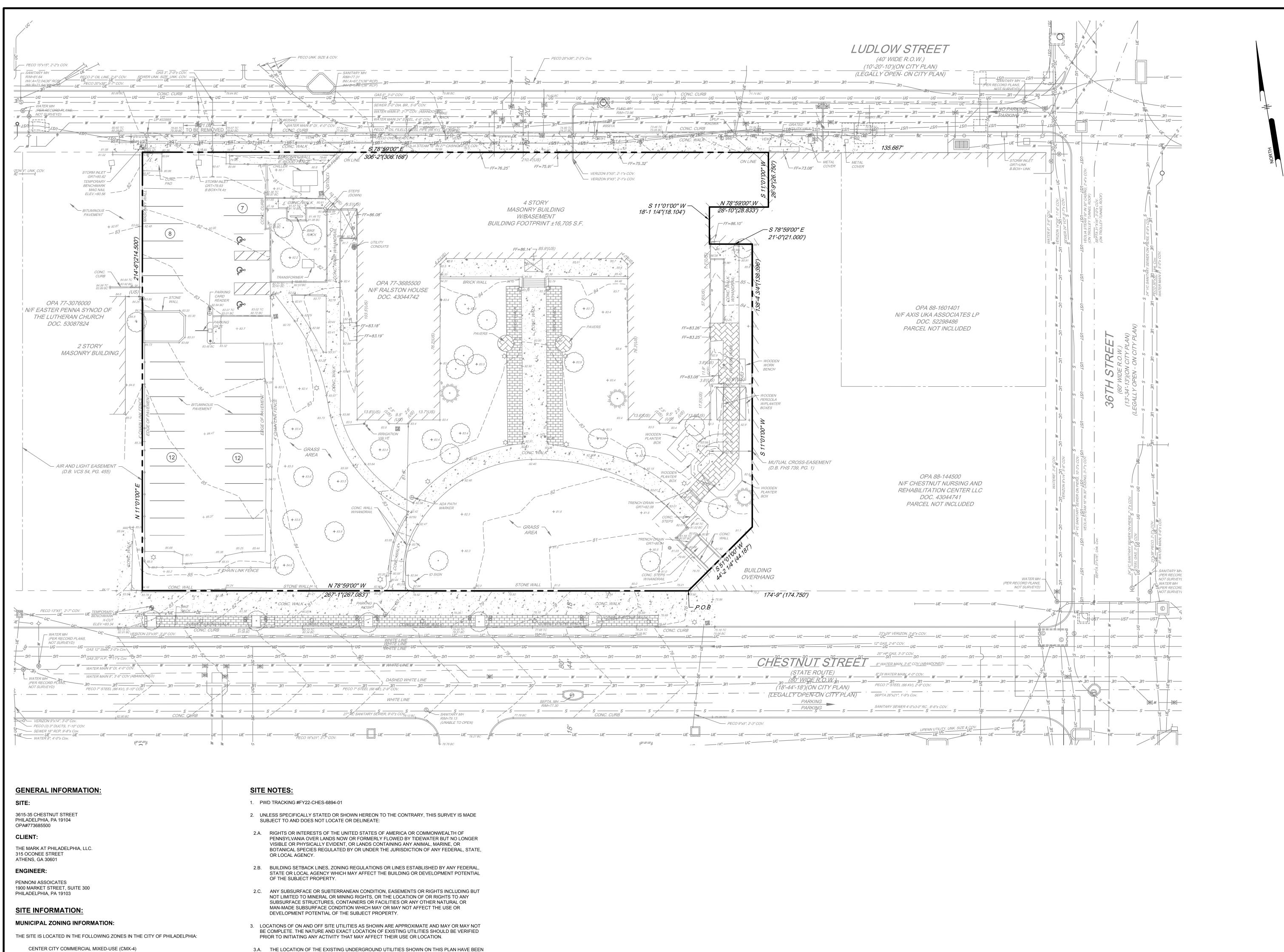


PHILADELPHIA, PA

THE MARK AT PHILADELPHIA, LLC

HPLA #: H22-125





TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE

3.B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND

"UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL

3.C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED

UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM INC,

4. ALL BOUNDARY DIMENSIONS SHOWN ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD

5. THE HORIZONTAL DATUM FOR THIS PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE

6. THE VERTICAL DATUM FOR THIS PROJECT REFERENCES THE CITY OF PHILADELPHIA VERTICAL

MEASURE (DS) UNLESS DESIGNATED (US) TO DENOTE U.S. SURVEY FOOT.

COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983

3.D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES

PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

STRUCTURES IS NOT GUARANTEED.

AND STRUCTURES BEFORE THE START OF WORK.

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE

COMMUNITY MAP NO. 4207570179G WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 17,

AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

BY GRAPHIC PLOTTING ONLY, BASED UPON THE THE FLOOD INSURANCE RATE

CITY OF PHILADELPHIA AS CURRENTLY AMENDED

2007, THE SITE IS LOCATED IN THE FOLLOWING AREAS:

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE

FLOOD ZONE INFORMATION:

LOCATION MAP

WATERSHED: LOWER SCHUYLKILL RIVER FLOOD MANAGEMENT DISTRICT: A FEMA FLOODPLAIN: ZONE X

EXISTING PROPERTY LINE —— — — EXISTING RIGHT OF WAY LINE EXISTING BUILDING = EXISTING CURB EXISTING SIDEWALK ---- EXISTING EDGE OF MACADAM/GRAVEL EXISTING TRAFFIC MARKING ----×----×--- EXISTING FENCE ---- EXISTING MAJOR CONTOUR ----- EXISTING MINOR CONTOUR EXISTING SIGN EXISTING BOLLARD EXISTING UTILITY POLE ∴ ⇒ EXISTING LIGHT EXISTING INLET ----- s ----- EXISTING SEWER ——— D ——— EXISTING STORM SEWER ----- W ----- EXISTING WATER LINE —————— EXISTING UNDERGROUND TELEPHONE LINE ----- UE ---- EXISTING UNDERGROUND ELECTRIC ----- OE ----- EXISTING OVERHEAD WIRES $\textcircled{E} \ \textcircled{W} \ \textcircled{T} \ \textcircled{S} \ \textcircled{D}$ EXISTING UTILITY STRUCTURES

STOP-CALL DEFORE YOU DIG!

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS

NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR

BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.

SERIAL NUMBER(S): 20220202141

0 20'

100% SCHEMATIC DESIGN

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES
ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE
PROJECT. THEY ARE NOT INTENDED OR REPRESENTED
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON
THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATES; AND OWNER
SHALL INDEMNIFY AND HOLD HARMLESS PENNONI
ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND
EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT

LCDAQ22001

DATE

2022-04-12

DRAWING SCALE

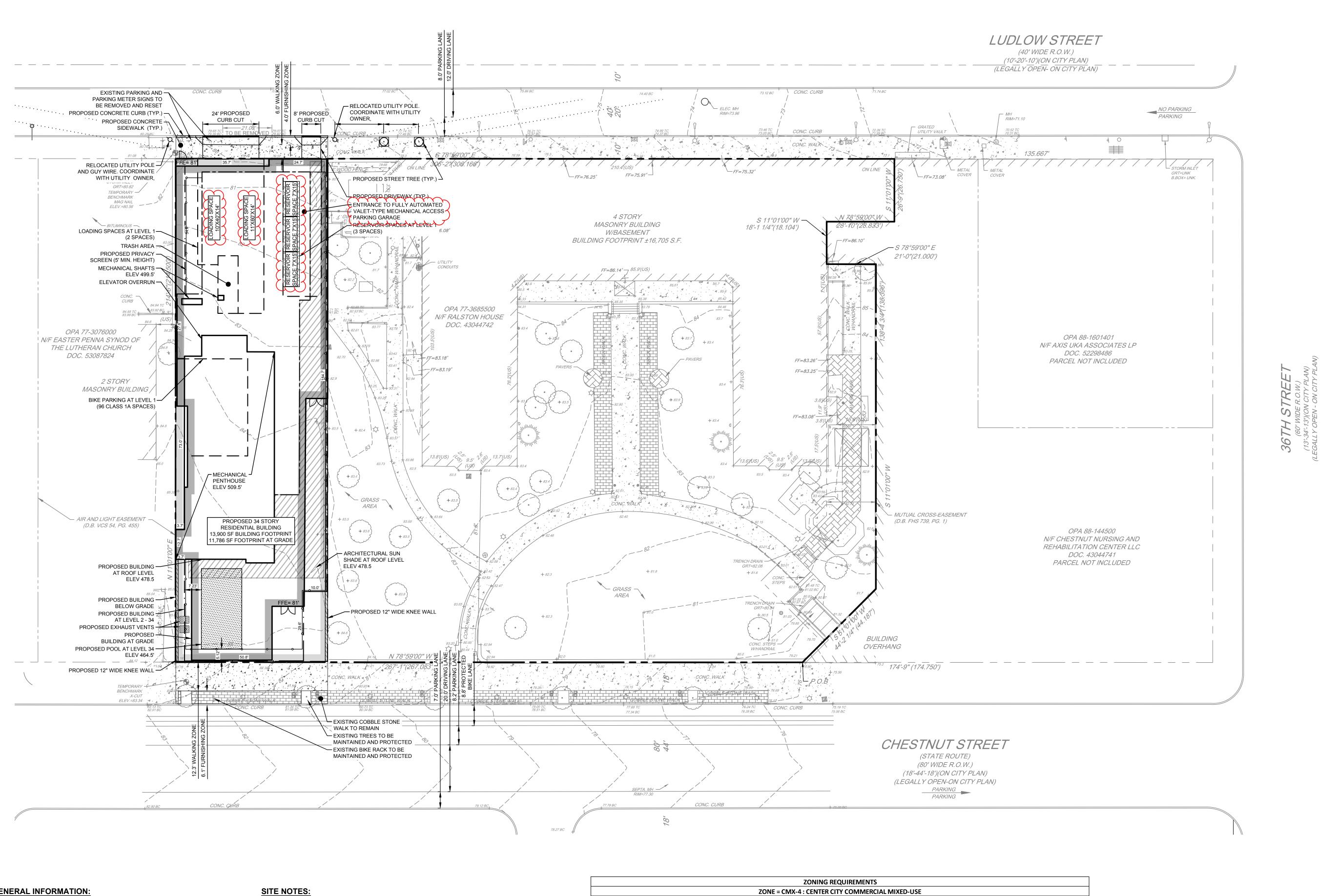
1"= 20'

DRAWN BY

CLV

APPROVED BY

TJF



LOCATION MAP

WATERSHED: LOWER SCHUYLKILL RIVER FLOOD MANAGEMENT DISTRICT: A FEMA FLOODPLAIN: ZONE X

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING BUILDING
	EXISTING CURB
A	EXISTING SIDEWALK
	EXISTING EDGE OF MACADAM/GRAVEL
	EXISTING TRAFFIC MARKING
xx	EXISTING FENCE
 5	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
_	EXISTING SIGN
•	EXISTING BOLLARD
0	EXISTING UTILITY POLE
	EXISTING LIGHT
	EXISTING INLET
s	EXISTING SEWER
	EXISTING STORM SEWER
w	EXISTING WATER LINE
UT	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING GAS LINE
UE	EXISTING UNDERGROUND ELECTRIC
OE	EXISTING OVERHEAD WIRES
	EXISTING UTILITY STRUCTURES
	PROPOSED BUILDING BELOW GRADE
	PROPOSED BUILDING AT GRADE
<u> </u>	PROPOSED BUILDING AT 2ND-TERRACE LEVE
	PROPOSED BUILDING AT ROOF LEVEL
	PROPOSED SUN SHADE
M	PROPOSED DOOR
	PROPOSED COBBLE PAVERS
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CURB
	PROPOSED DEPRESSED CURB
	PROPOSED WALL
	PROPOSED POOL
	PROPOSED PRIVACY SCREEN

GENERAL INFORMATION:

3615-35 CHESTNUT STREET PHILADELPHIA, PA 19104

OPA#773685500 CLIENT:

THE MARK AT PHILADELPHIA, LLC. 315 OCONEE STREET ATHENS, GA 30601

ENGINEER: PENNONI ASSOICATES 1900 MARKET STREET, SUITE 300

SITE INFORMATION:

PHILADELPHIA, PA 19103

MUNICIPAL ZONING INFORMATION:

THE SITE IS LOCATED IN THE FOLLOWING ZONES IN THE CITY OF PHILADELPHIA: CENTER CITY COMMERCIAL MIXED-USE (CMX-4)

FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE CITY OF PHILADELPHIA AS CURRENTLY AMENDED

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, BASED UPON THE THE FLOOD INSURANCE RATE COMMUNITY MAP NO. 4207570179G WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 17, 2007, THE SITE IS LOCATED IN THE FOLLOWING AREAS:

AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE

1. PWD TRACKING #FY22-CHES-6894-01

2. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE

SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:

2.A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE,

2.B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

2.C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

3. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

3.A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

3.B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

3.C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM INC,

3.D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

(800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

4. ALL BOUNDARY DIMENSIONS SHOWN ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD MEASURE (DS) UNLESS DESIGNATED (US) TO DENOTE U.S. SURVEY FOOT.

5. THE HORIZONTAL DATUM FOR THIS PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983

6. THE VERTICAL DATUM FOR THIS PROJECT REFERENCES THE CITY OF PHILADELPHIA VERTICAL

7. REFER TO SHEET CS8502 FOR EROSION AND SEDIMENT CONTROL NOTES.

		ZONING REQUIREMENTS		
		ZONE = CMX-4 : CENTER CITY COMMERCIAL N	/IIXED-USE	
		LOT AREA = 63,333 SF (1.45 AC)		
	OVERLAY DISTRICTS: MIXED INCOM	E NEIGHBORHOODS (MIN) (N/A FOR ZONING A	APPLICATIONS SUBMITTED	PRIOR TO 7/18/2022)
LC	LOT REQUIREMENTS REQUIRED/ALLOWED EXISTING PROPOSED			
TABLE 14-602-2	USE	COMMERCIAL MIXED USE	MEDICAL &	MULTI-FAMILY RESIDENTIAL (236 UNITS)
TABLE 14-602-2	USE	COIVIIVIERCIAL IVIIXED USE	SURFACE PARKING	GROUP LIVING (127 UNITS)
TABLE 14-701-3	MAX OCCUPIED AREA	100%	26%	48%
TABLE 14-701-3	MIN FRONT YARD AREA	N/A	N/A	N/A
TABLE 14-701-3	MIN SIDE YARD AREA	8 FT IF USED	N/A	N/A
TABLE 14-701-3	MIN REAR YARDA REA	N/A	N/A	N/A
TABLE 14-702-7	MAX FLOOR AREA	750% OF LOT AREA*: 474,997	57,152 SF	473,001 SF
TABLE 14-701-3	MAX HEIGHT	N/A	N/A	N/A
	BULK & MASSING CONTROLS:	MAXIMUM COVERAGE FIRST 65': 100%	26%	46.10%

OPEN AREA, BUILDING WIDTH, | MAXIMUM COVERAGE FROM 65' TO 300': 75% |

SPACING, & HEIGHTS CONTROL | MAXIMUM COVERAGE FROM 300' TO 500': 50%

*14-702(7): REFER TO FAR TABLE DENSITY BONUSES

LOADING AND PARKING REQUIREMENTS					
SECTION	DESCRIPTION	REQUIRED	EXISTING	PROPOSED	
14 902/2)	MOTER VEHICLE PARKING RATIOS (MULTI FAMILY)	RESIDENTIAL USE (MULTI-FAMILY): 3 PER 10 DWELLING UNITS (236 UNITS): 71 SPACES			
14-802(3)	MOTER VEHICLE PARKING RATIOS (GROUP LIVING) RESIDENTIAL USE (GROUP LIVING): (127 UNITS) 0 SPACES		35	70*	
14-802(8)	ADJUSTMENTS & ALTERNATIVES	REDUCTION OF 1 SPACES PER 5 BIKE SPACES (10% MAX): 64 SPACES			
14-803(6)	ELECTRIC VEHICLE PARKING SPACES	ES 50-99 SPACES PROVIDED = 4 EV SPACES		4*	
14-803(2)	REQUIRED RESERVOIR SPACES	51-100 SPACES PROVIDED = 3 RESERVOIR SPACES	0	3	
.4-806(2) & TABLE 14-806-2 OFFSTREET LOADING GFA = 200,001-500,000 SF = 2 LOADING SPACES		0	2		
TABLE 14-806-3 DIMENSIONS (1) 10' W X40' L X14' H; (1) 11'X W X60' LX14' H					
14-804	BICYCLE PARKING (MULTI FAMILY)	RESIDENTIAL USE (MULTI-FAMILY): 1 PER EVERY 3 DWELLING UNITS = 79		06	
	BICYCLE PARKING (GROUP LIVING)	RESIDENTIAL USE (GROUP LIVING): 1 PER EVERY 10,000 SF = 17	0	96	

20.10%

20.10%

NOTE: ADA ACCESS PROVIDED AT POINT OF BUILDING ENTRY. VALET TO TAKE CAR PRIOR TO VEHICLES BEING PARKED IN FULLY AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING GARAGE.

MAX FAR TABLE				
LOT AREA	63,333 SF			
MAX FAR (%)	MAX FAR (%) 500%			
MAX FAR (SF)	316,665 SF			
FAR BONUSES	250% LOW INCOME BONUS*	158,332 SF		
MAX FAR WITH BONUSES (%)	750%			
MAX FAR WITH BONUSES (SF)	474,997 SF			
EXISTING BUILDING AREA (SF)	57,152 SF			
PROPOSED BUILDING AREA (SF)	415,849 SF			

473,001 SF TOTAL FAR (SF) * FEE TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT

LANDSCAPING REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	
STREET TREES	1 PER 35 LF OF FRONTAGE: 4 TREES	2	4*	
*RECORD PLANS INI	DICATE A 16" STEAM LINE IN 27" CASING R	UNNING IN THE FOO	TWAY ALONG	



CALL BEFORE YOU DIG BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.

SERIAL NUMBER(S): 20220202141

NOT FOR CONSTRUCTION

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				PER L&I REVIEW	PER L&I REVIEW	REVISIONS
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