

GROUND UP  
**OXFORD SELF STORAGE**

7801 - 7845 OXFORD AVENUE  
PHILADELPHIA, PA 19111

**PROJECT RENDERING**



VISSI, LLP Architecture + Design  
10000 Lincoln Drive East, Suite 104  
Marlton, NJ 08053  
856 428 8877  
www.vissi.com

Joseph M Davidson AIA  
PA-RA-405936  
Joseph M Davidson AIA  
PA-RA-405936

ENTRUST DIGITAL SIGNATURE

**CLIENT + PROJECT**

**BG CAPITAL**  
3 BALA PLAZA EAST, SUITE 201  
EAST  
PHILADELPHIA, PA 19004

GROUND UP  
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7801 - 7845 OXFORD AVENUE  
PHILADELPHIA, PA 19111

**DISTRIBUTION:** 00 CDR Submission  
**DATE:** 10-04-2024

**PROJECT INFO:**  
PROJECT NUMBER: 10167  
DRAWN BY: EC, MMP, HF  
CHECKED BY: JMD, DR

**NOTE + COPYRIGHT:**  
CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.  
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**DRAWING NAME + NUMBER**

COVER SHEET

**SD-1**



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**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-2024-007828**

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

Creation of greater than 100,000 sf of new floor area

**PROJECT LOCATION**

Planning District: Light Industrial (I-1) Council District: 10th  
 Address: 7801-45 Oxford Ave  
 Is this parcel within an Opportunity Zone? Yes  No  Uncertain  
 If yes, is the project using Opportunity Zone Funding? Yes  No

**CONTACT INFORMATION**

Applicant Name: Ronald J. Patterson, Esq. Primary Phone: 215-569-4585  
 Email: RPatterson@Klehr.com Address: Klehr Harrison, et al  
1835 Market St.  
Phila., PA 19103  
 Property Owner: BG Oxford Ave LLC Developer BG Capital  
 Architect: Vissi Architecture & Design

**SITE CONDITIONS**

Site Area: 33,679 SF  
(0.77 acres)  
 Existing Zoning: I-1 Are Zoning Variances required? Yes  No

**Proposed Use:**

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units): 1) Relocation of lot lines to consolidate three (3) zoning lots (7801 Oxford Ave; 7811-43 Oxford Ave and 7845 Oxford Ave) into a single lot; 2) Complete demolition of all existing structures on the existing lots; and 3) Erection of a 118,122 SF GFA six-story detached structure for use as Wholesale, Distribution and Storage (Moving and Storage Facilities).

Proposed # of Parking Units: Total of six (6) surface parking spaces (including one (1) van accessible ADA compliant space not reserved) and six (6) accessory loading 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: 1/8/2025 Time: 7:30PM

**ZONING BOARD OF ADJUSTMENT HEARING**

ZBA hearing scheduled: Yes  No  NA   
 If yes, indicate the date hearing will be held:  
 Date: 02/26/2025

DISTRIBUTION: DATE:  
 00 CDR Submission 10-04-2024

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DRAWING NAME + NUMBER

**PROJECT APPLICATION FORM**

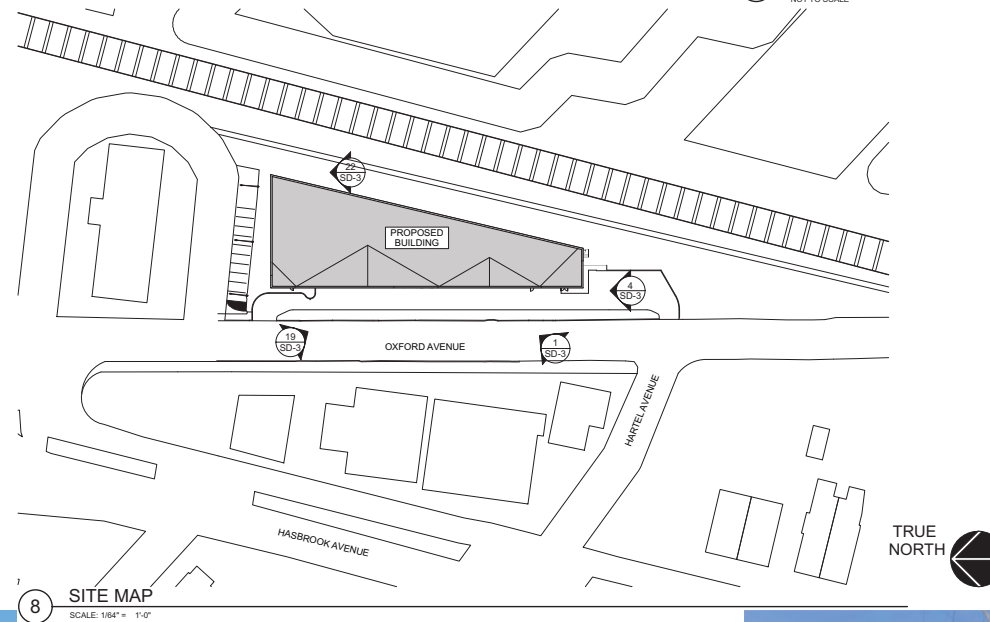
**SD-2**



22 VIEW OF EXISTING NORTHEAST PROPANE FROM OXFORD  
NOT TO SCALE



19 VIEW OF EXISTING AUTO BODY FROM OXFORD AVE.  
NOT TO SCALE



4 VIEW OF EXISTING AUTOBODY FROM HARTEL AVE  
NOT TO SCALE



1 VIEW OF EXISTING AUTO BODY FROM OXFORD AVE.  
NOT TO SCALE



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EXISTING CONTEXT

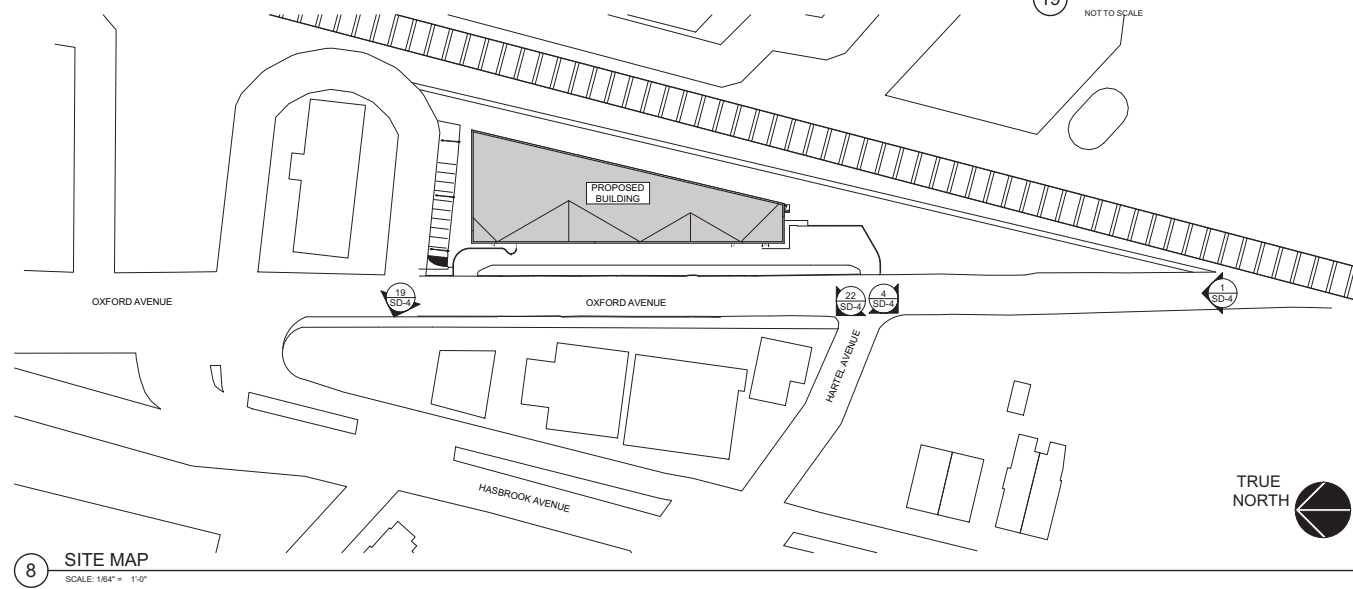
**SD-3**



22 RIGHT OF OXFORD AVE AND HARTEL AVE. INTERSECTION  
NOT TO SCALE



19 PERSPECTIVE OF HASBROOK AVE. FROM OXFORD AVE.  
NOT TO SCALE



8 SITE MAP  
SCALE: 1/8" = 1'-0"



4 LEFT OF OXFORD AVE AND HARTEL AVE INTERSECTION  
NOT TO SCALE



1 OXFORD AVE FROM INTERSECTING RAILROAD  
NOT TO SCALE



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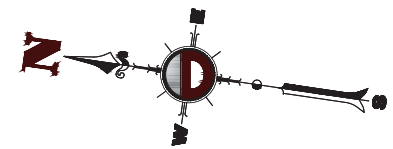
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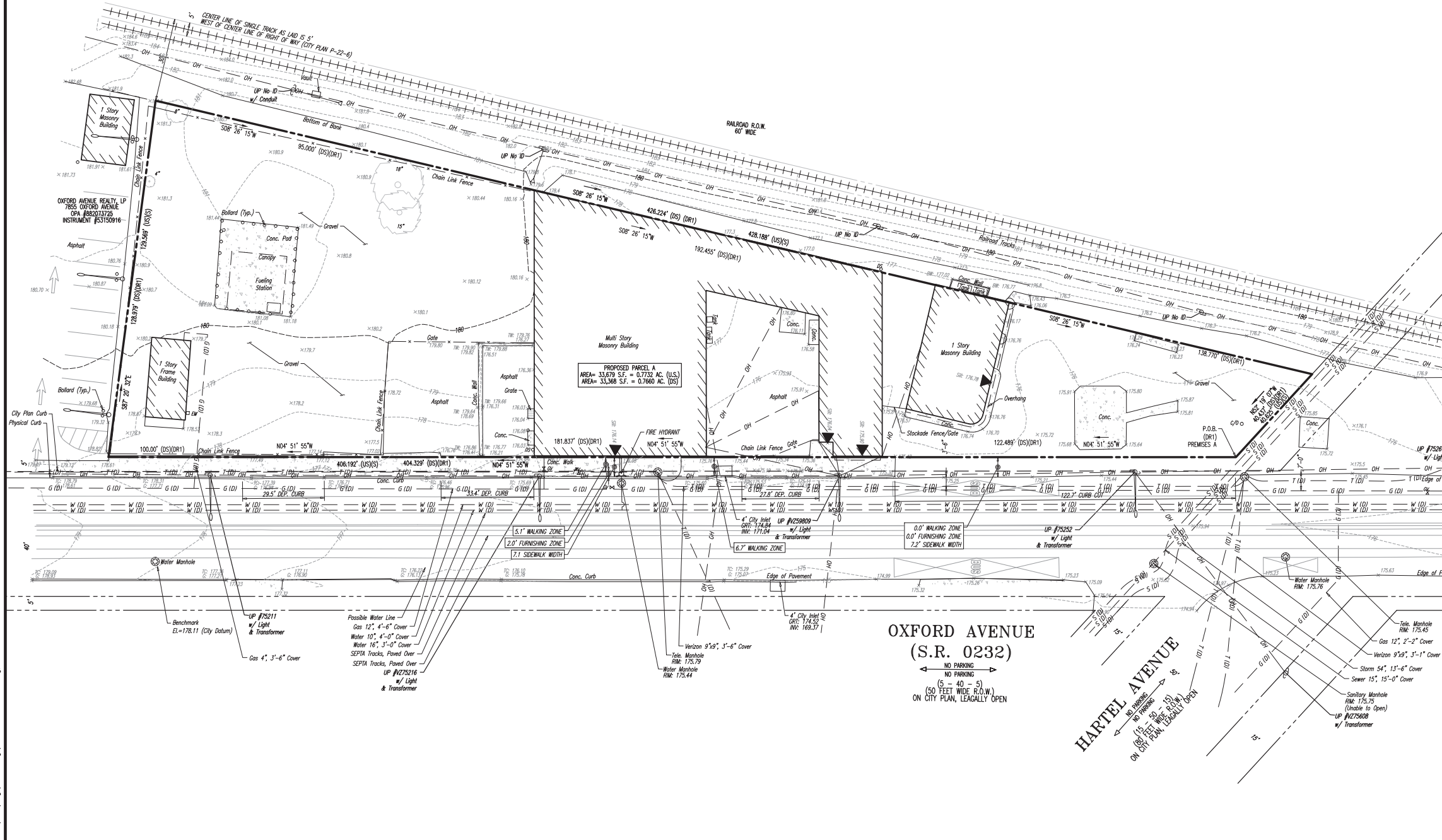
EXISTING CONTEXT

**SD-4**



**GENERAL NOTES**

1. APPLICANT/OWNER: BG OXFORD AVE LLC  
1401 MARKET STREET, SUITE 201E  
PHILADELPHIA, PA 19102
2. ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC  
KATHERINE E. WEISS  
215-253-4888  
1515 MARKET STREET, SUITE 1920  
PHILADELPHIA, PA 19102
3. PROPERTY INFORMATION: OPA NO. 882968315  
7801 OXFORD AVENUE  
PHILADELPHIA, PA 19111  
OPA NO. 882971500  
7811-43 OXFORD AVENUE  
PHILADELPHIA, PA 19111  
OPA NO. 884330645  
7845 OXFORD AVENUE  
PHILADELPHIA, PA 19111
4. ZONING DISTRICT: LIGHT INDUSTRIAL (I-1)  
FOR COMPLETE ZONING INFORMATION REFER TO TITLE 14 ZONING AND PLANNING OF THE CITY OF PHILADELPHIA CODE AS CURRENTLY AMENDED.
5. EXISTING USE: PERSONAL VEHICLE REPAIR AND MAINTENANCE (§ 14-601(8))
6. PROPOSED USE: WHOLESALE, DISTRIBUTION, AND STORAGE (§ 14-601(9))
7. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY, DATED 05/28/2024  
DYNAMIC SURVEY, LLC  
1515 MARKET STREET  
PHILADELPHIA, PA 19102  
PLAN OF CONVEGULATION, DATED 06/06/2024  
DYNAMIC SURVEY, LLC  
1515 MARKET STREET  
PHILADELPHIA, PA 19102
8. ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD OF MEASURE (DS) UNLESS OTHERWISE NOTED. ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED.
9. THE HORIZONTAL DATUM FOR THIS PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON MAY 14, 2024, UTILIZING THE LEICA RTK CORE NETWORK.  
HORIZONTAL SCALE FACTOR = D.S. X 1.0046125' = U.S. SURVEY FEET  
THE BASIS OF BEARINGS VERTICAL INFORMATION SHOWN HEREON IS BASED ON THE CITY OF PHILADELPHIA VERTICAL DATUM (CITY DATUM). BENCHMARK USED - WATER MANHOLE RM ON WEST SIDE OXFORD AVENUE - ELEVATION 178.11' (CITY DATUM).  
NAVD88 - 4.49' = CITY DATUM
10. FLOOD ZONE INFORMATION:  
BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 104 OF 230, COMMUNITY MAP NO. 420757, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007, THE SITE IS LOCATED IN THE FOLLOWING AREAS:  
ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOODPLAIN)  
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
11. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
12. LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
14. ALL UTILITIES AND SITE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITY VALVES, MANHOLE STRUCTURES, AND OTHER APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ADJUSTED TO PROPOSED GRADES AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
15. A LOT LINE ADJUSTMENT IS PROPOSED TO CREATE PARCEL "A". THE PARCEL LINE ADJUSTMENT PLAN HAS BEEN REVIEWED AND APPROVED BY THE 4TH SURVEY DISTRICT REGULATOR ON 07/09/2024 AND IS PART OF THIS APPLICATION.

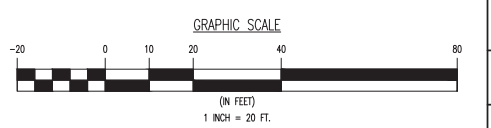


**OXFORD AVENUE  
(S.R. 0232)**  
NO PARKING  
NO PARKING  
(5 - 40 - 5)  
(50 FEET WIDE R.O.W.)  
ON CITY PLAN, LEGALLY OPEN

**HARTEL AVENUE**  
NO PARKING  
NO PARKING  
(8 - 15 - 20)  
(80 FEET WIDE R.O.W.)  
ON CITY PLAN, LEGALLY OPEN

**EXISTING FEATURES LEGEND**

---	C	EXIST. CABLE LINE	⊕	EXIST. FIRE HYDRANT
---	E	EXIST. ELECTRIC LINE	⊕	EXIST. WATER VALVE
---	G	EXIST. GAS LINE	⊕	EXIST. GAS VALVE
---	FO	EXIST. FIBER OPTIC LINE	⊕	EXIST. GAS METER
---	FUEL	EXIST. FUEL LINE	⊕	EXIST. ELECTRIC METER
---	OH	EXIST. OVERHEAD WIRES	⊕	EXIST. ELECTRIC BOX
---	T	EXIST. TELEPHONE LINE	⊕	EXIST. CLEAN OUT
---	G	EXIST. GAS LINE	⊕	EXIST. WELL
---	UW	EXIST. UNDERGROUND ELEC./TELE. SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)	⊕	EXIST. WATER SHUT OFF VALVE
---	W	EXIST. WATER LINE	⊕	EXIST. TELEPHONE BOX
---	S	EXIST. SANITARY SEWER LINE	⊕	EXIST. CABLE TV BOX
---	SD	EXIST. STORM DRAIN LINE	⊕	EXIST. UTILITY POLE
---	W	EXIST. WARDY CONTOUR & ELEVATION	⊕	EXIST. GUY WIRE
---	M	EXIST. MAJOR CONTOUR & ELEVATION	⊕	EXIST. LIGHT POLE
---	S	EXIST. SPOT ELEVATIONS	⊕	EXIST. BUILDING LIGHT
---	CE	EXIST. CURB ELEV.	⊕	EXIST. SHOE BOX LIGHT
---	FE	EXIST. FINISH FLOOR ELEV.	⊕	EXIST. COBRA LIGHT POLE
---	GE	EXIST. GARAGE FLOOR ELEV.	⊕	EXIST. TRAFFIC SIGNAL POLE
---	GL	EXIST. GROUND LEVEL	⊕	EXIST. MANHOLE
---	PL	EXIST. PROPERTY LINE (PARCEL IN QUESTION)	⊕	EXIST. W INLET
---	PS	EXIST. OFF-SITE PROPERTY LINES	⊕	EXIST. C INLET
---	SI	EXIST. SANITARY INLET	⊕	EXIST. DOUBLE W INLET
---	VI	EXIST. VARD INLET	⊕	EXIST. HIGHWAY INLET
---	WI	EXIST. WATER INLET	⊕	EXIST. CMO INLET
---	CI	CITY INLET (4 DENOTES 4 FT, 6 DENOTES 6 FT)	⊕	



**PWD TRACKING NO.: FY24-0XFO-7816-01**

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**DYNAMIC ENGINEERING**  
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1515 Market Street, Suite 1920 Philadelphia, PA 19102  
T: 215.253.4888 F: 215.253.4881 www.dynamiceng.com

DATE: 07/29/2024  
JOB No: 5293-23-00720  
DRAWN BY: MZF  
DESIGNED BY: MPD  
CHECKED BY: KEW  
PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 75022

**EXISTING CONDITIONS PLAN**

PROJECT: **BG OXFORD AVE LLC. PROPOSED SELF-STORAGE**  
OPA# 882968315 & 884930645  
7801 - 7845 OXFORD AVENUE  
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

SCALE: (H) 1" = 20'  
(V) 1" = 4'

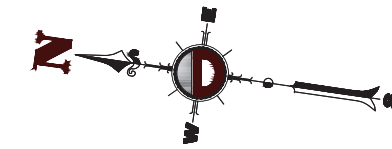
SHEET NO: **1** OF 5

Rev. # 0

Plotted: 07/29/24 - 3:16 PM, By: mzimmerman, Product Ver: 24.3s (LMS Tech) File: \\sdc\local\desig\Drawings\03\_Zoning\052932300720ECO.dwg, ---> 01 EXISTING CONDITIONS PLAN

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PHILADELPHIA, PA ZIP 19102  
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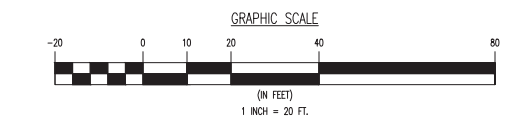
**TREE REMOVAL & REPLACEMENT PLAN NOTES (14-705)**

- THE TOTAL DBH FOR THE TREES WITHIN THE SITE ARE BASED ON THE BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY, DATED 05/28/2024, PREPARED BY DYNAMIC SURVEY, LLC.
- TREE REPLACEMENT REQUIREMENTS (14-705)(1)(i)  
a. ALL TREES REQUIRED FOR REMOVAL AND PROPOSED REPLACEMENT TREES SHALL BE INDICATED ON THE SITE PLAN.  
b. THE TOTAL CALIPER INCHES OF ALL REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL INCHES OF DBH OF ALL TREES REMOVED FROM THE LOT. EACH REPLACEMENT TREE SHALL NOT BE LESS THAN 2.5 CALIPER IN. AT PLANTING.

TREE REMOVAL CALCULATION			
TREES < 24" DBH (N) TO BE REMOVED	DBH (N)	QUANTITY	TOTAL DBH (N)
	4	1	4
	8	1	8
	15	1	15
	18	1	18
TREES ≥ 24" DBH (N) TO BE REMOVED	N/A	N/A	N/A
<b>TOTAL</b>		<b>4</b>	<b>45</b>

TOTAL TREE REPLACEMENT IN DBH (N)			
INTERIOR LANDSCAPING	DBH (N)	QUANTITY	TOTAL DBH (N)
	3	4	12
	2.5	1	2.5
PERIMETER SCREENING & YARD TREE LANDSCAPING	3	20	60
RAILROAD BUFFERING LANDSCAPING	3	7	21
<b>TOTAL</b>		<b>32</b>	<b>96</b>



**PWD TRACKING NO.: FY24-OXFO-7816-01**

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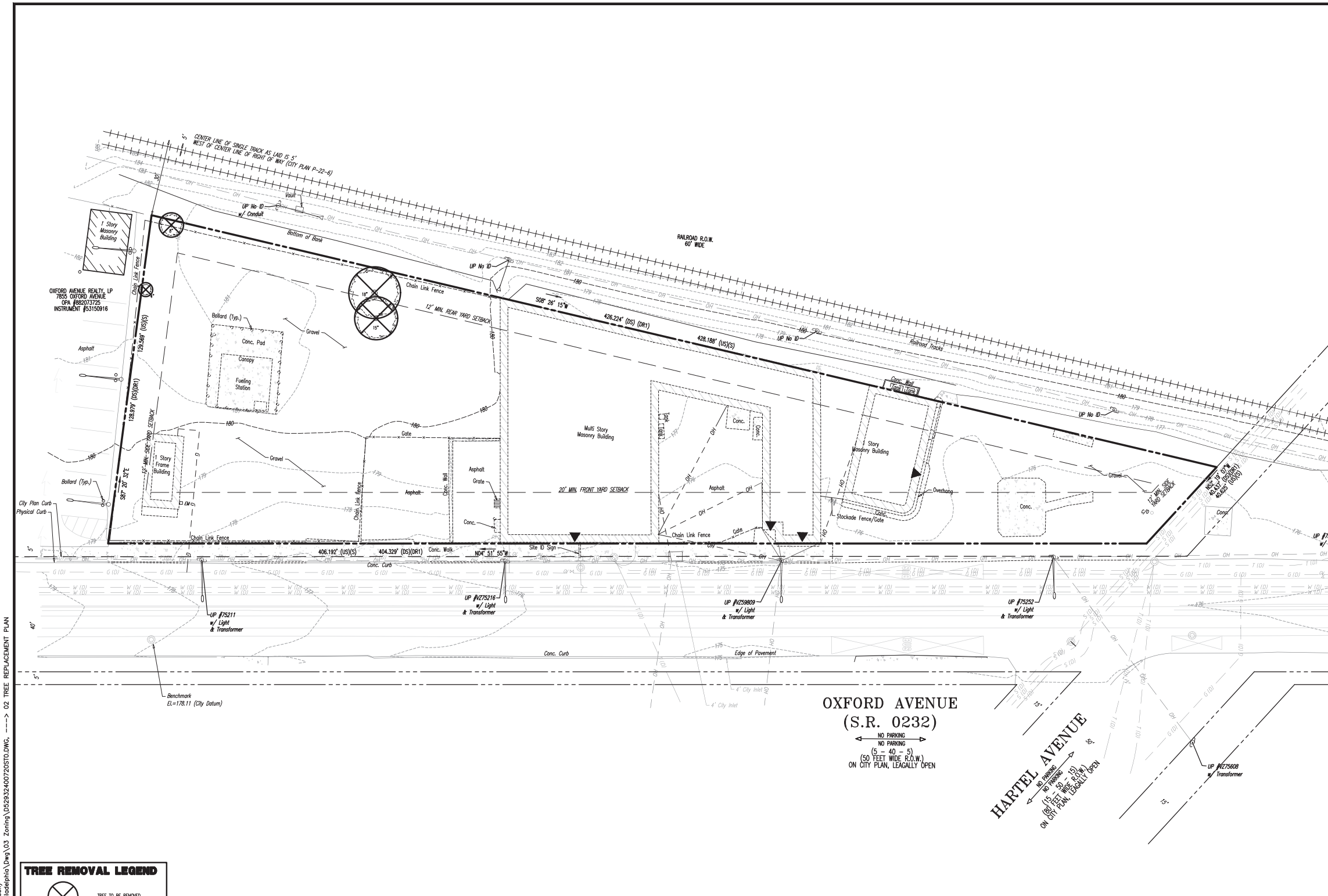
DATE: 07/29/2024  
SCALE: (H) 1" = 20'  
(V) 1" = 20'  
SHEET NO: 2 OF 5  
Rev. # 0

TITLE: **TREE REPLACEMENT PLAN**

PROJECT: **BG OXFORD AVE LLC. PROPOSED SELF-STORAGE**  
OPA# 882968315 & 884930645  
7801 - 7845 OXFORD AVENUE  
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

JOB NO: 5293-23-00720  
DRAWN BY: MAR  
DESIGNED BY: MPD  
CHECKED BY: KEW

REGISTERED PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 081708



**TREE REMOVAL LEGEND**

TREE TO BE REMOVED

**EXISTING FEATURES LEGEND**

<p>— C — C — EXIST. CABLE LINE</p> <p>— E — E — EXIST. ELECTRIC LINE</p> <p>— G — G — EXIST. GAS LINE</p> <p>— FO — FO — EXIST. FIBER OPTIC LINE</p> <p>— FUEL — FUEL — EXIST. FUEL LINE</p> <p>— OH — OH — EXIST. OVERHEAD WIRES</p> <p>— T — T — EXIST. TELEPHONE LINE</p> <p>— G — G — EXIST. GAS LINE</p> <p>— UGET — EXIST. UNDERGROUND ELEC./FIBER SERVICE (NO. &amp; SIZE OF CONDUITS NOT REFLECTED)</p> <p>— W — W — EXIST. WATER LINE</p> <p>— S — S — EXIST. SANITARY SEWER LINE</p> <p>— SD — SD — EXIST. STORM DRAIN LINE</p> <p>— TR — TR — EXIST. TREETRAN</p> <p>— P — P — EXISTING R.O.W. LINE (PARCEL IN QUESTION)</p> <p>— PR — PR — PROPERTY LINE (PARCEL IN QUESTION)</p> <p>— OS — OS — OFF-SITE PROPERTY LINES</p>	<p>— FH — EXIST. FIRE HYDRANT</p> <p>— MV — EXIST. WATER VALVE</p> <p>— GV — EXIST. GAS VALVE</p> <p>— GM — EXIST. GAS METER</p> <p>— EM — EXIST. ELECTRIC METER</p> <p>— EB — EXIST. ELECTRIC BOX</p> <p>— CO — EXIST. CLEAN OUT</p> <p>— W — EXIST. WELL</p> <p>— WSOV — EXIST. WATER SHUT OFF VALVE</p> <p>— TB — EXIST. TELEPHONE BOX</p> <p>— CTB — EXIST. CABLE TV BOX</p> <p>— UP — EXIST. UTILITY POLE</p> <p>— GM — EXIST. GUY WIRE</p> <p>— LP — EXIST. LIGHT POLE</p> <p>— BL — EXIST. BUILDING LIGHT</p> <p>— SBL — EXIST. SIDE BOX LIGHT</p> <p>— CLP — EXIST. CORNER LIGHT POLE</p> <p>— TSP — EXIST. TRAFFIC SIGNAL POLE</p> <p>— M — EXIST. MANHOLE</p> <p>— W — EXIST. W' INLET</p> <p>— V — EXIST. V' INLET</p> <p>— DW — EXIST. DOUBLE W' INLET</p> <p>— YI — EXIST. YARD INLET</p> <p>— HI — EXIST. HIGHWAY INLET</p> <p>— CI — EXIST. CURB INLET</p> <p>— CI — CITY INLET (4 DENOTES 4 FT, 6 DENOTES 6 FT)</p>
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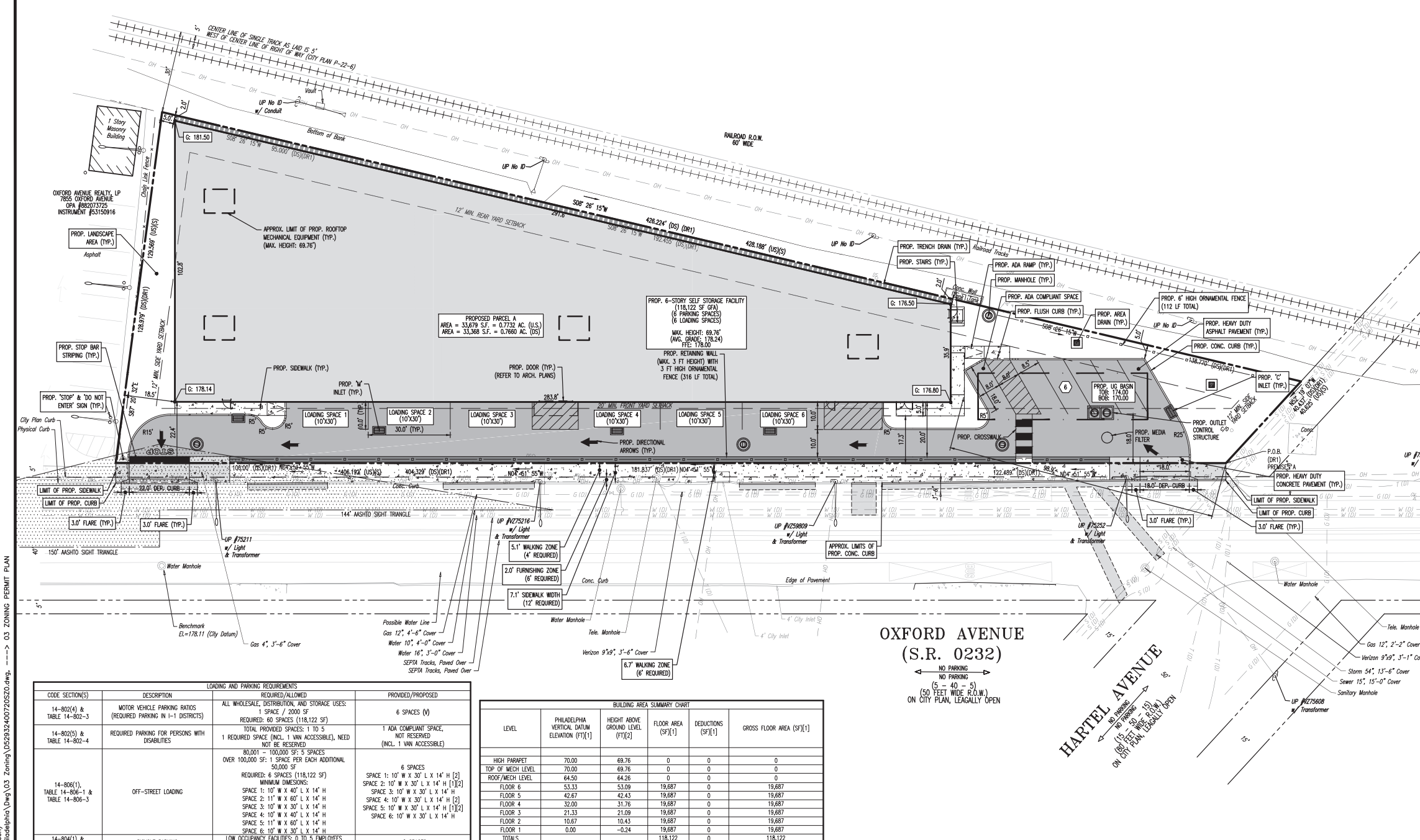
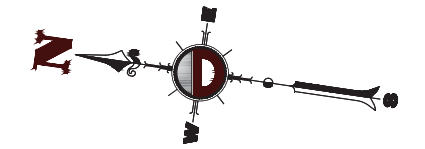
**OXFORD AVENUE (S.R. 0232)**  
NO PARKING  
(5 - 40 - 5)  
(50 FEET WIDE R.O.W.)  
ON CITY PLAN, LEGALLY OPEN

**HARTEL AVENUE**  
NO PARKING  
(5 - 40 - 5)  
(50 FEET WIDE R.O.W.)  
ON CITY PLAN, LEGALLY OPEN

Plotted: 07/29/24 - 4:05 PM, By: mzimmerman, Product Ver: 24.3s (LMS Tech)  
 File: \\dpc\local\desig\proj\24\0232\0232.dwg, Zoning: UD2932400720STD.DWG, ---> 02 TREE REPLACEMENT PLAN

**GENERAL NOTES**

- 1. APPLICANT/OWNER: BG OXFORD AVE LLC, DAN MARKET, 267-281-9089, 251 ST. KATHY'S ROAD, SUITE 201E, BALA CYNWID, PA 19004
- 2. ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC, KATHLENE E. WEISS, 215-253-4888, 1515 MARKET STREET, SUITE 1920, PHILADELPHIA, PA 19102
- 3. PROPERTY INFORMATION: OPA NO. 882968315, 7801 OXFORD AVENUE, PHILADELPHIA, PA 19111
- 4. ZONING DISTRICT: LIGHT INDUSTRIAL (L-1) FOR COMPLETE ZONING INFORMATION REFER TO TITLE 14 ZONING AND PLANNING OF THE CITY OF PHILADELPHIA CODE AS CURRENTLY AMENDED.
- 5. EXISTING USE: PERSONAL VEHICLE REPAIR AND MAINTENANCE (§ 14-601(B))
- 6. PROPOSED USE: WHOLESALE, DISTRIBUTION, AND STORAGE (§ 14-601(9))
- 7. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY LOCATION & TOPOGRAPHIC SURVEY, DATED 05/28/2024; PLAN OF CONSOLIDATION, DATED 06/06/2024
- 8. ALL BOUNDARY DIMENSIONS SHOWN HEREON ARE IN CITY OF PHILADELPHIA DISTRICT STANDARD OF MEASURE (DS) UNLESS OTHERWISE NOTED. ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED.
- 9. THE HORIZONTAL DATUM FOR THIS PROJECT REFERENCES THE PENNSYLVANIA STATE PLAN COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011), BASED ON GPS FIELD OBSERVATION PERFORMED BY DYNAMIC SURVEY ON MAY 14, 2024, UTILIZING THE LEICA RTX COGNOS NETWORK.
- 10. HORIZONTAL SCALE FACTOR = D.S. X 1.0046125' = U.S. SURVEY FEET
- 11. THE BASIS OF BEARINGS VERTICAL INFORMATION SHOWN HEREON IS BASED ON THE CITY OF PHILADELPHIA VERTICAL DATUM (CITY DATUM), BENCHMARK USED - WATER MANHOLE RM ON WEST SIDE OXFORD AVENUE - ELEVATION 178.11' (CITY DATUM).
- 12. FLOOD ZONE INFORMATION: BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 104 OF 230, COMMUNITY MAP NO. 420757, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007, THE SITE IS LOCATED IN THE FOLLOWING AREAS: ZONE X AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (500-YEAR FLOODPLAIN)
- 13. NO FIELD SURVEYS HAS BEEN PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 14. A DETAILED UTILITY INVESTIGATION HAS NOT BEEN COMPLETED AT THIS TIME AND NO FIELD TESTING OF UTILITY CAPACITY OR AVAILABILITY HAS BEEN PERFORMED.
- 15. LOCATION OF ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL INDEPENDENTLY FIELD VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- 16. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
- 17. ALL UTILITIES AND SITE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED AND MAINTAINED UNLESS OTHERWISE NOTED. ALL UTILITIES, MANHOLE STRUCTURES, AND OTHER APPURTENANCES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE ADJUSTED TO PROPOSED GRADES AS NECESSARY. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY.
- 18. A LOT LINE ADJUSTMENT IS PROPOSED TO CREATE PARCEL 'A'. THE PARCEL LINE ADJUSTMENT PLAN HAS BEEN REVIEWED AND APPROVED BY THE 4TH SURVEY DISTRICT REGULATOR ON 07/09/2024 AND IS PART OF THIS APPLICATION.



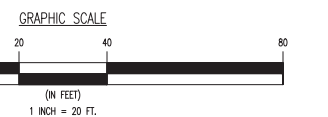
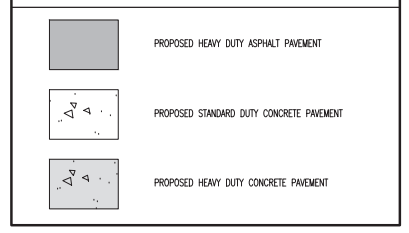
**OXFORD AVENUE (S.R. 0232)**

NO PARKING NO PARKING (5 - 40 - 5) ON CITY PLAN, LEGALLY OPEN

**HARTEL AVENUE**

NO PARKING NO PARKING (5 - 40 - 5) ON CITY PLAN, LEGALLY OPEN

**PAVEMENT LEGEND**

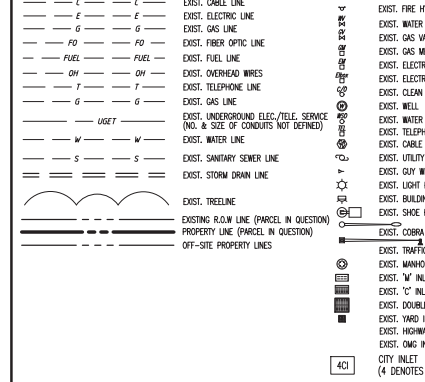


**PWD TRACKING NO.: FY24-OXFO-7816-01**

Table with 3 columns: CODE SECTION(S), DESCRIPTION, and REQUIRED/ALLOWED. It details loading and parking requirements for various sections of the property.

Table titled 'BUILDING AREA SUMMARY CHART' with columns for LEVEL, PHILADELPHIA VERTICAL DATUM ELEVATION (FT)[1], HEIGHT ABOVE GROUND LEVEL (FT)[2], FLOOR AREA (SF)[1], DEDUCTIONS (SF)[1], and GROSS FLOOR AREA (SF)[1].

**EXISTING FEATURES LEGEND**



**PROPOSED LEGEND**

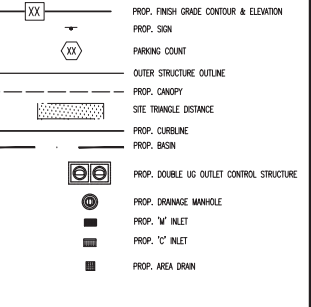
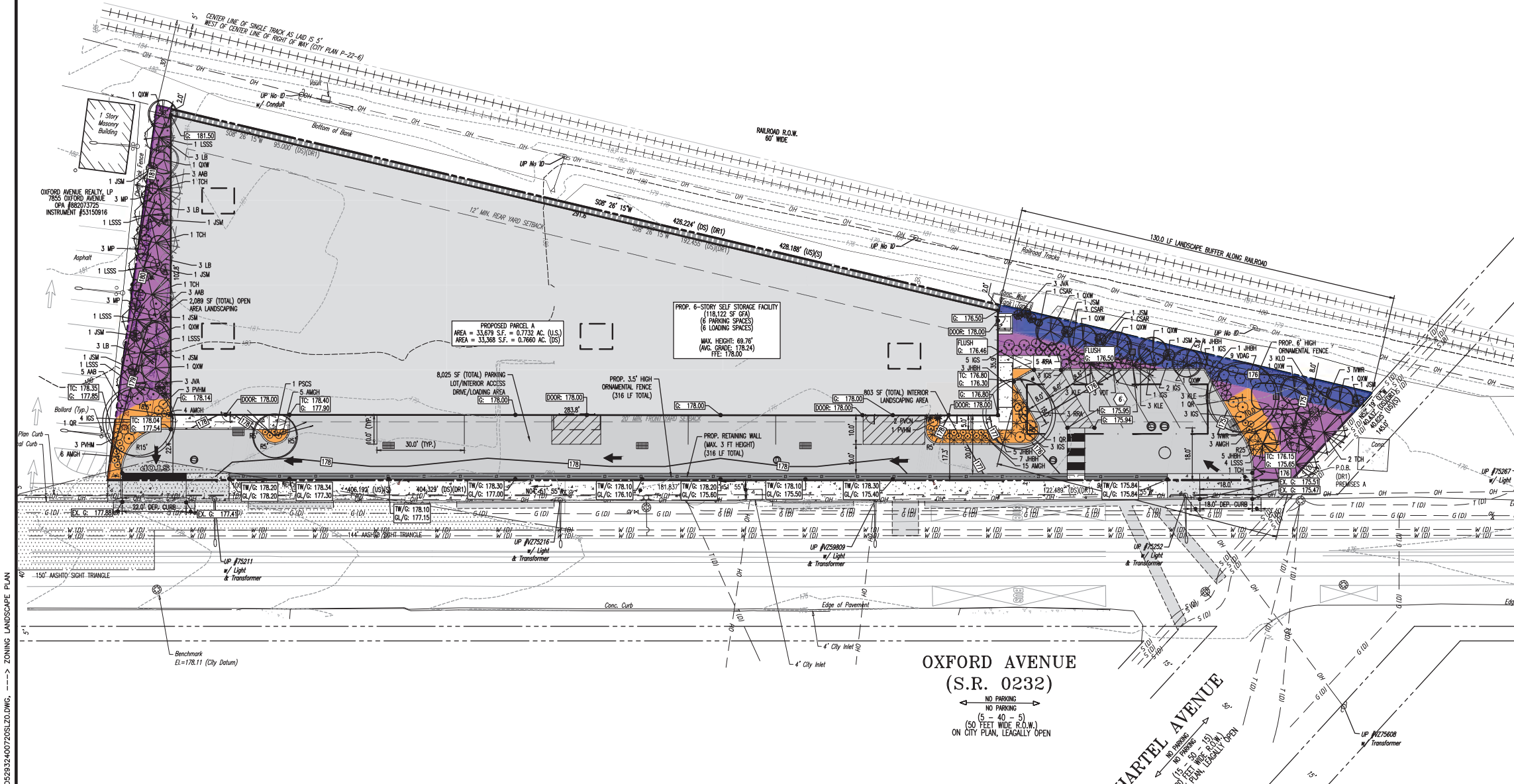
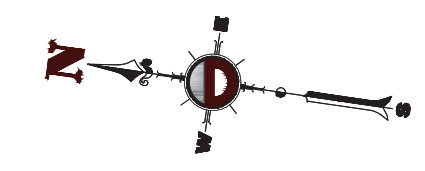


Table titled 'CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED "LIGHT INDUSTRIAL" (L-1) PER TITLE 14 OF THE PHILADELPHIA CODE'. It includes overlay districts, use-specific standards, and a table of dimensional standards for the L-1 zone.

Project information section including the title 'ZONING PERMIT PLAN', project name 'BG OXFORD AVE LLC. PROPOSED SELF-STORAGE', and details for Robert P. Freud, Professional Engineer.

Product Ver: 24.3s (LMS Tech) | Plot: 07/29/24 - 3:16 PM, By: mzimmerman, File: \s\electrical\deciders\Data\decipr\_projects\0293\0293-00720520.dwg, Date: 03 ZONING PERMIT PLAN



**LANDSCAPE SCHEDULE**

**INTERIOR LANDSCAPING**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)	LSSS	LIQUIDAMBAR STRYACIFOLIA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2 1/2-3" CAL.	B+B
	OR	QUERCUS RUBRA	RED OAK	2 1/2-3" CAL.	B+B
<b>ORNAMENTAL TREE(S)</b>					
PSSC	1	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2-2 1/2" CAL.	B+B
<b>EVERGREEN SHRUB(S)</b>					
KIS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNY HOLLY	24-30"	#3 CAN
RRA	3	RHOODENDRON 'ROBLEC'	'ENCORE ANGEL' AZALEA	24-30"	#3 CAN
<b>GROUND COVER(S) AND PERENNIAL(S)</b>					
AMGH	33	ARONIA MELANOCARPA 'UCONNOMI2'	'GROUND HUG' CHOKEBERRY	2 GAL.	CONTAINER
PVCN	2	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	30-36"	#3 CAN
PWM	7	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	2 GAL.	CONTAINER
JHRH	20	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN

**PERIMETER SCREENING AND YARD TREE LANDSCAPING**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
LSSS	9	LIQUIDAMBAR STRYACIFOLIA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	2 1/2-3" CAL.	B+B
OWW	4	QUERCUS X WAREI 'NOLLER'	KINRED SPIRIT OAK	2 1/2-3" CAL.	B+B
TCH	7	TILIA CORDATA 'HAUKA'	SUMMER SPRITE LINDEN	2 1/2-3" CAL.	B+B
<b>EVERGREEN SHRUB(S)</b>					
KIS	9	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNY HOLLY	24-30"	#3 CAN
JSM	7	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	5-7"	B+B
JVA	3	JUNIPERUS VIRGINIANA 'FARRONAVE'	AQUAVITA JUNIPER	5-7"	B+B
KLE	9	KALIA LATIFOLIA 'TILT'	ELF MOUNTAIN LAUREL	24-30"	#3 CAN
RRA	5	RHOODENDRON 'ROBLEC'	'ENCORE ANGEL' AZALEA	24-30"	#3 CAN
VDT	3	VIORNUM DAVIDI X TINUS 'SPG-3-024'	'MOONLIT LACE' VIBURNUM	30-36"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
AMB	11	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	30-36"	#5 CAN
CSAR	5	CORNUS STOLONIFERA 'ARTIC FIRE RED'	ARTIC FIRE RED DOGWOOD	24-30"	#3 CAN
WVR	6	ILEX VERTICILLATA 'BERRY HEAVY'	BERRY HEAVY GOLD WINTERBERRY HOLLY	30-36"	#5 CAN
LB	12	LINDERA BENZON	SPIRISHAW	30-36"	#5 CAN
MP	9	MIRICA PENNSYLVANICA	NORTHERN BARBERRY	30-36"	#5 CAN

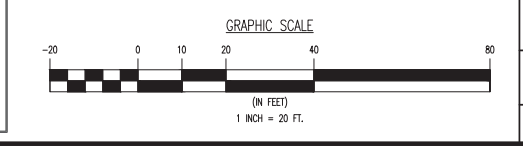
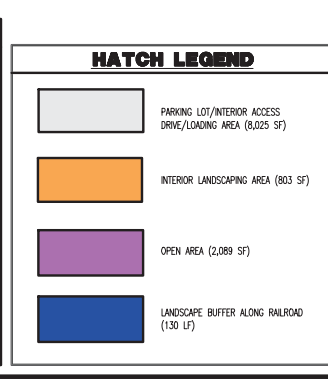
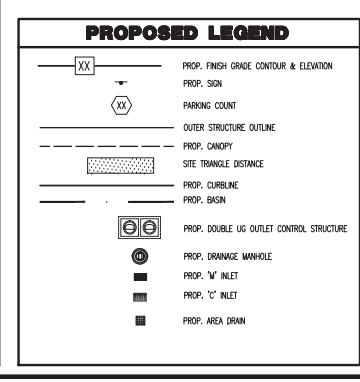
**RAILROAD BUFFERING LANDSCAPING**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>SHADE TREE(S)</b>					
OWW	7	QUERCUS X WAREI 'NOLLER'	KINRED SPIRIT OAK	2 1/2-3" CAL.	B+B
<b>EVERGREEN SHRUB(S)</b>					
KIS	3	ILEX GLABRA 'SHAMROCK'	SHAMROCK HIBERNY HOLLY	24-30"	#3 CAN
JSM	4	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	5-7"	B+B
JVA	3	JUNIPERUS VIRGINIANA 'FARRONAVE'	AQUAVITA JUNIPER	5-7"	B+B
KLO	3	KALIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30-36"	#5 CAN
<b>DECIDUOUS SHRUB(S)</b>					
VDAC	9	VIORNUM DENTATUM VAR. DEAMI 'ALL THAT GLOWS'	ALL THAT GLOWS VIBURNUM	30-36"	#5 CAN
<b>GROUND COVER</b>					
JHRH	5	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

Plotted: 07/29/24 - 4:04 PM, By: zmmzmmman, Product Ver: 24.3s (LMS Tech) File: \\spsc\local\desig\proj\0293\0293400720SLD.DWG, Zoning: 0293-00720 Philadelphia, Pa 19102  
 Copyright © 2024 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

CODE SECTION(S)	DESCRIPTION	REQUIRED/ALLOWED	PROVIDED
14-705(c)	STREET TREE REQUIREMENTS	1 STREET TREE / 35 FT OF LINEAR FRONTAGE 406.2 LF / 35 FT = 12 STREET TREES MINIMUM	0 STREET TREES*
14-803(d)	PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS**	10 FT WIDE BUFFER / LF OF PARKING LOT, LOADING SPACE, OR DRIVE-THRU WITH STREET FRONTAGE AND MINIMUM 3-FT HIGH FENCE, WALL OR BERM 388 LF / 20 LF = 20 TREES MINIMUM 4 SHRUBS / 20 LF OF PARKING LOT, LOADING SPACE, OR DRIVE-THRU WITH STREET FRONTAGE 4 * (388 LF / 20 LF) = 78 SHRUBS MINIMUM	NO 10 FT WIDE BUFFER (W) 316 LF 3-FT HIGH WALL*** 20 SHADE TREES (PROP. WITHIN OPEN AREA IN LIEU OF PERIMETER SCREENING LOCATION) 79 SHRUBS (PROP. WITHIN OPEN AREA IN LIEU OF PERIMETER SCREENING)
14-803(e)	INTERIOR LANDSCAPING REQUIREMENT	10% OF INTERIOR PARKING LOTS AND OFF-STREET LOADING AREAS TO BE PLANTED WITH LANDSCAPE PARKING AREA = 8,025 SF 0.10 * (8,025 SF) = 803 SF LANDSCAPED AREA MINIMUM	803 SF INTERIOR LANDSCAPE AREA
14-803(f)	INTERIOR LANDSCAPING TREE REQUIREMENT	FOR LOTS GREATER THAN OR EQUAL TO 5,000 SF: 1 TREE / 200 SF OF INTERIOR LANDSCAPE AREA 3 SHRUBS / 200 SF OF INTERIOR LANDSCAPE AREA 15 PERENNIALS OR GROUND COVER / 200 SF OF INTERIOR LANDSCAPE AREA 803 SF * (1 TREE / 200 SF) = 5 TREES MINIMUM 803 SF * (3 SHRUBS / 200 SF) = 13 SHRUBS MINIMUM 803 SF * (15 / 200 SF) = 61 PERENNIALS OR GROUND COVER MINIMUM	5 TREES 13 SHRUBS 62 PERENNIALS OR GROUND COVER
14-705(d)(2)	LANDSCAPE BUFFERING ALONG RAILROAD	8 FT WIDE BUFFER / LF OF LOT LINE THAT ABUTS A RAILROAD MINIMUM 6 FT HIGH FENCE, WALL, OR BERM 1 * (130 LF / 20 LF) = 7 TREES MINIMUM 3 * (130 LF / 20 LF) = 20 SHRUBS MINIMUM	6 FT FENCE PROVIDED 7 TREES 22 SHRUBS
14-705(i)	YARD TREE REQUIREMENTS	1 YARD TREE / 1,600 SF OF OPEN AREA, NOT INCLUDING WATERCOURSES AND ANY OPEN AREA IN USE AS DRIVEWAY ACCESS, PARKING, OR LANDSCAPE BUFFERS 2,089 SF / 1,600 SF = 2 YARD TREES	2 YARD TREES



SEE SHEET 06 OF 06 FOR LANDSCAPE PLAN NOTES AND DETAILS

PWD TRACKING NO.: FY24-0XFO-7816-01

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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 LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING

1515 Market Street, Suite 1920 Philadelphia, PA 19102  
 T: 215.253.4888 F: 215.253.4881 www.dynamiceng.com

**TITLE: ZONING LANDSCAPE PLAN**

PROJECT: **BG OXFORD AVE LLC.**  
 PROPOSED SELF-STORAGE  
 OPA# 882968315 & 884930645  
 7801 - 7845 OXFORD AVENUE  
 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

JOB No: 5293-23-00720 DATE: 07/29/2024  
 DRAWN BY: MAR SCALE: (H) 1"=20'  
 DESIGNED BY: MPD SHEET No: 4  
 CHECKED BY: KEW  
 CHECKED BY: -

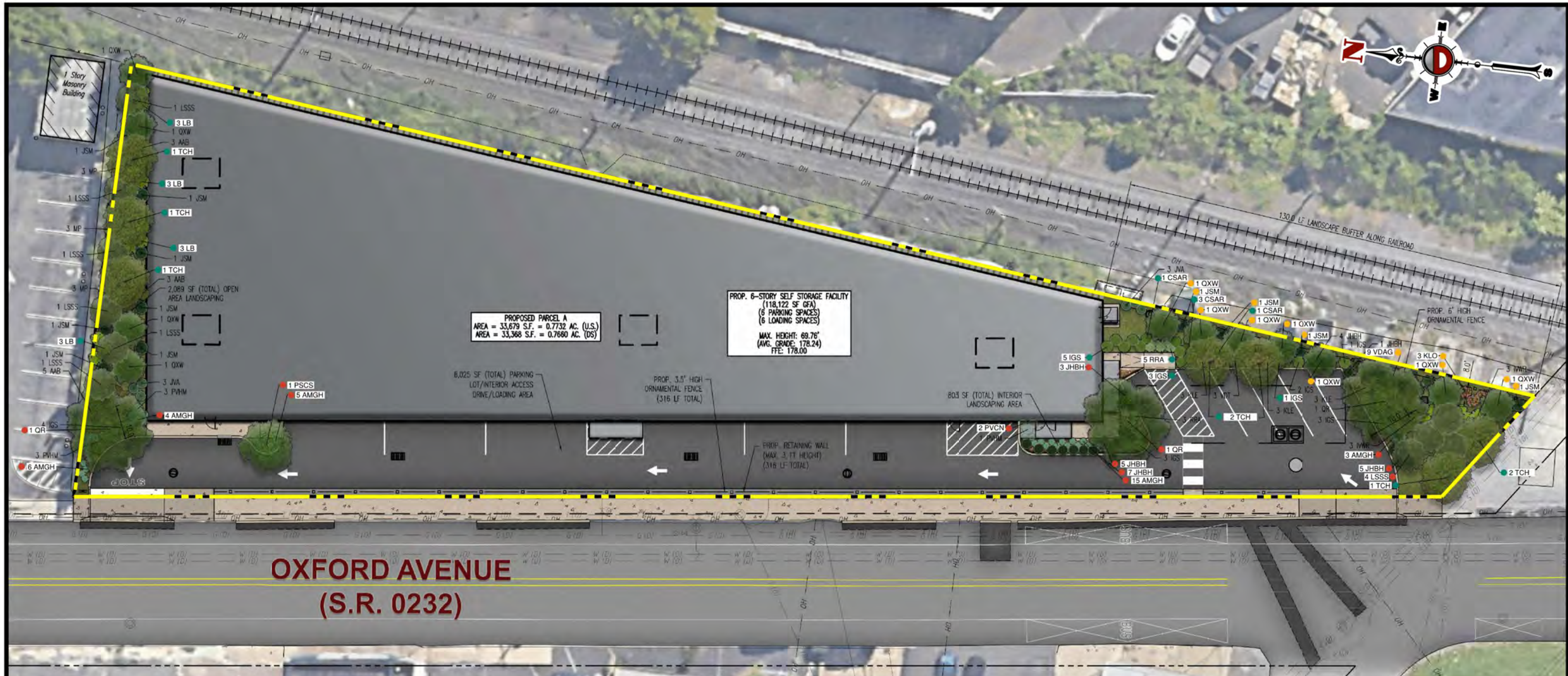
**MARIA A. ROLLER** REGISTERED PROFESSIONAL ARCHITECT  
 PENNSYLVANIA LICENSE NO. 002859

**KATHERINE E. WEISS** PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 081708

PROTECT YOURSELF  
 ALL OTHERS BEWARE: VIOLATION OF THIS PLAN MAY BE PENALIZED BY THE CITY OF PHILADELPHIA.  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL11.COM

Rev. # 0





**INTERIOR LANDSCAPING**



**KEY:**  
 LSSS - Slender Silhouette Sweetgum  
 QR - Red Oak  
 PSCS - Columnar Sargent Cherry  
 AMGH - Ground Hug Chokeberry  
 JHBH - Bar Harbor Juniper  
 PVCN - Cloud Nine Switch Grass

**PERIMETER SCREENING AND YARD TREES**

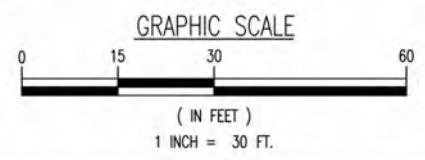


**KEY:**  
 TCH - Summer Sprite Linden  
 IGS - Inkberry Holly  
 RRA - Encore Angel Azalea  
 CSAR - Arctic Fire Red Dogwood  
 LB - Spicebush

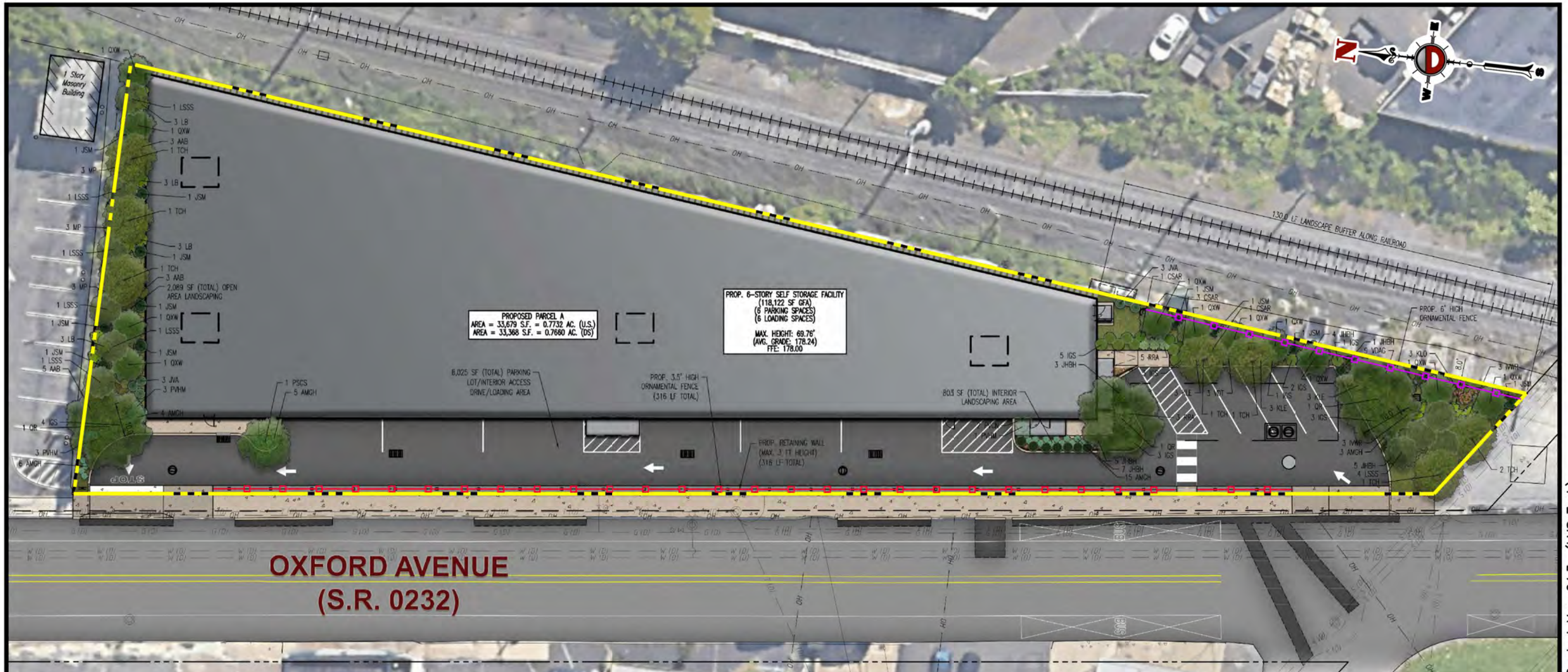
**RAILROAD BUFFERING**



**KEY:**  
 QXW - Kindred Spirit Oak  
 JSM - Moonglow Juniper  
 VDAG - All That Glows Viburnum  
 KLO - Olympic Fire Mountain Laurel



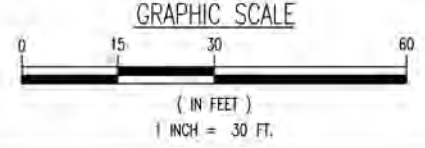
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**TANDEM MODULAR BLOCK WALL**



**ORNAMENTAL BLACK ALUMINUM FENCE**



**DYNAMIC ENGINEERING**

1515 Market Street, Suite 1920  
 Philadelphia, PA 19102  
 T: 215.253.4888 F: 267.685.0361  
 www.dynamiceng.com

**PLANTING NOTES**

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, WOOLY ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND DISEASES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- AS SOON AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z601 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BE PLANTED IN UNDISTURBED TOPSOIL THAT IS THOROUGHLY MIXED AND TAMPED AS BACK FILLING PROGRESS. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- AS SOON AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MOODY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PROOF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
- NO PLANTS, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMBER AND STRAIGHT, SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE APPROXIMATE 1/3 OF THE CROWN OF THE PLANT BEING ABOVE GROUND LEVEL.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LEAF OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRY LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
- NEW PLANTING AREAS AND SOIL SHALL BE ACCURATELY BRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS: PLANTING OF TREES, SHRUBS, OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATE
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON:

ACER BUBBING	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELBUTERA	SALIX KNEEPIPING VARIETIES
LIQUIDAMBAR STRYCHALIA	TELA TOMENTOSA
LOQUEDRUM MULPBERGA	ZELKOVA VARIETIES
PLATANUS ACERIFOLIA	

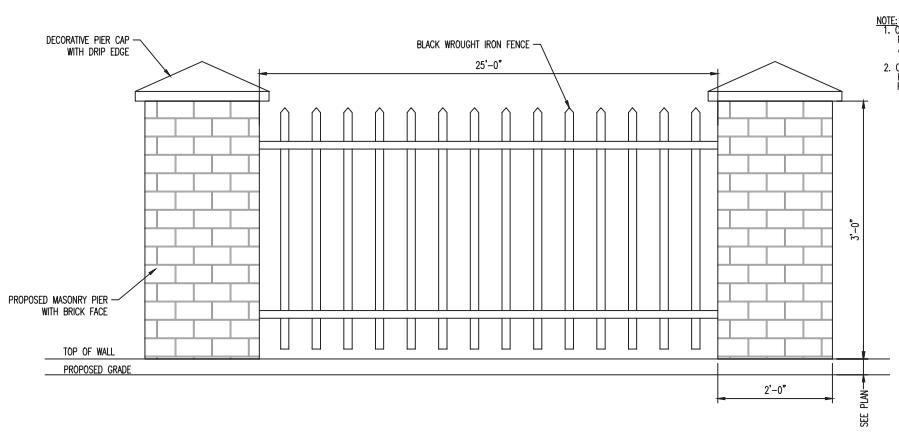
ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SOODING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THIS REQUIREMENT ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOO STABILIZATION METHOD.

**PLANTING SPECIFICATIONS**

- SCOPE OF WORK:
  - THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS:
  - GENERAL - ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
  - PLANTS - ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
  - TOPSOIL - LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, PH RANGE BETWEEN 4.5 - 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
  - MULCH - FOUR (4) INCHES DOUBLE SHREDED HARDWOOD BARK MULCH.
  - FERTILIZER AND SOIL CONDITIONER - PLANTED AREAS:
    - ORGANIC FERTILIZER - SHALL BE PROCESSSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMIC".
    - ORGANIC FERTILIZER AND SOIL CONDITIONER - SHALL BE "GRD-POWER" AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED, TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5%, PHOSPHORUS 3%, POTASH 1%, 5% HUMUS AND 15% HUMIC ACIDS.
- GENERAL WORK PROCEDURES:
  - LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE NORMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEEP CLEAN AT THE END OF EACH DAY'S WORK.
  - WEEDING:
    - BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
    - CONTRACTOR TO PROVIDE A 4" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 4" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
  - SOIL CONDITIONING:
    - CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      - 20 POUNDS GRD-POWER
      - 100 POUNDS AGRICULTURAL GYPSUM
      - 20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
  - SOIL MODIFICATIONS:
    - THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
    - MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
    - MODIFY EXTREMELY SANDY SOILS (MORE THAN 80% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- PLANTING:
  - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS REQUIRED.
  - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GROUND. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED MIX MIXED THOROUGHLY:
    - PART COW MANURE BY VOLUME
    - PARTS TOPSOIL BY VOLUME
    - PARTS TOPSOIL BY VOLUME
    - PARTS TOPSOIL BY VOLUME
  - 21 GRAM AGRIFORM PLANTING TABLETS AS FOLLOWS:
    - TABLETS PER 1 GAL. PLANT
    - TABLETS PER 5 GAL. PLANT
    - TABLETS PER 15 GAL. PLANT
    - TABLETS PER 15 GAL. PLANT
  - LARGER PLANTS (2) TWO TABLETS PER 1/2" DIA. OF TRUNK CALIPER
- PREPARED SOIL SHALL BE DAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
- ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPORTED.
- PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
- WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
- PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MAX. OF 7" BRANCHING HEIGHT.
- GROUND COVER:
  - ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS BLENDED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
  - SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
  - IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
  - ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
- FINISH GRADING:
  - ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 1 FOOT OF FINISH GRADE.
  - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
  - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- GUARANTEE:
  - CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNER'S REPRESENTATIVE.
- CLEANUP:
  - UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  - MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED HOUSINGS, STORM WITH HERBICIDES AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
  - MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERUPTED OR BARE AREAS.
- MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

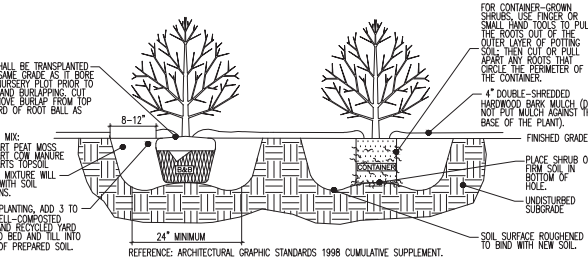
**BRICK COLUMN/ALUMINUM PICKET FENCE DETAIL**



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**DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL**

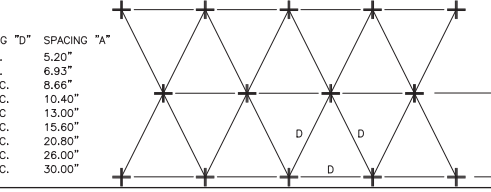
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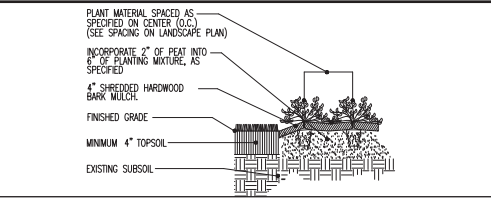
**PERENNIAL GROUND COVER/SPACING DETAIL**

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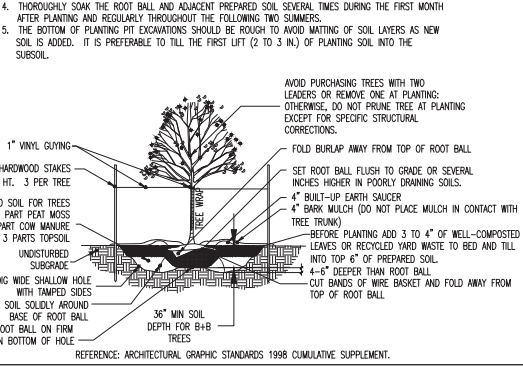
**PERENNIAL/GROUND COVER PLANTING DETAIL**

NOT TO SCALE



**DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE



NOT TO SCALE

NOTES:  
 1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.  
 2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL. FOLD BURLAP BACK 1/2" FROM TOP ROOT BALL.  
 3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.  
 4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.  
 5. THE BOTTOM OF PLANTING PIT INDICATIONS SHOULD BE ROUGH TO AVOID MATING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.

AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.

Product Ver: 24.3s (LMS Tech) - 4:04 PM, 07/29/24  
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TITLE: **ZONING LANDSCAPE DETAILS**

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PROJECT: **BG OXFORD AVE LLC.**  
**PROPOSED SELF-STORAGE**  
 OP#A# 882968315 & 884930645  
 7801 - 7845 OXFORD AVENUE  
 CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

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JOB No: 5293-23-00720 DATE: 07/29/2024  
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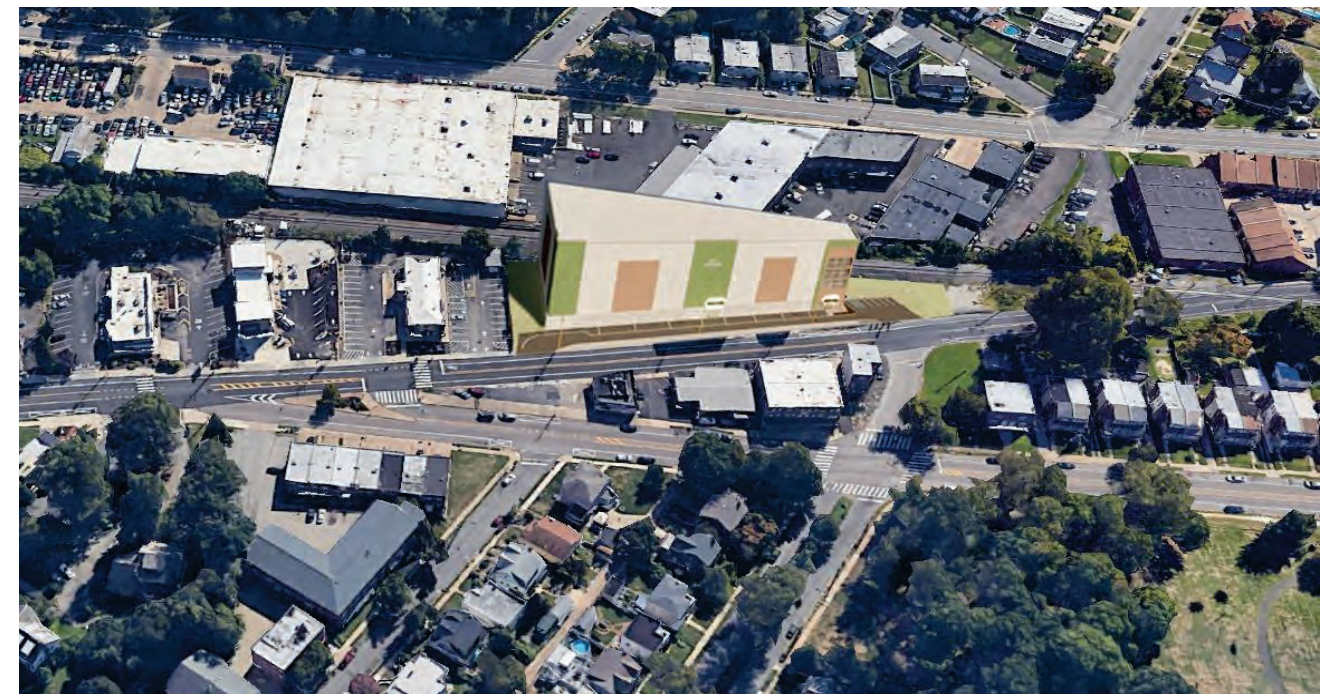
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 PENNSYLVANIA LICENSE No. 081708

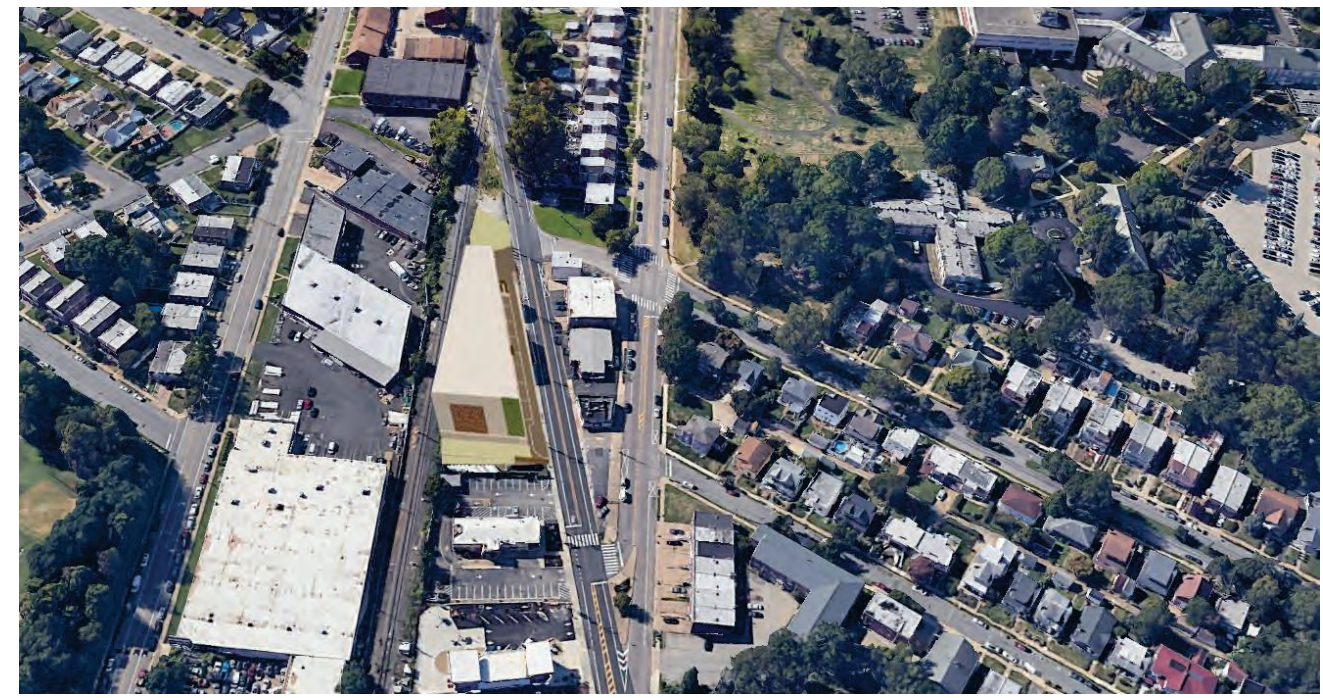
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13 WEST AERIAL VIEW OF SITE  
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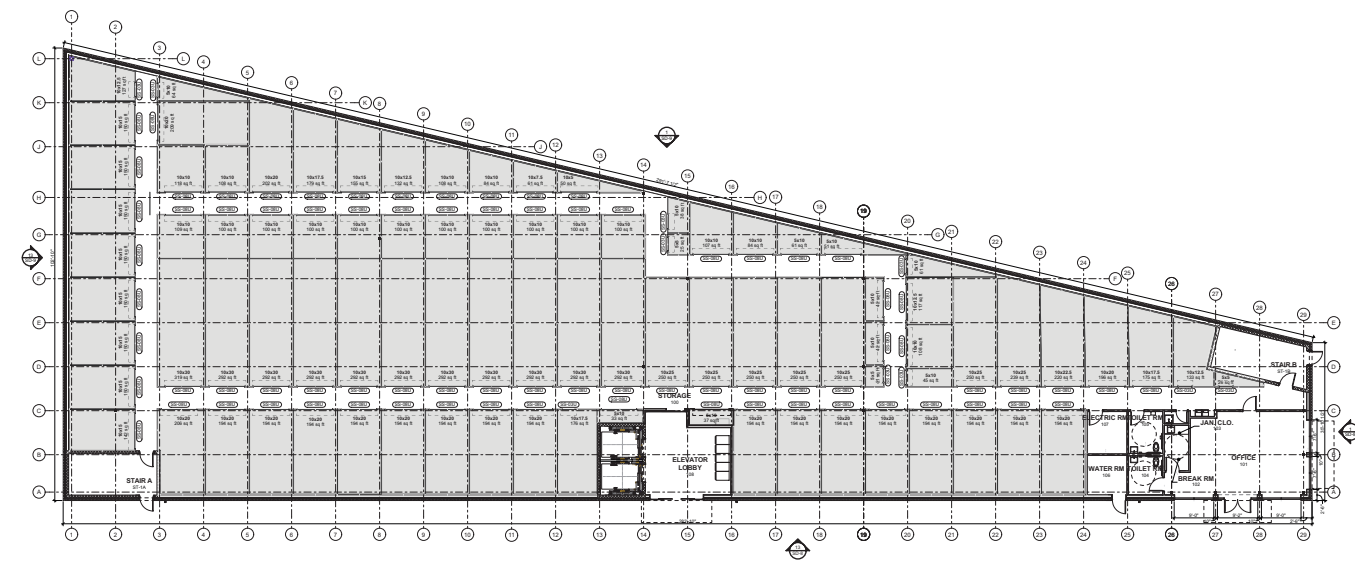


1 SOUTH AERIAL VIEW OF SITE  
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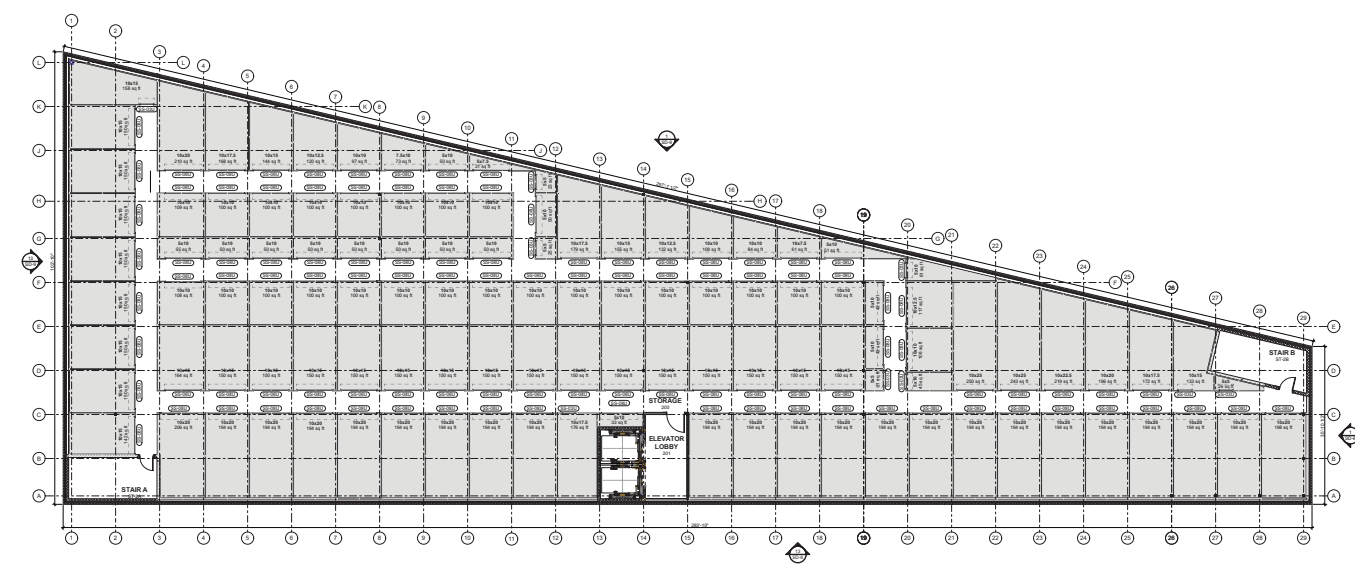
CURRENT ISSUED DRAWINGS			
SHEET	DRAWING TITLE	CURRENT ISSUE	DATE
SD-1	COVER SHEET	CDR Submission	10-04-2024
SD-2	PROJECT APPLICATION FORM	CDR Submission	10-04-2024
SD-3	EXISTING CONTEXT	CDR Submission	10-04-2024
SD-4	EXISTING CONTEXT	CDR Submission	10-04-2024
SD-5	3D SITE MODEL MASSING	CDR Submission	10-04-2024
SD-6	FIRST, SECOND, & THIRD FLOOR SCHEMATIC PLANS	CDR Submission	10-04-2024
SD-7	FOURTH, FIFTH, & SIXTH FLOOR SCHEMATIC PLANS	CDR Submission	10-04-2024
SD-8	ZONING ELEVATIONS	CDR Submission	10-04-2024
SD-9	ZONING ELEVATIONS	CDR Submission	10-04-2024

PROJECT: Oxford Avenue Self-Storage 07.01.2024

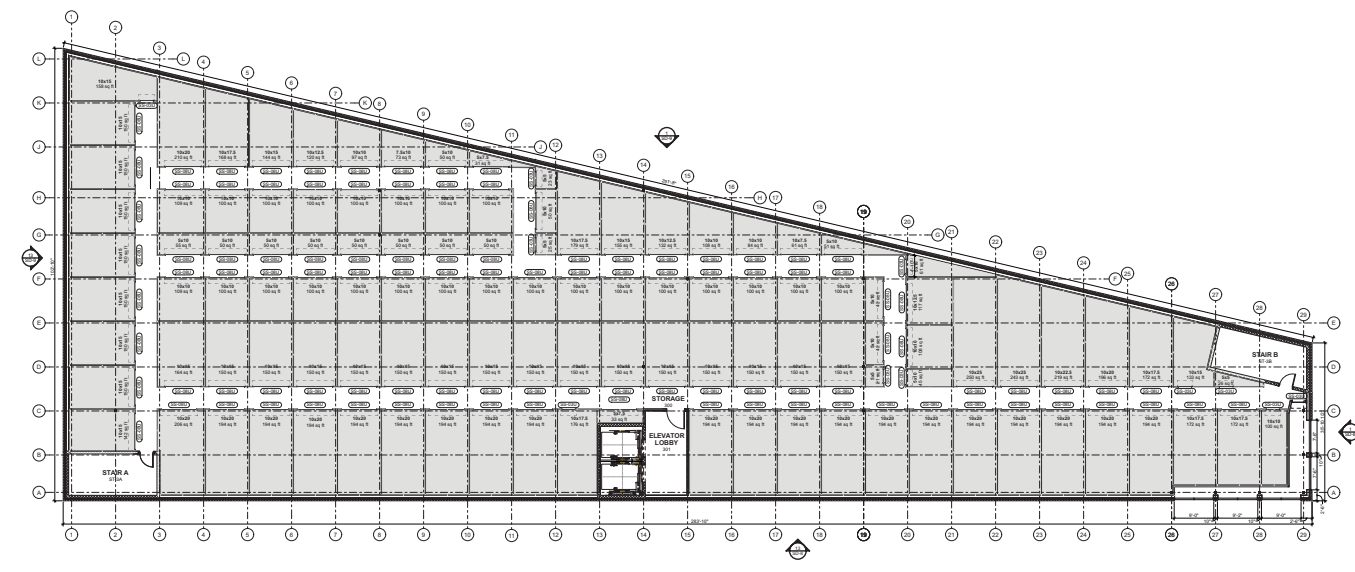
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FIRST FLR	18,753	3	-	11	1	19	2	10	2	21	1	7	11	88
SECOND FLR	18,753	4	1	16	2	28	2	28	3	27	1	2	-	114
THIRD FLR	18,753	4	1	16	2	29	2	28	5	24	1	2	-	114
FOURTH FLR	18,753	5	5	107	4	40	4	12	3	4	-	-	-	184
FIFTH FLR	18,753	49	5	117	4	24	4	12	3	4	-	-	-	222
SIXTH FLR	18,753	106	4	123	3	11	3	12	3	4	-	-	-	269
UNITS		171	16	390	16	151	17	102	19	84	3	11	11	991 Total Units
SF		25	38	50	75	100	125	150	175	200	225	250	300	
TOTAL SF	112,518	4,275	600	19,500	1,200	15,100	2,125	15,300	3,325	16,800	675	2,750	3,300	84,950 Net Rentable
% UNITS (#)		17%	2%	39%	2%	15%	2%	10%	2%	8%	0%	1%	1%	100%
% UNITS (SF)		5%	1%	23%	1%	18%	3%	18%	4%	20%	1%	3%	4%	86 Avg Unit
														75% Efficiency



21 FIRST FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



9 SECOND FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



3 THIRD FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



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GROUND UP  
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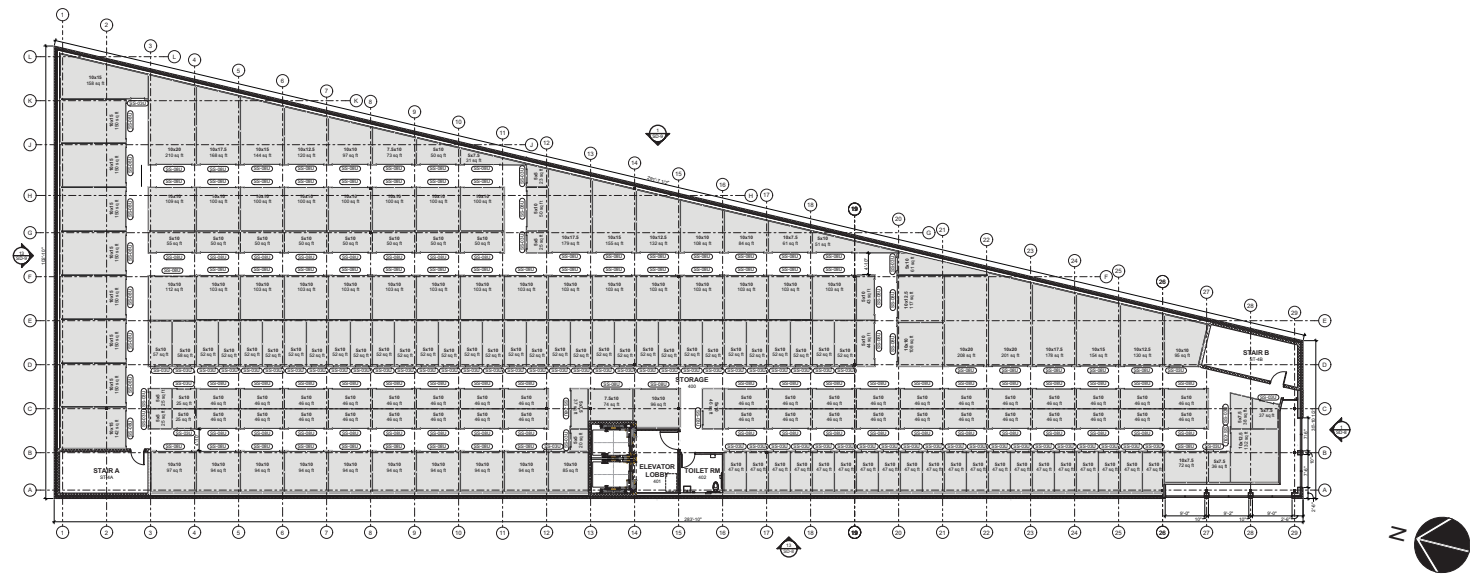
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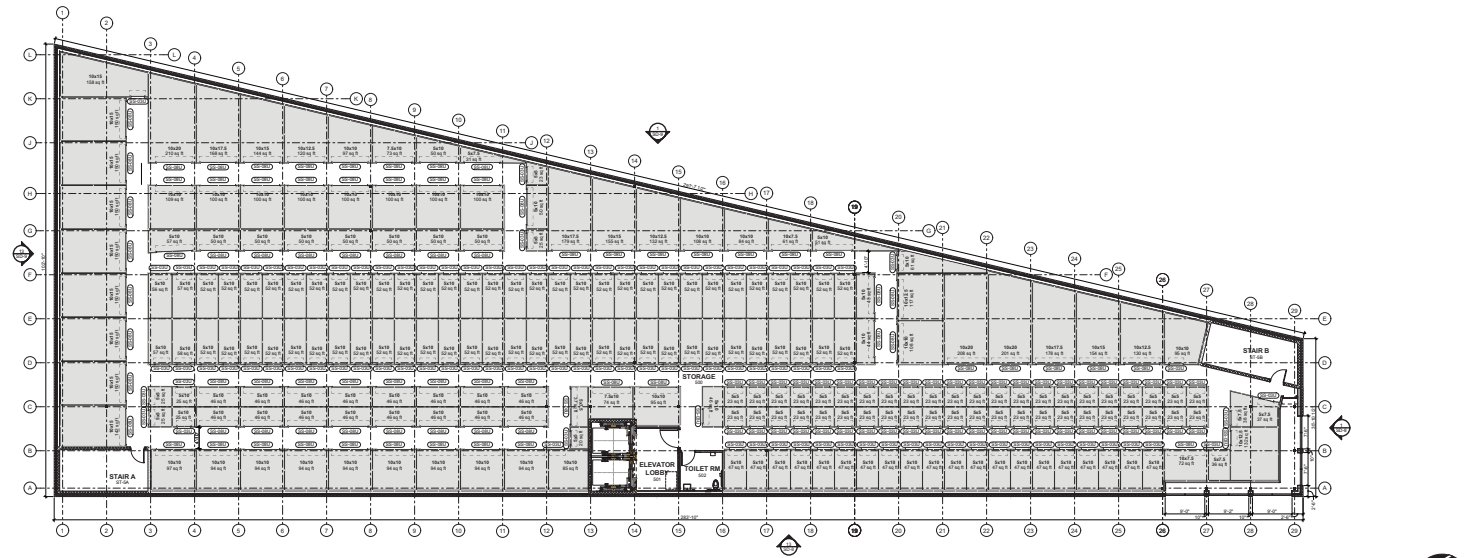
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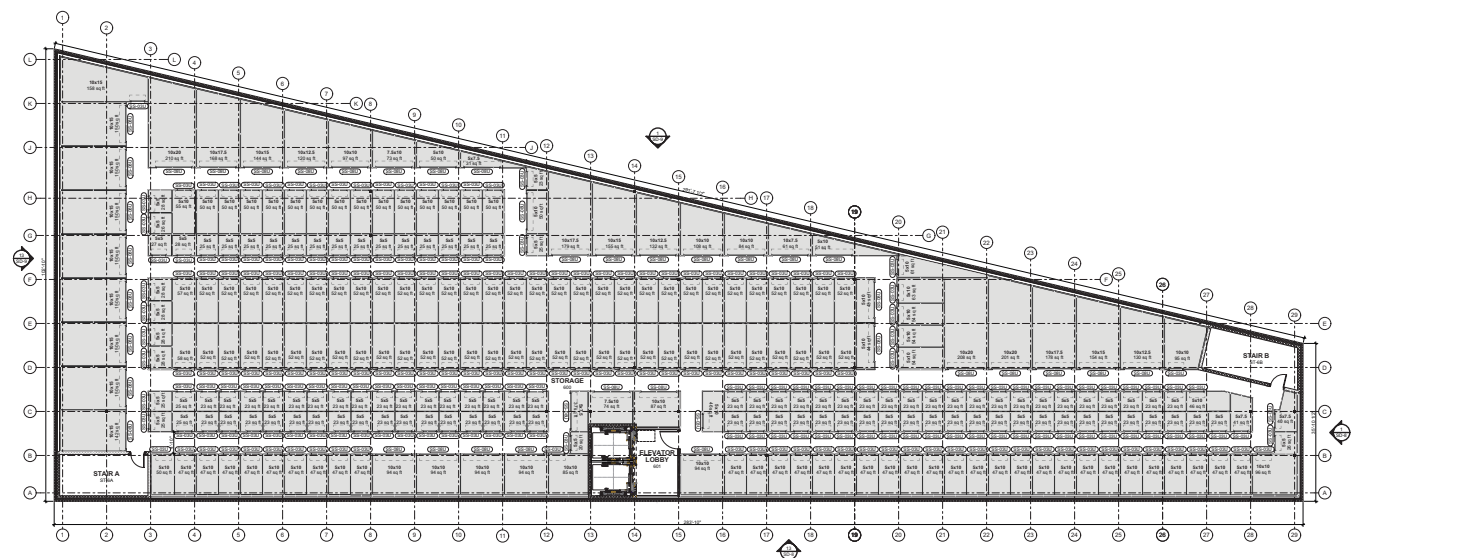
**SD-6**



21 FOURTH FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



9 FIFTH FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



3 SIXTH FLOOR SCHEMATIC PLAN  
SCALE: 1/16" = 1'-0"



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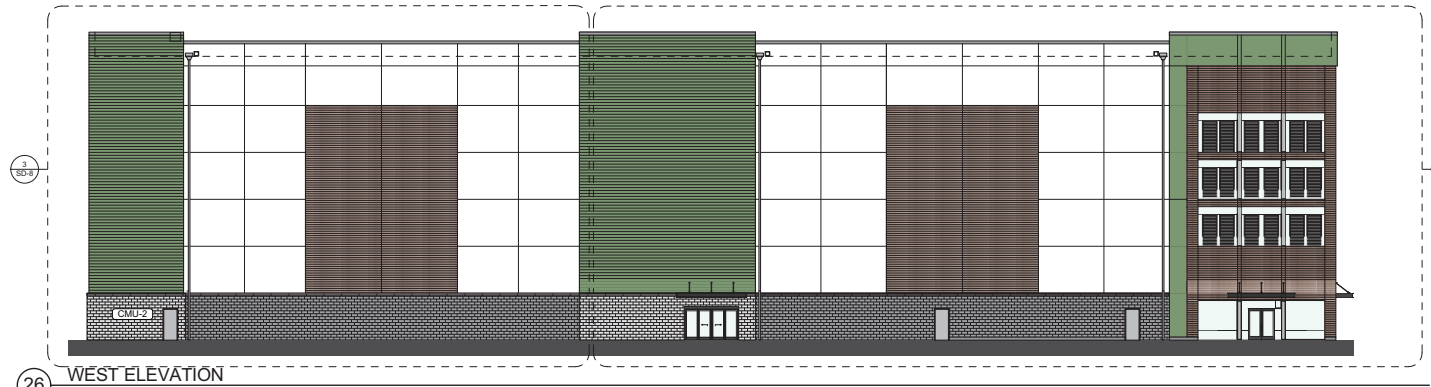
DRAWING NAME + NUMBER  
**FOURTH, FIFTH, & SIXTH FLOOR SCHEMATIC PLANS**

**SD-7**

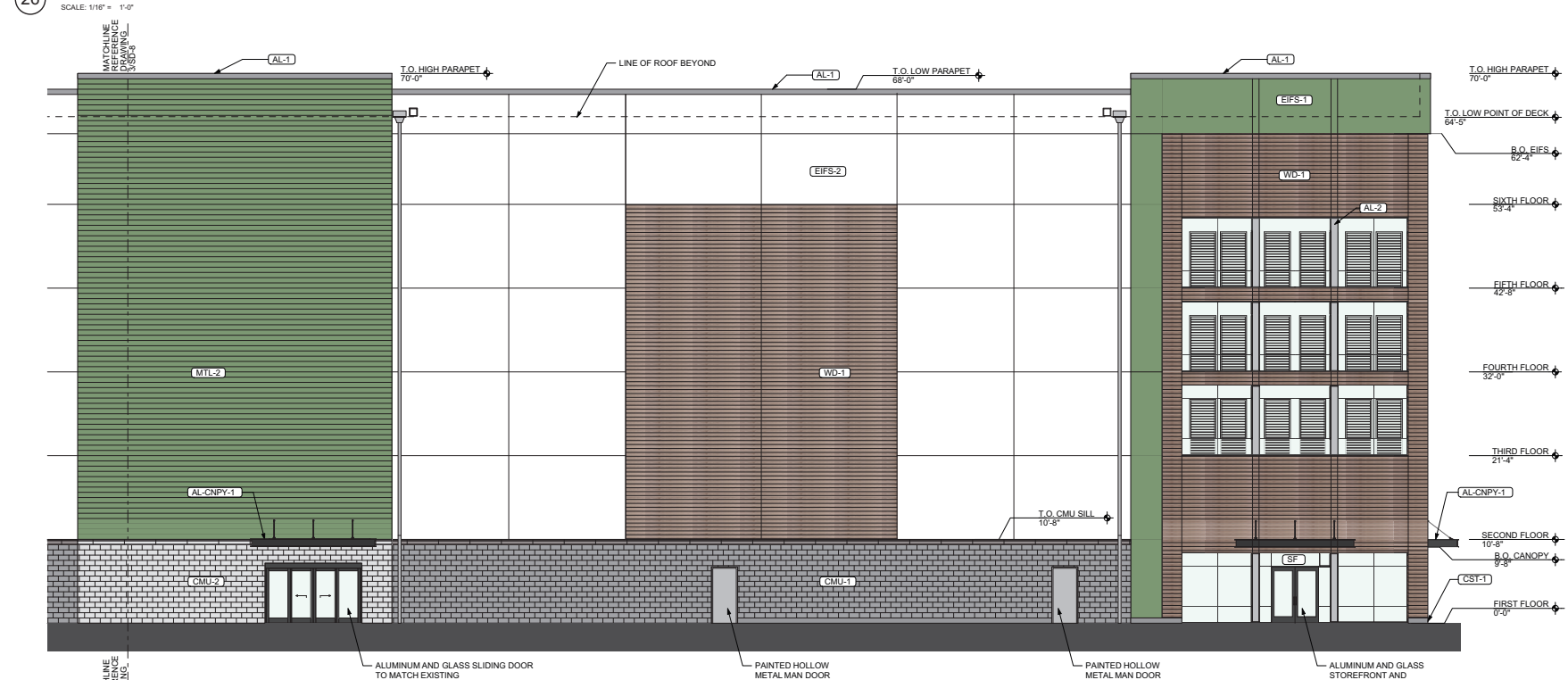
**EXTERIOR FINISH MATERIALS LIST**

MARK INDICATES FINISH

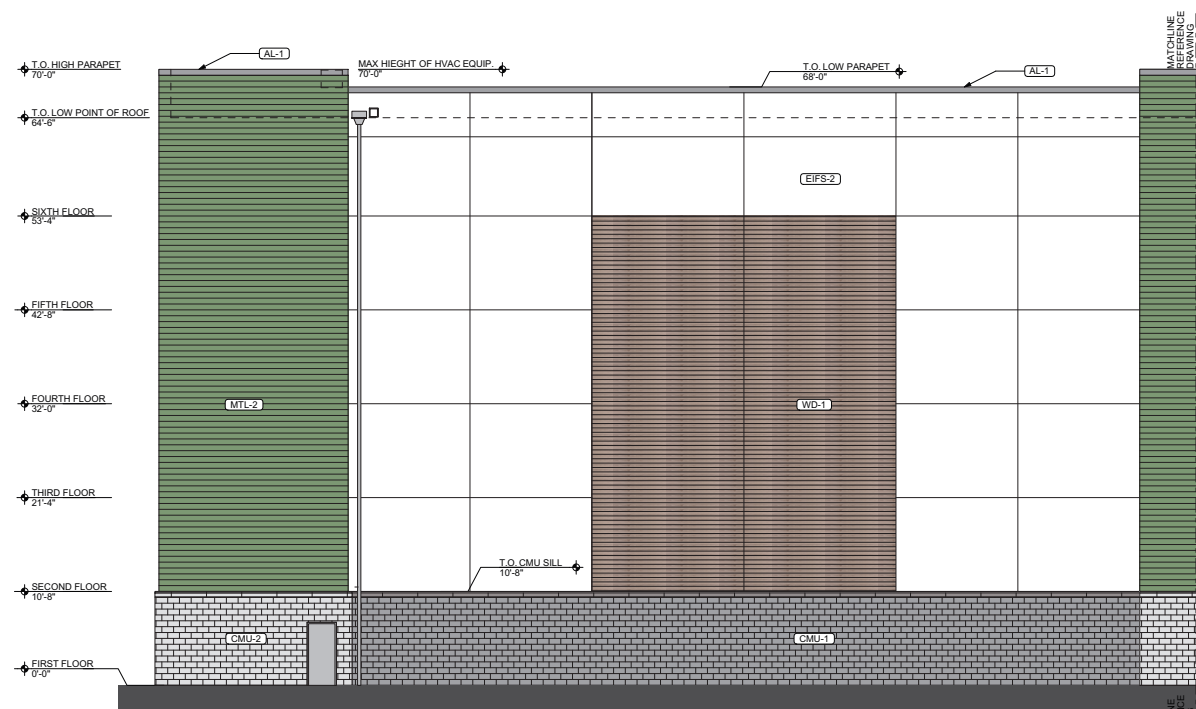
MARK	MATERIAL INFO	MATERIAL IMAGE
<b>AL-1</b>	<b>ALUMINUM COPING</b> MANUFACTURER: ATAS MODEL: J4P SMOOTH COLOR: LIGHT GREY FINISH: PREFINISHED, INCLUDES FLASHING & TRIM	
<b>AL-2</b>	<b>STOREFRONT INFILL</b> MANUFACTURER: ATAS MODEL: .540" SMOOTH COLOR: LIGHT GREY FINISH: PREFINISHED, INCLUDES FLASHING & TRIM	
<b>CMU-1</b>	<b>CONCRETE MASONRY UNIT</b> MANUFACTURER: EP HENRY COLOR: FIORI 500R FINISH: SPLIT FACE VENEER W/ INTEGRAL COLOR. MATCHING SILL W/ 1" CHAMFER SIZE: 7 5/8" X 7 5/8" X 15 5/8" MORTAR: TO MATCH CMU	
<b>CMU-2</b>	<b>CONCRETE MASONRY UNIT</b> MANUFACTURER: EP HENRY COLOR: EARTH TONE 28N FINISH: SPLIT FACE VENEER W/ INTEGRAL COLOR. MATCHING SILL W/ 1" CHAMFER SIZE: 7 5/8" X 7 5/8" X 15 5/8" MORTAR: TO MATCH CMU	
<b>CST-1</b>	<b>CAST STONE BASE</b> MANUFACTURER: READING ROCK SYSTEM: STONE BASE PANEL STYLE: ROCKCAST ARCHITECTURAL STONE COLOR: LIGHT GRAY	
<b>EIFS-1</b>	<b>WATER MANAGED EIFS</b> MANUFACTURER: STO SYSTEM: STO WATER MANAGED EIFS COLOR: SW 6438 DILL	
<b>EIFS-2</b>	<b>WATER MANAGED EIFS</b> MANUFACTURER: STO SYSTEM: STO WATER MANAGED EIFS COLOR: WHITE	
<b>MTL-1</b>	<b>CORRUGATED METAL PANEL</b> MANUFACTURER: PAC CLAD MODEL: 72 PANEL MOUNT: EXPOSED FASTENER COLOR: WHITE	
<b>MTL-2</b>	<b>CORRUGATED METAL PANEL</b> MANUFACTURER: PAC CLAD MODEL: 72 PANEL MOUNT: EXPOSED FASTENER COLOR: SW 6438 DILL	
<b>SF</b>	<b>STOREFRONT</b> PREFINISHED AL & GL BLACK (SEE DOOR SCHEDULE)	
<b>WD-1</b>	<b>FAUX WOOD</b> MANUFACTURER: STO SIZE: STOCASST WOOD COLOR: SERENGETI	
<b>AL-CNRY-1</b>	<b>ALUMINUM CANOPY</b> MANUFACTURER: TBD SIZE: TBD COLOR: TBD	



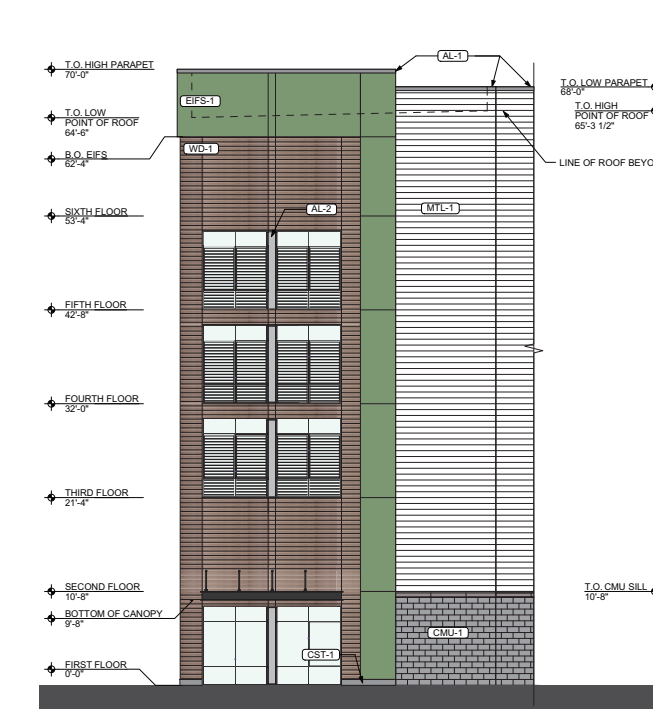
**26 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**13 PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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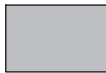



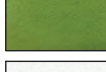
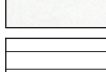
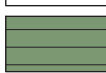

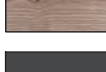


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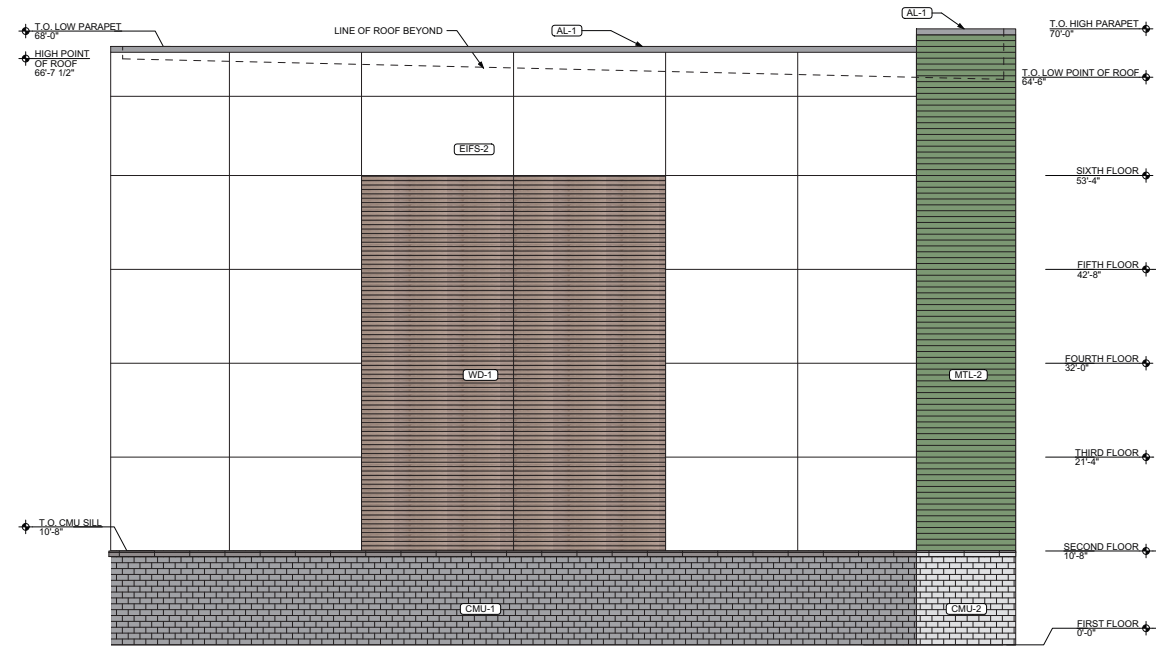
ZONING ELEVATIONS

**SD-8**

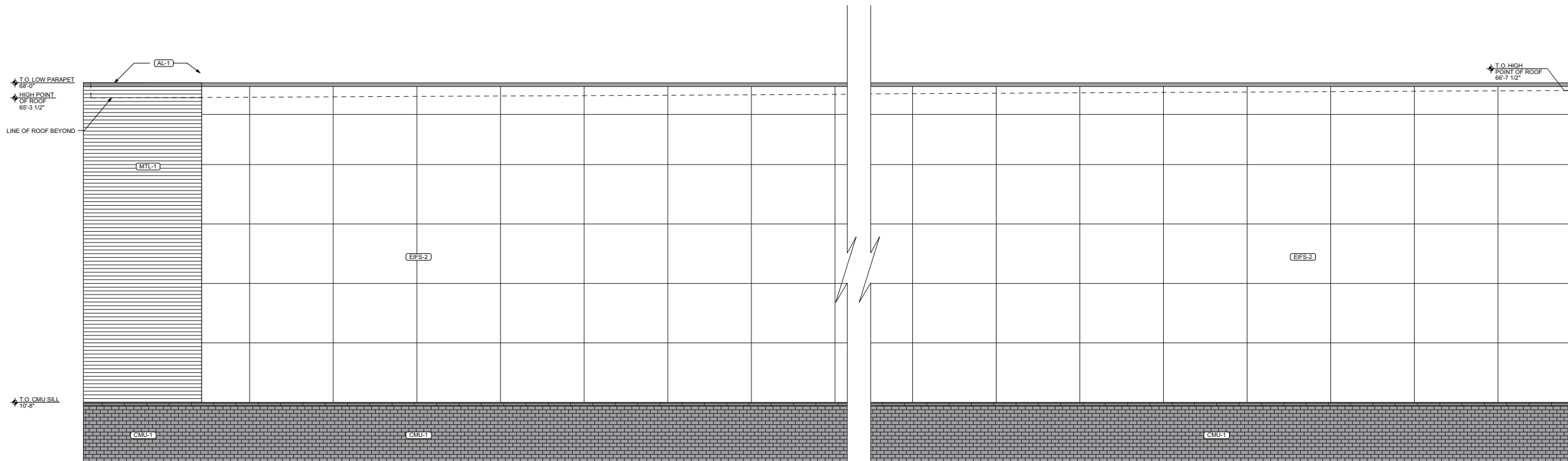
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<b>CMU-2</b>	<b>CONCRETE MASONRY UNIT</b> MANUFACTURER: EP HENRY COLOR: EARTH TONE 28N FINISH: SPLIT FACE VENEER W/ INTEGRAL COLOR. MATCHING SILL W/ 1" CHAMFER SIZE: 7 5/8" X 7 5/8" X 15 5/8" MORTAR: TO MATCH CMU	
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<b>EIFS-2</b>	<b>WATER MANAGED EIFS</b> MANUFACTURER: STO SYSTEM: STO WATER MANAGED EIFS COLOR: WHITE	
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<b>MTL-2</b>	<b>CORRUGATED METAL PANEL</b> MANUFACTURER: PAC CLAD MODEL: 72 PANEL MOUNT: EXPOSED FASTENER COLOR: SW 6438 DILL	
<b>SF</b>	<b>STOREFRONT</b> PREFINISHED AL & GL BLACK (SEE DOOR SCHEDULE)	
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<b>AL-CNRY-1</b>	<b>ALUMINUM CANOPY</b> MANUFACTURER: TBD SIZE: TBD COLOR: TBD	



**13 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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ZONING ELEVATIONS

**SD-9**





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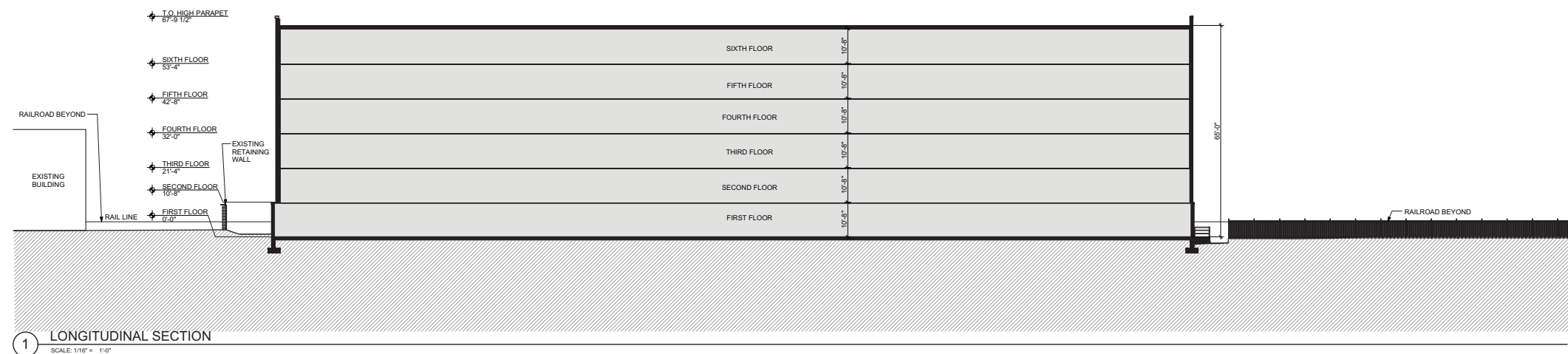
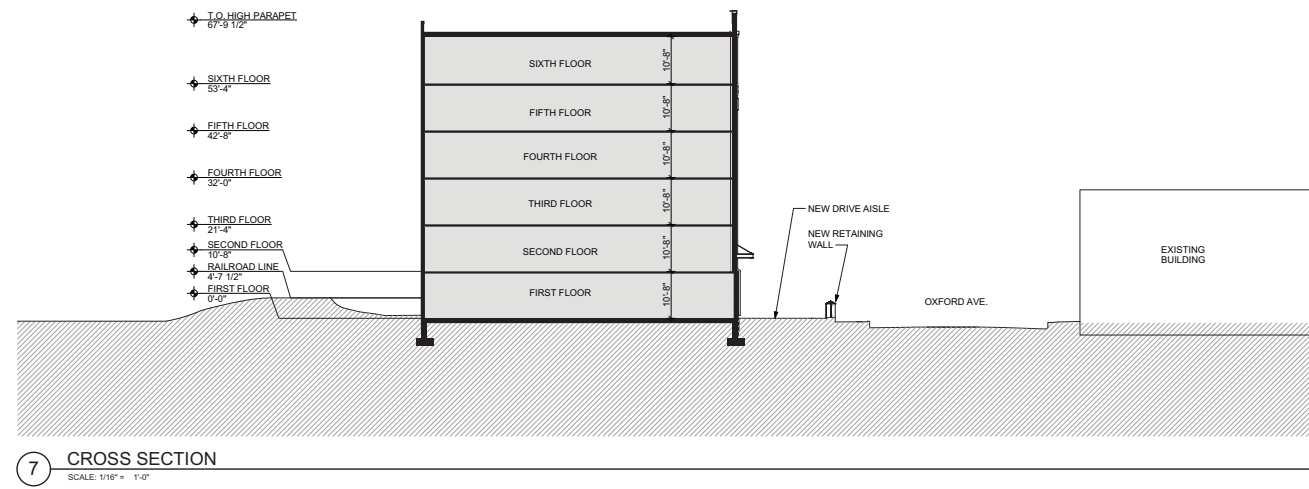
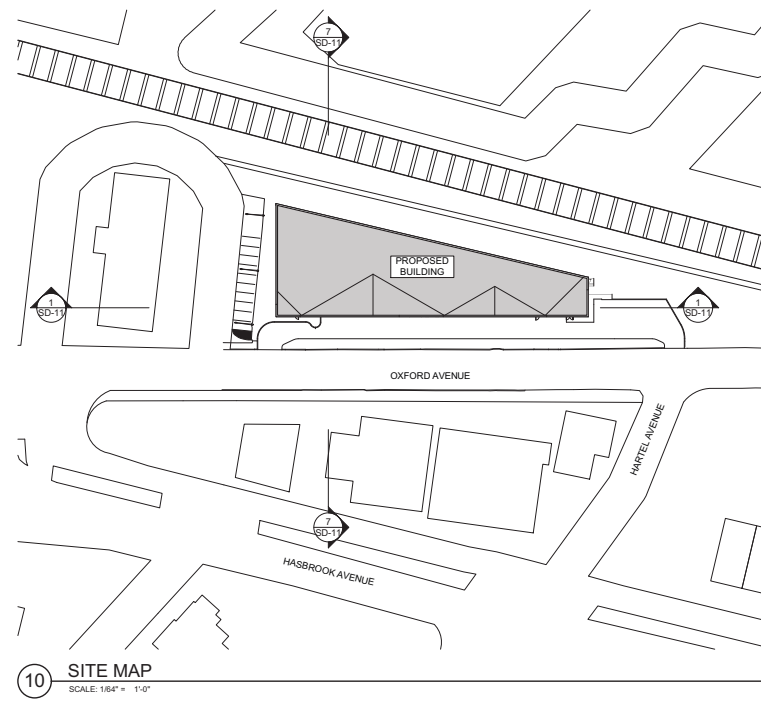
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SCHEMATIC RENDERINGS

**SD-10**





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**SUSTAINABLE DESIGN CHECKLIST**

**SD-13**

Civic Sustainable Design Checklist – Updated September 3, 2019

**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.
<b>Location and Transportation</b>		
(1) Access to Quality Transit	Locate a functional entry of the project within a ½-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes, main entry is within 1/4 mile walking distance of 2 existing transit routes (bus lines 18 and 24) and the Fox Chase train station.
(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.	The irregular lot shape and limited lot area makes parking solely in the rear yard infeasible. Parking areas are less than 40% of the site area.
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	The project is not pursuing this strategy as it is not required by Philadelphia City Code.
(4) Railway Setbacks (Excluding frontages facing trolley/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)	NA. This project does not propose a residential development.
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	The proposed development does not require bike racks per City Code. Regular bicyclists are not anticipated for the proposed use.

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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.	Native plantings and other low maintenance vegetation are planned for the site. Irrigation is not currently proposed.
<b>Sustainable Sites</b>		
(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.	The required parking and loading spaces as well as the driveway configuration limits the open space available for planting. The proposed open space is about 15% of the site's 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	The project is designed to meet PWD's stormwater management requirements. No green streets or management of runoff from adjacent streets is proposed.
(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.	The project proposes to reduce heat island effect with proposed trees for supplemental shading over on-site hardscapes areas.
<b>Energy and Atmosphere</b>		
(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 90.1-2016. 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.	A CDMcheck will be performed and submitted with the permit set. Building will comply with the current energy code in effect at the time of submission.
(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? <b>+</b> Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Storage buildings generally have motion sensor LED lighting throughout so lighting will only be used when a user is walking through the corridors to reduce energy usage. Also the building while climate controlled is not brought to the temperature of a standard office space. 80 degrees in the winter and 80 degrees in the summer to save on energy consumption

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Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metrics). <b>+</b> Achieve certification in Energy Star for Multifamily New Construction (MFNC). <b>+</b> Achieve Passive House Certification	N/A for Passive House and Energy Star
(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.	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.	Solar panels could easily be installed the amount of production would need to be confirmed.
<b>Innovation</b>		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	No

<sup>1</sup> 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.

<sup>2</sup> 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-1-Final.pdf> and the "What Code Do I Use" information sheet: <https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

<sup>3</sup> LEED 4.1, Optimize Energy Performance in LEED v4.1 For Energy Star: [www.EnergyStar.gov](http://www.EnergyStar.gov) For Passive House, see [www.phius.org](http://www.phius.org)

<sup>4</sup> 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

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