



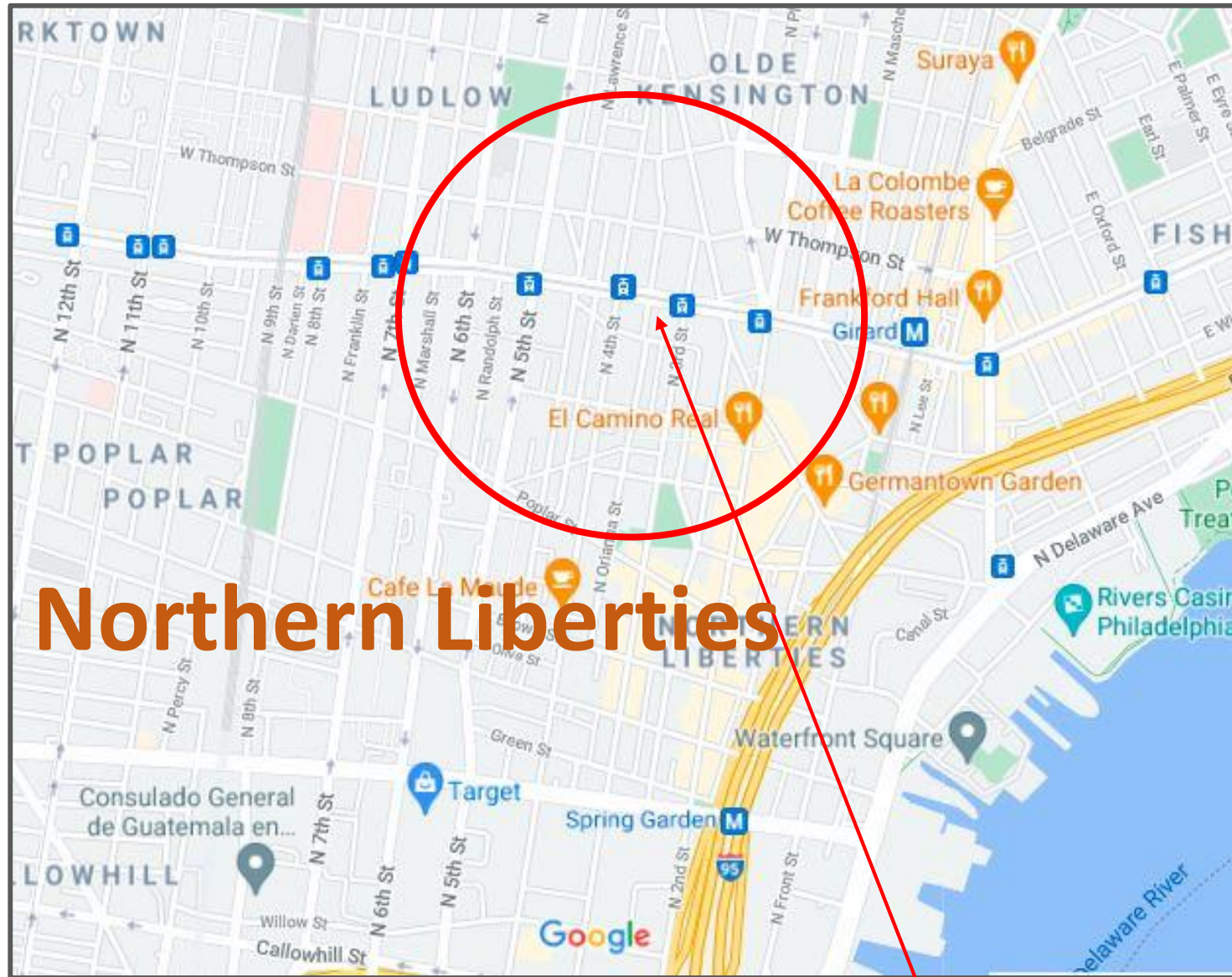
CDR Submission 1
June 15, 2021

ORIANNA HOUSE

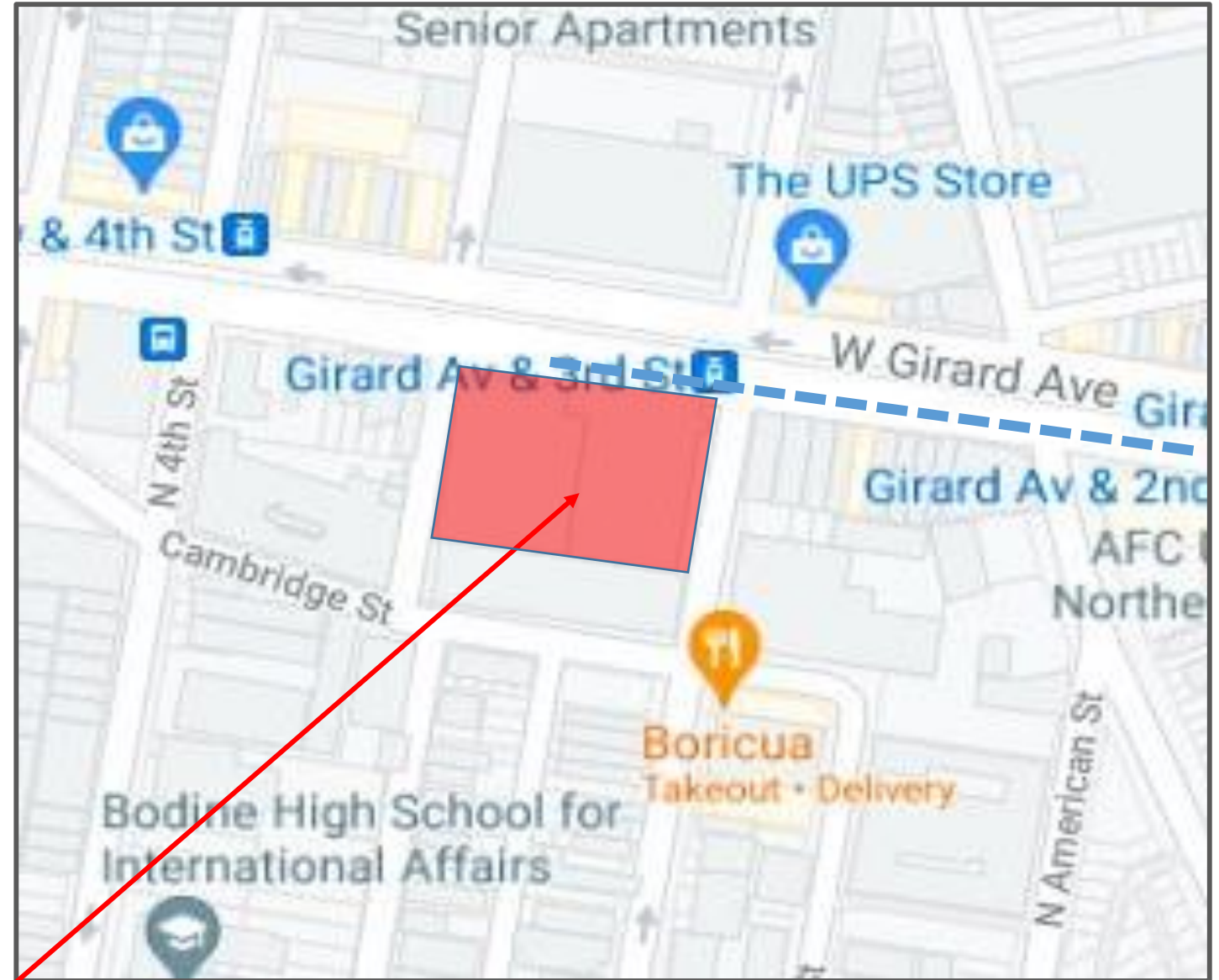
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310 GIRARD AVENUE
PHILADELPHIA, PA 19133



AREA MAP – LARGER SCALE



AREA MAP – SMALLER SCALE

SITE LOCATION

HISTORIC RIVER WARD
CLOSE KNIT COMMUNITY
TRANSIT FRIENDLY

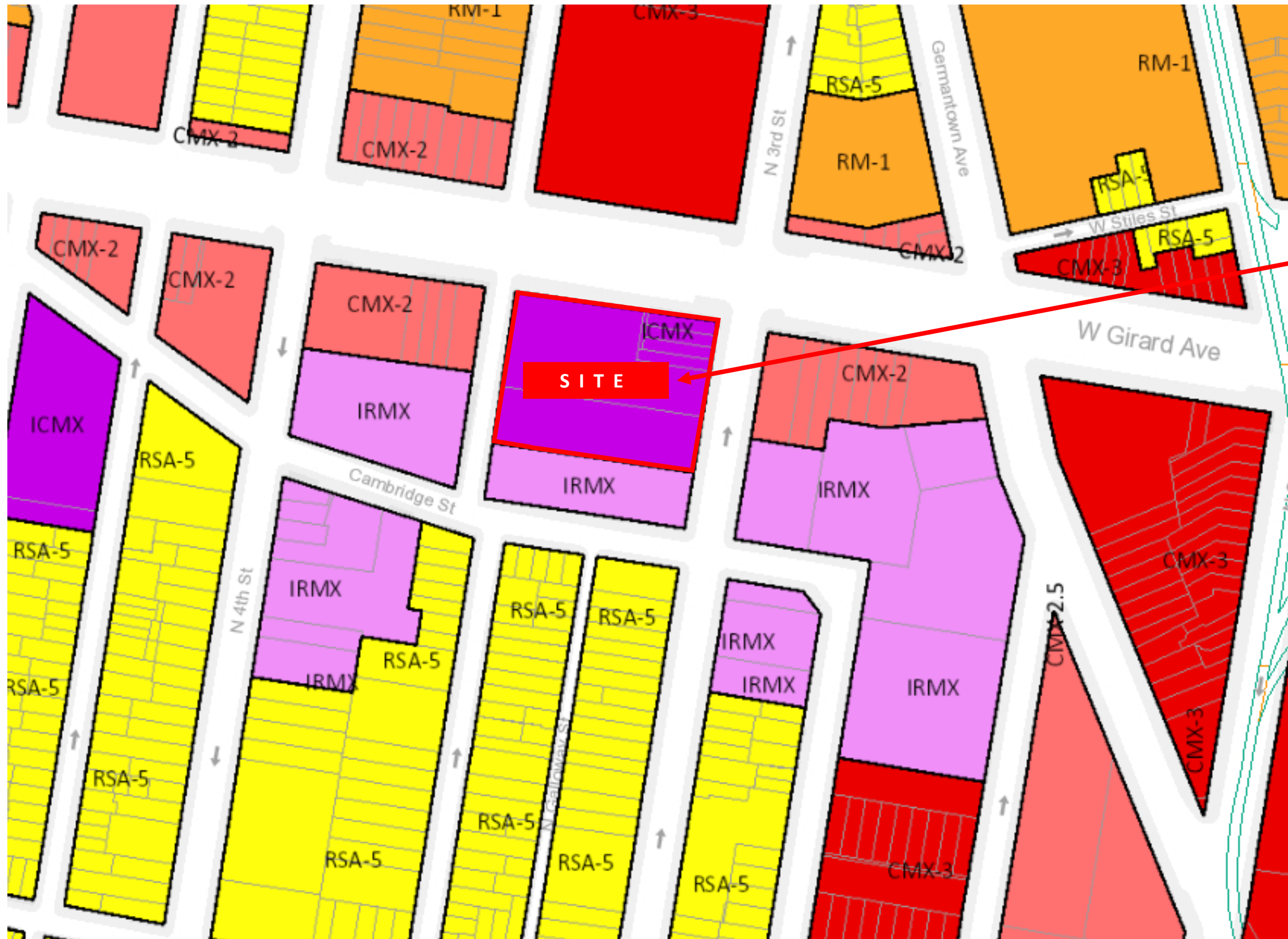
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SITE LOCATION PHOTOS

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ZONING ICMX:

- SITE IS BORDERED ON THREE SIDES BY IRMX DISTRICT
- SITE IS BORDERED ON ONE SIDE BY CMX-3
- MULTIPLE HIGH DENSITY MID-RISE RESIDENTIAL BUILDING ON NEARBY STREETS
- GIRARD IS MAIN STREET AND WIDE THOROUGHFARE

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ZONING MAP

310 GIRARD AVENUE

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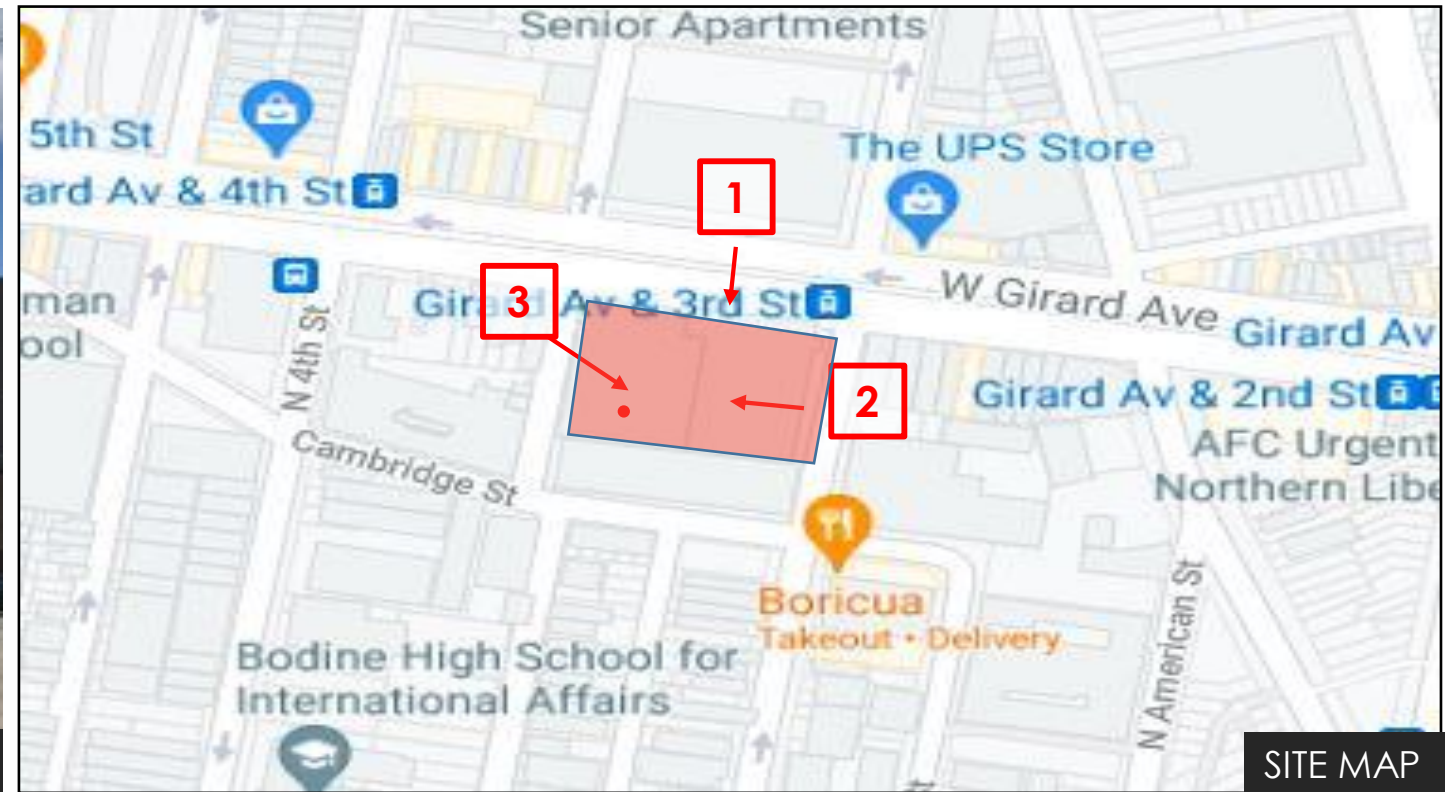
1. VIEW AT GIRARD AVE LOOKING SOUTH



2. VIEW AT 3RD ST. LOOKING WEST



3. VIEW AT ORIANNA ST. LOOKING EAST



SITE MAP

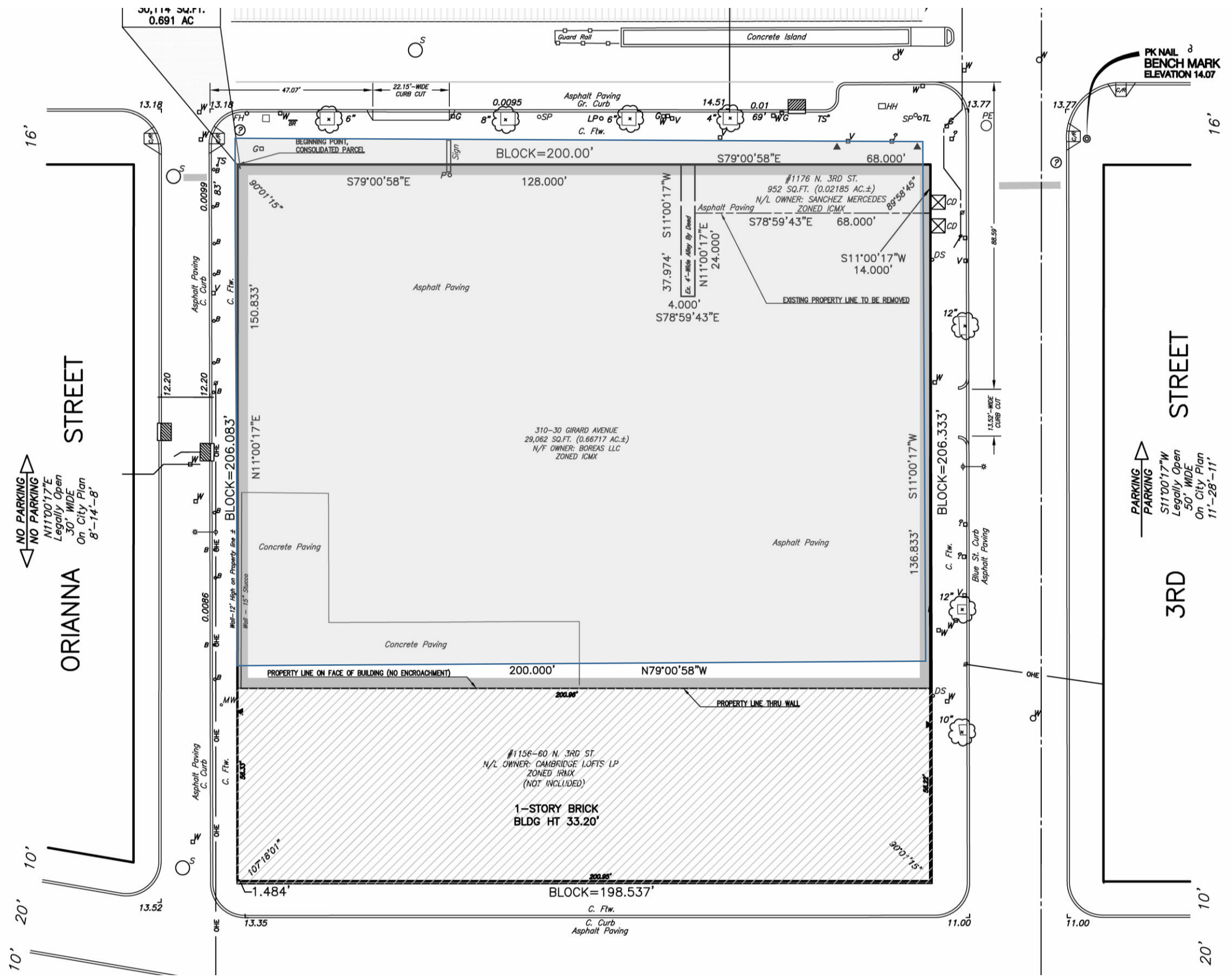
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SITE PHOTOS

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EXISTING SITE PLAN

310 GIRARD AVENUE

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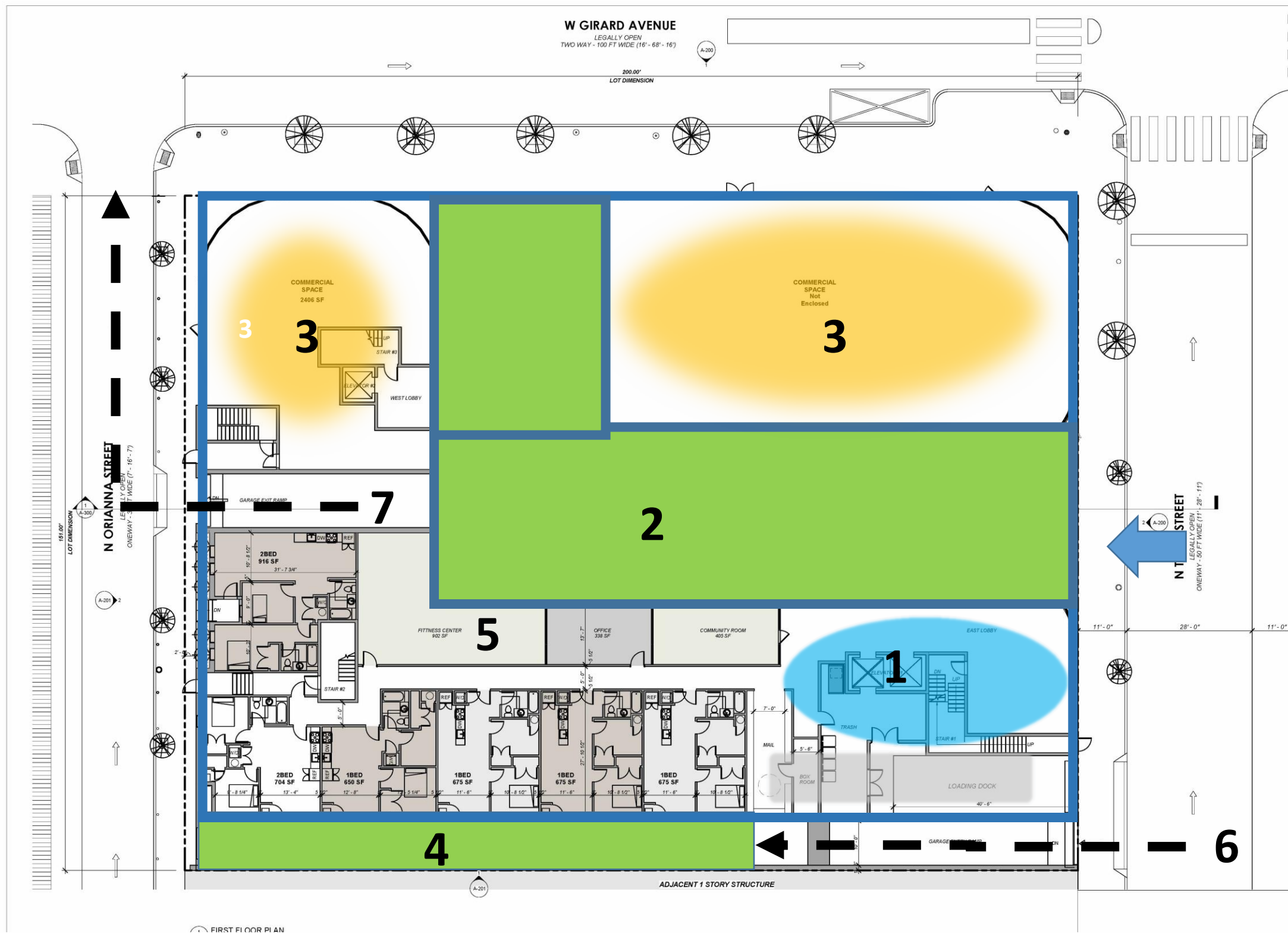
CONCEPT

- 185 RESIDENTIAL UNITS
- 65 PARKING SPACES IN UNDERGROUND GARAGE
- 67 BICYCLE PARKING SPACES
- 8,618 SF OF RETAIL / RESTAURANT SPACE ON GIRARD AVENUE
- 1,680 SF OF TENANT AMENITIES
- CENTRAL GARDEN
- GREEN ROOF

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CONCEPT

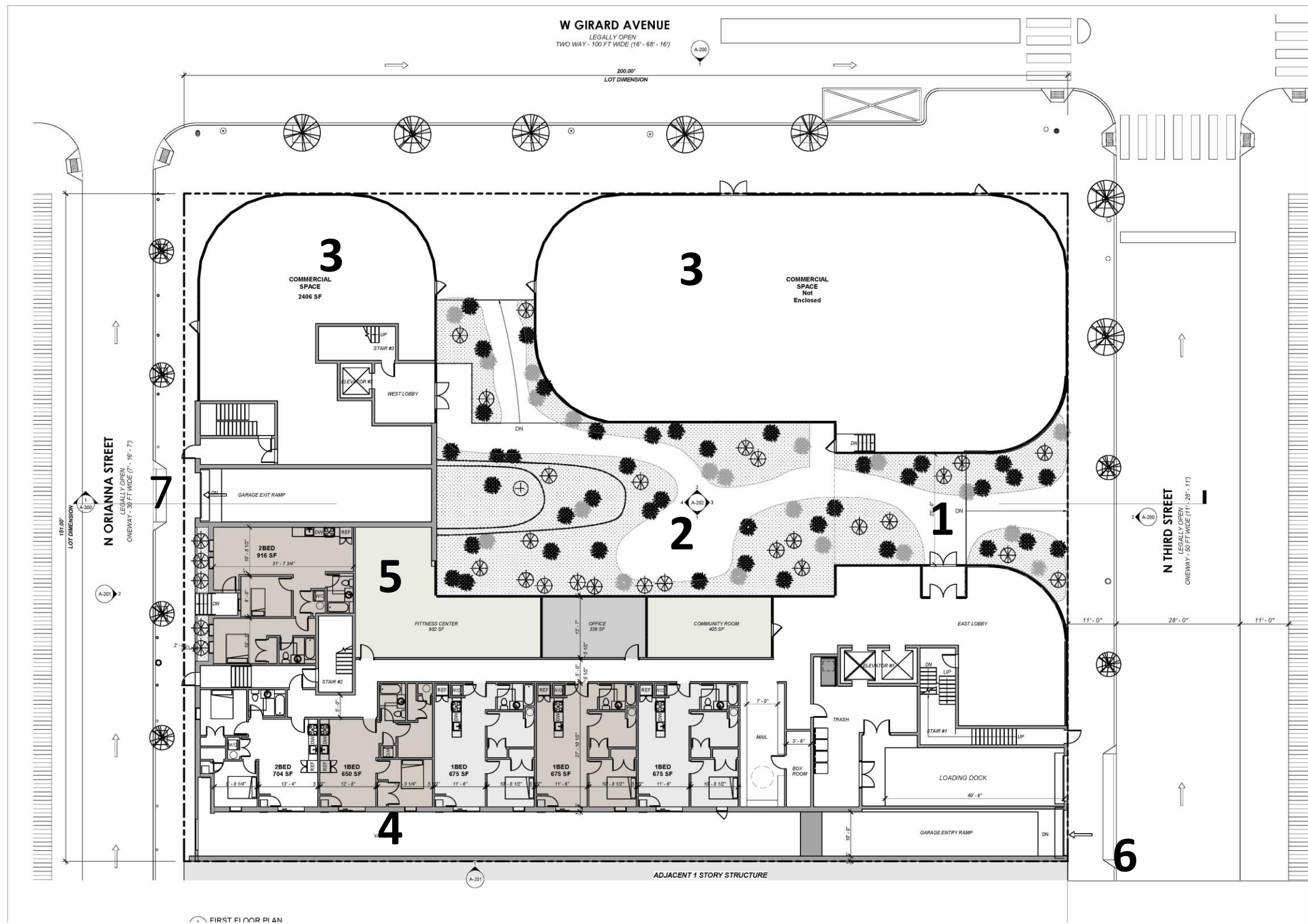
1. LOBBY ENTRANCE ON N. 3rd STREET
2. CENTRAL GARDEN VISIBLE FROM W. GIRARD AVE. & N. 3RD STREET
3. RETAIL/RESTAURANT ON GIRARD AVENUE WITH VIEW OF GARDEN
4. RESIDENTIAL UNITS WITH REAR GARDEN
5. TENANT AMENITY SPACE
6. ENTRY TO GARAGE FROM 3RD ST
7. EXIT FROM GARAGE ON ORIANNA STREET

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PROPOSED GROUND FLOOR

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CONCEPT

1. LOBBY ENTRANCE ON N. 3RD STREET
2. CENTRAL GARDEN VISIBLE FROM N. 3RD STREET
3. RETAIL/RESTAURANT ON GIRARD AVENUE WITH VIEW OF GARDEN
4. RESIDENTIAL UNITS WITH REAR GARDEN
5. TENANT AMENITY SPACE
6. ENTRY TO GARAGE FROM 3RD ST
7. EXIT FROM GARAGE ON ORIANNA STREET

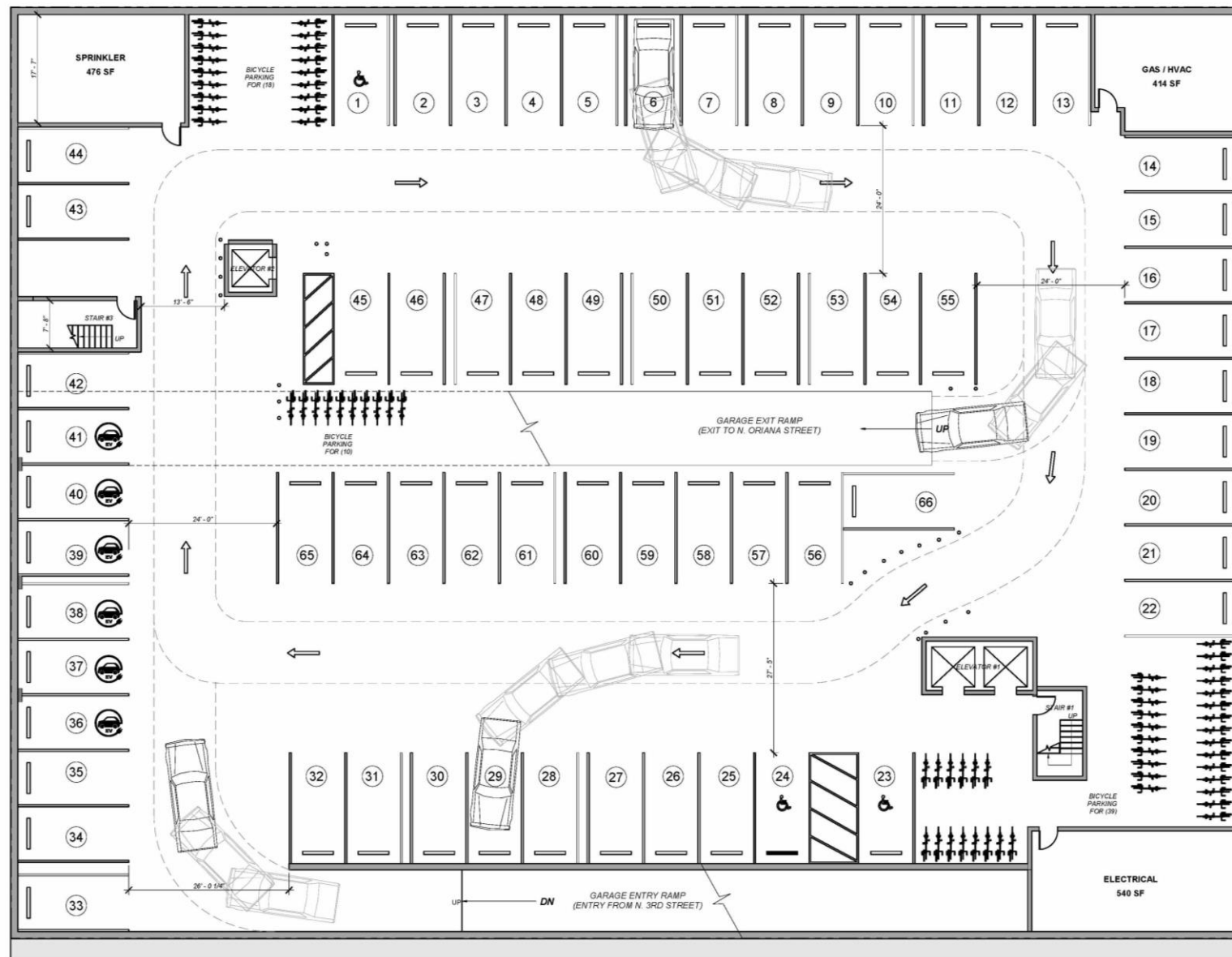
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PROPOSED GROUND FLOOR

310 GIRARD AVENUE

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CONCEPT

- (65) PARKING SPACES W/ (6) EVP SPACES AND (3) HANDICAP SPACES
- (67) BICYCLE PARKING SPACES
- ENTRY TO GARAGE FROM 3RD ST
- EXIT FROM GARAGE ON ORIANNA STREET

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PROPOSED CELLAR

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CONCEPT

- (30)+/- UNITS PER FLOOR
- ALL UNITS HAVE BALCONIES
- (120) 2-BEDROOM, 2-BATH UNITS,
- (65) 1-BEDROOM, 1-BATH UNITS

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PROPOSED TYPICAL FLOOR

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CONCEPT

- ALL (2) BEDROOM UNITS ON OUTER RING
- MIXTURE OF (1) BEDROOMS AND (2) BEDROOMS ON INNER RING
- UNITS RANGE FROM 502 SF TO 915 SF

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PROPOSED UNIT PLANS

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VIEW AT CORNER OF GIRARD AVE. AND ORIANNA ST.

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BIRD'S EYE VIEW AT GIRARD AVE.

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VIEW AT CORNER OF GIRARD AVE. AND 3RD ST

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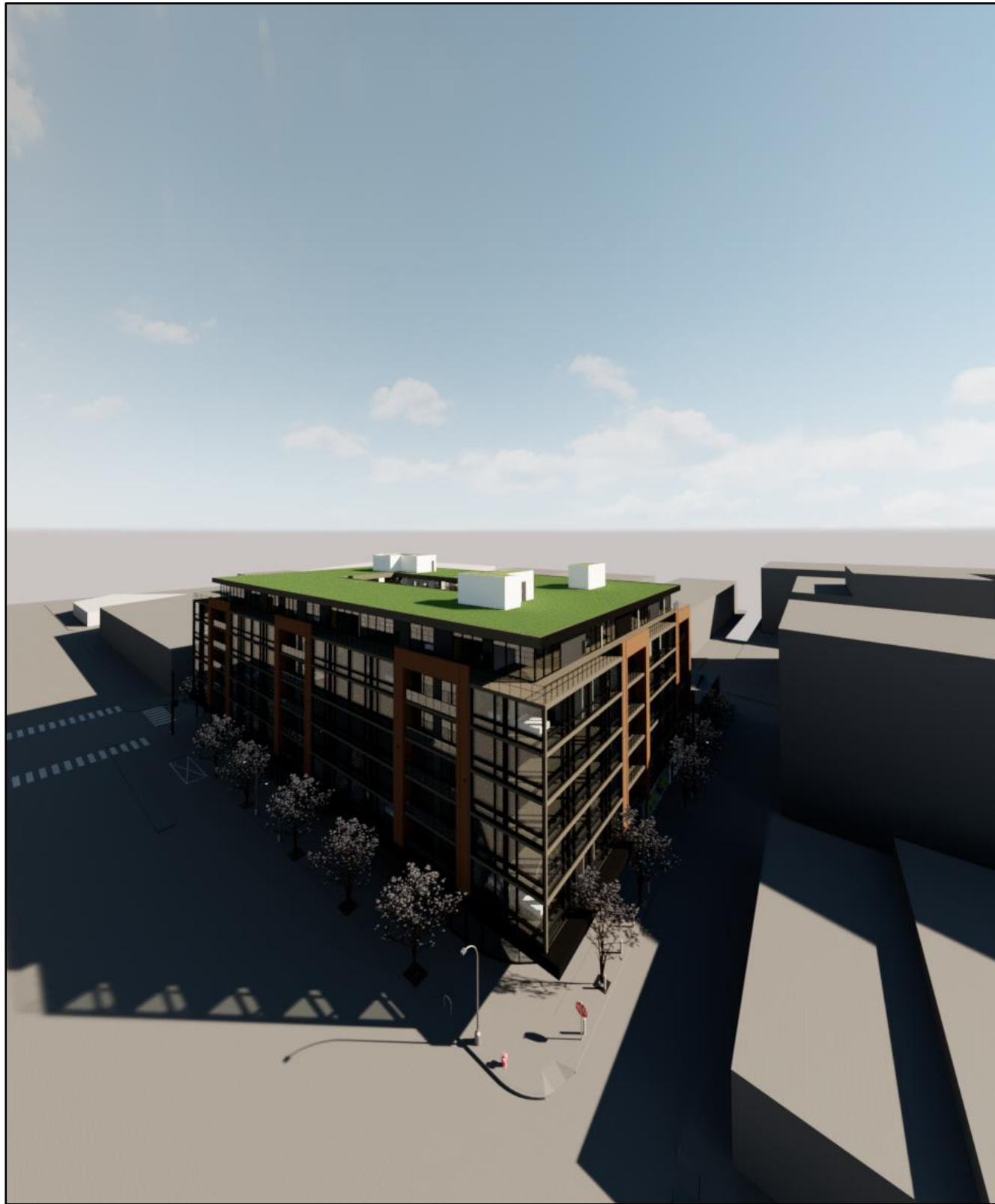
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BIRD'S EYE VIEW AT SOUTH FACADE

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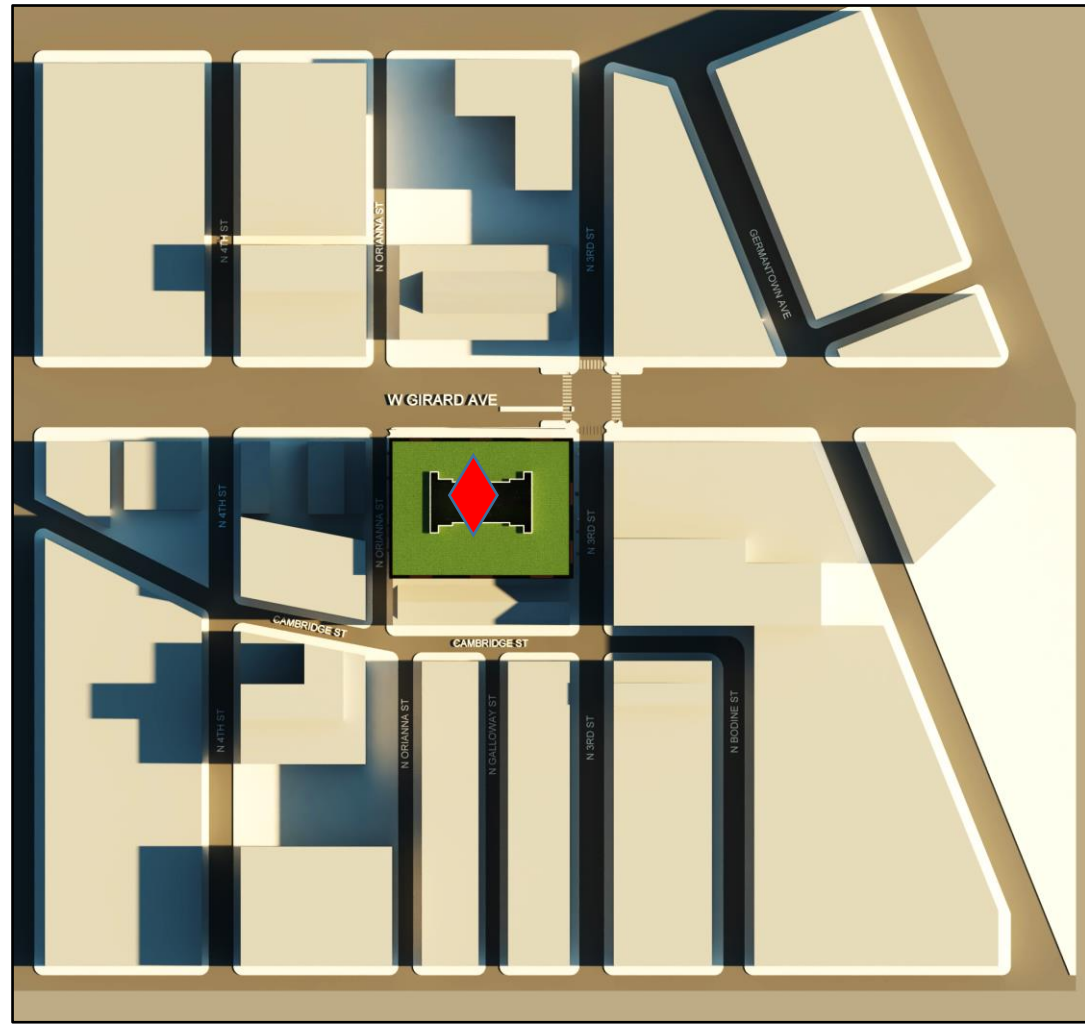
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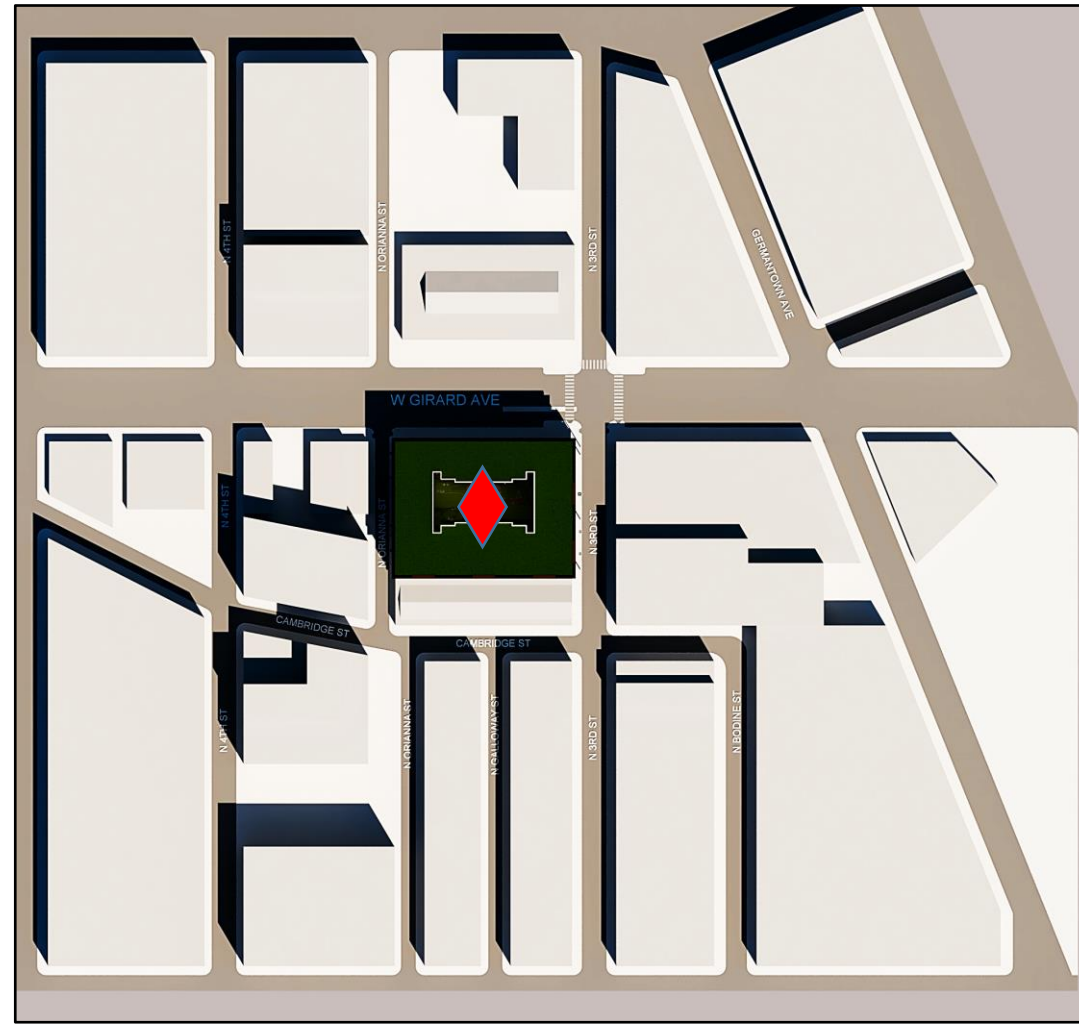


VIEW AT CORNER OF SOUTHEAST SIDE AT ORIANNA ST

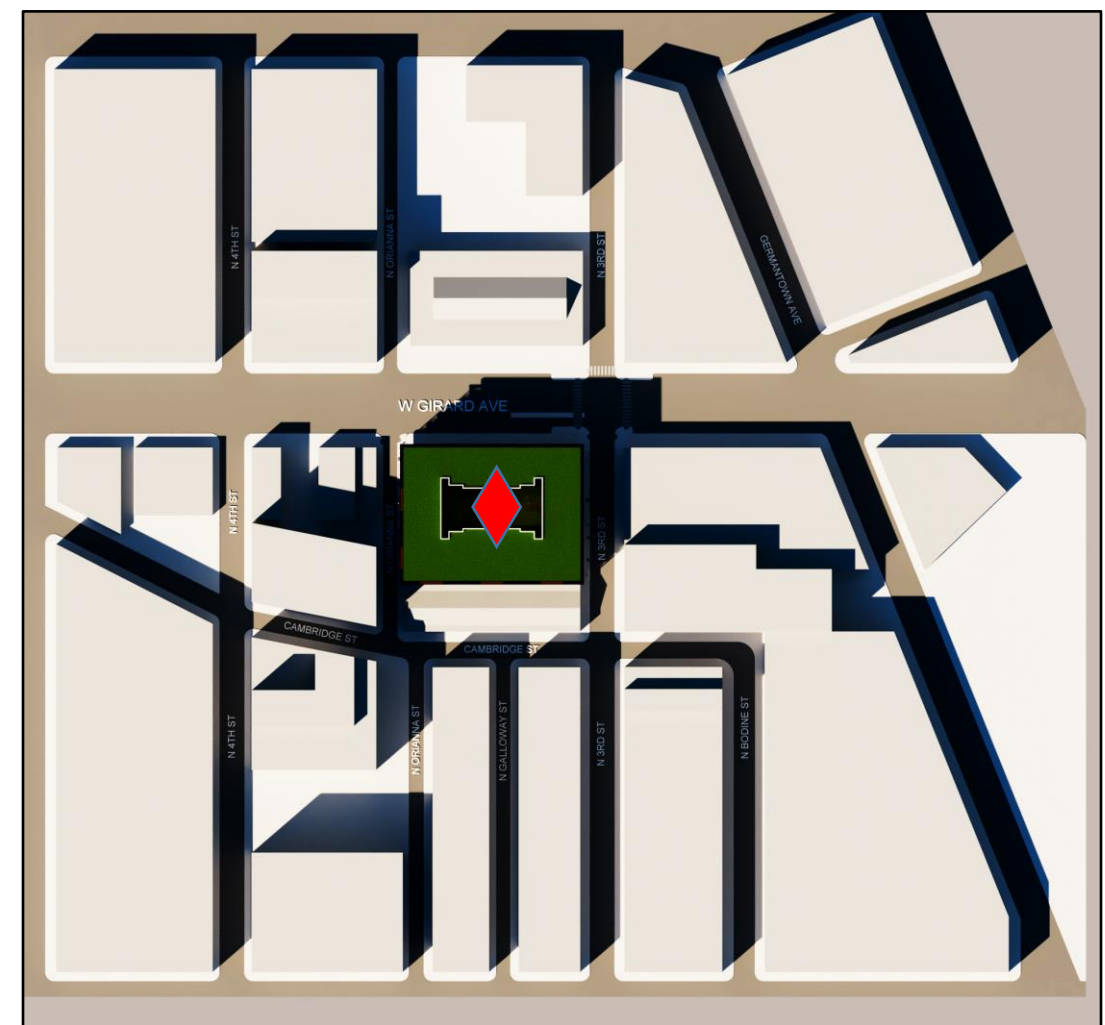
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8:00 AM SEP 21



12:00 PM SEP 21



4:00 PM SEP 21

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SUN STUDY PLANS

310 GIRARD AVENUE
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MATERIALS

- CONCRETE STRUCTURAL FRAME AND DECKS – SLAB EDGE TO BE SHOWN
 - CHARCOAL METAL WINDOW WALL SYSTEM
 - CUSTOM TERRA COTTA ARCHES AT BALCONY RECESS
 - CLEAR GLASS RAILING AT ALL BALCONIES
- CHARCOAL ALUMINUM SIGN BAND AT TOP OF FIRST FLOOR
 - FULL HEIGHT STOREFRONT GLASS



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MATERIALS

310 GIRARD AVENUE
PHILADELPHIA, PA 19133

LANDSCAPE FEATURES LEGEND		
	BUILDING PEDESTRIAN ACCESS	
	BUILDING VEHICLE ACCESS	
	NEW ADA CURB RAMPS	
	NEW CONCRETE SIDEWALK	
	NEW DECK WALKING SURFACE @ COURTYARD	
	EVERGREEN GROUNDCOVER PLANTS	
	ORNAMENTAL GRASS, SHRUBS, & BUSHES	
	EVERGREEN GROUNDCOVER PLANTS & BUSHES	
STREET TREE PLANTING SCHEDULE: (PER DEPT. OF PARKS & RECREATION, STREET TREE MGMT. DIV. 2)		
LEGEND	SPECIFICATION	QTY.
TR-E	EXISTING STREET TREE TO REMAIN	5
TR-1	MALUS X 'SPRING SNOW' -- SPRING SNOW CRABAPPLE	3
TR-2	CERCIS CANADENSIS -- EASTERN RED BUD	2
TR-3	PRUNUS SARGENTII "SPIRE" - COLUMNAR SARGENT CHERRY	7
TR-4	ACER TRUNCATUM -- PURPLEBLOW MAPLE	2
TR-5	CORNUS MAS -- CORNELIANCHERRY DOGWOOD	4
TR-6	CARPINUS BETULUS "COLUMNARIS" -- COLUMNAR EUROPEAN HORNBEAM	21
GR-1	NEW TREE GRATE & TREE PIT 4'-0" X 4'-0"	7
GR-2	NEW TREE GRATE & TREE PIT 2'-8" X 2'-8"	7
PT-1	NEW CONCRETE PLANTERS, 8'-4" X 2'-10"	5



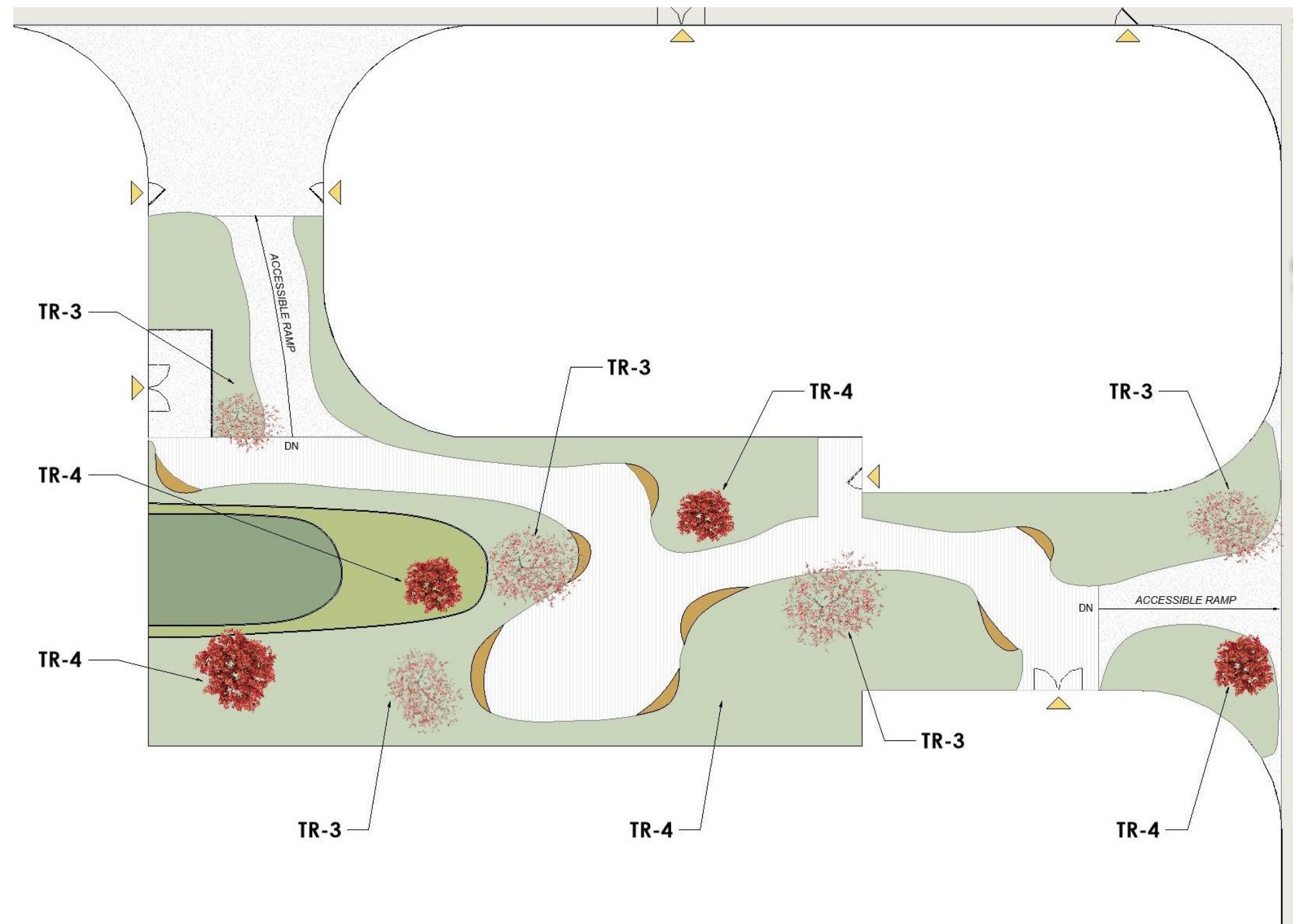
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LANDSCAPE PLAN

310 GIRARD AVENUE
PHILADELPHIA, PA 19133

LANDSCAPE FEATURES LEGEND		
	BUILDING PEDESTRIAN ACCESS	
	BUILDING VEHICLE ACCESS	
	NEW ADA CURB RAMPS	
	NEW CONCRETE SIDEWALK	
	NEW DECK WALKING SURFACE @ COURTYARD	
	EVERGREEN GROUNDCOVER PLANTS	
	ORNAMENTAL GRASS, SHRUBS, & BUSHES	
	EVERGREEN GROUNDCOVER PLANTS & BUSHES	
STREET TREE PLANTING SCHEDULE: (PER DEPT. OF PARKS & RECREATION, STREET TREE MGMT. DIV. 2)		
LEGEND	SPECIFICATION	QTY.
	TR-E EXISTING STREET TREE TO REMAIN	5
	TR-1 MALUS X 'SPRING SNOW' -- SPRING SNOW CRABAPPLE	3
	TR-2 CERCIS CANADENSIS -- EASTERN RED BUD	2
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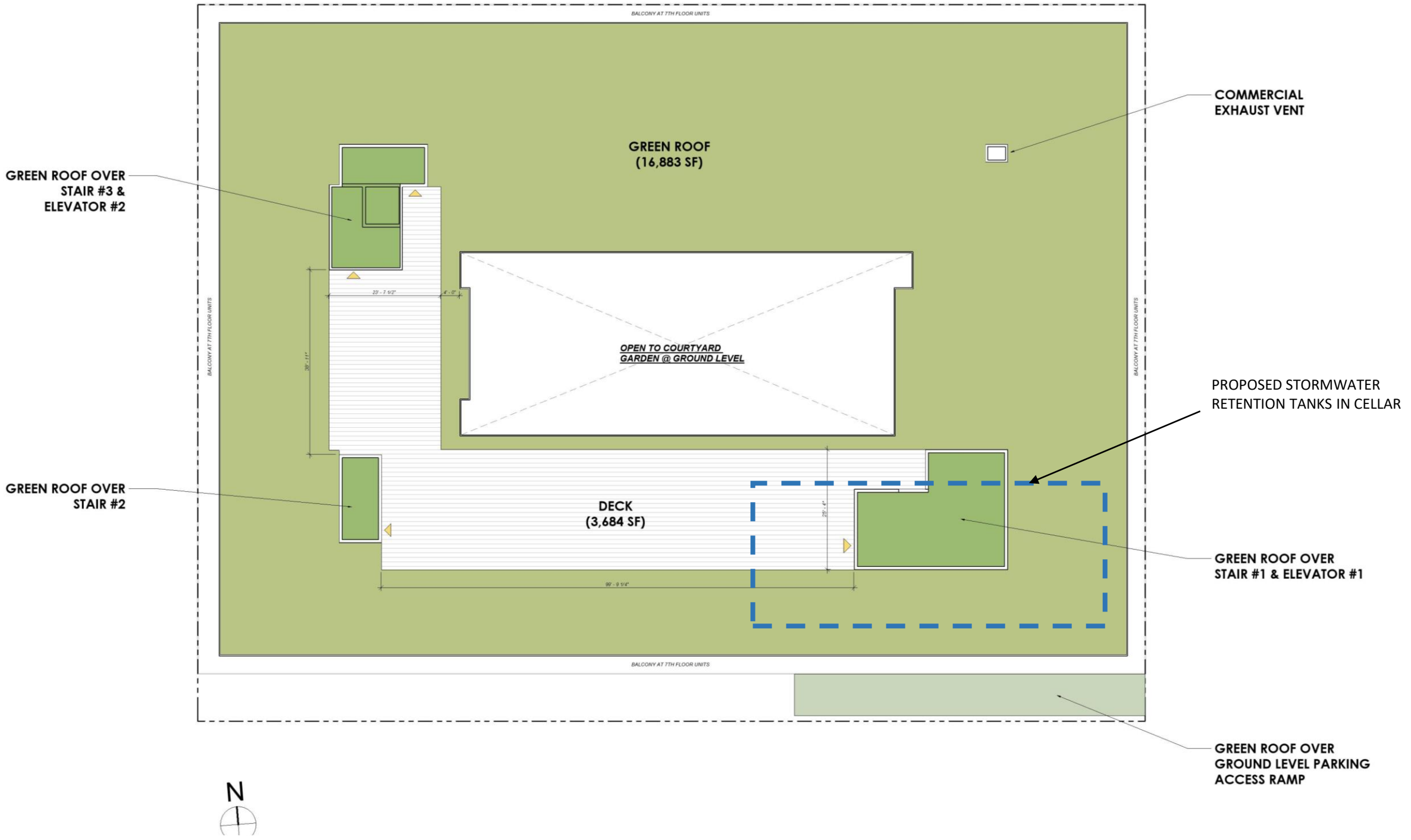
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GARDEN PLAN

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SUSTAINABILITY LEGEND		
LEGEND	SPECIFICATION	QTY. OR LOC.
	NEW GREEN ROOF: SEDUM & GRASS	23,064 SF
	NEW GREEN ROOF: GRASS	ROOF OF EGRESS SHAFT
	NEW GREEN ROOF: SEDUM	ROOF OF 1 STORY STRUCTURE
	NEW COMPOSITE DECKING	4,130 SF
	EGRESS ACCESS	4



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SUSTAINABILITY PLAN

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