

List of revisions since 20 February 2024:

- Reduced overall building height by 3'-6"
- Removed arches and redesigned ground floor level to accommodate a larger and more identifiable commercial entry
- Added additional expanse of masonry to the elevation facing market Square
- Removed grilles at windows and replaced with standard one over one windows
- Adjusted brick color to a darker brown
- Added a site section view which shows the relationship of existing structures near Market Square / Germantown Ave and how our building sits lower in the perspective views due to the downward slope of Church Ln.
- Added additional brick alternatives to the materials sheet, at request of the RCO (owner is willing to work with RCO to select brick color)



# 26-34 CHURCH LN.

---

PHC SUBMISSION

FEBRUARY 29, 2024

# 26-34 CHURCH LN.

---

## DEVELOPER

NADLAN PROPERTIES

## ARCHITECT

KJO ARCHITECTURE, LLC  
2424 E. YORK ST. STE. 240  
PHILADELPHIA, PA 19125

## CIVIL ENGINEER

AMBRIC TECHNOLOGY CORPORATION  
100 PINE STREET  
COLWYN, PA 19023

# PROJECT SUMMARY

---

The development team is proposing a five-story mixed-use residential building comprised of thirty-three dwelling units and a vacant ground floor commercial space. A zoning permit has been issued for the property. The project will replace an existing vacant lot that is being used for parking. This property has been vacant since the 1990's. The proposed building will have a brick façade facing Church Lane in a light masonry color. Rectangular window openings are evenly distributed on floors two to five of the facade. The upper floors' windows and storefront framing on the ground floor are in a dark bronze color. All proposed building criteria such as area, density, height etc. comply with the Philadelphia Zoning Code.

# TABLE OF CONTENTS

---

1-3	INTRODUCTION
4	EXISTING SITE CONTEXT - AERIAL
5	SITE PHOTOGRAPHS
6-9	RENDERINGS & ELEVATIONS
10-13	ELEVATIONS
14	SITE PLAN & FLOOR PLAN
15	MATERIAL PALETTE
16	LOCATION MAP OF EXISTING STRUCTURES
17	IMAGES OF EXISTING STRUCTURES

# EXISTING SITE CONTEXT



SITE: 26-40 CHURCH LN

AERIAL VIEW OF SITE (IMAGE FROM GOOGLE MAPS)

# SITE PHOTOGRAPHS



26-34 CHURCH LANE  
STREET VIEW FROM CHURCH LANE (IMAGE FROM GOOGLE MAPS)



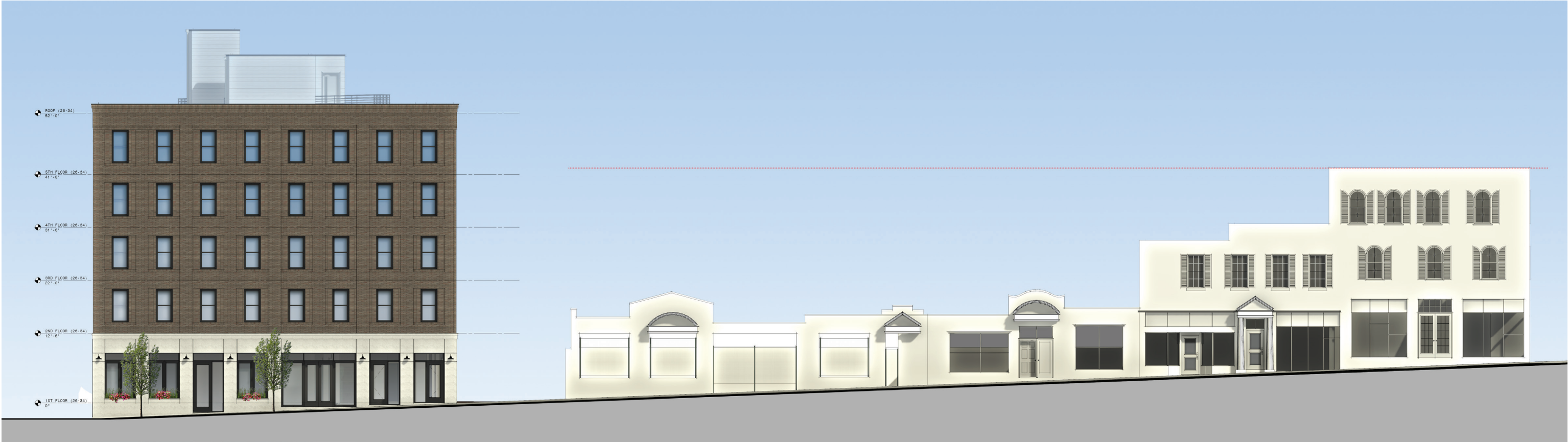
26-34 CHURCH LANE  
STREET VIEW FROM WEST CORNER (IMAGE FROM GOOGLE MAPS)

# RENDERINGS

## VIEW FROM MARKET SQUARE



# SITE SECTION / ELEVATION





# RENDERINGS

PERSPECTIVE - LOOKING SOUTHWEST



# RENDERINGS

PERSPECTIVE - LOOKING SOUTHWEST (NIGHT)



# ELEVATIONS NORTH



# ELEVATIONS WEST



# ELEVATIONS EAST

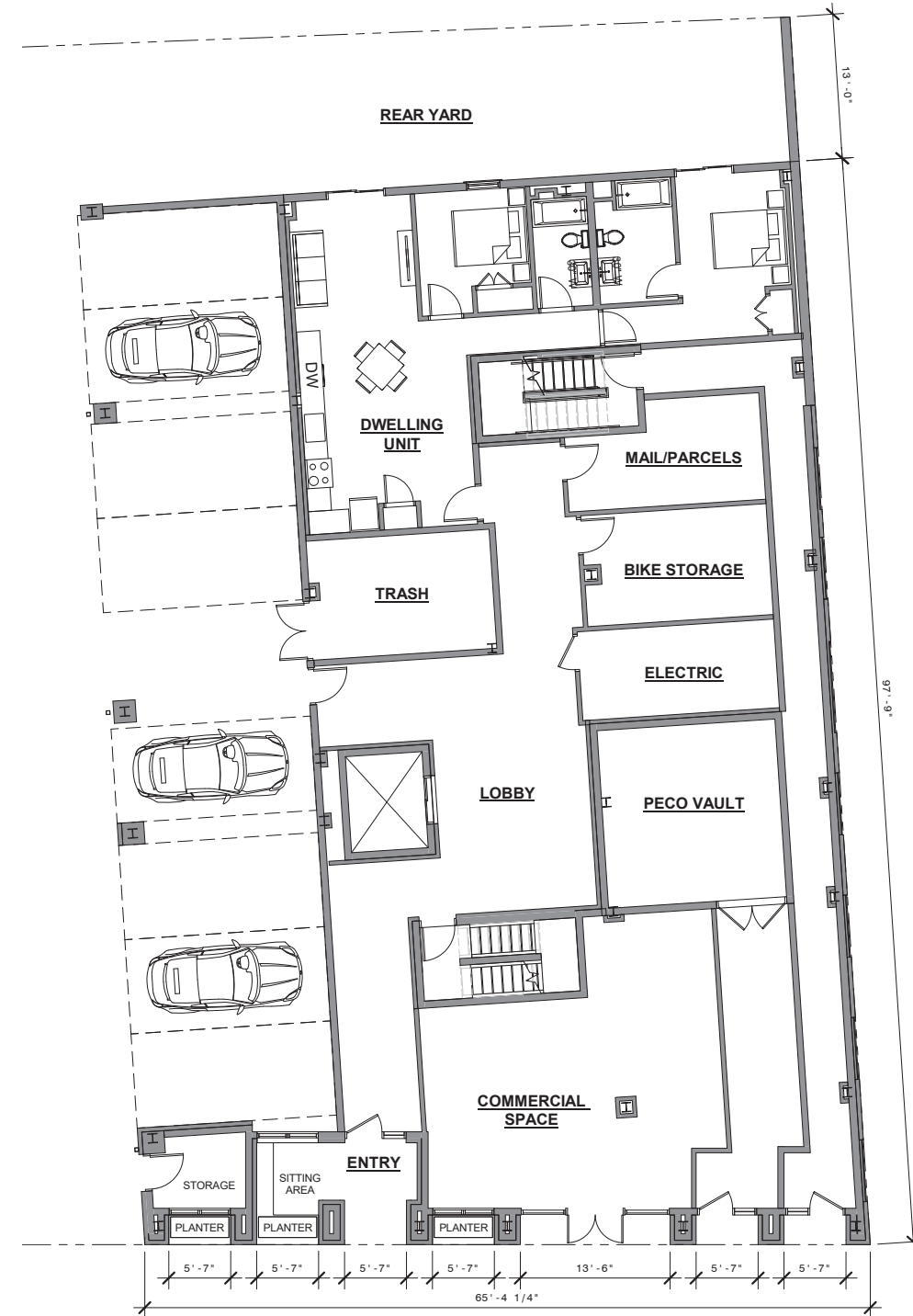
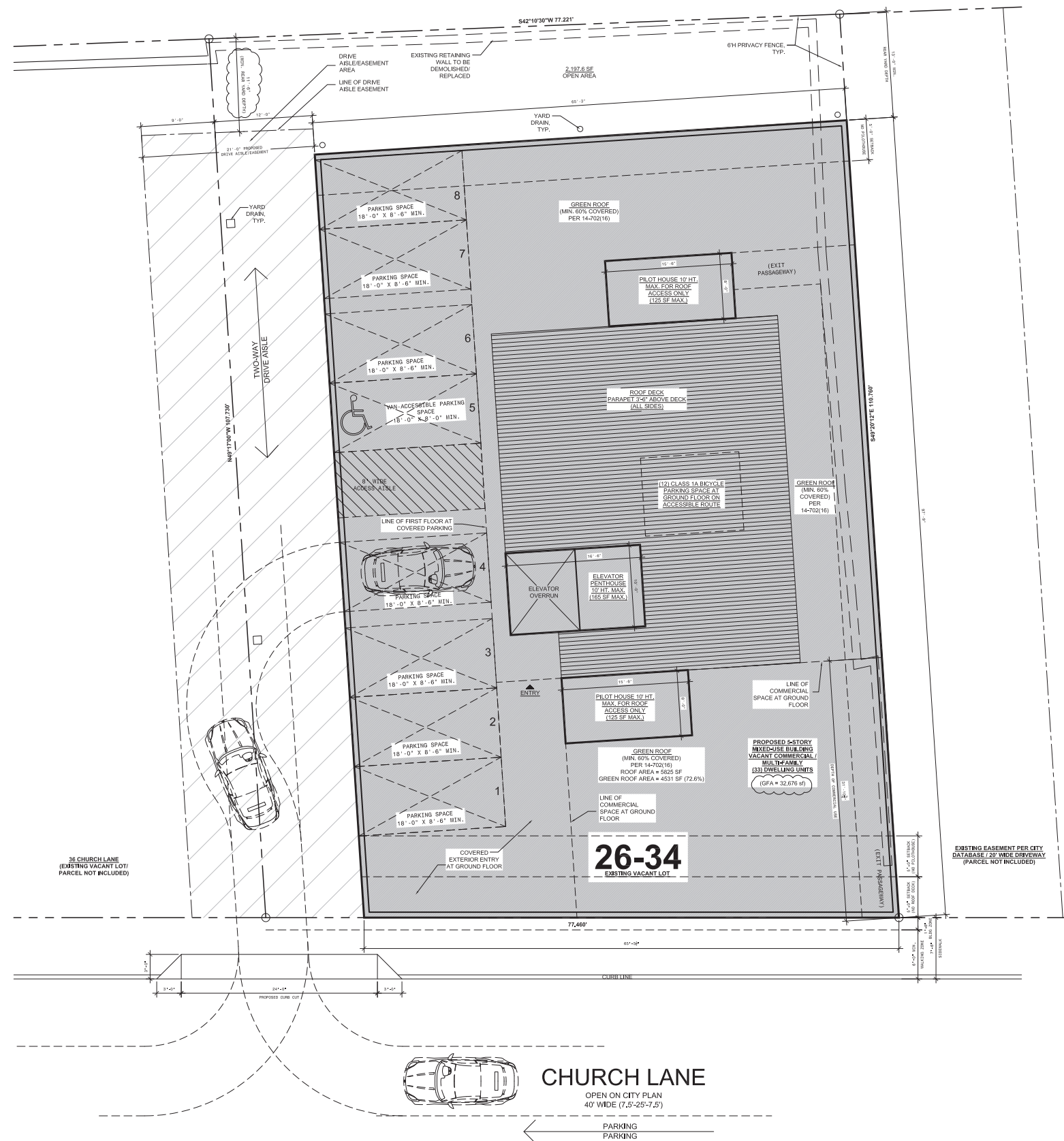


ELEVATIONS  
SOUTH



# SITE PLAN + GROUND FLOOR PLAN

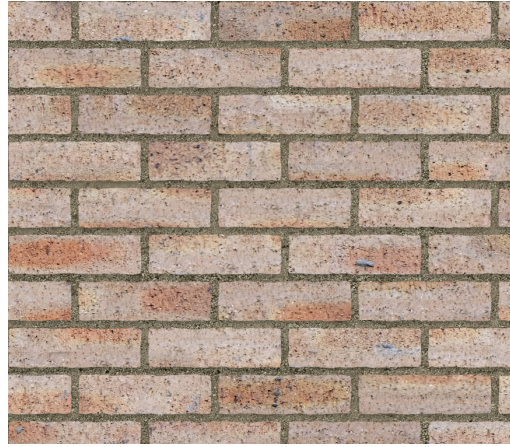
SCALE: 1/16" = 1'-0"



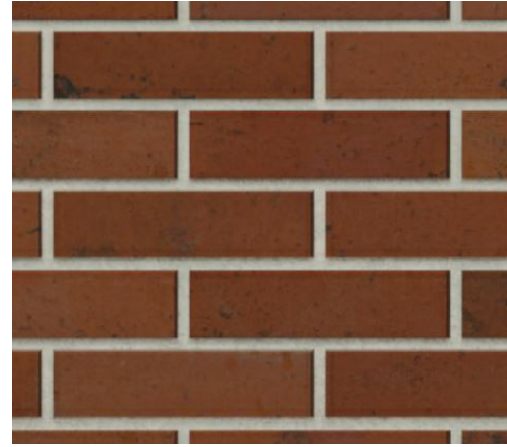
# MATERIAL PALETTE



BRICK VENEER A  
RUNNING BOND  
COLOR: TAUPE  
MORTAR: KLM KEYSTONE



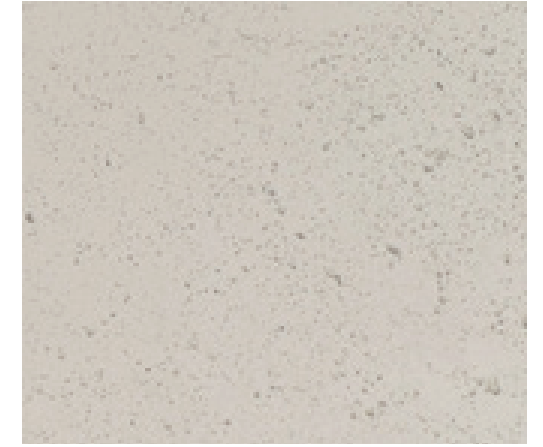
BRICK VENEER A (ALTERNATE 1)  
RUNNING BOND  
COLOR: BEIGE  
MORTAR: KLM KEYSTONE



BRICK VENEER A (ALTERNATE 2)  
RUNNING BOND  
COLOR: RED  
MORTAR: KLM KEYSTONE



LAP SIDING A - JAMES HARDIE  
COLOR: TIMBER  
LOCATION: FLOORS 2-5



STONE VENEER  
COLOR: NEUTRAL  
MORTAR: KLM KEYSTONE



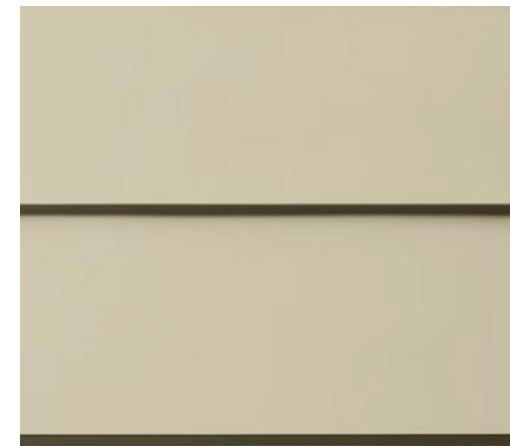
BRICK VENEER B  
STACKED BOND  
COLOR: TAUPE  
MORTAR: KLM KEYSTONE



BRICK VENEER B (ALTERNATE 1)  
STACKED BOND  
COLOR: BEIGE  
MORTAR: KLM KEYSTONE



BRICK VENEER B (ALTERNATE 2)  
STACKED BOND  
COLOR: RED  
MORTAR: KLM KEYSTONE



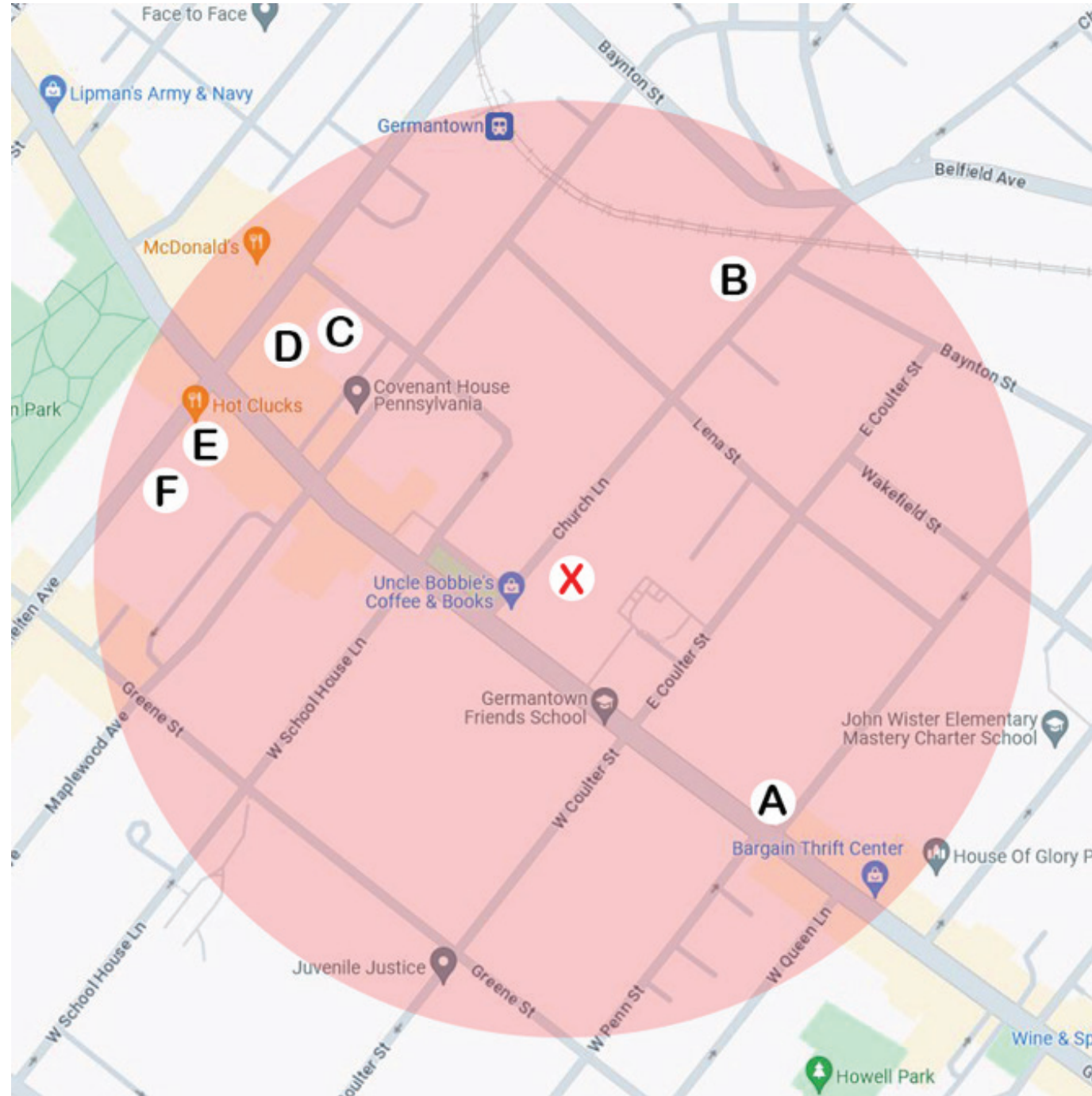
LAP SIDING B - JAMES HARDIE  
COLOR: COBBLE STONE  
LOCATION: GROUND FLOOR  
& PILOTHOUSES



MISCELLANEOUS METAL  
COLOR: BLACK  
LOCATION: ALUMINUM  
STOREFRONT, RAILINGS,  
FASCIA, SOFFIT, GUTTERS, ETC.  
WINDOWS / DOORS TO MATCH



# LOCATION MAP OF EXISTING STRUCTURES OF SIMILAR HEIGHT & SCALE (1/4 MILE RADIUS)



LOCATION MAP (IMAGE FROM GOOGLE MAPS)

# EXISTING STRUCTURES OF SIMILAR HEIGHT & SCALE (1/4 MILE RADIUS)



**BUILDING A**  
5301 GERMANTOWN AVE. (6 STORIES)



**BUILDING C**  
33 E. WOODLAWN ST. (5 STORIES)



**BUILDING E**  
18 W. CHELTEN AVE. (14 STORIES)



**BUILDING B**  
231 CHURCH LN. (7 STORIES)



**BUILDING D**  
40 E. CHELTEN AVE. (8 STORIES)



**BUILDING F**  
26-34 W. CHELTEN AVE. (5 STORIES)