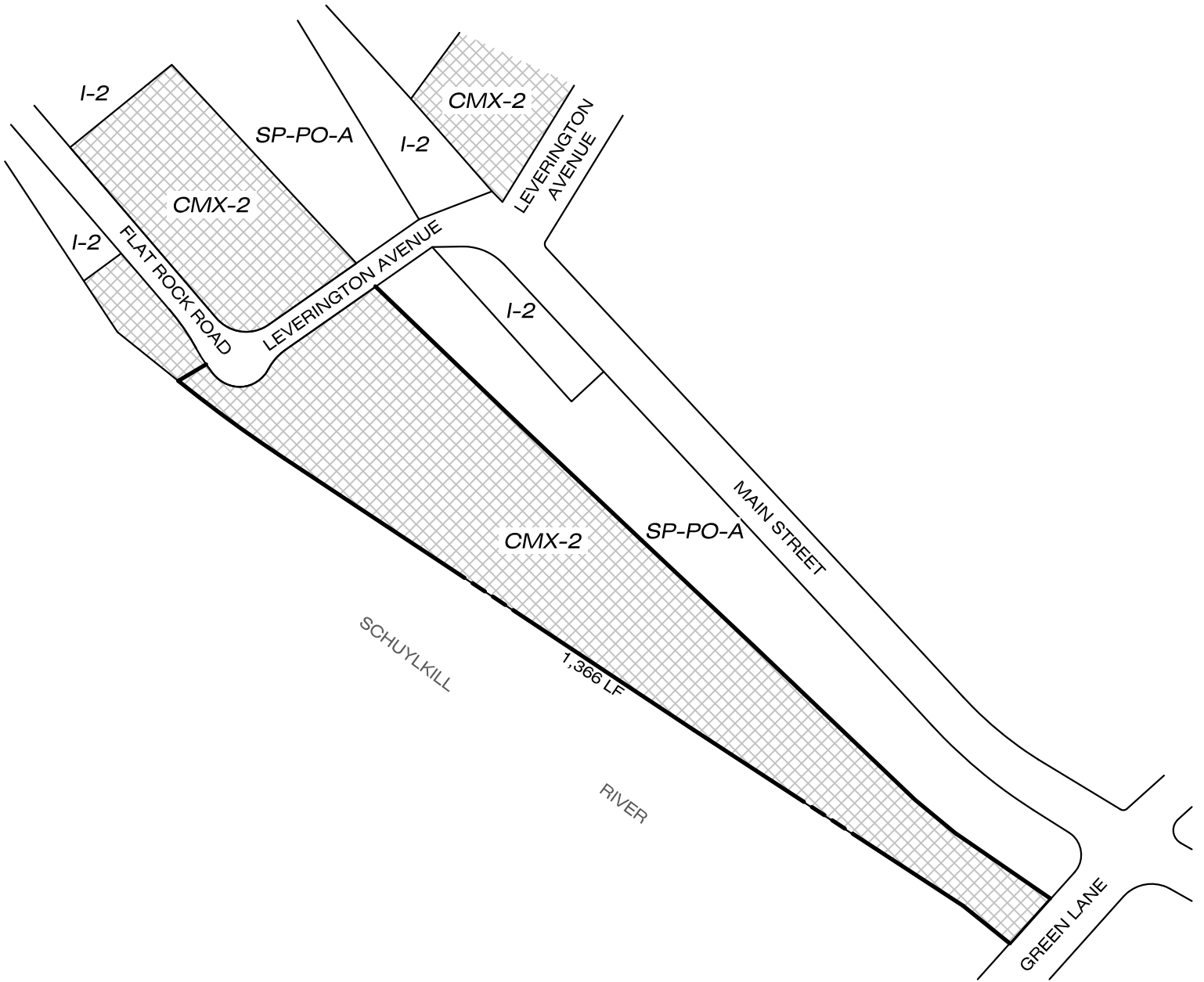


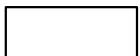
Map A - Existing Zoning



Legend



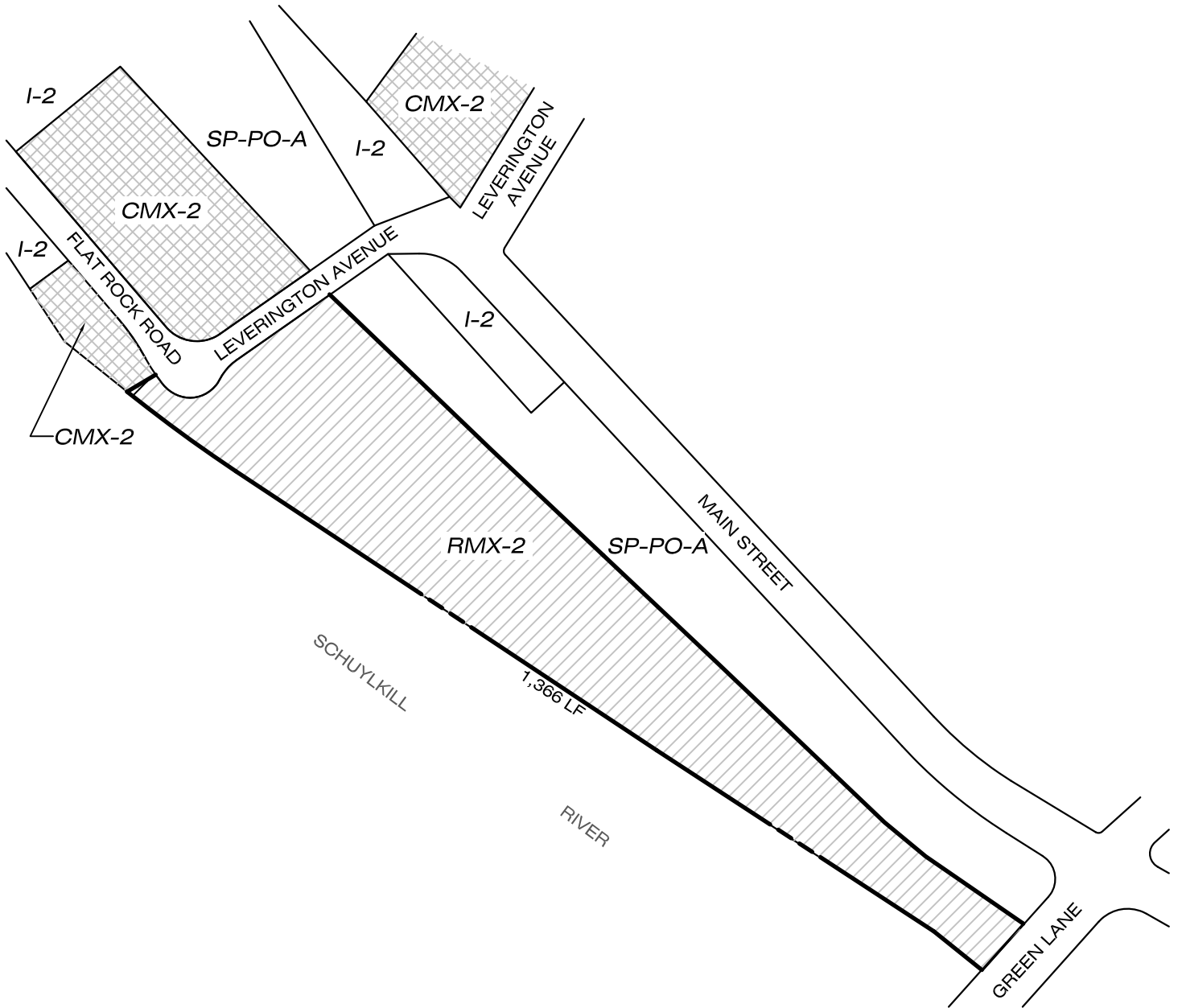
CMX-2 Commercial Mixed-Use



SP-PO-A Parks and Open Space (Special Purposes) District, I-2 Medium Industrial



Map B - Proposed Zoning



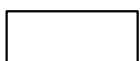
Legend



RMX-2 Residential Mixed Use



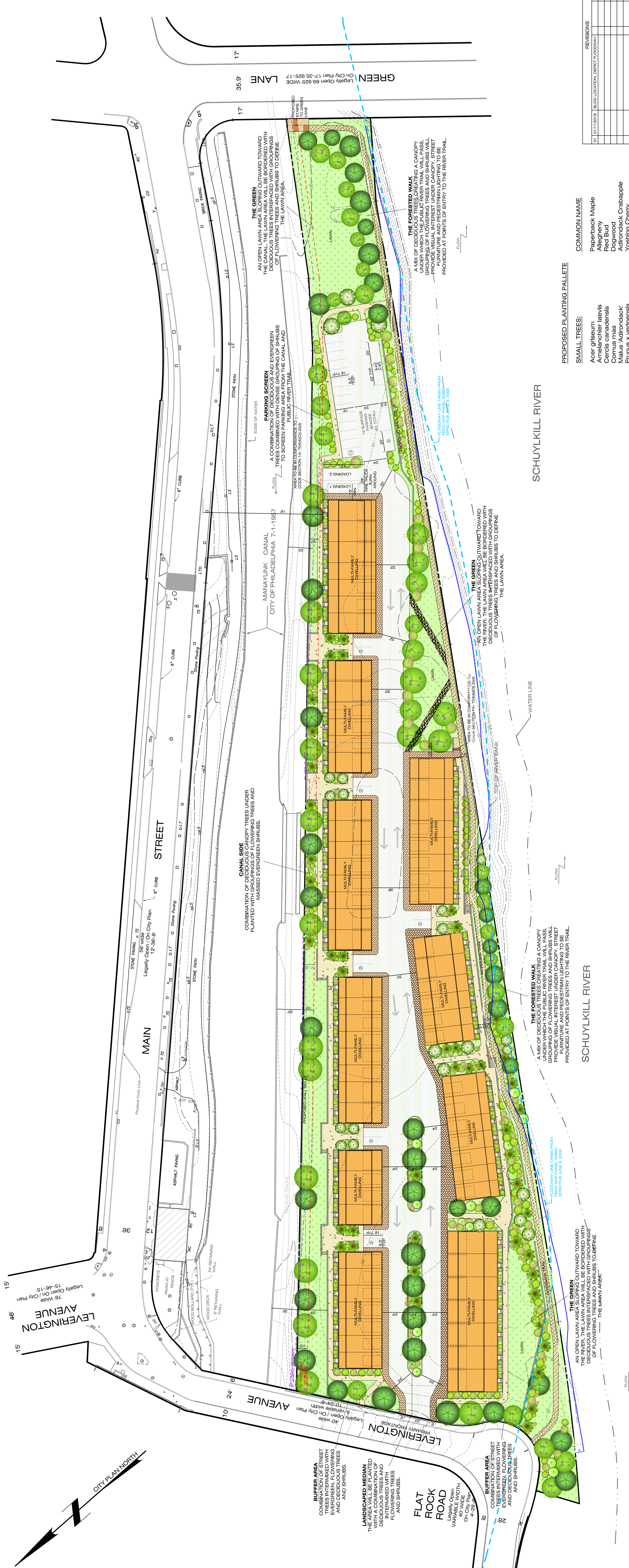
CMX-2 Commercial Mixed-Use



SP-PO-A Parks and Open Space (Special Purposes) District, I-2 Medium Industrial



EXHIBIT "A"



1 LEVERINGTON AVE
 Philadelphia, PA 19134
 21ST WARD - OPA #881079160

Prepared for:
 Venice Island Realty Partners
 161 Levington Ave, Suite 100
 Philadelphia, PA 19127

Plan Date: December 21, 2017
 Scale: 1" = 40'-0"

COMMON NAME	PROPOSED PLANTING PALLETTE
Flowering Dogwood	Acorn glaberrima
Red Maple	Amelanchier canadensis
Red Bud	Cercis canadensis
Dogwood	Comus mas
Yucca	Yucca filamentosa
Yucca	Yucca filamentosa
Blackhaw Viburnum	Viburnum prunifolium
European Hornbeam	Carpinus betulus 'Fastigiata'
Honeylocust	Gleditsia triacanthos
Blackhaw Viburnum	Viburnum acerifolium
Kwanzan Oriental Cherry	Prunus serrulata
Sweetgum	Liquidambar styraciflua
White Pine	Pinus strobus
Green Vase Zelkova	Zelkova serrata
Village Green Elm	Zelkova serrata 'Village Green'
Glossy Abelia	Abelia x grandiflora
White Fringetree	Chionanthus virginicus
Sweet Pepperbush	Clethra alnifolia
Japanese Holly	Ilex pedunculata
Virginia Summerweet	Ilex virginiana
Bayberry	Myrica pensylvanica
Yucca	Yucca filamentosa
Smooth Sumac	Rhus glabra
Staghorn Sumac	Rhus typhina
Rose cutlers	Rosa 'Madiland'
Southern Arrowwood	Viburnum dentatum
Southern Arrowwood	Viburnum dentatum
Nannyberry Viburnum	Viburnum prunifolium
Blackhaw Viburnum	Viburnum prunifolium
Vegeta	Vegeta florata
Trumpet Creeper	Campelis radicans (vine)
Shrubby St. Johnswort	Hypericum prolificum
Virginia Creeper	Parthenocissus quinquefolia

SMALL TREES:	PROPOSED	MAXIMUM NUMBER OF DWELLING UNITS = 68
Acorn glaberrima	1 acre	1.1%
Amelanchier canadensis	1 acre	(5.01+ sf)
Cercis canadensis	1 acre	
Comus mas	1 acre	
Yucca filamentosa	1 acre	
Yucca filamentosa	1 acre	
Viburnum prunifolium	1 acre	
Carpinus betulus 'Fastigiata'	1 acre	
Gleditsia triacanthos	1 acre	
Viburnum acerifolium	1 acre	
Prunus serrulata	1 acre	
Liquidambar styraciflua	1 acre	
Pinus strobus	1 acre	
Zelkova serrata	1 acre	
Zelkova serrata 'Village Green'	1 acre	
Abelia x grandiflora	1 acre	
Chionanthus virginicus	1 acre	
Clethra alnifolia	1 acre	
Ilex pedunculata	1 acre	
Ilex virginiana	1 acre	
Myrica pensylvanica	1 acre	
Yucca filamentosa	1 acre	
Rhus glabra	1 acre	
Rhus typhina	1 acre	
Rosa 'Madiland'	1 acre	
Viburnum dentatum	1 acre	
Viburnum dentatum	1 acre	
Viburnum prunifolium	1 acre	
Viburnum prunifolium	1 acre	
Vegeta florata	1 acre	
Campelis radicans (vine)	1 acre	
Hypericum prolificum	1 acre	
Parthenocissus quinquefolia	1 acre	

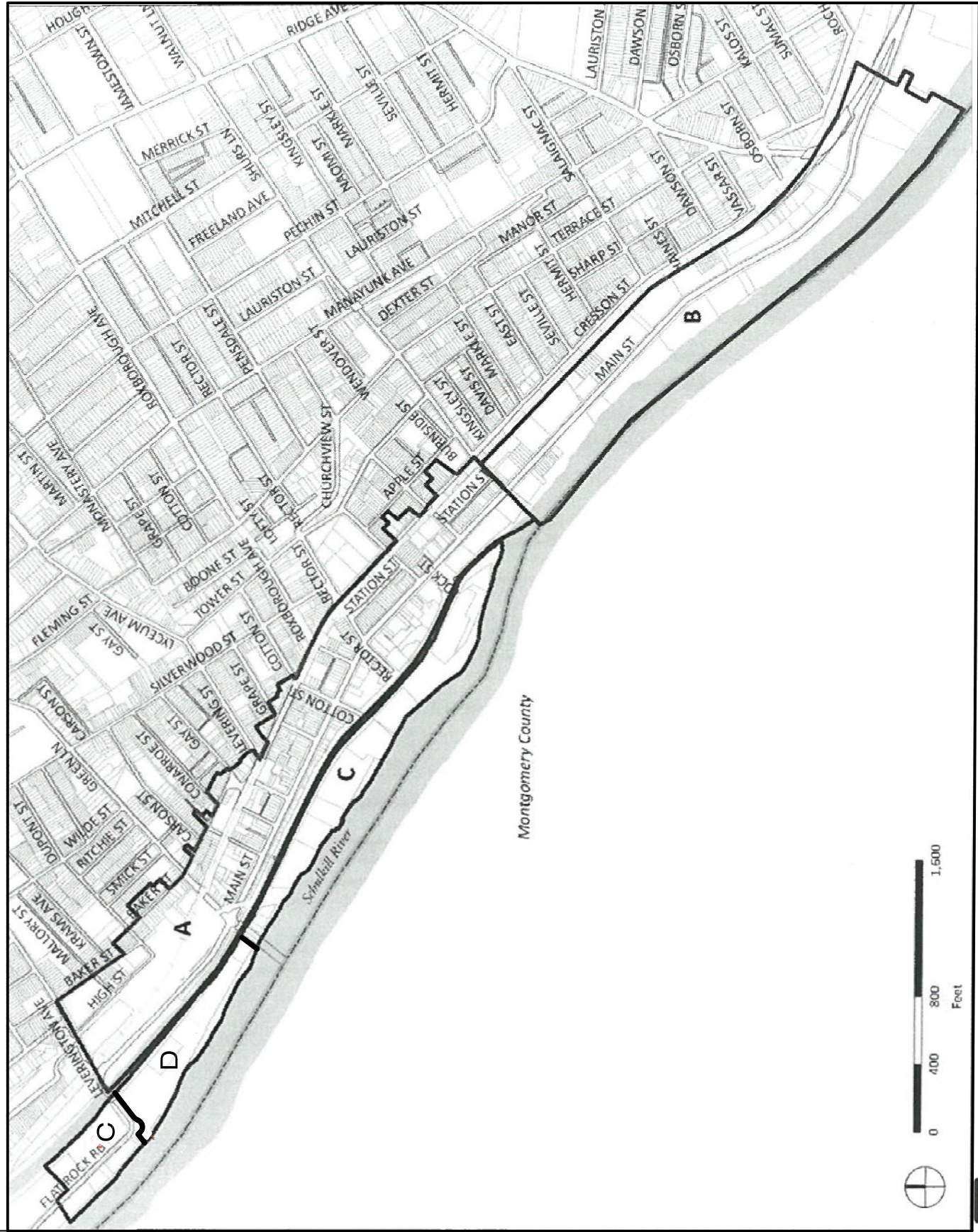
MAXIMUM NUMBER OF DWELLING UNITS = 68	PROPOSED
4.514 acres	4.514 acres
62%	62%
(82,204 sf)	(82,204 sf)
125	55 MAX
55 MAX	55 MAX
31 (SURFACE)	31 (SURFACE)
128 (TOTAL)	128 (TOTAL)
5	5
7	7
(6% TOTAL SPACES)	(6% TOTAL SPACES)
23	23
(1 per 3 units)	(1 per 3 units)
2	2
(ONE SPACE PER GARAGE)	(ONE SPACE PER GARAGE)
1.1%	1.1%
(5.01+ sf)	(5.01+ sf)

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Carpinus betulus 'Fastigiata'	1 acre	
Gleditsia triacanthos	1 acre	
Viburnum acerifolium	1 acre	
Prunus serrulata	1 acre	
Liquidambar styraciflua	1 acre	
Pinus strobus	1 acre	
Zelkova serrata	1 acre	
Zelkova serrata 'Village Green'	1 acre	
Abelia x grandiflora	1 acre	
Chionanthus virginicus	1 acre	
Clethra alnifolia	1 acre	
Ilex pedunculata	1 acre	
Ilex virginiana	1 acre	
Myrica pensylvanica	1 acre	
Yucca filamentosa	1 acre	
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Rhus typhina	1 acre	
Rosa 'Madiland'	1 acre	
Viburnum dentatum	1 acre	
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Viburnum prunifolium	1 acre	
Viburnum prunifolium	1 acre	
Vegeta florata	1 acre	
Campelis radicans (vine)	1 acre	
Hypericum prolificum	1 acre	
Parthenocissus quinquefolia	1 acre	

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 **Main Street/Manayunk & Venice Island (Applies to all lots)**