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Neducsin Properties
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Philadelphia, PA 19127

ARCHITECT

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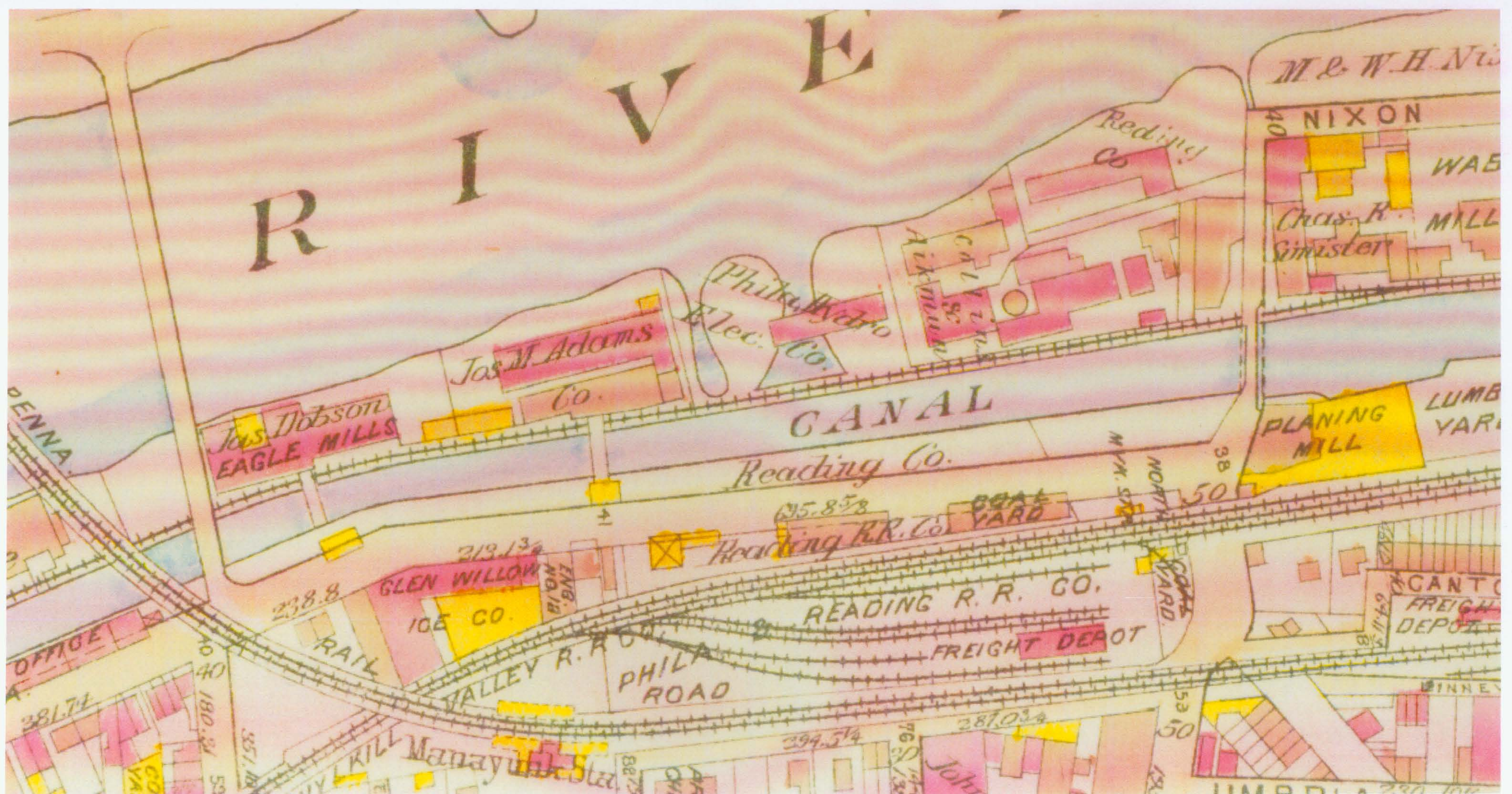


Illustrative Site Plan and Section
3D Model Renderings and Elevations
Stephen Varenhorst Architects

manayunk, pa

ISLAND **venice one**

16 MARCH 2007 SUBMISSION
PHILADELPHIA CITY PLANNING COMMISSION



Source: *Atlas of the City of Philadelphia*, 1910
by Bromley, George Washington

manayunk, pa
ISLAND
venice one

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existing site conditions

PHOTOGRAPHIC SURVEY OF VENICE ISLAND, MANAYUNK PA



VIEW FROM TOW PATH LOOKING AT ABANDONED BUILDING



VIEW FROM LEVERINGTON AVE BRIDGE LOOKING AT PARKING LOT



VIEW LOOKING ACROSS SITE AT PARTIALLY PAVED DEBRIS STREWN LOT & ABANDONED BUILDING



VIEW FROM EXISTING PARKING LOOKING OVER SITE & ADJACENT PROPERTY

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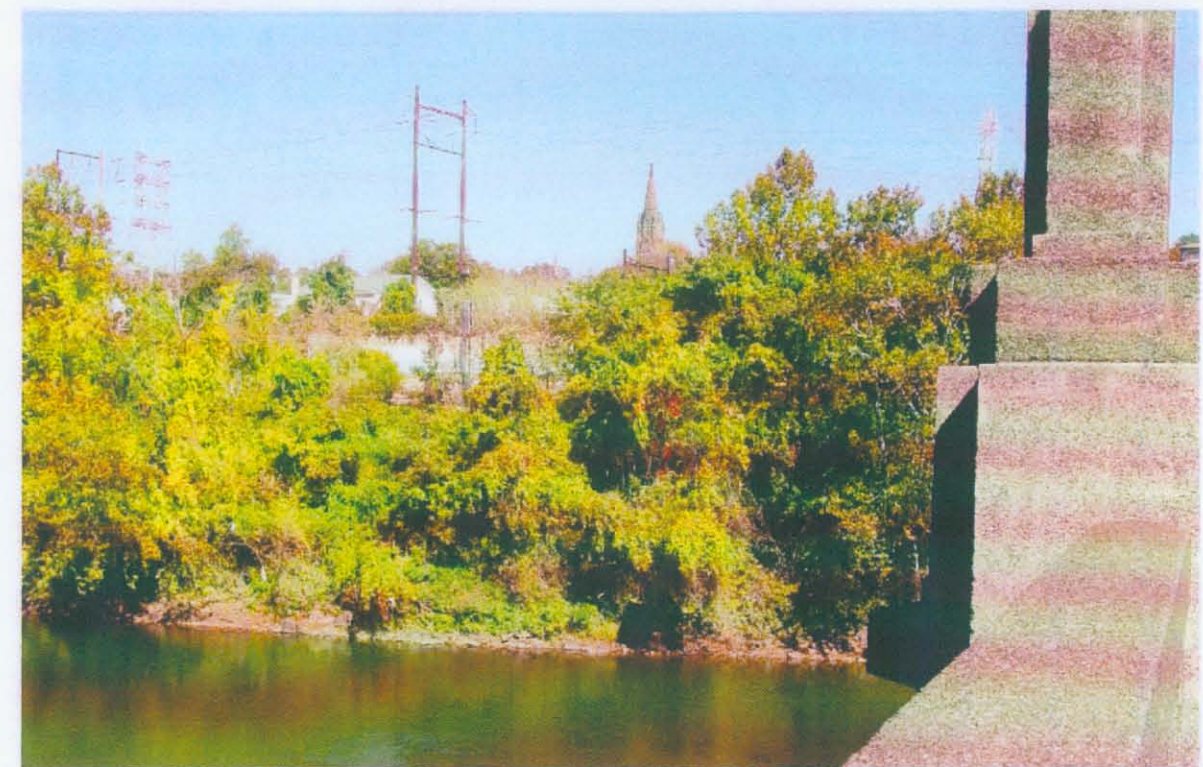
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existing site conditions

PHOTOGRAPHIC SURVEY OF VENICE ISLAND, MANAYUNK PA



VIEW FROM LEVERINGTON AVE BRIDGE LOOKING AT ADJACENT PROPERTY



VIEW FROM BELMONT AVE BRIDGE LOOKING AT UNACCESSIBLE RIVERFRONT EDGE



VIEW LOOKING AT BELMONT AVENUE BRIDGE AND EDGE OF VENICE ISLAND SITE

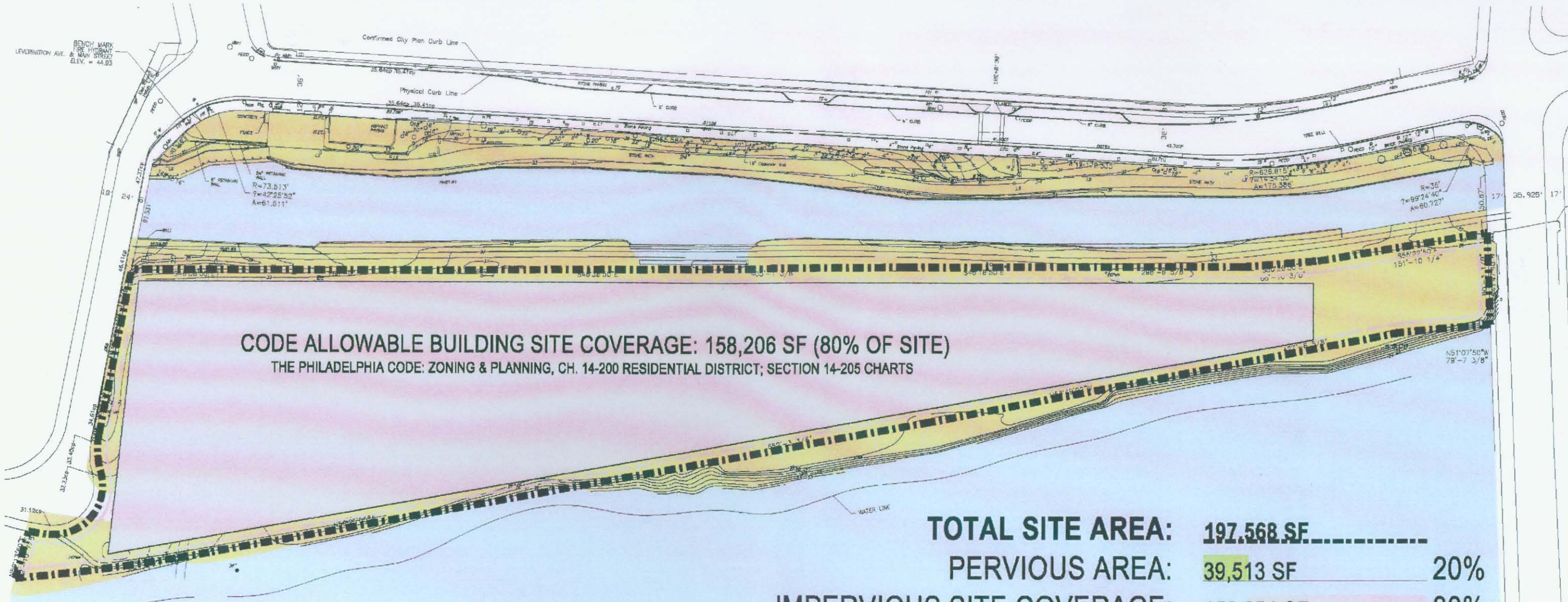


VIEW ALONG EXISTING RAILWAY

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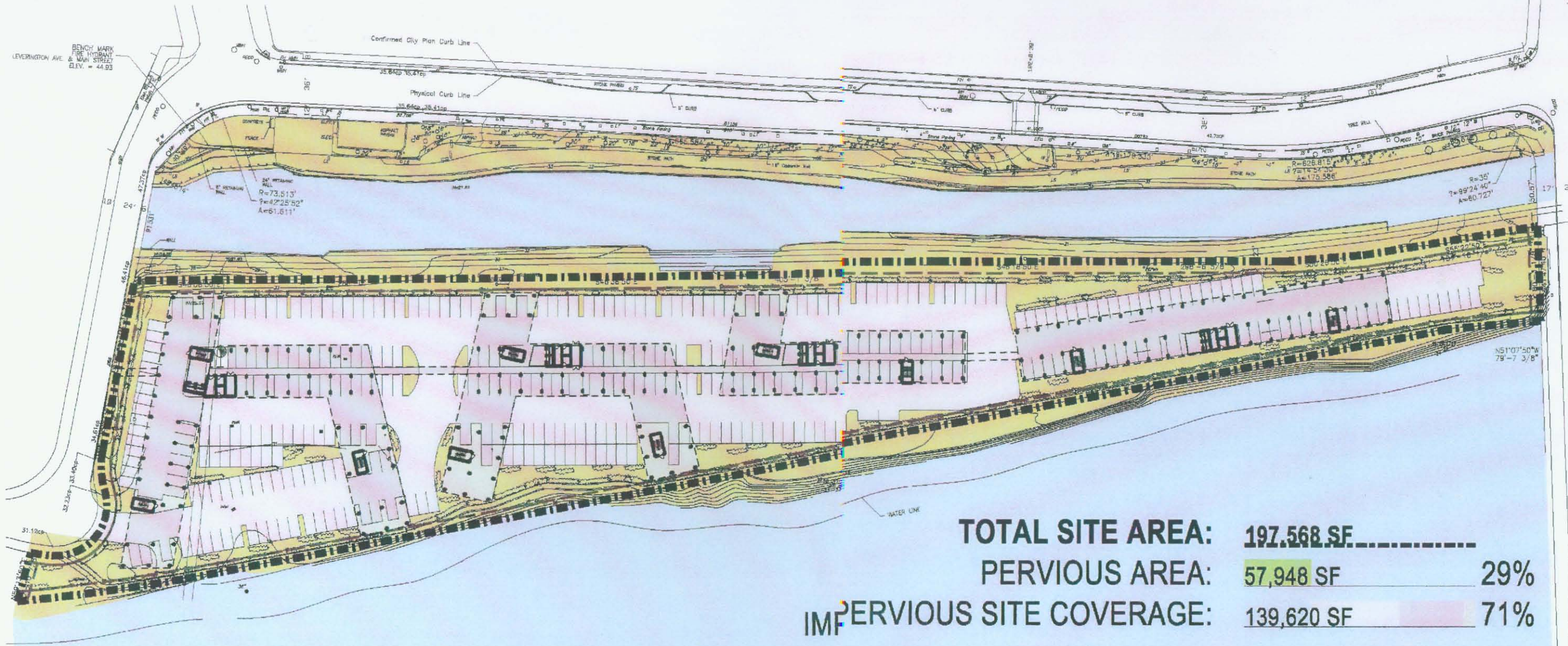
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CODE ALLOWABLE BUILDING SITE COVERAGE: 158,206 SF (80% OF SITE)
 THE PHILADELPHIA CODE: ZONING & PLANNING, CH. 14-200 RESIDENTIAL DISTRICT; SECTION 14-205 CHARTS

TOTAL SITE AREA:	197,568 SF	
PERVIOUS AREA:	39,513 SF	20%
IMPERVIOUS SITE COVERAGE:	158,054 SF	80%
OPEN AREA:	39,513 SF	20%
BUILDING FOOTPRINT:	158,054 SF	80%

DESIGN ALLOWED BY CODE



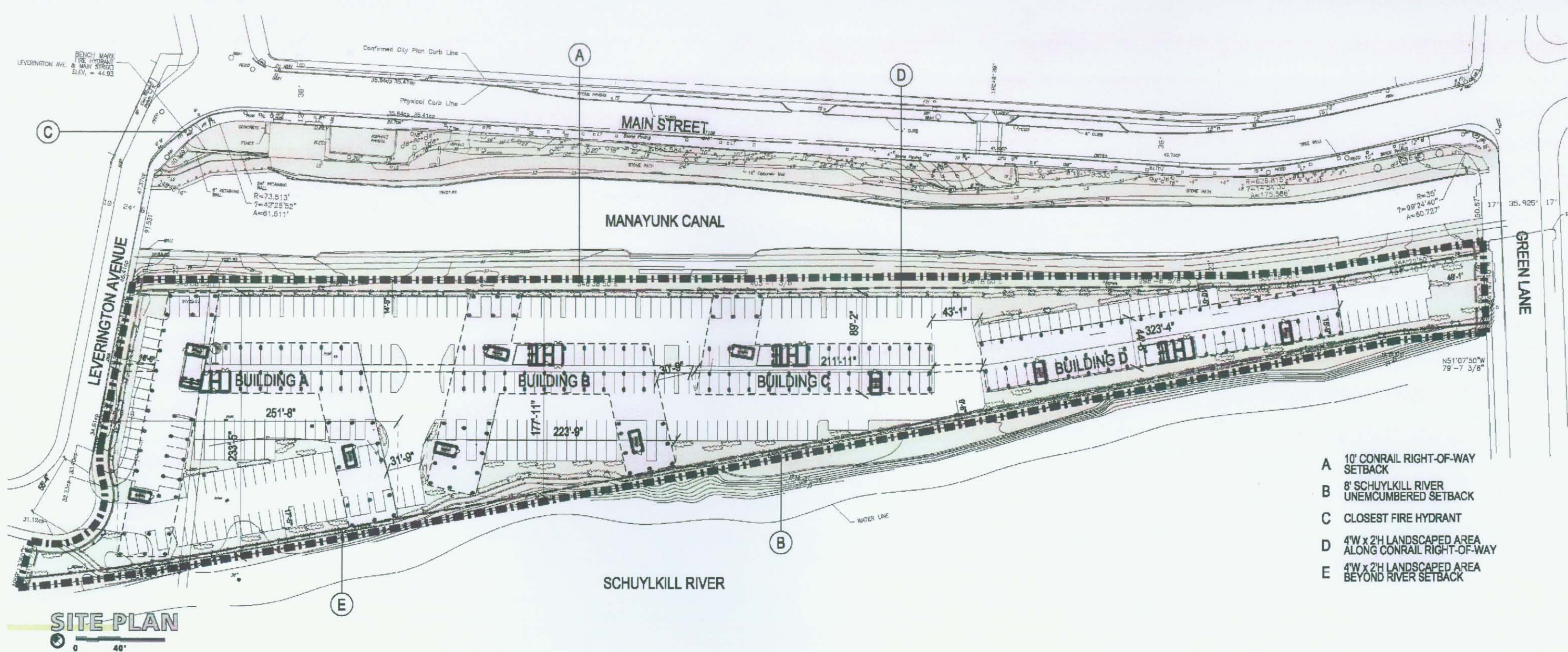
TOTAL SITE AREA:	197,568 SF	
PERVIOUS AREA:	57,948 SF	29%
IMPERVIOUS SITE COVERAGE:	139,620 SF	71%
OPEN AREA:	132,822 SF	67%
BUILDING FOOTPRINT:	64,764 SF	33%

PROPOSED DESIGN

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SITE PLAN

ZONING ANALYSIS

Zoning Information

Site Zoning: RC-1 District

Flood Hazard Area: Flood Elevation is 45 N.G.V.D. 1929 or 39.29 City of Philadelphia Datum

See [Topographic Survey prepared by Vulture Associates LLP]

Building Setback:

Manayunk Canal & Conrail right-of-way

Structures 25' 0" or more in height shall be no less than 25' from Manayunk Canal and no less than 10' 0" from Conrail right-of-way.

All open-air parking, loading or driveways shall be no less than 10' 0" from Conrail right-of-way.

Schuylkill River

All lots shall provide an unencumbered setback a minimum average width of 8' 0" but no less than 5' 0" in width from the top of the bank of the Schuylkill River to allow for unrestricted public access to the river's edge.

See [14-1615, Main Street/Manayunk and Venice Island Special District Controls, 3(9), 1]

Leverington Avenue

No setback from the street line

See [14-1615, Main Street/Manayunk and Venice Island Special District Controls, 3(9)]

Height Regulation: Maximum height permitted shall be 6 stories and no more than 55' 0" above average ground level.

See [14-1615, Main Street/Manayunk and Venice Island Special District Controls, 3(2)]

Site Calculations

Total Site Area	197,668 SF	
Paved Surface Area (Impervious)	125,768 SF	63%
Landscape Area (Permeous)	71,700 SF	37%
Building Footprint (Above Floodplain)	64,746 SF	33%
Open Site Area	132,922 SF	67%

Building Calculations

Building 'A' Gross Floor Area	120,324 SF
Building 'B' Gross Floor Area	93,071 SF
Building 'C' Gross Floor Area	61,630 SF
Building 'D' Gross Floor Area	77,031 SF

Total Gross Floor Area	Proposed	Permitted
	352,056 (178%)	266,717 (135%)

Number of Stories

Proposed	Permitted
6 stories	6 stories

Building Height: From average ground level

Proposed	Permitted
65'-0"	55'-0"

Unit Count

200 - 1 Bedroom Units
80 - 2 Bedroom Units

280 Total Dwelling Units

Parking Count

All parking is open air on grade parking and is primarily under all buildings

200-	1 Bedroom Units X 1 space=	200 Parking spaces
00-	2 Bedroom Units X 2 spaces=	160 Parking spaces
	Total Parking Spaces=	360 (8 Handicap Spaces)
	<u>Proposed</u>	<u>Required</u>
	365 spaces	360 spaces

Parking Count based on one off-street parking space per bedroom as outlined in 14-1615, Main Street/Manayunk and Venice Island Special District Controls

Zoning Notes

- Condominium development in accord with 68 Pa. C.S.A. §3103 and §3201-3210.
- Development will not be further subdivided.
- All common areas (e.g., exterior walls, roof, landscaping, driveways) to be maintained by condominium association.
- The first residential floor is located at 53' 0" City Datum.
- The ground floor is proposed elevation of 34' 0" City Datum and will have the following uses marked on plan: Lobby, Trash storage.
- The ground floor will be flood-proofed to at 34' 0" City Datum together with attendant utility and sanitary facilities, and designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- Building will be equipped with an Emergency Alarm and speakers for communication with the occupants in the event of a flood hazard.
- There will be maintained on site a Flood Evacuation Plan, a copy of which shall be forwarded to the City's Office of Emergency Management.
- Building will be designed to meet the requirements of "Flood-Resistant Construction" in section 1612 of the Philadelphia Code (IDC 2006).
- All residential units will have an "As-Built Certificate" indicating Lowest Floor Elevation in accordance with Section 109.3.3 of the Philadelphia Code (IDC 2006).
- All association bylaws and/or rental unit leases must include a clause for evacuation in the event of a flood and permission for removal of all automobiles.

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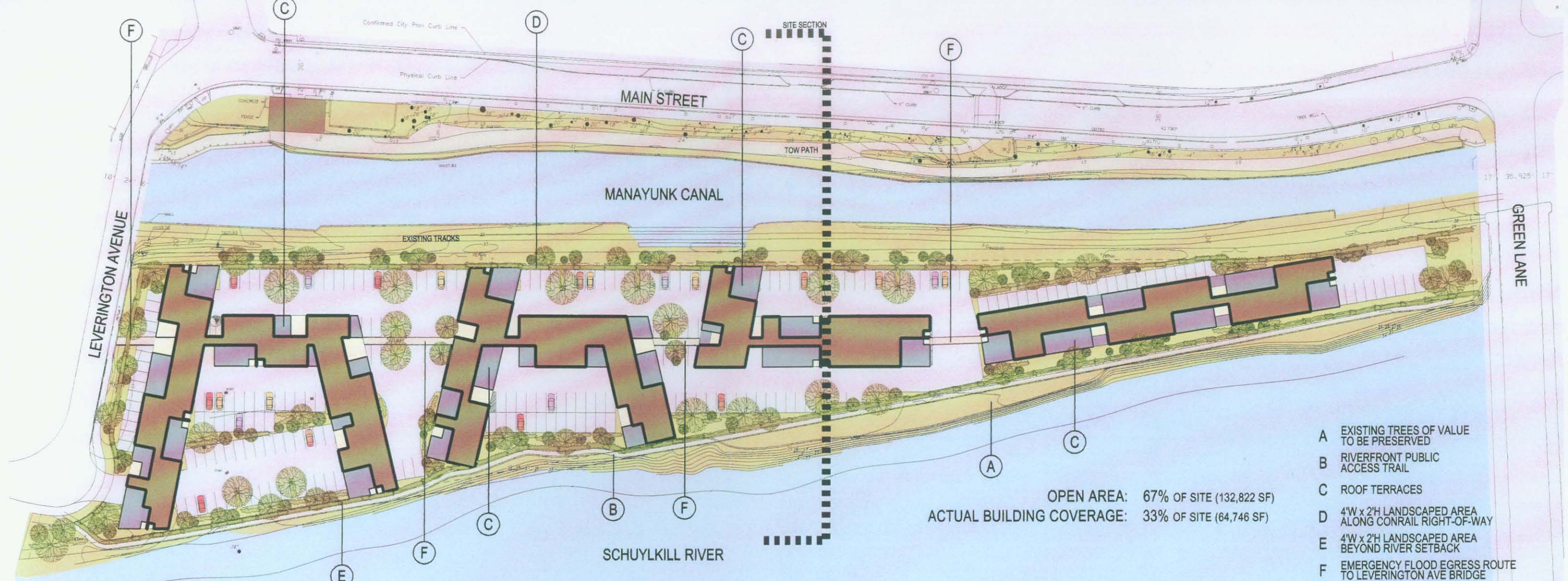
Suite 315

1100 East Hector Street

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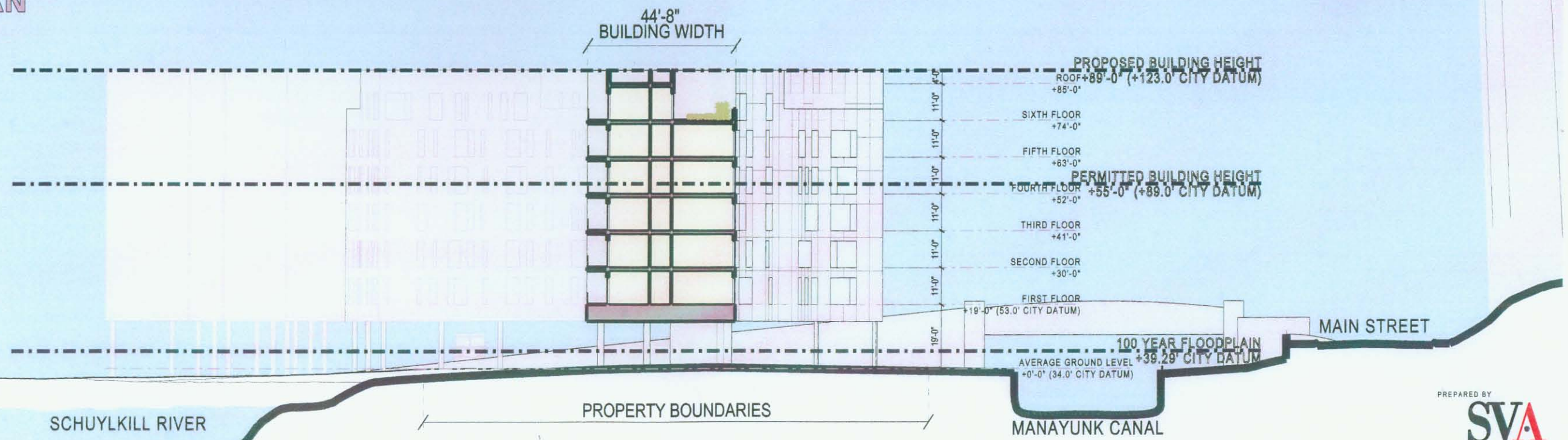
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LANDSCAPE PLAN

0 40'

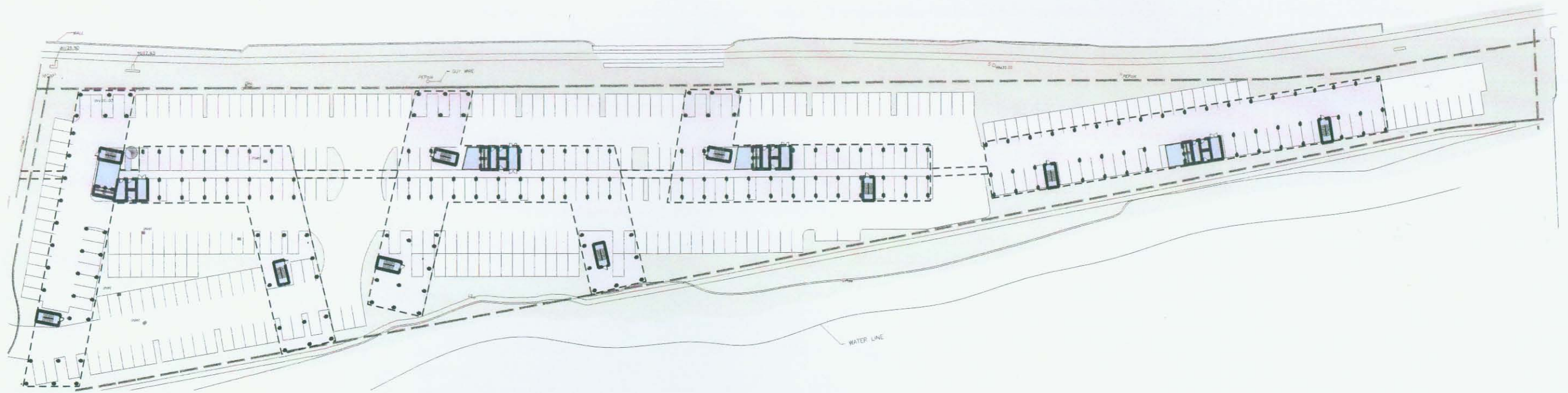


SITE SECTION

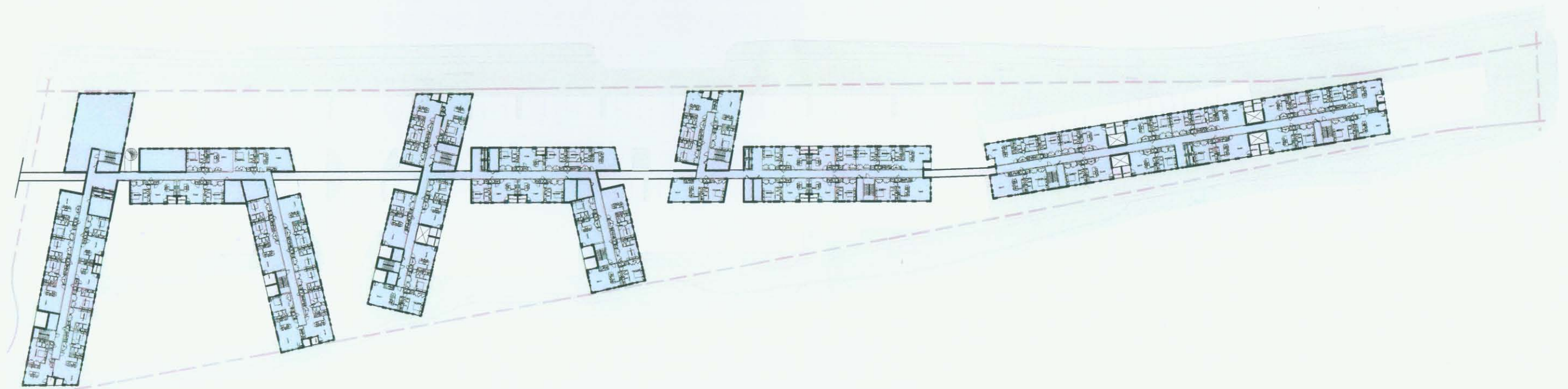
0 16'

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GROUND LEVEL



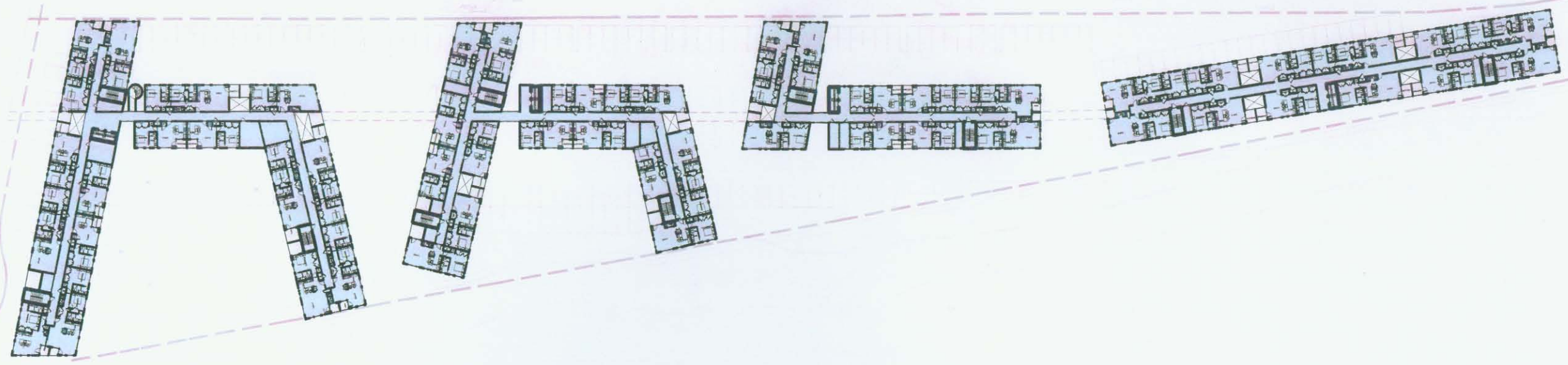
1ST FLOOR (ABOVE GRADE)

MODEL RENDERINGS

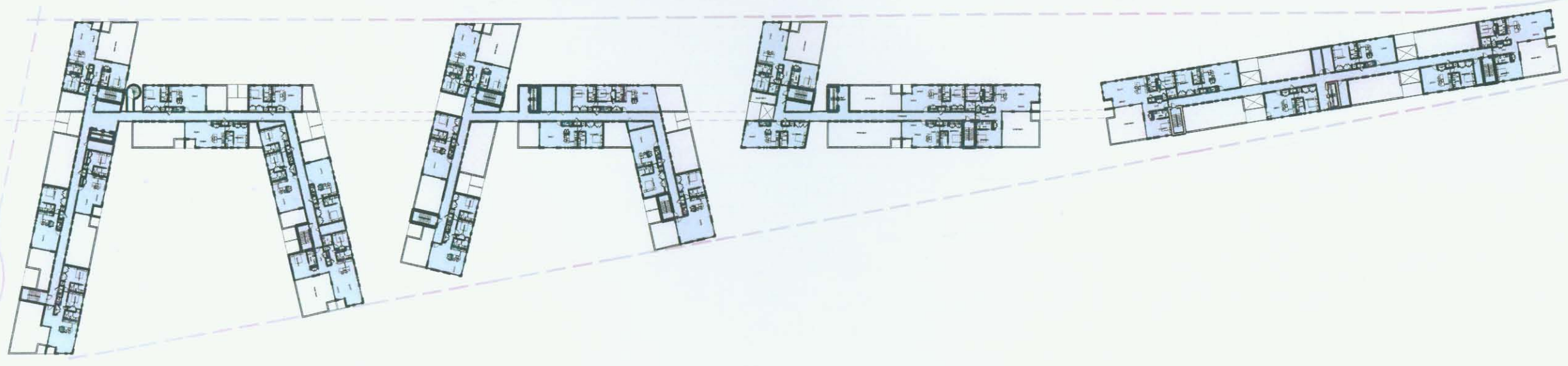
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2ND FLOOR THRU 5TH FLOOR



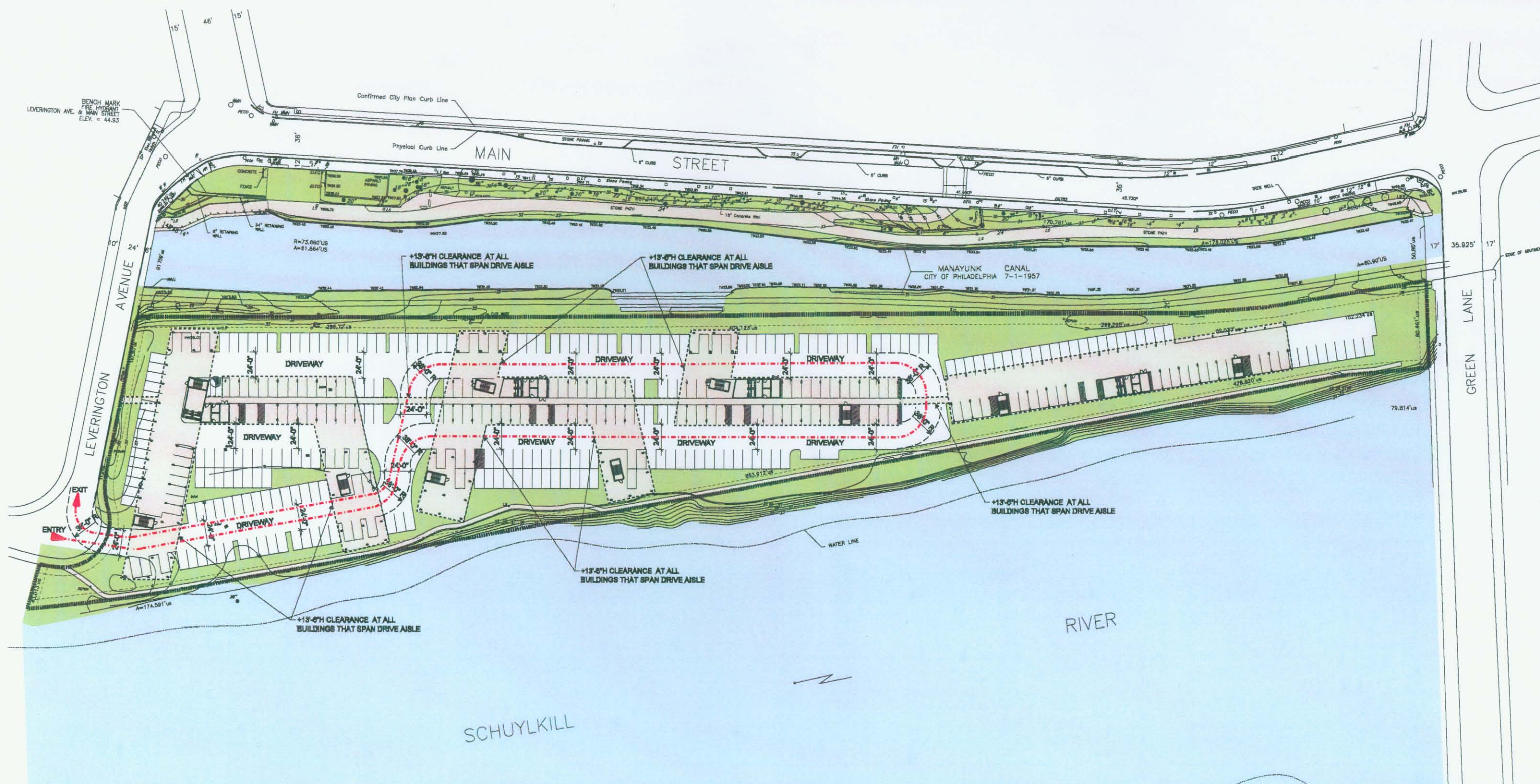
6TH FLOOR PLAN

MODEL RENDERINGS

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EMERGENCY FIRE TRUCK ACCESS PLAN
 SCALE: 1"=40'-0"

manayunk, pa
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 21 MARCH 2007 SUBMISSION
 CITY OF PHILADELPHIA FIRE DEPARTMENT

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VIEW FROM MANAYUNK CANAL



VIEW 1 FROM LEVERINGTON BRIDGE LOOKING ACROSS SITE



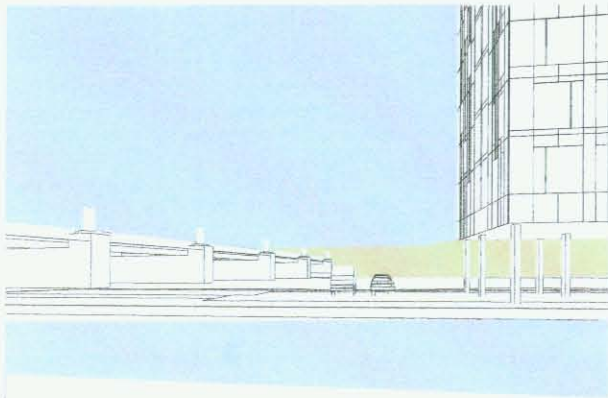
VIEW 2 FROM TOW PATH BETWEEN BUILDINGS A & B



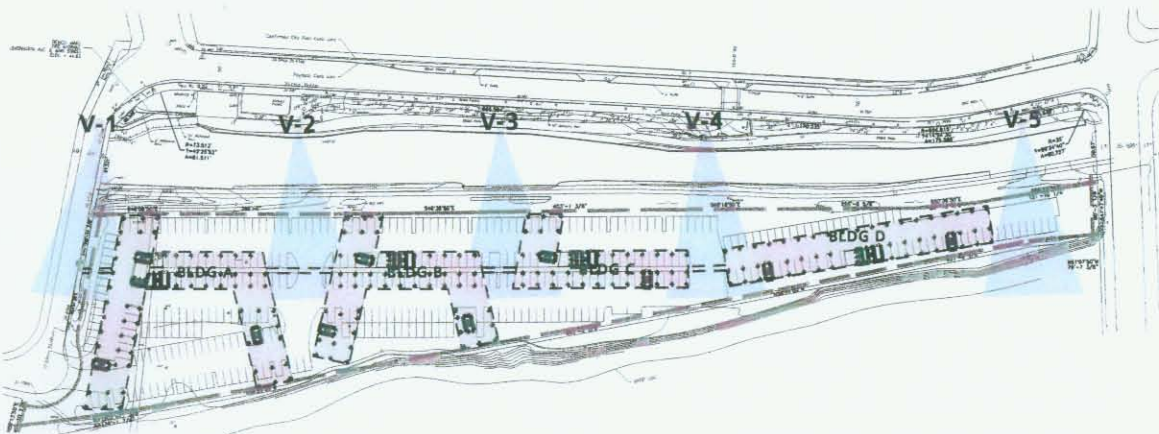
VIEW 3 FROM TOW PATH BETWEEN BUILDINGS B & C



VIEW 4 FROM TOW PATH BETWEEN BUILDINGS C & D



VIEW FROM TOW PATH ACROSS BETWEEN BELMONT AVE BRIDGE & BUILDING D



KEY PLAN

MODEL RENDERINGS

ISLAND **venice one**

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VIEW FROM SCHUYLKILL RIVERFRONT PUBLIC ACCESS TRAIL



VIEW 1 FROM RIVER LOOKING OVER LEVERINGTON AVE BRIDGE



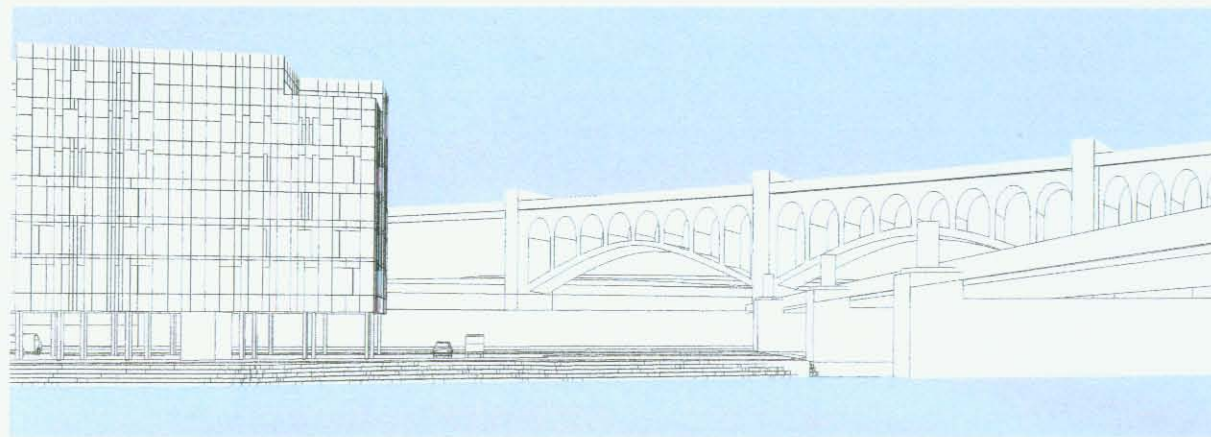
VIEW 2 FROM RIVER BETWEEN BUILDINGS A & B



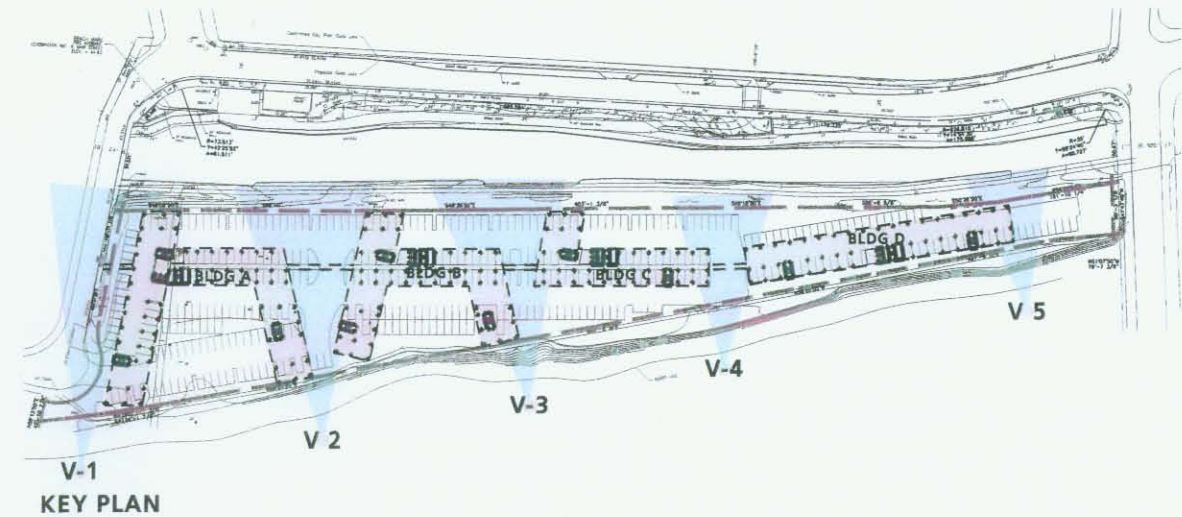
VIEW 3 FROM RIVER BETWEEN BUILDINGS B & C



VIEW 4 FROM RIVER BETWEEN BUILDINGS C & D



VIEW 5 FROM RIVER BETWEEN BELMONT AVE BRIDGE & BUILDING D



V-1
KEY PLAN

MODEL RENDERINGS

ISLAND **venice one**

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VIEW FROM TOWPATH (V-1)



VIEW FROM TOWPATH (V-2)



VIEW FROM TOWPATH (V-3)



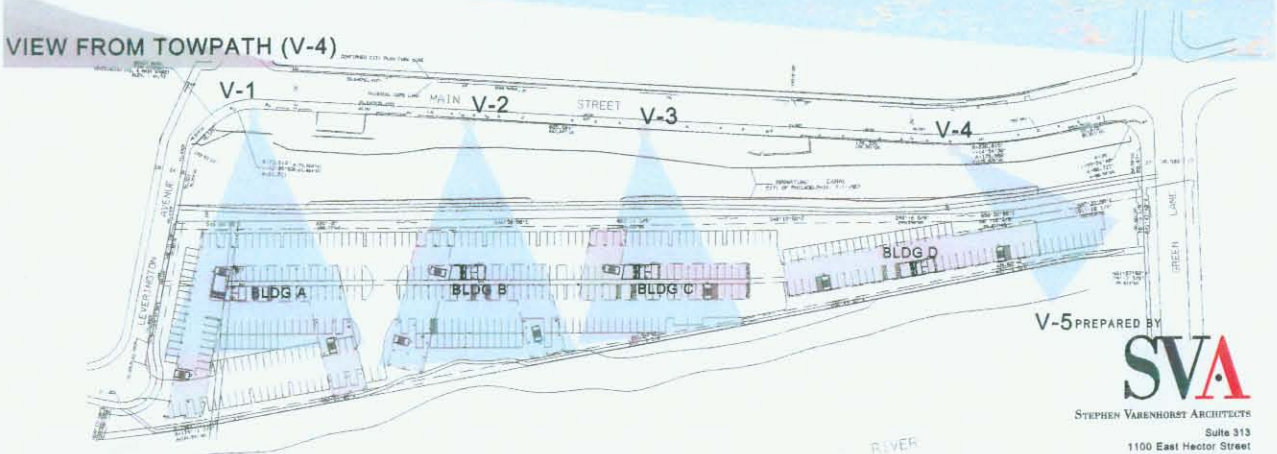
VIEW FROM TOWPATH (V-4)

MODEL RENDERINGS

manayunk, pa

venice one

18 MAY 2007
PHILADELPHIA CITY PLANNING COMMISSION
KEY PLAN



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VIEW BETWEEN BUILDINGS



VIEW ALONG SCHUYKILL RIVER TRAIL



VIEW FROM UNIT



AERIAL VIEW
RENDERING MERGED
WITH PHOTOGRAPH



MODEL RENDERINGS

manayunk, pa
ISLAND
venice one

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VIEW FROM GREEN LANE BRIDGE



VIEW FROM LEVERINGTON AVENUE BRIDGE



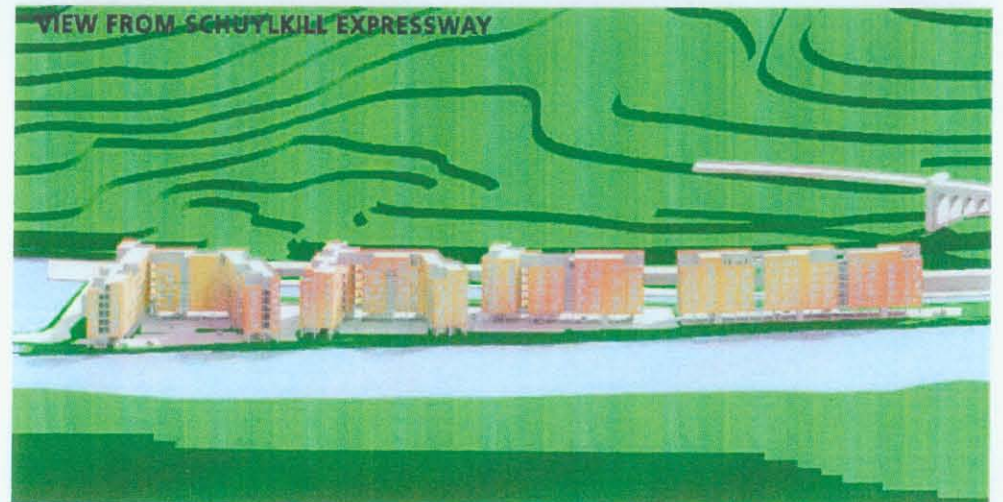
VIEW FROM MANAYUNK HILL



BIRDSEYE PERSPECTIVE



VIEW FROM SCHUYLKILL EXPRESSWAY

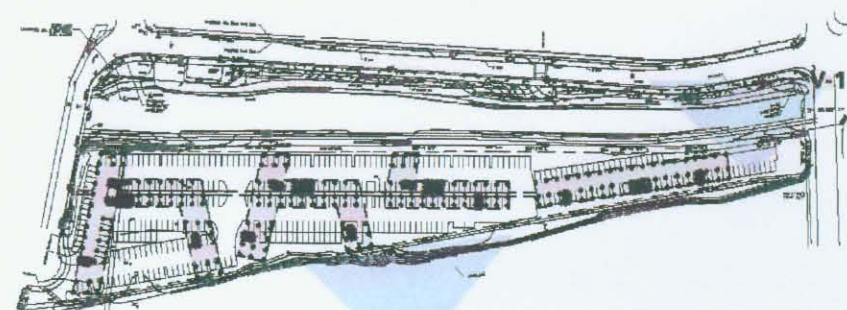


MODEL RENDERINGS

ISLAND
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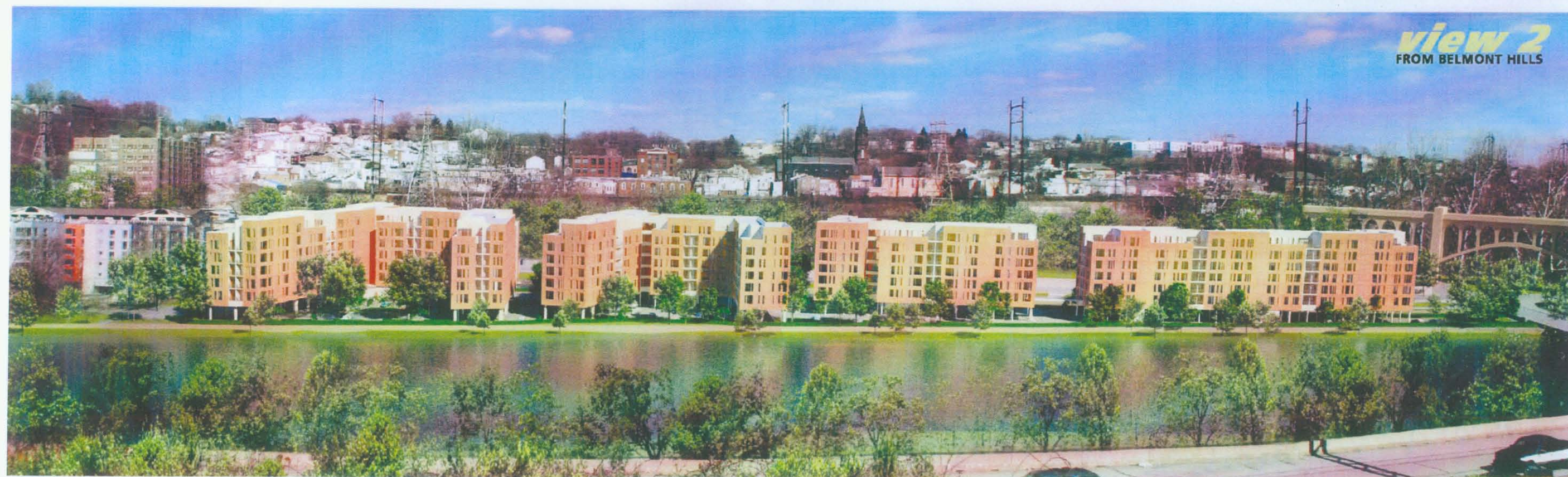


KEY PLAN

V-2



view 1
BELMONT AVE BRIDGE



view 2
FROM BELMONT HILLS

MODEL RENDERINGS

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nighttime view
VIEW FROM LEVERINGTON AVENUE BRIDGE

MODEL RENDERINGS

ISLAND

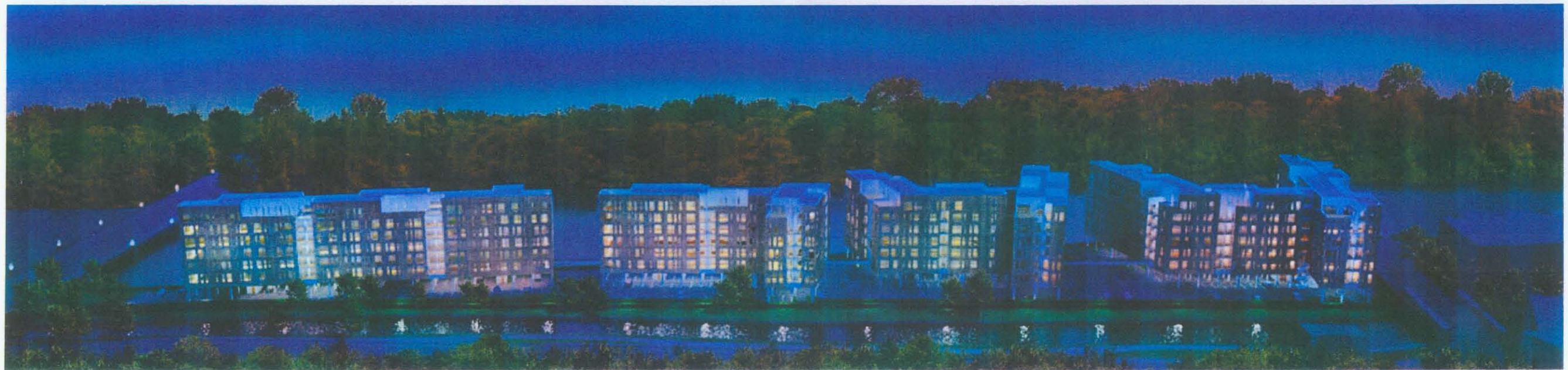
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daytime view
VIEW FROM HILLTOP OF MANAYUNK



nighttime view
VIEW FROM HILLTOP OF MANAYUNK

MODEL RENDERINGS

ISLAND

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nighttime view
VIEW FROM SCHUYLKILL EXPRESSWAY RAMP

MODEL RENDERINGS

ISLAND *venice one*

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aerial site views
PHOTOGRAPHIC STUDY OF VENICE ONE DEVELOPMENT



VIEW OF VENICE ONE FROM BELMONT HILLS



BIRD'S EYE VIEW OF VENICE ONE FROM ABOVE LEVERINGTON AVENUE

MODEL PHOTOS

ISLAND manayunk, pa **venice one**

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