

Civic Design Review Submission 2020.08.18

Civic Design Review 2020.09.01

1622-1640 POINT BREEZE AVE

Multi-family Residential Development



PROJECT SUMMARY

1622-40 Point Breeze Avenue is a proposed development of a multi-family residential building. The building is sited on the southern edge of the 17,600 SF site, with frontages on Point Breeze Ave and Fernon St. The addition of street trees to the bordering sidewalks will activate the pedestrian experience and supplement the residential character of the street. The building features a residential lobby fronting on Point Breeze Avenue with bike storage, 69 apartments, a green roof, and a roof deck. Composed of brick and metal panel in warm, complementing tones, the facades have been designed to respect the residential nature of the site's surroundings. This development and the open space next to it helps to activate the streetscape, fostering a relationship between this property and those surrounding it.

CONTENTS

- 1-2 Intro
- 3 CDR Application Form
- 4 Aerial Site Context
- 5-6 Zoning Analysis
- 7 Site Context Map
- 8 Site Photos
- 9 Context Photos
- 10 Existing Site Survey
- 11 Conditional Zoning Permit
- 12 Proposed Site Plan
- 13 Zoning Notes
- 14 Ground Floor Plan
- 15 Typical Floor Plan
- 16 Roof and Landscape Plan
- 17 Sustainability Questionnaire
- 18 Site Sections
- 19 Elevations & Building Materials
- 20 Massing in Context
- 21-22 Rendered Perspectives





CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER:

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

Case 2: Creates more than 50,000 sf of new gross floor area and creates more than 50 dwelling units.

PROJECT LOCATION

Planning District: South Council District: 2

Address: 1622-40 Point Breeze Ave
Philadelphia, PA 19145

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: José J. Hernandez Primary Phone: 215-928-9331
AIA, NOMA, NCARB

Email: johern@jkrparchitects.com Address: 100 E. Penn Square, Suite 1080
Philadelphia, PA 19107

Property Owner: 1620 Point Breeze Ave, LLC Developer OCF Realty, LLC

Architect: JKRP Architects José Hernandez

SITE CONDITIONS

Site Area: 17,601 SF

Existing Zoning: RM-1 Are Zoning Variances required? Yes No

SITE USES

Present Use: Empty Lot

Proposed Use:

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

Basement – 10,282 SF, Storage, Mech, PECO vault, Multi-Family Residential: (10) Units,
1st Floor – 10,282 SF, Multi-Family Residential: (14) Units, Lobby, Bike Storage, Mail Storage
2nd – 4th Floor – 10,282 SF [per floor], Multi-Family Residential: (15) Units [per floor]
Overall Building SF – 51,410 SF, Overall Units (69)

Proposed # of Parking Units:

(0) on-site parking spaces

COMMUNITY MEETING

Community meeting held: Yes No

If yes, please provide written documentation as proof.

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

Date: _____ Time: _____

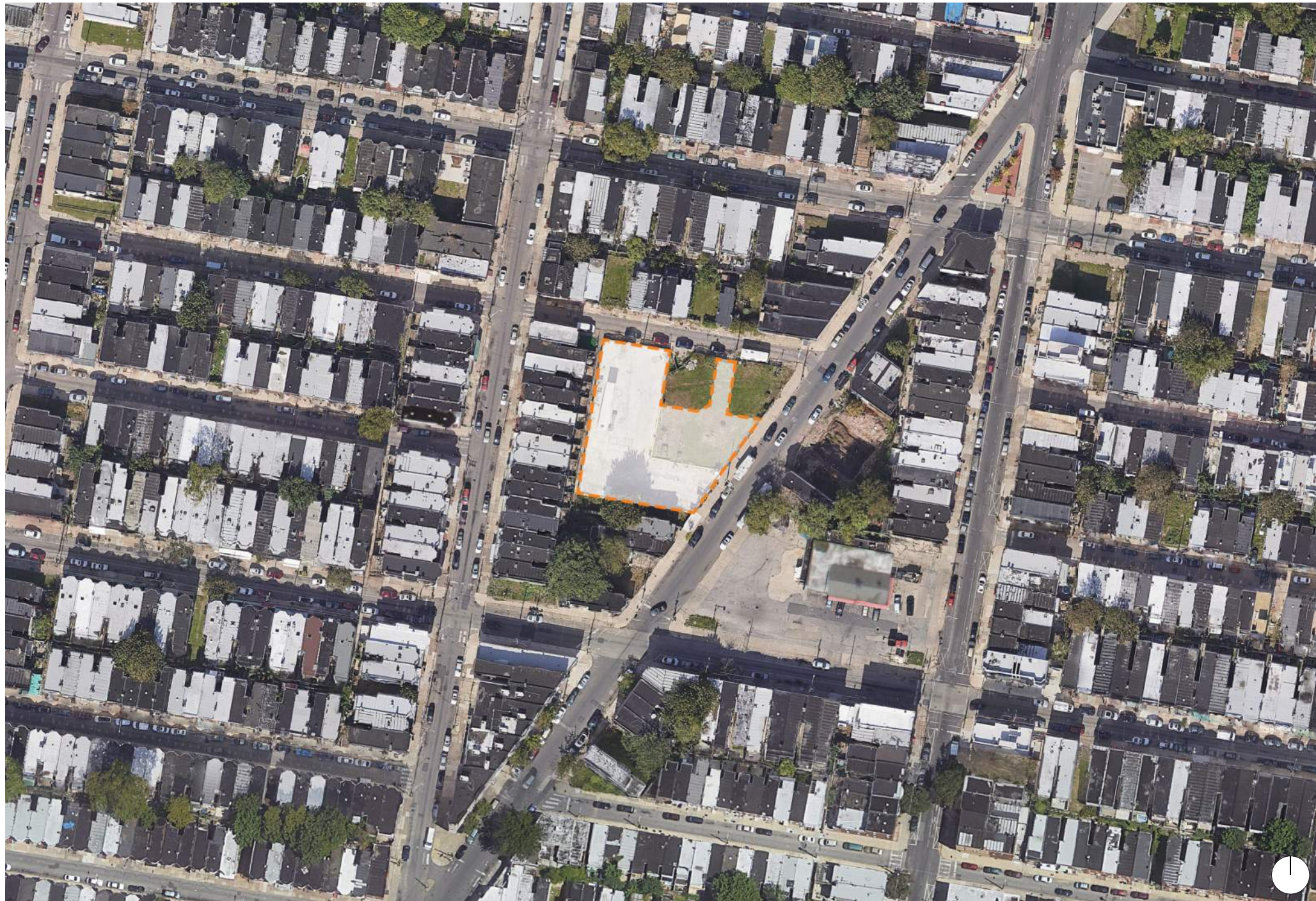
RCO could not schedule a meeting within 45 days. Please contact Sean Whalen (attorney) for further clarification (sw@vintage-law.com)

ZONING BOARD OF ADJUSTMENT HEARING

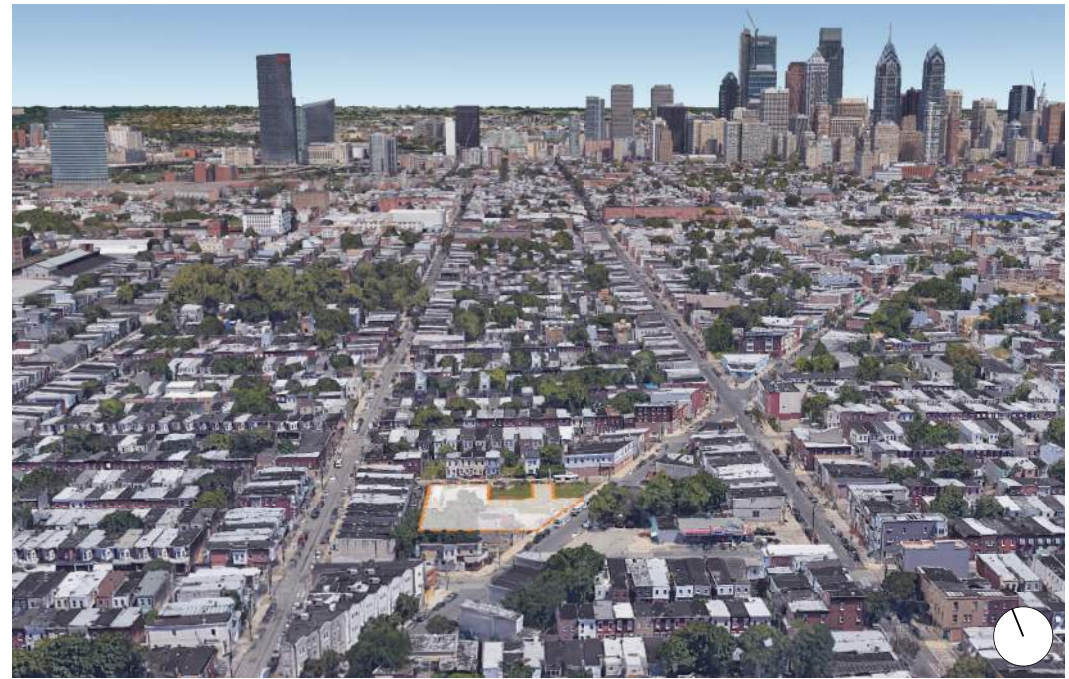
ZBA hearing scheduled: Yes No NA

If yes, indicate the date hearing will be held:

Date: _____



AERIAL VIEW

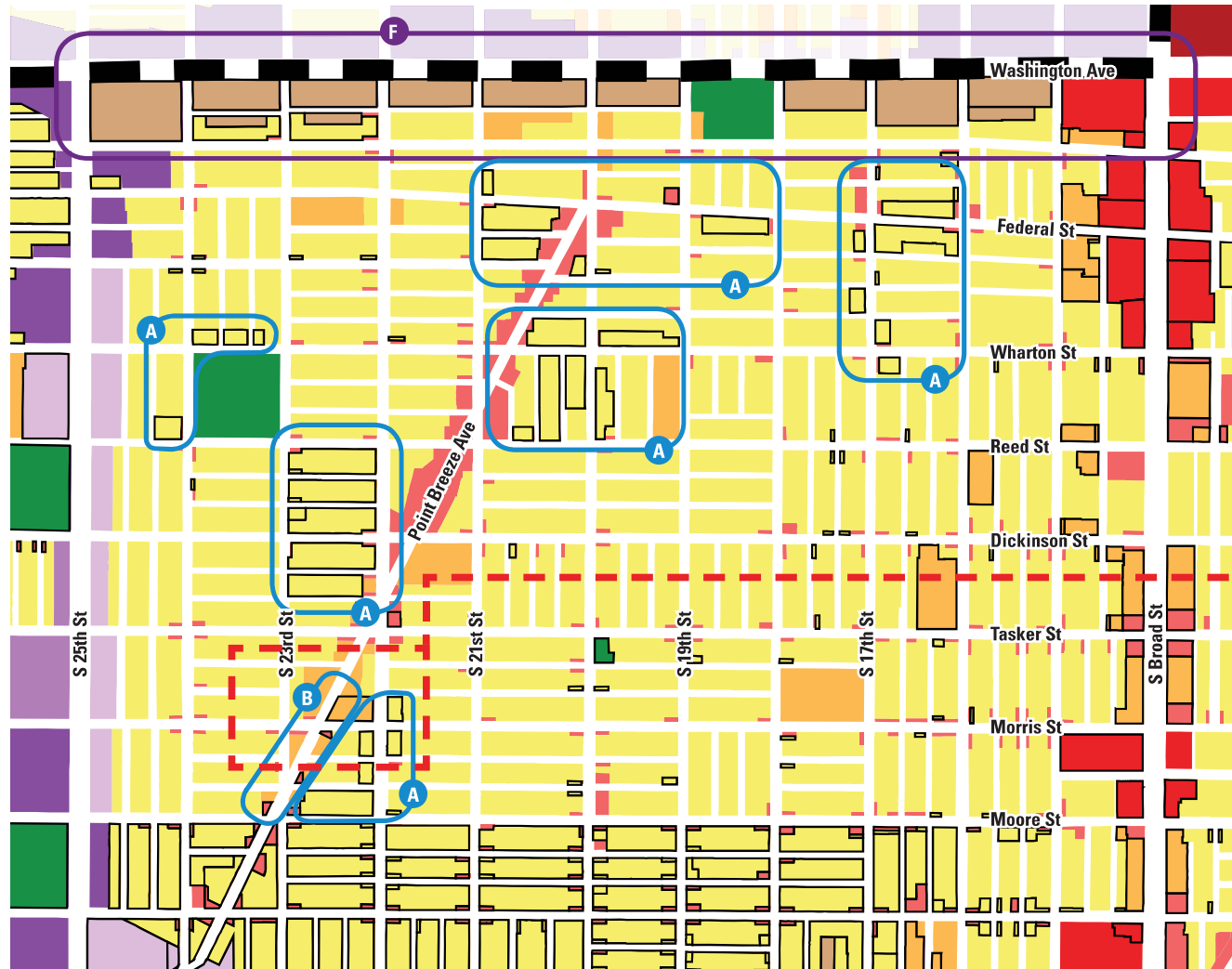


NORTH EAST AXON



SOUTH WEST AXON

ZONING ANALYSIS



Legend

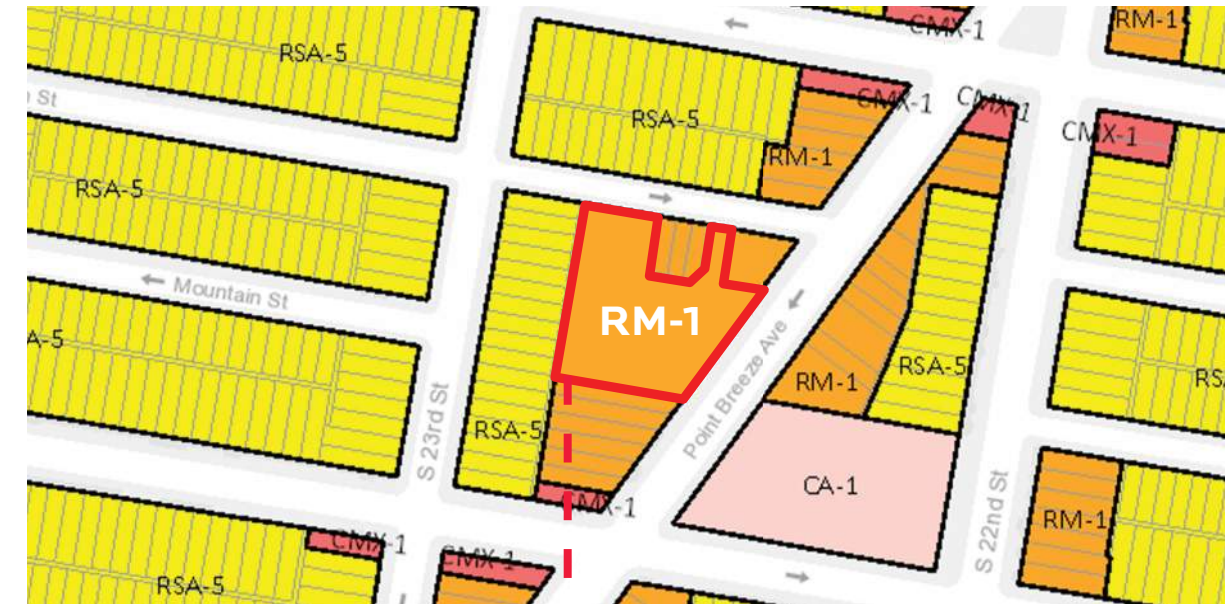
- Proposed Zoning Change
- X Area of Corrective Zoning
- X Area of Zoning to Advance the Plan

Corrective Zoning

Location	Existing Zoning	Proposed Zoning	Reason for Rezoning
A. Various residential areas	RM-1; CMX-2; ICMX	RSA-5	Preserve existing single-family housing
B. Residential areas along major arterials	Various residential/commercial	RM-1; CMX-1	Match existing multi-family housing

Zoning to Advance the Plan

Location	Existing Zoning	Proposed Zoning	Reason for Rezoning
F. Washington Avenue, west of Broad St	I-2; ICMX	IRMX; CMX-3	Reposition former industrial sites for mixed-use development



RSA-5

- Min. Lot Width: 50 ft.
- Min. Lot Area: 5,000 sq. ft.
- Min. Open Area: 70%
- Min. Front Setback: 25 ft.
- Min. Side Yard Width:
 - Detached 7-10 ft.
 - Semi-Detached 25 ft.
- Min. Rear Yard Depth: 25 ft.
- Max. Height: 38 ft.

CMX-1

CMX-1 Occupied Area, Building Dimensions, and Height are based on the requirements of adjacent residential zoning districts in order to match the neighborhood surroundings.

I-2

- Max. Occupied Area: 100%
- Min. Front Yard Depth: 0 ft.
- Min. Side Yard Width: 6 ft.
- Min. Rear Yard Depth: 8 ft.
- Max. Height:
 - If abutting a residential or SP-PO District: 60 ft.
 - Otherwise: No Limit
- Max. Floor Area Ratio: 500%

ICMX

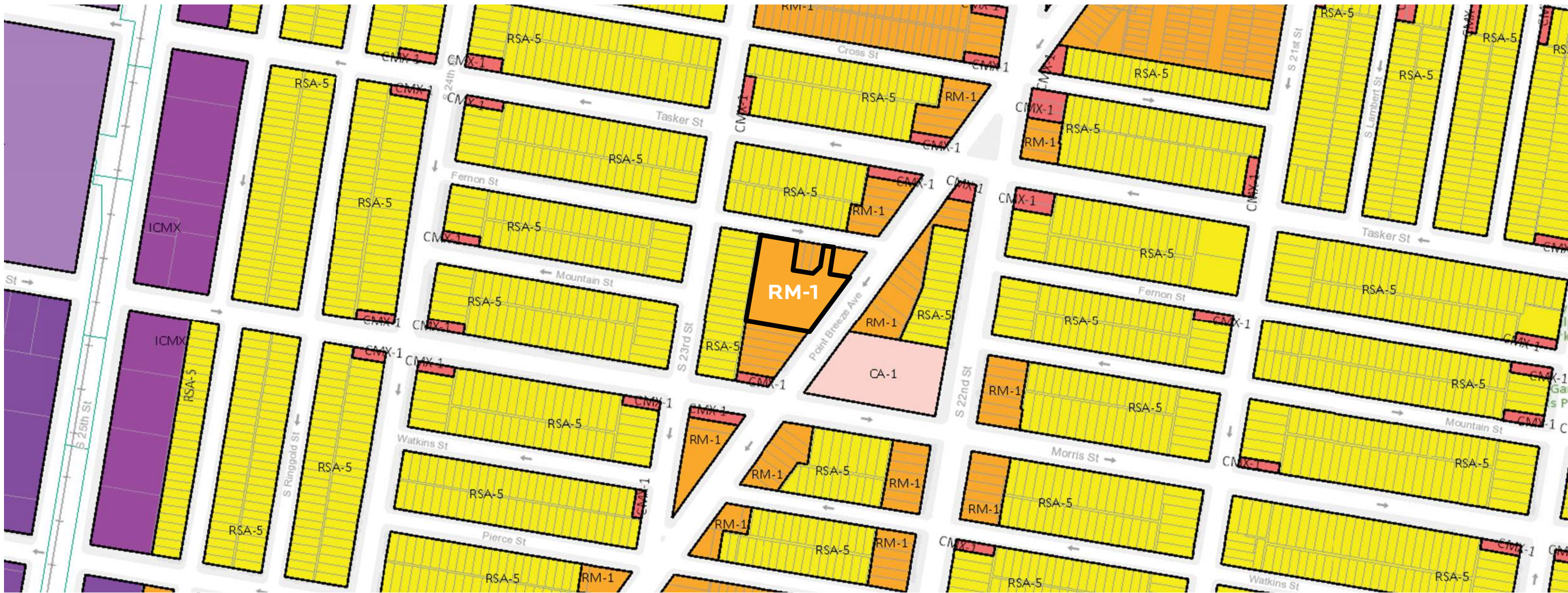
- Max. Occupied Area: 100%
- Min. Front Yard Depth: 0 ft.
- Min. Side Yard Width: 8 ft.
- Min. Rear Yard Depth: 8 ft.
- Max. Height: 60 ft.
- Max. Floor Area: 500%

IRMX

- Max. Occupied Area
 - Lot: Intermediate 75%
 - Lot: Corner 80%
- Min. Front Yard Depth: 0 ft.
- Min. Side Yard Width: 0 ft.
- Min. Rear Yard Depth: 0 ft.
- Max. Height: 60 ft.
- Max. Floor Area: 500%

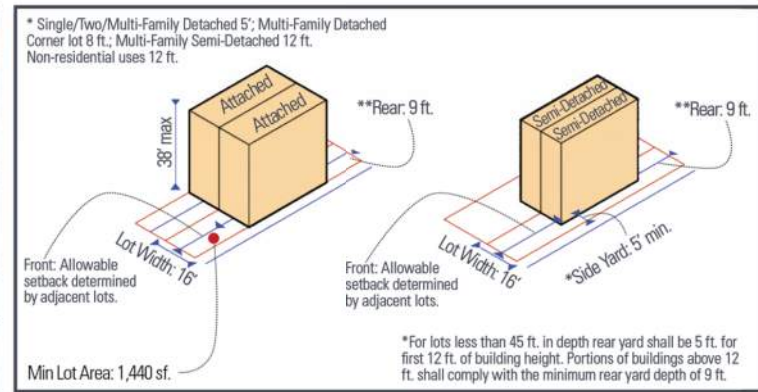
CMX-3

- Max. Occupied Area
 - Lot: Intermediate 75%
 - Lot: Corner 80%
- Min. Side Yard Width:
 - 8 ft. if used for buildings containing dwelling units
- Max. Floor Area:
 - 500%; up to an additional 300% with bonuses



RM-1 RESIDENTIAL MULTI-FAMILY

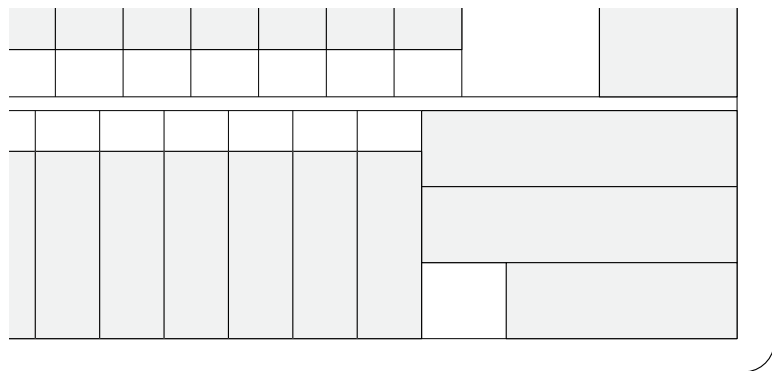
Description: Intended to accommodate moderate- to high-density, multi-unit residential buildings



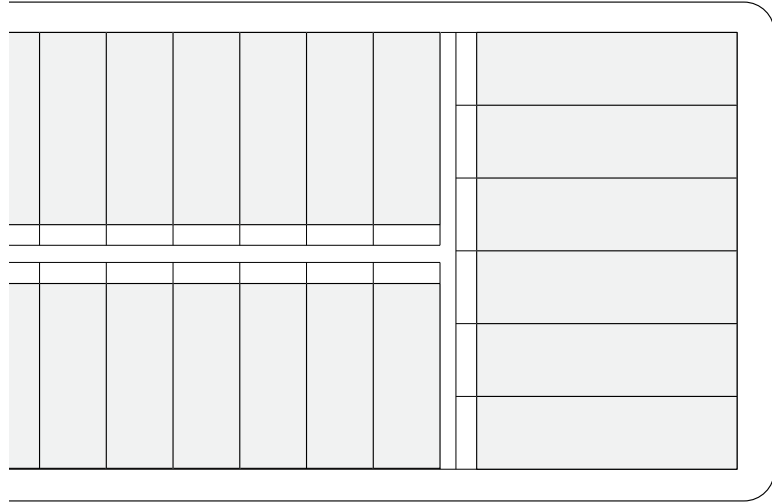
Min. Lot Width	16 ft.
Min. Lot Area	1,440 sq. ft. [1]
Min. Open Area	Intermediate 30%; Corner 20% [2]
Min. Front Setback	Based on adjacent [5,6]
Min. Side Yard Width [8]	Single/Two/Multi-Fam Det. 5'; Multi-Fam Det. Corner 8 ft.; Multi-Fam Semi-Det. 12 ft.
Min. Rear Yard Depth	9 ft. [9]
Max. Height / FAR (Floor Area Ratio)	38 ft. [5]

Type of Bonus	Bonus Earned	Bonus Used
Green Roof	25% density or 10 units	10 units
Low Income***	50% density or 19 units	9 units
	7' height	7' height

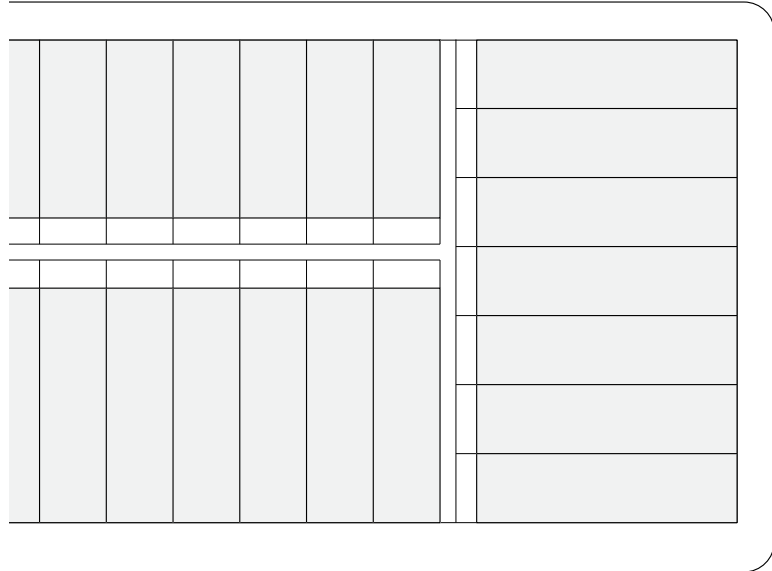
***PAYMENT TO CITY IN LIEU OF PROVIDING AFFORDABLE HOUSING: ESTIMATED PAYMENT \$960,000.00
 GREEN ROOF BONUS CALCULATION: $[(1,440\text{SQ. FT.}/360\text{SQ. FT.}) + ((17,601\text{SQ. FT.} - 1,440\text{SQ. FT.})/480\text{SQ. FT.}) * .25] = 9$ ADDITIONAL UNITS
 LOW INCOME BONUS CALCULATION: $[(1,440\text{SQ. FT.}/360\text{SQ. FT.}) + ((17,601\text{SQ. FT.} - 1,440\text{SQ. FT.})/480\text{SQ. FT.}) * 1.50] * .25 = 23$ ADDITIONAL UNITS



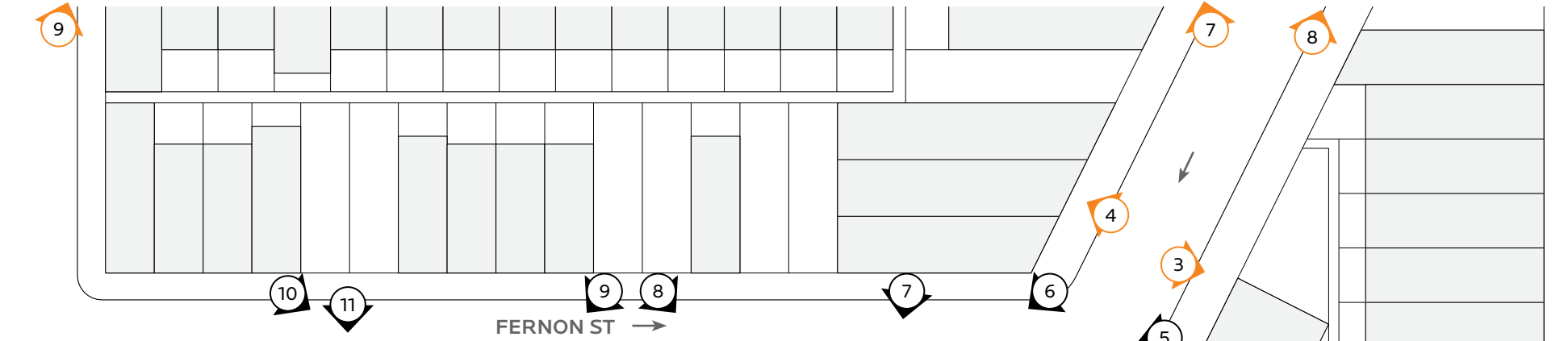
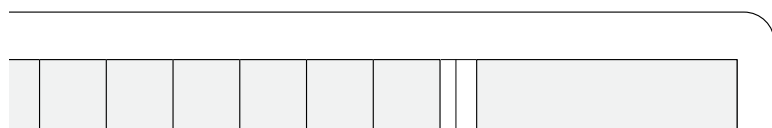
FERNON ST →



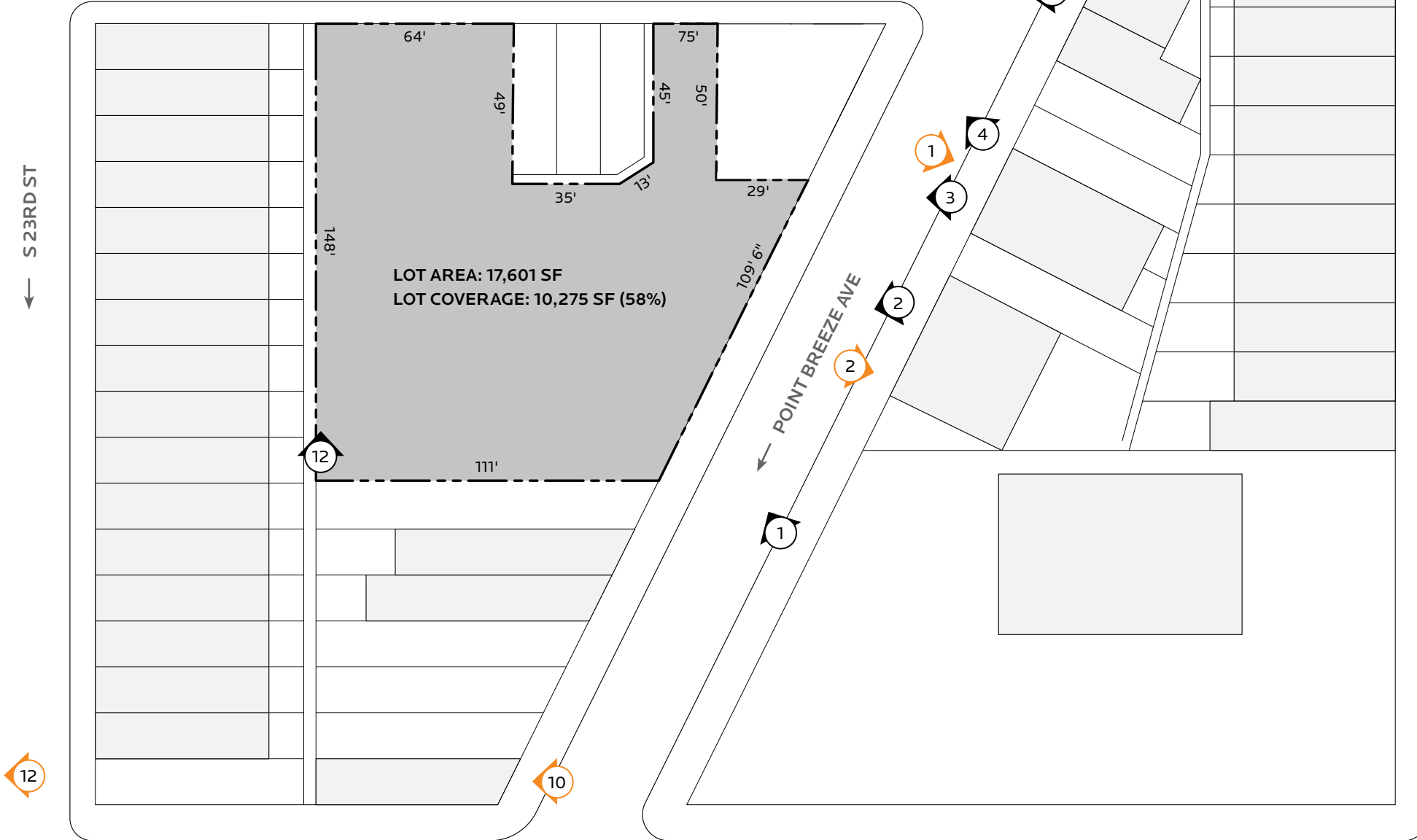
← MOUNTAIN ST



MORRIS ST →

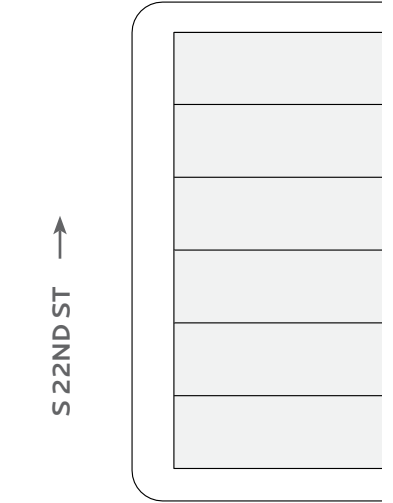


FERNON ST →



LOT AREA: 17,601 SF
LOT COVERAGE: 10,275 SF (58%)

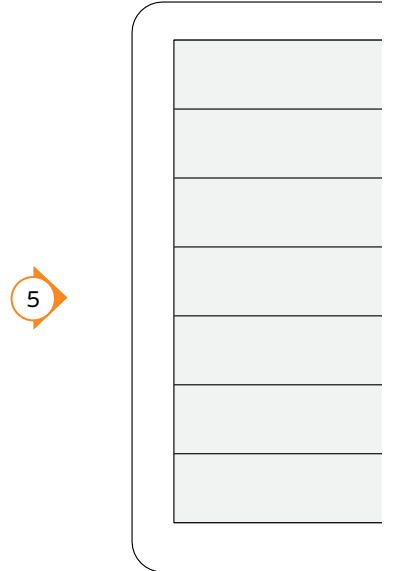
POINT BREEZE AVE



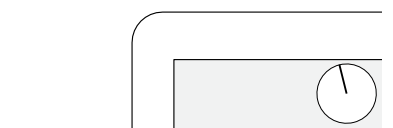
FERNON ST →

S 22ND ST ↑

← MOUNTAIN ST



MORRIS ST →





Point Breeze Ave



Point Breeze Ave



Point Breeze Ave



Point Breeze Ave



Point Breeze Ave



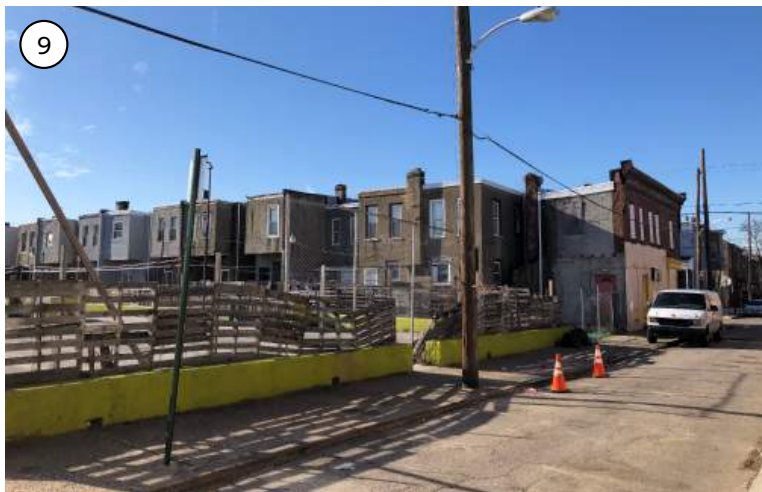
Point Breeze Ave



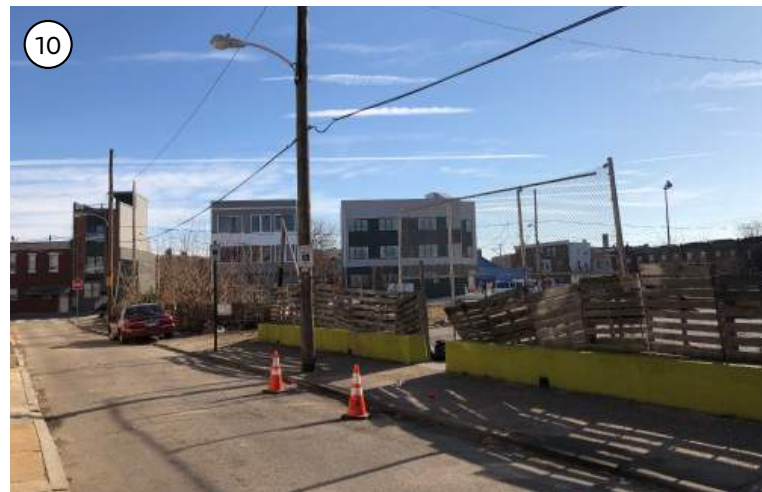
Point Breeze Ave



Point Breeze Ave



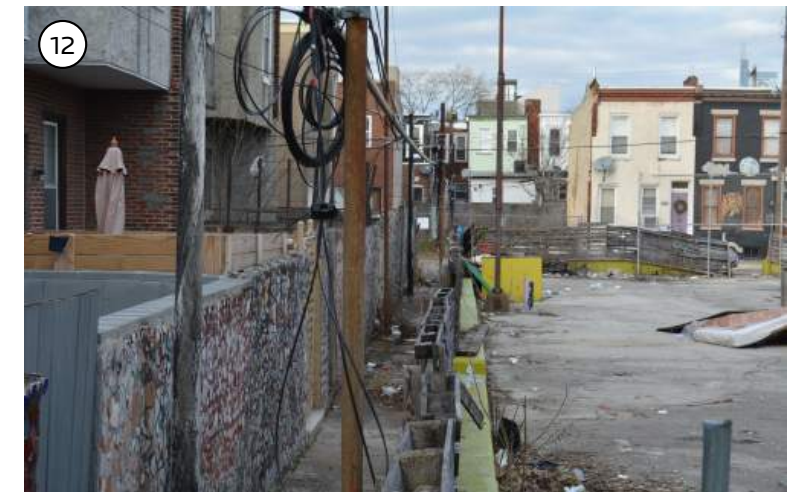
Point Breeze Ave



Point Breeze Ave



Fernon Street



Fernon Street



Point Breeze Ave



Point Breeze Ave



Point Breeze Ave



Point Breeze Ave



Point Breeze Ave



Morris Street



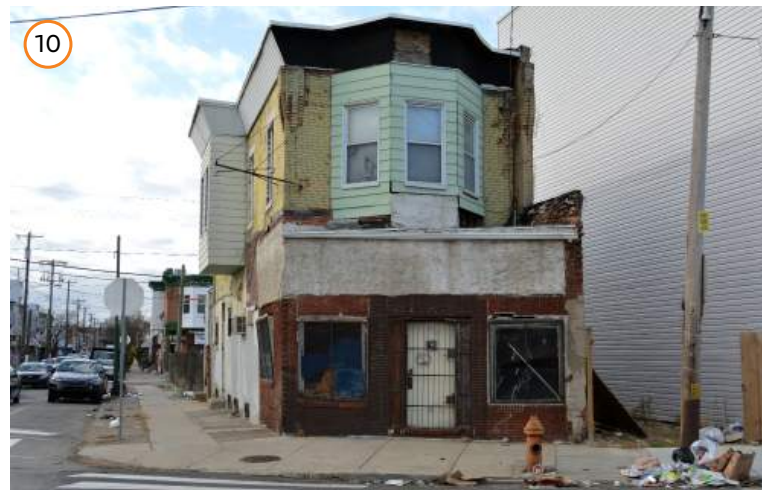
Point Breeze Ave



Point Breeze Ave



Tasker St.



Point Breeze Ave



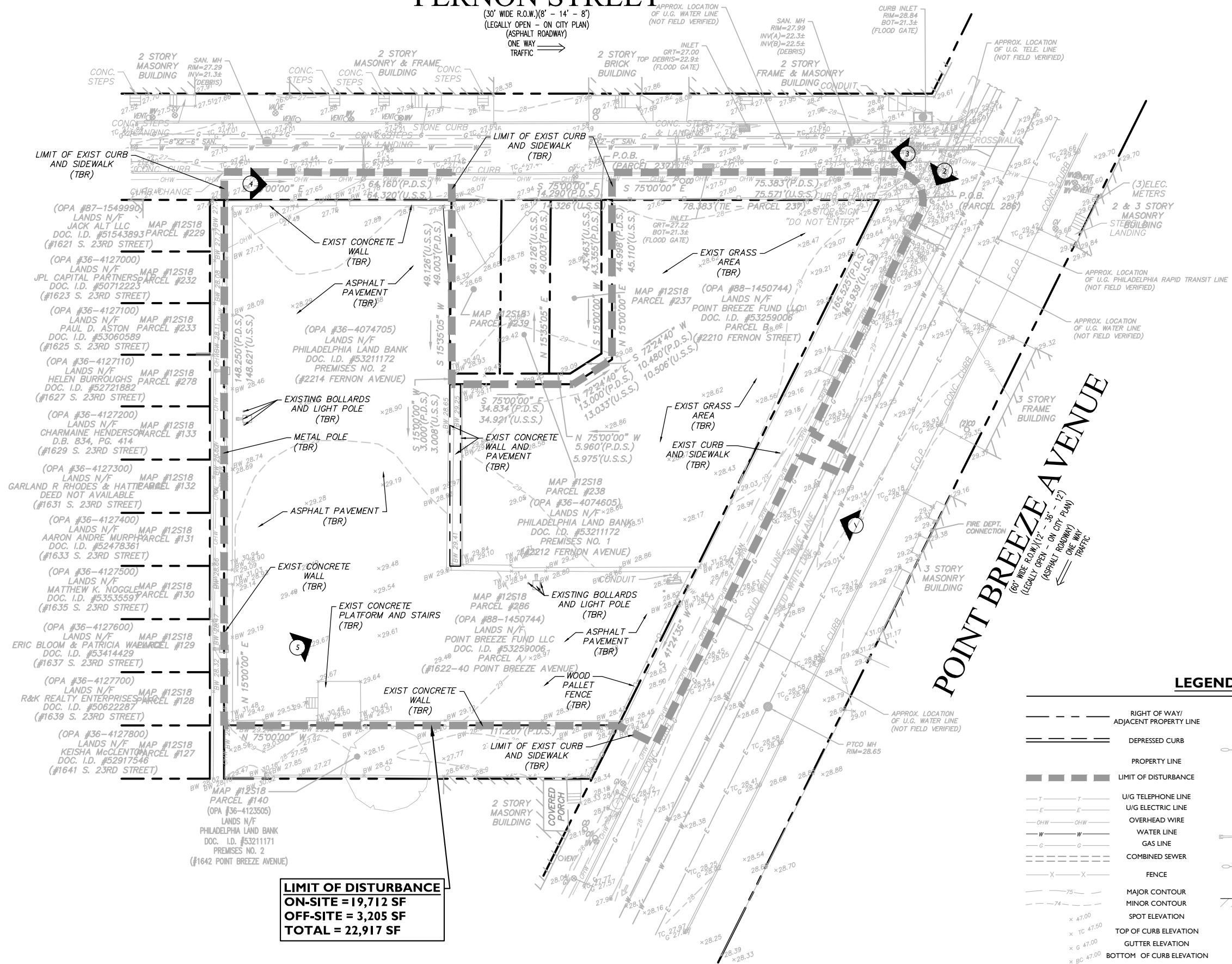
Point Breeze Ave



South 23rd St.

FERNON STREET

(30' WIDE R.O.W.)(8' - 14' - 8")
(LEGALLY OPEN - ON CITY PLAN)
(ASPHALT ROADWAY)
ONE WAY TRAFFIC




LEGEND

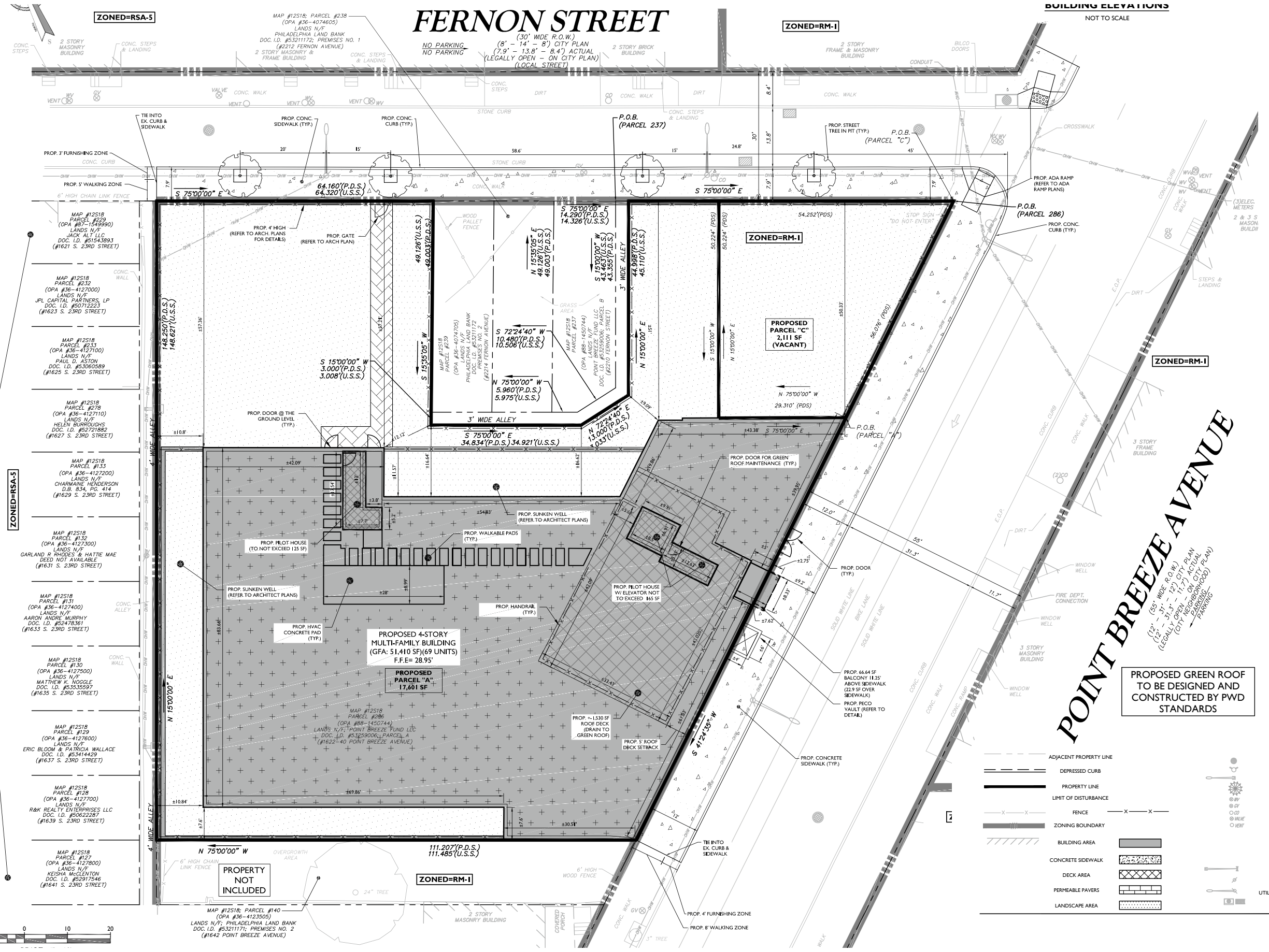
	RIGHT OF WAY/ ADJACENT PROPERTY LINE		DIRECTION OF TRAFFIC FLOW
	DEPRESSED CURB		MANHOLE
	PROPERTY LINE		HYDRANT
	LIMIT OF DISTURBANCE		STREET LIGHT
	U/G TELEPHONE LINE		TREE
	U/G ELECTRIC LINE		WATER VALVE
	OVERHEAD WIRE		GAS VALVE
	WATER LINE		SANITARY CLEANOUT
	GAS LINE		UNKNOWN VALVE
	COMBINED SEWER		VENT
	FENCE		TRAFFIC SIGNAL POLE
	MAJOR CONTOUR		UTILITY POLE
	MINOR CONTOUR		UTILITY POLE W/ STREET LIGHT
	SPOT ELEVATION		INLET
	TOP OF CURB ELEVATION		BUILDING AREA
	GUTTER ELEVATION		ERSA PHOTO ID
	BOTTOM OF CURB ELEVATION		



2020.08.18

1622-1640 POINT BREEZE AVE EXISTING SITE SURVEY

<p align="center">CONDITIONAL ZONING PERMIT</p> <p>APPLICATION # 1040241</p>	 <p align="center">CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING – CONCOURSE 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 <i>For more information visit us at www.phila.gov</i></p>
<p>THIS PERMIT CONFIRMS THAT THE ABOVE APPLICATION AS SUBMITTED COMPLIES WITH THE ELEMENTS OF A CONDITIONAL PERMIT IN THE ZONING CODE IN ACCORDANCE WITH §14-303(6)(c), BUT IS CONDITIONAL UPON FINAL APPROVAL OF REMAINING DETAILS. THIS PERMIT DOES NOT GRANT ANY RIGHTS TO BEGIN SITE DEVELOPMENT OR CONSTRUCTION AS PRESENTED UNTIL FINAL APPROVAL IS GRANTED. THIS CONDITIONAL PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT IF FINAL APPROVAL IS NOT OBTAINED BEFORE THAT DATE.</p>	
<p>ADDRESS: 1622-40 POINT BREEZE AVE, PHILADELPHIA, PA</p>	
<p>PROPERTY OWNER: 1620 POINT BREEZE AVE, LLC</p>	<p>APPLICANT ATIYA GROOMES</p>
<p>ADDRESS: 2441 S GARNETT ST, PHILADELPHIA, PA 19145</p>	<p>ADDRESS: 1936 WASHINGTON AVE PHILADELPHIA, PA 19146</p>
<p>FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE(45FT HIGH) ROOF DECK ACCESSED BY A PILOTHOUSE WITH ELEVATOR SHAFT(165 SF),BALCONIES WITH GREEN ROOF (ADDITIONAL 7 FT BUILDING HEIGHT FROM MIXED INCOME HOUSING BONUS AS PER CODE SECTION 14-702(3.1)FOR A MULTI-FAMILY HOUSEHOLD LIVING (SIXTY(60) DWELLING UNITS)(USED GREEN ROOF BONUS TO EARN TEN(10) DWELLING UNITS AS PER CODE SECTION 14-602(7)) AND MIXED USE MODERATE INCOME (NINE(9) UNITS AS PER CODE SECTION 14-702(3.1)) FROM FIRST FLOOR THROUGH FOURTH(4TH) FLOORS WITH TWENTY(20) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE IN SID ETHE BUILDING. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.</p> <p>NOTE: THIS PERMIT IS FOR THE CONDITIONAL PERMIT ONLY. NO FINAL PERMIT WILL BE ISSUED UNTIL CITY PLANNING COMMISSION APPROVES PLANS FOR THE SUBDIVISION/NEWCONSTRUCTION</p>	
<p align="center">ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA).FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p>	
<p>THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY, LICENSE, OR FINAL PERMIT. ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.</p> <p align="center"><u>POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES</u></p>	
<p>ZONING CLASSIFICATION: RM-1 ZONING DISTRICT</p>	<p>FEE:</p>
<p>PLANS EXAMINER: CHELI DAHAL</p>	<p>ISSUE DATE: 1/14 /2020</p>



2020.08.18

1622-1640 POINT BREEZE AVE
PROPOSED SITE PLAN

ZONING NOTES

1. THIS PLAN REFERENCES:
 A SURVEY PREPARED BY: BLUE MARSH ASSOCIATES, INC.
 551 EASTON ROAD, SUITE A
 WARRINGTON, PA 18976

 ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
 #1622-40 POINT BREEZE AVENUE AND #2210 FERNON STREET
 MAP #12518, PARCELS #237 & 296
 CITY & COUNCIL OF PHILADELPHIA, 36TH WARD
 COMMONWEALTH OF PENNSYLVANIA

 DATED: 11/13/2019
2. OWNER: 1620 POINT BREEZE AVE, LLC
 1936 WASHINGTON AVE
 PHILADELPHIA, PA 19146
3. APPLICANT: 1620 POINT BREEZE AVE, LLC
 1936 WASHINGTON AVENUE
 PHILADELPHIA, PA 19146
4. PROJECT LOCATION: 1622-40 POINT BREEZE AVENUE
 PHILADELPHIA, PA 19145
5. ZONING: RM-1 (RESIDENTIAL MULTI-FAMILY-1)

 PROPOSED USE PARCEL "A" MULTI-FAMILY (69 UNITS; 51,410 SF) [3]

 PROPOSED USE PARCEL "C" VACANT

DESCRIPTION	REQUIRED	PROPOSED PARCEL "A"	PROPOSED PARCEL "C"
MIN. DISTRICT AREA (SF)	N/A	N/A	N/A
MIN STREET FRONTAGE AS TAKEN FROM THE FRONT LOT (FT)	N/A	N/A	N/A
MIN. LOT WIDTH (FT)	16 FT	96.49 FT	N/A
MIN. LOT AREA (SF)	1,440 SF	17,601 SF (17,515 P.D.S.)	2,111 SF (2,098 P.D.S.)
MIN. OPEN AREA (%)	20% (CORNER); 25% (INTER)	54% (9,471 SF)	N/A
MAX. OCCUPIED AREA (% OF LOT)	80% (CORNER)	58% (10,241 SF)	N/A
MIN. FRONT YARD BUILDING SETBACK (FT)	0 FT [1]	0 FT	N/A
MIN. FRONT YARD BUILDING SETBACK (FT)	N/A [1]	N/A	N/A
MIN. SIDE YARD BUILDING SETBACK (FT)	8 FT TOTAL (MULTI-FAM.; CORNER)	N/A	N/A
MIN. SIDE YARD BUILDING SETBACK (FT)	5 FT TOTAL (DETACHED)	0 FT	N/A
MIN. REAR YARD BUILDING SETBACK (FT)	9 FT	10.34 FT	N/A
MIN. REAR YARD AREA (SF)	144 SF	1,642 SF	N/A
MAX. HEIGHT (FT)	45 FT (38 FT + 7 FT BONUS) [2]	45 FT	N/S
MAX. FLOOR AREA RATIO (FAR) (%)	NO LIMIT	N/A	N/A
MAX. PILOT HOUSE AREA (SF)	125 SF (165 SF WITH ELEVATOR)	125 SF & 165 SF	N/A

- [1] - IN THE RM-1 DISTRICT, FRONT SETBACKS SHALL COMPLY WITH THE FOLLOWING:
 (A) ON ANY GIVEN STREET, THE FRONT SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK; AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.
 (B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.
 (C) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(1)(D); (4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.
- [2] - 7 FT BUILDING HEIGHT BONUS FROM MIXED INCOME HOUSING BONUS PER CODE SECTION 14-702(3.1)
- [3] - IN THE RM-1 DISTRICT, THE MINIMUM LOT AREA REQUIRED PER DWELLING UNIT IS AS FOLLOWS, PROVIDED THAT, WHENEVER THE CALCULATION OF PERMITTED NUMBER OF DWELLING UNITS RESULTS IN A FRACTION OF A DWELLING UNIT, THEN THE NUMBER OF PERMITTED DWELLING UNITS SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER:
 (A) A MINIMUM 360 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE FIRST 1,440 SQ. FT. OF LOT AREA.
 (B) A MINIMUM OF 480 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE LOT AREA IN EXCESS OF 1,440 SQ.FT.; PROVIDED THAT, IF THE GREEN ROOF CONDITIONS SET FORTH AT § 14-602(7) ARE MET, THE NUMBER OF UNITS ALLOWED IS 25% GREATER THAN INDICATED BY THE FOREGOING LOT SIZE REQUIREMENTS, APPLIED PRIOR TO THE INCLUSION OF ANY OTHER APPLICABLE INCREASES IN ALLOWABLE UNITS.

PARKING & LOADING

MIN. PARKING SPACES:

	REQUIRED	PROPOSED	PROPOSED
• MULTI-FAMILY USE	0 SPACES	0 SPACES	N/A

MIN. LOADING SPACES:

• RESIDENTIAL USE	0 SPACES	0 SPACES	N/A
-------------------	----------	----------	-----

MIN. BICYCLE PARKING SPACES:

MULTI-FAMILY USE	24 CLASS 1A SPACES (1/3 UNITS)	30 SPACES [4]	N/A
------------------	--------------------------------	---------------	-----

[4] - 24 BICYCLE SPACES LOCATED IN THE BUILDING AND 6 BICYCLE SPACES LOCATED IN THE ROW (POINT BREEZE AVE)

LANDSCAPE

MIN. STREET TREES

a. POINT BREEZE AVENUE	5 TREES (166 LF/ 35 LF/TREE)	0 TREES[5]
b. FERNON STREET	4 TREES (140 LF/ 35 LF/TREE)	4 TREES[5]

[5] - STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705 (2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.

6. MASER CONSULTING, P.A.'S BUSINESS PRIVILEGE NUMBER IS 305518.
7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
8. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
9. PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/OWNER.
10. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
11. PWD ERSA #: FY20-PBAM-5813-01
12. THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 191 OF 230 COMMUNITY PANEL NUMBER 4207570191H, AND LAST REVISED NOVEMBER 18, 2015.
13. ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SHALL COMPLY WITH CITY OF PHILADELPHIA ZONING CODE REQUIREMENTS, SECTION 14-802(5).
14. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (P.C.P.C.) AND PWD GUIDELINES.
15. TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
16. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
17. ALL FENCING MUST BE 50% OPAQUE OR LESS.
18. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

7,601SQ. FT. - 1,440SQ. FT./480SQ. FT.) *25] = 9 ADDITIONAL UNITS
 7,601SQ. FT. - 1,440SQ. FT./480SQ. FT.) *1.50] *25] = 23 ADDITIONAL UNITS

LEGEND

14-803(1)(c)(.01)	PROPOSED	EXISTING	PROPOSED
EXISTING	(.1) ADDITIONAL REGULATIONS FOR RSA-5, RM-1, AND CMX-2 DISTRICTS.454	OF WAY/	N OF TRAFFIC FLOW
	IN THE RSA-5, RM-1, AND CMX-2 DISTRICTS, ACCESSORY PARKING FOR ANY SINGLE-FAMILY, TWO-FAMILY, OR MULTI-FAMILY USE IN ATTACHED OR SEMI-DETACHED BUILDING SHALL BE PROHIBITED UNLESS IT CAN BE ACESSED FROM A SHARED DRIVEWAY, ALLEY, OR REAR STREET ON WHICH NO ON-STREET PARKING IS PERMITTED ON THE SIDE OF THE REAR STREET DIRECTLY ABUTTING THE LOT. IN MAKING A DETERMINATION OF WHETHER ON-STREET PARKING IS PERMITTED, L&I MAY RELY ON CERTIFICATION AND DOCUMENTATION FROM THE APPLICANT	PROPERTY LINE	MANHOLE
		FENCE	HYDRANT
	ZONING BOUNDARY		GAS VALVE
			CLEANOUT
	G AREA		UNKNOWN VALVE
			VENT
	CONCRETE SIDEWALK		HOUSE TRAP
			ROOF DRAIN
	AREA		YARD DRAIN
	PERMEABLE PAVERS		FFIC SIGNAL POLE
	LANDSCAPE AREA		CITY POLE
			UTILITY POLE W/ STREET LIGHT
			INLET

1622-1640 POINT BREEZE AVE

ZONING NOTES





BASEMENT: 10 UNITS
 1ST FLOOR: 14 UNITS
 2ND FLOOR: 15 UNITS
 3RD FLOOR: 15 UNITS
 4TH FLOOR: 15 UNITS

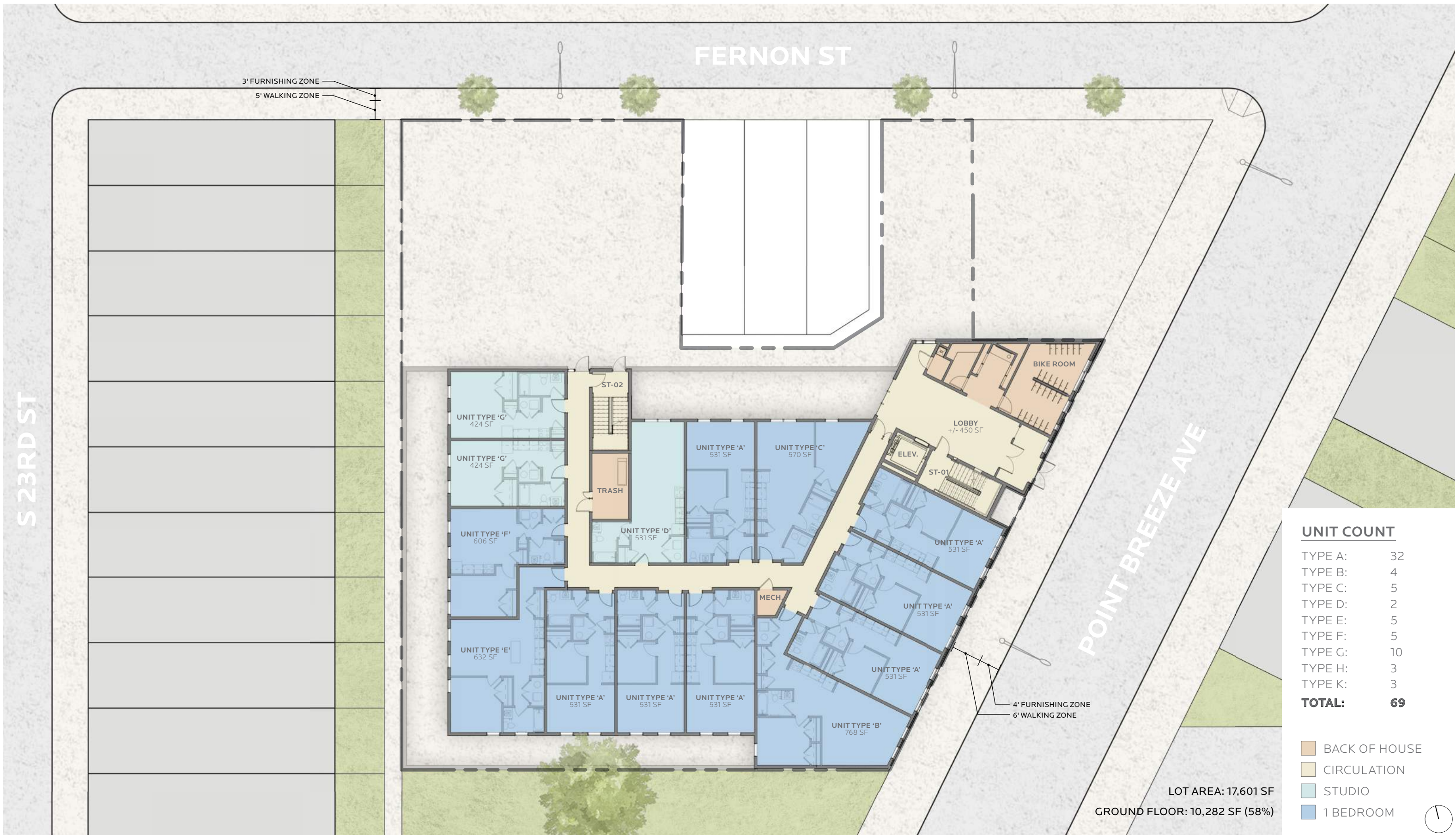
TOTAL: **69 UNITS**

- BACK OF HOUSE
- CIRCULATION
- STUDIO
- 1 BEDROOM

LOT AREA: 17,601 SF
 BASEMENT FLOOR: 10,282 SF (58%)



1622-1640 POINT BREEZE AVE
 GROUND FLOOR PLAN



UNIT COUNT

TYPE A:	32
TYPE B:	4
TYPE C:	5
TYPE D:	2
TYPE E:	5
TYPE F:	5
TYPE G:	10
TYPE H:	3
TYPE K:	3
TOTAL:	69

- BACK OF HOUSE
- CIRCULATION
- STUDIO
- 1 BEDROOM



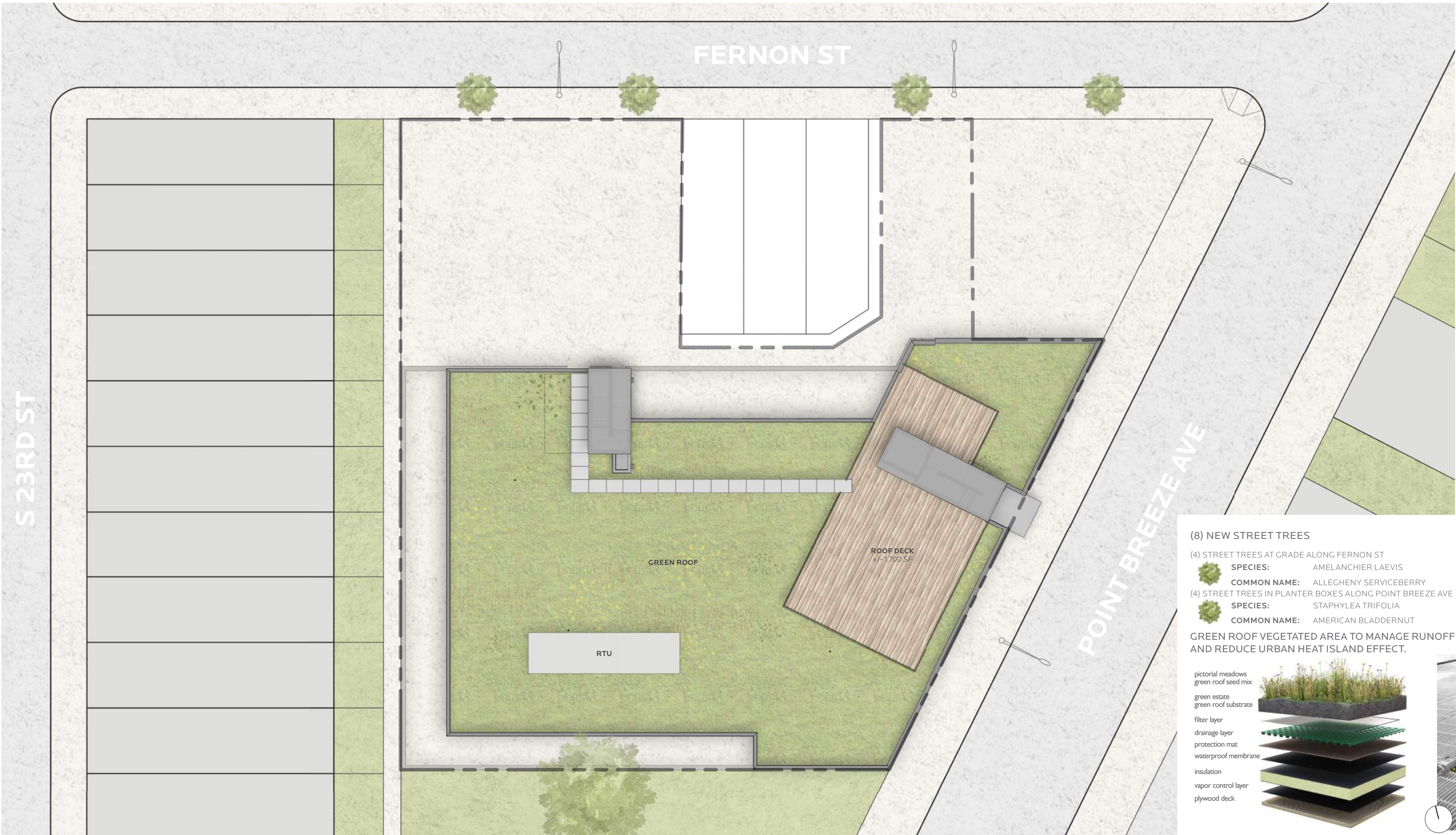
UNIT COUNT

TYPE A:	32
TYPE B:	4
TYPE C:	5
TYPE D:	2
TYPE E:	5
TYPE F:	5
TYPE G:	10
TYPE H:	3
TYPE K:	3
TOTAL:	69

- BACK OF HOUSE
- CIRCULATION
- STUDIO
- 1 BEDROOM

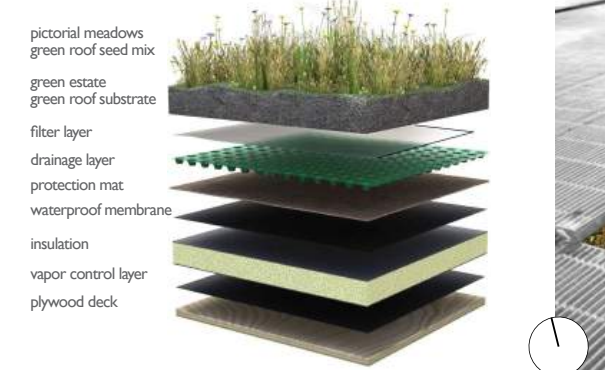


1622-1640 POINT BREEZE AVE
TYPICAL FLOOR PLAN



- (8) NEW STREET TREES
- (4) STREET TREES AT GRADE ALONG FERNON ST
 - SPECIES:** AMELANCHIER LAEVIS
 - COMMON NAME:** ALLEGHENY SERVICEBERRY
- (4) STREET TREES IN PLANTER BOXES ALONG POINT BREEZE AVE
 - SPECIES:** STAPHYLEA TRIFOLIA
 - COMMON NAME:** AMERICAN BLADDERNUT

GREEN ROOF VEGETATED AREA TO MANAGE RUNOFF AND REDUCE URBAN HEAT ISLAND EFFECT.



Civic Design Review Sustainable Design Checklist

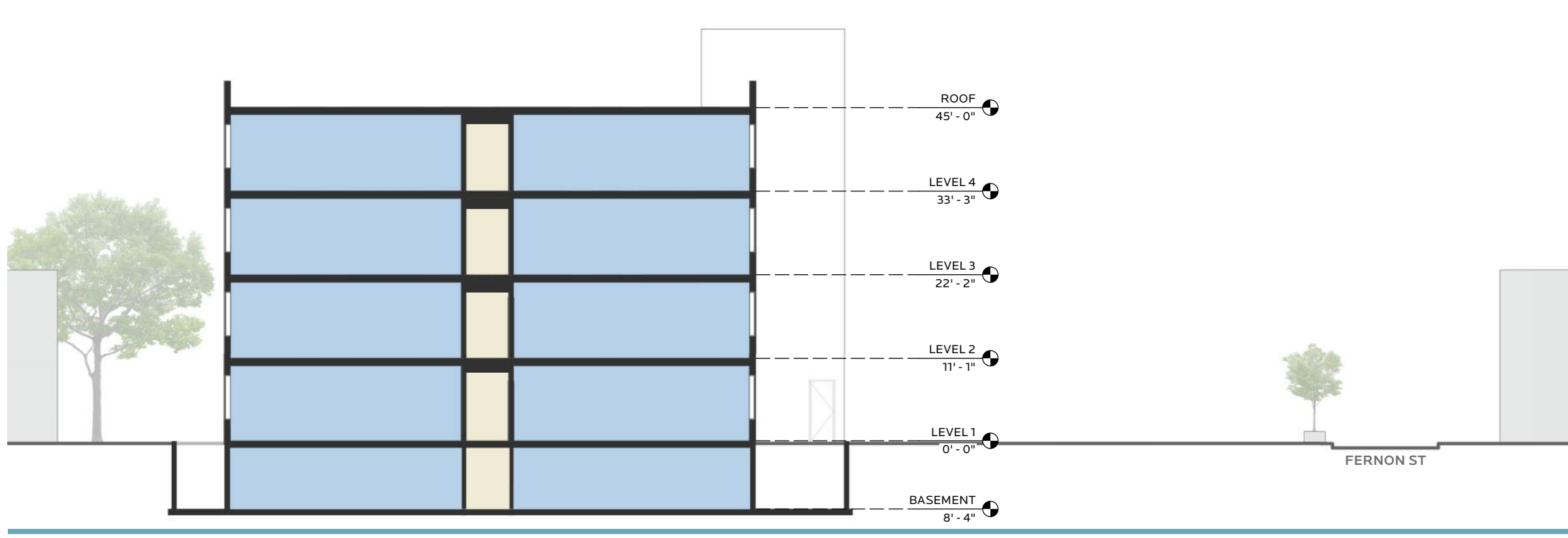
Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- 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

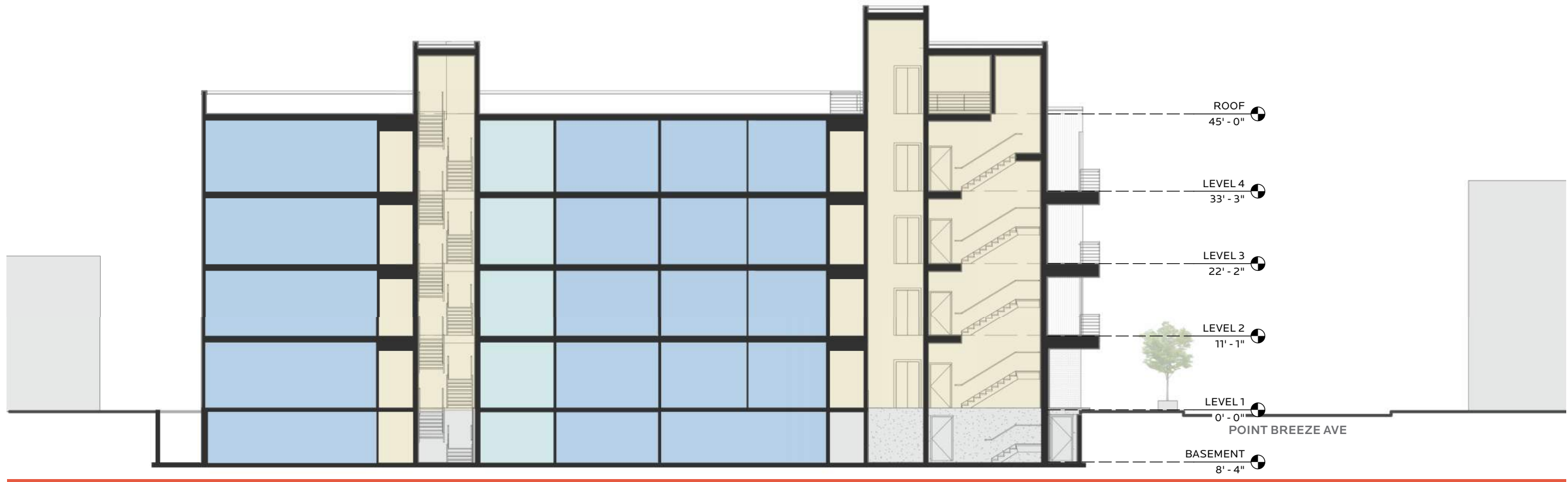
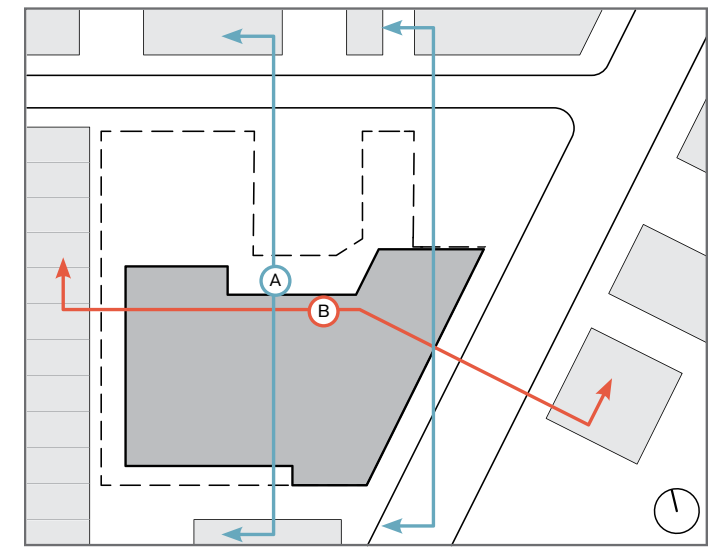
The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

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- Located along the SEPTA Bust stop #29 and #7 located at the corner of Tasker and 22nd Streets
(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.	
(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.	N/A.
(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	
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	

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.	
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- The proposed development provides vegetated, green roof and pervious area is approximately 9,471 SF which is (48%) greater than 3,942 SF (20%) of the required open area.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	No-However, all on-site stormwater is being managed on-site, conforming to the stormwater requirements of the Philadelphia Water Department
(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-Combination of shading by trees,pavers and green roof areas
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	
(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 <ul style="list-style-type: none"> •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using 	



SITE SECTION A

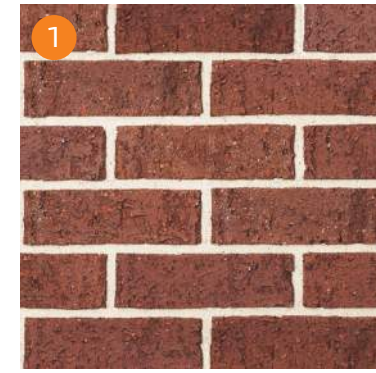


SITE SECTION B

BUILDING MATERIALS



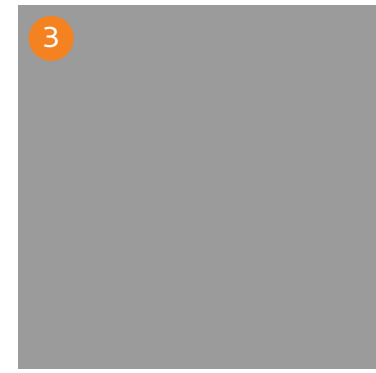
EAST ELEVATION (POINT BREEZE AVE)



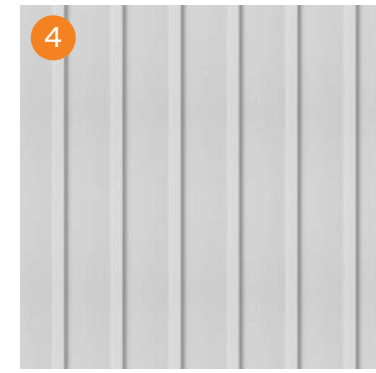
Brick
Classic Red



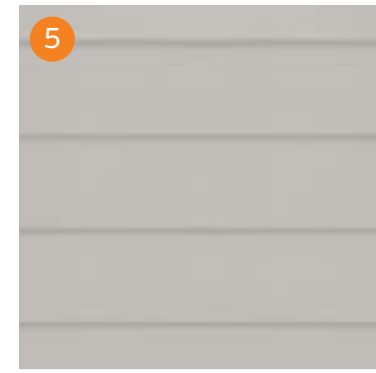
Composite Metal Panel
Dark Gray



Composite Metal Panel
Medium Gray



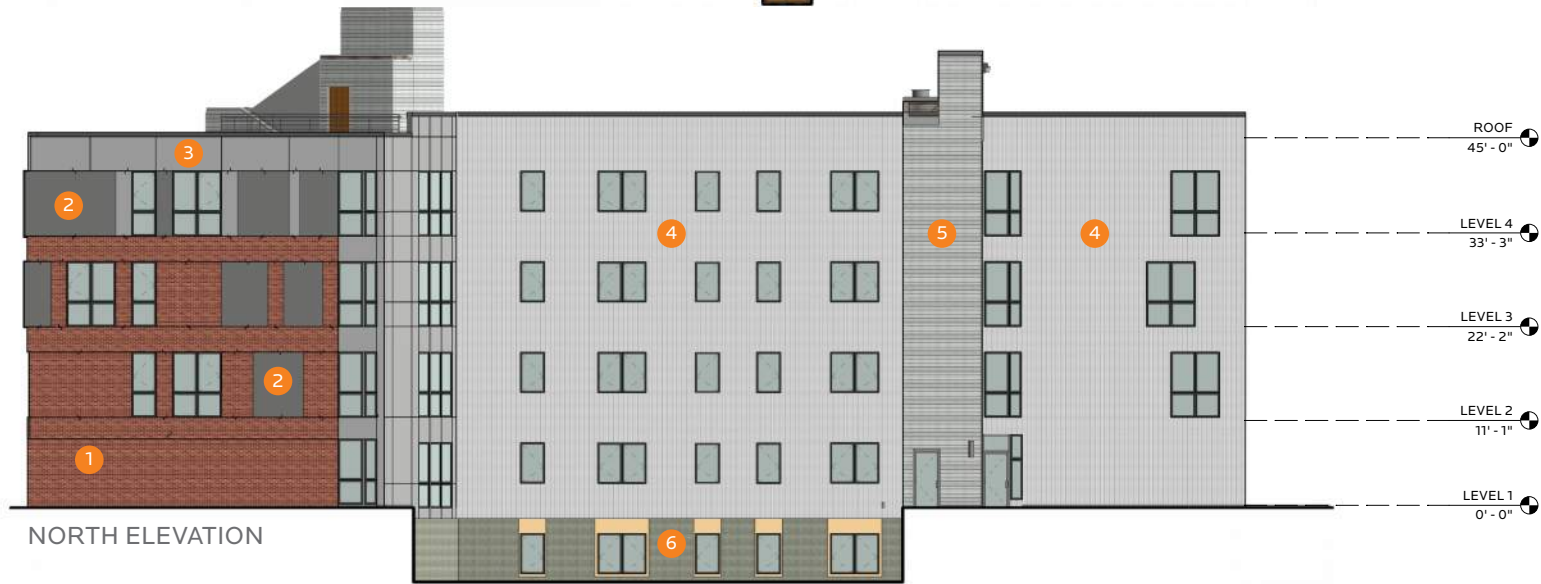
Corrugated Metal Panel
Light Gray



Vinyl Siding
Light Gray



Cast Stone
Natural



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION





