



## Civic Design Review Notification to Philadelphia City Planning Commission

This form must be completed by the L&I plans examiner to notify PCPC that an application under review requires Civic Design Review (CDR).

The L&I plans examiner must forward this completed form to the applicant, the Community Group Notification ([RCO@Phila.gov](mailto:RCO@Phila.gov)), and the Civic Design Review ([CDR@Phila.Gov](mailto:CDR@Phila.Gov)) and must also upload a copy to eCLIPSE.

### Application Details

Identify the permit number, location of work and name of applicant.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

ZP- 2 | 0 | 2 | 3 | . | 0 | 0 | 1 | 5 | 0 | 5 |

Address 2500-26 N AMERICAN ST

Specific Location or Additional Parcels \_\_\_\_\_

Applicant Name Brett Feldman (Klehr Harrison Harvey Branzbur)

Applicant's Relationship to property:

Property Owner  Tenant  Equitable Owner  Licensed Professional or Tradesperson

Date of Notification to PCPC: 02 28 2023

### Plans Examiner

Provide the name and contact information of the plans examiner reviewing the application.

2

Name Christopher Hartland

Email Address christopher.hartland@phila.gov Phone Number (215) 686-2397

### CDR Triggers

Provide applicable application details related to the CDR determination.

See §14-304(5) and Table 14-304.2 for additional details.

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Zoning District(s): ICMX

Affects property in a residential district, as defined by §14-304(5)(b)(.2)  Yes  No

Application includes new construction or an expansion that creates 109,500 square footage of new GFA.

Application includes new construction or an expansion that creates 0 additional dwelling units.

### Plan Review Results

Provide details regarding the outcome of the plan review

4

Will the application result in a by-right permit?  Yes  No

If **yes**, skip the questions below.

If **no**, has the applicant been issued a refusal / referral prior to completing CDR?  Yes  No

If **yes**, include the refusal / referral with this Notification and forward to the email addresses listed below.

If **no**, use the space below to outline the refusals / referrals that are anticipated:

Code Section(s):	Reason for Refusal / Referral:



**Plan Review Results  
(cont'd)**

Provide details regarding the  
outcome of the plan review

4

Code Section(s):	Reason for Refusal / Referral:

**Note to Applicant:** Plans that are submitted to L&I are considered final. Any changes made to the plans must be a result of the CDR process. If any changes are proposed, the [Civic Design Review Revision Form](#) must be submitted with the revised plans. Any changes that are not a result of the CDR process may require the submission of a new application.



## 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:**

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

The application includes more than 100,000 square feet of new gross floor area, excluding any floor area within an existing structure.

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### PROJECT LOCATION

Planning District: <u>Lower North</u>	Council District: <u>7</u>		
Address: <u>2500-2526 N. American Street</u>			
<u>Philadelphia, PA 19133</u>			
Is this parcel within an Opportunity Zone?	<b>Yes</b>	<b>No</b>	Uncertain
If yes, is the project using Opportunity Zone Funding?	<b>Yes</b>	<b>No</b>	

### CONTACT INFORMATION

Applicant Name: <u>CZ Fishtown, LLC</u>	Primary Phone: <u>732-978-0216</u>
Email: <a href="mailto:jcoakley@cegy.com">jcoakley@cegy.com</a>	Address: <u>134 W. 29<sup>th</sup> Street, 4<sup>th</sup> Floor</u>
	<u>New York, NY 10001</u>
Property Owner: <u>CZ Fishtown, LLC</u>	Developer <u>CZ Fishtown, LLC</u>
Architect: <u>BWD Architects</u>	



### SITE CONDITIONS

Site Area: 1.167 Acres

Existing Zoning: ICMX Are Zoning Variances required? Yes  No

#### Proposed Use:

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

Self Storage – 109,500 SF

*Proposed # of Parking Units:*

55 Parking Spaces

### COMMUNITY MEETING

Community meeting held: Yes  No

If yes, please provide written documentation as proof.

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

Date: \_\_\_\_\_ Time: \_\_\_\_\_

### ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes  No  NA

If yes, indicate the date hearing will be held:

Date: \_\_\_\_\_

# 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).

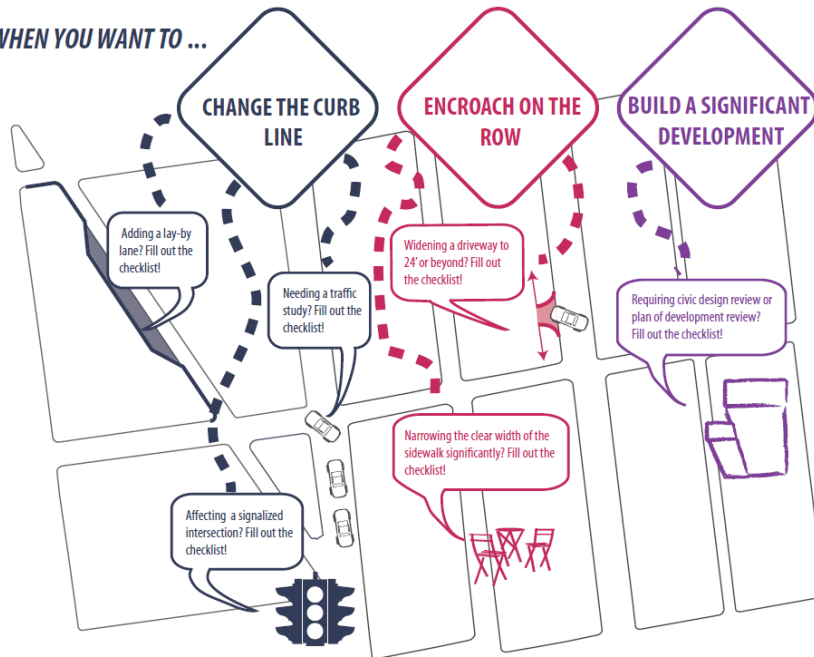
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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  
2500 N. American Street
2. DATE  
3/30/2023
3. APPLICANT NAME  
CS Fishtown, LLC
5. PROJECT AREA: list precise street limits and scope  
1.17 Acres
4. APPLICANT CONTACT INFORMATION  
James Coakley  
134 W. 29th Street, 4th Floor  
New York, NY 10001
6. OWNER NAME  
CS Fishtown, LLC
7. OWNER CONTACT INFORMATION  
James Coakley  
134 W. 29th Street, 4th Floor  
New York, NY 10001
8. ENGINEER / ARCHITECT NAME  
Brian M. Conlon c/o Langan Engineering
9. ENGINEER / ARCHITECT CONTACT INFORMATION  
1818 Market Street  
Suite 3300  
Philadelphia, PA 19103
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at [www.phila.gov/map](http://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>N. 3<sup>rd</sup> Street</u>	<u>W. Huntingdon Street</u>	<u>W. Cumberland Street</u>	<u>City Neighborhood</u>
<u>W. Cumberland Street</u>	<u>N. 3<sup>rd</sup> Street</u>	<u>N. American Street</u>	<u>City Neighborhood</u>
<u>N. American Street</u>	<u>W. Cumberland Street</u>	<u>W. Huntingdon Street</u>	<u>Auto Oriented Commercial/Industrial</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



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**APPLICANT: General Project Information**

Additional Explanation / Comments: \_\_\_\_\_

**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>N. 3<sup>rd</sup> Street</u>	<u>12' / 12.8' / 12.8'</u>	<u>12' / 12'</u>
<u>W. Cumberland Street</u>	<u>12' / 12.1' / 12.1'</u>	<u>12' / 12'</u>
<u>W. American Street</u>	<u>18' / 18.2' / 18.2'</u>	<u>18' / 18'</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>N. 3<sup>rd</sup> Street</u>	<u>6' / 11.0' / 11.0'</u>
<u>W. Cumberland Street</u>	<u>6' / 9.8' / 9.8'</u>
<u>W. American Street</u>	<u>6' / 14.5' / 14.5'</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>24.1'</u>	<u>201.2' from N. American St.</u>
<u>Driveway</u>	<u>17.8'</u>	<u>139.7' from N. American St.</u>
<u>Driveway</u>	<u>14.5'</u>	<u>80.2' from W. Cumberland St.</u>
<u>Driveway</u>	<u>15.3'</u>	<u>165.3' from W. Cumberland St.</u>

### PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Driveway</u>	<u>28.5'</u>	<u>165.5' from W. Cumberland St.</u>
<u>Driveway</u>	<u>24.0'</u>	<u>225.3' from N. American St.</u>

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL APPROVAL  
YES  NO

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: \_\_\_\_\_

**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>N. 3<sup>rd</sup> Street</u>	<u>NA / NA</u>
<u>W. Cumberland Street</u>	<u>NA / NA</u>
<u>N. American Street</u>	<u>NA / NA</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>N. 3<sup>rd</sup> Street</u>	<u>4' / 1.8' / 1.8'</u>
<u>W. Cumberland Street</u>	<u>4' / 2.3' / 2.3'</u>
<u>N. American Street</u>	<u>5' / 3.7' / 3.7'</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
- Lighting
- Benches
- Street Trees
- Street Furniture

YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>

**DEPARTMENTAL APPROVAL**

YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

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

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## BUILDING & FURNISHING COMPONENT (continued)

- 21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8)      YES     NO     N/A     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:

**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>

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

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<b>2500 N. American Street</b>	<b>11</b>	<b>0 / 0</b>	<b>0 / 0</b>	<b>0 / 11</b>
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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

YES  NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES  NO  N/A

YES  NO

### APPLICANT: Bicycle Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



## CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

			DEPARTMENTAL APPROVAL	
28. Does the design limit conflict among transportation modes along the curb?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>	
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?			YES <input type="checkbox"/> NO <input type="checkbox"/>	

**APPLICANT: Curbside Management Component**  
 Additional Explanation / Comments: \_\_\_\_\_

**DEPARTMENTAL REVIEW: Curbside Management Component**  
 Reviewer Comments:

# COMPLETE STREETS HANDBOOK CHECKLIST

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## 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? SU-30

34. Will the project affect a historically certified street? An [inventory of historic streets](#)<sup>(1)</sup> 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

YES  NO

### APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: \_\_\_\_\_

### DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) [http://www.philadelphiastreet.com/images/uploads/documents/Historical\\_Street\\_Paving.pdf](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?
- 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
- 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  N/A

YES  NO  N/A

**DEPARTMENTAL APPROVAL**

YES  NO

YES  NO

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

**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: \_\_\_\_\_

## 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.
<b>Location and Transportation</b>		
(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 Nearest Exist. Bus station (SEPTA Lines 39 & 57, American St + Cumberland St) is 105 FT from Project nearest functional entry.
(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 new parking areas located in rear yard of property or under the building. Unenclosed or uncovered parking areas are 39.46% of site area (40% of site area = 51,060 SF x .4 = 20,149 SF).
(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 55 Parking Spaces total x 5% = 3 Spaces Designated as Preferred Parking for Car Share 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. <b>(If setback used, specify distance)<sup>i</sup></b>	Not Applicable
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Project will not pursue a bike share station in conformance with the standards of Philadelphia Bike Share. Project to have 11 Bicycle Parking Spaces per Zoning Ordinance Requirements.

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.	<b>YES</b> Proposed planting and lawn areas will be maintained without irrigation.
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.	<b>No</b> Project will not pursue vegetated and/or pervious open space that is 30% or greater of site's Open Area.
(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	<b>No</b> Project will not pursue rainwater management. The project will meet the PWD requirements. There is currently green infrastructure within North American Street that will not be impacted.
(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.	<b>No</b> Project will not pursue heat island reduction.
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. <sup>ii</sup>	<b>YES</b> Project to comply prescriptively with the requirements of ANSI/ASHRAE/IESNA 90.1 per City of Philadelphia IECC 2018.
(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? <sup>iii</sup> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	<b>No</b> Project will not pursue commissioning and energy performance modeling.

Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> <li>●Achieve certification in Energy Star for Multifamily New Construction (MFNC).</li> <li>●Achieve Passive House Certification</li> </ul>	
(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. <sup>iv</sup>	Not Applicable Site Location > 1,000 FT from Nearest Interstate Hwy, State Hwy, or Freeway (Interstate 95)
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NO No renewable energy to be produced on-site.
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	YES Building to comply with Building Facade, Site Structures, and Exterior Lighting Standards for Bird Collision Deterrence per LEED 4.1.

<sup>i</sup> 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.

<sup>ii</sup> 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>

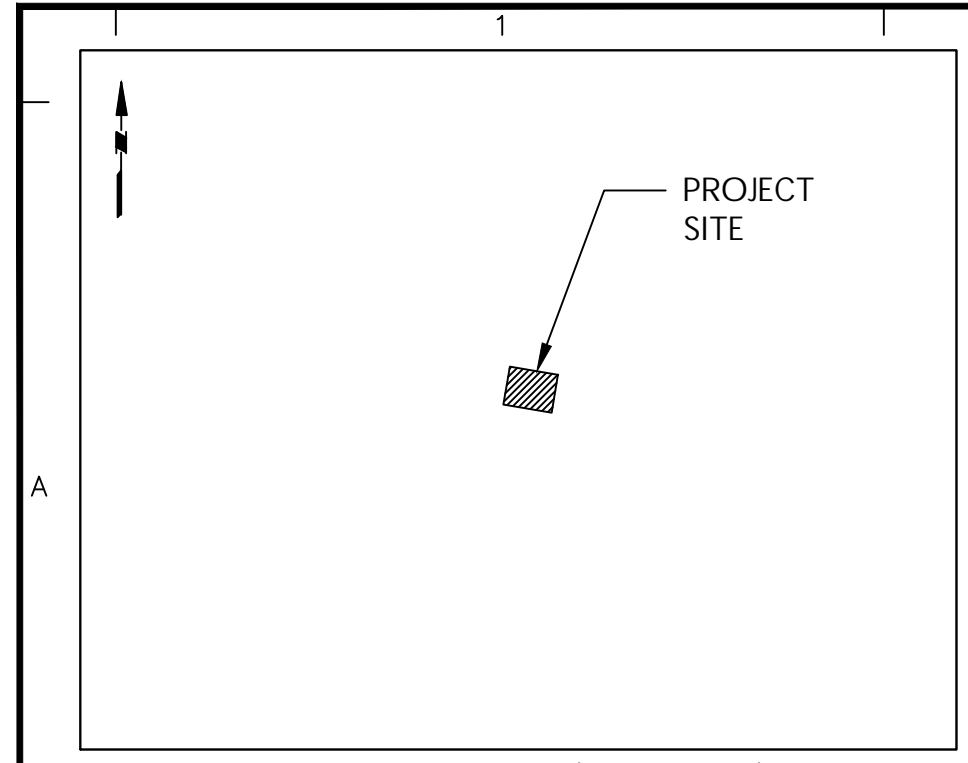
and the "What Code Do I Use" information sheet:  
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

<sup>iii</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1

For Energy Star: [www.Energystar.gov](http://www.Energystar.gov)

For Passive House, see [www.phius.org](http://www.phius.org)

<sup>iv</sup> 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



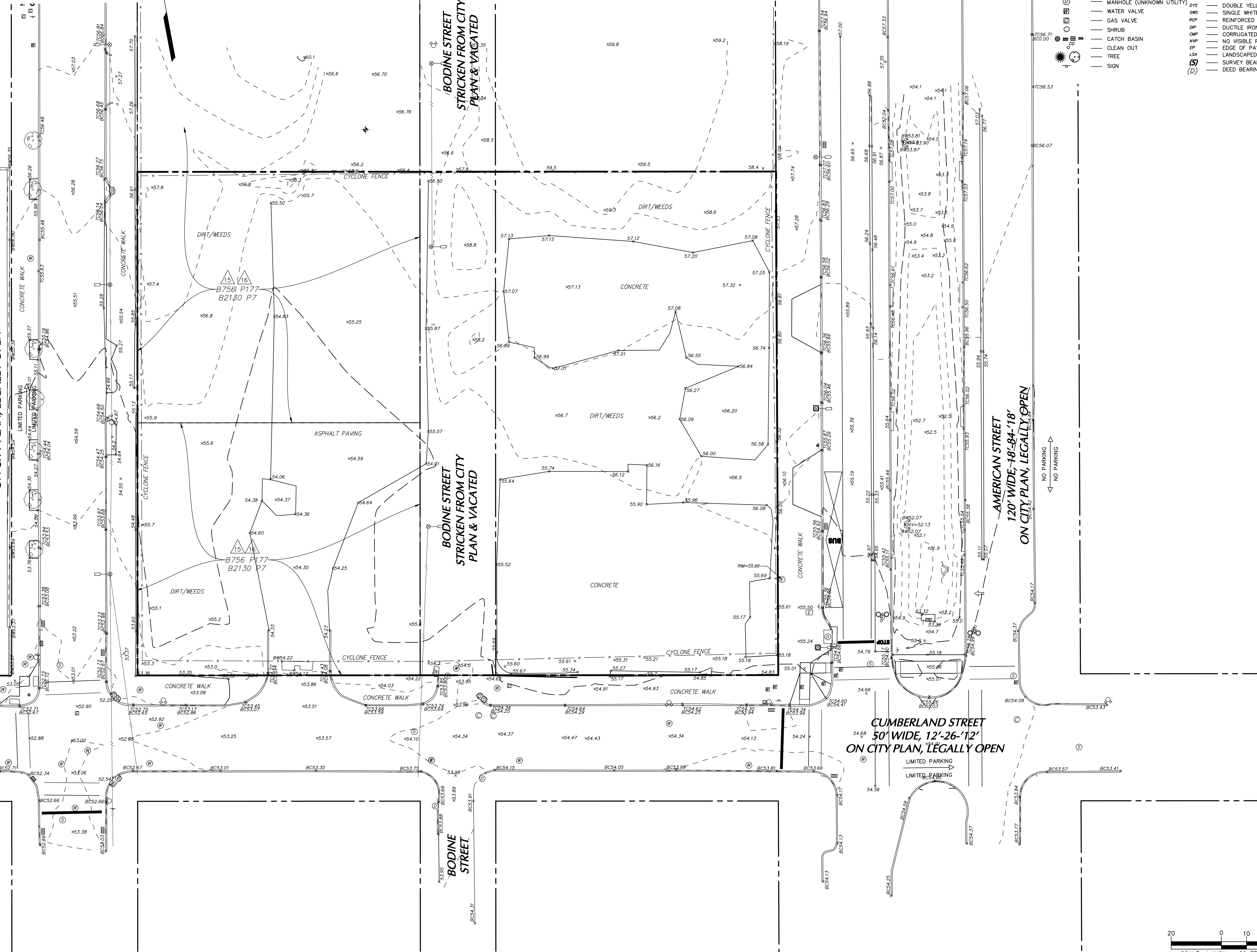
**RECORD OWNER**  
 2500-2526 N. AMERICAN STREET  
 SPA # 081812073 085970000  
 2500 NORTH AMERICAN ST LLC

**LEGEND OF SYMBOLS & ABBREVIATIONS**

HYDRANT	BOLLARD	STORM DRAIN
STREET LIGHT	PEDESTRIAN WALK SIGNAL	SANITARY LINE
AREA LIGHT	DOOR	COMBINED UTILITY LINE
SIGNAL POLE	DOUBLE DOOR	UNKNOWN UTILITY LINE
POLE	OVERHEAD DOOR	GAS LINE
GUY WIRE	PARKING METER	WATER LINE
ANCHOR POLE	METAL COVER	ELECTRIC LINE
MANHOLE	ELECTRIC BOX	TELEPHONE LINE
MANHOLE (DRAINAGE)	SOIL BORING	CABLE TV LINE
MANHOLE (SANITARY SEWER)	MONITORING WELL	STEAM LINE
MANHOLE (ELECTRIC)	TEST PIT	FORCE MAIN
MANHOLE (WATER)	BENCHMARK	FIBER OPTIC
MANHOLE (NATURAL GAS)	ROOF DRAIN	REFERENCED UTILITY LINE (TYPE AS NOTED) BASED ON RECORD MAPPING
MANHOLE (TELEPHONE)	SPOT ELEVATION	OVERHEAD WIRE
MANHOLE (FORCE MAIN)	CONCRETE CURB	GUIDE RAIL (TYPE AS NOTED)
MANHOLE (STEAM)	CONCRETE	CHAIN LINK FENCE
MANHOLE (UNKNOWN UTILITY)	DETECTABLE PAD	WOOD/STOCKADE FENCE
WATER VALVE	DROP CURB	WIRE FENCE
GAS VALVE	BROKEN WHITE STRIPE	IRON FENCE
SHRUB	SINGLE YELLOW STRIPE	TREE LINE
CATCH BASIN	DOUBLE YELLOW STRIPE	EASEMENT LINE
CLEAN OUT	SINGLE WHITE STRIPE	PROPERTY LINE
TREE	REINFORCED CONCRETE PIPE	RIGHT-OF-WAY LINE
LSA	DUCTILE IRON PIPE	CONTOUR LINE
(S)	CORRUGATED METAL PIPE	
(D)	NO VISIBLE PIPE	
	EDGE OF PAVEMENT	
	LANDSCAPED AREA	
	SURVEY BEARING & DISTANCE	
	DEED BEARING & DISTANCE	

**GENERAL NOTES**

- THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: HPAPA-182725, COMMITMENT DATE: SEPTEMBER 8, 2022.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE DEED BEARING HORIZONTAL DATUM.
- ELEVATIONS SHOWN ARE REFERENCED TO THE CITY OF PHILADELPHIA CITY PLAN CURB ELEVATIONS.
- STREET NAMES ARE SHOWN IN ACCORDANCE WITH THE CITY PLAN.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING OCTOBER, 2022.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAN NOT VALID UNLESS STAMPED WITH THE SEAL OF THE PROFESSIONAL.
- BOUNDARY DIMENSIONS ARE LABELED IN THE CITY OF PHILADELPHIA DISTRICT STANDARD UNITS OF MEASUREMENT.
- THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS SITE FRONTAGE AND ACCESS ALONG AMERICAN STREET, CUMBERLAND STREET AND 3rd STREET, ALL PUBLIC RIGHTS-OF-WAY.
- AS PER THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PENNSYLVANIA, MAP NUMBER 420757018204, MAP REVISED NOVEMBER 18, 2015, THE SUBJECT PROPERTY LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- THE LEGAL DESCRIPTION OF THE PROPERTY MATHEMATICALLY CLOSES AND THERE ARE NO STRIPS, CAPS OR CORES AFFECTING THE PROPERTY. THE WIDTH OF THE PROPERTY WAS REDUCED TO FIT WITHIN THE RIGHT-OF-WAY LINES AS SHOWN ON THE CITY PLAN.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.
- THE SURVEYOR DOES NOT HAVE RECORDS OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY FIELDWORK.

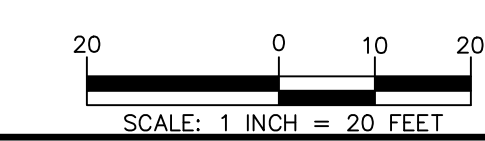


Date	Description	No.
Revisions		
Signature		Date
BRIAN M. CONLON P.E. PA LIC. NO. PE061782		

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 1818 Market Street, Suite 3300  
 Philadelphia, PA 19103  
 T: 215.845.8900 F: 215.845.8901 www.langan.com

Project  
**2500 N. AMERICAN STREET**  
 PHILADELPHIA PENNSYLVANIA  
 PHILADELPHIA COUNTY  
 Drawing Title  
**ALTA/NSPS LAND TITLE SURVEY**

Project No. <b>220178401</b>	Drawing No. <b>VL101</b>
Date <b>30 JANUARY 2023</b>	
Drawn By <b>DSB</b>	
Checked By <b>BMC</b>	
Sheet 1 of 4	



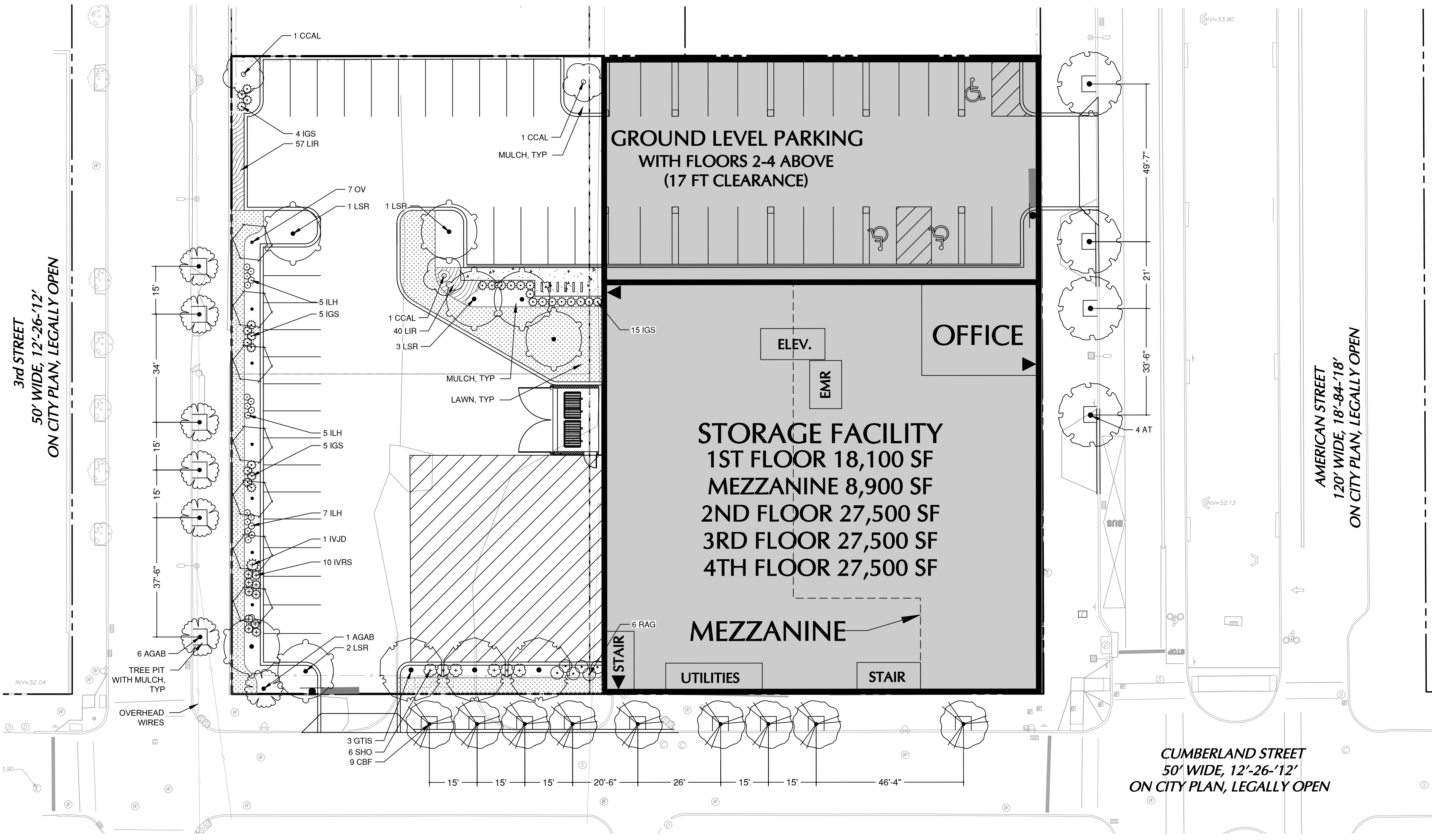


# PLANT SCHEDULE

ORNAMENTAL TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	AGAB	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL.	B&B	
	CCAL	3	CERCIS CANADENSIS 'ALBA' / WHITE EASTERN REDBUD	2" CAL.	B&B	
SHADE TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	AT	4	ACER X FREEMANII SCARLET SENTINEL / SCARLET SENTINEL FREEMAN MAPLE	2" CAL.	B&B	
	CBF	9	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	2" CAL.	B&B	
	GTIS	3	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL.	B&B	
	LSR	7	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA' / ROUND-LOBED SWEET GUM	2" CAL.	B&B	
	OV	7	OSTRYA VIRGINIANA / AMERICAN HOPHORNBEAM	2" CAL.	B&B	
DECIDUOUS SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	ILH	17	ITEA VIRGINICA 'LITTLE HENRY' / LITTLE HENRY SWEETSPIRE	24" HT.	CONTAINER	
	IVJD	1	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	24" HT.	CONTAINER	
	IVRS	10	ILEX VERTICILLATA 'RED SPRITE' / RED SPRITE WINTERBERRY	24" HT.	CONTAINER	
	RAG	6	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	3 GAL.	CONTAINER	
EVERGREEN SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
	IGS	29	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	24" HT.	CONTAINER	
	SHO	6	SARCOCOCCA HOOKERIANA / SWEETBOX	24" HT.	CONTAINER	
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
	LIR	97	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER	18" o.c.

# LANDSCAPE ORDINANCE CHART

CITY OF PHILADELPHIA, PENNSYLVANIA				
SECTION	REQUIREMENT	PROPOSED	COMPLIANCE	
14-705 LANDSCAPE AND TREES	(1)(e),(3) Yard Trees Required	Yard trees must be provided at a rate of one tree per 1,600 sq. ft. of open area, not including watercourses and any open area in use as driveway access, parking, or landscape buffers necessary to satisfy the requirements of § 14-705(1)(d).	Required: 1385 SF Total yard area / 1,600 = 1 tree Proposed: 1 tree	COMPLIES
14-705 LANDSCAPE AND TREES	(2)(c),(2)(a) Street Tree Requirements	At least one street tree per 35 ft. of linear frontage shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.	Required: 650 LF / 35 = 19 trees Proposed: 19 trees	COMPLIES
14-803 MOTOR VEHICLE PARKING STANDARDS	(5)(d),(1)(a) Perimeter Screening from Public Streets for Parking Lots	Along all street frontages, the applicant shall provide a minimum 5-foot wide buffer. Such buffer shall consist of at least one shade tree per 20 linear feet and four shrubs per 20 linear feet.	Required: 5' wide buffer with: 220 LF / 20 = 11 trees + 44 shrubs Proposed: 10' wide landscape buffer along perimeter with 11 trees and 44 shrubs	COMPLIES
14-803 MOTOR VEHICLE PARKING STANDARDS	(5)(e),(1) Interior Landscape Requirements for Parking Lots	Interior parking lots and off-street loading areas shall provide an interior landscaped area calculated as a minimum of ten percent (10%) of the total area of all parking spaces, loading spaces, driveways that provide access to parking spaces and loading spaces, and drive aisles.	Required: 17530 SF * 0.1 = 1753 SF landscape area Proposed: 1785 SF Interior Landscape area	COMPLIES
14-803 MOTOR VEHICLE PARKING STANDARDS	(5)(e),(5)(a) Interior Landscape Requirements for Parking Lots	For lots greater than or equal to 5,000 sq. ft., the applicant shall provide one shade tree per 200 sq. ft., three shrubs per 200 sq. ft., and 15 perennials or ground cover per 200 sq. ft. of interior landscaped area.	Required: 1785 SF / 200 = 9 trees, 27 shrubs and 45 perennials or ground cover Proposed: 9 trees, 27 shrubs and 49 groundcover.	COMPLIES



Date	Description	No.
3/29/23	REVISED FOR STREETS DEPARTMENT COMMENTS	3.
2/27/23	REVISED FOR STREETS DEPARTMENT COMMENTS	2.
2/22/23	REVISED FOR L&I COMMENTS	1.

Revisions

Signature: JAYNE O. SPECTOR  
PA LIC. NO. LA001000R

**LANGAN**  
Langan Engineering and Environmental Services, Inc.  
1818 Market Street, Suite 3300  
Philadelphia, PA 19103  
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project  
**2500 N. AMERICAN STREET**  
PHILADELPHIA COUNTY PENNSYLVANIA

Drawing Title  
**LANDSCAPE PLAN**

Project No. <b>220178401</b>	Drawing No. <b>LP-101</b>
Date <b>02 FEBRUARY 2023</b>	
Drawn By <b>AP/JT</b>	
Checked By <b>AP/JS</b>	

Sheet 20 of 23





**Project Location**





Satellite View



Eye Level View 3



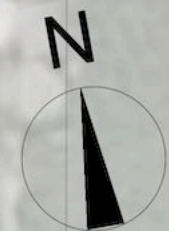
Eye Level View 1



Eye Level View 2



Disclaimer : Diagrammatic Layout only.  
Refer to Civil Drawings for detailed Site Plan.



0 100 200 FT

**Proposed 109,500 GSF  
4-Story Self Storage Bldg**

W Cumberland Street

P201

P202

137'-10"

P203

P200

N American Street



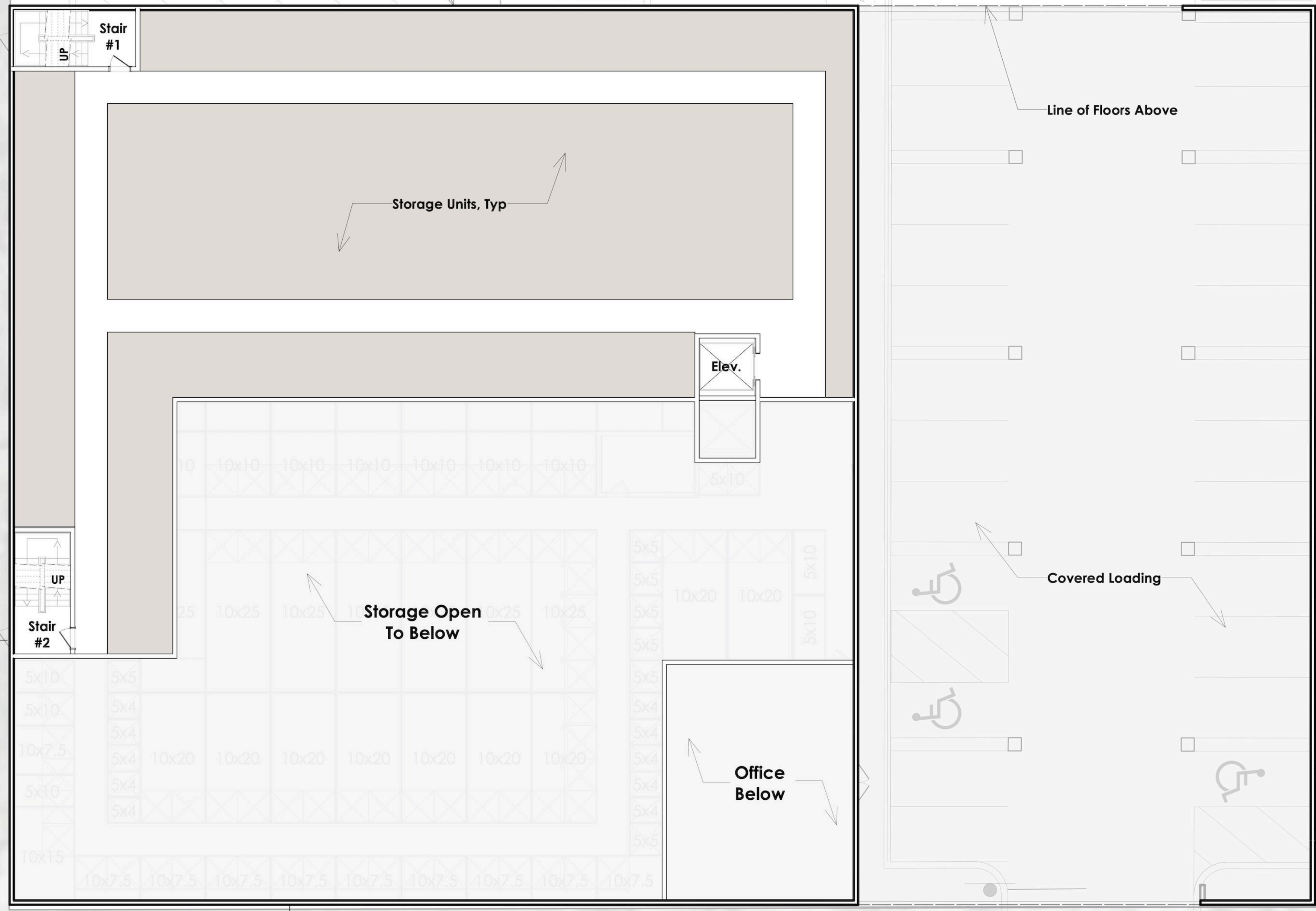
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Proposed 109,500 GSF  
4-Story Self Storage Bldg

P202

W Cumberland Street

P201



137'-10"

P203

P200

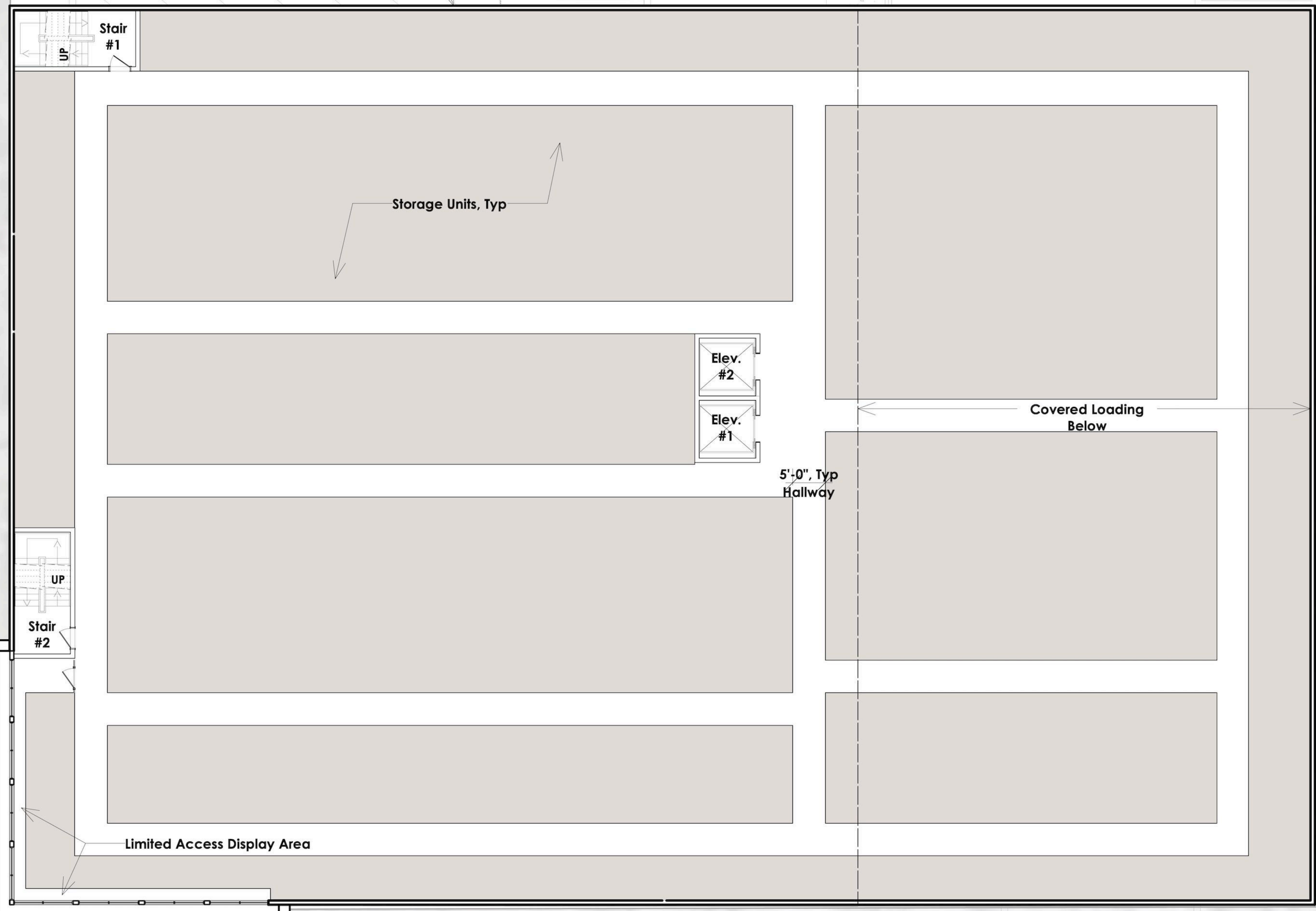
N American Street

Proposed 109,500 GSF  
4-Story Self Storage Bldg

P202

W Cumberland Street

P201



137'-10"

P203

P200

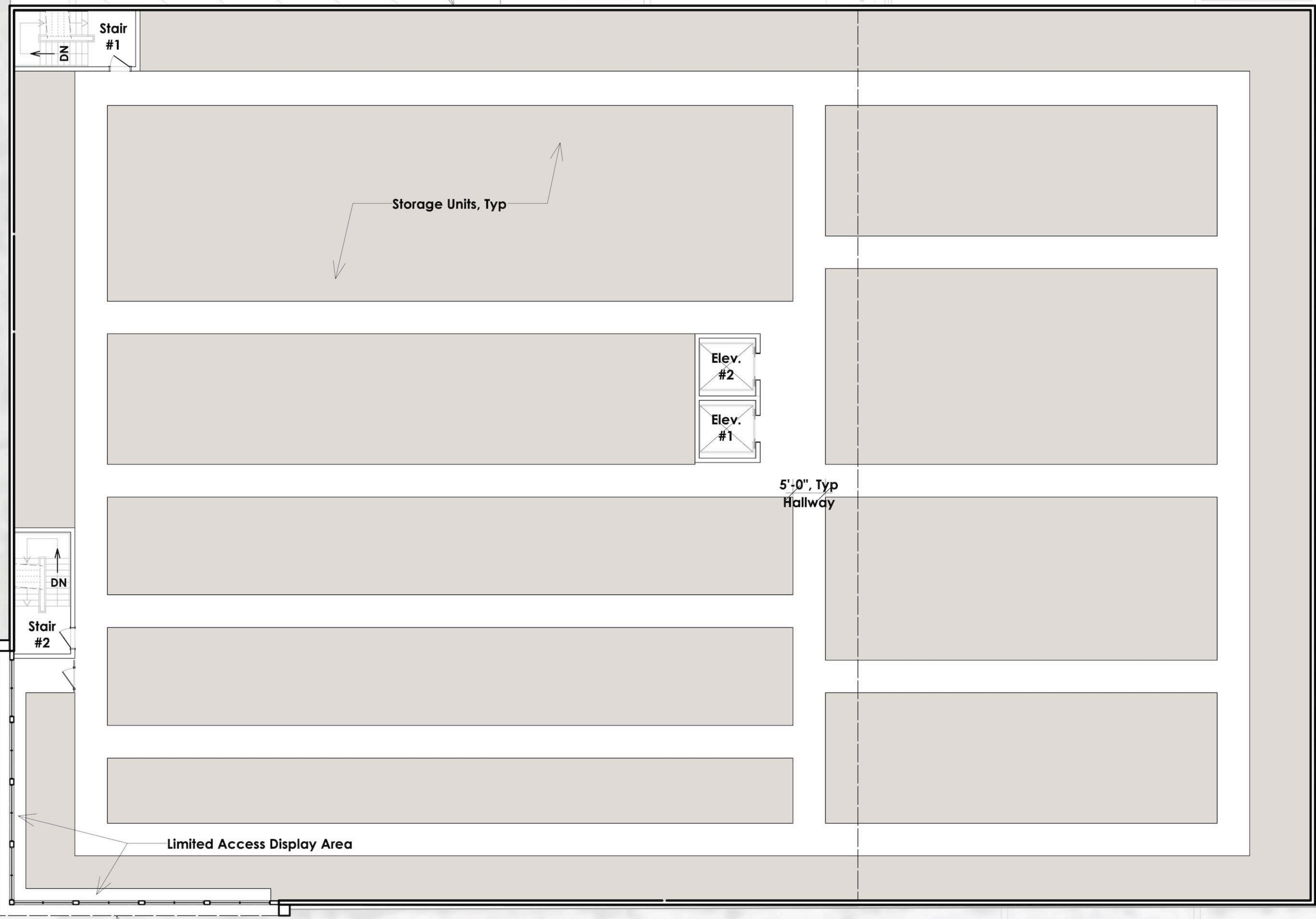
N American Street

Proposed 109,500 GSF  
4-Story Self Storage Bldg

P202

W Cumberland Street

P201



137'-10"

P203

P200

N American Street

Proposed 109,500 GSF  
4-Story Self Storage Bldg

P202

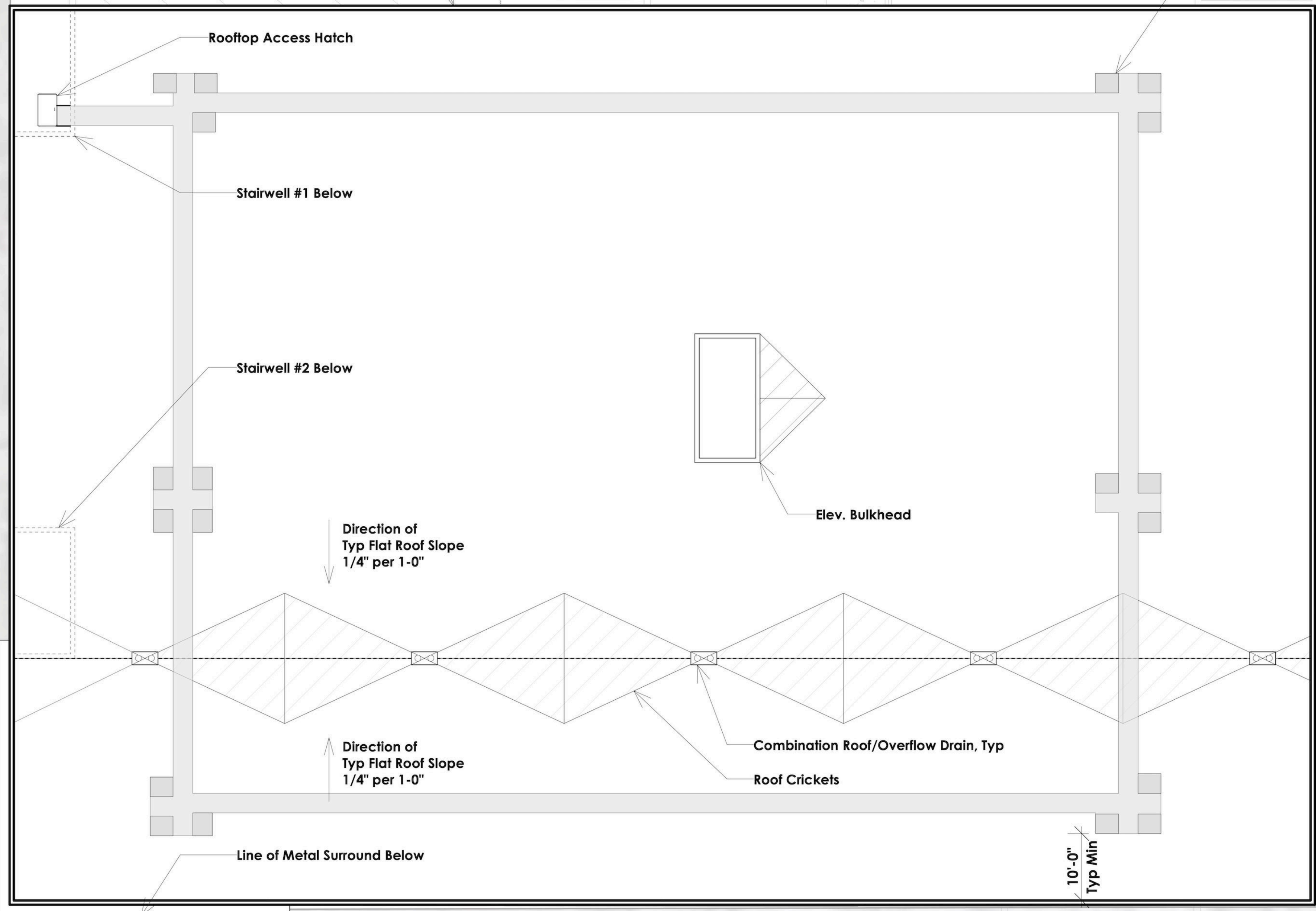


Rooftop Condenser Units - Residential Size  
Basis of Design:  
RHEEM RANL 060 CAZ  
Mount unit with skids on roof pads

Mechanical Areas  
(Residential Size Condensing Units)

W Cumberland Street

P201



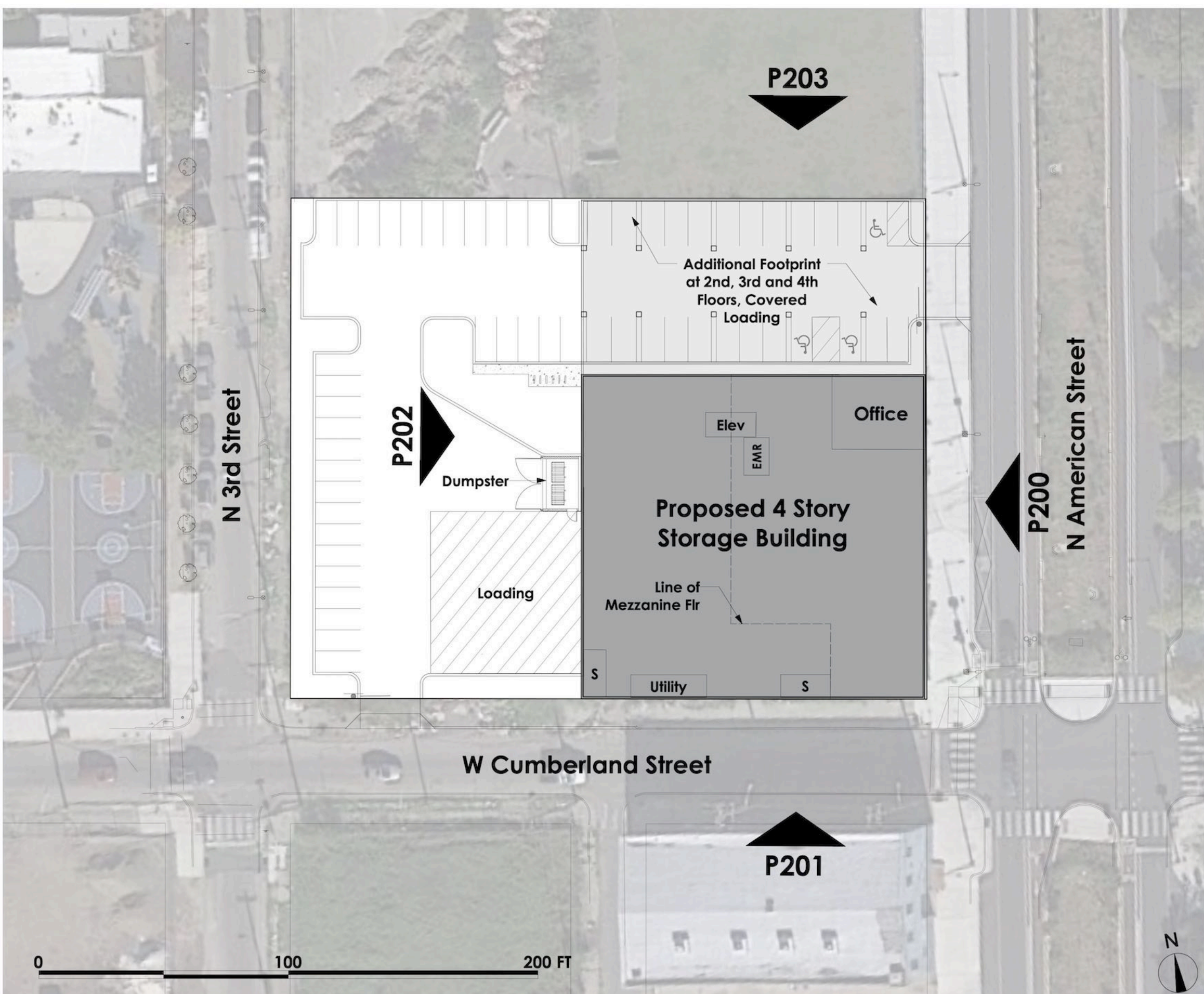
137'-10"

P203

P200

N American Street

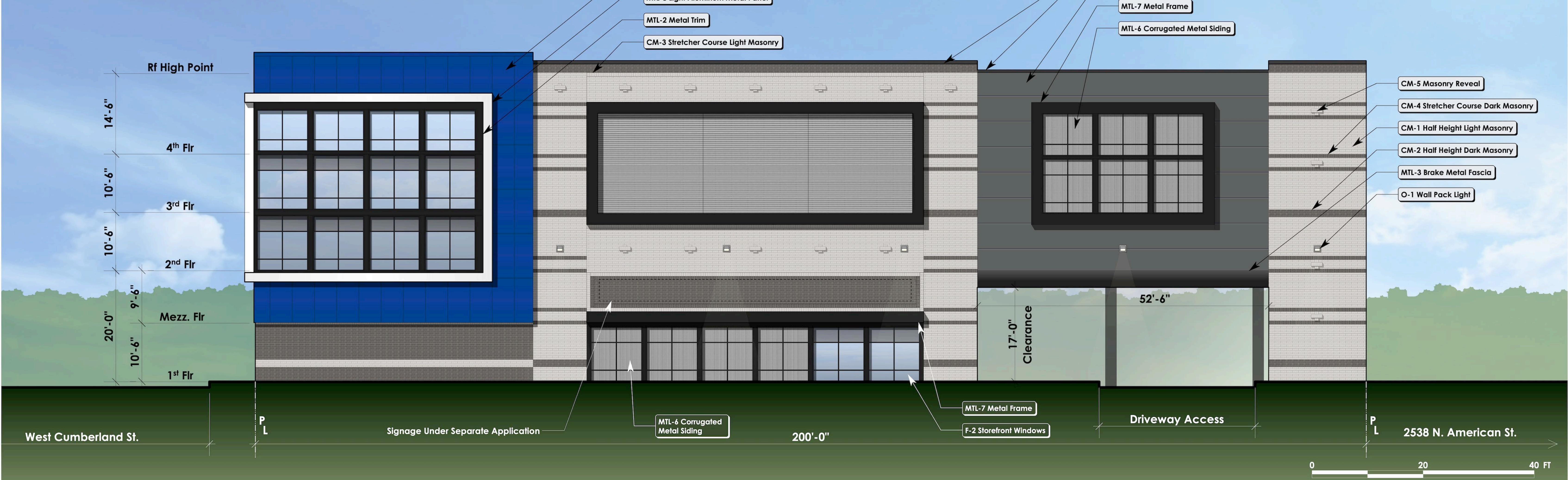


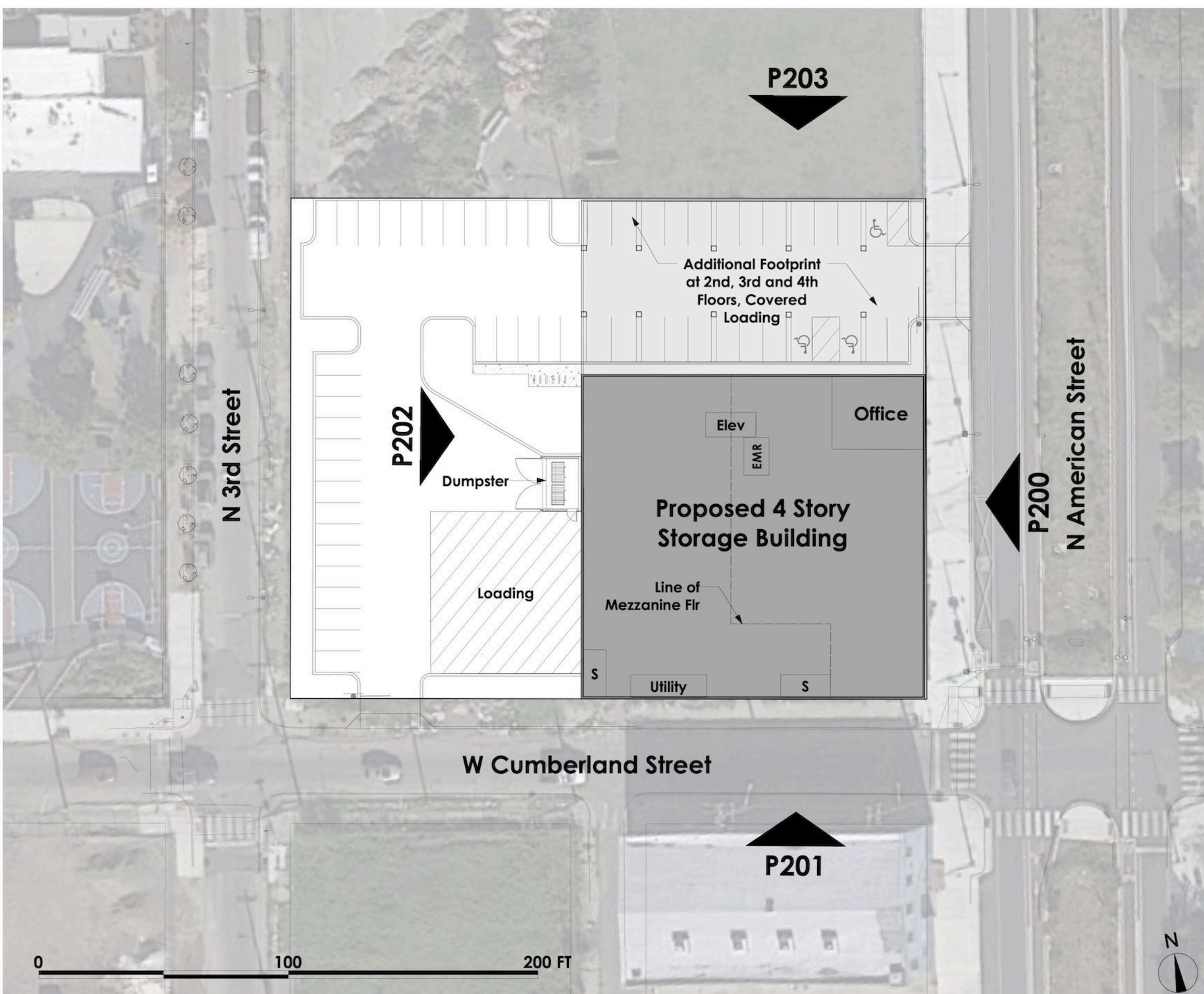


Site Diagram

EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
CONCRETE/ MASONRY	CM-1	Architectural CMU-Half High	York Building Products	Rustic Face	Arctic White
	CM-2	Architectural CMU-Half High	York Building Products	Split Face	Flint
	CM-3	Architectural CMU-Stretcher	York Building Products	Rustic Face	Arctic White
	CM-4	Architectural CMU-Stretcher	York Building Products	Split Face	Flint
METALS	MTL-1	Textured Metal Panel	Kingspan	Pre-Finished	Zinc Gray
	MTL-2	Brake Metal Trim	MBCI	Pre-Finished	Midnight Bronze
	MTL-3	Brake Metal Fascia	MBCI	Pre-Finished	Midnight Bronze
	MTL-4	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	BM #2066-20 Evening Blue
	MTL-5	Metal Coping	MBCI	Pre-Finished	Charcoal Gray
	MTL-6	Corrugated Metal Siding	MBCI PBC Panel	Pre-Finished	Tundra
	MTL-7	Metal Frame	MBCI	Pre-Finished	Midnight Bronze
	MTL-8	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	Ascot White
FENESTRATION	F-1	Hollow Metal Door	Assa Abloy Baron Series	Paint	SW #7069 Iron Ore
	F-2	Storefront Window Assemblies	Kawneer Trifab 451UT	Pre-Finished	Black No. 29
OTHER	O-1	Wall Pack Light	Trace Lite SLW Series	Pre-Finished	Silver

NOTES  
1. All Materials and Colors Subject to Modification per Final Design



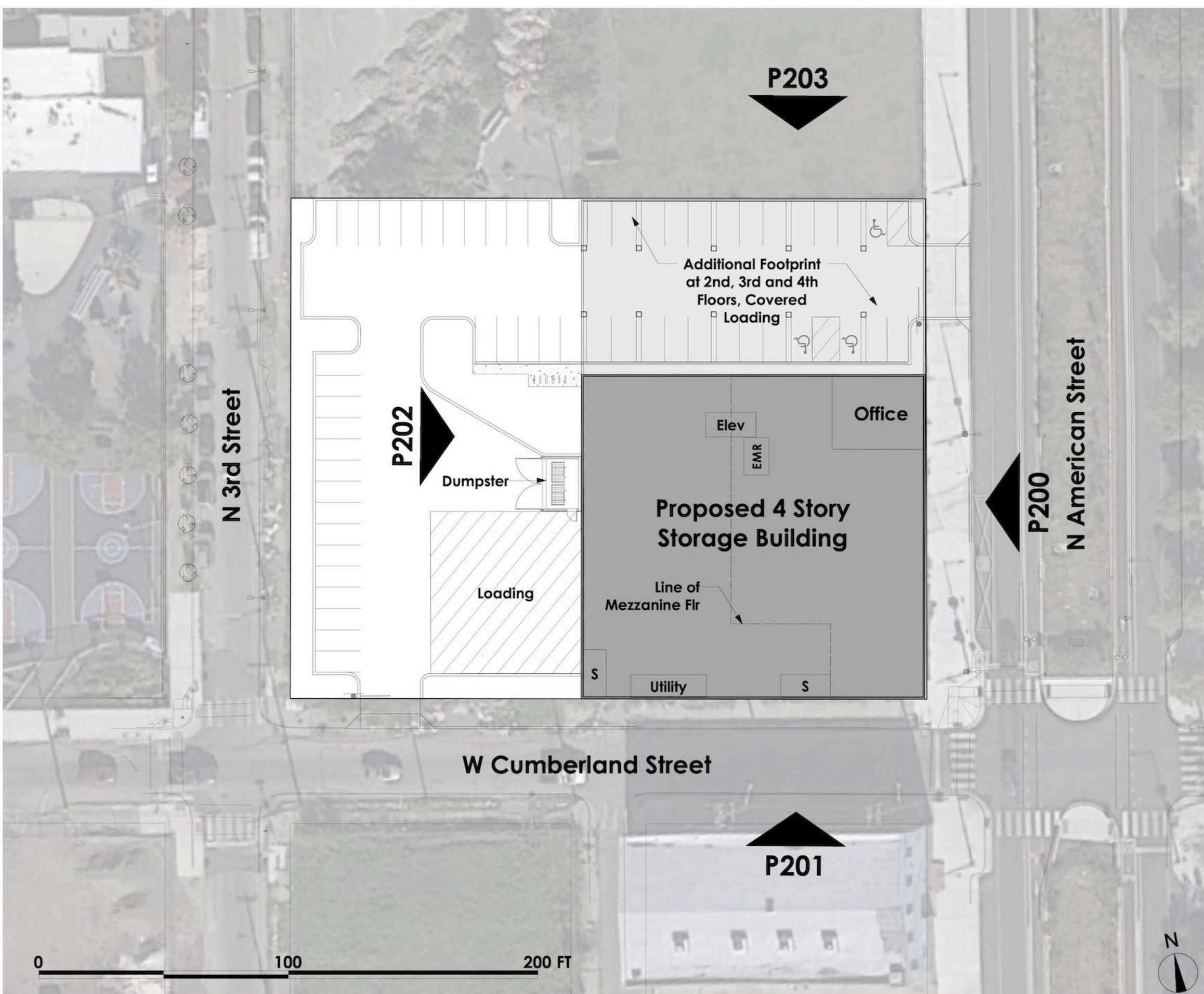


Site Diagram

EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
CONCRETE/ MASONRY	CM-1	Architectural CMU-Half High	York Building Products	Rustic Face	Arctic White
	CM-2	Architectural CMU-Half High	York Building Products	Split Face	Flint
	CM-3	Architectural CMU-Stretcher	York Building Products	Rustic Face	Arctic White
	CM-4	Architectural CMU-Stretcher	York Building Products	Split Face	Flint
METALS	MTL-1	Textured Metal Panel	Kingspan	Pre-Finished	Zinc Gray
	MTL-2	Brake Metal Trim	MBCI	Pre-Finished	Midnight Bronze
	MTL-3	Brake Metal Fascia	MBCI	Pre-Finished	Midnight Bronze
	MTL-4	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	BM #2066-20 Evening Blue
	MTL-5	Metal Coping	MBCI	Pre-Finished	Charcoal Gray
	MTL-6	Corrugated Metal Siding	MBCI PBC Panel	Pre-Finished	Tundra
	MTL-7	Metal Frame	MBCI	Pre-Finished	Midnight Bronze
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FENESTRATION	F-1	Hollow Metal Door	Assa Abloy Baron Series	Paint	SW #7069 Iron Ore
	F-2	Storefront Window Assemblies	Kawneer Trifab 451UT	Pre-Finished	Black No. 29
OTHER	O-1	Wall Pack Light	Trace Lite SLW Series	Pre-Finished	Silver

NOTES  
1. All Materials and Colors Subject to Modification per Final Design



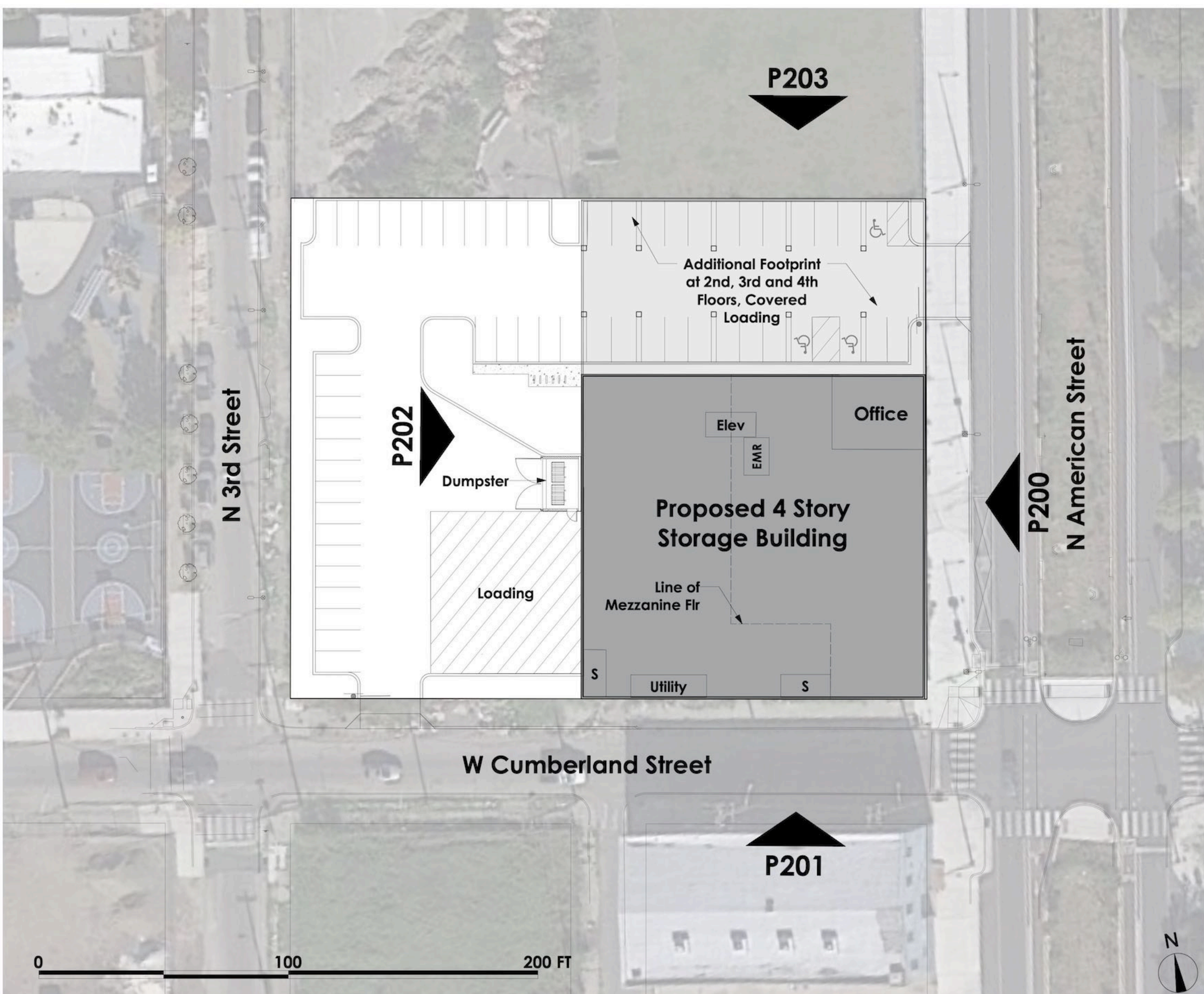


Site Diagram

EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
CONCRETE/ MASONRY	CM-1	Architectural CMU-Half High	York Building Products	Rustic Face	Arctic White
	CM-2	Architectural CMU-Half High	York Building Products	Split Face	Flint
	CM-3	Architectural CMU-Stretcher	York Building Products	Rustic Face	Arctic White
	CM-4	Architectural CMU-Stretcher	York Building Products	Split Face	Flint
METALS	MTL-1	Textured Metal Panel	Kingspan	Pre-Finished	Zinc Gray
	MTL-2	Brake Metal Trim	MBCI	Pre-Finished	Midnight Bronze
	MTL-3	Brake Metal Fascia	MBCI	Pre-Finished	Midnight Bronze
	MTL-4	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	BM #2066-20 Evening Blue
	MTL-5	Metal Coping	MBCI	Pre-Finished	Charcoal Gray
	MTL-6	Corrugated Metal Siding	MBCI PBC Panel	Pre-Finished	Tundra
	MTL-7	Metal Frame	MBCI	Pre-Finished	Midnight Bronze
	MTL-8	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	Ascot White
FENESTRATION	F-1	Hollow Metal Door	Assa Abloy Baron Series	Paint	SW #7069 Iron Ore
	F-2	Storefront Window Assemblies	Kawneer Trifab 451UT	Pre-Finished	Black No. 29
OTHER	O-1	Wall Pack Light	Trace Lite SLW Series	Pre-Finished	Silver

NOTES  
1. All Materials and Colors Subject to Modification per Final Design

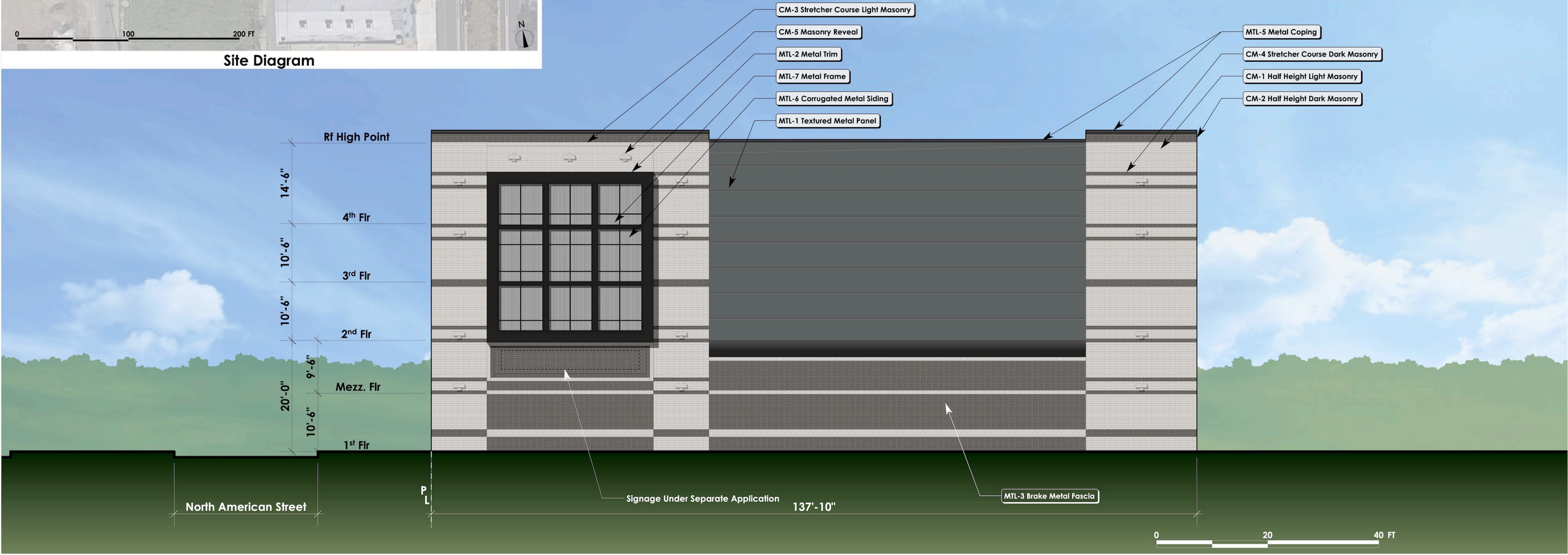


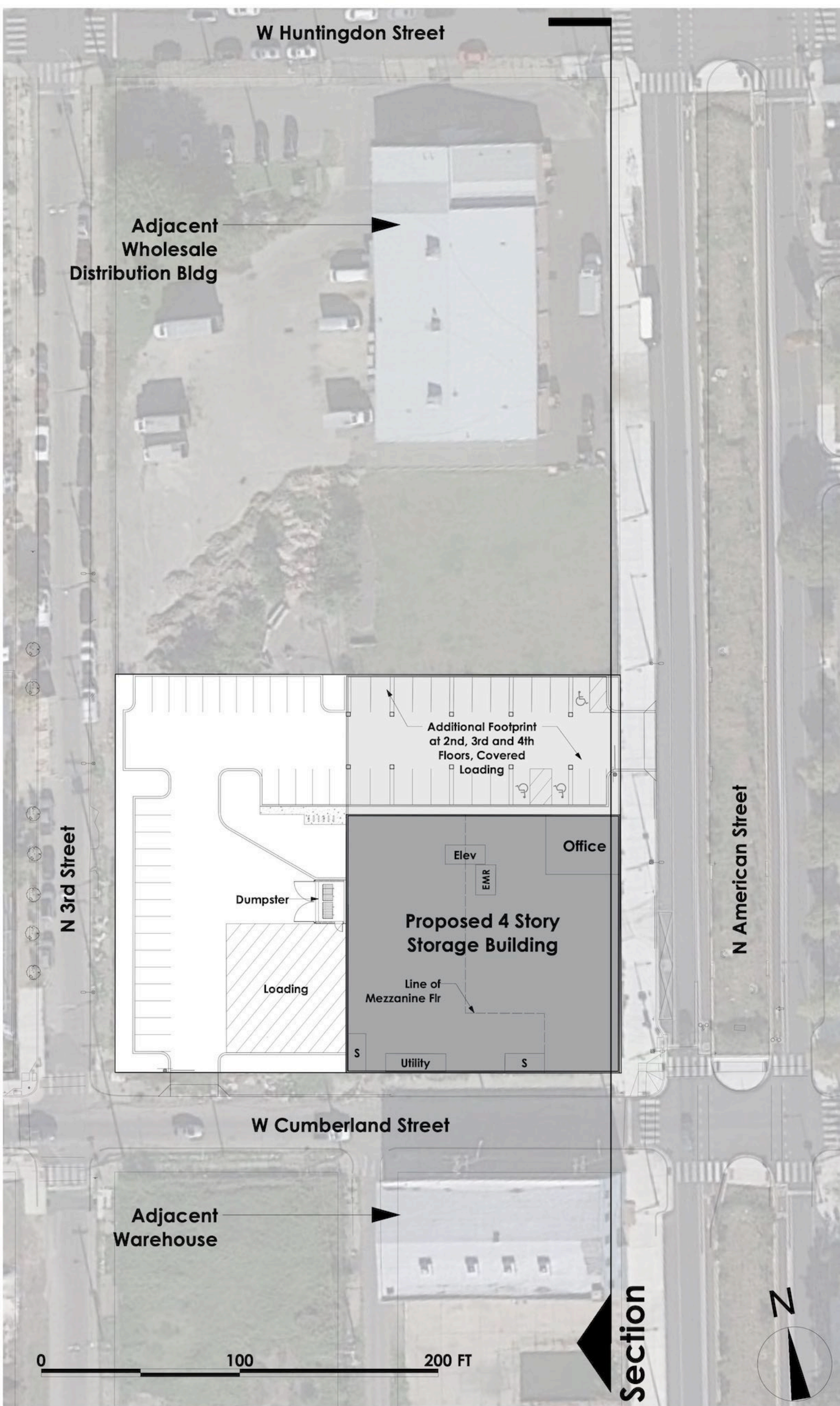


Site Diagram

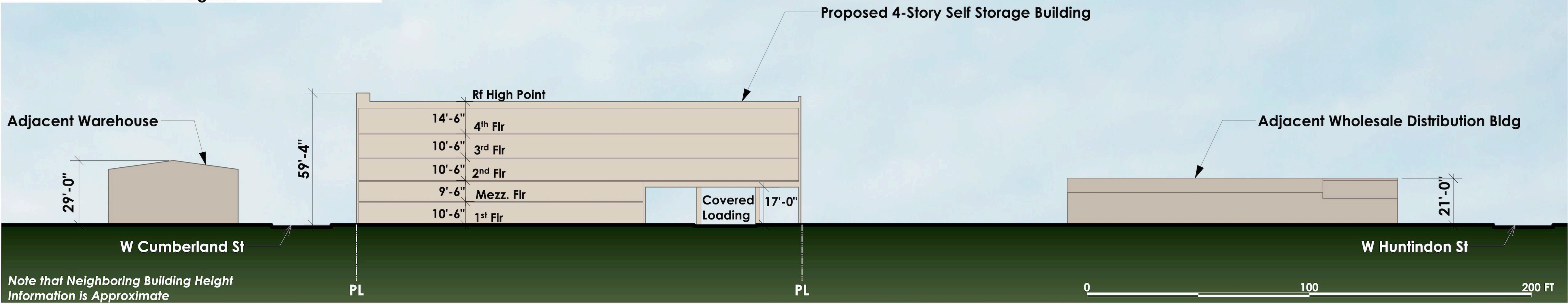
EXTERIOR MATERIAL SCHEDULE					
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
CONCRETE/ MASONRY	CM-1	Architectural CMU-Half High	York Building Products	Rustic Face	Arctic White
	CM-2	Architectural CMU-Half High	York Building Products	Split Face	Flint
	CM-3	Architectural CMU-Stretcher	York Building Products	Rustic Face	Arctic White
	CM-4	Architectural CMU-Stretcher	York Building Products	Split Face	Flint
METALS	MTL-1	Textured Metal Panel	Kingspan	Pre-Finished	Zinc Gray
	MTL-2	Brake Metal Trim	MBCI	Pre-Finished	Midnight Bronze
	MTL-3	Brake Metal Fascia	MBCI	Pre-Finished	Midnight Bronze
	MTL-4	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	BM #2066-20 Evening Blue
	MTL-5	Metal Coping	MBCI	Pre-Finished	Charcoal Gray
	MTL-6	Corrugated Metal Siding	MBCI PBC Panel	Pre-Finished	Tundra
	MTL-7	Metal Frame	MBCI	Pre-Finished	Midnight Bronze
	MTL-8	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	Ascot White
FENESTRATION	F-1	Hollow Metal Door	Assa Abloy Baron Series	Paint	SW #7069 Iron Ore
	F-2	Storefront Window Assemblies	Kawneer Trifab 451UT	Pre-Finished	Black No. 29
OTHER	O-1	Wall Pack Light	Trace Lite SLW Series	Pre-Finished	Silver

NOTES  
1. All Materials and Colors Subject to Modification per Final Design

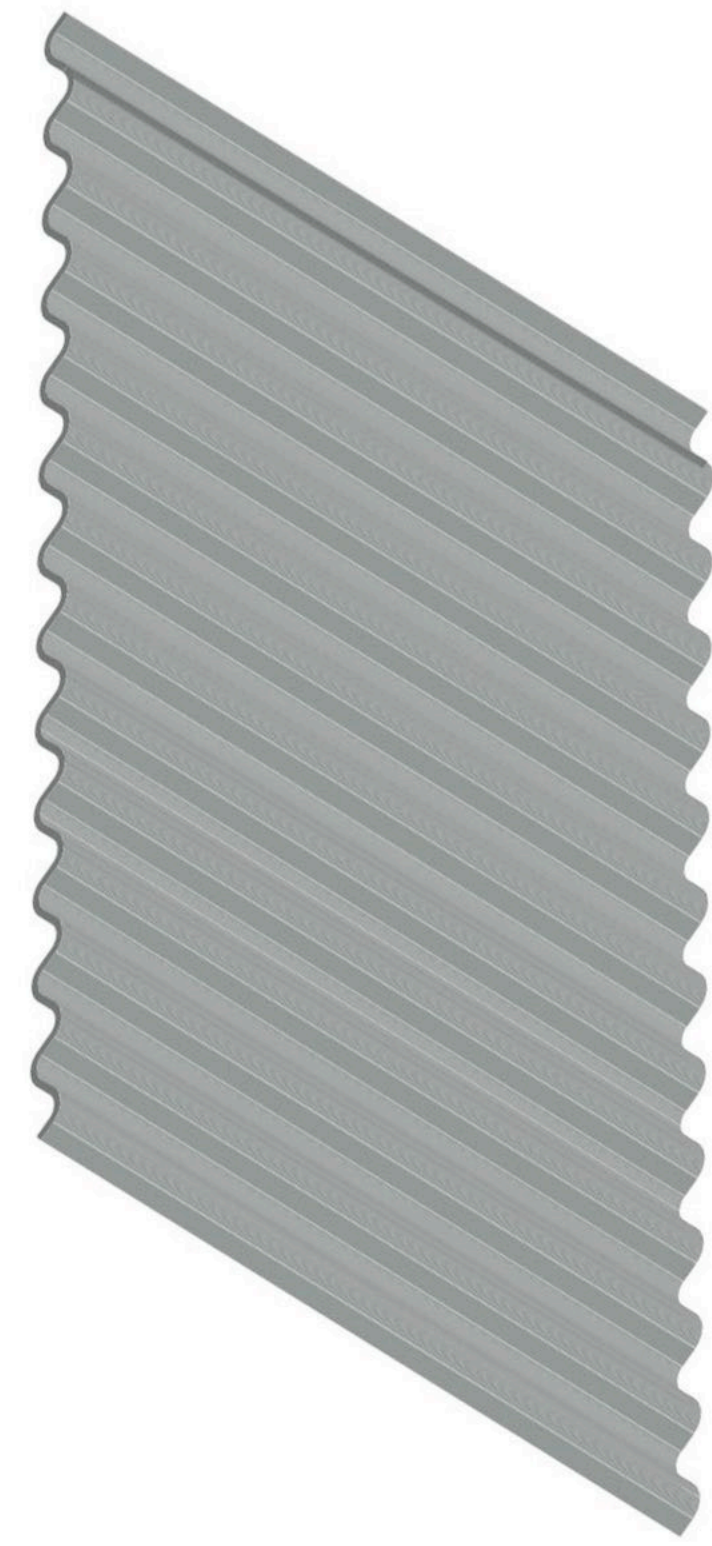




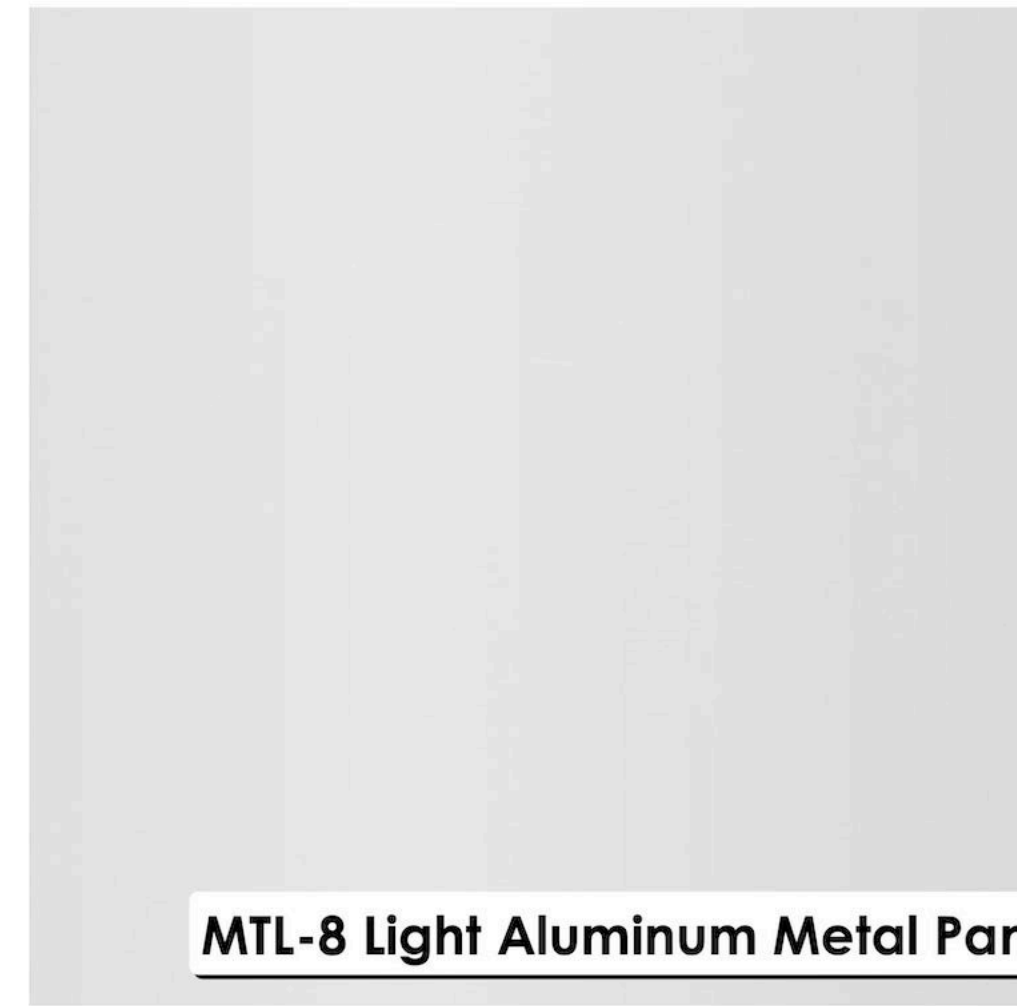
Site Diagram



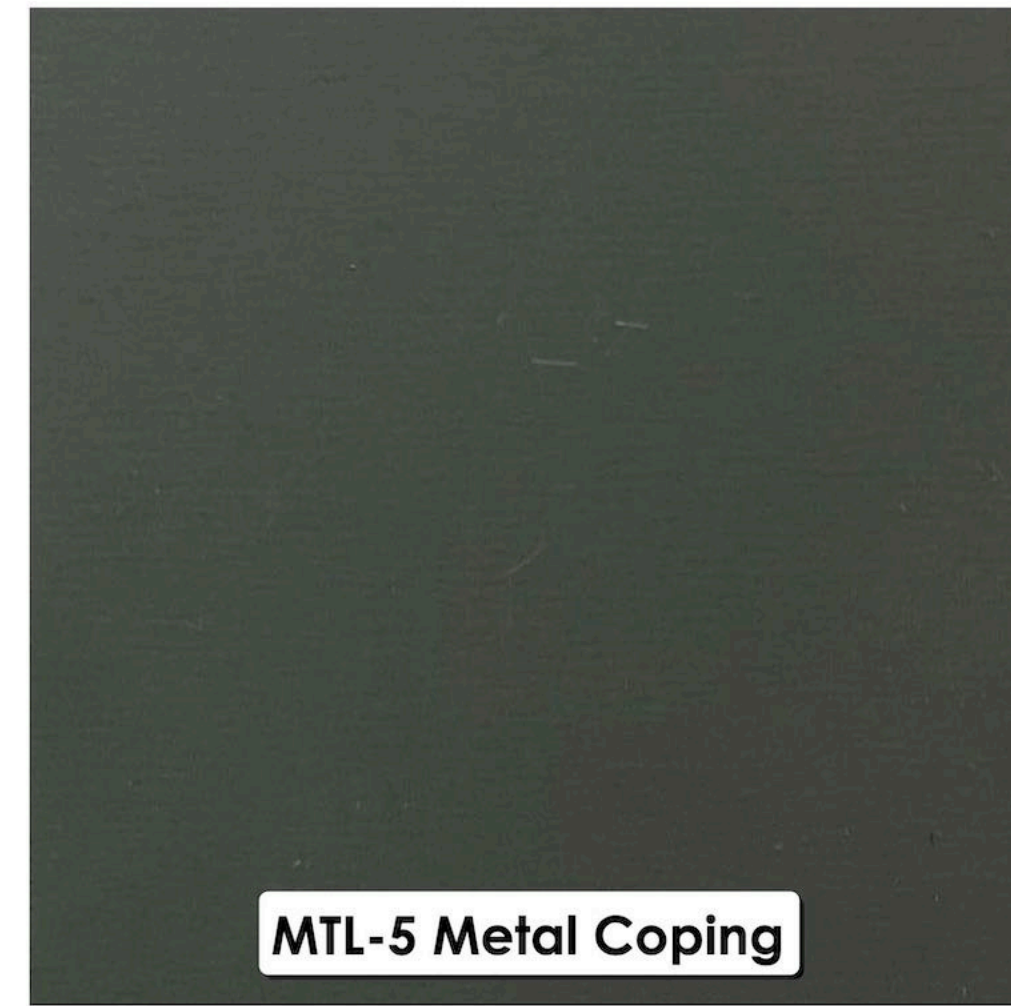
Note that Neighboring Building Height Information is Approximate



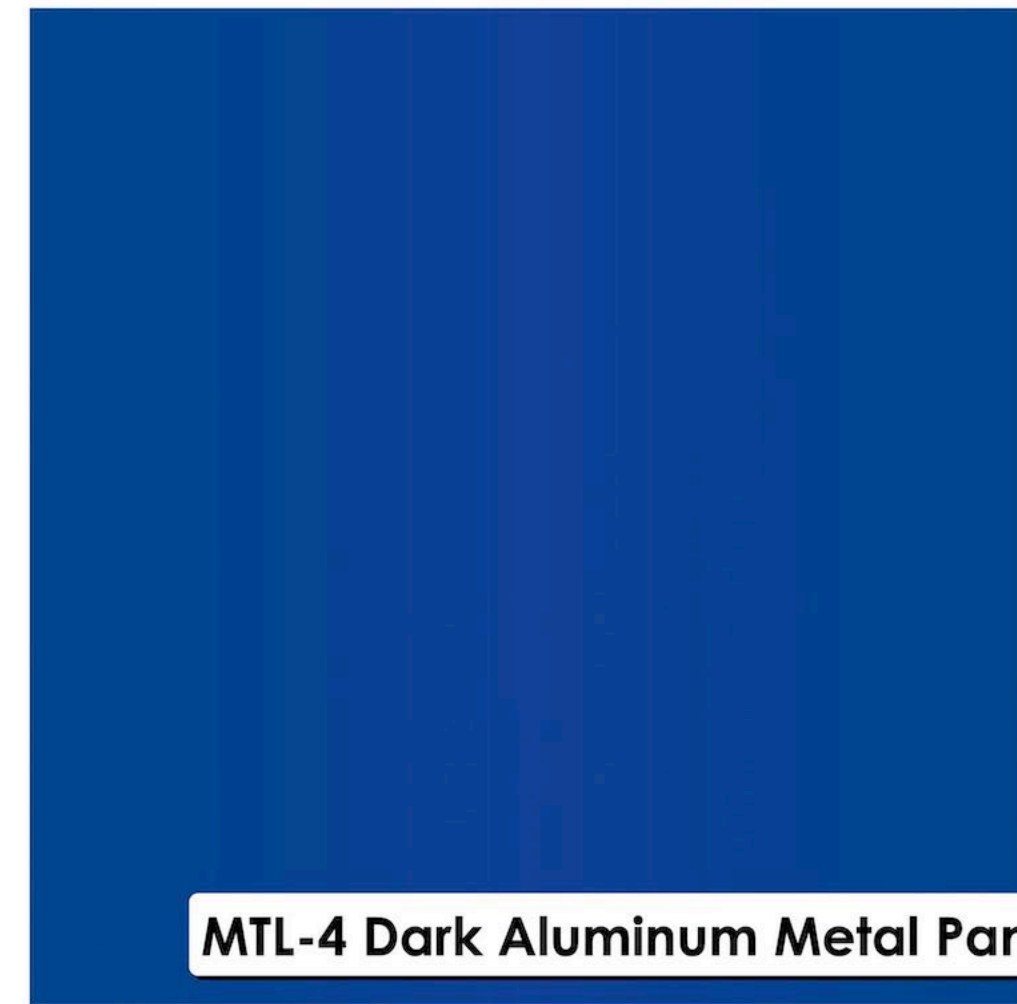
MTL-6 Corrugated Metal Siding



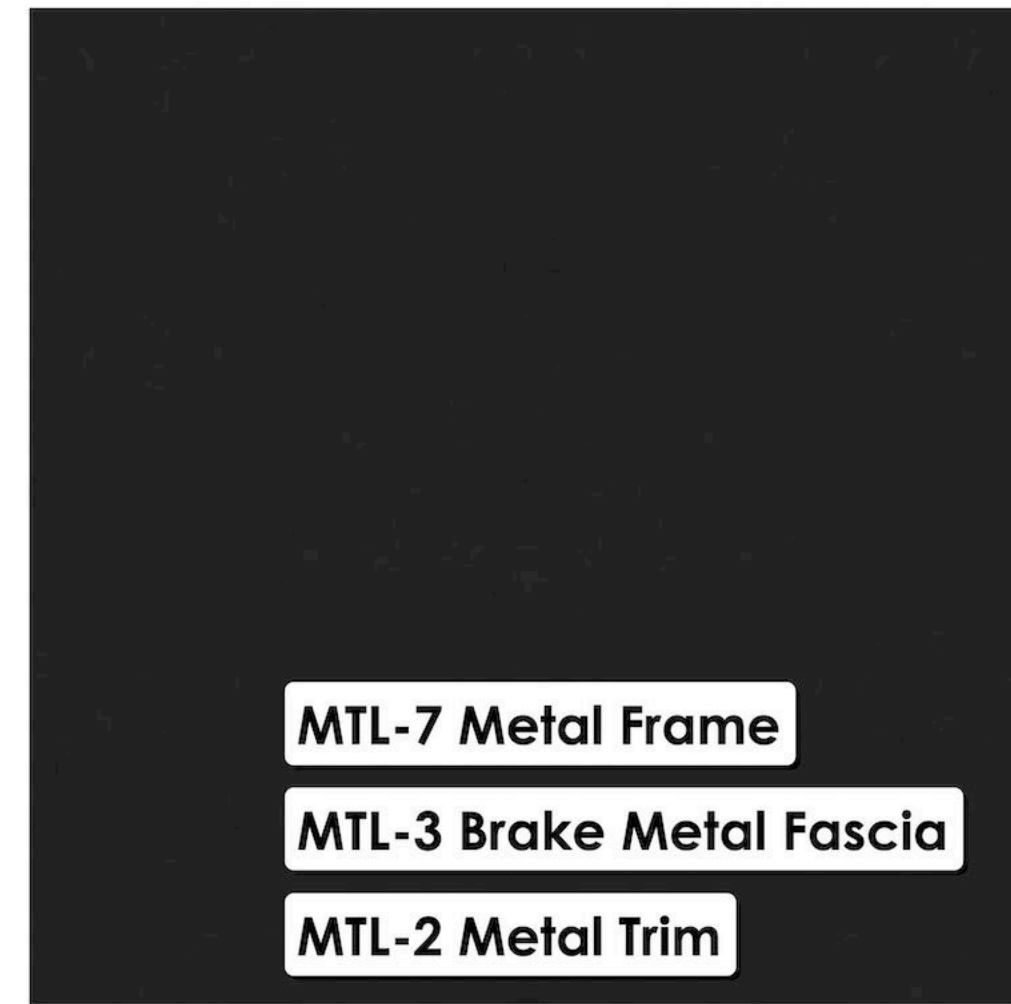
MTL-8 Light Aluminum Metal Panel



MTL-5 Metal Coping



MTL-4 Dark Aluminum Metal Panel



MTL-7 Metal Frame  
MTL-3 Brake Metal Fascia  
MTL-2 Metal Trim



O-1 Wall Pack Light



F-1 Hollow Metal Door



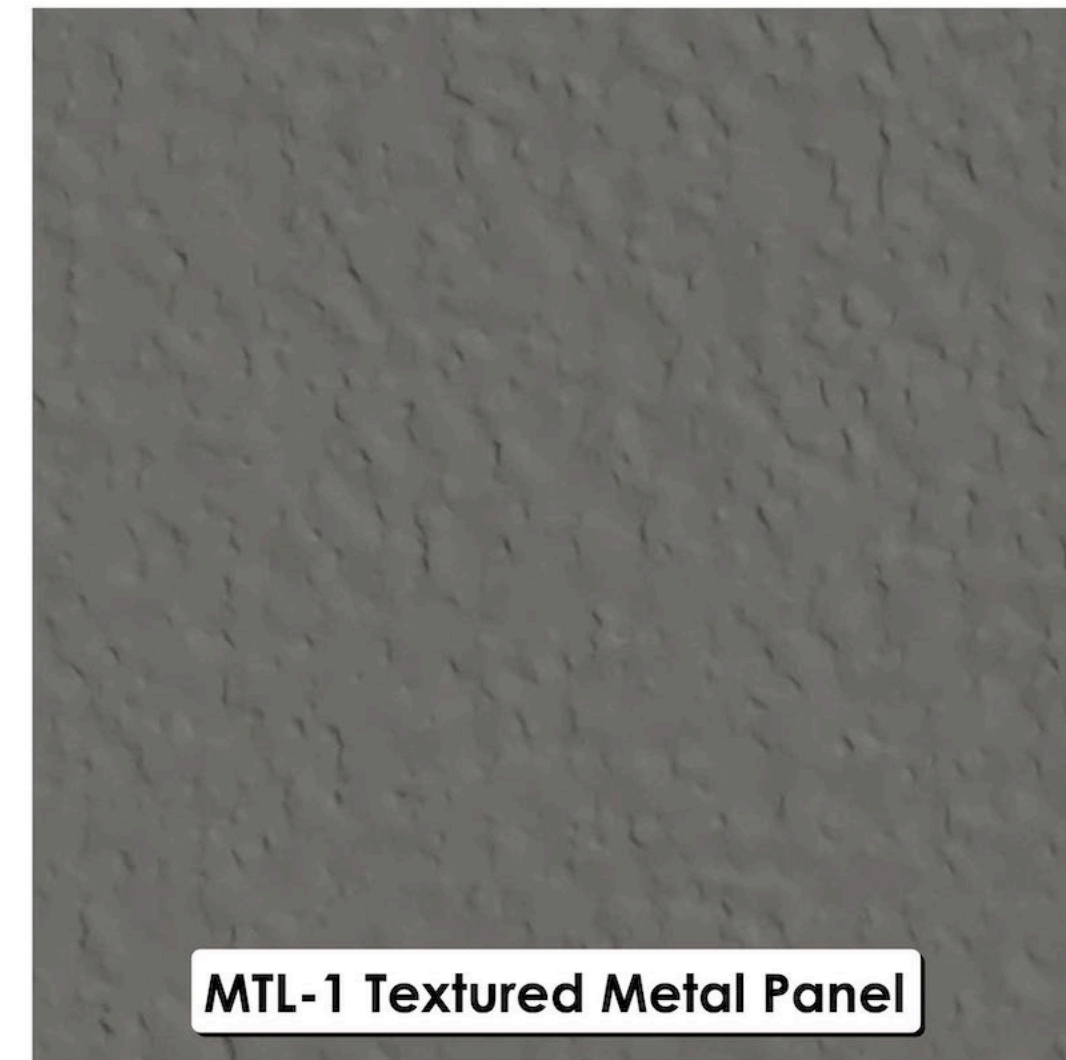
F-2 Storefront Windows

**EXTERIOR MATERIAL SCHEDULE**

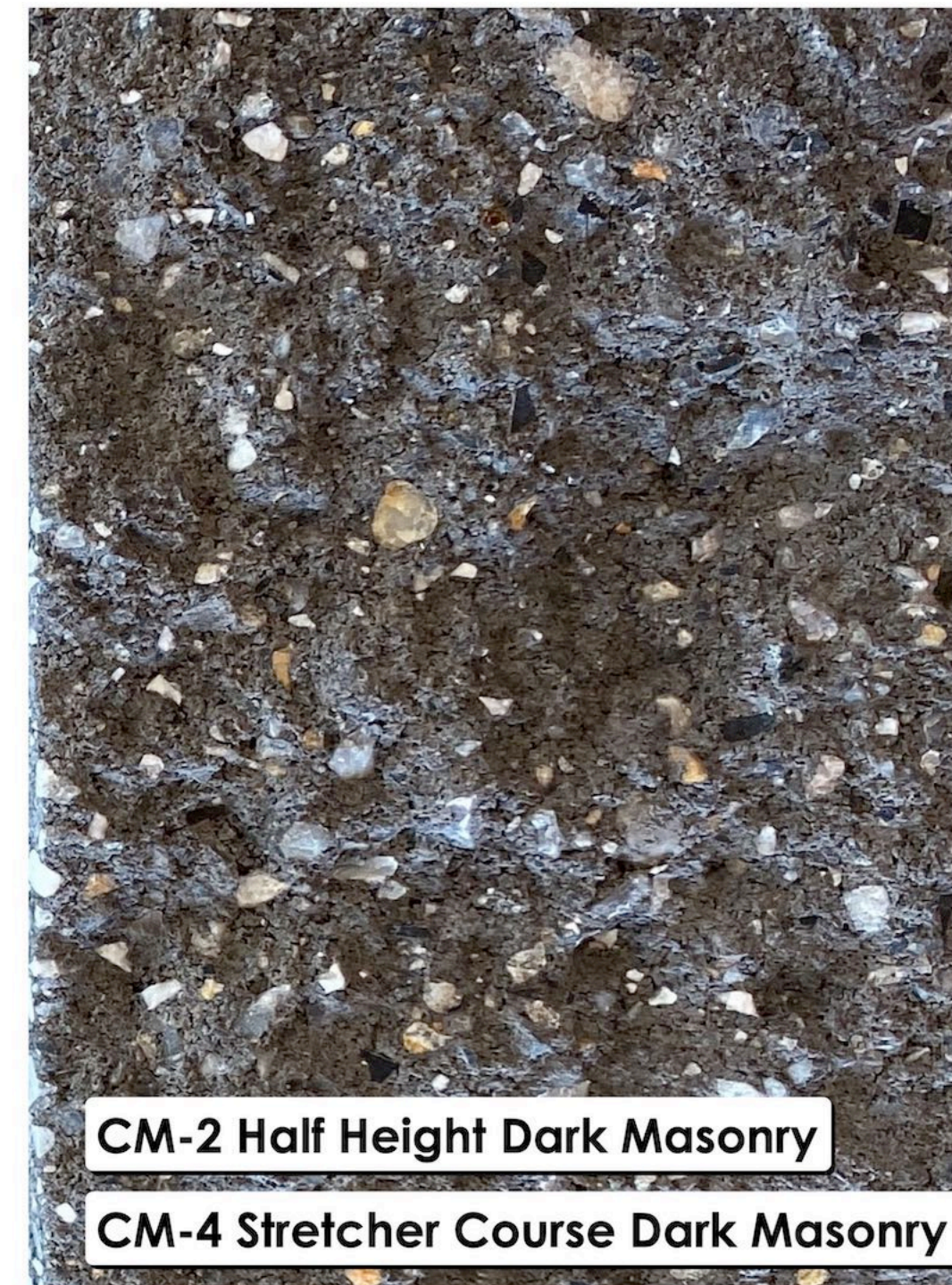
MATERIAL	NO.	ITEM	MANUFACTURER	FINISH	COLOR
CONCRETE/ MASONRY	CM-1	Architectural CMU-Half High	York Building Products	Rustic Face	Arctic White
	CM-2	Architectural CMU-Half High	York Building Products	Split Face	Flint
	CM-3	Architectural CMU-Stretcher	York Building Products	Rustic Face	Arctic White
	CM-4	Architectural CMU-Stretcher	York Building Products	Split Face	Flint
METALS	MTL-1	Textured Metal Panel	Kingspan	Pre-Finished	Zinc Gray
	MTL-2	Brake Metal Trim	MBCI	Pre-Finished	Midnight Bronze
	MTL-3	Brake Metal Fascia	MBCI	Pre-Finished	Midnight Bronze
	MTL-4	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	BM #2066-20 Evening Blue
	MTL-5	Metal Coping	MBCI	Pre-Finished	Charcoal Gray
	MTL-6	Corrugated Metal Siding	MBCI PBC Panel	Pre-Finished	Tundra
	MTL-7	Metal Frame	MBCI	Pre-Finished	Midnight Bronze
	MTL-8	Aluminum Metal Panel	Laminators, Inc	Pre-Finished	Ascot White
FENESTRATION	F-1	Hollow Metal Door	Assa Abloy Baron Series	Paint	SW #7069 Iron Ore
	F-2	Storefront Window Assemblies	Kawneer Trifab 451UT	Pre-Finished	Black No. 29
OTHER	O-1	Wall Pack Light	Trace Lite SLW Series	Pre-Finished	Silver

NOTES

1. All Materials and Colors Subject to Modification per Final Design



MTL-1 Textured Metal Panel



CM-2 Half Height Dark Masonry  
CM-4 Stretcher Course Dark Masonry



CM-1 Half Height Light Masonry  
CM-3 Stretcher Course Light Masonry  
CM-5 Masonry Reveal







