



1 1730-54 N. 2ND STREET TRANSPORTATION



MARKET-FRANKFORD LINE
SUBWAY STOP/ROUTE



BUS STOP/ROUTE





2 1730-54 N. 2ND STREET
SITE PICTURES



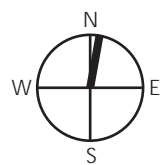
3 1730-54 N. 2ND STREET

NEIGHBORHOOD AMENITIES





4 1730-54 N. 2ND STREET
SUN PATH



PROPOSED MASSING



5 1730-54 N. 2ND STREET
MASSING MODEL

PROPOSED MASSING



6 1730-54 N. 2ND STREET
SURROUNDING MODEL



TM

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

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PROJECT No.: PP213087
 DRAWN BY: NOL
 CHECKED BY: MJK
 DATE: 05/11/2024
 CAD ID: PP213087-ZONING-TB-0

ZONING PLAN

FOR
KIMMDA, LLC

PROPOSED MIXED-USE DEVELOPMENT
 1730-54 N 2ND STREET
 18TH WARD
 CITY AND COUNTY OF PHILADELPHIA, PA

1515 MARKET STREET, SUITE 920
 PHILADELPHIA, PA 19102
 Phone: (267) 402-3400
 Fax: (267) 402-3401
 www.BohlerEngineering.com



SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:
Z-05

REVISION 1 - 05/11/2024

LANDSCAPE COMPLIANCE CHART

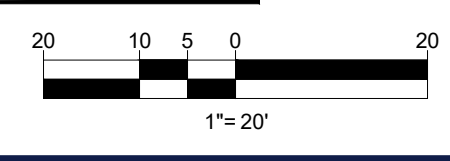
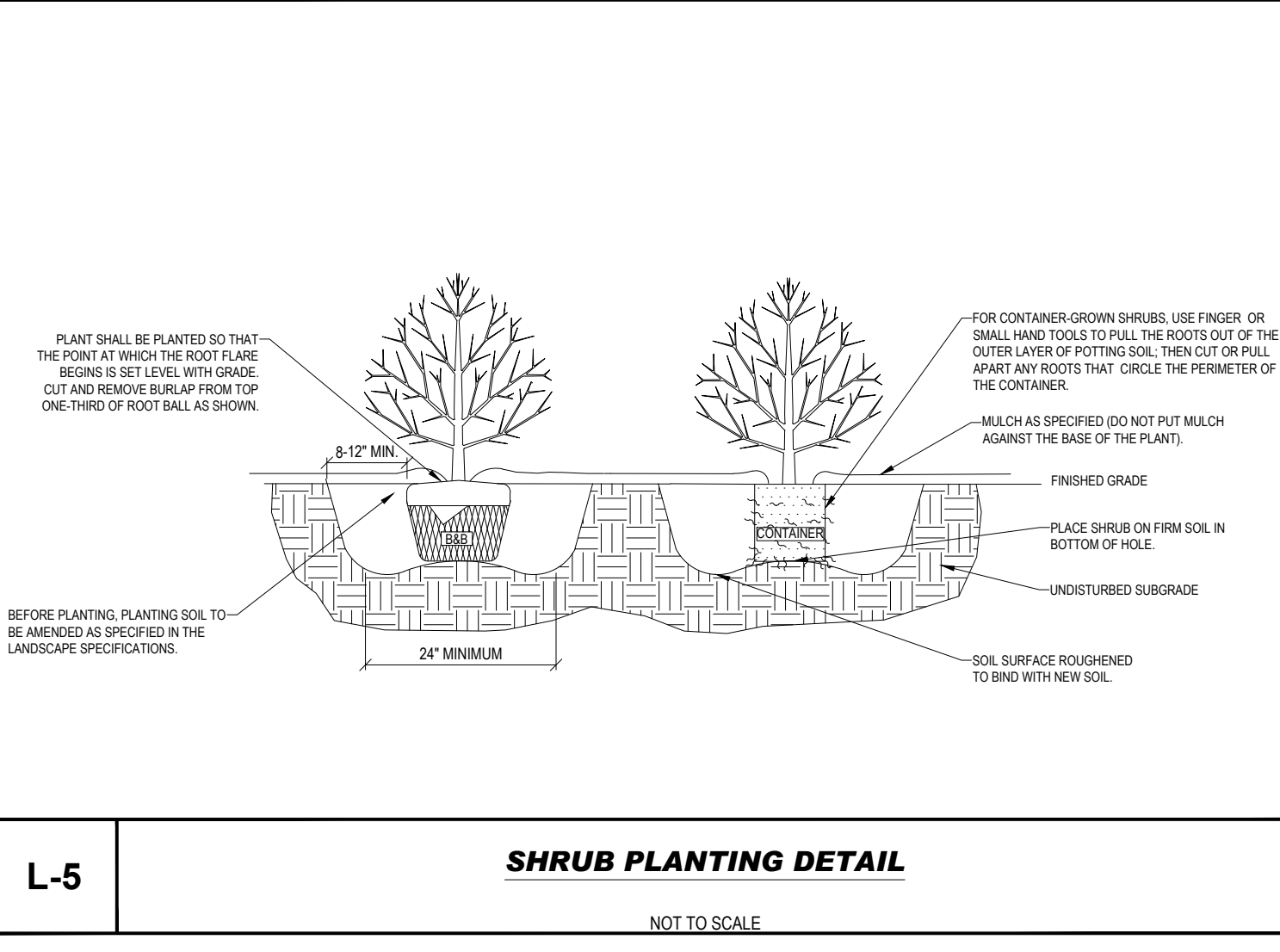
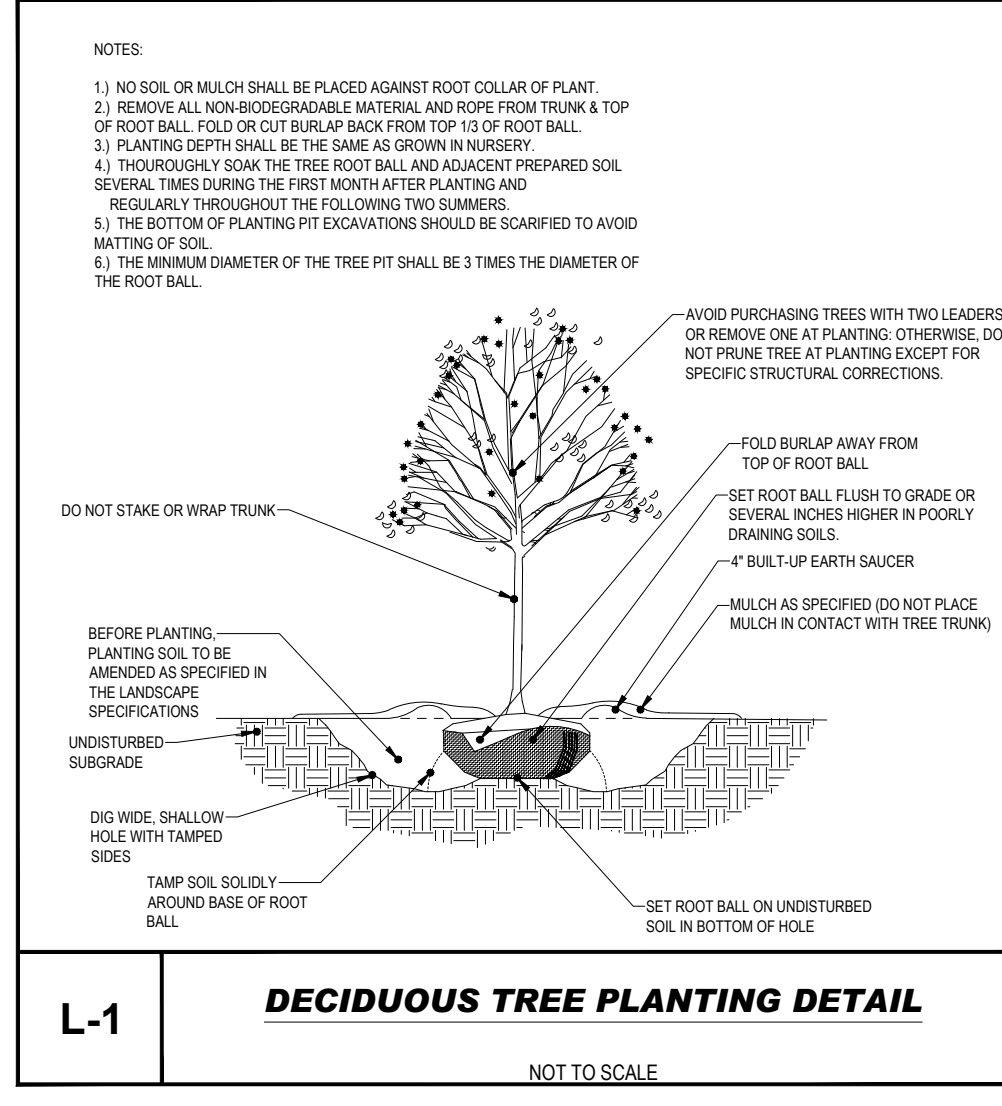
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705(2)(c), (2)(a) STREET TREE REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 35 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS SO LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH ALONG PHILIP STREET = 227+ LF (EXCLUDING DRIVEWAY WIDTHS) REQUIRED: 227 / 35 = 6.4 OR 6 STREET TREES PROVIDED: NONE. NO TREES PERMITTED PER THE DEPARTMENT OF STREETS STREET TREE PLANTING DIAGRAM (FD20182)	COMPLIES
14-803(5)(d), (1) PARKING LOT SCREENING	PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 5 FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (a) TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE (b) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FEET OF FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET.	PARKING LOT LENGTH ALONG NORTH 2ND STREET: 36+ LF REQUIRED: 36 / 35 = 1.02 OR 1 STREET TREE PROVIDED: TREES PROVIDED FOR STREET TREE REQUIREMENT ARE USED TO SATISFY THIS REQUIREMENT. PARKING LOT LENGTH ALONG NORTH 2ND STREET: 36+ LF REQUIRED: (36/25) x 3 = 4.32 OR 4 SHRUBS PROVIDED: 6 IGS (6 SHRUBS)	COMPLIES
14-803(5)(d), (2) PERIMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS	WHERE A FIVE FT. WIDE PERIMETER LANDSCAPE AREA IS NOT FEASIBLE BASED ON EXISTING SITE OR TOPOGRAPHY CONSTRAINTS, AS AN ALTERNATIVE TO THE TREE AND SHRUB PLANTINGS REQUIRED BY § 14-803(5)(d), (1) ABOVE, A DECORATIVE MASONRY WALL OR ORNAMENTAL FENCE AT LEAST THREE FT. IN HEIGHT MAY BE INSTALLED. THE DECORATIVE WALL OR ORNAMENTAL FENCE MAY BE INSTALLED ON A BERM IF THE COMBINED HEIGHT OF BERM AND WALL OR FENCE IS AT LEAST THREE FT. IN HEIGHT.	ORNAMENTAL FENCES ARE PROPOSED ALONG THE PERIMETER OF THE PARKING LOT ALONG PHILIP STREET.	COMPLIES
14-803(5)(e) PARKING LOT LANDSCAPING	(1) A MINIMUM OF TEN PERCENT (10%) OF THE INTERIOR SURFACE PARKING LOT IN ALL DISTRICTS AND OFF-STREET LOADING AREAS IN ALL DISTRICTS EXCEPT I-2, I-3, AND I-P, CALCULATED AS THE TOTAL OF AREA IN ALL SURFACE PARKING SPACES AND SURFACE DRIVE ASILES, SHALL BE PLANTED WITH LANDSCAPE. (5) ONE TREE SHALL BE PLANTED PER 300 S.F. OF INTERIOR LANDSCAPE AREA. A MINIMUM OF 30% OF THE REQUIRED TREES SHALL INCLUDE DECIDUOUS SHADE TREES.	TOTAL OPEN AIR PARKING LOT AREA = 4,602+ SF REQUIRED (10%): 460.2+ SF LANDSCAPE AREA PROVIDED (14.3%): 659+ SF LANDSCAPE AREA REQUIRED PARKING LOT LANDSCAPE AREA = 460.2+ SF REQUIRED: 460.2 / 300 = 1.5 OR 2 TREES PROVIDED: 2 AREA 2 (TREES)	COMPLIES

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5" CAL.	B&B
CCA	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	2-2 1/2" CAL.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
IGS	10	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	24-30"	CONTAINER
JCHC	8	JUNIPERUS CHINENSIS 'HETZI COLUMMARIS'	COLUMNAR HETZ JUNIPER	4-5"	B&B
JHB	25	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER

GENERAL NOTES:

- THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR ZONING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.



R:\PP213087\LANDSCAPE\LANDSCAPE PLAN SETS\ZONING\PP213087-ZONING-TB-05.dwg - LAYOUT: Z-05.LSPC



AMERICAN HORNBEAM



EASTERN REDBUD



COLUMNAR HETZ JUNIPER



RED MAPLE



INKBERRY



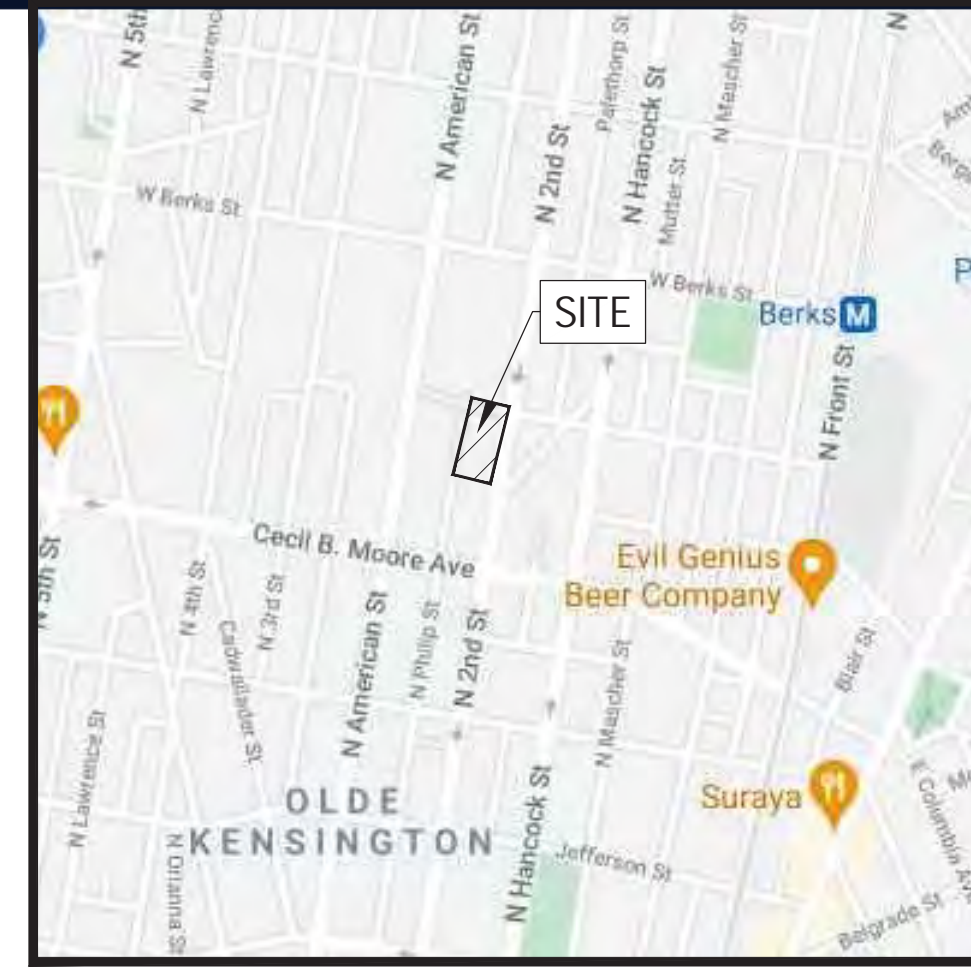
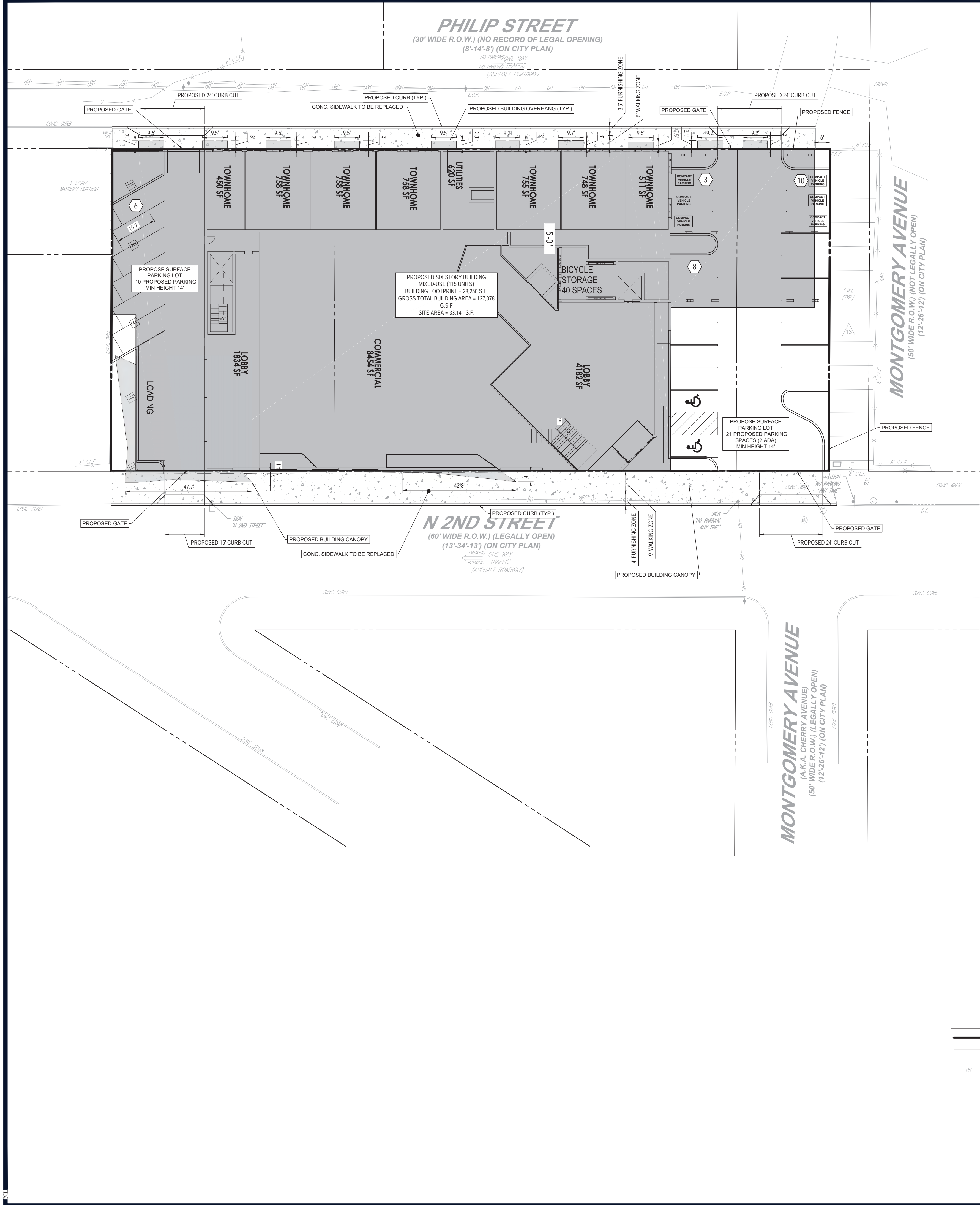
CREeping JUNIPER



CDR09 Scale 1" = 20'-0"

7 1730-54 N 2ND STREET

LANDSCAPE PLAN



LOCATION MAP

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
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ZONING PLAN
 FOR
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 PROPOSED MIXED-USE DEVELOPMENT
 1730-54 N 2ND STREET
 18TH WARD
 CITY AND COUNTY OF PHILADELPHIA, PA

SHEET TITLE:
ZONING PLAN
 SHEET NUMBER:
Z-01
 REVISION 1 - 05/11/2024

ZONING PLAN NOTES

- THIS PLAN REFERENCES AN "ALTA / ACSM BOUNDARY AND TOPOGRAPHICAL SURVEY" PREPARED FOR: KIDOMA LLC. PREPARED BY: JAMES ROBERT AIKEN II, PA P.L.S. #SU075233 CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 CHALFONT, PA 18914
- APPLICANT: KIDOMA, LLC 1516 N 5TH STREET, SUITE 212 PHILADELPHIA, PA 19122
- OWNER: SECOND STREET PROPERTIES 1516 N 5TH STREET, SUITE 212 PHILADELPHIA, PA 19122
- SITE DATA: 1730-54 N 2ND STREET PHILADELPHIA, PA 19122
- ZONING DATA: 1730-54 N 2ND STREET PHILADELPHIA, PA 19122
 EXISTING ZONING: ICMX (INDUSTRIAL COMMERCIAL MIXED-USE)
 EXISTING USE: COMMERCIAL/WAREHOUSE
 PROPOSED ZONING: ICMX (INDUSTRIAL COMMERCIAL MIXED-USE)
 PROPOSED USE: MIXED USE (RESIDENTIAL AND COMMERCIAL RETAIL)
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS AND EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT A.
- PLAN PREPARED PER INSTRUCTIONS OF THE OWNER.
- ELEVATIONS OF PROPOSED CONCRETE CURBS TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDEGE OF PAVEMENT.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH THE CITY OF PHILADELPHIA REQUIREMENTS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

2ND STREET : CITY NEIGHBORHOOD (A.K.A. CHERRY AVENUE) (LEGALLY OPEN) (90' WIDE R.O.W.) (ON CITY PLAN) (12'-26'-12") (ON CITY PLAN)

PHILIPS STREET, LOCAL FURNISHING ZONE: REQUIRED = 24' PROPOSED = 4' WALKING ZONE: REQUIRED = 24' PROPOSED = 4' TOTAL SIDEWALK REQUIRED = 24' PROPOSED = 13'

PHILIPS STREET, LOCAL FURNISHING ZONE: REQUIRED = 23.5' PROPOSED = 3.5' WALKING ZONE: REQUIRED = 25' PROPOSED = 5' TOTAL SIDEWALK REQUIRED = 21' PROPOSED = 8.5'

ZONING DISTRICT REQUIREMENTS

DISTRICT NAME	ICMX
DISTRICT AND LOT DIMENSIONS	
USE	REQUIRED PERMITTED PROPOSED
	COMMERCIAL (8,454 SF)
	MULTI-FAMILY RESIDENTIAL (118,624 SF) 115 UNITS
MIN. DISTRICT AREA (SQ. FT.)	N/A 33,141 SF
MIN. STREET FRONTAGE AS TAKEN FROM THE LOT LINE (FT.)	N/A 221'
MIN. LOT AREA (SQ. FT.)	N/A 33,141 SF
GROSS FLOOR AREA (GFA)	N/A RESIDENTIAL = 118,624 SF RETAIL = 8,454 SF TOTAL = 127,078 SF
MAX OCCUPIED AREA (% OF LOT)	100% 100%
YARDS	
MIN. FRONT YARD DEPTH (FT.)	N/A 0'
MIN. SIDE YARD WIDTH (FT.)	8' IF USED 6'
MIN. REAR YARD DEPTH (FT.) (EAST SIDE)	N/A 0'
HEIGHT	
MAX. HEIGHT (FT.)	60' (WCS OVERLAY) 70'
FLOOR AREA RATIO	
MAX. FLOOR AREA (% OF LOT AREA)	500% 449.83%

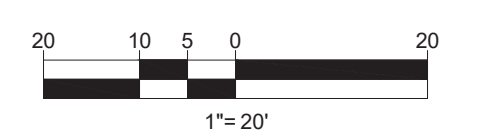
PARKING REQUIREMENTS

	REQUIRED	PROVIDED
LOADING	1	1
PARKING REQUIREMENT	20'	27 (2 ADA 6 CAR SHARE)
BIKE PARKING	41"	42

*PARKING REQUIREMENTS:
 TOTAL REQUIRED: 3 SPACES FOR EVERY 10 DWELLING UNITS 115 UNITS X 0.3 = 34.5 = 35 SPACES
 0 SPACES FOR RETAIL
 SPACES REQUIRED = 35 SPACES
 AUTOSHARE REDUCTION (14-802.8.b) = 4 PER 1 AUTOSHARE SPACE 4 AUTOSHARE SPACES = 12 SPACE REDUCTION
 BICYCLE PARKING REDUCTION (14-802.8.e) = 1 PER 5 CLASS 1A SPACES UP TO 10% OF REQUIRED 40 CLASS 1A / 5 = 8 10% OF 35 = 3.5 = 3 SPACE REDUCTION TOTAL REQUIRED = 35-12-3= 20 SPACES
 REQUIRED ADA SPACES = 1 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)
 REQUIRED ELECTRIC CHARGING = 1 SPACES
 EXISTING SPACES = 24 SPACES
 **BICYCLE REQUIREMENTS:
 TOTAL REQUIRED = 41 SPACES
 RETAIL SALES = 2 SPACES
 RESIDENTIAL = 115 UNITS / 3 = 39 SPACES (CLASS 1A)
 TOTAL EXISTING = 0 SPACES
 TOTAL PROPOSED = 42 SPACES (40 CLASS 1A SPACES)

LEGEND

	PROPERTY BOUNDARY		EXIST. WATER VALVE
	PROP. CURB		EXIST. GAS VALVE
	EXIST. CURB		EXIST. UTILITY POLE
	EXIST. OVERHEAD LINE		EXIST. CLEANOUT
	PROP. YARD DRAIN		EXIST. ELECTRIC MANHOLE
	PROP. BUILDING (GROUND FLOOR)		EXIST. FIRE HYDRANT
	PROP. BUILDING (ABOVE FLOORS)		EXIST. INLET
	PROP. PAVEMENT		



R:\PP213087\CADD\DRAWINGS\PLAN SETS\BASEBASE-0 ZONING REV.05/11/2024\BASE-0 ZONING SITE PLAN.dwg - LAYOUT: Z-01 ZONING SITE PLAN

NORTH PHILIP STREET

8'-14'-8"

PARKING ENTRANCE

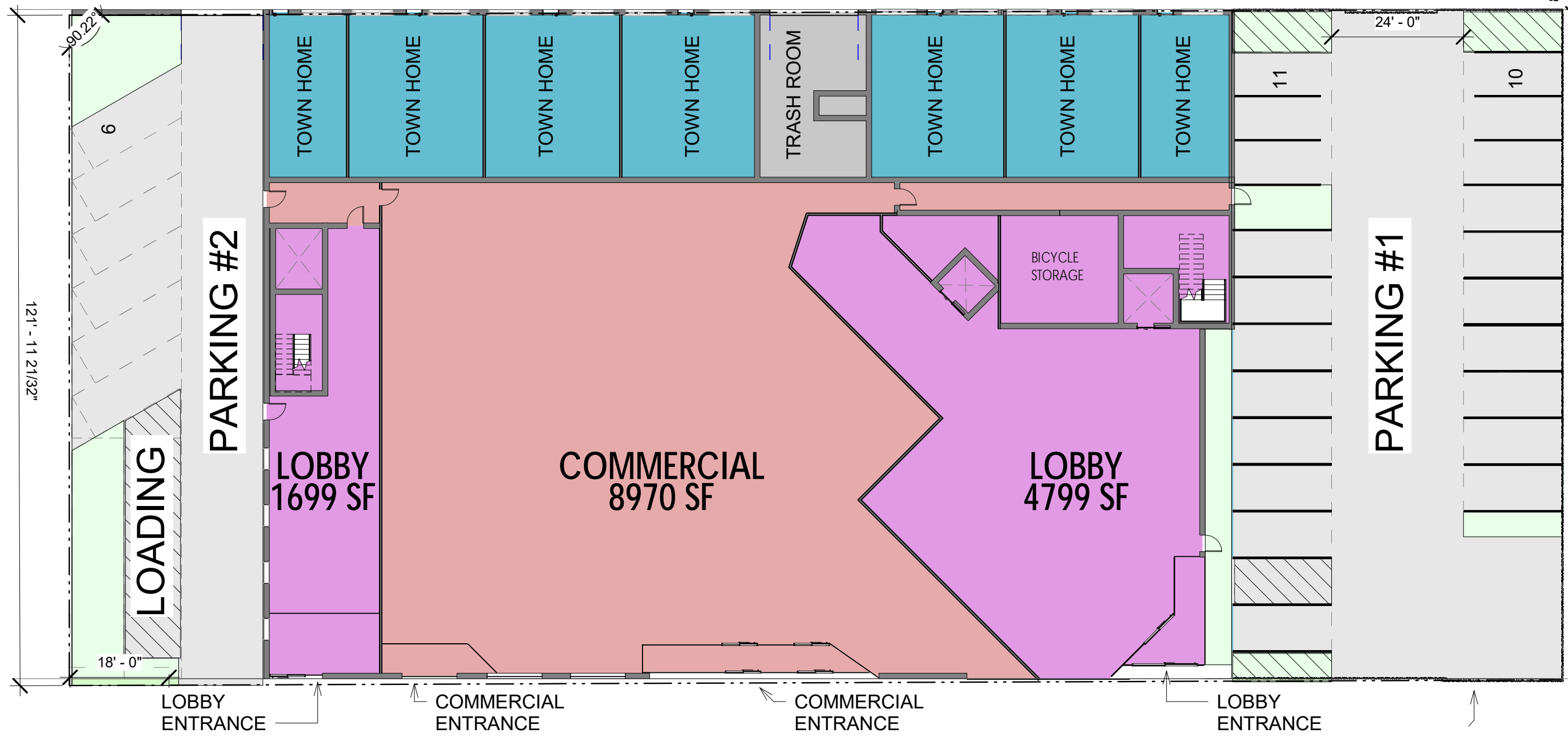
PARKING ENTRANCE

8'-0"

14'-0"

8'-0"

8'-0"



NORTH 2ND STREET

14'-34'-14"

LOBBY ENTRANCE

COMMERCIAL ENTRANCE

COMMERCIAL ENTRANCE

LOBBY ENTRANCE

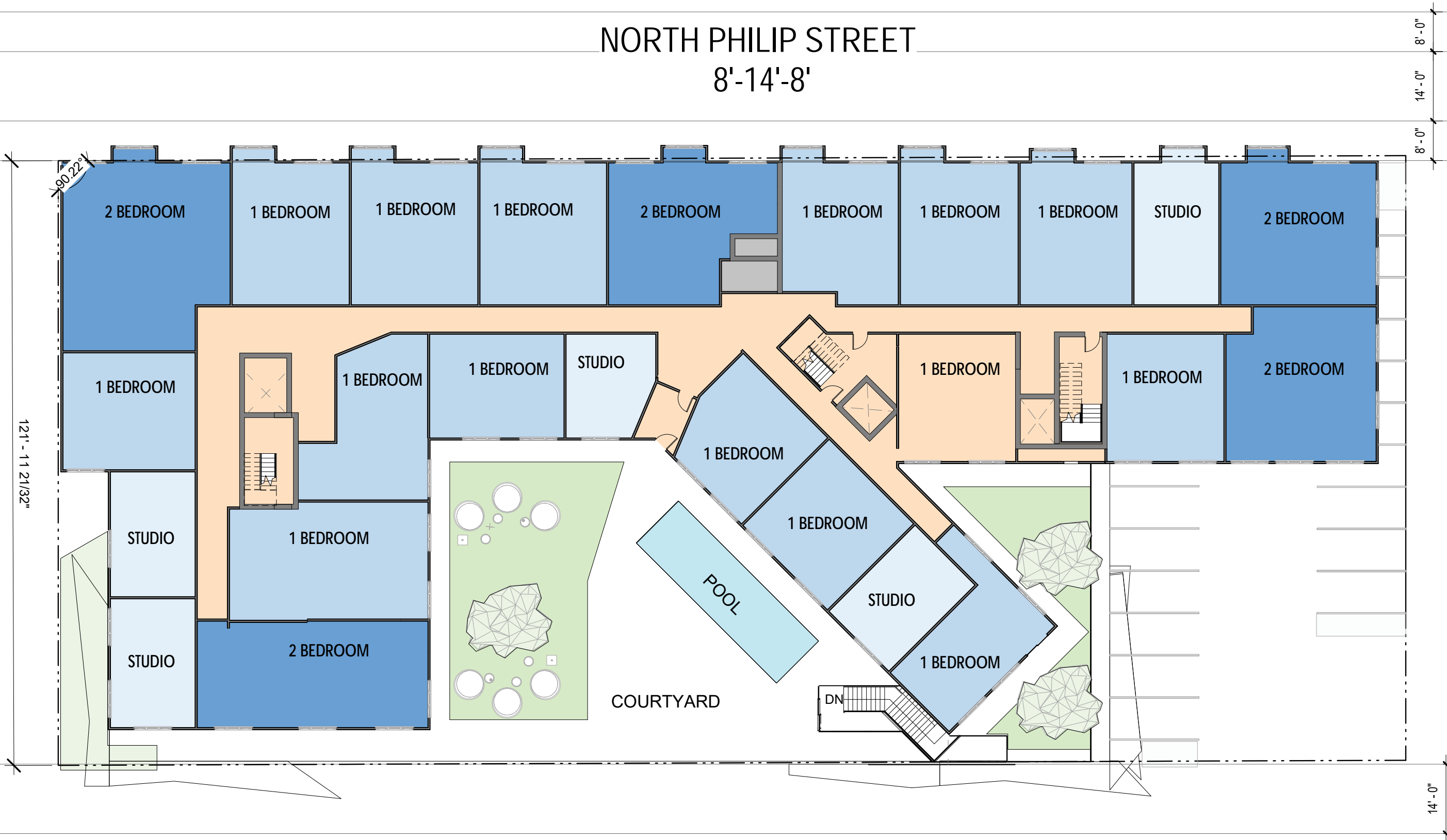
PARKING ENTRANCE

14'-0"

8 1730-54 N 2ND STREET
FIRST FLOOR PLAN

Scale 1" = 20'-0"

NORTH PHILIP STREET
8'-14'-8"



9 1730-54 N 2ND STREET
SECOND FLOOR PLAN

NORTH 2ND STREET
14'-34'-14"

Scale 1" = 20'-0"

NORTH PHILIP STREET

8'-14'-8"

8'-0"

14'-0"

8'-0"



121' - 11 21/32"

14'-0"

10 1730-54 N 2ND STREET
THIRD FLOOR PLAN

NORTH 2ND STREET

14'-34'-14"

Scale 1" = 20'-0"

NORTH PHILIP STREET
8'-14'-8"

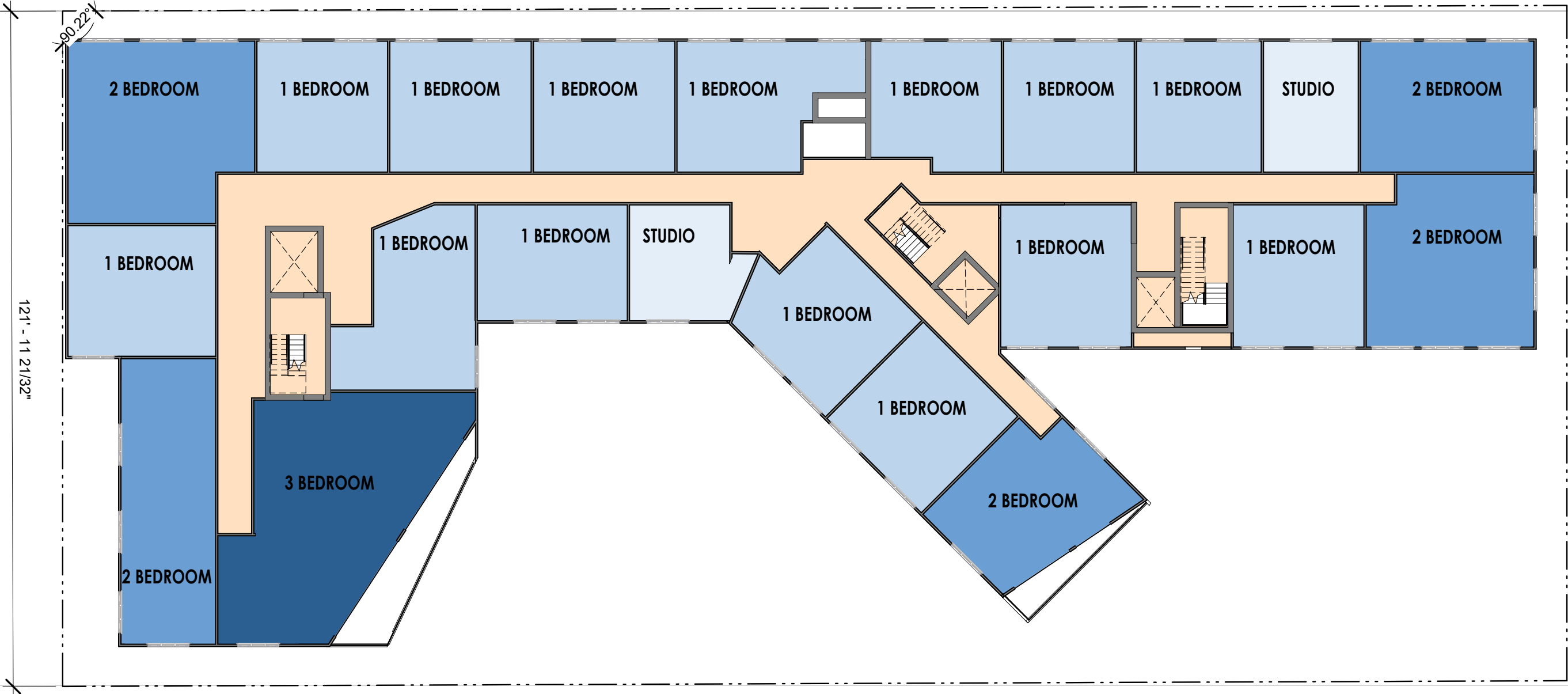


1 1730-54 N 2ND STREET
FOURTH FLOOR PLAN

NORTH 2ND STREET
14'-34'-14"

NORTH PHILIP STREET
8'-14'-8"

8'-0"
14'-0"
8'-0"



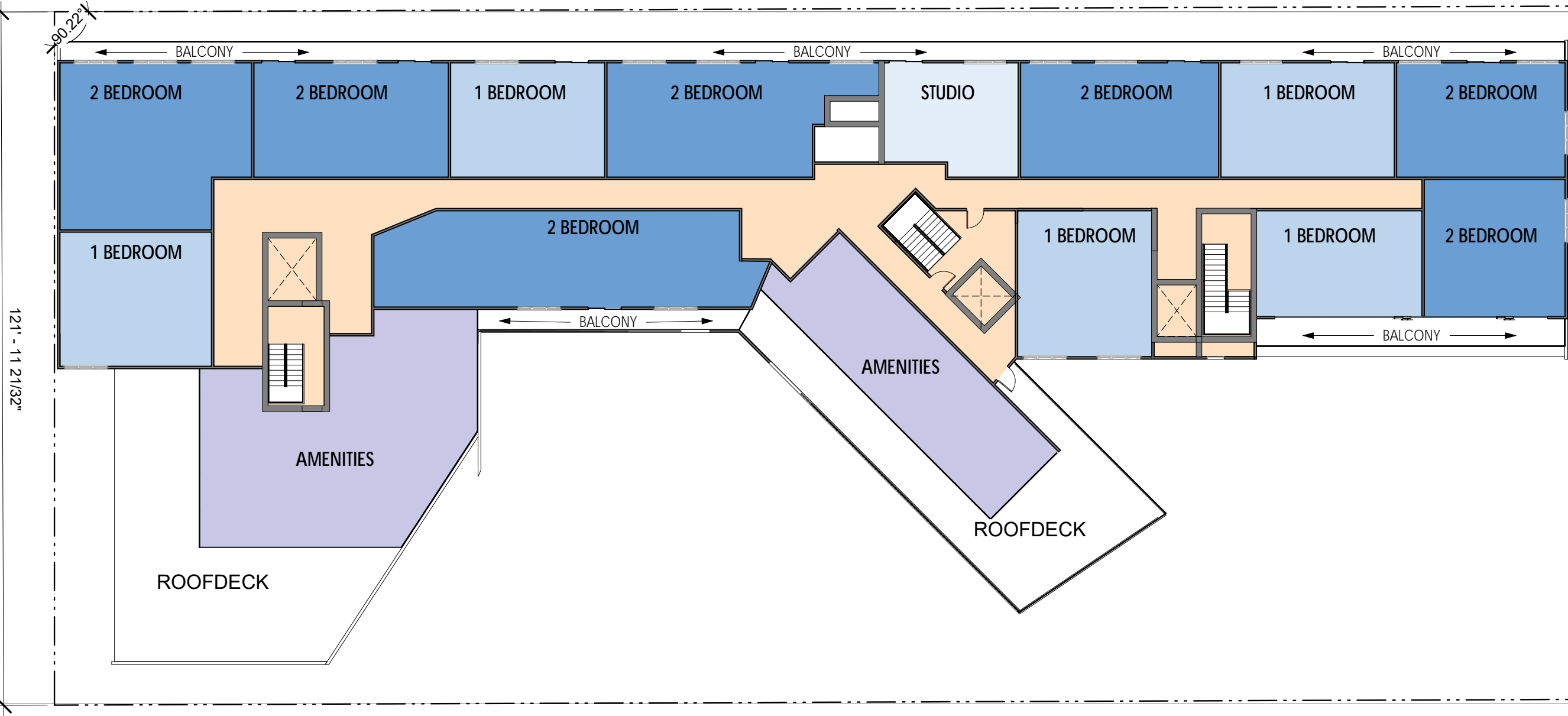
NORTH 2ND STREET
14'-34'-14"

12 1730-54 N 2ND STREET
FIFTH FLOOR PLAN

Scale 1" = 20'-0"

NORTH PHILIP STREET
8'-14'-8"

8'-0"
14'-0"
8'-0"

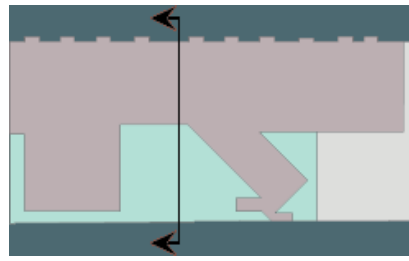


13 1730-54 N 2ND STREET
SIXTH FLOOR PLAN

NORTH 2ND STREET
14'-34'-14"

14'-0"

Scale 1" = 20'-0"



UPCOMING DEVELOPMENT

PILOT-HOUSE

PILOT
80' - 0"

PARAPET
73' - 0"
ROOF
70' - 0"

ROOF DECK

UNIT

UNIT

BALCONY

UPCOMING DEVELOPMENT

SIXTH FLOOR
60' - 0"

BALCONY

UNIT

UNIT

FIFTH FLOOR
50' - 0"

BALCONY

UNIT

UNIT

BALCONY

FOURTH FLOOR
40' - 0"

BALCONY

UNIT

UNIT

BAY

THIRD FLOOR
30' - 0"

COURTYARD

UNIT

UNIT

BALCONY

SECOND FLOOR
20' - 0"

SECOND STREET

COMMERCIAL

TOWNHOME

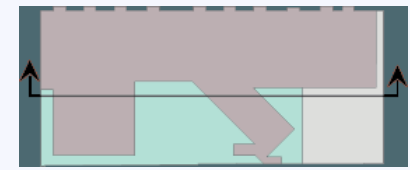
PHILIP STREET

TH SECOND FLOOR
10' - 0"

FIRST FLOOR
GRADE LEVEL
0' - 0"

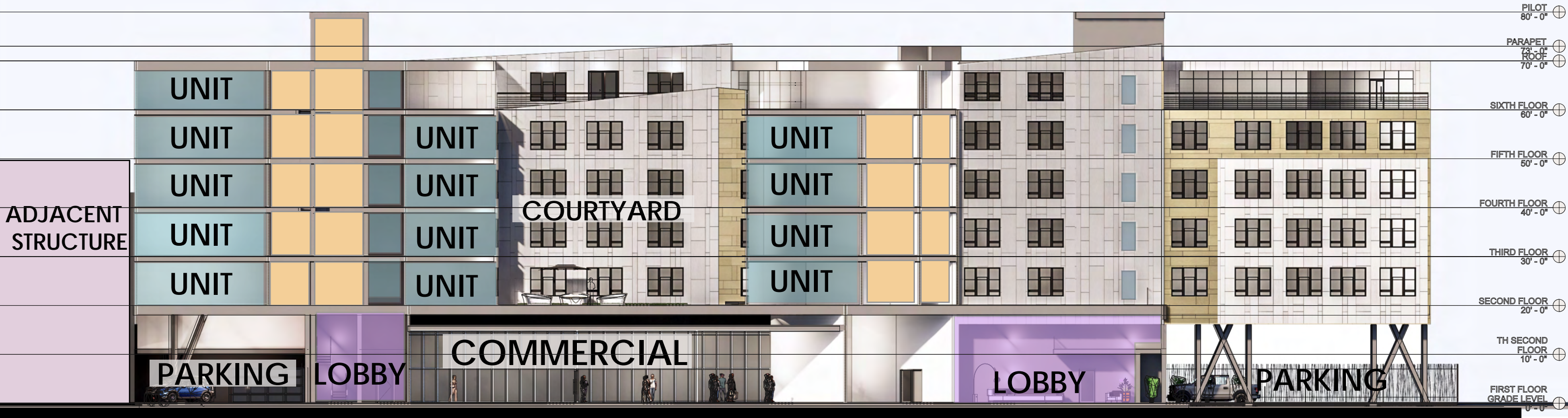
14 1730-54 N 2ND STREET

EAST-NORTH SITE SECTION

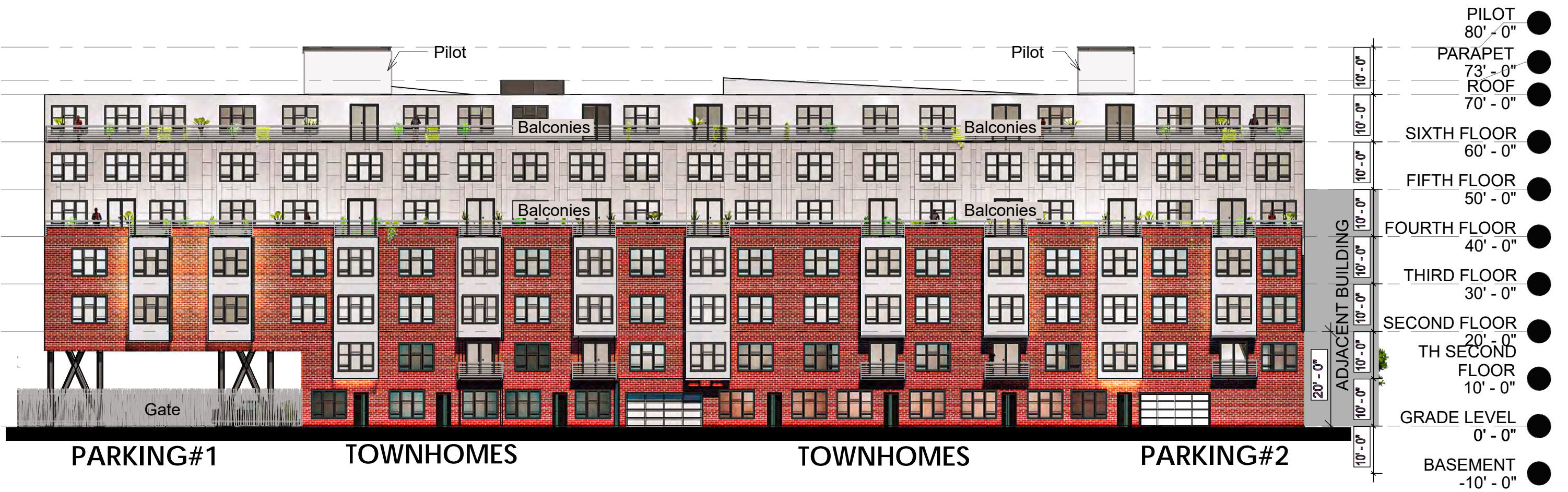


PILOT-HOUSE

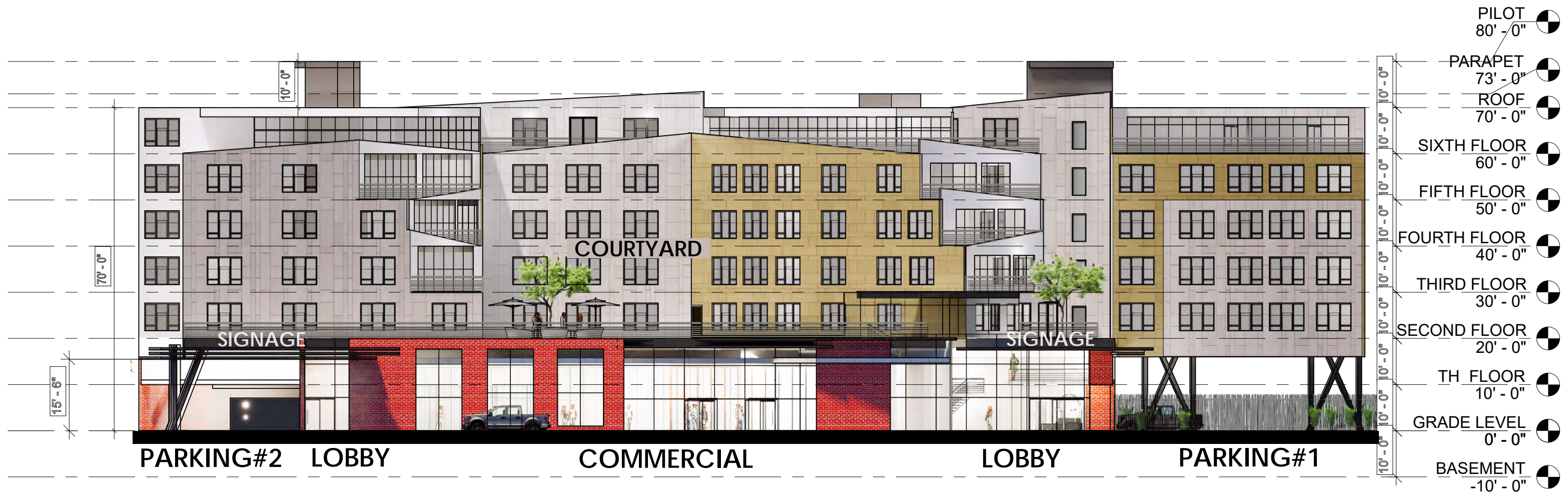
PILOT-HOUSE



15 1730-54 N 2ND STREET
NORTH-SOUTH SITE SECTION

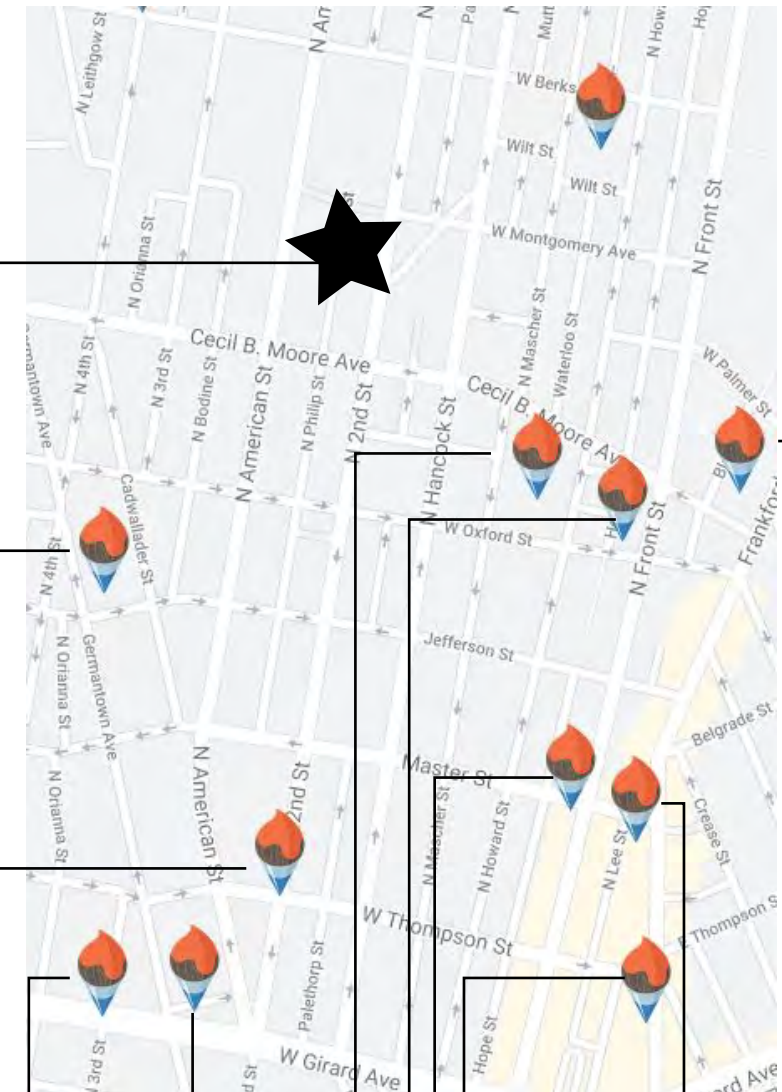


16 1730-54 N 2ND STREET
WEST ELEVATION



17 1730-54 N 2ND STREET

EAST ELEVATION



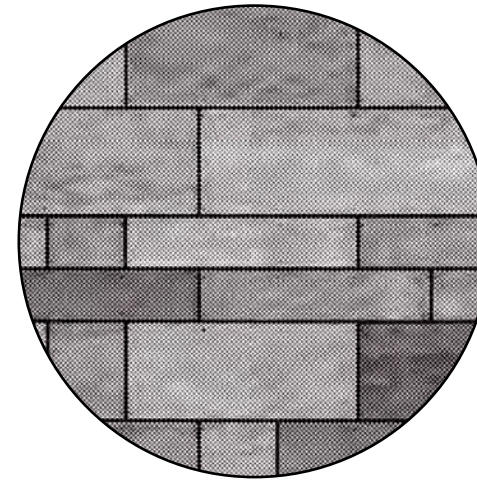
18 1730-54 N 2ND STREET
MURAL CONCEPT



EASTERN REDBUD



WINDOW PANE



CEMENT BOARD



METAL COLUMNS



RED MAPLE



INKBERRY



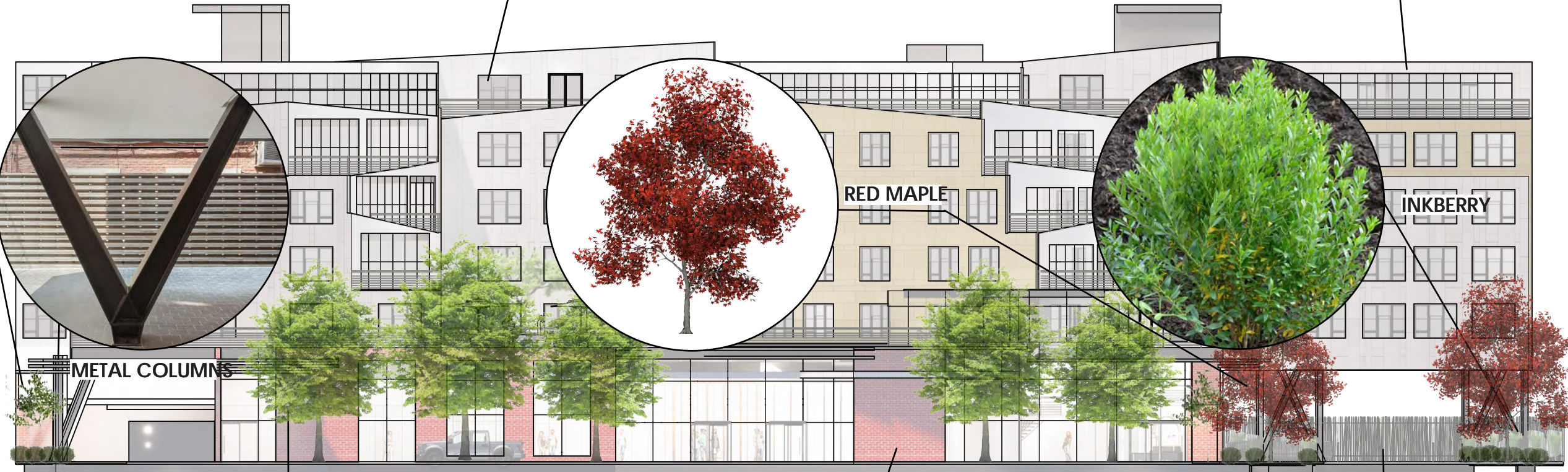
AMERICAN HORNBEAM



BRICK



METAL FENCING



19 1730-54 N 2ND STREET

MATERIAL BOARD



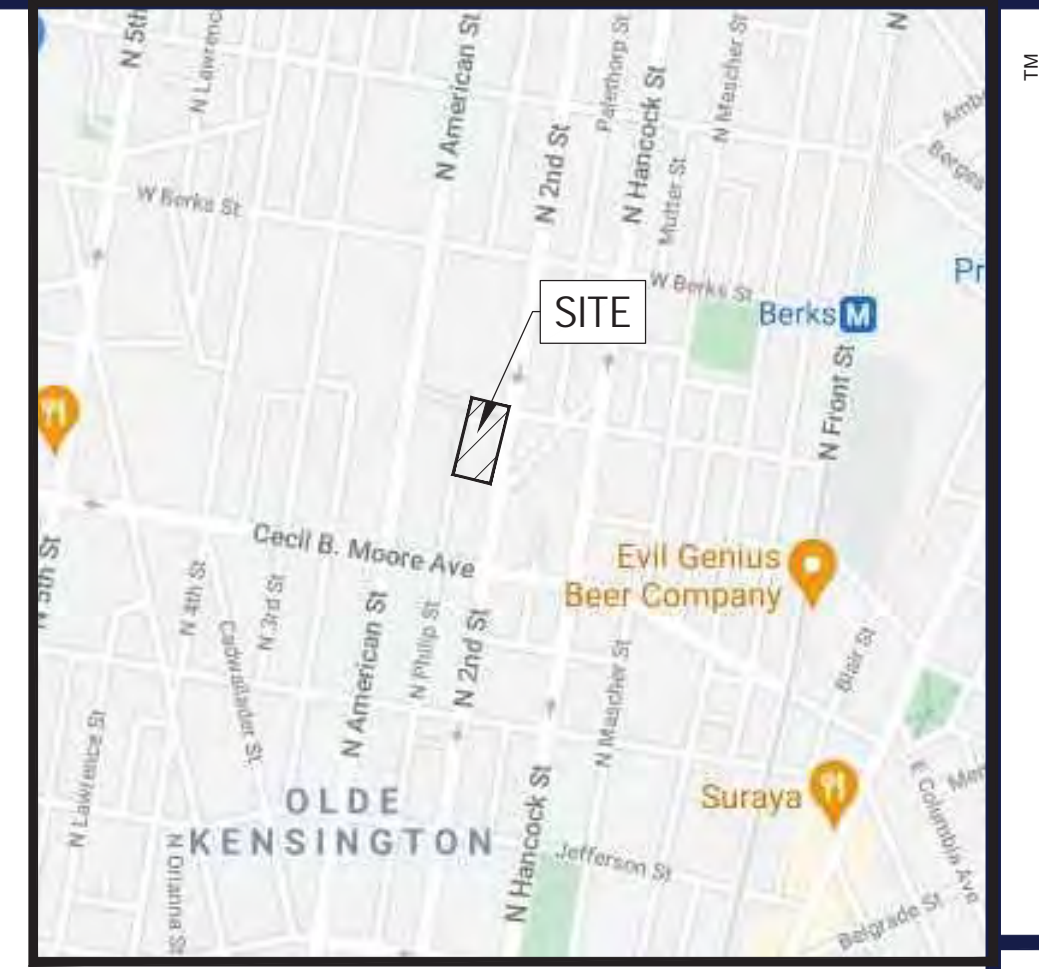
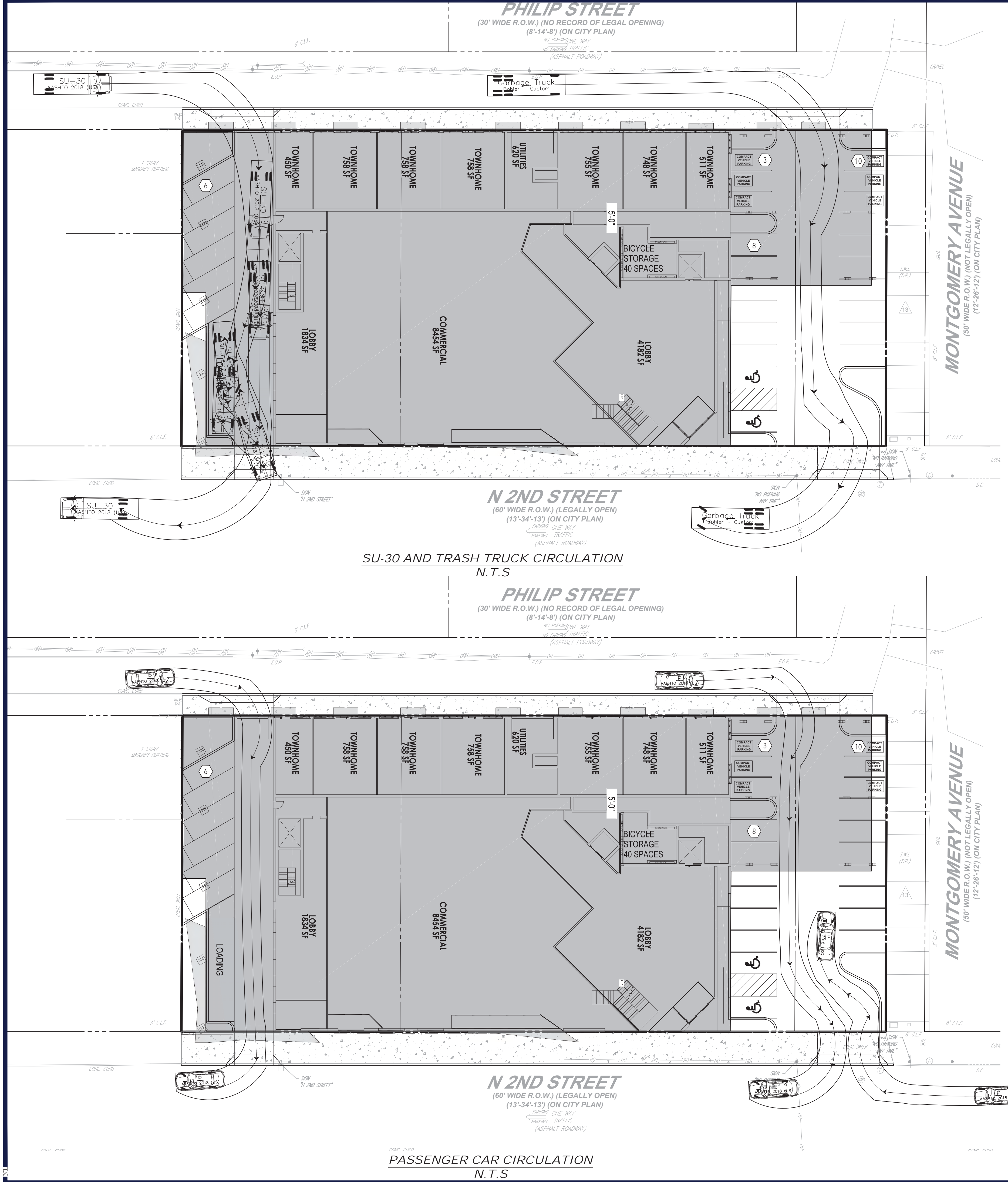
100 W
MONTGOMERY AV

1100 N 1800
2nd St

NO PARKING
ANY TIME







LOCATION MAP

BOHLER
BOHLER™
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
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ZONING PLAN

FOR

KIMMDA, LLC

PROPOSED MIXED-USE DEVELOPMENT
 1730-54 N 2ND STREET
 18TH WARD
 CITY AND COUNTY OF PHILADELPHIA, PA

BOHLER

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SHEET TITLE:

ZONING CIRCULATION PLAN

SHEET NUMBER:

Z-04

REVISION 1 - 05/11/2024

R:\PP213087\CADD\DRAWINGS\PLAN SETS\BASE\BASE-01-ZONING REV-01\PP213087-ZONING PLAN-01-01.dwg

