

2025.08.14 - CDR

914 S BROAD ST

PHILADELPHIA, PA

Mixed-use Multi-family Residential Development



TABLE OF CONTENTS

- 3 CDR Application
- 4 Site Context
- 5 Aerial view
- 6 Site Photos
- 7 Existing Site Survey
- 8 Site Demo Plan
- 9 Zoning Site Plan
- 10 Car Turning Plan
- 11 Truck Turning Plan
- 12 Zoning elevations
- 14 Floor Plans
- 18 Landscape Plan
- 19 Site Section
- 20 Material Elevations
- 22 Aerial Rendering
- 23 Renderings
- 28 Complete Streets Handbook Checklist
- 35 Sustainable Design Checklist

PROJECT DESCRIPTION

The proposed development is a new construction, 7-story multifamily building, with ground floor retail, and a surface parking lot in the rear.

There are 84 residential units in total. A mix of 1 bedroom, 2 bedroom, and 3 bedroom units. There is a roof deck on the roof for residents. On the ground floor there is a fitness center and club room for residents.

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: **ZP2025-005659**

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

Construction of greater than 50,000 sf of new GFA (92,706 sf)

Creation of greater than 50 new residential dwelling units (84 units)

PROJECT LOCATION

Planning District: Central Council District: 2nd

Address: 914-24 S. Broad St

Is this parcel within an Opportunity Zone?

Yes

No

X

Uncertain

If yes, is the project using Opportunity Zone Funding?

Yes

No

X

CONTACT INFORMATION

Applicant Name: Ronald J. Patterson, Esq Primary Phone: 215-569-4585
For the Developer/Equitable Owner

Email: RPatterson@Klehr.com Address: Klehr Harrison; 1835 Market St, Flr 14
Philadelphia, PA 19103

Property Owner: R&H Herskowitz Developer: Dranoff Properties,
equitable owner

Architect: Jerry Roller, JKRP Architects

SITE CONDITIONS

Site Area: 16,733 SF

Existing Zoning: CMX-3 Are Zoning Variances required? Yes ☐ No ☒
And subject to 6 Special Controls Overlay Districts

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

- 5,018 SF Commercial Space
- 87,688 SF Residential Building having 84 residential dwelling units
 - 3,795 SF Lobby, Offices, Amenities – Ground Floor
 - 83,893 SF Residential (84 Units) – 2nd – 7th Floor

Proposed # of Parking Units:

- (20) Total

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: To be scheduled

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ☐ No ☐ NA ☒

If yes, indicate the date hearing will be held: This is a by-right Zoning Application

Date: _____

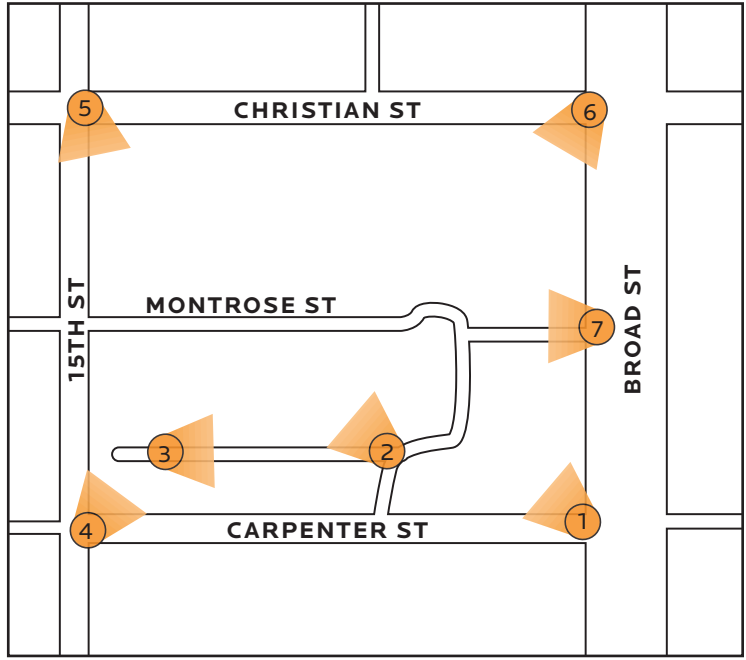


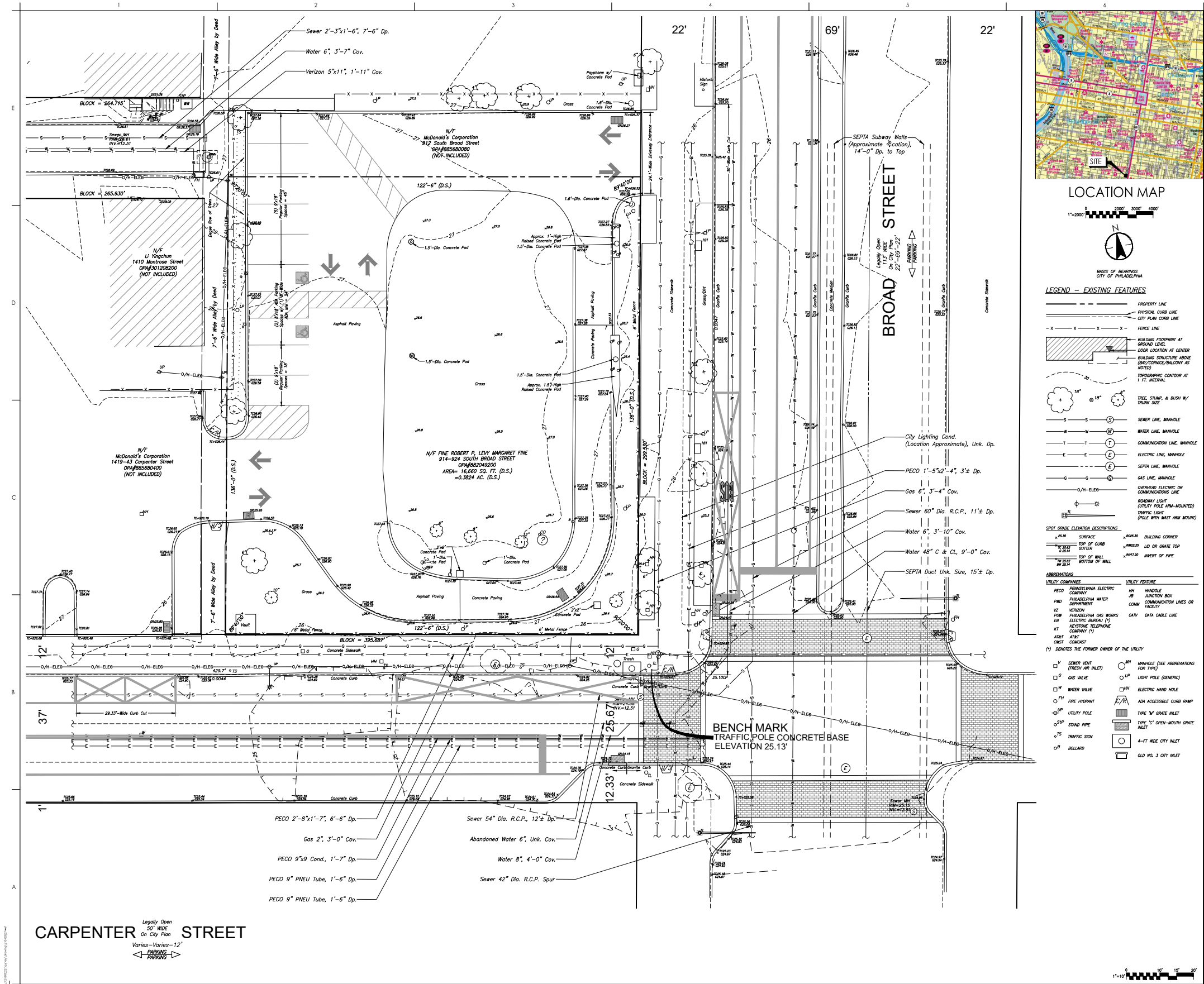


AERIAL VIEW FACING NORTHWEST



AERIAL VIEW FACING SOUTHEAST





Stantec

Stantec Consulting Services Inc.
1000 Spring Garden Suite 1100
Philadelphia PA 19107-4027
Tel: (215) 645-7000
www.stantec.com

Copyright Reserved
The Contractor shall not be responsible for dimensions (D) NOT on the drawing
any error or omission shall be reported to Stantec without delay
The Copyright in this drawing and drawings are the property of Stantec. Reproduction or
use for any purpose other than that authorized by Stantec is forbidden.

Notes

1. THIS PLAN WAS PREPARED FROM A FIELD SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC. ON JULY 28, 2023 AND MARCH 27, 2025.
2. RESOURCES USED TO PRODUCE THIS PLAN ARE AS FOLLOWS:
 - CITY PLAN NO. 9-5, DATED 3/5/1908.
 - EXISTING TOPOGRAPHICAL SURVEY PLAN PREPARED BY STANTEC, DATED 10/7/2022.
 - DEEDS PROVIDED BY CLIENT, DATED 11/10/2021.
3. THIS PLAN WAS PREPARED AS PER INSTRUCTIONS OF THE APPLICANT, DRANOFF PROPERTIES.
4. ALL PROPERTY LINE DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT BUILDING DIMENSIONS WHICH ARE IN UNITED STATES STANDARD MEASURE. PHILADELPHIA DISTRICT STANDARD DIMENSIONS TO BE USED FOR TITLE PURPOSES ONLY.
5. ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM AS SHOWN ON CITY PLAN.
6. ATTENTION IS CALLED TO THE PHILADELPHIA ZONING CODE AS AMENDED. SUBJECT PREMISES IS IN ZONE D-2A-3.
7. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP NO. 45 SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PANEL 420757A15X DATED 1/17/2002.
8. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
9. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
10. THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXISTING EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNA. ACT NO. 197 AS AMENDED.
11. CURB GRADIES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
12. THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.

Revision

Rev	By	App'd	DATE
1	JR	CS	2025.04.14

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Date: April 14, 2025
Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project
DRANOFF PROPERTIES

914-924 SOUTH BROAD STREET

2ND WARD, PHILADELPHIA, PA

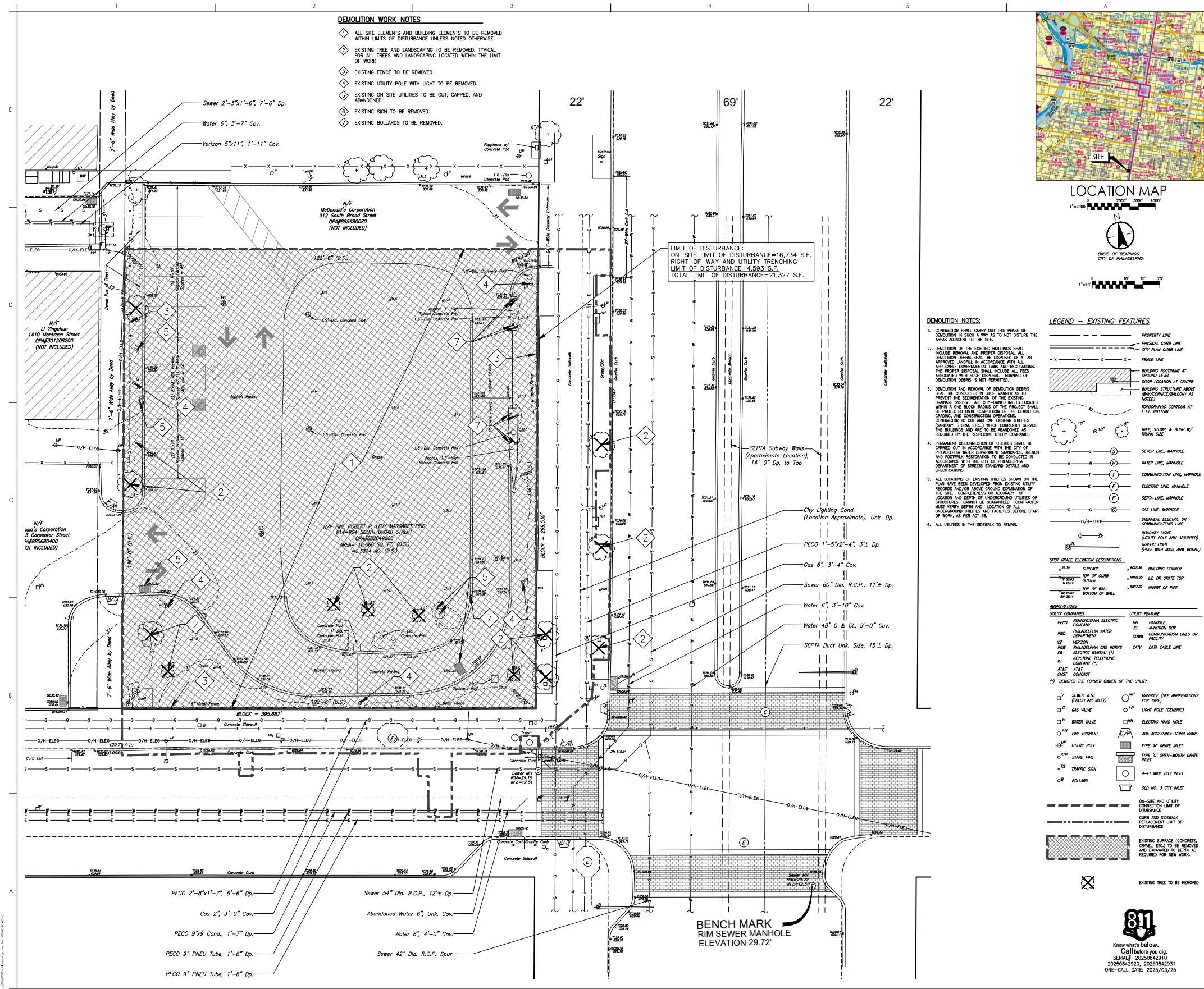
Title
EXISTING TOPOGRAPHICAL SURVEY PLAN

Project No.
210400227

Scale
1" = 10'

Revision Sheet
1 of 1

Drawing No.
V-ET



Stantec Consulting Services Inc.
1500 Spring Garden, Suite 1100
Philadelphia, PA 19130
Tel: 215.665.7000
www.stantec.com

Copyright Reserved
The Contractor shall not be responsible for dimensions. DO NOT scale the drawing.
-only areas or dimensions indicated are to be shown without delay.
The Contractor shall design and construct the project in accordance with the City of Philadelphia. Reproduction or use for any purpose other than that authorized by Stantec is prohibited.

Notes

GENERAL NOTES:

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
- PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED CMX-3.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARDS OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
- CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF 1% ANNUAL CHANCE OF FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PANEL 01A30 DATED JANUARY 12, 2007. FLOOD ZONE LINE AS SHOWN ON PLAN IMPORTED FROM ONLINE RESOURCE.
- INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - CITY PLAN NO. 9-5, DATED MARCH 2018
 - FIELD SURVEY PERFORMED IN MARCH 2025
 - EXISTING TOPOGRAPHICAL SURVEY PLAN PREPARED BY STANTEC, DATED OCTOBER 2024
 - DEEDS FURNISHED BY CLIENT, DATED NOVEMBER, 10TH, 2021.
- ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
- UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
- ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
- THIS PROJECT INVOLVES THE EXISTING DISTURBANCE OF APPROXIMATELY 21,327 S.F. IN THE EXISTING DIRECT DRAINAGE WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE REQUIRED. (DESA TRACKING NO. FY25-SBR0-8110-01)
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR THE REPRODUCTION, STORAGE, OR TRANSMISSION OF ANY INFORMATION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID REPRODUCTIONS.
- COPYRIGHT 2025 - ALL RIGHTS RESERVED - STANTEC HAS PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOGRAPHIC, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF STANTEC.

OWNER/APPLICANT:
914 SOUTH BROAD OWNER, LLC
C/O MICHAEL ASHES
755 S BROAD ST
PHILADELPHIA, PA 19147
P: (215) 222-3300
E: MASNES@DRANOFFPROPERTIES.COM

ENGINEER:
OMAR ROSA, PE
STANTEC CONSULTING SERVICES INC.
1500 SPRING GARDEN STREET, 11TH FLOOR
PHILADELPHIA, PA 19130
P: (215) 665-7000
E: OMAR.ROSA@STANTEC.COM

PWD SWM TRACKING #: FY25-SBR0-8110-01

Revision

By	App'd	YYYYMMDD
----	-------	----------

Issued

By	App'd	YYYYMMDD
----	-------	----------

Permit/Seal

By	App'd	YYYYMMDD
----	-------	----------

Client/Project

914 SOUTH BROAD OWNER, LLC

914 S BROAD ST

Philadelphia, Pennsylvania 19146

Title

EXISTING CONDITIONS/
DEMOLITION PLAN

Project No.

210400227

Revision

Sheet

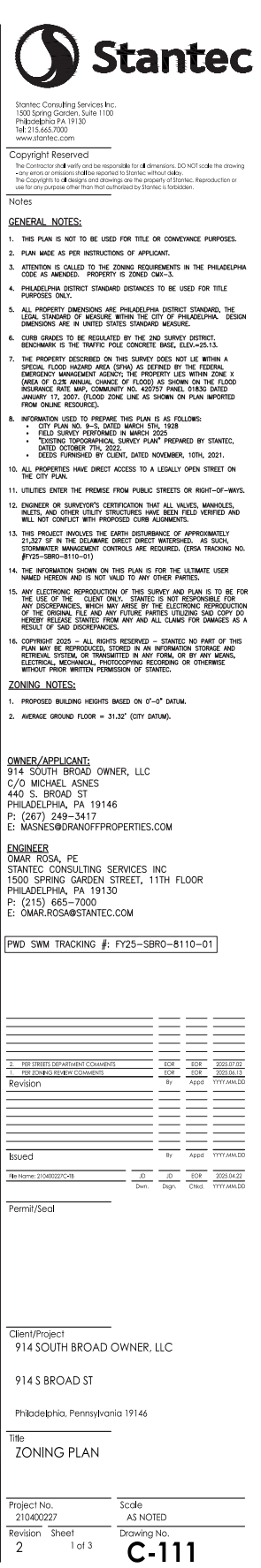
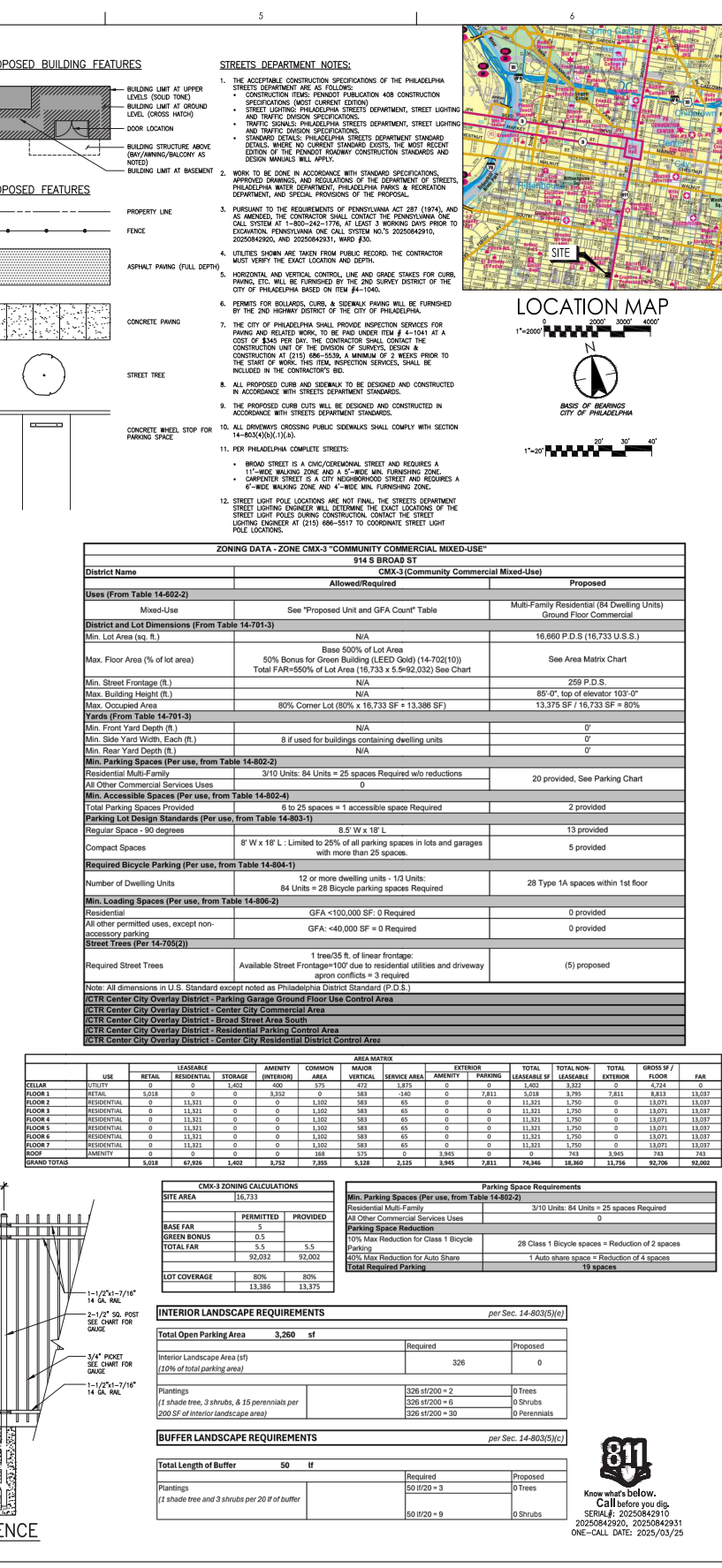
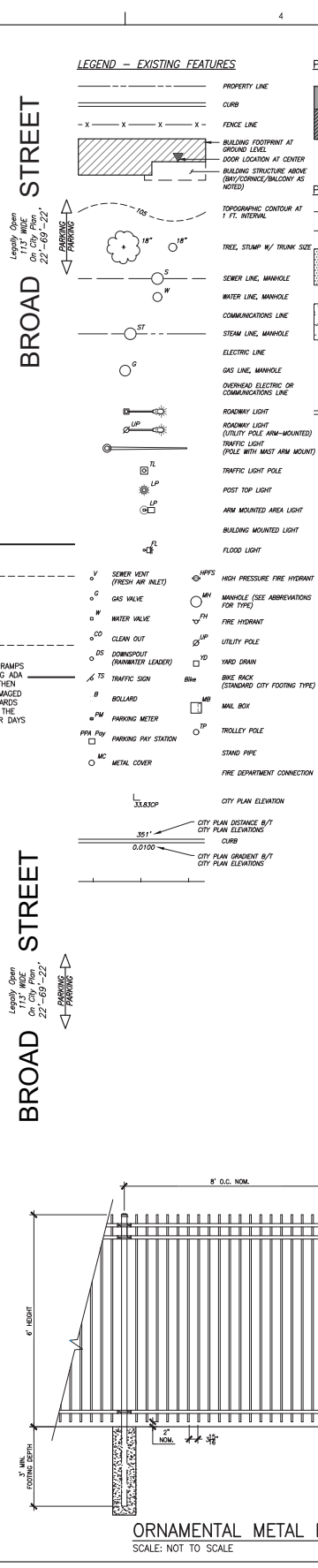
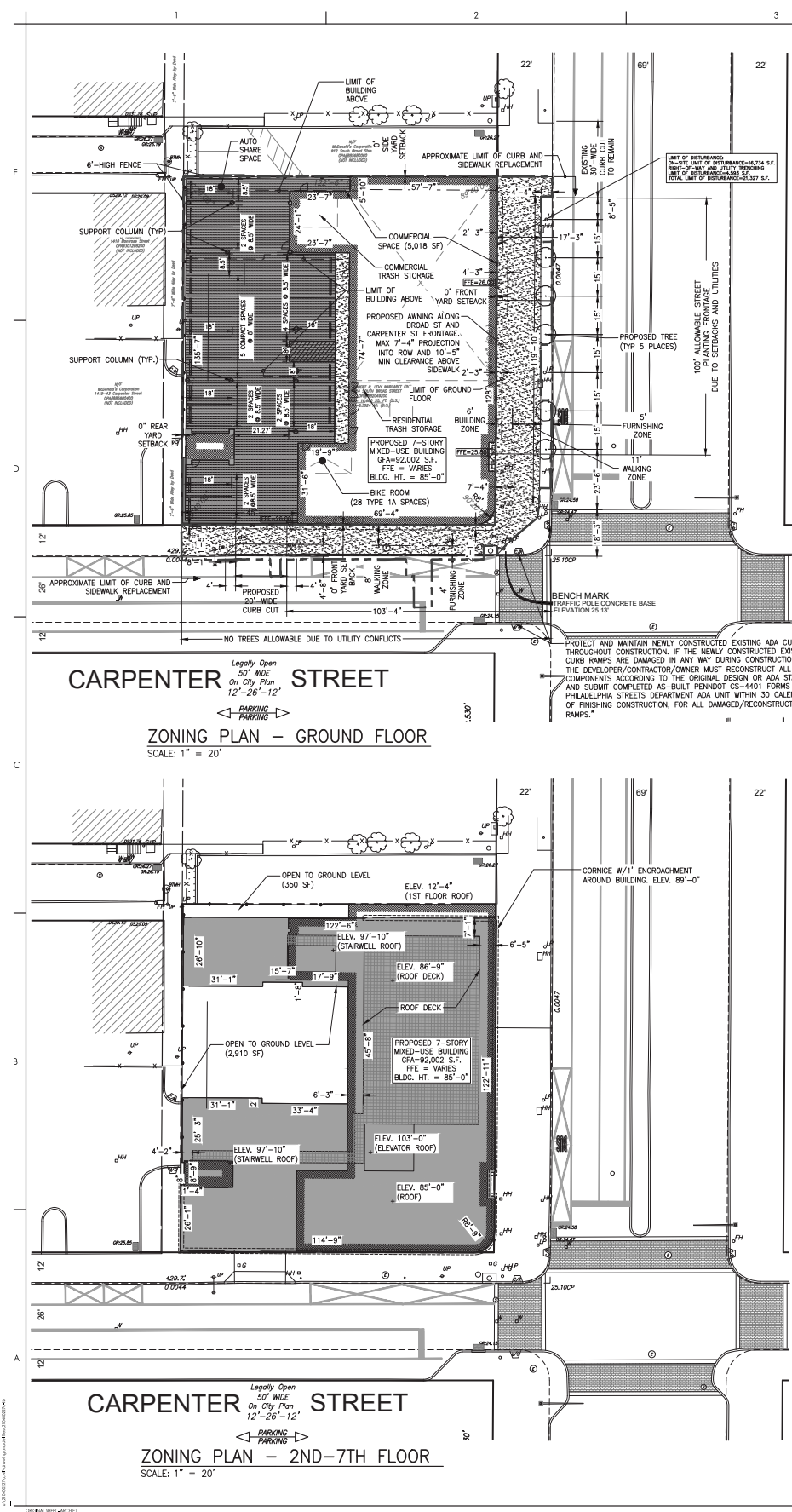
0

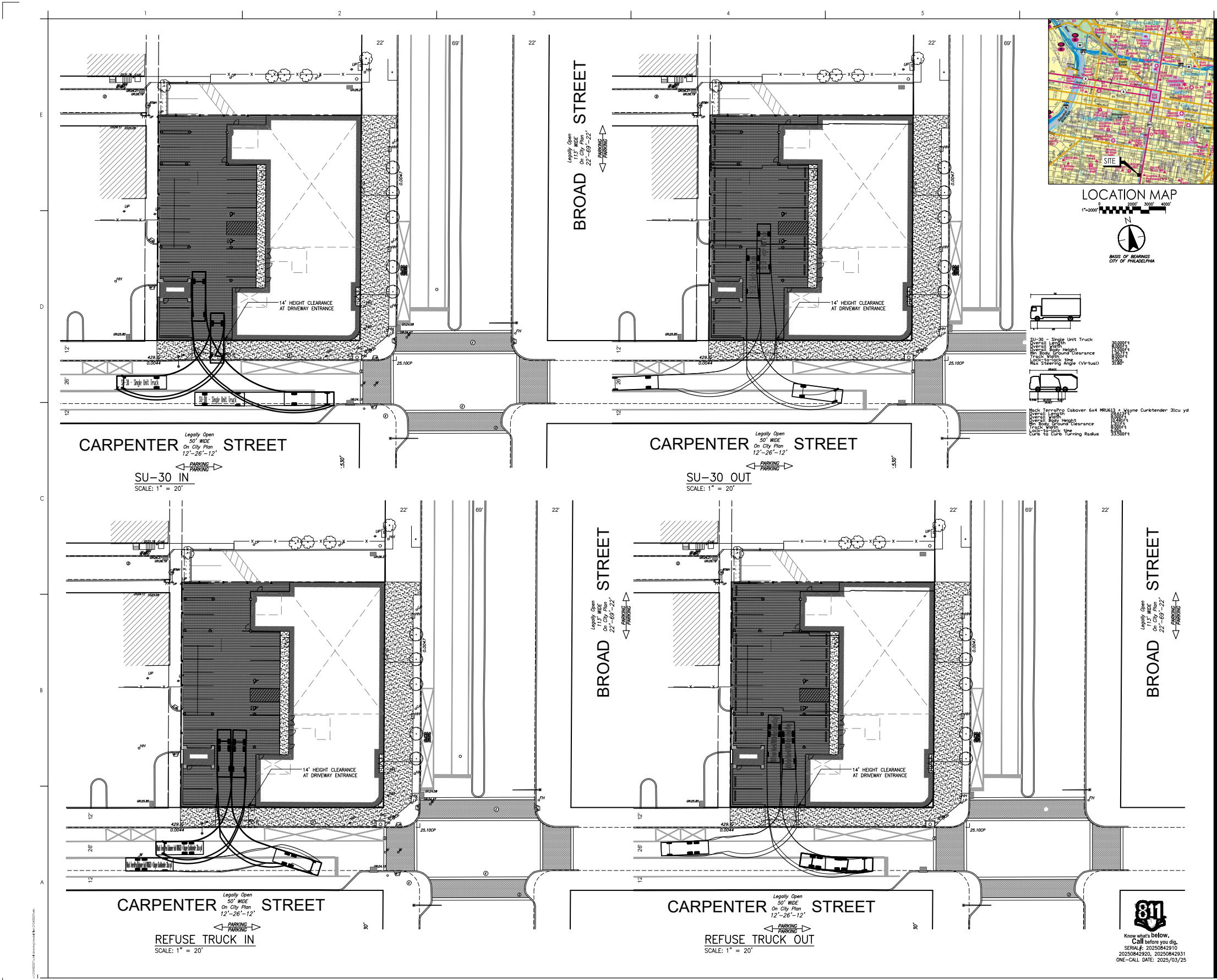
Scale

AS NOTED

Drawing No.

C-101





Stantec Consulting Services Inc.
1500 Spring Garden, Suite 1100
Philadelphia, PA 19130
Tel: 215.665.7000
www.stantec.com

Copyright Reserved
The Contractor shall be responsible for all dimensions. DO NOT scale the drawing.
Any errors or omissions shall be reported to Stantec without delay.
The Contractor shall design and construct the project in accordance with the approved plans and specifications.
Use for any purpose other than that authorized by Stantec is prohibited.

Notes

GENERAL NOTES:

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
- PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED CMX-3.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
- CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT. BENCHMARK IS THE TRAFFIC POLE CONCRETE BASE. ELEV: 25.13.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 42057 PANEL 018A DATED JANUARY 17, 2007. (FLOOD ZONE LINE AS SHOWN ON PLAN IMPORTED FROM ONLINE RESOURCE).
- INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - CITY PLAN NO. 8-3, DATED MARCH 5TH, 1928
 - FIELD SURVEY PERFORMED IN MARCH 2025
 - "EXISTING TOPOGRAPHICAL SURVEY PLAN" PREPARED BY STANTEC, DATED OCTOBER 7TH, 2021.
 - DEEDS FURNISHED BY CLIENT, DATED NOVEMBER, 10TH, 2021.
- ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
- UTILITIES ENTER THE PROMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
- ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALUES, MANHOLES, VALVES, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
- THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 21,327 SF IN THE DELAWARE DIRECT DIRECT WATERSHEDS. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE REQUIRED. (EPA TRACKING NO. #FY25-SBRO-8110-01)
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT WAD TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAG COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAG DISCREPANCIES.
- COPYRIGHT 2025 - ALL RIGHTS RESERVED - STANTEC NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF STANTEC.

ZONING NOTES:

- PROPOSED BUILDING HEIGHTS BASED ON 0'-0" DATUM.
- AVERAGE GROUND FLOOR = 31.32' (CITY DATUM).

OWNER/APPLICANT:
914 SOUTH BROAD OWNER, LLC
C/O MICHAEL ASNES
440 S. BROAD ST
PHILADELPHIA, PA 19146
P: (267) 249-3417
E: MASNES@DRANOFFPROPERTIES.COM

ENGINEER
OMAR ROSA, PE
STANTEC CONSULTING SERVICES INC
1500 SPRING GARDEN STREET, 11TH FLOOR
PHILADELPHIA, PA 19130
P: (215) 665-7000
E: OMAR.ROSA@STANTEC.COM

PWD SWM TRACKING #: FY25-SBRO-8110-01

NO.	DESCRIPTION	DATE	BY	APP'D
1	ISSUED FOR PERMIT	2025.03.22	JCR	JCR
2	FOR STREET DEPARTMENT COMMENTS	2025.03.22	JCR	JCR
3	FOR ENGINEERING COMMENTS	2025.03.22	JCR	JCR
4	REVISION	2025.03.22	JCR	JCR
5	REVISION	2025.03.22	JCR	JCR
6	REVISION	2025.03.22	JCR	JCR
7	REVISION	2025.03.22	JCR	JCR
8	REVISION	2025.03.22	JCR	JCR
9	REVISION	2025.03.22	JCR	JCR
10	REVISION	2025.03.22	JCR	JCR
11	REVISION	2025.03.22	JCR	JCR
12	REVISION	2025.03.22	JCR	JCR
13	REVISION	2025.03.22	JCR	JCR
14	REVISION	2025.03.22	JCR	JCR
15	REVISION	2025.03.22	JCR	JCR
16	REVISION	2025.03.22	JCR	JCR
17	REVISION	2025.03.22	JCR	JCR
18	REVISION	2025.03.22	JCR	JCR
19	REVISION	2025.03.22	JCR	JCR
20	REVISION	2025.03.22	JCR	JCR

Issued

Permit/Seal

Client/Project
914 SOUTH BROAD OWNER, LLC

914 S BROAD ST

Philadelphia, Pennsylvania 19146

Title
ZONING PLAN -
TRUCK TURNING PLAN

Project No.
210400227

Scale
AS NOTED

Revision
2

Sheet
3 of 3

Drawing No.
C-113



JERRY ROLLER
JROLLER@JKRPARCHITECTS.COM
215.928.9331
ZACH GULICK
ZGULICK@JKRPARCHITECTS.COM
215.928.9331

OWNER/CLIENT
BRANDT
715 SOUTH BROAD STREET
PHILADELPHIA, PA 19147
215.222.3800

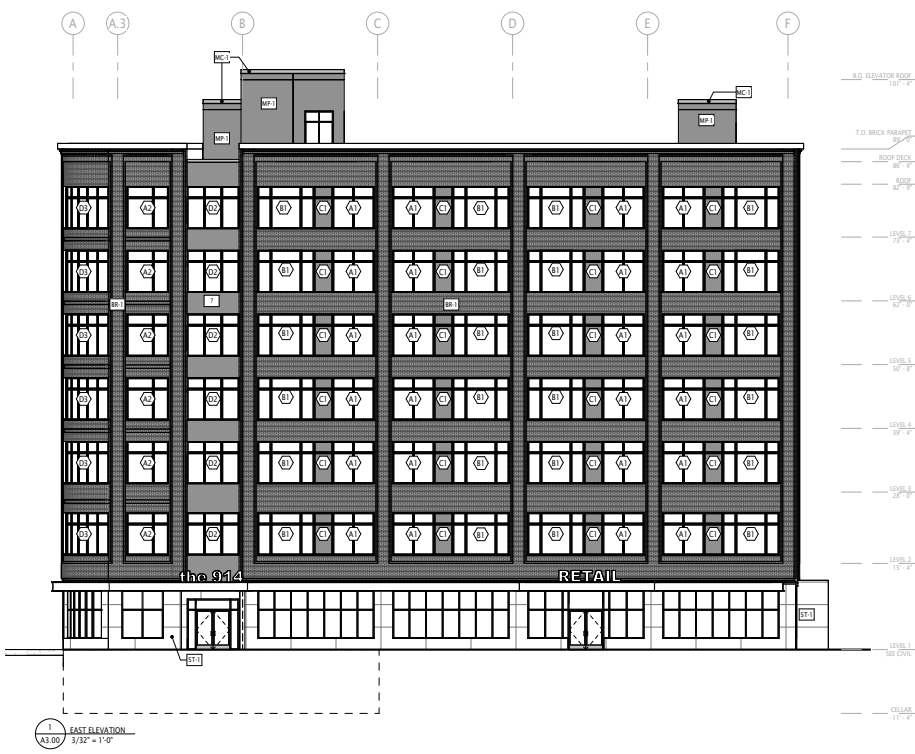
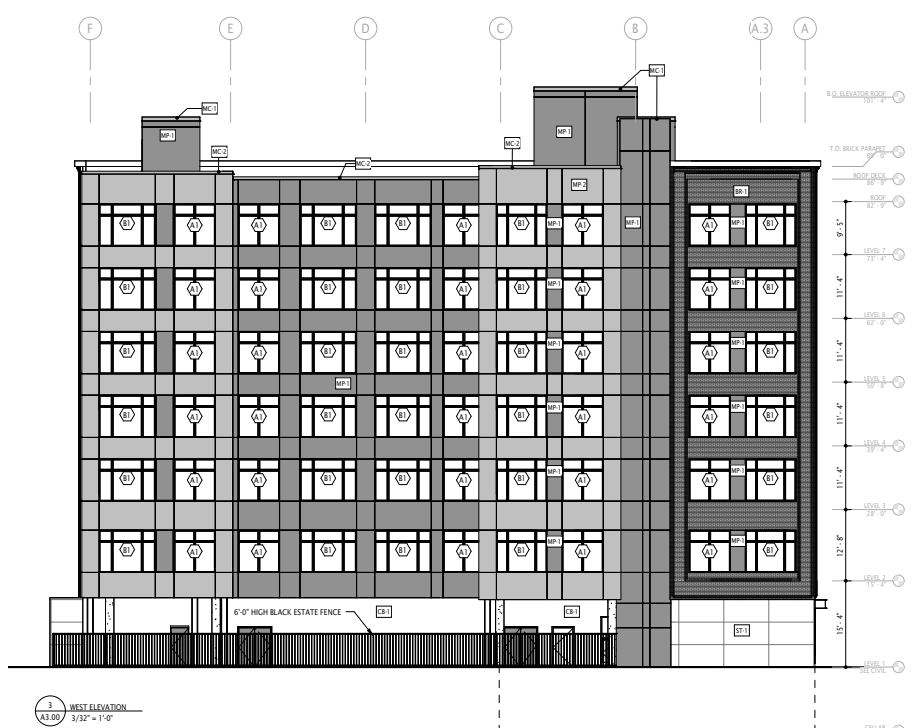
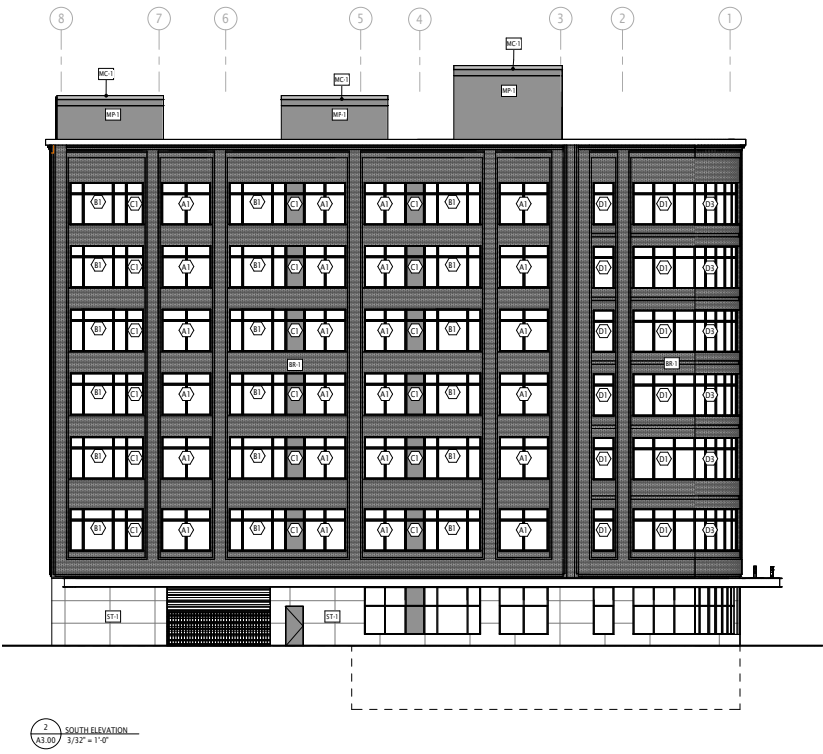
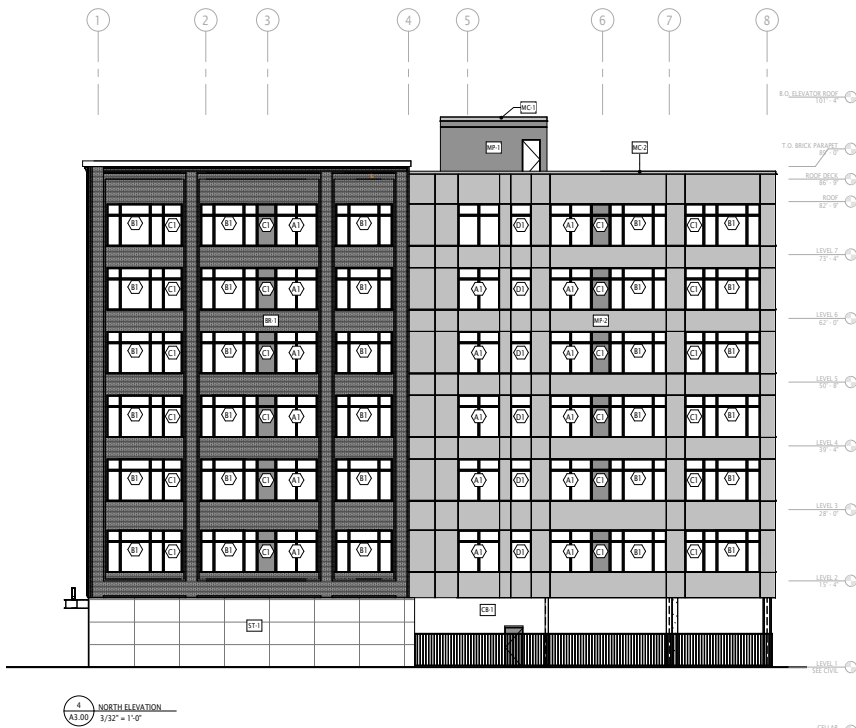
914 S BROAD
MULTI-FAMILY RESIDENTIAL
914 S BROAD STREET
PHILADELPHIA, PA 19146
EXTERIOR ELEVATIONS

DATE: 2023.05.10
DRAWN BY: JGULICK/MLP
REVISIONS:



A3.00







SCHEMATIC DESIGN



EXTERIOR MATERIALS LEGEND	
CB-1	GROUND FACE CMU: WESTBROOK CONCRETE BLOCK, CF-668
CB-1	RED BRICK: DINER BRICK COMPANY 'SUNSET SMOOTH' IRONSPOT
MP-1	BLACK METAL PANEL: ATAS METAL PANEL, BLACK (B2)
MP-2	GRAY METAL PANEL: ATAS METAL PANEL, CHARCOAL GRAY (B2)
MC-1	BLACK METAL COPING
MC-2	GRAY METAL COPING
ST-1	GRANITE: ABSOLUTE BLACK

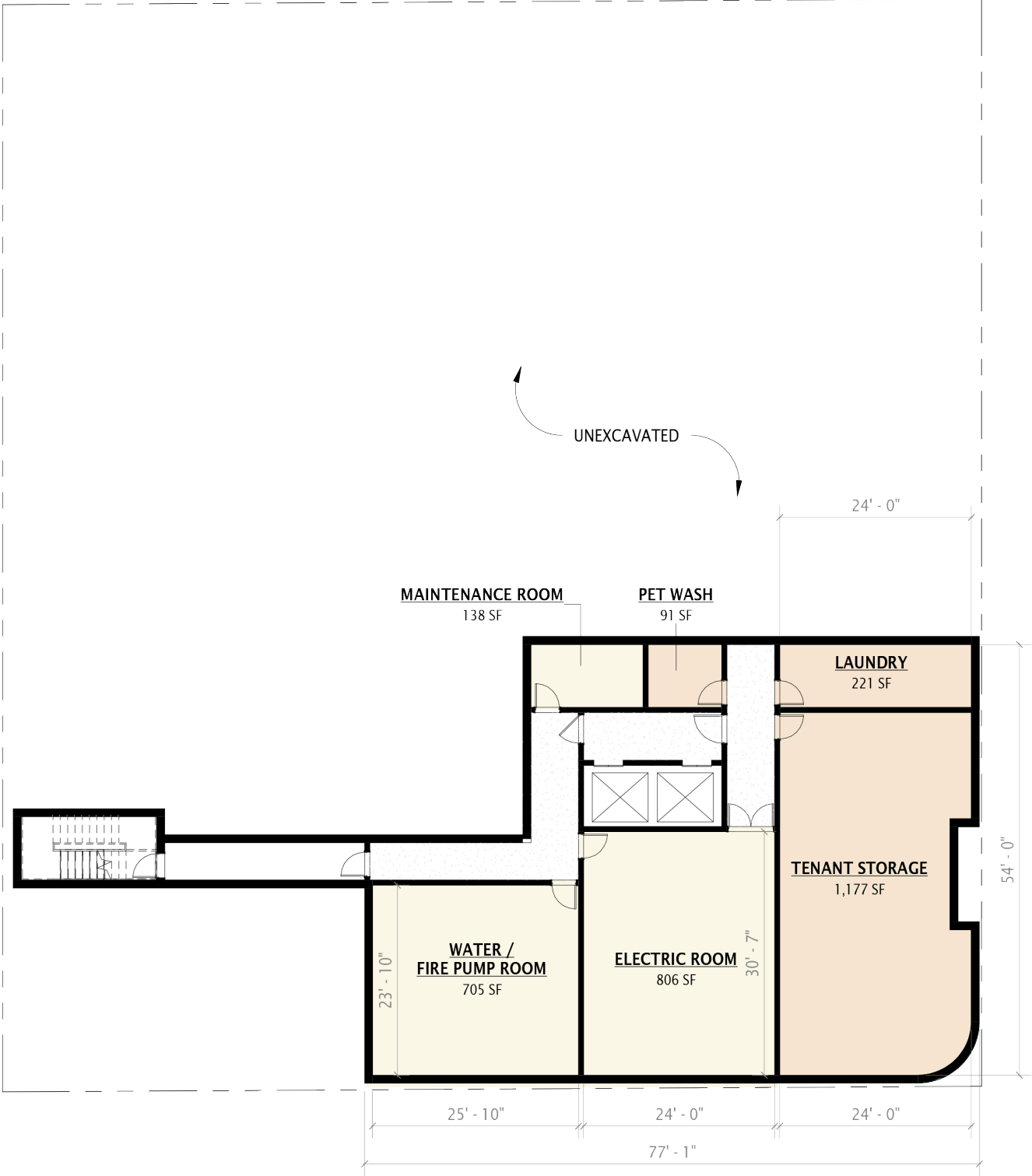
WINDOW SCHEDULE	
A1	7'-6\"/>

ORIGINAL SHEET SIZE: 30\"/>

-  RETAIL
-  RESIDENTIAL- COMMON/ AMENITY
-  RESIDENTIAL- UTILITY
-  1 BEDROOM
-  2 BEDROOM
-  3 BEDROOM



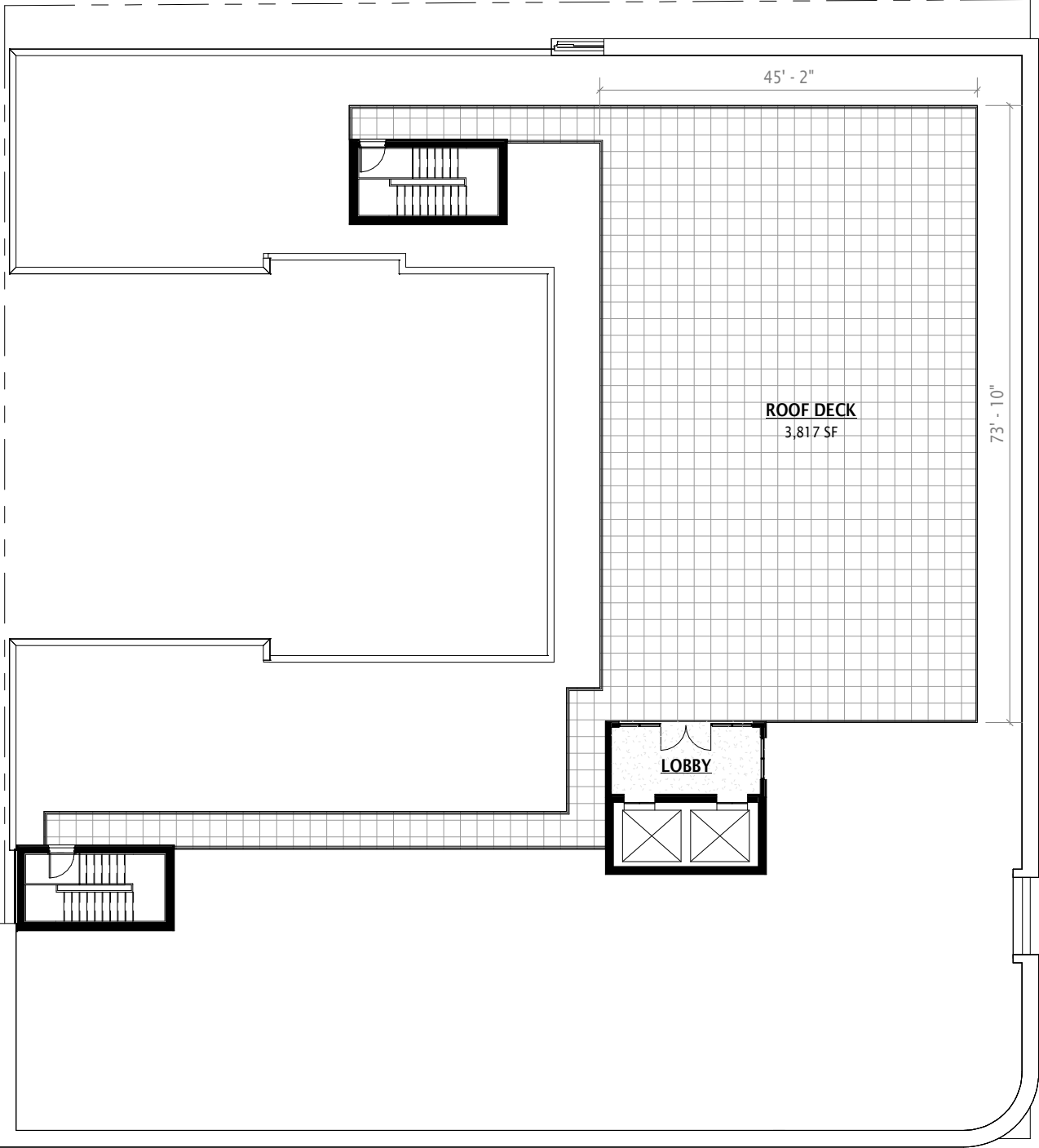
- RETAIL
- RESIDENTIAL- COMMON/ AMENITY
- RESIDENTIAL- UTILITY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM

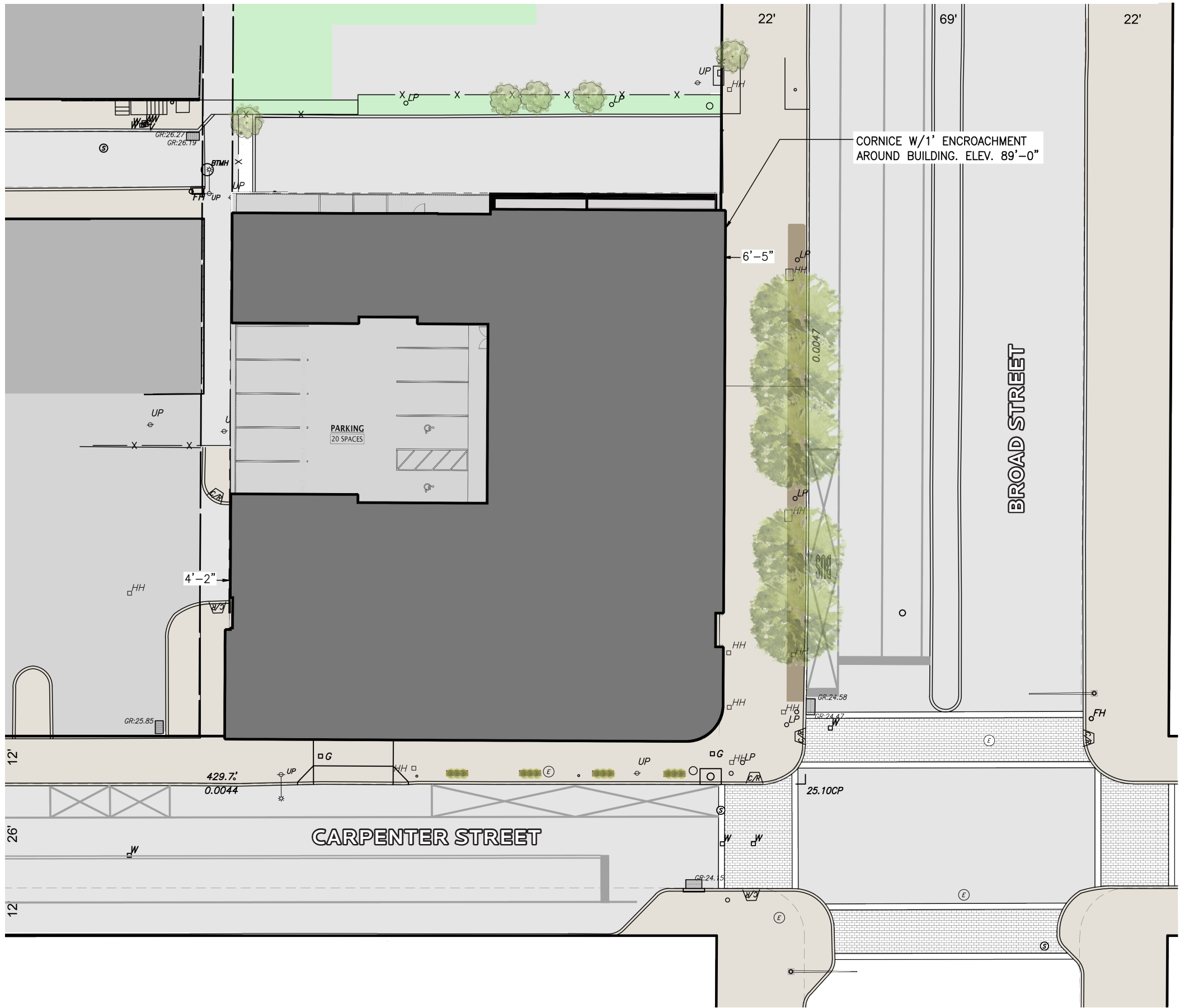


- RETAIL
- RESIDENTIAL- COMMON/ AMENITY
- RESIDENTIAL- UTILITY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



- RETAIL
- RESIDENTIAL- COMMON/ AMENITY
- RESIDENTIAL- UTILITY
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM





STREET TREES
Broad Street

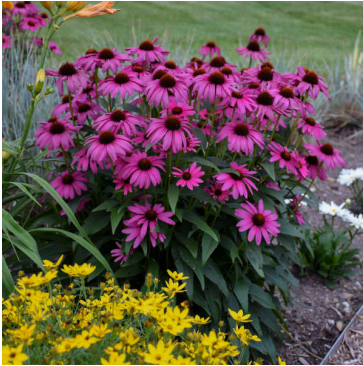


RED SUNSET MAPLE

PLANTER BOX PLANTS
Carpenter Street



FEATHER REED GRASS



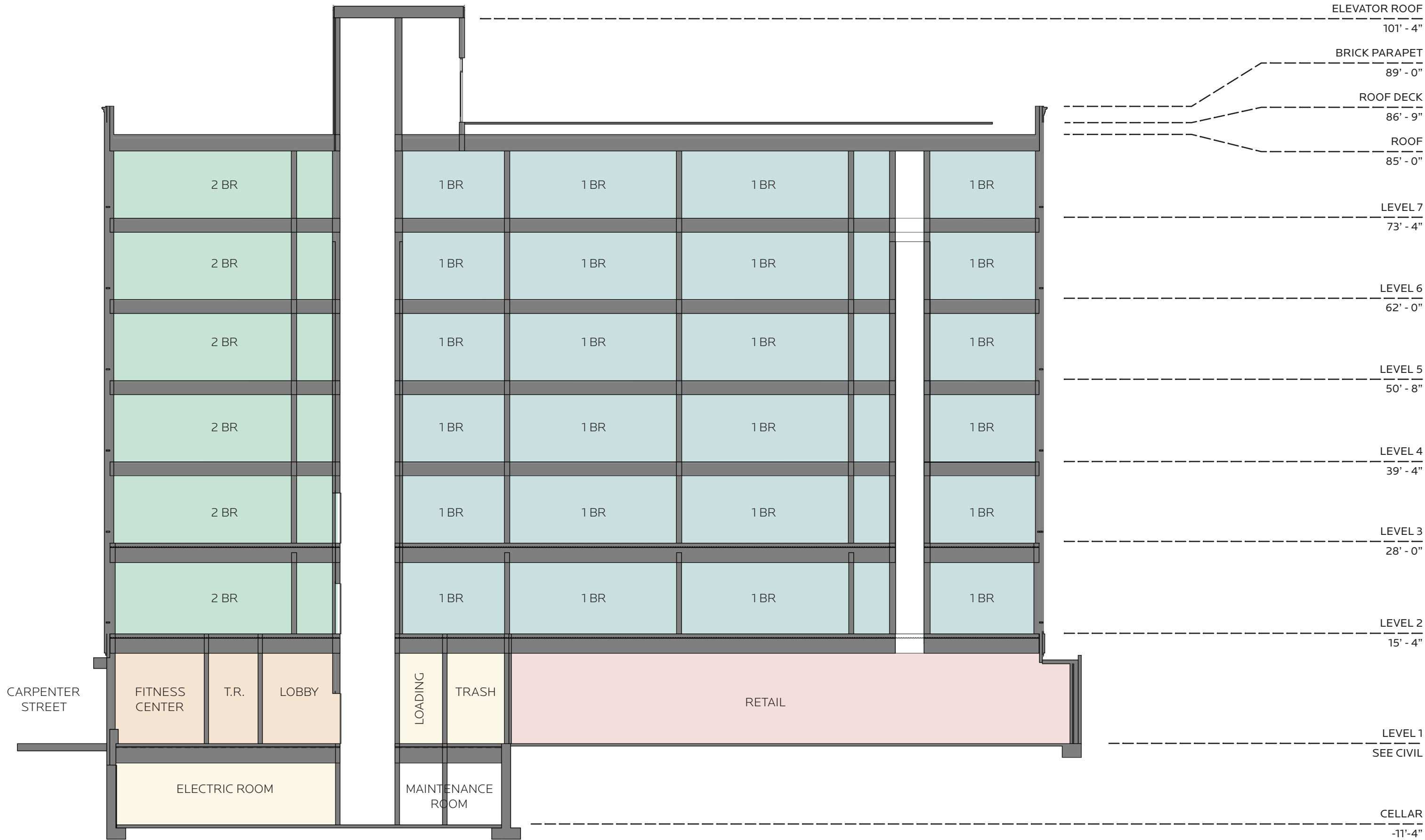
PURPLE CONEFLOWER

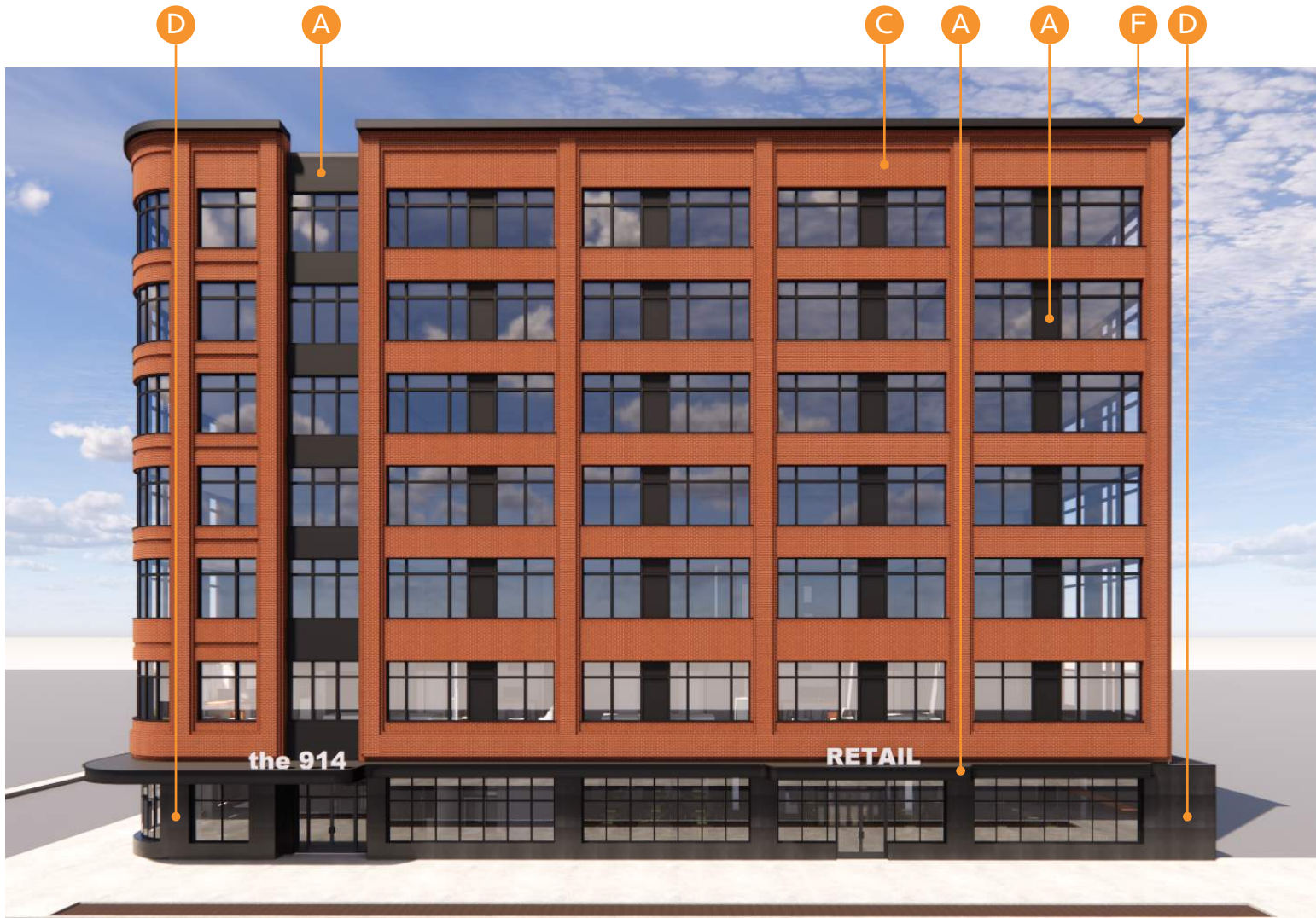


SPIREA 'NEON FLASH'



LITTLE BLUESTEM





BROAD STREET



CARPENTER STREET

MATERIALS



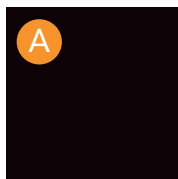

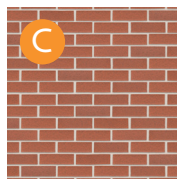
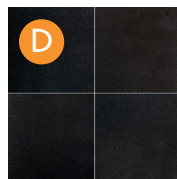





ALLEY



NORTH

MATERIALS

						
METAL PANEL BLACK	GROUND FACE CMU	BRICK RED	DARK STONE OR BRICK CLADDING	METAL PANEL CHARCOAL GREY	COPING BLACK	COPING GREY













COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



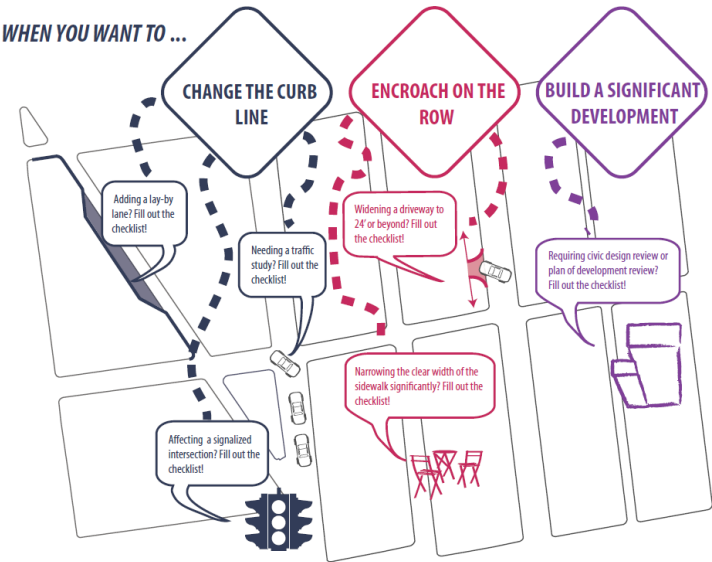
INSTRUCTIONS

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?



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:
 - o Placing of a new street;
 - o Removal of an existing street;
 - o Changes to roadway grades, curb lines, or widths; or
 - o 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
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o 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

914 S Broad St
2. DATE

2025.06.27
3. APPLICANT NAME

JKRP Architects
4. APPLICANT CONTACT INFORMATION

Michael Buckley, AIA
SENIOR PROJECT ARCHITECT
JKRP ARCHITECTS
100 EAST PENN SQUARE SUITE 1080 PHILADELPHIA, PA 19107
mbuckley@jkrparchitects.com
215.928.9331
5. PROJECT AREA: list precise street limits and scope

Broad St from Carpenter St to Christian St
Carpenter St from 15th St to Broad St
This project proposes a 7 story mixed use building with ground floor commercial, 84 dwelling units and a partially covered parking lot on the ground floor with 20 parking spaces.
6. OWNER NAME

914 South Broad Owner, LLC
7. OWNER CONTACT INFORMATION

Michael Asnes, Vice President of Construction
Dranoff Properties
215-222-3300, ext. 103
267-249-3417 cell
masnes@dranoffproperties.com
8. ENGINEER / ARCHITECT NAME

Omar Rosa
9. ENGINEER / ARCHITECT CONTACT INFORMATION

Stantec
1500 Spring Garden Suite 1100
Philadelphia PA 19130-4067
Direct: 215 665-7147
Mobile: 302 584-0898
EOmar.Rosa@stantec.com
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the “Complete Street Types” field. Complete Streets Types are also identified in Section 3 of the Handbook.

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
Broad St	Carpenter St	Christian St	Civic/Ceremonial
Carpenter St	15 th St	Broad St	City Neighborhood
_____	_____	_____	_____
_____	_____	_____	_____

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 ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



- b. Street Furniture such as bus shelters, honor boxes, etc.

YES ☒ NO ☐ N/A ☐
- c. Street Direction

YES ☒ NO ☐
- d. Curb Cuts

YES ☒ NO ☐ N/A ☐
- e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc.

YES ☒ NO ☐ N/A ☐
- f. Building Extensions into the sidewalk, such as stairs and stoops

YES ☒ NO ☐ N/A ☐

APPLICANT: General Project Information

Additional Explanation / Comments: _____

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) <small>Required / Existing / Proposed</small>	CITY PLAN SIDEWALK WIDTH <small>Existing / Proposed</small>
Broad St	20' / 22' / 22'	22 / 22
Carpenter St	12' / 12' / 12'	12 / 12
_____	____ / ____ / ____	____ / ____
_____	____ / ____ / ____	____ / ____

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 <small>Required / Existing / Proposed</small>
Broad St	10' / 11.67' / 11'
Carpenter St	6' / 8' / 8'
_____	____ / ____ / ____
_____	____ / ____ / ____

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
NA	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	20'	Carpenter St 103'-4" west of Broad Street
_____	_____	_____
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES ☒ NO ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

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>Broad St</u>	<u>No Min. / 6'</u>
<u>Carpenter St</u>	<u>No Min. / 0'</u>
<u> </u>	<u> / </u>
<u> </u>	<u> / </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>Broad St</u>	<u>5' / 5.75' / 5'</u>
<u>Carpenter St</u>	<u>4' / 4' / 4'</u>
<u> </u>	<u> / / </u>
<u> </u>	<u> / / </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 ☐ NO ☒ N/A ☐
YES ☒ NO ☐ N/A ☐
YES ☐ NO ☒ N/A ☐
YES ☒ NO ☐ N/A ☐
YES ☐ NO ☒ N/A ☐

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 ☐

DEPARTMENTAL
APPROVAL

YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐

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>
n/a

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
914 S Broad St	28	0 / 0	0 / 0	0 / 28
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

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 ☐

YES ☐

YES ☐

YES ☐

NO ☒

NO ☒

NO ☒

NO ☒

N/A ☐

N/A ☐

N/A ☐

N/A ☐

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES ☐ NO ☐ N/A ☒

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

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
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)

28. Does the design limit conflict among transportation modes along the curb?

YES ☒ NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?

YES ☒ NO ☐ N/A ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?

YES ☒ NO ☐ N/A ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

DEPARTMENTAL APPROVAL

YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐
YES ☐ NO ☐

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, , identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
NA	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____
_____	_____	_____	_____/____	_____

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](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

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

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? YES ☒ NO ☐ N/A ☐

41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? YES ☒ NO ☐ N/A ☐

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 ☐

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.

Table with 3 columns: SIGNAL LOCATION, EXISTING CYCLE LENGTH, PROPOSED CYCLE LENGTH. Row 1: NA, blank, blank.

44. Does the design minimize the signal cycle length to reduce pedestrian wait time? YES NO N/A DEPARTMENTAL APPROVAL YES NO

45. Does the design provide adequate clearance time for pedestrians to cross streets? YES NO N/A DEPARTMENTAL APPROVAL YES NO

46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? YES NO N/A DEPARTMENTAL APPROVAL YES NO

If yes, City Plan Action may be required.

47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?

- Marked Crosswalks YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Pedestrian Refuge Islands YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Signal Timing and Operation YES NO N/A DEPARTMENTAL APPROVAL YES NO
- Bike Boxes YES NO N/A DEPARTMENTAL APPROVAL YES NO

48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections? YES NO N/A DEPARTMENTAL APPROVAL YES NO

49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST
Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments:

DEPARTMENTAL REVIEW

Additional Reviewer Comments:

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, the project within walking distance tot he existing Broad Street line rail station and various bus stops.
(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, the new parking areas are at the rear of the property. Unenclosed and uncovered parking is less than 40% of the site area.
(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, the project proposes 1 ride share space (5%).
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building’s exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	N/A
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No, however there is one bike share station immediately across Carpenter Street and others within walking distance.

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.	There is no irrigation proposed.
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.	No.
(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	The site has PWD ERSA approval (FY25-SBRO-8110-01) to implement an underground detention basin to manage stormwater runoff generated from the site. Additional calculations to confirm compliance will be provided during the PWD Technical review phase.
(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.	No.
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. ⁱⁱ	This project will meet the requirements for energy performance and commissioning under 2018 IECC requirements.
(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? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Yes, this project is LEED Gold.

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). ●Achieve certification in Energy Star for Multifamily New Construction (MFNC). ●Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	No.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No.

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

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
See also, “The Commercial Energy Code Compliance” information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>
and the “What Code Do I Use” information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1
For Energy Star: www.Energystar.gov
For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways