1700 GERMANTOWN AVENUE

DEPARTMENT OF PLANNING AND DEVELOPMENT
CIVIC DESIGN REVIEW
CITY OF PHILADELPHIA





ARCHITECT:
Ingram/Sageser

CIVIL ENGINEER:
Ambric Technology

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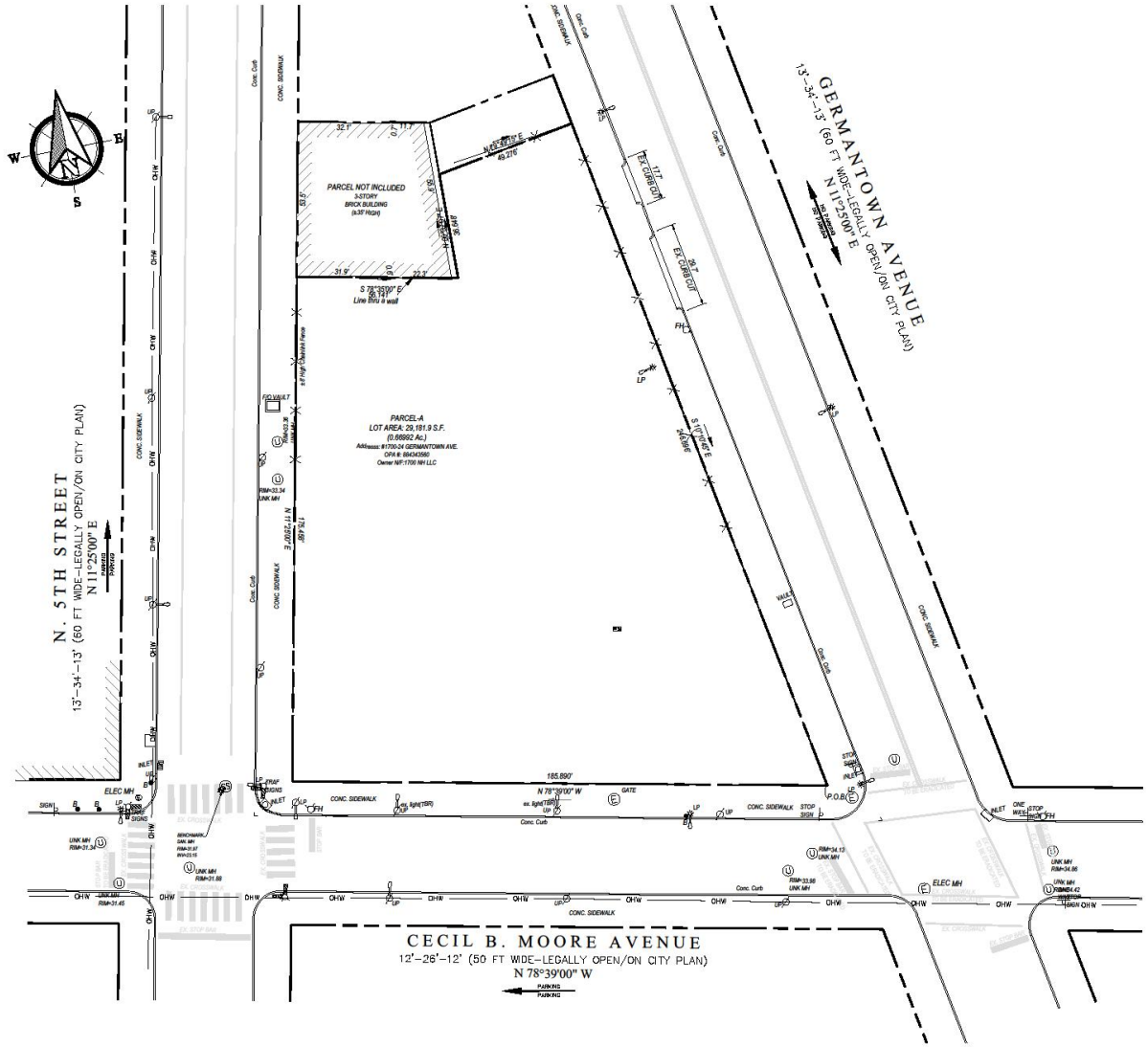
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GERMANTOWN AVE
LOOKING NORTH



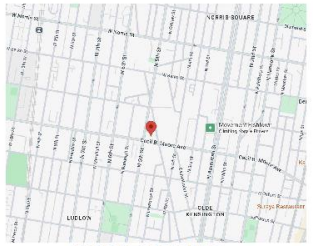
CECIL B MOORE AVE.
LOOKING WEST



INTERSECTION OF N 5TH ST
& CECIL B. MOORE AVE



INTERSECTION OF GERMANTOWN AVE
& CECIL B. MOORE AVE



LOCATION MAP

NOTES:
1. Boundary/ Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS). Other dimensions/distances as per US Standard.
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3. Refer to the City Plan of Philadelphia and Deed of Record dated
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4. A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
5. The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
6. Plan prepared in accordance with the instructions of Edward Topolewski.
7. Unresolved boundary disputes shall be referred to the City District Surveyor and Registator.
8. A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
9. The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
11. Benchmark elevation, San. MH. 31.97' in N 5th Street calculated based on Philadelphia City Plan datum. Benchmark is not set by city surveyor.

LEGEND

PROPERTY LINE
R.O.W. LINE
ADJOINER LOT LINES
EXISTING EASEMENT
EXISTING SETBACK
EXISTING STREAM CENTERLINE
EXISTING STREAMBANK
EXISTING BUILDING
EXISTING CONCRETE CURB
EXISTING EDGE OF PAVING
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EXISTING MAJOR CONTOUR
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EXISTING SPOT ELEVATION
EXISTING GAS
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EXISTING WATER MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING STORM INLETS
EXISTING UTILITY POLE
EXISTING TRAFFIC SIGN
EXISTING GAS VALVE
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING LIGHT

IRMX (INDUSTRIAL RESIDENTIAL MIXED-USE):

AREA REGULATIONS	REQUIRED
LOT AREA	N/A
MAX. OCCUPIED AREA	Lot Intermediate 75% Corner 80% [5]
MIN. FRONT YARD DEPTH	0' [3]
MIN. SIDE YARD WIDTH	0' [3]
MIN. REAR YARD DEPTH	0' [3]
MAX. HEIGHT	80' [4] [5]
MAX. FLOOR AREA RATIO	500%

[3] Where the lot abuts a residential district, front yards, side yards, and rear yards shall be provided on the lot on the lot on the sides abutting the residential districts. The minimum requirements for thosegards shall be either those for the industrial district, or those for the residential district on the abutting side, whichever is larger.
* see Zoning Code, www.phila.gov for details and exceptions.

EXISTING	#1700-24
Lot Area (SF)	21,998.3 (0.50498 AC.)
Open Area (SF)	±17,179.8
Occupied Area (SF)	±4,817

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

PROJECT: 1700 Germantown Avenue
Philadelphia, PA 19122
(18th Ward)

PLAN MADE FOR: 1700 NH LLC
(Edward Topolewski)
P.O. Box 430
Bryn Mawr, PA 19010
Ph: 267-702-8468

REV.	DATE	REVISION

DESIGNED SMN
DRAWN SMN
CHECKED MAF
APPROVED MAF

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL A FINA ENGINEER PENSIVE
Michael A Fina, P.E. PE084603

SHEET TITLE:
STREETS DEPARTMENT
EXISTING FEATURES PLAN

SCALE: 1" = 20'
PROJ. No.:
DATE: 07/07/2026
SHEET NO. 1

SURVEYOR'S CERTIFICATION:
THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXTENT 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 MIGHT BE OCCASIONED 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.287.

PENNSYLVANIA ONE CALL SYSTEM, INC.
SERIAL NO. 20261001-66

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
THIS NOTICE DOES NOT GUARANTEE THAT YOU WILL NOT HIT ANY UNDERGROUND LINES, ONLY THAT THE COMPANIES LISTED WILL BE NOTIFIED.

1700 NH LLC
(Edward Topolewski)
P.O. Box 430
Bryn Mawr, PA 19010
Ph: 267-702-8468
Email: eric@mgmtresidential.com

PWD TRACKING NO.:
UPR TRACKING NO.:

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EXISTING SITE
VACANT LOT



Intersection of Cecil B Moore Ave & N 5th St.



Germantown Ave. – Site to the left of the picture



Intersection of Cecil B Moore Ave. & Germanton Ave.



Looking at the site on Cecil B Moore Ave.

SITE CONTEXT



BIKE, SEPTA, ACCESSIBILITY

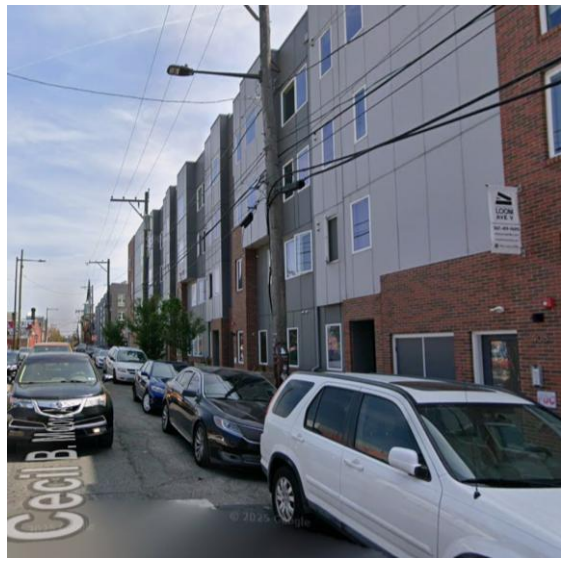


SURROUNDING ARCHITECTURE









SITE CONTEXT/MASSING MODEL

PROJECT ADDRESS	1700 GERMANTOWN AVENUE
SITE AREA	29,036 SF
BLDG FOOTPRINT	23,194 SF (79.9% OCCUPIED AREA)
ARTISAN INDUSTRIAL	11,920 SF
# OF PARKING PROVIDED	60
# OF BIKES PROVIDED	64
# OF APARTMENTS	**173** 37 (STUDIOS) 113 (1 BED) 23 (2 BED) 173 x 20% = 35 AFFRODABLE UNITS



STREET VIEW RENDERING
(INTERSECTION OF CECIL B MOORE AVE. & N 5TH ST.)



STREET VIEW RENDERING
(INTERSECTION OF CECIL B MOORE. & GERMANTOWN AVE.)



STREET VIEW RENDERING
(MAIN ENTRANCE ONCECIL B MOORE AVE.)



FRONT FAÇADE (EAST) – GERMANTOWN AVE



FRONT FAÇADE (WEST) – N 5TH STREET



FRONT FAÇADE (SOUTH) – CECIL B MOORE AVE.

ZONING PLAN



ZONING SUMMARY — ZONING PERMIT ISSUED 12/2019 FOR COMMERCIAL & APTS

RMX - INDUSTRIAL RESIDENTIAL MIXED USE

ZONE REGULATIONS	REQUIRED / PERMITTED	PROPOSED
Maximum Occupied Site Area (% of lot)	Corner: 80% 29,056sf x 0.8 = 23,225sf	23,194sf = 79.88%
Minimum Front Yard Depth (ft)	N/A	N/A
Minimum Side Yard Depth (ft) each side	N/A	N/A
Minimum Rear Yard Depth (ft)	N/A	N/A
Maximum Height (ft)	60ft or 72ft if 50% of coverage floor area is Artist/Industrial	72ft 23,194sf x 50% = 11,597sf of Artist/Industrial 11,920sf Provided
Maximum Floor Area (%)	500% = 145,181sf MAXIMUM	498% or 144,658sf
Maximum Dwelling Units	Minimum 20% Affordable	STUDIOS 37 x 20% = 7 1 BED 113 x 20% = 23 2 BED 23 x 20% = 5 173 X 20% = 35 AFFORDABLE UNITS
Required Non-Residential Use	50% of ground floor area shall be used for Art Studios, artisan industrial, R&D, Greenhouses for BONUS: Height and coverage. May be located anywhere in the building	Ground Floor = 21,915sf x 50% = 10,957sf Area for Art Studios, artisan industrial, R&D, Greenhouses =11,920sf
Parking	3 per 10 DUs 173/10 = 17.3 x 3 = 52 spaces	60 spaces Includ. 3 handicap & 3 EV spaces
Bicycles	1 per 3 DUs 173/3 = 58 class A spaces	64 spaces
Site Landscaping Area	1 tree per 1,600 sf	5,840 sf / 1,600 sf = 4 REQ'd 4 TREES PROPOSED
Street Tree Requirement	Min. Street Trees 1 per 30 ft 608/30 = 16 trees Required Minimum 15ft spacing	608 ft Street Frontage 16 trees provided

NO TREES OR LANDSCAPING CURRENTLY ON SITE
PROPOSED TREE SCHEDULE

KEY	SPECIES	QTY	SIZE	COLOR	NOTES	TOTAL DBH
KO	Cornus kousa KOUSA DOGWOOD	4	2" Cal.	PINK FLOWER	MULTI-STEM	8.0"
SB	Amelanchier laevis ALLEGHENY SERVICEBERRY	8	2" Cal.	WHITE FLOWER	STREET TREE	16.0"
AH	Carpinus caroliniana AMERICAN HORNBEAM	8	2" Cal.	GREEN	STREET TREE	16.0"

40.0"

DBH: TOTAL EXISTING DBH: 0.0"
TOTAL RETAINED DBH: 0.0"
TOTAL PROPOSED DBH: 40.0"

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Architecture & Planning

PROJECT: 1700 GERMANTOWN AVE

REVISIONS

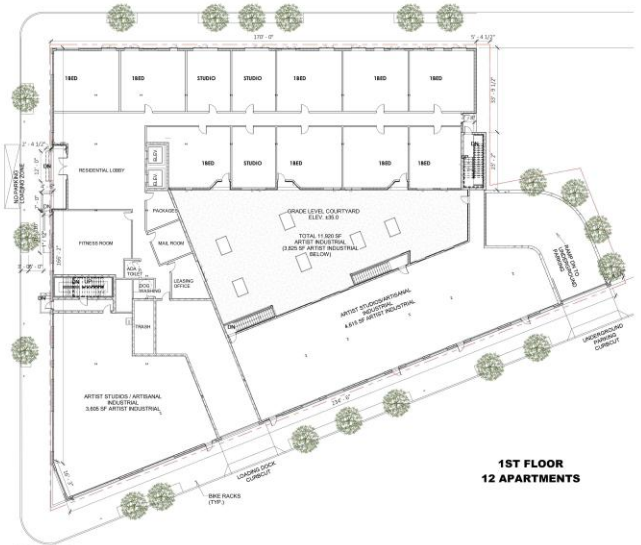
SEAL

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS, PRIOR TO & DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR INTERPRETATION. ANY WORK DONE BY THE CONTRACTOR THAT IS NOT IN ACCORDANCE WITH THESE PLANS AND ANY OVERSIGHT WITH THE ARCHITECT'S CONSTRUCTION DOCUMENTS SHALL BE CORRECTED AT NO EXTRA COST.

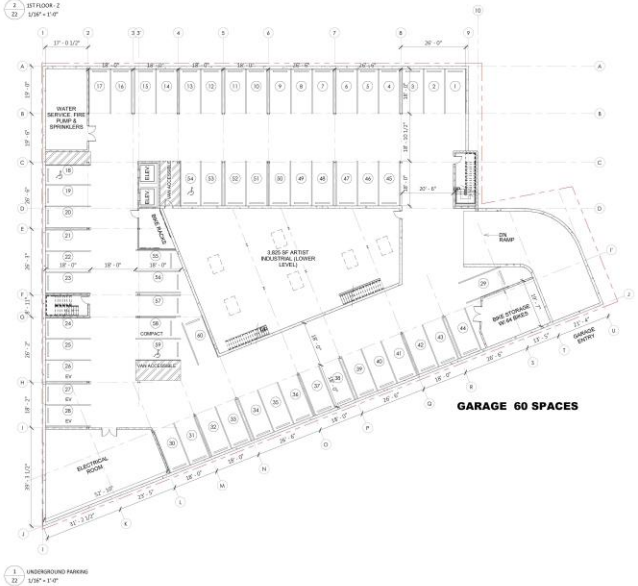
DRAWING TITLE: SITE PLAN, ELEVATIONS AND ZONING STANDARDS

SHEET No: Z1

ZONING PLAN











	2ND - 6TH FLOORS	1ST FLOOR	7TH FLOOR		AFFORDABLE UNITS	
STUDIOS	6 x 5 = 30	+ 3	STUDIOS	4 x 1 = 4	STUDIOS	37 x 20% = 7
1 BED	18 x 5 = 90	+ 9	1 BED	14 x 1 = 14	1 BED	113 x 20% = 23
2 BED	4 x 5 = 20	+ 0	2 BED	3 x 1 = 3	2 BED	23 x 20% = 5
	28 x 5 = 140	+ 12		21 x 1 = 21		173 x 20% = 35
	151	+ 22 = 173 APARTMENTS			173 X 20% = 35 AFFORDABLE UNITS	

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PROJECT
1700 GERMANTOWN AVE

REVISIONS
NO. DESCRIPTION DATE

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GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS, PRIOR TO & DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR RECTIFICATION. ANY WORK DONE BY THE CONTRACTOR THAT IS NOT IN ACCORDANCE WITH THESE DRAWINGS SHALL BE REMOVED & REPLACED WITH THE CORRECT WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

DRAWING TITLE
FLOOR PLANS & ELEVATIONS

SHEET No
Z2

LANDSCAPE MASTER PLAN

1



COMMUNITY GREEN ROOF

2



COMMUNITY ROOF DECK

3



OPEN SPACE LANDSCAPE
W/ 4 TREES

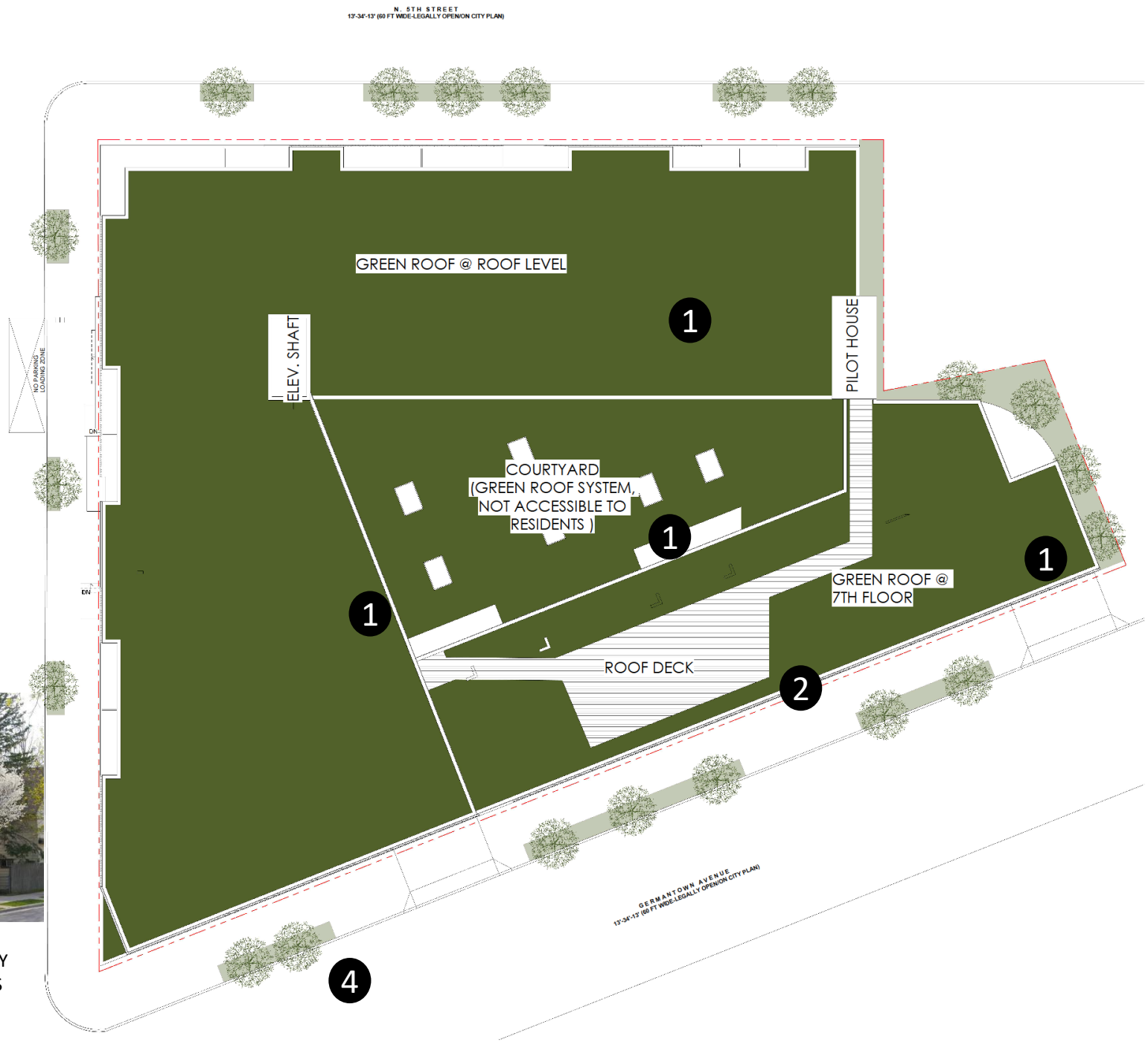
4



AMERICAN
HORNBEAM
STREET TREES



ALLEGHENY
SERVICEBERRY
STREET TREES



1 Site Plan
A5 1" = 10'-0"

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Architecture & Planning
736 Lowville Road, CTN
Hockessin, DE
19707
302-509-3229

PROJECT
1700 GERMANTOWN AVE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
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REVISIONS
DATE
REVISIONS/SUBMISIONS

SEAL

DRAWING TITLE
ROOF PLAN

SHEET No

DRAWN BY	CHECK BY	PROJECT NO
Author	Checker	2023-xx-xx
ISSUED	2024-09-03	

LANDSCAPE/STREETSCAPE



1 EXTERIOR PLANTERS ALONG THE BUILDING FRONTAGE COMPLEMENTING THE CONTEMPORARY ARCHITECTURE



AMERICAN HORNBEAM STREET TREES/TREE PIT

2



ALLEGHENY SERVICEBERRYSTREET TREES



3 EXTERIOR WALL SCONCES IN MATTE BLACK, COMPLEMENTING THE CONTEMPORARY FAÇADE DESING AND FRAMING EVERY KEY ENTRANCE OF THE BUILDING

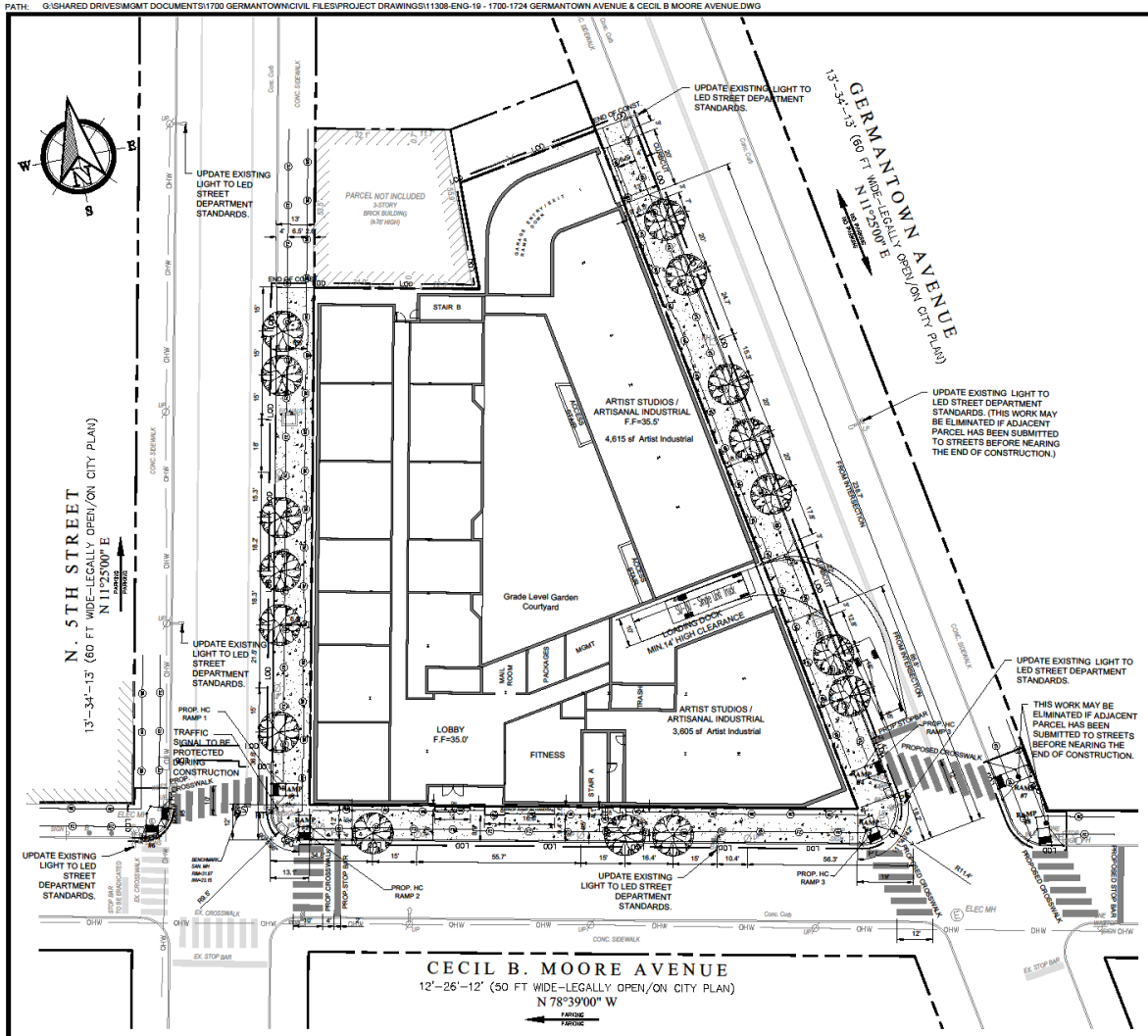


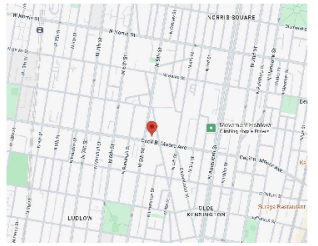
4 BIKE RACKS



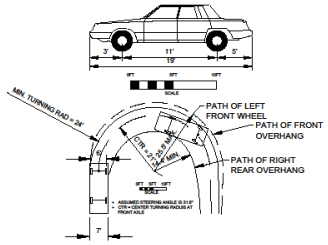
STREETS DETAILS

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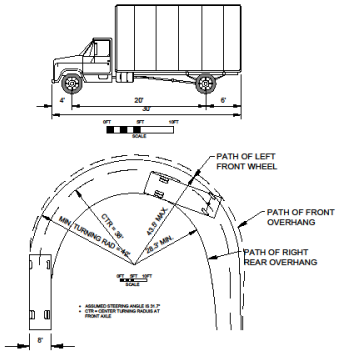




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MINIMUM TURNING PATH FOR PASSENGER CAR (P) DESIGN VEHICLE



MINIMUM TURNING PATH FOR SINGLE-UNIT (SU) TRUCK DESIGN VEHICLE

LEGEND

PROPERTY LINE	PROPOSED BUILDING LINE
R.O.W. LINE	PROPOSED CONCRETE CURB
ADJOINER LOT LINES	PROPOSED SIDEWALK
EXISTING EASEMENT	PROPOSED PAINT STRIPE
EXISTING SETBACK	PROPOSED LIMIT OF DISTURBANCE
EXISTING STREAM CENTERLINE	PROPOSED MAJOR CONTOUR
EXISTING STREAMBANK	PROPOSED MINOR CONTOUR
EXISTING BUILDING	PROPOSED HALF FOOT CONTOUR
EXISTING CONCRETE CURB	PROPOSED SPOT ELEVATION
EXISTING EDGE OF PAVING	PROPOSED SANITARY LATERAL
EXISTING EDGE OF GRAVEL	PROPOSED GAS LINE
EXISTING CHAINLINK FENCE	PROPOSED WATER LINE
EXISTING IRON FENCE	PROPOSED TELEPHONE LINE
EXISTING MAJOR CONTOUR	PROPOSED STORM LATERAL
EXISTING MINOR CONTOUR	PROPOSED STORM PIPES
EXISTING CITY PLAN ELEVATION	PROPOSED UNDERGROUND BASIN
EXISTING SPOT ELEVATION	PROPOSED FENCE
EXISTING GAS	PROPOSED FIRE LINE
EXISTING COMBINED SEWER	PROPOSED SEWER LINE
EXISTING SANITARY LATERAL	PROPOSED UNDERGROUND ELECTRIC
EXISTING STORM PIPES	PROPOSED ELECTRIC LINE
EXISTING TELECOMMUNICATIONS	PROPOSED FURNISHING ZONE
EXISTING UNDERGROUND ELECTRIC	PROPOSED WALKING ZONE
EXISTING OVERHEAD WIRE	PROPOSED BUILDING ZONE
EXISTING WATER MAIN	PROPOSED SPLASH BLOCK
EXISTING SANITARY MANHOLE	PROPOSED STORM MANHOLE
EXISTING STORM MANHOLE	PROPOSED STORM INLETS
EXISTING WATER MANHOLE	PROPOSED FLOW LINES
EXISTING TELEPHONE MANHOLE	PROPOSED WATER METER PIT
EXISTING STORM INLETS	PROPOSED LIGHT POLE
EXISTING UTILITY POLE	PROPOSED SIGN POST
EXISTING TRAFFIC SIGN	PROPOSED WHEEL STOP
EXISTING GAS VALVE	PROPOSED CLEANOUT
EXISTING WATER VALVE	PROPOSED CURB STOP
EXISTING FIRE HYDRANT	PROPOSED FRESH AIR INTAKE
EXISTING LIGHT	FINISHED FLOOR ELEVATION
	PROPOSED TREE
	PROPOSED LANDSCAPE AREAS

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

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Philadelphia, PA 19122
(18th Ward)

PLAN MADE FOR: 1700 NH LLC
(Edward Topolewski)
P.O. Box 430
Bryn Mawr, PA 19010
Ph: 267-702-6468

REV.	DATE	REVISION
	10/01/2019	PER 10/01/2019 ROW EMAIL

DESIGNED	SMN
DRAWN	SMN
CHECKED	MAF
APPROVED	MAF

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL A FINA ENGINEER PE084603
Michael A Fina, P.E. PE084603

SHEET TITLE: STREETS DEPARTMENT TURNING PLAN

SCALE: 1" = 20'
PROJ. No.:
DATE: 07/07/2026
SHEET NO. 2

PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NO. 20262165148
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

1700 NH LLC
(Edward Topolewski)
P.O. Box 430
Bryn Mawr, PA 19010
Ph: 267-702-6468
Email: eric@mgmtresidential.com

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UNDERGROUND PARKING



1 / A1 UNDERGROUND PARKING
1" = 10'-0"

Ingram/Sageser
Architecture & Planning
726 Lowells Road, C79
Hockessin, DE
19707
302-509-5229

PROJECT
1700 GERMANTOWN AVE

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CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE DRAWINGS & ALL APPLICABLE CODES.
BUILDING CODES OR ORDINANCES CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS

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UNDERGROUND PARKING

SHEET No

9/16/2026 3:58:47 PM

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APS	DG	2022xx xx
ISSUED	2026.09.03	

1ST FLOOR



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726 Lowells Road, CT9
Hockessin, DE
19707
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PROJECT
1700 GERMANTOWN AVE

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CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY NECESSARY CHANGES TO THE DRAWINGS TO MEET LOCAL AND STATE BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS
DATE | REVISIONS/SUBMISIONS

SEAL

DRAWING TITLE
1ST FLOOR

SHEET No

9/14/2026 2:09:34 PM

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Author	Checker	2023xx-xx
ISSUED	2026-09-03	

2ND-6TH FLOORS



1 2ND-6TH FLOORS
A3 1" = 10'-0"

140 APARTMENTS TOTAL
(28 PER FLOOR)

STUDIO APARTMENT

1BD APARTMENT

2BD APARTMENT

Ingram/Sageser
Architecture & Planning
736 Lowndes Road, C79
Hockessin, DE
19707
302-309-3229

PROJECT
1700 GERMANTOWN AVE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT
POSTED CONSTRUCTION DOCUMENTS
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY ADJUSTMENTS OR DEVIATIONS REQUIRED BY LOCAL PLAN REVIEWERS OR BUILDING CODES OR ORDINANCES CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS

REVISIONS
DATE | REVISIONS/SUBMISIONS

SEAL

DRAWING TITLE
2ND FLOOR

SHEET No

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Author	Checker	2023xx.xx

ISSUED 2024-08-03

7TH FLOOR



1 / A4 7TH FLOOR - CDR
1" = 10'-0"

21 APARTMENTS TOTAL

STUDIO APARTMENT

1BD APARTMENT

2BD APARTMENT

Ingram/Sageser
Architecture & Planning
726 Lowndes Road, C79
Hockessin, DE
19707
302-509-3229

PROJECT
1700 GERMANTOWN AVE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK.
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING REGULATIONS OR CODES. CONSTRUCTION SHALL COMPLY WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION. FOR ADDENDUMS OR BULLETINS.

REVISIONS

DATE	REVISIONS/SUBMISSIONS

SEAL

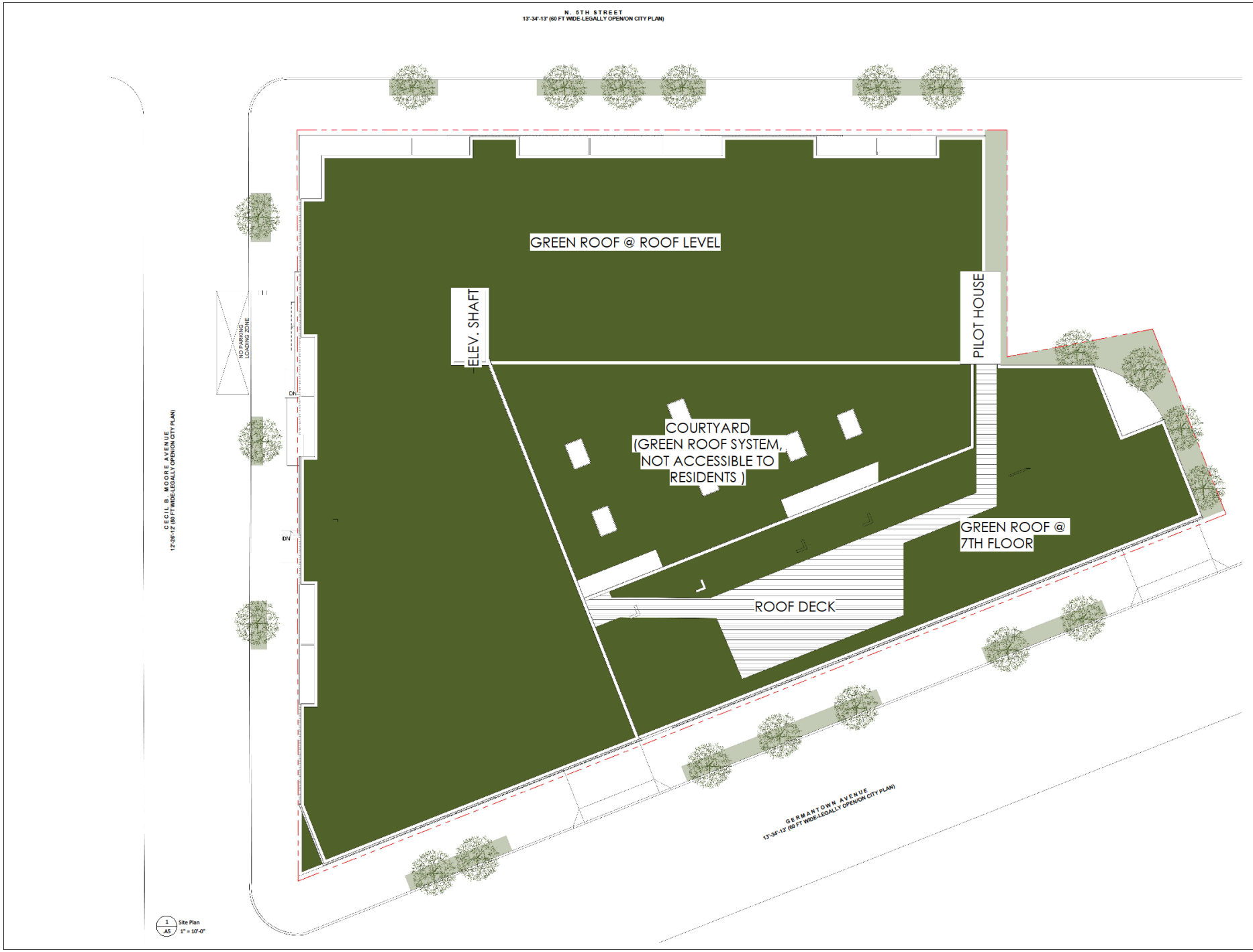
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7TH FLOOR

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Author	Checker	2022xx-xx
ISSUED	2026-09-03	

ROOF PLAN



Ingram/Sageser
Architecture & Planning
726 Lowndes Road, C79
Hockessin, DE
19707
302-509-5229

PROJECT
1700 GERMANTOWN AVE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL COMPLY WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION. FOR ADDENDUMS OR BULLETINS.

REVISIONS
DATE | REVISIONS/SUBMISIONS

SEAL

DRAWING TITLE
ROOF PLAN

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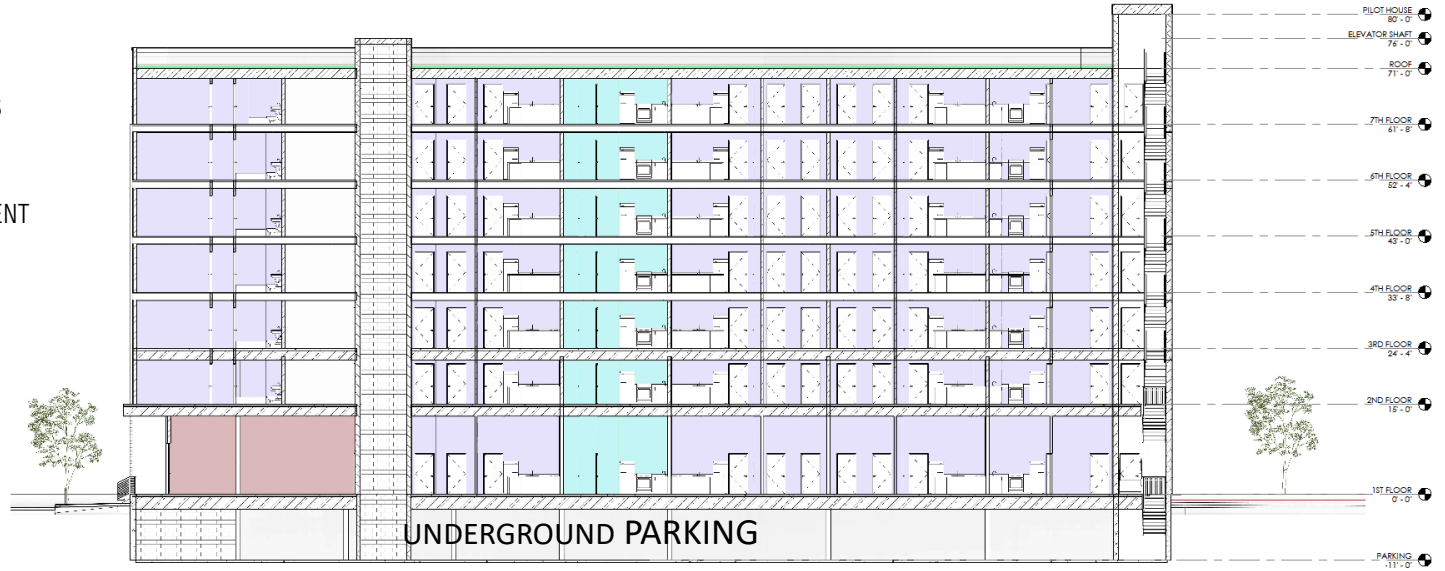
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Author	Checker	2023xx-xx
ISSUED:	2026-09-09	

SECTION

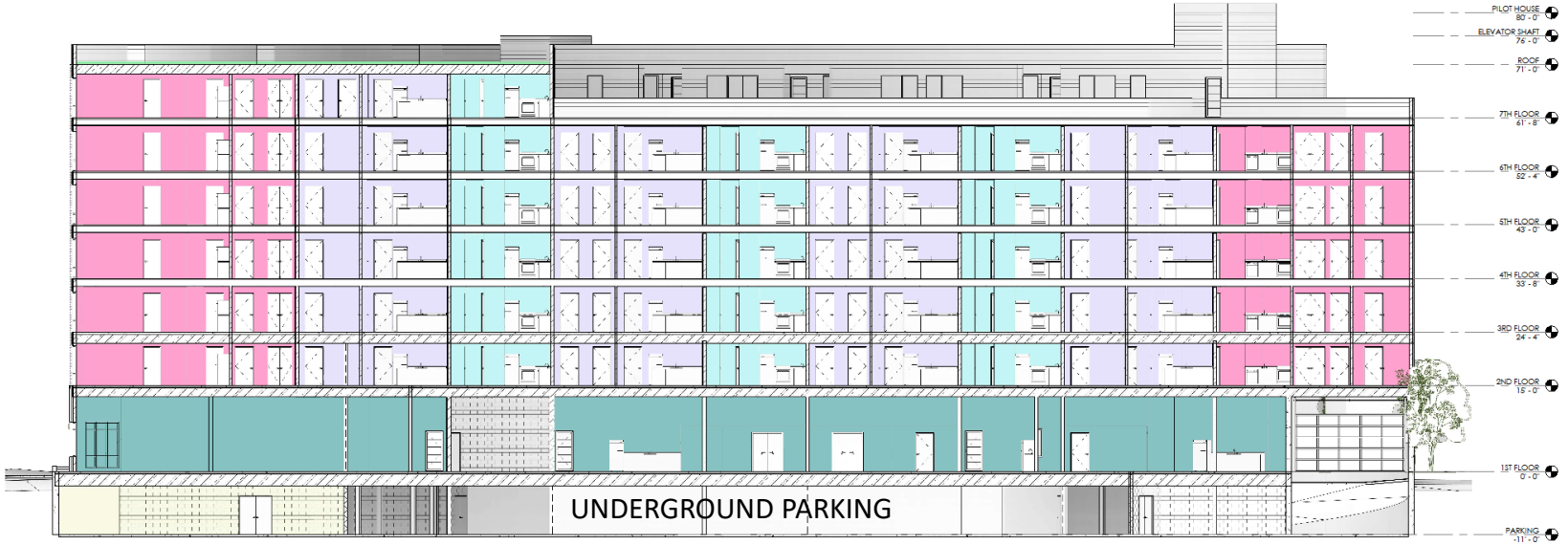
COMMON AREAS

STUDIO APARTMENT

1BD APARTMENT



1 / A6 Section 4
1" = 10'-0"



2 / A6 Section 9
1" = 10'-0"

Ingram/Sageser
Architecture & Planning
736 Lowville Road, CT9
Hockessin, DE
19707
302-999-3229

PROJECT
1700 GERMANTOWN AVE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT'S ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION.
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY NON-CONFORMING BUILDING CONDITIONS REQUIRING NON-CONFORMING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT 10 DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS

DATE	REVISIONS/SUBMISIONS

SEAL

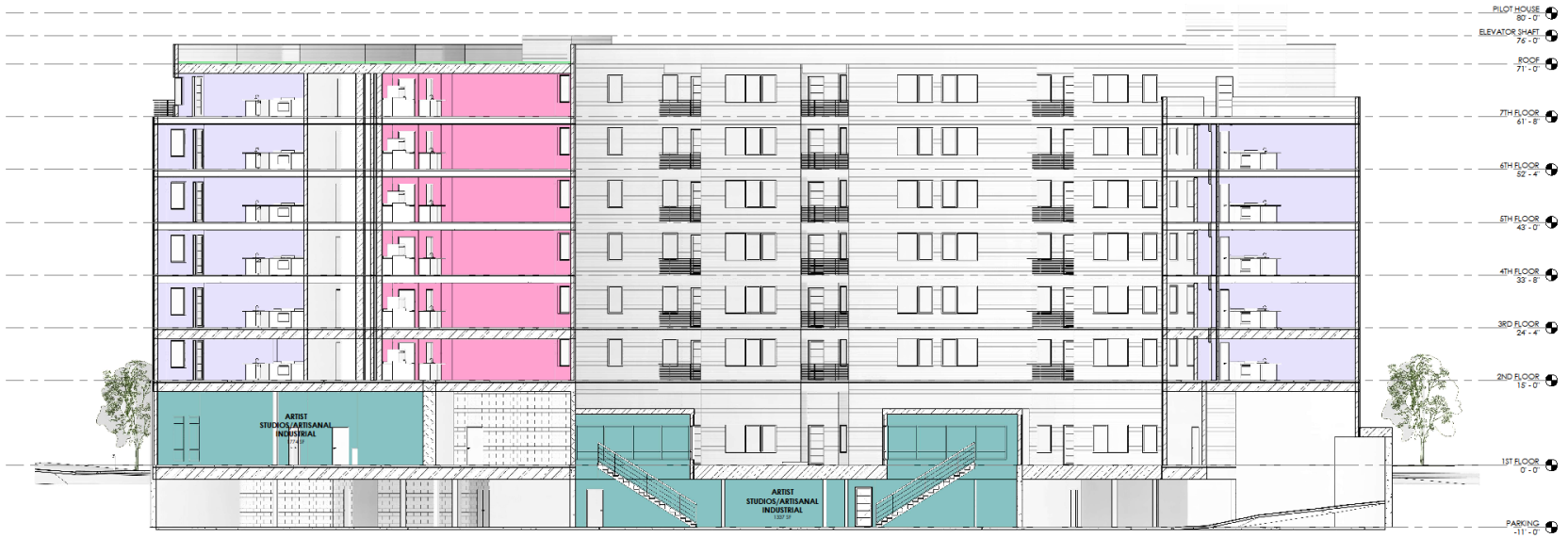
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SECTIONS

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DRAWN BY	CHECK BY	PROJECT No
Author	Checker	2023xx.xx
ISSUED	2026.09.03	

SECTION



1 / A7 Section 10
1" = 10'-0"

Ingram/Sageser
Architecture & Planning
736 Lowville Road, CT9
Hockessin, DE
19707
302-509-5229

PROJECT
1700 GERMANTOWN AVE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE REPORTED TO THE ARCHITECT'S ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY KNOWN CONDITIONS THAT DEVIATE FROM THE PLANS AND/OR BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT 10D DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS

REVISIONS

DATE	REVISIONS/SUBMISIONS

SEAL

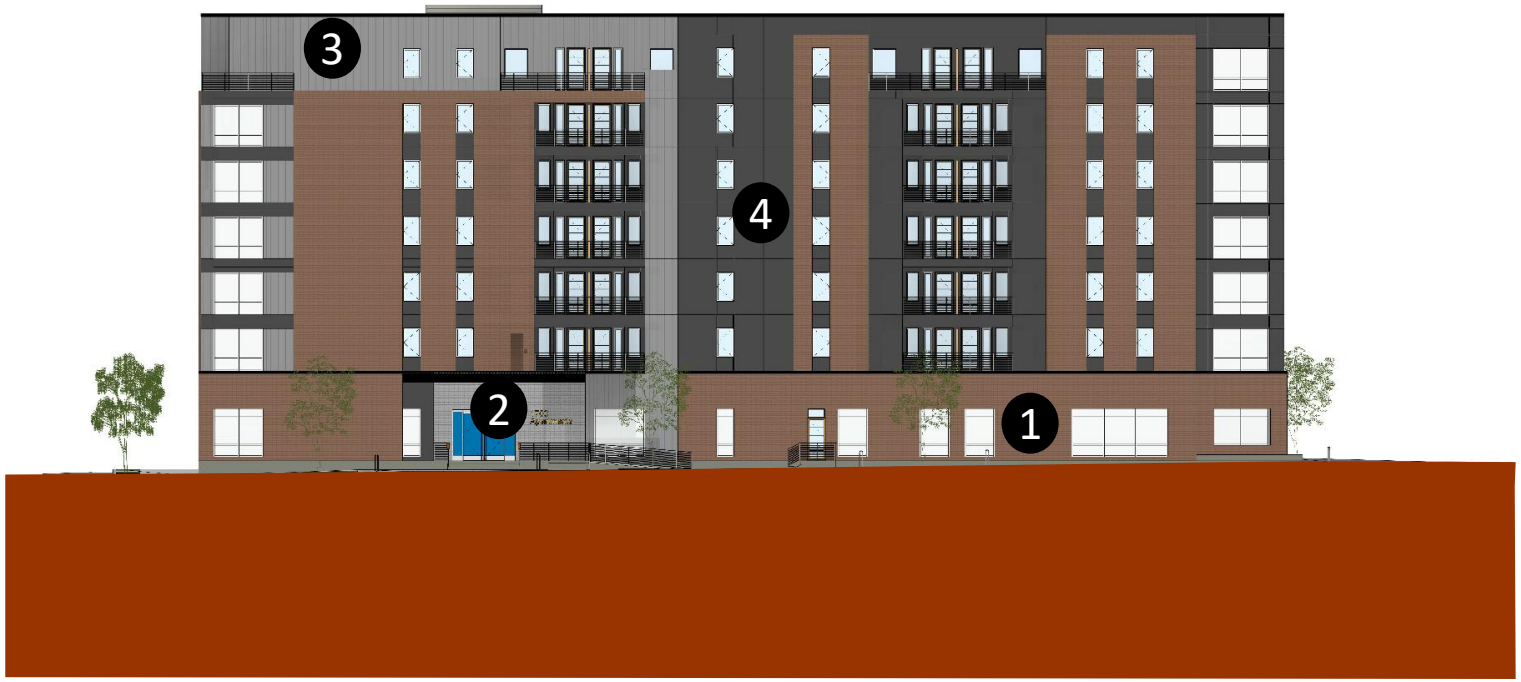
DRAWING TITLE
SECTIONS

SHEET No

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DRAWN BY	CHECK BY	PROJECT No
Author	Checker	2020xx-xx
ISSUED	2020-09-03	

MATERIAL SELECTIONS



1 BRICK CLARET FULL RANGE VELOUR

2 BRICK GLACIER WHITE SMOOTH

3 LIGHT SILVER-GRAY VERTICAL CLADDING

4 CHARCOAL/GRAPHITE LOW-SHEEN MATTE METAL PANEL

FRONT ELEVATION (SOUTH) – CECIL B MOORE AVE.

FRONT ELEVATION (EAST) – GERMANTOWN AVE



FRONT ELEVATION (WEST) – N 5TH STREET



1 BRICK CLARET FULL RANGE VELOUR

2 BRICK GLACIER WHITE SMOOTH

3 LIGHT SILVER-GRAY VERTICAL CLADDING

4 CHARCOAL/GRAPHITE LOW-SHEEN MATTE METAL PANEL

5 SAVANNAH SMOOTH PREMIUM PLANK SIDING SERIES

SUSTAINABILITY QUESTIONNAIRE

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 adaptions 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, 3 and 57 SEPTA stops are 500 feet from the property.
(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 parking will be located at basement level. There will be no proposed surface parking
(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, EV charging spaces are available
(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 proposed bike share but there are 64 bike spaces provided

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.	Natural landscaping to be used and no irrigation will be required.
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.	Yes, a green roof is being installed.
(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	Yes, stormwater management is to manage on-site stormwater only. No green street will be developed or runoff from adjacent streets will be managed.
(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.	Exposed areas will have native vegetation and the building will incorporate a green roof.
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]	Following the latest code for compliance.
(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	This building will exceed Energy Star requirements.

Civic Sustainable Design Checklist – Updated September 3, 2019

	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]	N/A
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	N/A
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	N/A

[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

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

INSTRUCTIONS

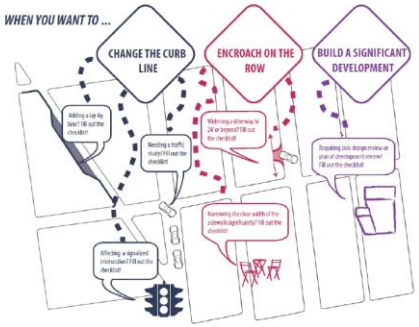
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards 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.philadelphiastreets.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
   1700 Germantown Avenue
2. DATE
   08/20/2026
3. APPLICANT NAME
   1700 NH, LLC
4. APPLICANT CONTACT INFORMATION
   P.O. Box 430, Bryn Mawr, PA 19010
5. PROJECT AREA: list precise street limits and scope
   Project fronts on Germantown Avenue, Cecil B. Moore Avenue & N. 5th Street. Site is currently vacant. The development will include the construction of a 7-story mixed use building containing ground floor artist/industrial units and one-hundred and seventy-three (173) residential units on the first to seventh floors. There will be a proposed basement level garage with parking for fifty-nine (59) cars, accessed from a driveway on Germantown Avenue.
6. OWNER NAME
   Edward Topolewski
7. OWNER CONTACT INFORMATION
   P.O. Box 430, Bryn Mawr, PA 19010
8. ENGINEER / ARCHITECT NAME
   Michael Fina
9. ENGINEER / ARCHITECT CONTACT INFORMATION
   Ambric Technology Corporation, 100 Pine Street, Colwyn, PA 19023
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
Partial Germantown Avenue	Cecil B. Moore Avenue	W. Montgomery Avenue	City Neighborhood
Cecil B. Moore Avenue	Germantown Avenue	N. 5th Street	Urban Arterial
N. 5th Street	Cecil B. Moore Avenu	W. Montgomery Avenue	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 ☐
    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

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) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Germantown Avenue	13' / 13' / 13'	13' / 13'
Cecil B. Moore Avenue	12' / 12' / 12'	12' / 12'
N. 5th Street	13' / 13' / 13'	13' / 13'
_____	_____ / _____ / _____	_____ / _____

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
Germantown Avenue	6.5' / 6.5' / 6.5'
Cecil B. Moore Avenue	6' / 6' / 6'
N. 5th Street	6.5' / 6.5' / 6.5'
_____	_____ / _____ / _____

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
Driveway	17.7'	Germantown Avenue
Driveway	29.7'	Germantown Avenue
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	20'	Germantown Avenue
Driveway	22'	Germantown Avenue
_____	_____	_____
_____	_____	_____

4

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

PEDESTRIAN COMPONENT (continued)

		DEPARTMENTAL APPROVAL
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:

5

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
Germantown Avenue	2.5' / 2.5'
Cecil B. Moore Avenue	2' / 2'
N. 5th Street	2.5' / 2.5'
_____	_____ / _____

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
Germantown Avenue	4' / 4' / 4'
Cecil B. Moore Avenue	4' / 4' / 4'
N. 5th Street	4' / 4' / 4'
_____	_____ / _____ / _____

			DEPARTMENTAL APPROVAL
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	YES ☒ NO ☐	N/A ☐	YES ☐ NO ☐
▪ Lighting	YES ☒ NO ☐	N/A ☐	YES ☐ NO ☐
▪ Benches	YES ☐ NO ☐	N/A ☒	YES ☐ NO ☐
▪ Street Trees	YES ☒ NO ☐	N/A ☐	YES ☐ NO ☐
▪ Street Furniture	YES ☒ NO ☐	N/A ☐	YES ☐ NO ☐
19. Does the design avoid tripping hazards?	YES ☒ NO ☐	N/A ☐	YES ☐ NO ☐
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 ☐	YES ☐ NO ☐

6

COMPLETE STREETS HANDBOOK CHECKLIST

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

BUILDING & FURNISHING COMPONENT (continued)

				DEPARTMENTAL APPROVAL	
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:

7

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
1700 Germantown Avenue	55	0 / 0	0 / 0	0 / 64
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____
____	____	____ / ____	____ / ____	____ / ____

				DEPARTMENTAL APPROVAL	
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	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Buffered Bike Lane	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Bicycle-Friendly Street	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
▪ Indego Bicycle Share Station	YES ☐	NO ☐	N/A ☒	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:

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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 ☒	NO ☐		YES ☐	NO ☐
29. Does the design connect transit stops to the surrounding pedestrian network and destinations?	YES ☒	NO ☐	N/A ☐	YES ☐	NO ☐
30. Does the design provide a buffer between the roadway and pedestrian traffic?	YES ☐	NO ☐	N/A ☒	YES ☐	NO ☐
31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?				YES ☐	NO ☐

Existing curb and sidewalk along Germantown Avenue, Cecil B. Moore Avenue and N. 5th Street will be reconstructed. The new sidewalks will promote pedestrian safety along the Urban Arterial Route of Cecil B. Moore Avenue to existing bus stops located west of the site at the intersection of Cecil B. Moore Avenue & N. 6th Street, east of the site at the intersection of Cecil B. Moore Avenue & N. American Street and along the City Neighborhood Route of N. 5th Street north of the site at the intersection of N. 5th Street & W. Berks Street.

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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COMPLETE STREETS HANDBOOK CHECKLIST

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
N/A	____	____	____ / ____	____
____	____	____	____ / ____	____
____	____	____	____ / ____	____
____	____	____	____ / ____	____

				DEPARTMENTAL APPROVAL
33. What is the maximum AASHTO design vehicle being accommodated by the design?	SU-30			YES ☐ NO ☐
34. Will the project affect a historically certified street? An inventory of historic streets[1] is maintained by the Philadelphia Historical Commission.	YES ☐	NO ☒		YES ☐ NO ☐
35. Will the public right-of-way be used for loading and unloading activities?	YES ☐	NO ☒		YES ☐ NO ☐
36. Does the design maintain emergency vehicle access?	YES ☒	NO ☐		YES ☐ NO ☐
37. Where new streets are being developed, does the design connect and extend the street grid?	YES ☐	NO ☐	N/A ☒	YES ☐ NO ☐
38. Does the design support multiple alternative routes to and from destinations as well as within the site?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?	YES ☒	NO ☐		YES ☐ NO ☐

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: ____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreets.com/images/uploads/documents/Historical_Street_Paving.pdf

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission

URBAN DESIGN COMPONENT (Handbook Section 4.8)

				DEPARTMENTAL APPROVAL
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES ☒	NO ☐	N/A ☐	YES ☐ NO ☐
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 ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: ____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: ____

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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
____	____	____
____	____	____
____	____	____
____	____	____

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

APPLICANT: Intersections & Crossings Component

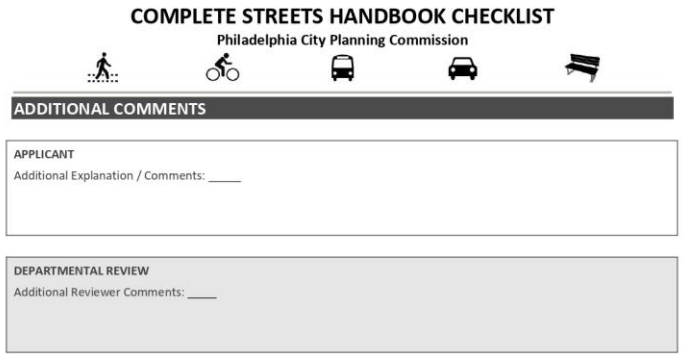
Additional Explanation / Comments: ____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: ____

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COMPLETE STREETS HANDBOOK CHECKLIST



CDR REFERRAL

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

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), and the Civic Design Review (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 | 6 | - | 0 | 0 | 7 | 5 | 8 | 0 |

Address: 1700 Germantown Ave

Specific Location or Additional Parcels:

Applicant Name: Eric Marshall

Applicant's Relationship to property:

☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Date of Notification to PCPC: 7/27/2026

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

2

Name: Andrew DiDonato

Email Address: andrew.didonato@phila.gov Phone Number:

CDR Triggers
Provide applicable application details related to the CDR determination.

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

3

Zoning District(s): IRMX

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 114,660 square footage of new GFA.

Application includes new construction or an expansion that creates 173 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:

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

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 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: ZP-2026-007580

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

Project size greater than 50,000 sqft and 50 units.

PROJECT LOCATION

Planning District: Lower North **Council District:** 7th Council District

Address: 1700 Germantown Avenue

Is this parcel within an Opportunity Zone? Yes ___ No x Uncertain
If yes, is the project using Opportunity Zone Funding? Yes ___ No ___

CONTACT INFORMATION

Applicant Name: Eric Marshall **Primary Phone:** 215-253-8383

Email: eric@kynadvisors.com **Address:** 150 N Radnor Chester Rd
St. Davids PA 19087

Property Owner: 1700 NH LLC **Developer** 1700 NH LLC
Architect: Dart Sageser

Department of Planning and Development
Civic Design Review
CITY OF PHILADELPHIA

SITE CONDITIONS

Site Area: 29,036

Existing Zoning: IRMX **Are Zoning Variances required?** Yes ___ No x

Proposed Use:

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

144,658 GFA, 173 Residential apartments, Artist Studios, and loading dock

Proposed # of Parking Units:

60 car underground parking garage

COMMUNITY MEETING

Community meeting held: Yes ___ No x

If yes, please provide written documentation as proof.

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

Date: 11/18/26 **Time:** 6:30pm

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes ___ No ___ NA ___ X ___

If yes, indicate the date hearing will be held:

Date: ___

NOTICE OF RCO MEETING

NOTICE OF COMMUNITY MEETING

Richard C. DeMarco, Esquire
E-mail: rcdemarco@zarwin.com

2005 Market Street, 16th Floor
Philadelphia, PA 19103
www.zarwin.com
September 29, 2026

Re: ZONING NOTICE PURSUANT TO PHILA. ZONING CODE § 14-303(12) OF 'CIVIC DESIGN REVIEW' PROCESS – 1700 GERMANTOWN AVENUE, PHILADELPHIA PA.

Dear Registered Community Organization and Property Owners:

This is a notice of an upcoming IN PERSON public meeting to discuss the project described below. All Registered Community Organizations (RCOs) that have geographic boundaries containing the project property and all community members are welcome to attend.

- The Property, 1700 Germantown Avenue Philadelphia PA is approximately 29,036 square feet in area and sits at the intersection of Germantown Avenue and Cecil B. Moore Avenue. The Property is zoned IRMX Industrial.
- The Application is for the erection of a seven-story mixed-use structure with first floor industrial and studio space (11,920 square feet) and 173 apartment units on floors 1-7. There is onsite parking for 60 vehicles and there are 64 bicycle spaces as per submitted plans.
- Conditional zoning approval for the proposal has been issued, along with a notification that the project requires "Civic Design Review" since it has more than 50,000 new square feet of floor area and more than 50 new residential units (notification is attached).

The South Kensington Community Partners Registered Community Organization as Coordinating RCO has scheduled an **IN PERSON PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time, and location:

Public Meeting Date & Time: November 18, 2026, at 6:30 P.M.
IN PERSON Meeting Location: 1525 N American Street, Philadelphia PA

The date of the **PUBLIC HEARING** to be held by the City of Philadelphia Civic Design Review Committee is to be determined. For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

South Kensington Community Partners: rco@southkensingtoncommunity.org
Olde Kensington Neighborhood Association: okna420c@gmail.com
West Girard Progress: bjchavous@gmail.com
Office of Quetcy Lozada: Quetcy.Lozada@phila.gov

If you have received this notice as the owner, managing agent or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,

Richard C DeMarco

cc: Planning Commission – rco.notification@phila.gov
Civic Design Review Committee – CDR@phila.gov
Duane Bumb; Senior Deputy Director of Commerce- Duane.Bumb@phila.gov
Altoro Hall; Manufacturing and Advanced Industries- Altoro.Hall@phila.gov

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2005 Market Street, 16th Floor
Philadelphia PA 19103

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1.		1726 GERMANTOWN AVE Philadelphia, PA 19122			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.		1730 N 5TH ST Philadelphia, PA 19122													
3.		1738-50 GERMANTOWN AVE Philadelphia, PA 19122													
4.		1750 N 5TH ST Philadelphia, PA 19122													
5.		1801 N 5TH ST Philadelphia, PA 19122													
6.		330 CECIL B MOORE AVE Philadelphia, PA 19122													
7.		502 CECIL B MOORE AVE A Philadelphia, PA 19122													
8.		502 CECIL B MOORE AVE B Philadelphia, PA 19122													

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PS Form 3877, April 2015 *(Page 1 of 2)*
PSN 7530-02-000-9098

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