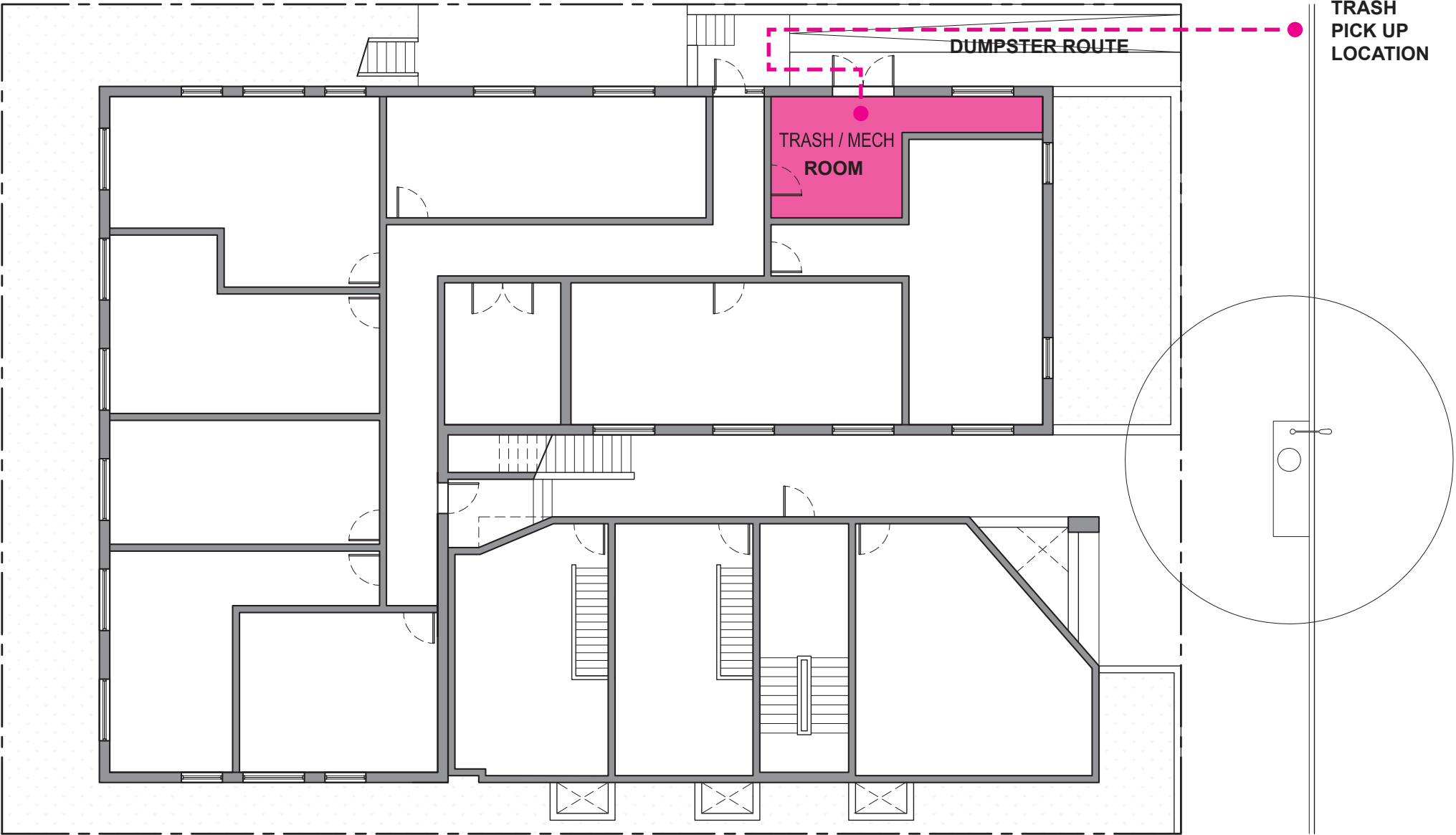


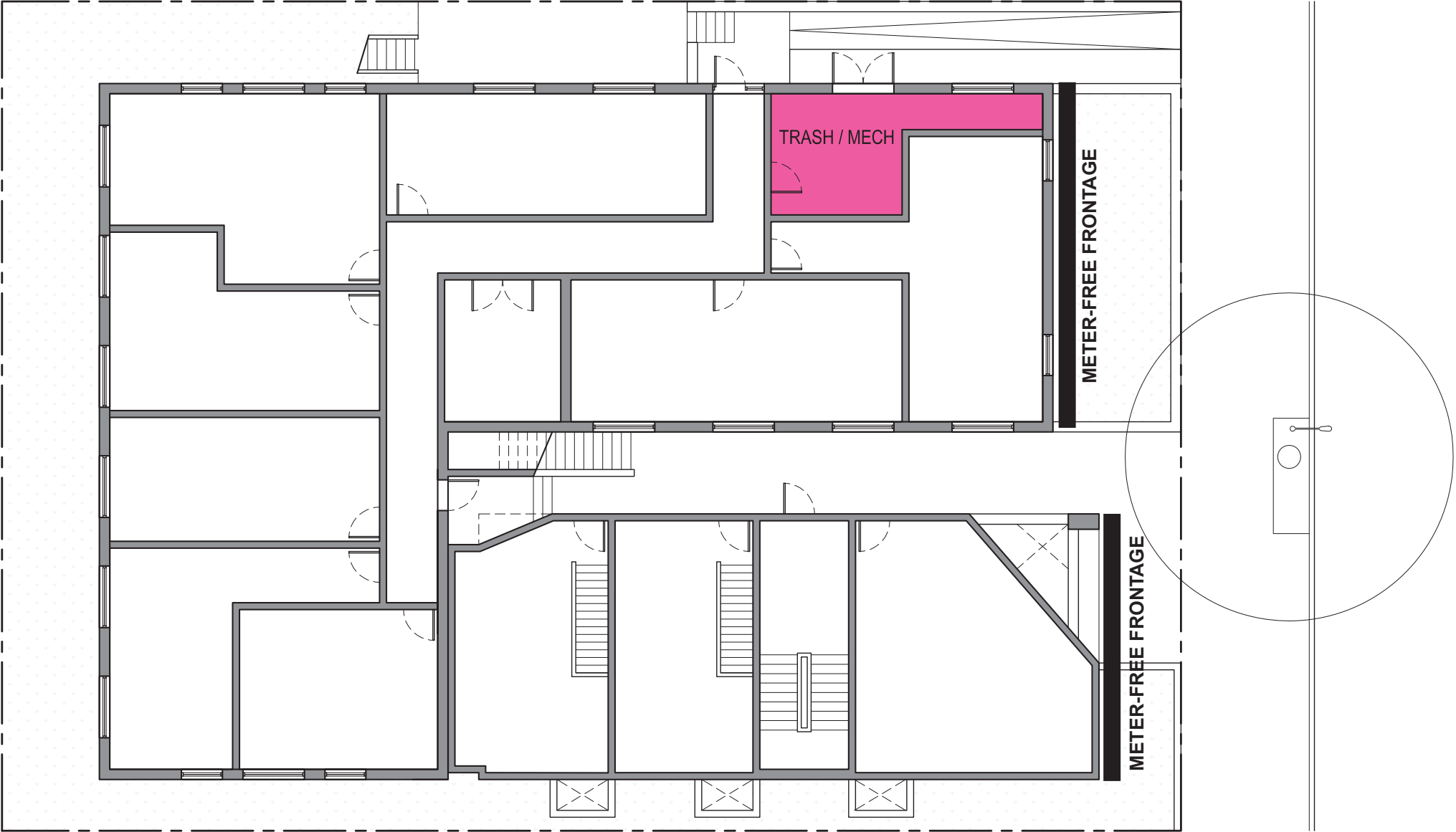
# TRASH STORAGE + MANAGEMENT



L1 FLOOR PLAN  
TRASH DIAGRAM

- + AN APPROPRIATELY SCALED INTERIOR TRASH ROOM WILL BE LOCATED ON THE FIRST FLOOR OF THE EXISTING STRUCTURE WITH DIRECT ACCESS TO 46TH STREET AT THE NORTH PROPERTY EDGE.
- + 1 OR 2 DUMPSTERS AND (3) 90 GALLON TOTERS WILL BE AVAILABLE TO RESIDENTS FOR TRASH AND RECYCLING STORAGE
- + TRASH PICK UP WILL BE AT 46TH ST
- + OWNER ANTICIPATES 2-3 PICK-UPS PER WEEK.
- + HAULER WILL NOT PICK UP PRIOR TO 8 AM.
- + PROPERTY MANAGER WILL REGULARLY ATTEND TO ANY DEBRIS IN THE PUBLIC REALM.

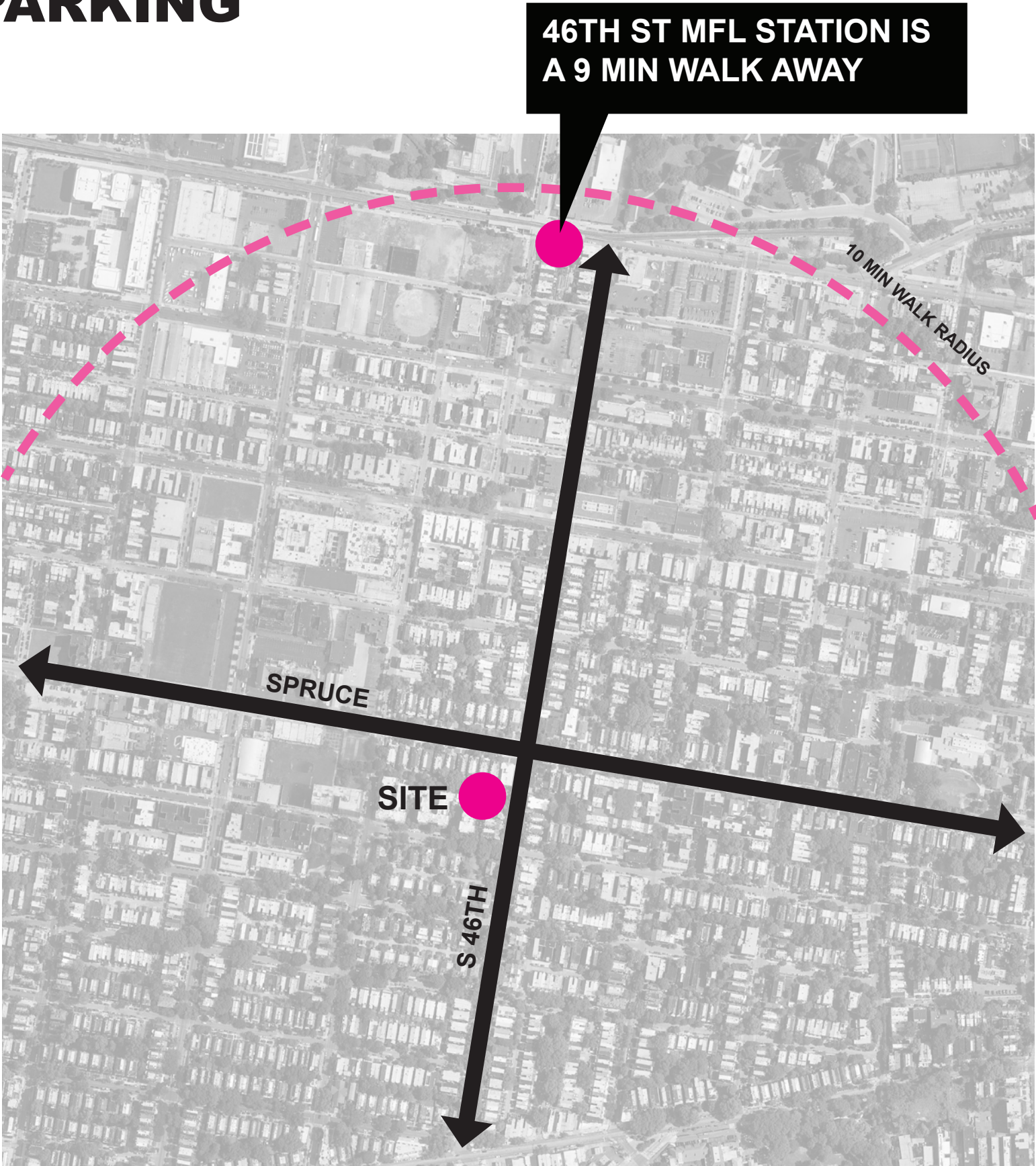
# ELECTRICAL METERS



L1 FLOOR PLAN  
ELECTRICAL METER DIAGRAM

- + OWNER COMMITS NOT TO MOUNT ELECTRICAL METERS TO THE STREET-FACING FACADE.
- + ELECTRICAL METERS WILL BE PLACED AS REQUIRED BY PECO IN BASEMENT MECHANICAL / UTILITY ROOM AS MARKED IN PLAN.

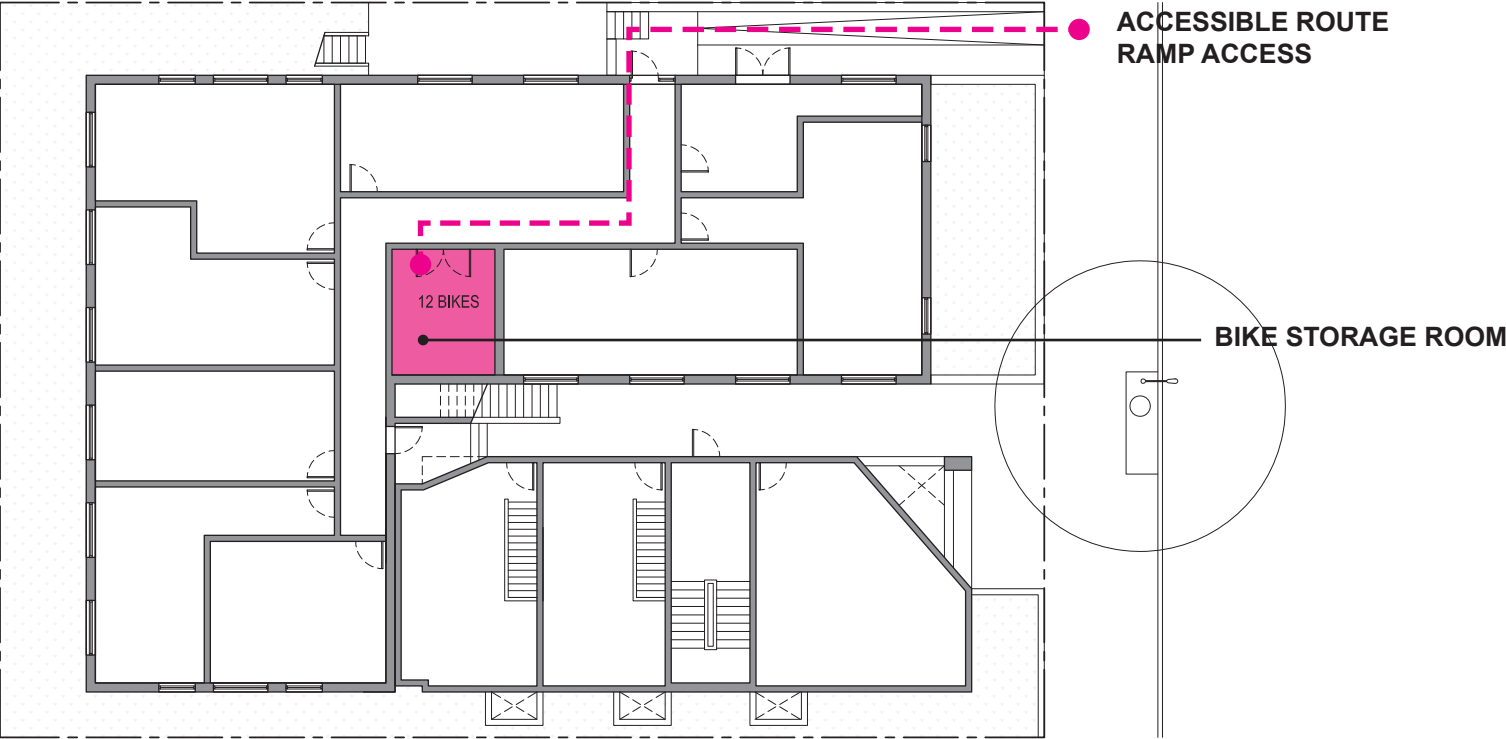
# PARKING



- + UNIT TOTAL HAS BEEN REDUCED TO 28 ACROSS THE PROJECT.
- + OWNER COMMITS TO WORK WITH ITS REAL ESTATE BROKER TO EMPHASIZE THE BICYCLE-FRIENDLY NATURE OF THE PROJECT AND THE CLOSE PROXIMITY TO HIGH QUALITY TRANSIT IN MARKETING MATERIALS, INCLUDING THE FOLLOWING:
- + WALKABILITY SCORE **92**
- + TRANSIT SCORE **85**
- + BIKE SCORE **96**
- + 9 MIN WALK TO 46TH STREET MFL STATION
- + LESS THAN 10 MIN WALK TO BUS STOP ROUTES 21, 42, 52, 64
- + 6 MIN WALK TO TROLLEY ROUTE 34

SITE CONTEXT  
TRANSIT DIAGRAM

# BICYCLE STORAGE



L1 FLOOR PLAN BIKE ROOM DIAGRAM

- + MULTI-FAMILY USE REQUIRES 1 BIKE SPACE PER 3 UNITS, FOR A TOTAL OF 10 SPACES REQUIRED.
- + OWNER COMMITS TO PROVIDING A MINIMUM OF 12 CLASS A BIKE SPACES, EXCEEDING THE REQUIRED RATIO.
- + DERO HIGH EFFICIENCY BIKE RACK OR SIMILAR STACKED BIKE STORAGE MODEL WILL ALLOW THE ALLOCATED BIKE ROOM IN THE EXISTING BUILDING TO ACCOMMODATE 12 BICYCLES.

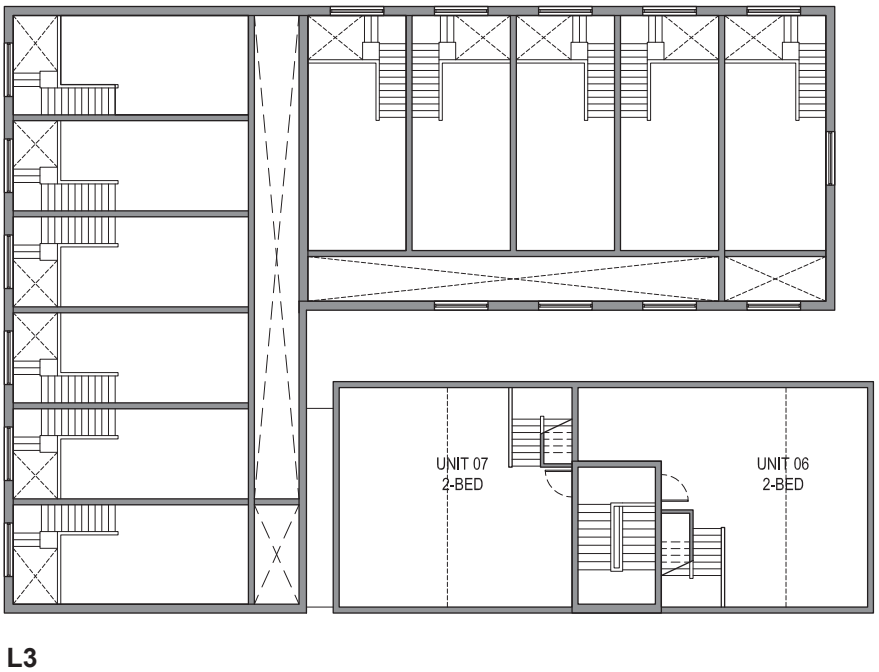
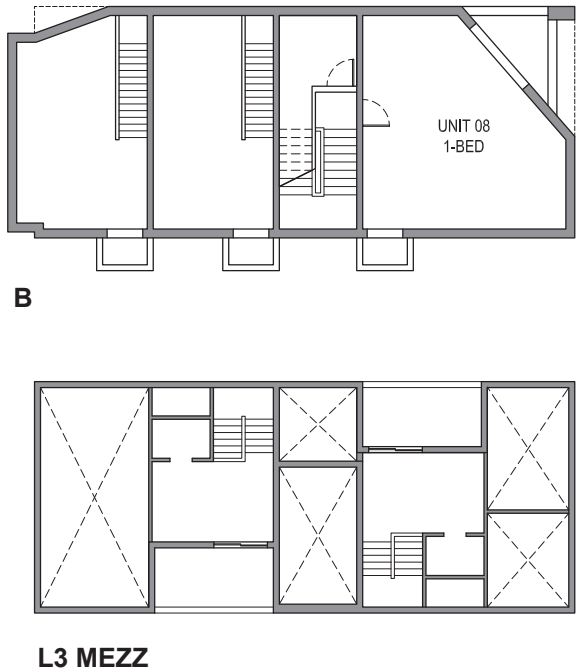
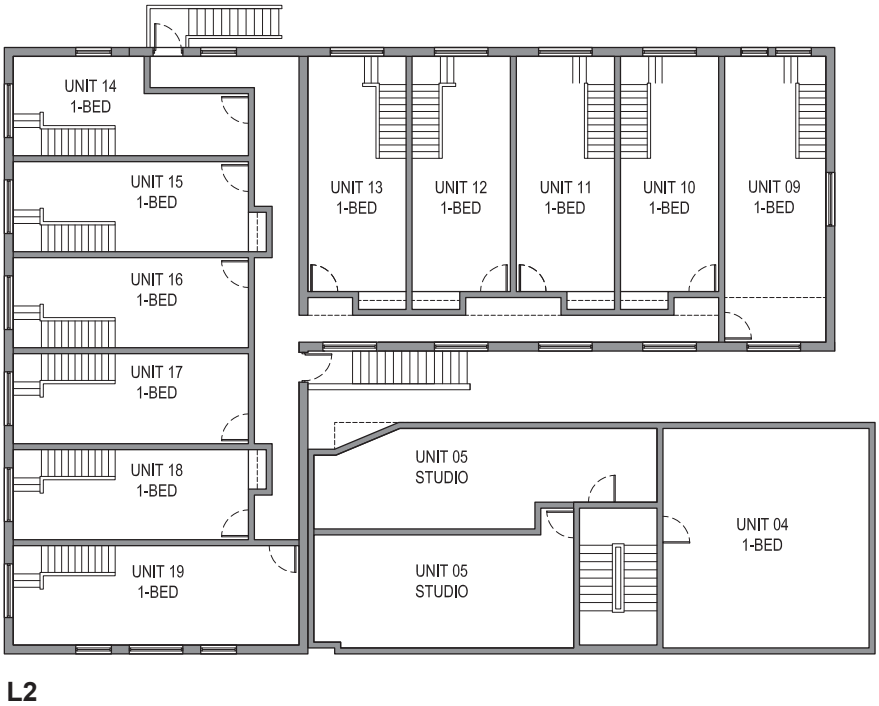
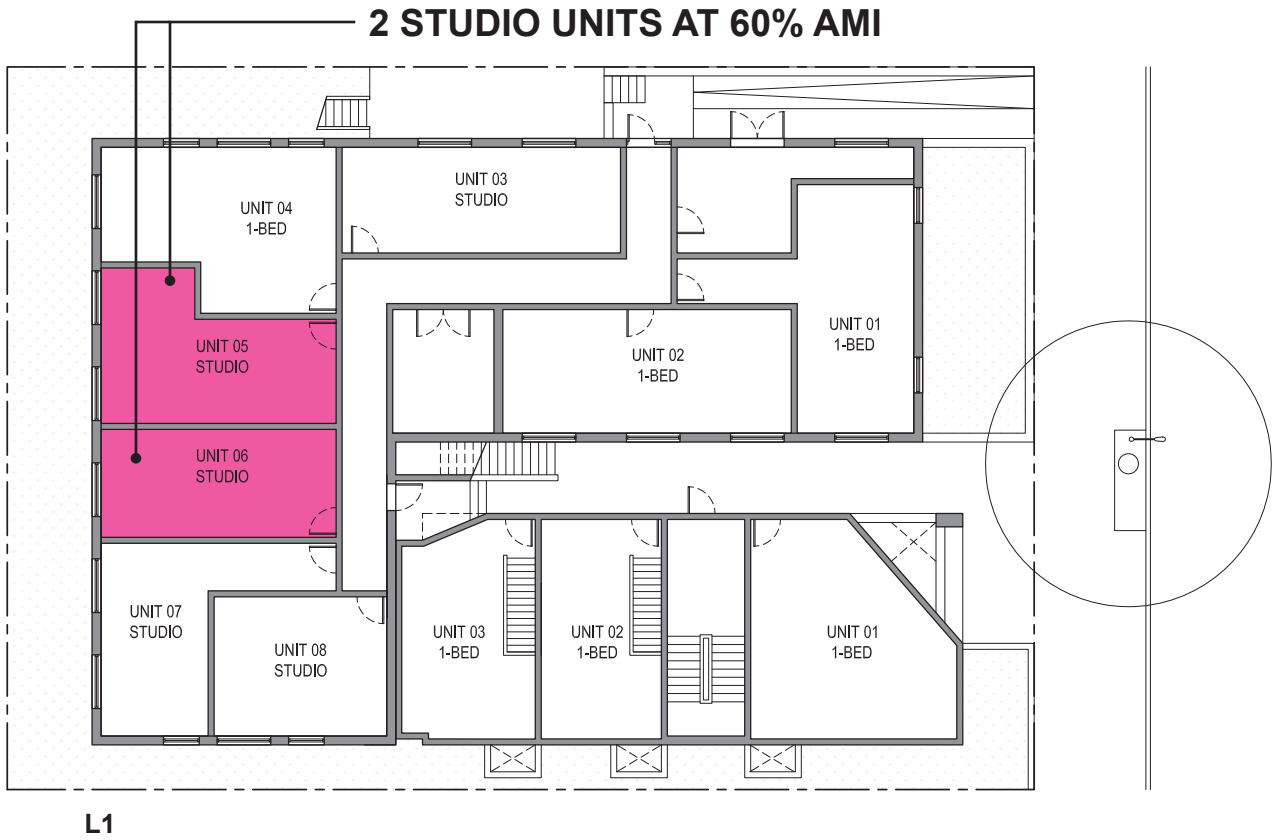


HIGH EFFICIENCY BIKE RACK  
ALLOWS STORAGE OF ADDITIONAL BIKES IN  
SAME FLOOR PLAN AREA.

BIKE RACK SPEC



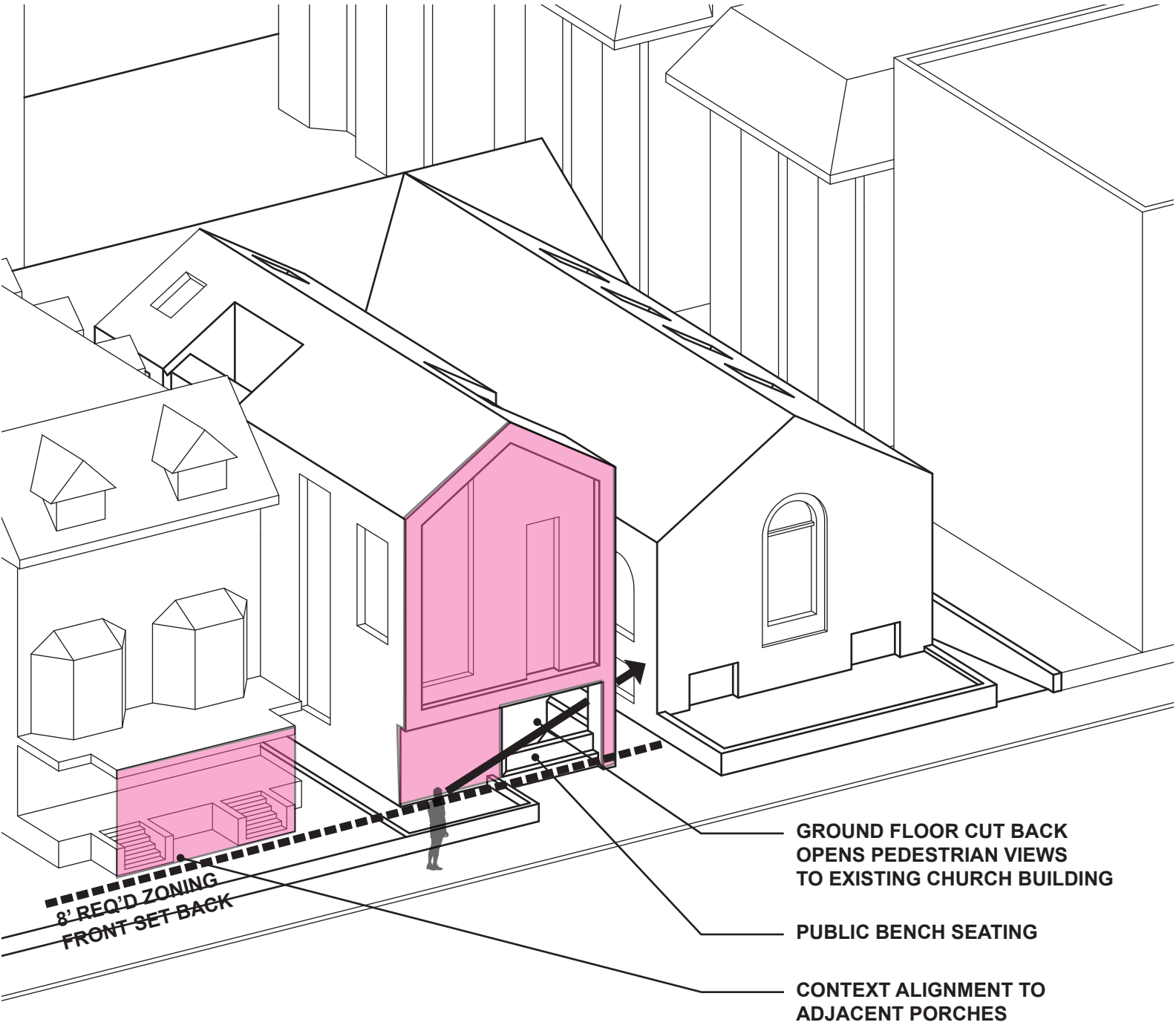
# AFFORDABILITY



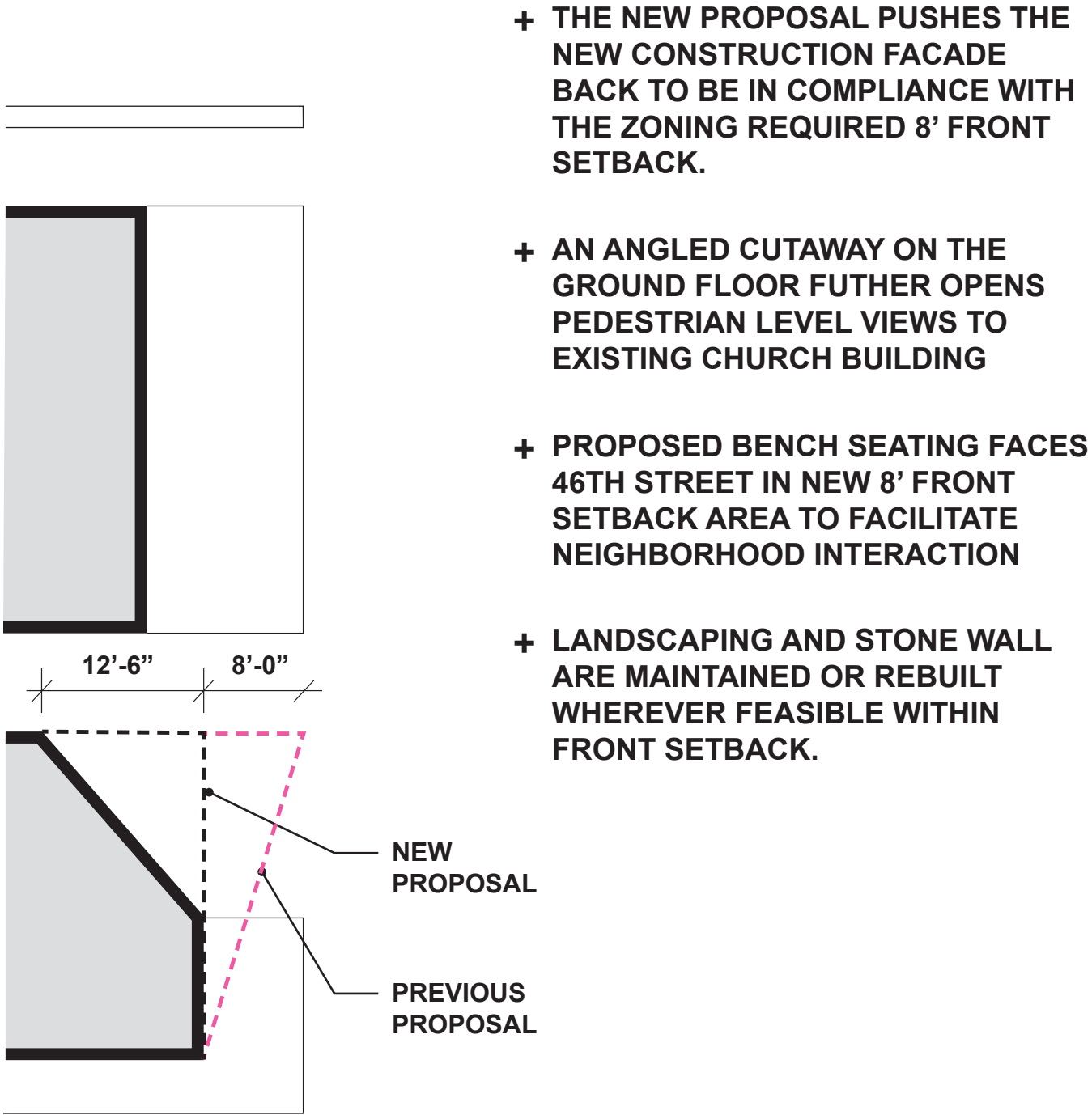
- + OWNER COMMITS TO PROVIDE A MIX OF MODESTLY SCALED STARTER APARTMENTS AT THE LOWER END OF THE PRICE SPECTRUM TO CONTRIBUTE TO NEIGHBORHOOD AFFORDABILITY.
- + STUDIOS WILL RENT IN RANGE OF \$900 - \$1100 AND 1-BEDS IN RANGE OF \$1400 - \$1600. AT 30% OF HOUSEHOLD INCOME, RENTS REQUIRE \$36K - \$44K ANNUAL (STUDIO) AND \$52K-\$60K (1-BED)
- + THE NUMBER OF UNITS WAS LOWERED FROM 32 TO 28 TO ALLOW FOR MASSING CHANGES BASED ON NEIGHBORHOOD FEEDBACK. THE NEW PROPOSED UNIT MIX INCLUDES:
  - (7) STUDIOS
  - (19) 1-BEDROOMS
  - (2) 2-BEDROOMS
  - (28) TOTAL UNITS
- + UNIT MIX SUPPORTED BY MARKET DEMAND AT HIGHTOP'S PROJECT AT 4534 SPRUCE STREET.
- + OWNER WILL UTILIZE COMMERCIALLY REASONABLE EFFORTS TO PROVIDE 2 STUDIO UNITS AT 60% OF THE AREA MEDIAN INCOME, AS ANNUALLY ADJUSTED BY HUD (AMI) \$946/mo AS OF APRIL 2019

FLOOR PLAN UNIT DIAGRAMS

# FRONT SETBACK

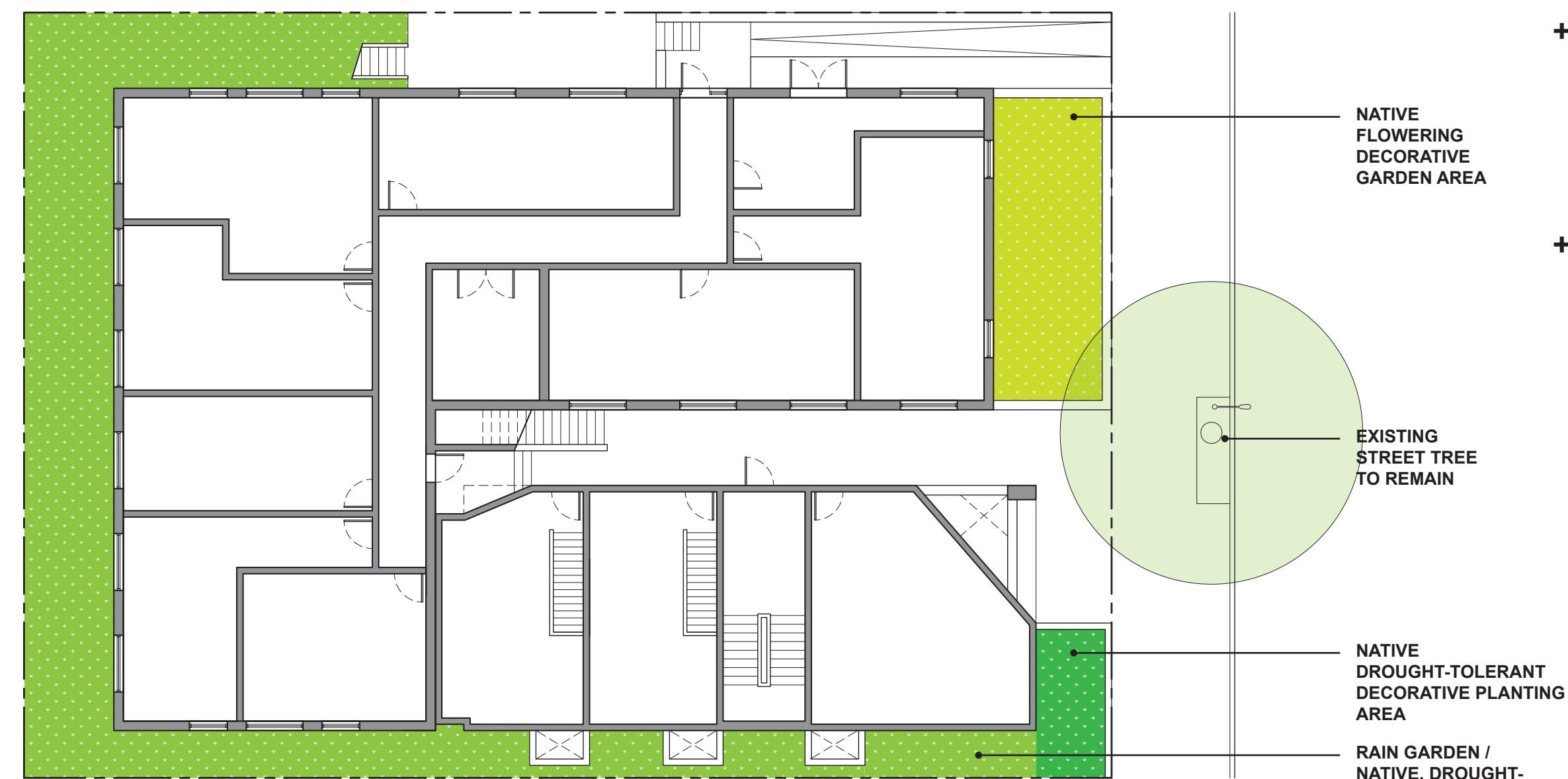


AXONOMETRIC FACADE  
SETBACK DIAGRAM



L1 PLAN  
SETBACK DIAGRAM

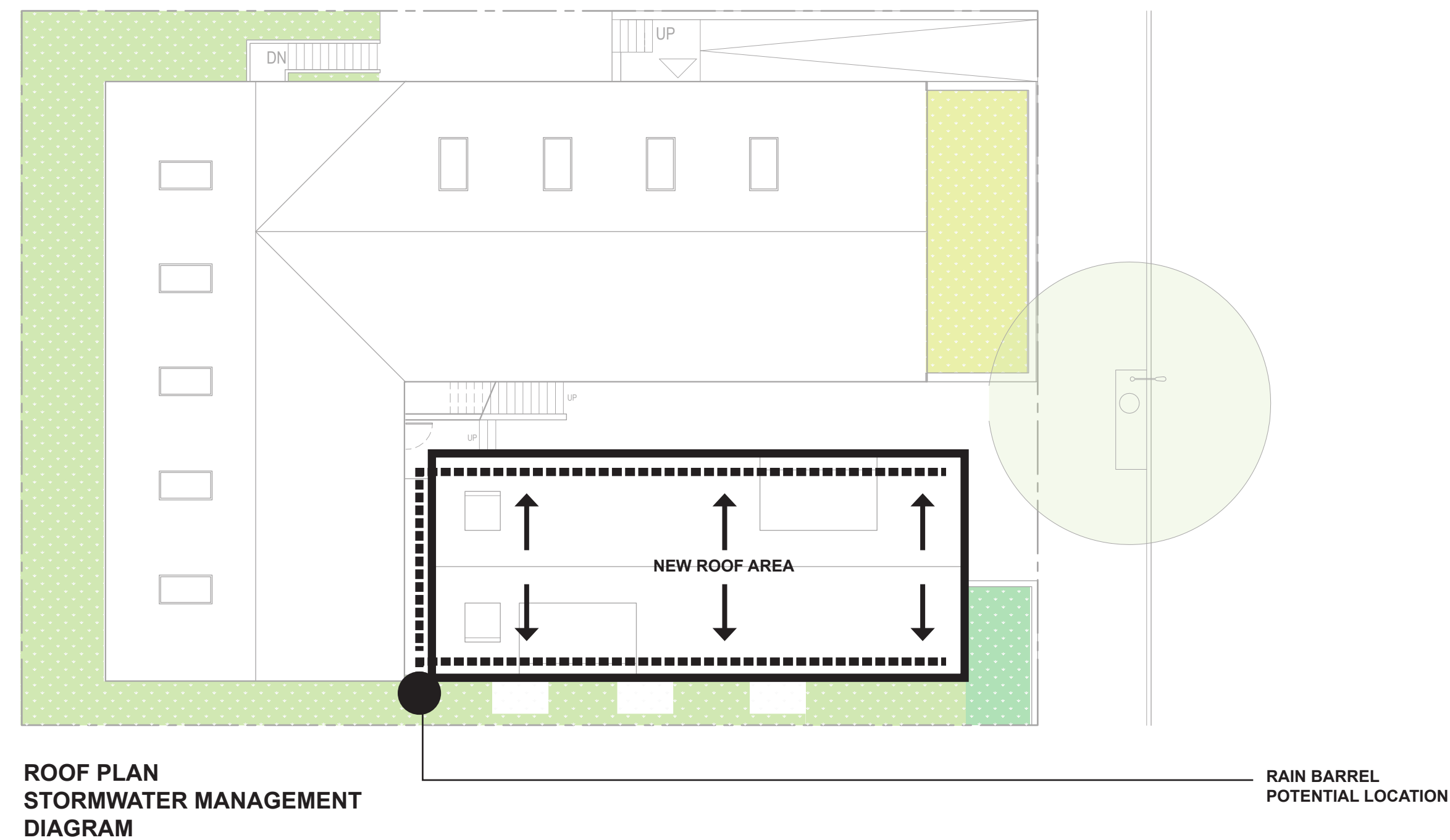
# LANDSCAPE + LOCAL JOBS



L1 FLOOR PLAN  
LANDSCAPING DIAGRAM

- + OWNER AGREES TO WORK WITH CITY GREEN WORKS OR OTHER LOCAL ORGANIZATION TO DEVELOP A PARTNERSHIP FOR LANDSCAPING AND PLANTING MAINTAINANCE THAT SUPPORTS LOCAL JOBS.
- + LANDSCAPING STRATEGY WILL BE DESIGNED FOR MAINTAINABILITY AND SUSTAINABILITY, WITH NATIVE, DROUGHT-TOLERANT SPECIES WHEREVER POSSIBLE, AND DECORATIVE, FLOWERING PLANTINGS IN FRONT FLOWER BEDS.

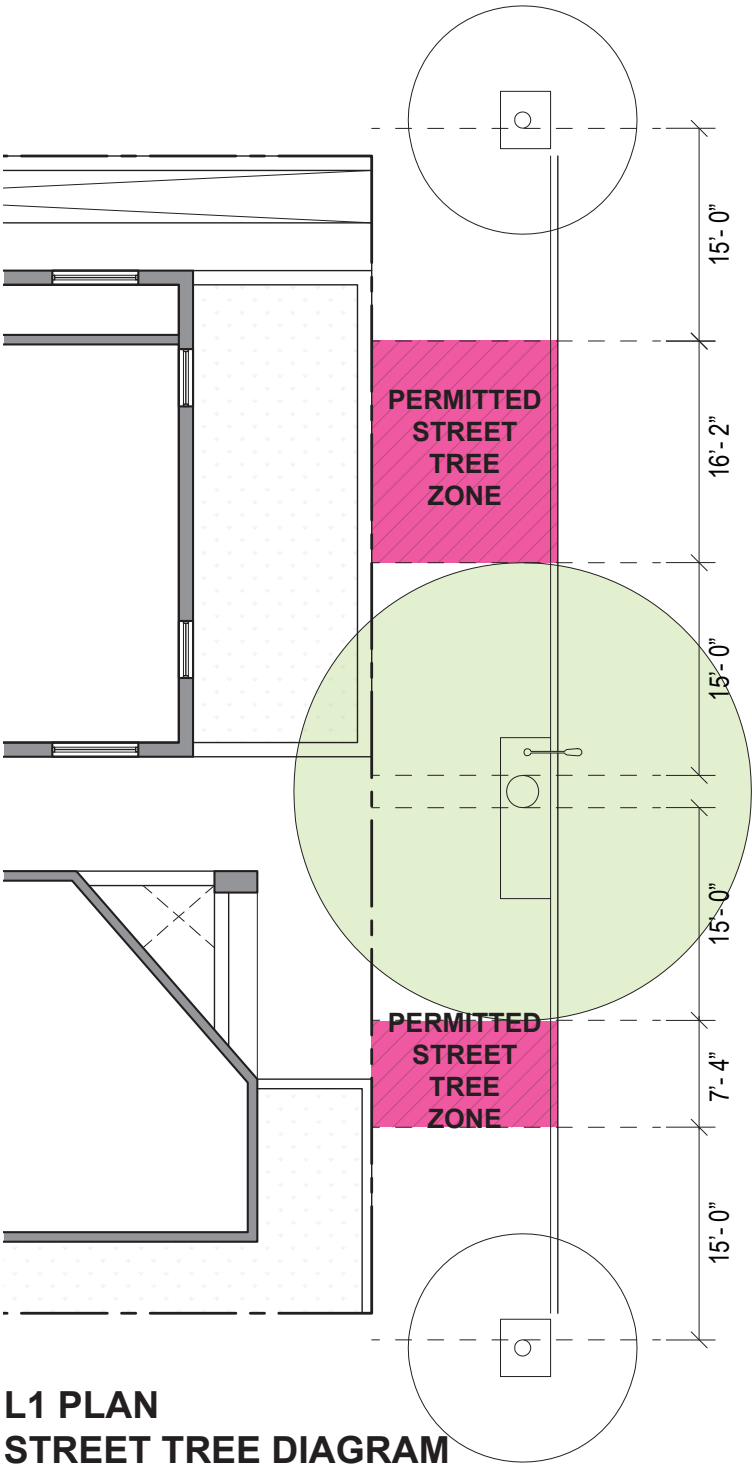
# STORMWATER MANAGEMENT



- + OWNER IS COMMITTED TO TAKING STEPS TO MINIMIZE STORMWATER IMPACT OF THE PROJECT BY MANAGING STORMWATER FROM NEW CONSTRUCTION ROOF AREA THROUGH GREEN, PASSIVE WATER MANAGEMENT STRATEGIES SUCH AS RAIN GARDENS AND/OR RAIN STORAGE BARRELS.**
- + OWNER COMMITS TO PLANTING NATIVE AND DROUGHT-TOLERANT SPECIES THROUGHOUT LANDSCAPED AREAS TO MINIMIZE REQUIRED WATER. RECYCLED RAINWATER FROM RAIN STORAGE BARRELS TO BE USED TO WATER NEW AND EXISTING PLANTINGS WHEREVER FEASIBLE.**



# STREET TREES



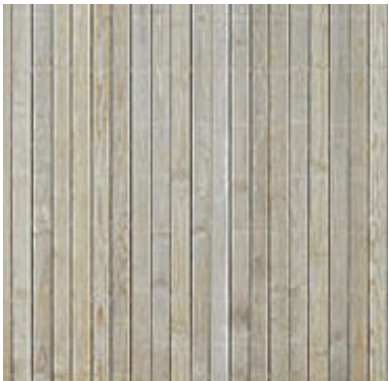
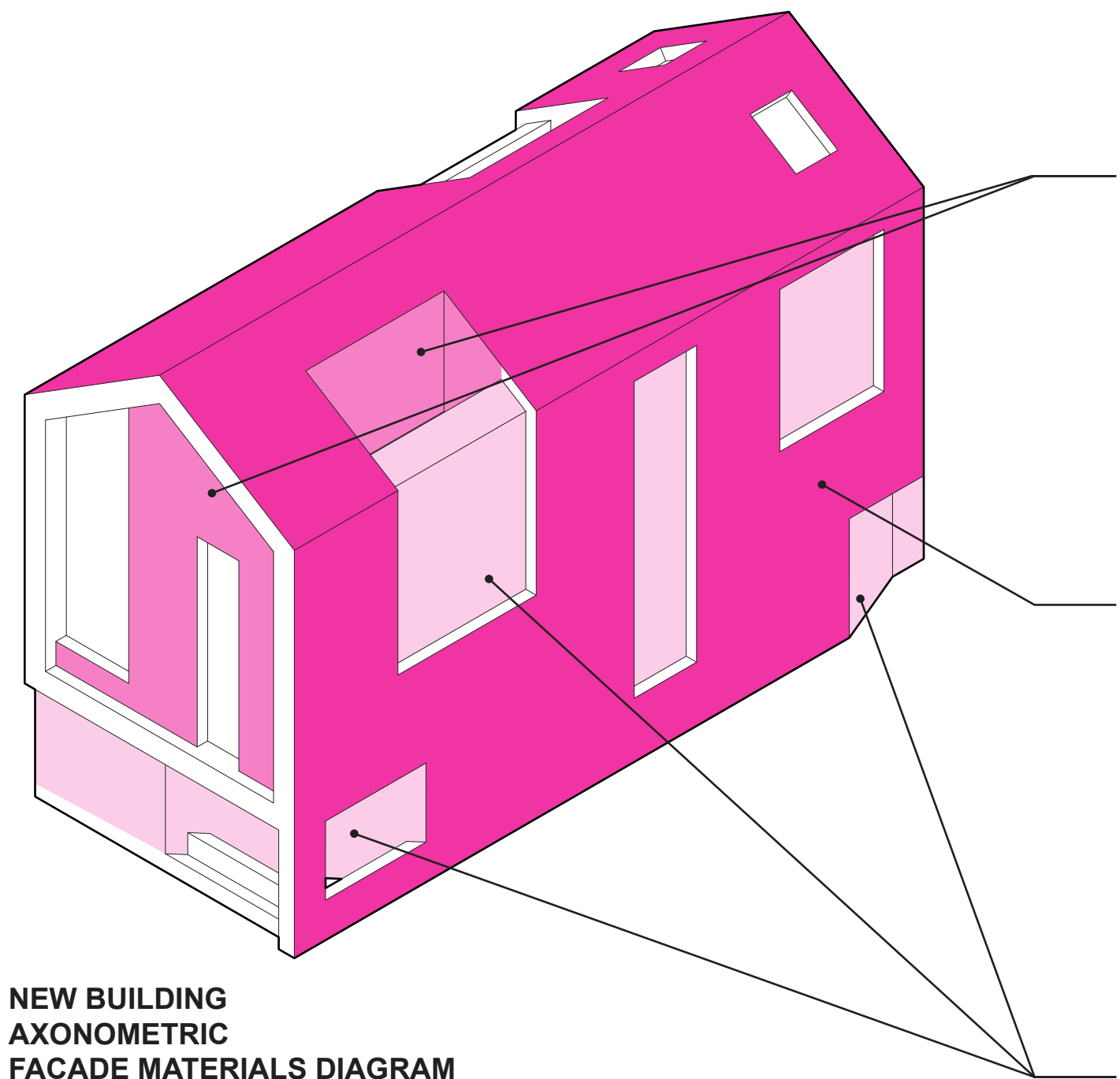
**EXISTING STREET VIEW AT NORTH EDGE**



**EXISTING STREET VIEW AT SOUTH EDGE**

- + CITY OF PHILADELPHIA STREETS DEPT REGULATIONS REQUIRE 2 ADDITIONAL STREET TREES FOR THE PROJECT SITE FRONTAGE.
- + A LARGE EXISTING TREE AND TWO TREES ON ADJACENT PROPERTIES NEAR N AND S LOT LINES CREATE SMALL AREAS FOR POTENTIAL ADDITIONAL TREES, BOTH OF WHICH WOULD BLOCK PEDESTRIAN VIEWS OF EXISTING CHURCH FACADE.
- + OWNER COMMITS TO COVER THE COSTS OF PLANTING 1 OR 2 OF THE CITY OF PHILADELPHIA'S REQUIRED NEW STREET TREES IN APPROPRIATE LOCATIONS ON OR NEAR THE PROJECT SITE IF ALTERNATE LOCATION(S) CAN BE AGREED UPON TO PRESERVE PROJECT VIEWS.

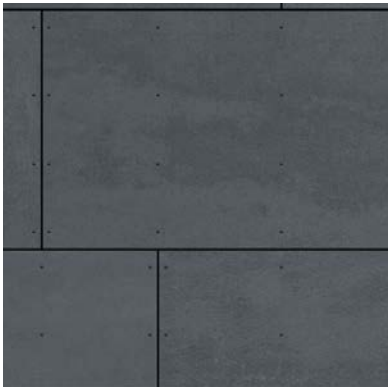
# NEW CONSTRUCTION BUILDING MATERIALS



THERMALLY MODIFIED WOOD



STANDING SEAM METAL



FIBER CEMENT

- + THE NEW BUILDING WILL BE CLAD IN A MIX OF HIGH QUALITY MATERIALS THAT SPEAK TO THE EXISTING CONTEXT OF THE NEIGHBORHOOD IN COLOR AND TEXTURE WHILE SITTING IN CLEAR CONTRAST WITH THE MASONRY OF THE EXISTING CHURCH BUILDING.
- + THE OWNER COMMITS TO NOT INSTALL ANY OF THE FOLLOWING LOW QUALITY MATERIALS ON THE NEW BUILDING FACADE:
  1. STUCCO
  2. EIFS
  3. VINYL SIDING
- + FOR MAJORITY OF WALLS AND ROOF, WARM TONED VERTICALLY SEAMED METAL PANELS SIMILAR TO STANDING SEAM. ZINC, CORTEN, AND STEEL PRODUCTS ARE CURRENTLY BEING STUDIED AS POSSIBLE OPTIONS. IN MAJOR ACCENT AREAS AT THE FRONT OF THE BUILDING, THERMALLY MODIFIED WOOD WILL CREATE A NATURAL MATERIAL TEXTURE. CHARCOAL GRAY FIBER CEMENT OR DARK METAL PANELS MATCHING DARK WINDOW FRAMES WILL LIKELY BE USED IN INFILL AREAS BETWEEN WINDOWS.