



11TH & BERKS

1915 N 11TH STREET

PREPARED FOR:
JONATHAN ROSE COMPANIES

551 5TH AVE. 23RD FLOOR
NEW YORK, NEW YORK 10176
917-542-3600

PROJECT DESCRIPTION

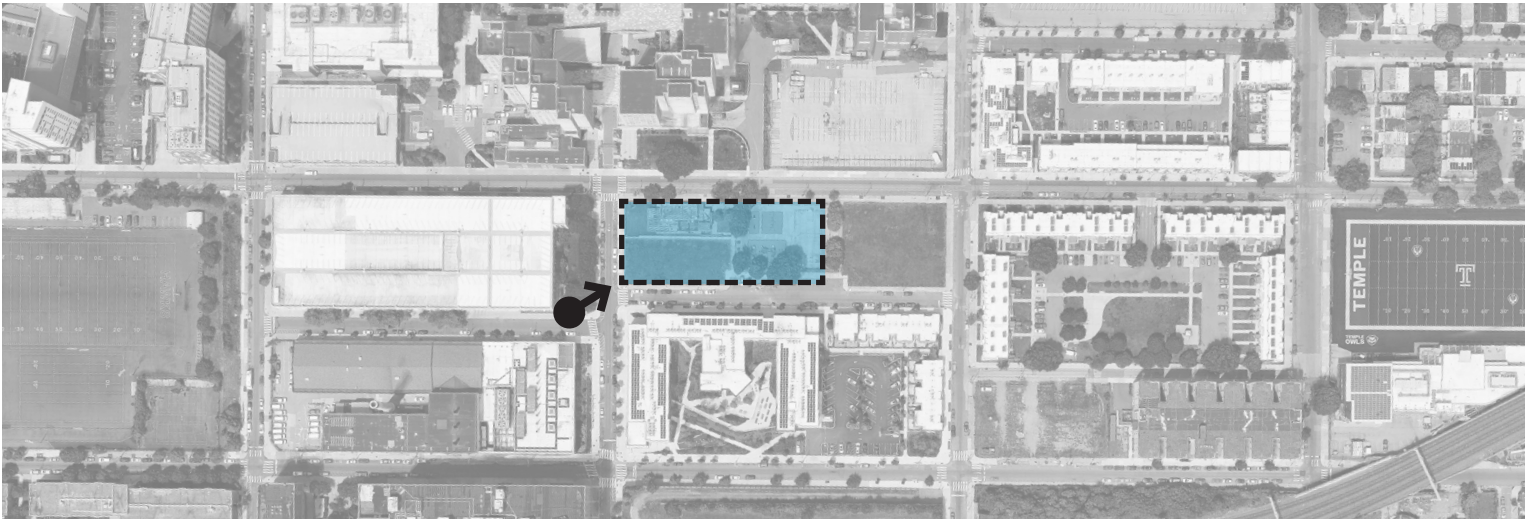
11th & Berks will consist of one building, a landscaped courtyard, a surface parking lot with 21 spaces, and site improvements between the curb line and the property lines along 11th Street, Berks Street, and Warnock Street. The building will contain 129 apartment units, comprising one-bedroom, two-bedroom, and three-bedroom units across 6 stories. The first and second floor construction will be of non-combustible materials such as concrete, CMU, and metal framing. The third through sixth floors will be constructed of combustible wood framing. The building will also contain a community room, fitness center, management suite, study room, entry lobby, and bike storage room. All units will be visitable. The building will be financed in multiple phases; including 9% & 4% LIHTC tax credit applications.



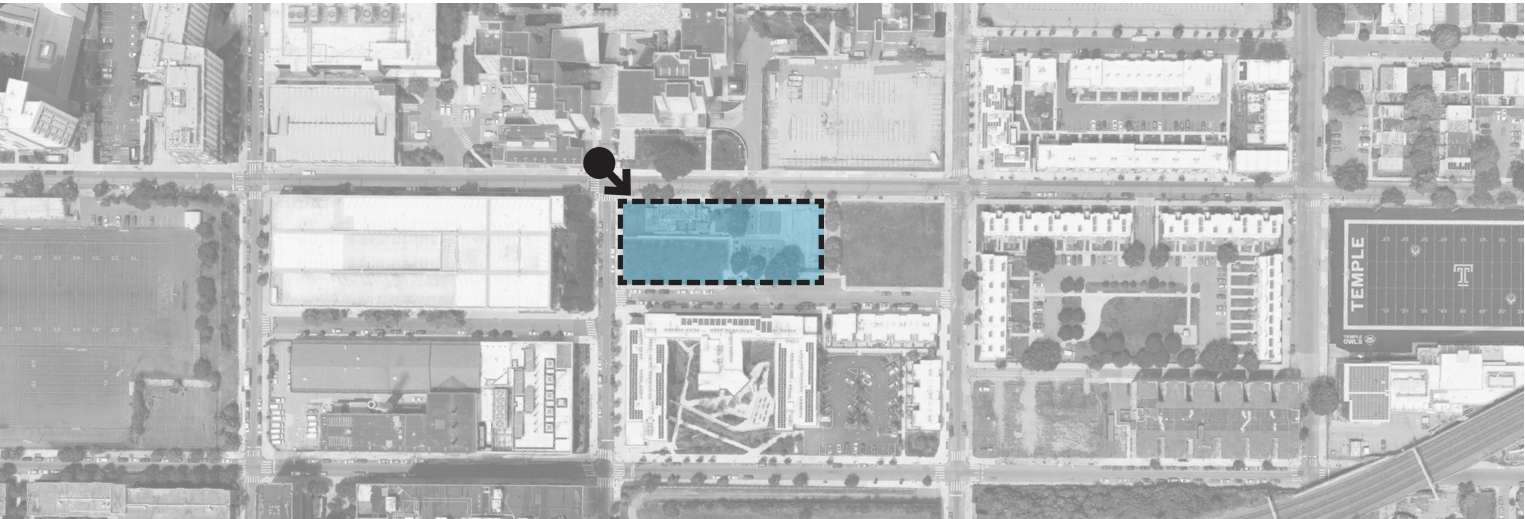
PROJECT SITE LOCATION



PHOTOS EXISTING SITE

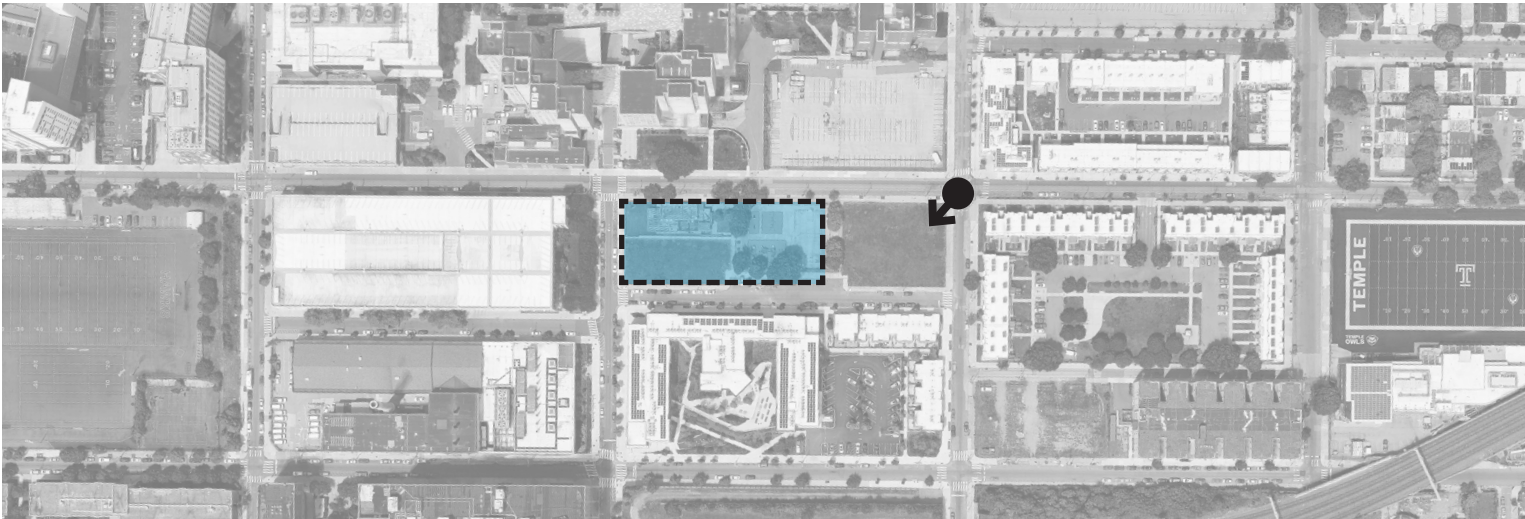


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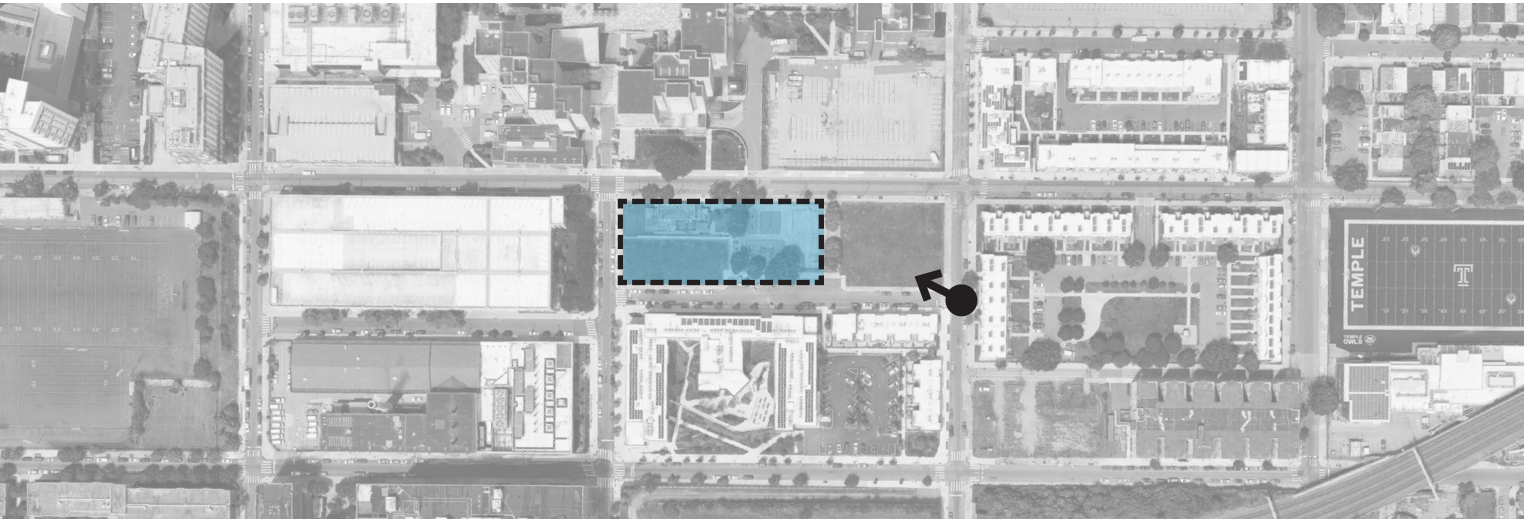


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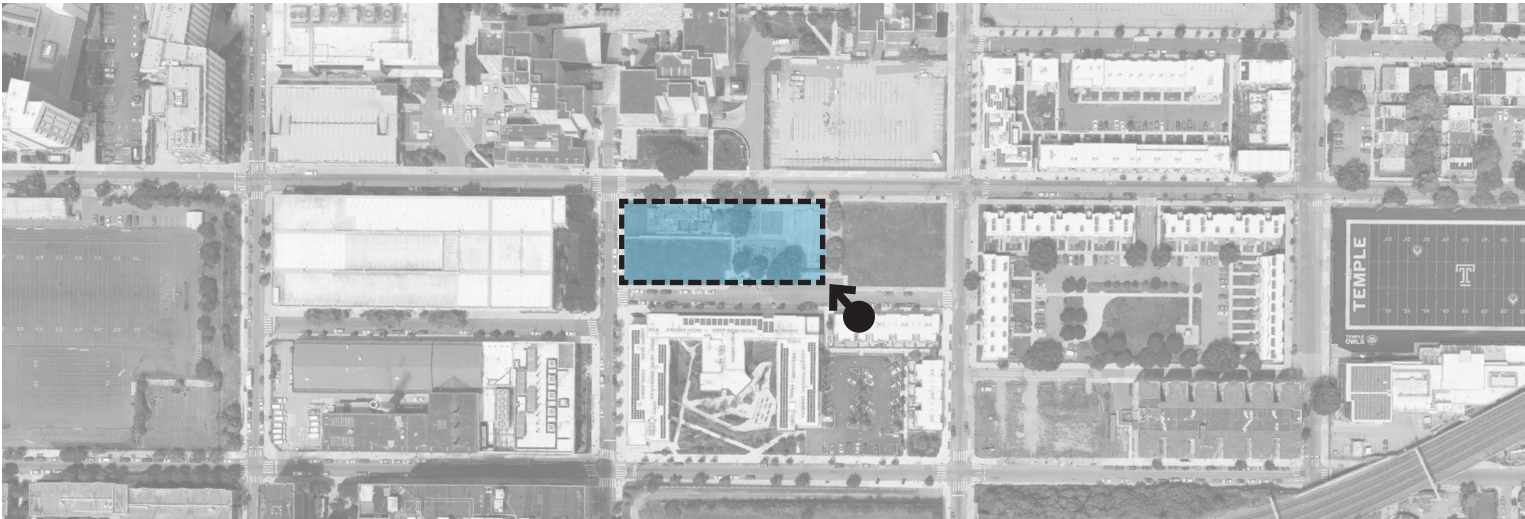


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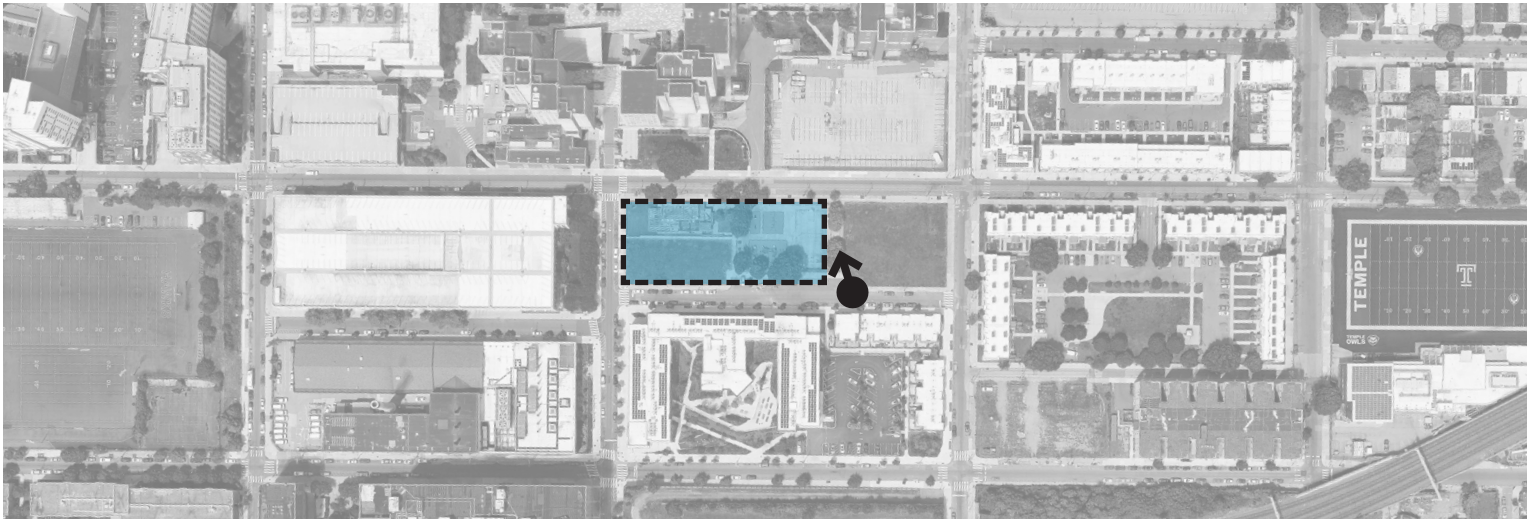


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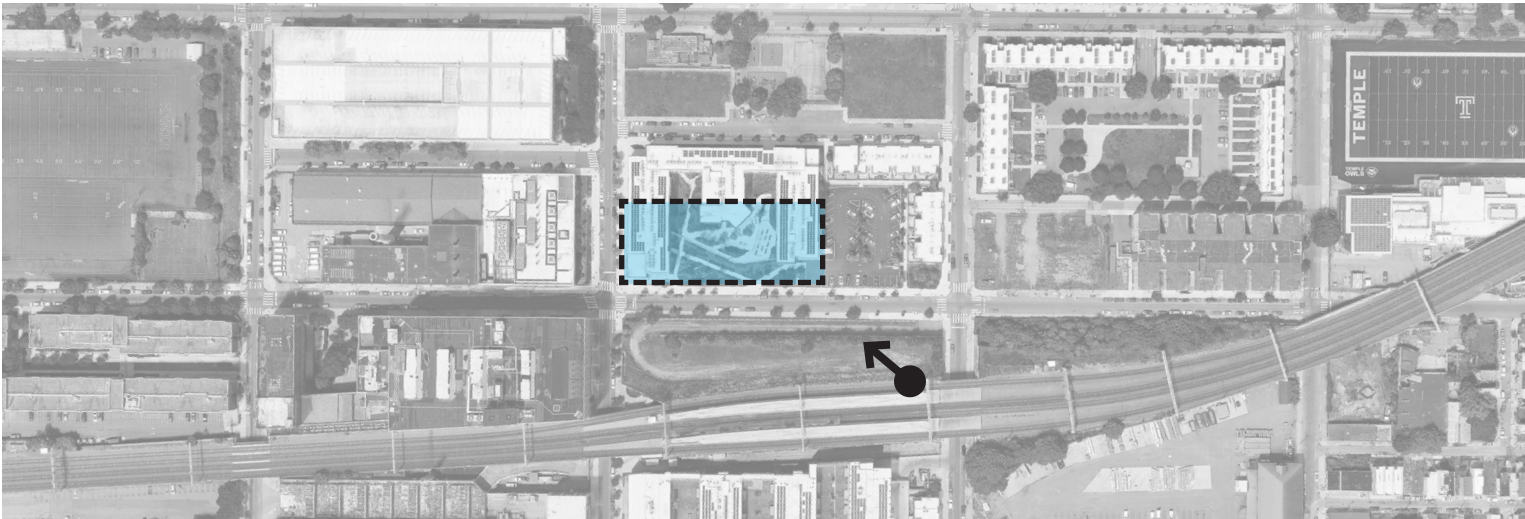


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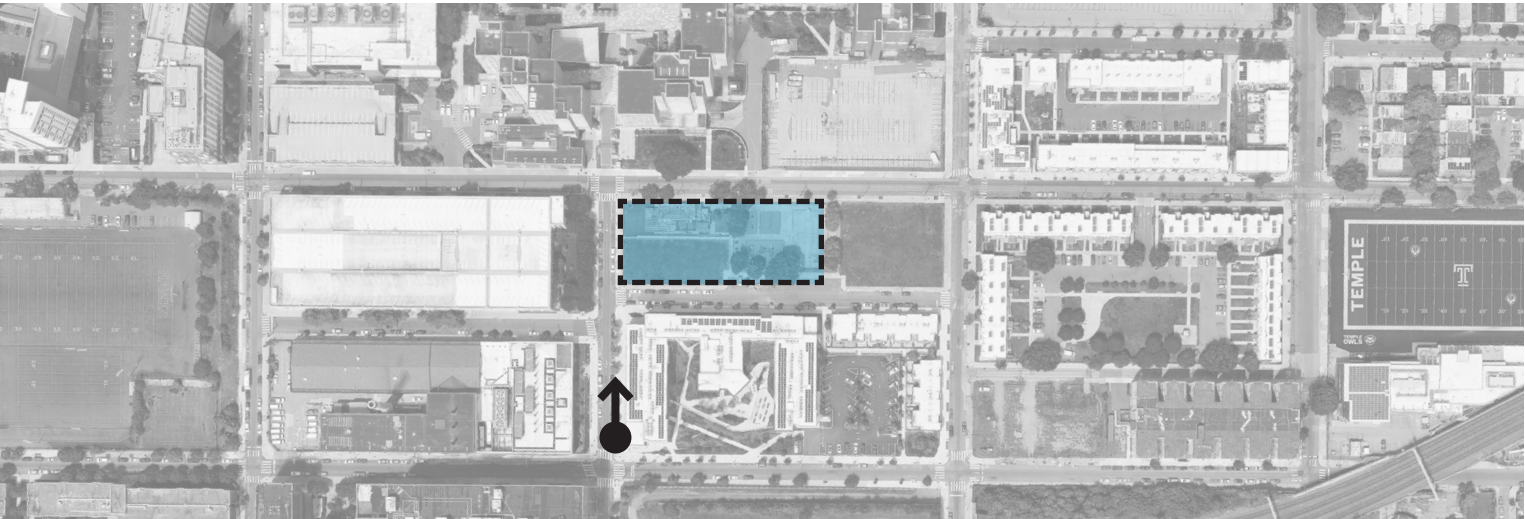


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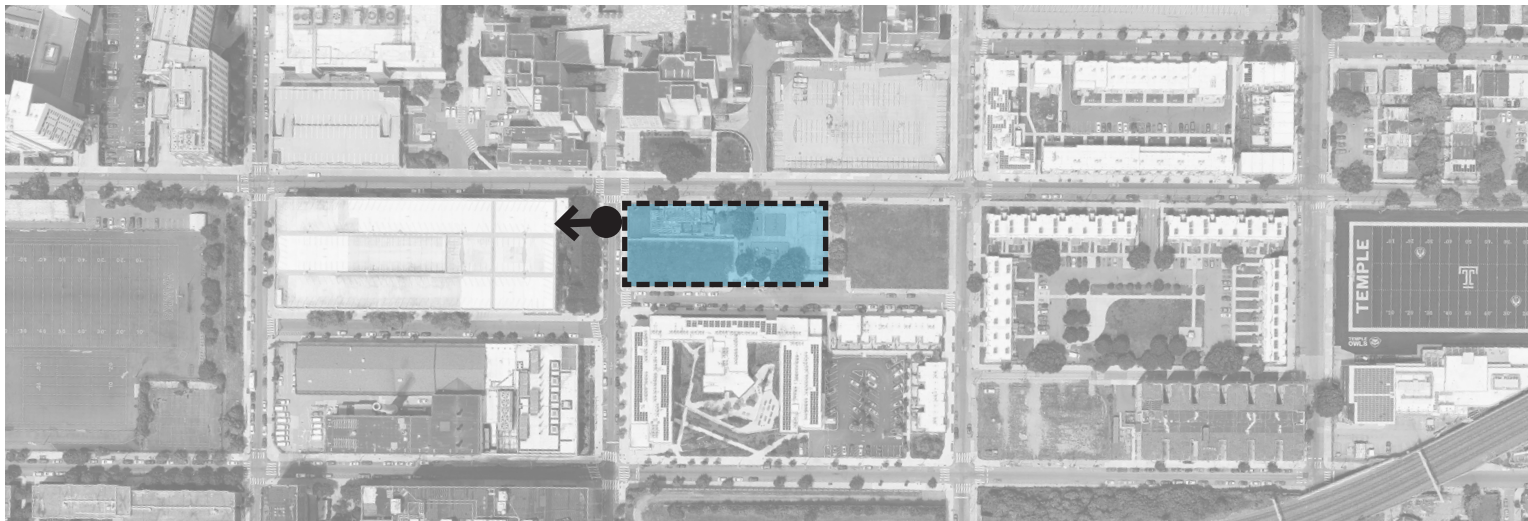


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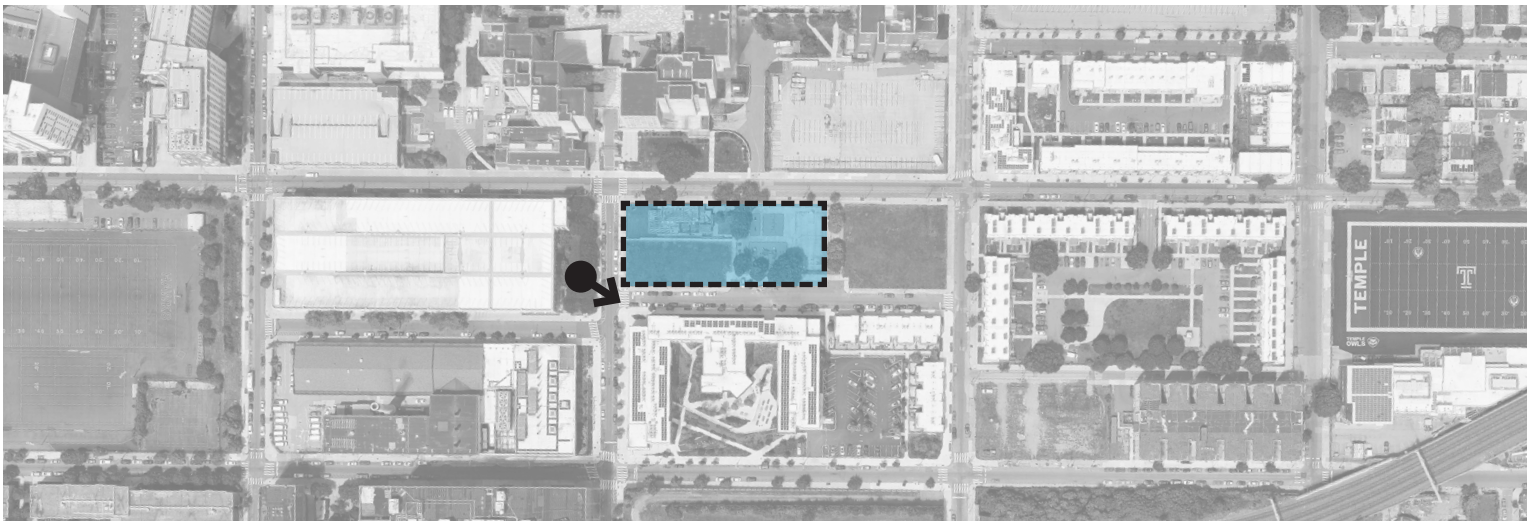


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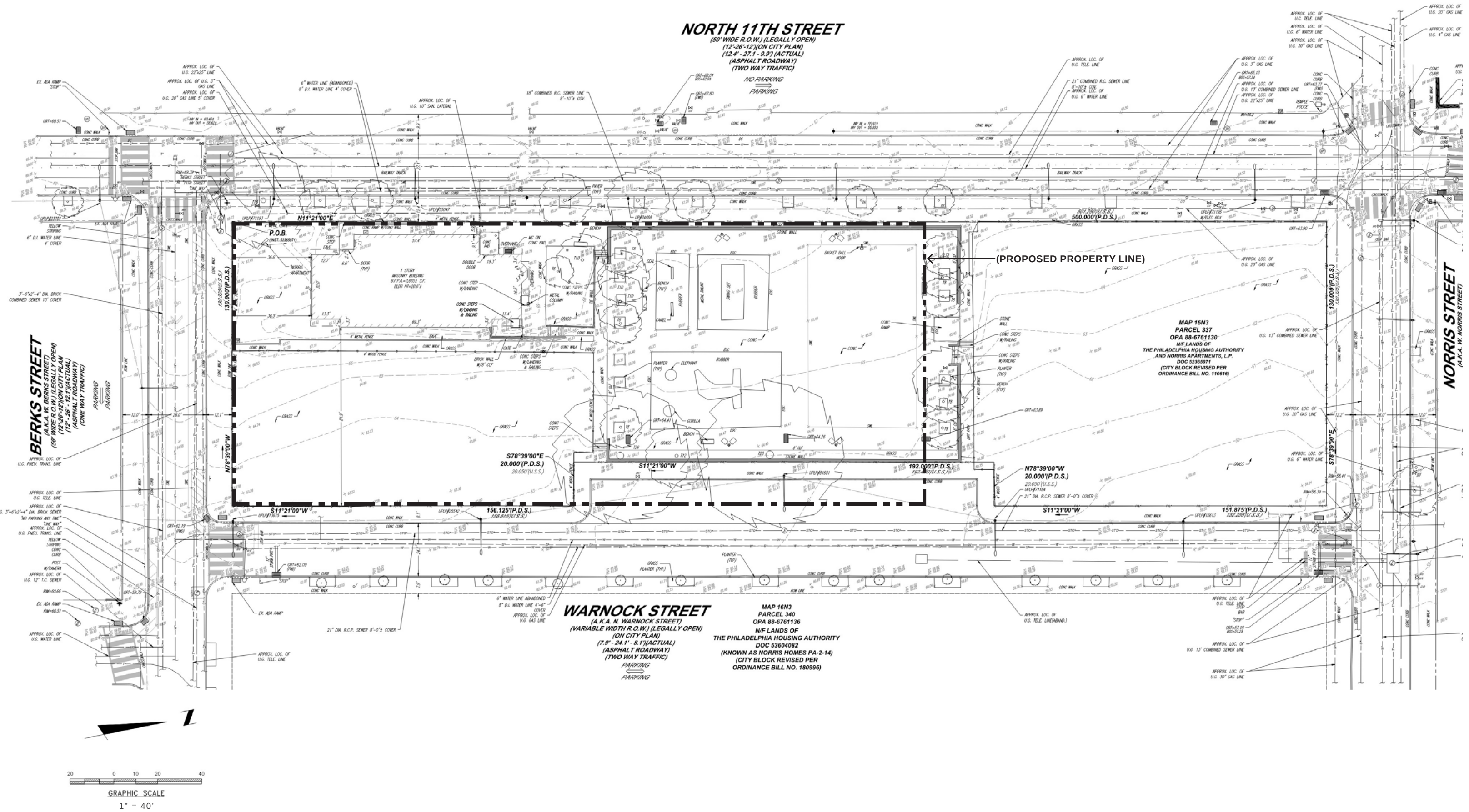


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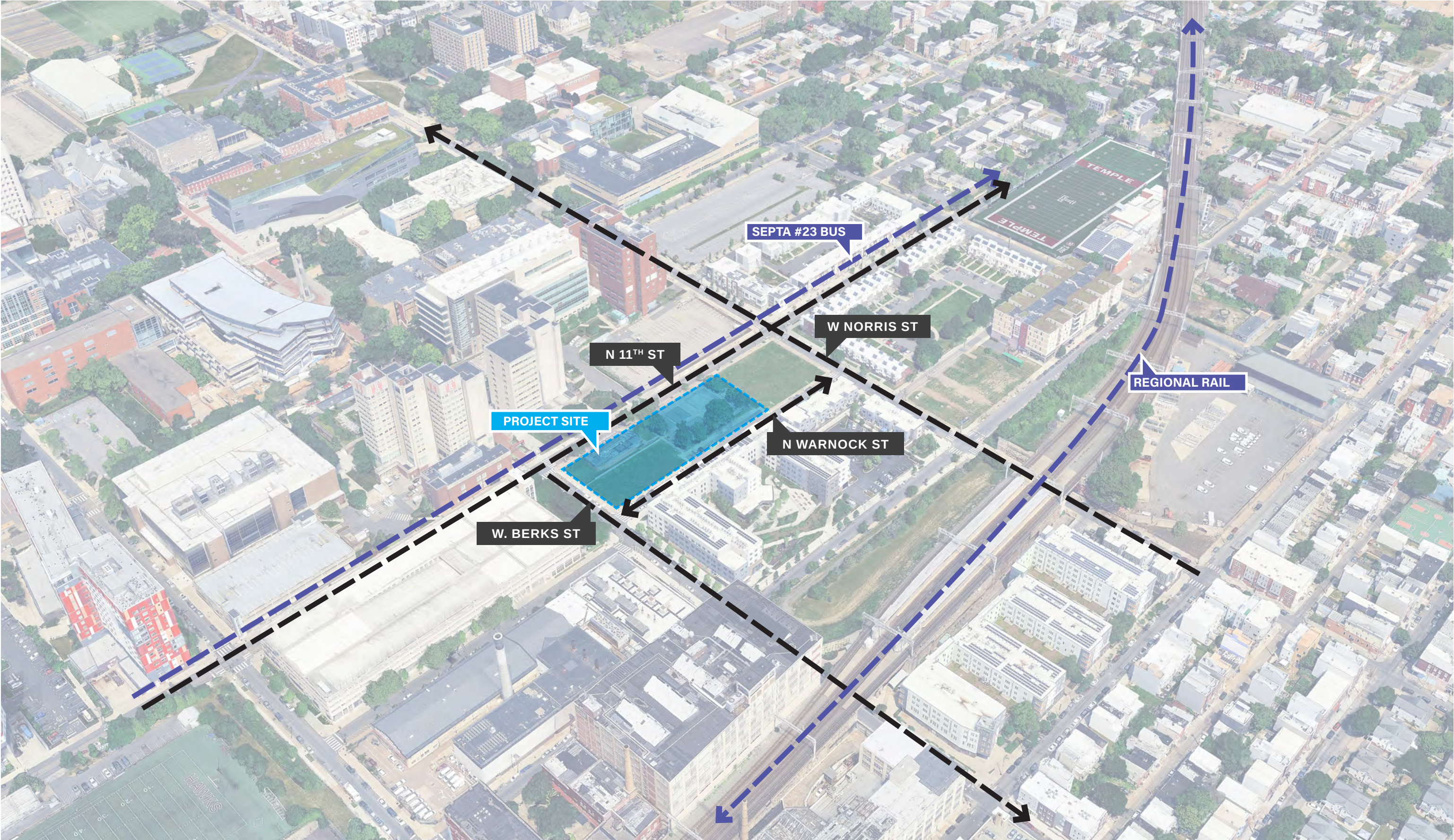


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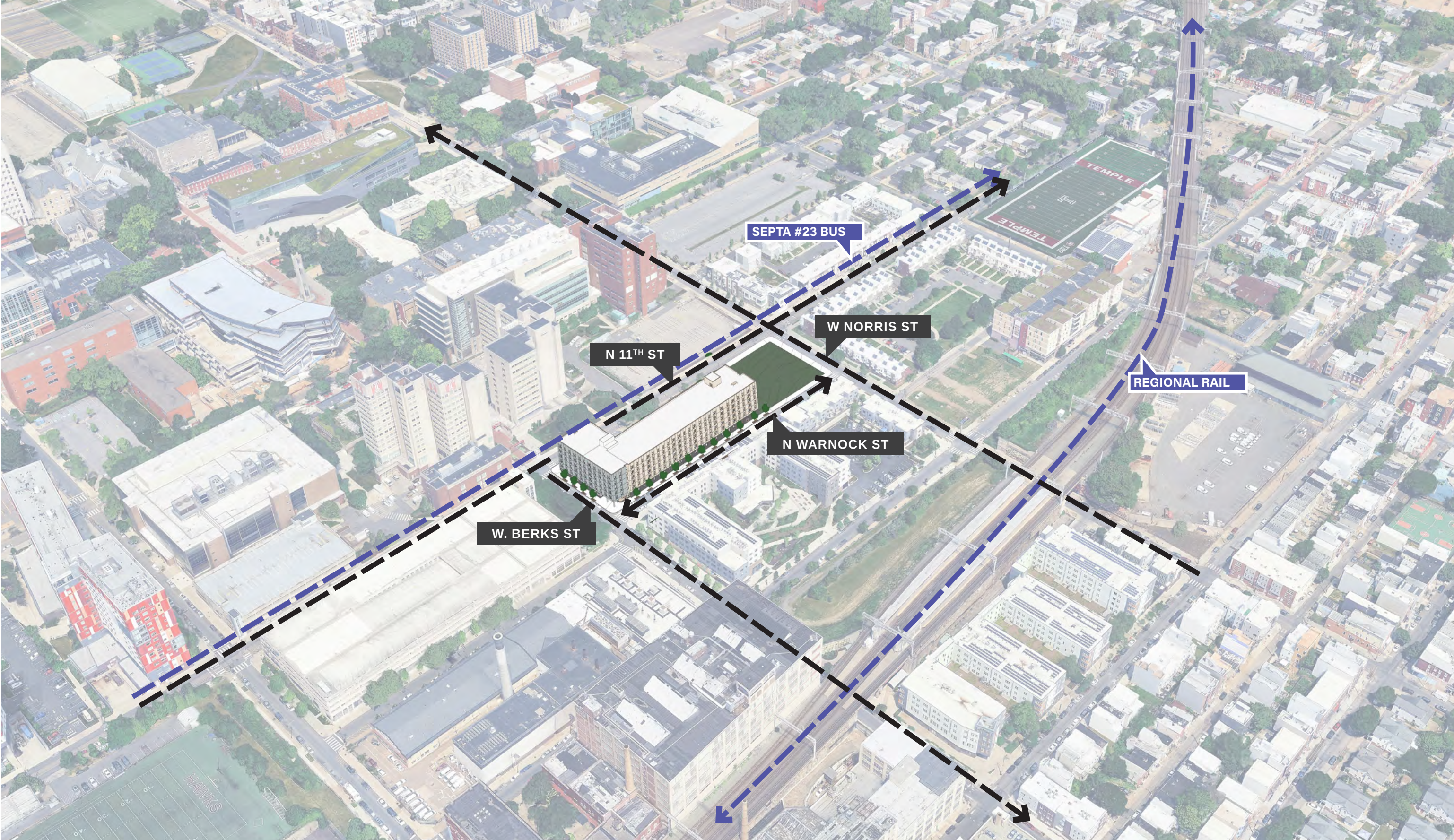
SURVEY EXISTING SITE



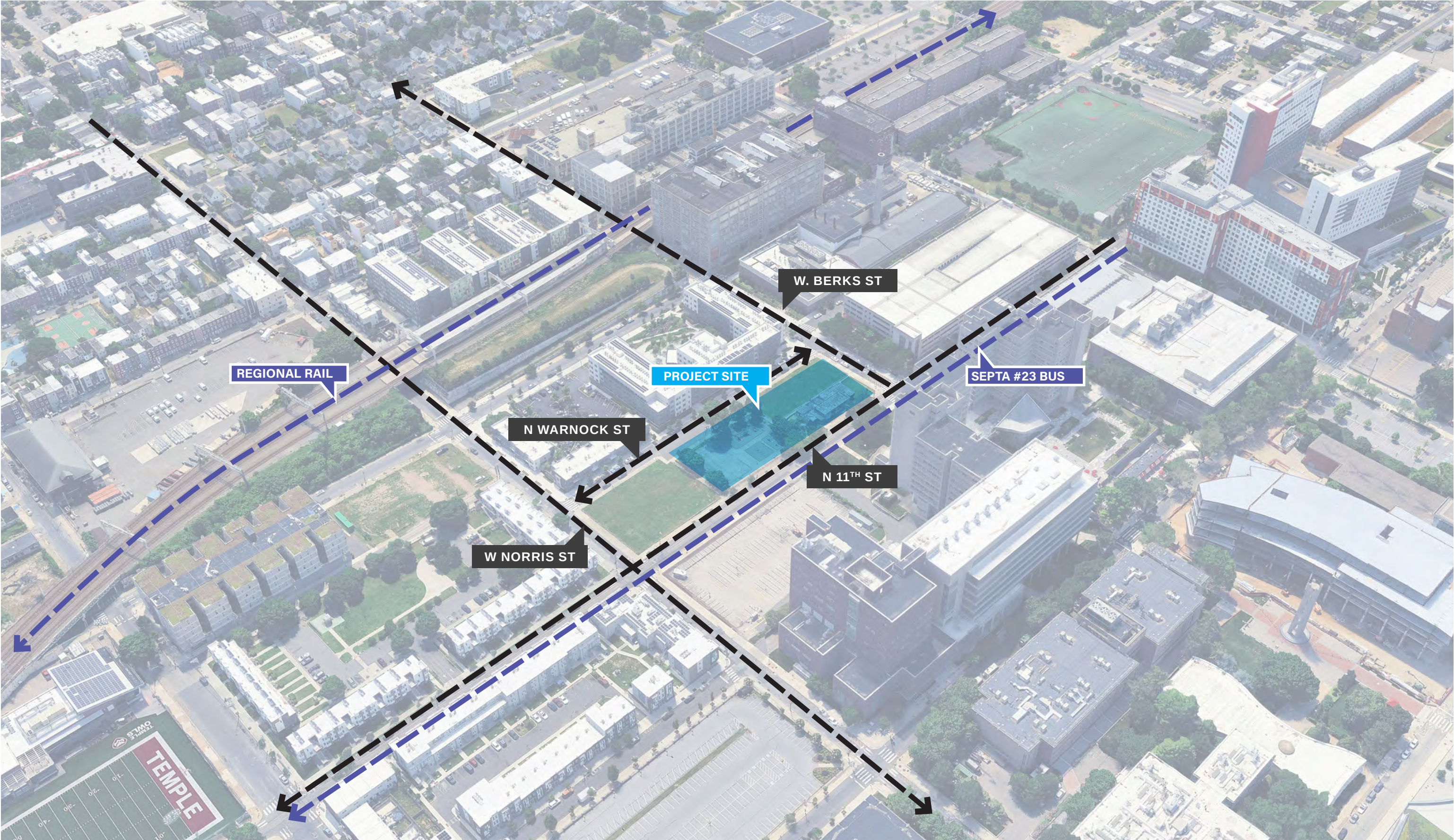
AERIAL VIEW SOUTHEAST VIEW OF EXISTING SITE



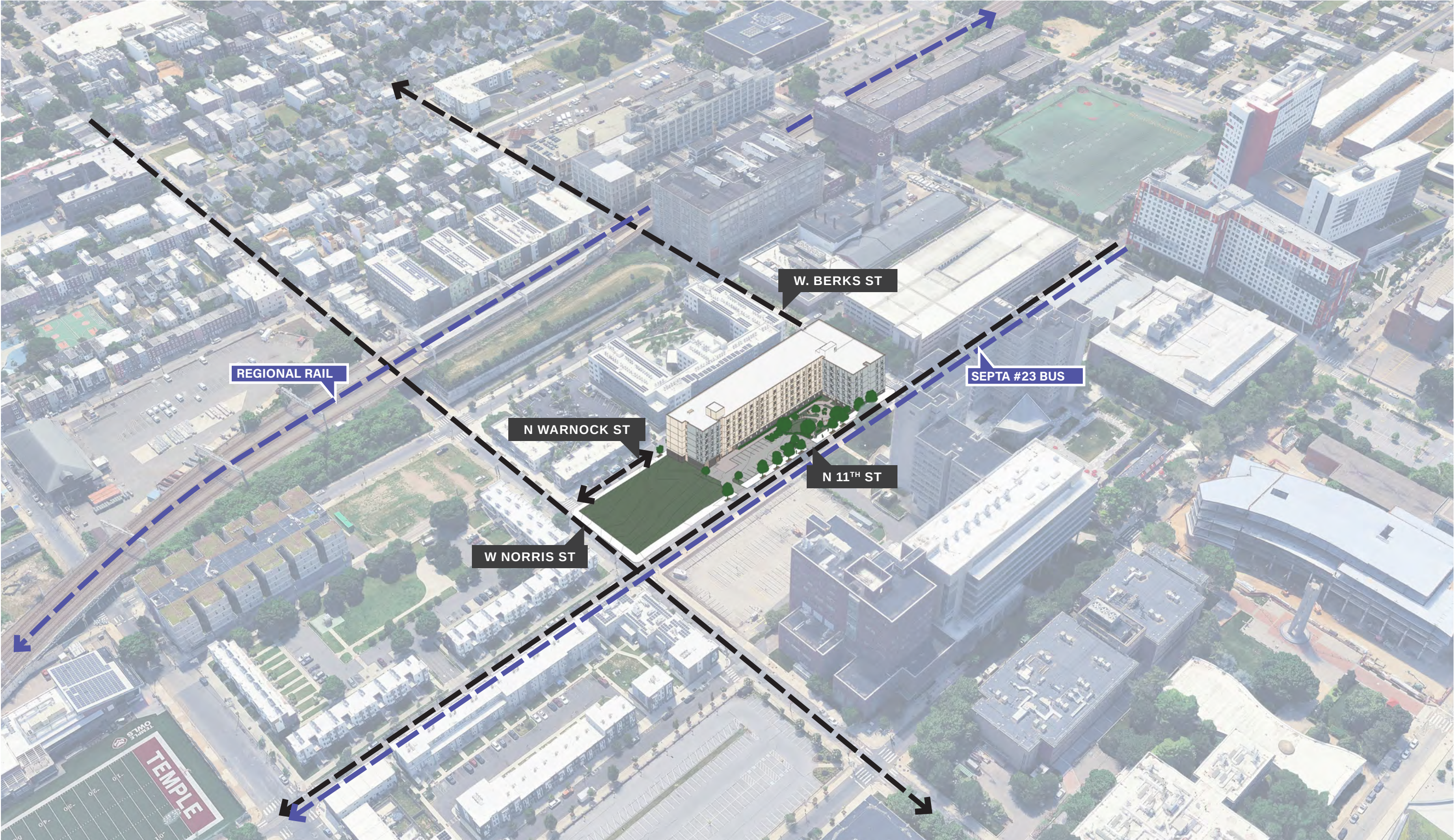
AERIAL VIEW SOUTHEAST VIEW OF PROPOSED SITE



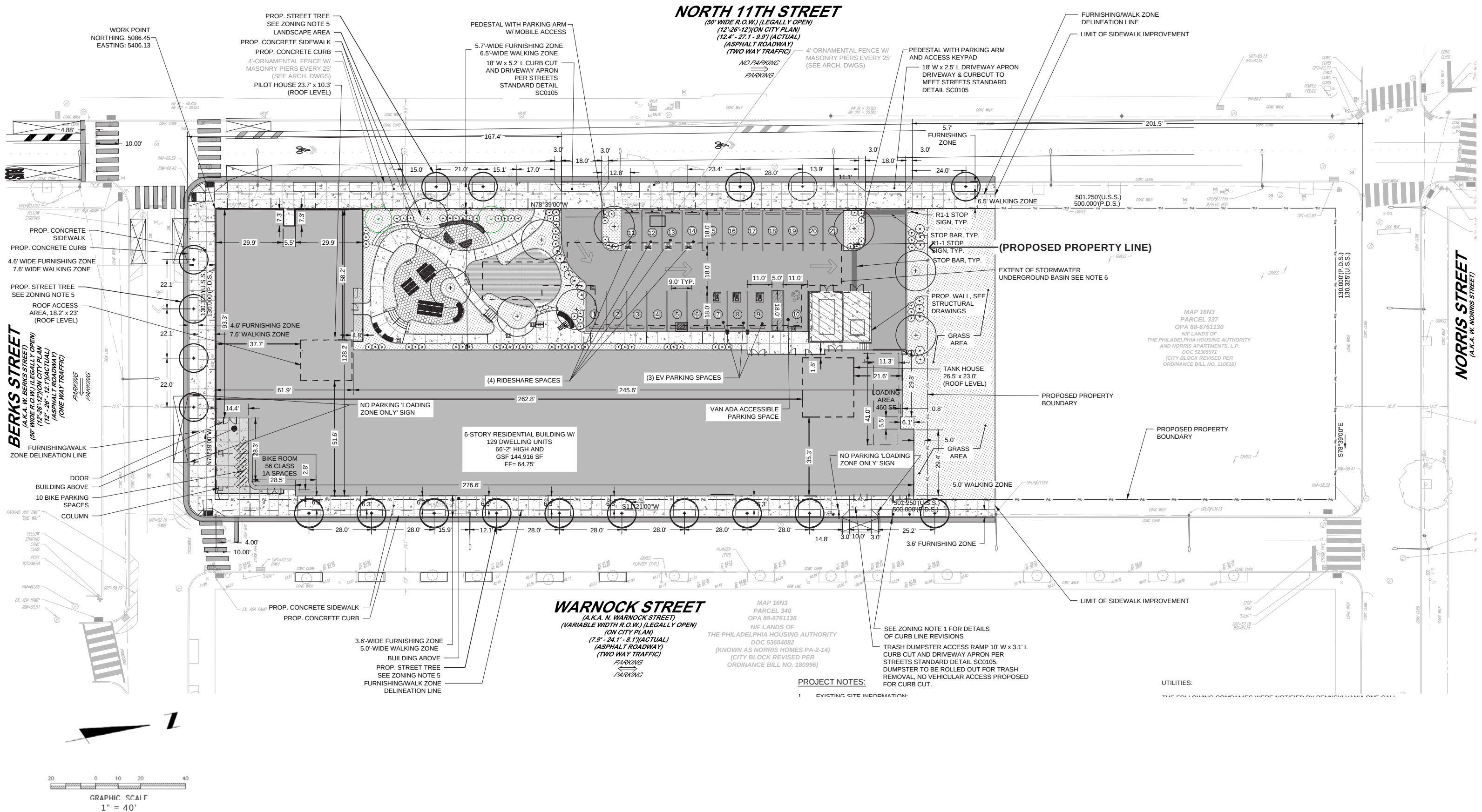
AERIAL VIEW NORTHWEST VIEW OF EXISTING SITE



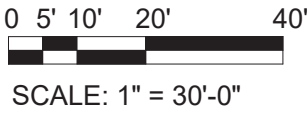
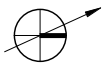
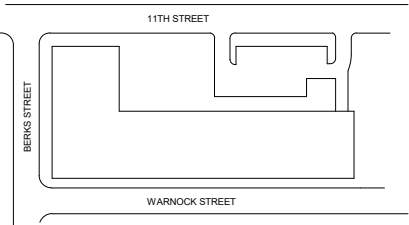
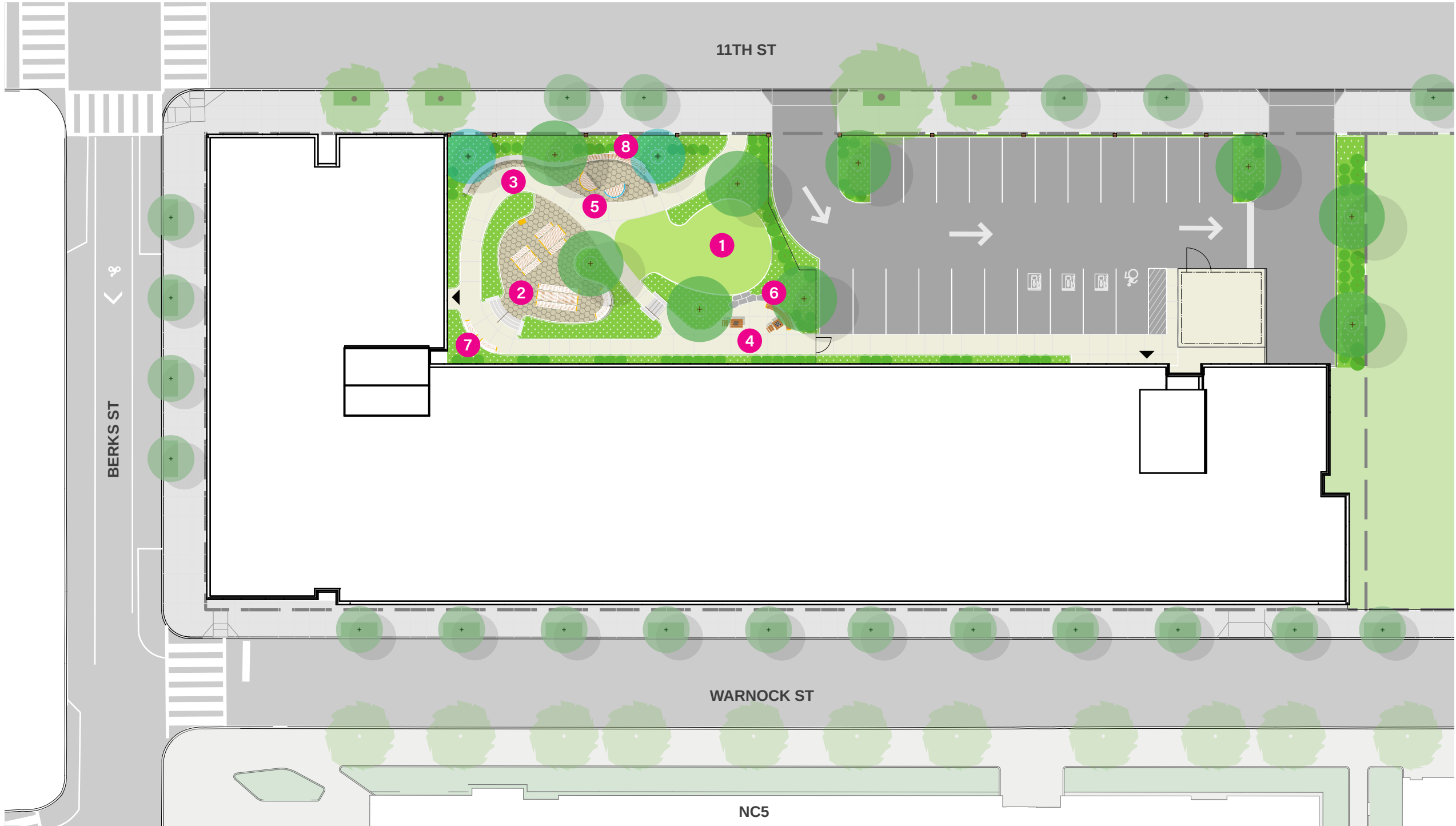
AERIAL VIEW NORTHWEST VIEW OF PROPOSED SITE



SITE PLAN



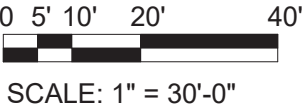
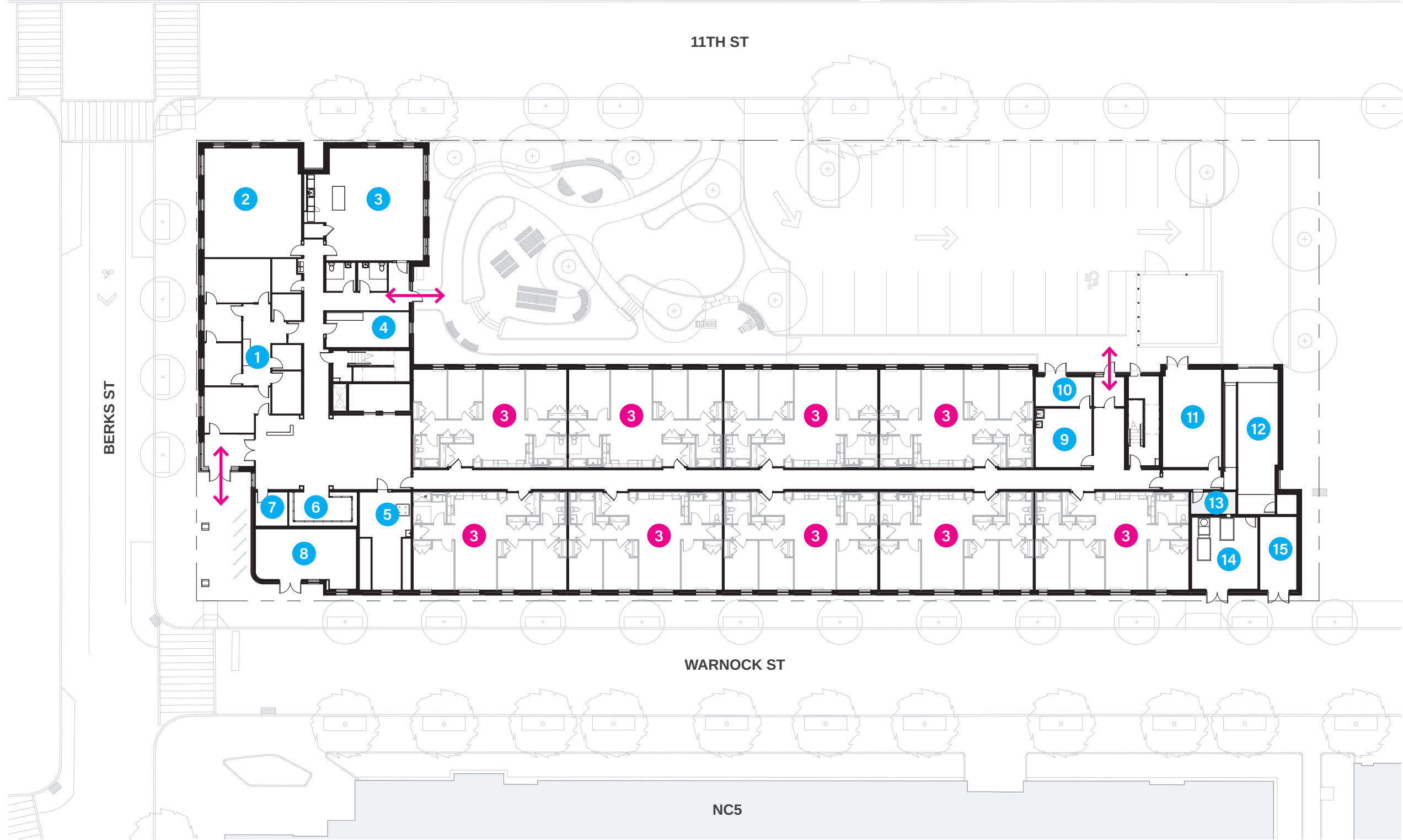
LANDSCAPE SITE PLAN



KEY - LANDSCAPE

- | | |
|---------------------------------|--|
| 1 FLEX LAWN | 6 BOULDER |
| 2 PICNIC AND COMMON AREA | 7 CURVED BENCH W/ BACKREST |
| 3 ACCESS. PATHWAY | 8 RETAINING SEATWALL W/
WALL-FOR BENCH |
| 4 GAME TABLE | |
| 5 INFORMAL PLAY AREA | |

BUILDING PLAN GROUND LEVEL



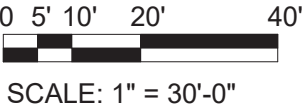
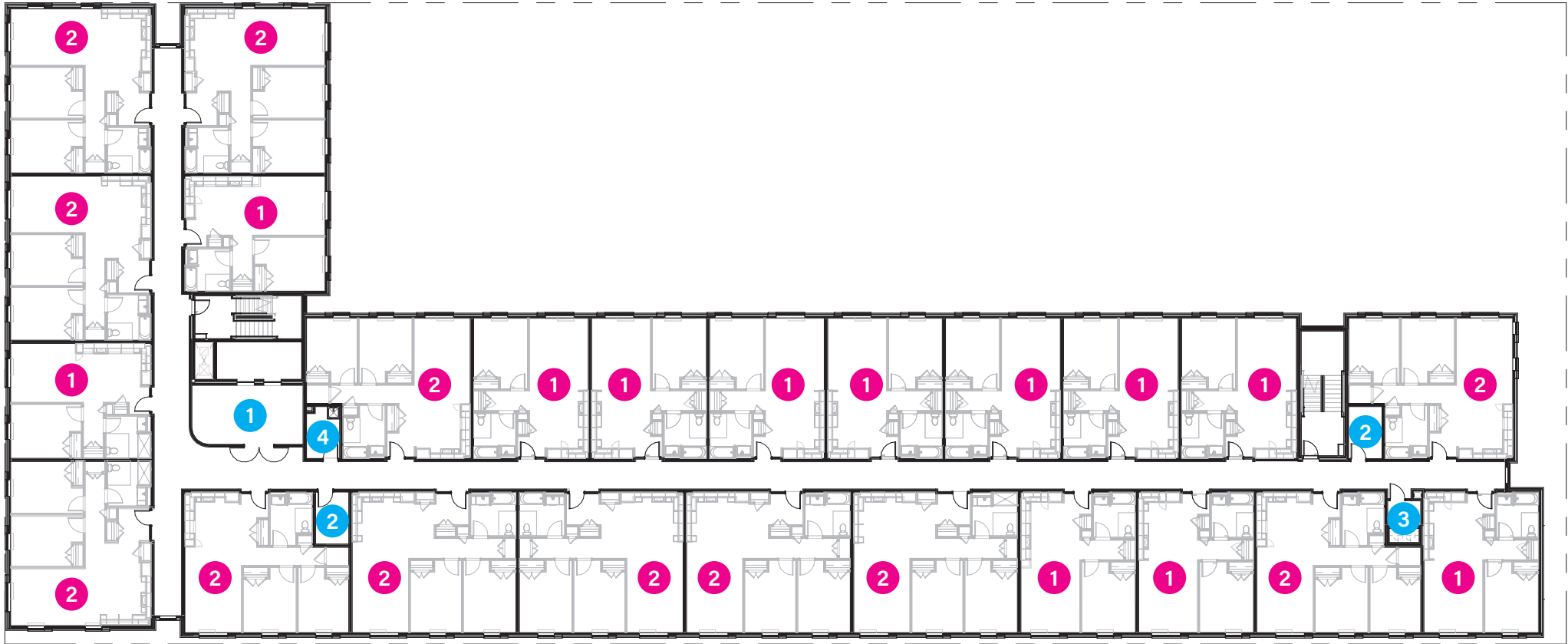
KEY - COMMON SPACES

- 1 MANAGEMENT SUITE
- 2 FITNESS CENTER
- 3 COMMUNITY ROOM
- 4 STUDY
- 5 LAUNDRY ROOM
- 6 MAIL AREA
- 7 PACKAGE ROOM
- 8 BIKE ROOM
- 9 MAINTENANCE
- 10 LAWN EQUIP.
- 11 ELEC. ROOM
- 12 LOADING

KEY - RESIDENTIAL

- 13 TRASH ROOM
- 14 COMPACTOR
- 15 FIRE PUMP ROOM
- 3 THREE BEDROOM
- ↔ BUILDING ENTRANCES

BUILDING PLAN UPPER LEVELS (2-6)

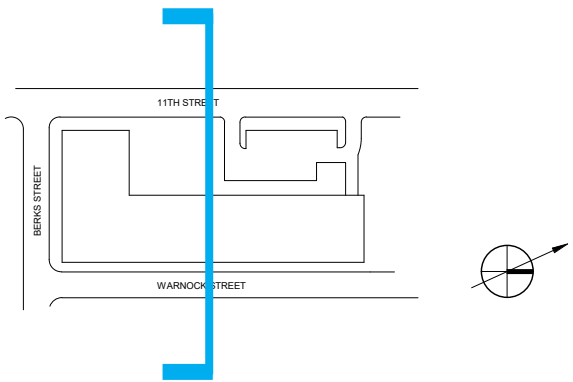
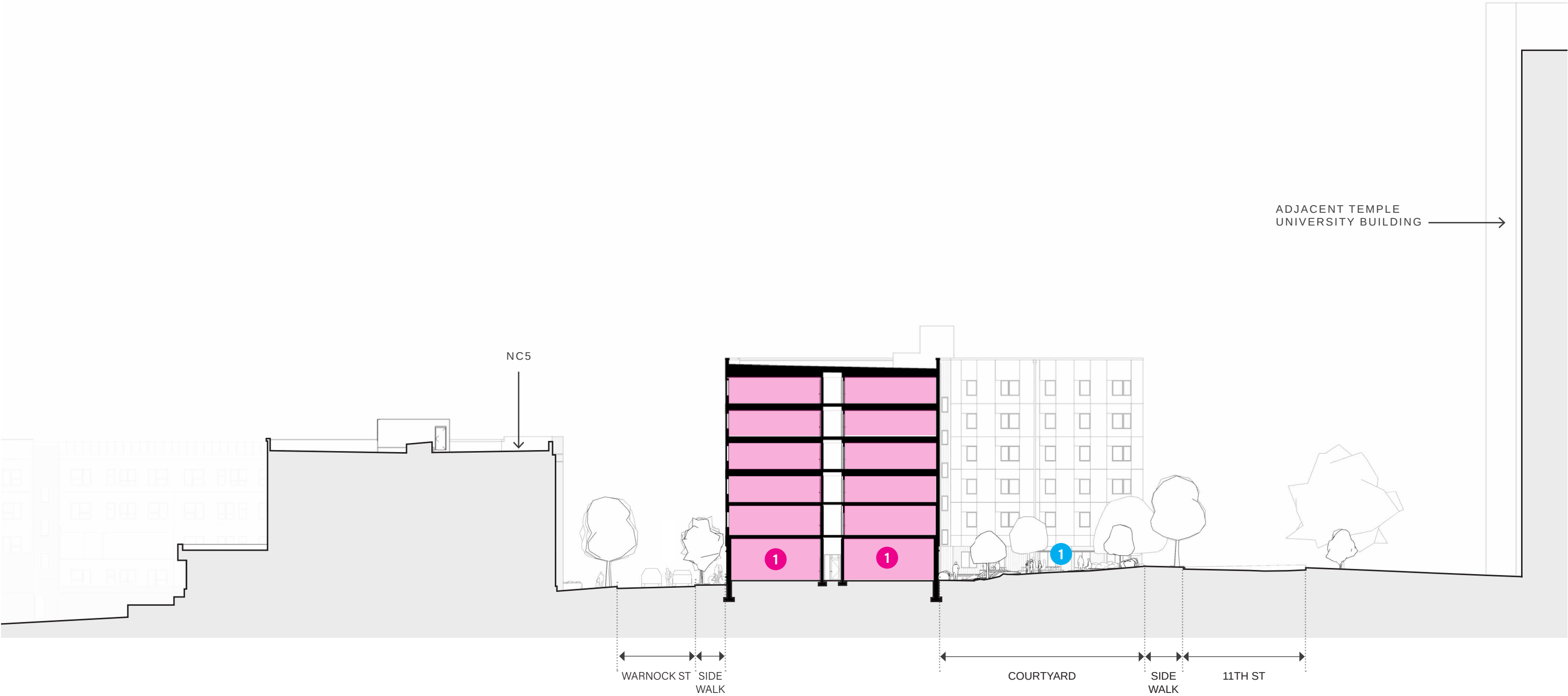


- KEY - COMMON SPACES**

 - 1 ELEVATOR LOBBY
 - 2 ELEC. ROOM
 - 3 TRASH ROOM
 - 4 JANITOR'S CLOSET
- KEY - RESIDENTIAL**

 - 1 ONE BEDROOM
 - 2 TWO BEDROOM

SITE SECTION EAST - WEST



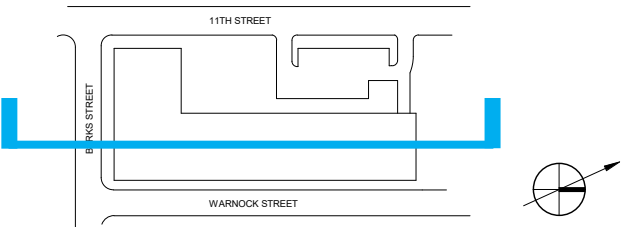
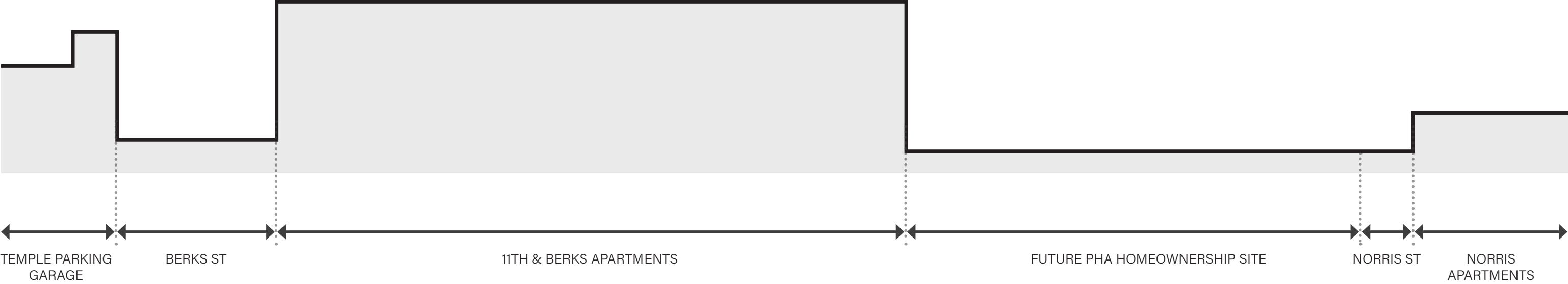
KEY - COMMON SPACES

1 COURTYARD

KEY - RESIDENTIAL

1 RESIDENTIAL UNIT

SITE SECTION NORTH - SOUTH



MATERIALS EXTERIOR PALETTE



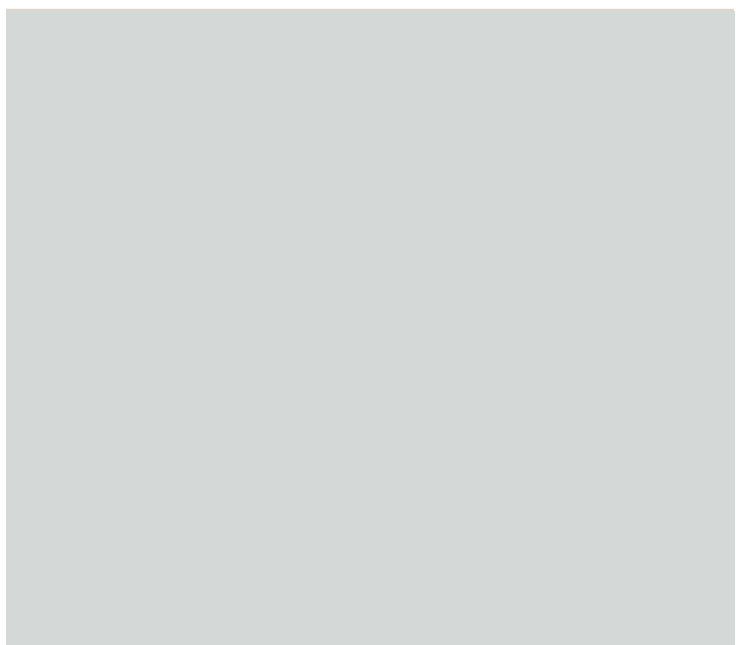
EIFS WITH DRAINAGE
VALSPAR SHARKFIN
STO
STOTHERM CI



EIFS WITH DRAINAGE
SW NETWORK GRAY
STO
STOTHERM CI



EIFS WITH DRAINAGE
SW LAZY GRAY
STO
STOTHERM CI



EIFS WITH DRAINAGE
SW OLYMPUS WHITE
STO
STOTHERM CI



BRICK VENEER
CLOUD CERAMICS
EBONY IRON SPOT
VELOUR



WOOD-LOOK ALUMINUM CLADDING
KNOTWOOD
STANDARD WOOD GRAIN
SYCAMORE

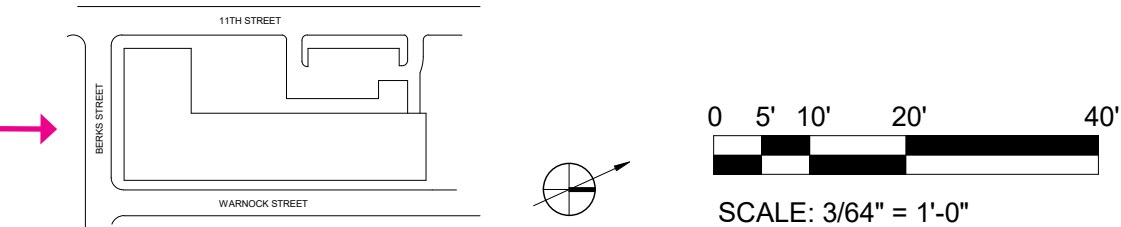
BUILDING ELEVATIONS SOUTH

MATERIAL KEY

- 1 EIFS
- 2 BRICK VENEER
- 3 WOOD-LOOK CLADDING



South Elevation (Berks St.)



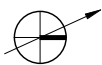
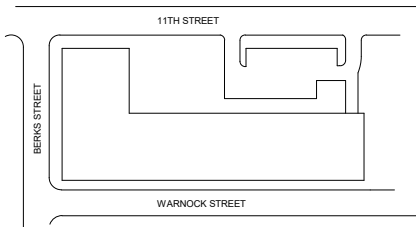
BUILDING ELEVATIONS EAST

MATERIAL KEY

- 1 EIFS
- 2 BRICK VENEER
- 3 WOOD-LOOK CLADDING



East Elevation (Warnock St.)



SCALE: 3/64" = 1'-0"

BUILDING ELEVATIONS NORTH

MATERIAL KEY

- 1 EIFS
- 2 BRICK VENEER
- 3 WOOD-LOOK CLADDING



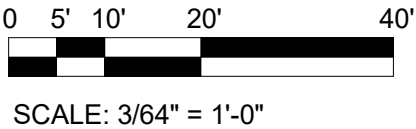
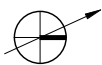
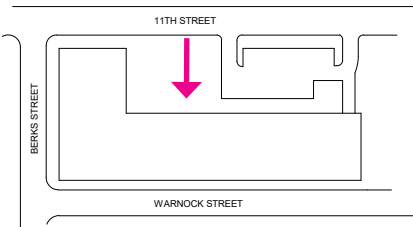
BUILDING ELEVATIONS WEST

MATERIAL KEY

- 1 EIFS
- 2 BRICK VENEER
- 3 WOOD-LOOK CLADDING



West Elevation (11th St.)



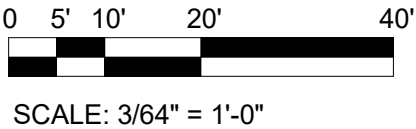
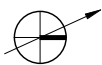
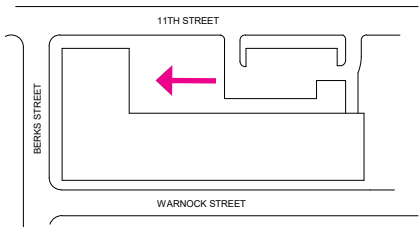
BUILDING ELEVATIONS NORTH

MATERIAL KEY

- 1 EIFS
- 2 BRICK VENEER
- 3 WOOD-LOOK CLADDING



North Elevation (Courtyard)



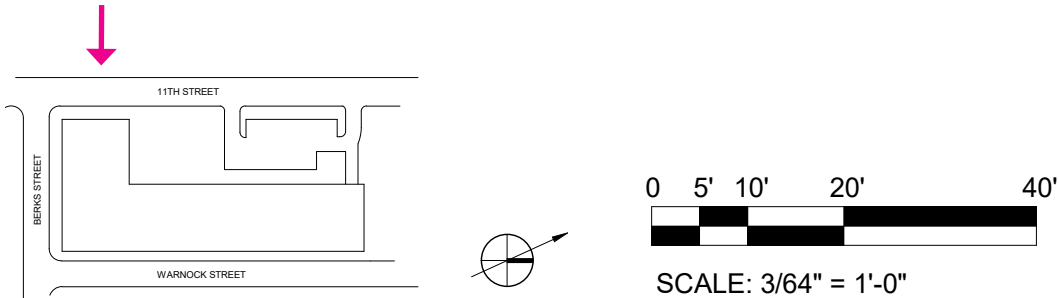
BUILDING ELEVATIONS WEST

MATERIAL KEY

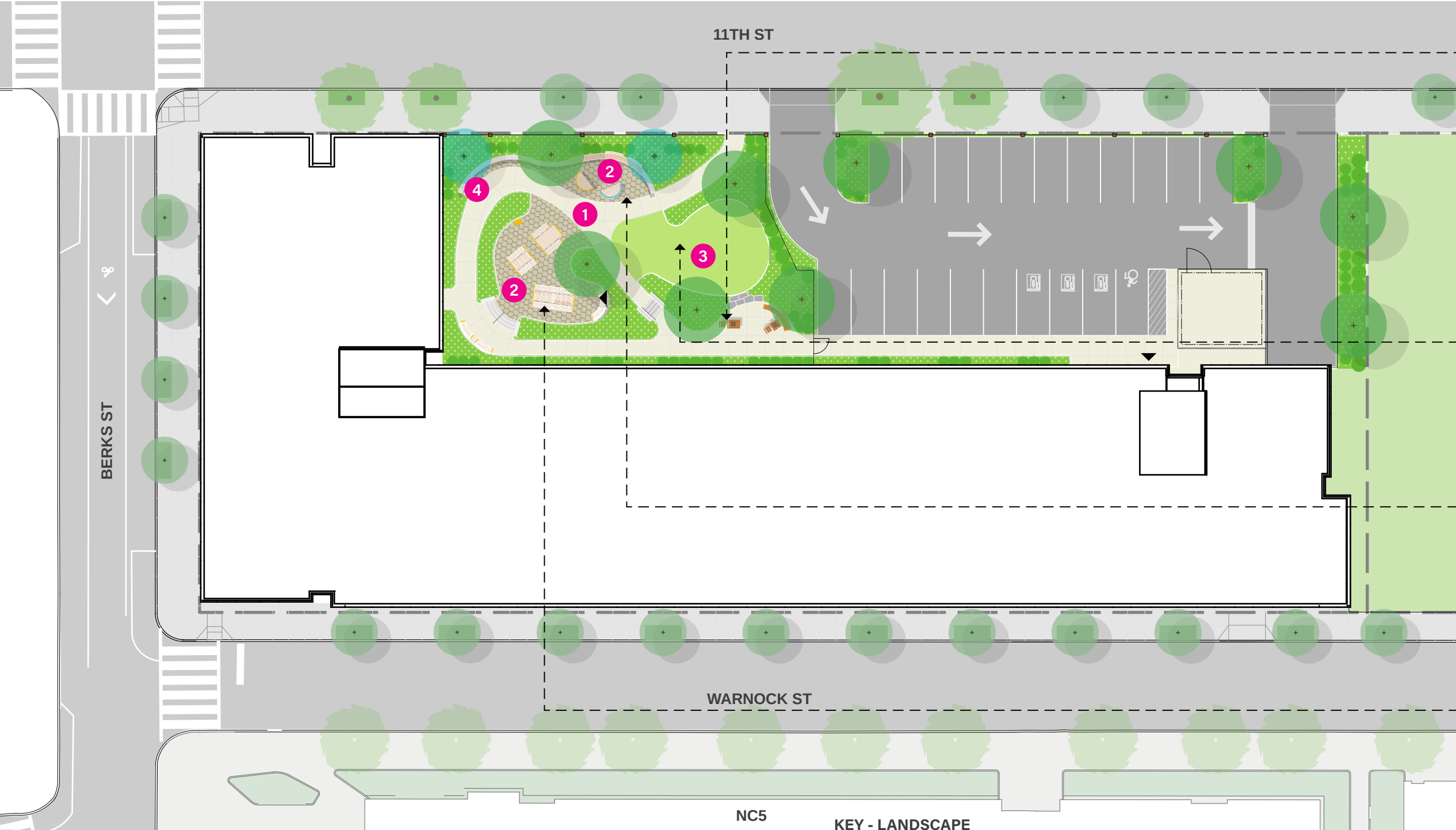
- 1 EIFS
- 2 BRICK VENEER
- 3 WOOD-LOOK CLADDING



West Elevation (11th St.)



LANDSCAPE MATERIAL AND PROGRAM



PROGRAMMING

KEY - LANDSCAPE

MATERIAL



LANDSCAPE MATERIAL AND PLANTING PALETTE

PLANTING



PLATANUS × ACERIFOLIA



QUERCUS BICOLOR



GLEDITSIA TRIACANTHOS
INERMIS 'SHADEMASTER'



HAMAMELIS VIRGINIANA



AMELANCHIER × GRANDIFLO-
RA 'AUTUMN BRILLIANCE'



CLETHRA ALNIFOLIA
'RUBY SPICE'



CORNUS SANGUINEA
'MIDWINTER FIRE'



HYDRANGEA QUERCIFOLIA
'SNOW QUEEN'



SPOROBOLUS HETEROLEPIS
'TARA'



ACHILLEA MILLEFOLIUM



EUPATORIUM
COELESTINUM



ECHINACEA
× 'CHEYENNE SPIRIT'



RUDBECKIA × 'AMERICAN
GOLD RUSH'



PYCNANTHEMUM
VIRGINIANUM

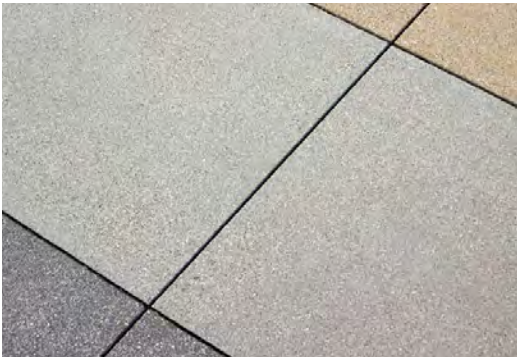


BAPTISIA AUSTRALIS



ILEX GLABRA 'DENSE'

MATERIAL



C.I.P. CONCRETE



PRECAST CONCRETE UNIT PAVING



ARTIFICIAL TURF



PRECAST SEATWALL

RENDERING SOUTHEAST CORNER



RENDERING NORTHWEST CORNER



RENDERING COURTYARD



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, Temple University SEPTA Regional Rail and Subway Station stops located within 1/4 mile of buildings. Refer to site context diagrams.
(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, parking shall be uncovered surface parking less than 40% of the site area and located toward the rear of the property.
(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, 14% (3 out of 21) parking spaces will be designated for plug-in electric vehicles. 4 spaces will be designated 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. (If setback used, specify distance) ⁱ	The building does not have railway frontage.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	Yes, there are existing bike share stations adjacent to the project site on Berks St. The project includes (1) interior bike storage room for up to 56 bikes for residents and 10 exterior covered bike storage spaces.

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.	Baseline = 4,580 gal/month; Proposed =1,790 gal/month; (4580-1790)/4580 = 61% Reduction
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, because artificial turf will be used for maintenance reasons at the open green areas resulting in 21% pervious open space
(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	This project conforms to PWD requirements but is not pursuing item A or B at this time.
(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.	Yes, shading by trees & structures for 50% of on-site hardscapes. Refer to proposed site plan.
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	Yes, project conforms to IECC 2021; Enterprise Green Communities 2020; Passive House Certified (PHIUS Core 2021); ENERGY STAR Multifamily New Construction; EPA Indoor AIRPLUS
(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, project will pursue Enterprise Green Communities 2020; Passive House Certified (PHIUS Core 2021); ENERGY STAR Multifamily New Construction; EPA Indoor AIRPLUS

	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}	Project is not within 1000 feet of interstate highway, state highway, or freeway but will provide MERV 13 filters for regularly occupied spaces.
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	The project will be solar ready to install solar panels at a later time.
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	The project specifies low-embodied carbon concrete, gypsum products, and insulation products. The project will meet BABA requirements.

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