SAMPLE CHILD CARE - EXPANSION

ESTIMATED HOPEFUL SCENARIO PATH

PREPARED BY ATLANTES ORGANIZATION
DATE: 20 APRIL 2026

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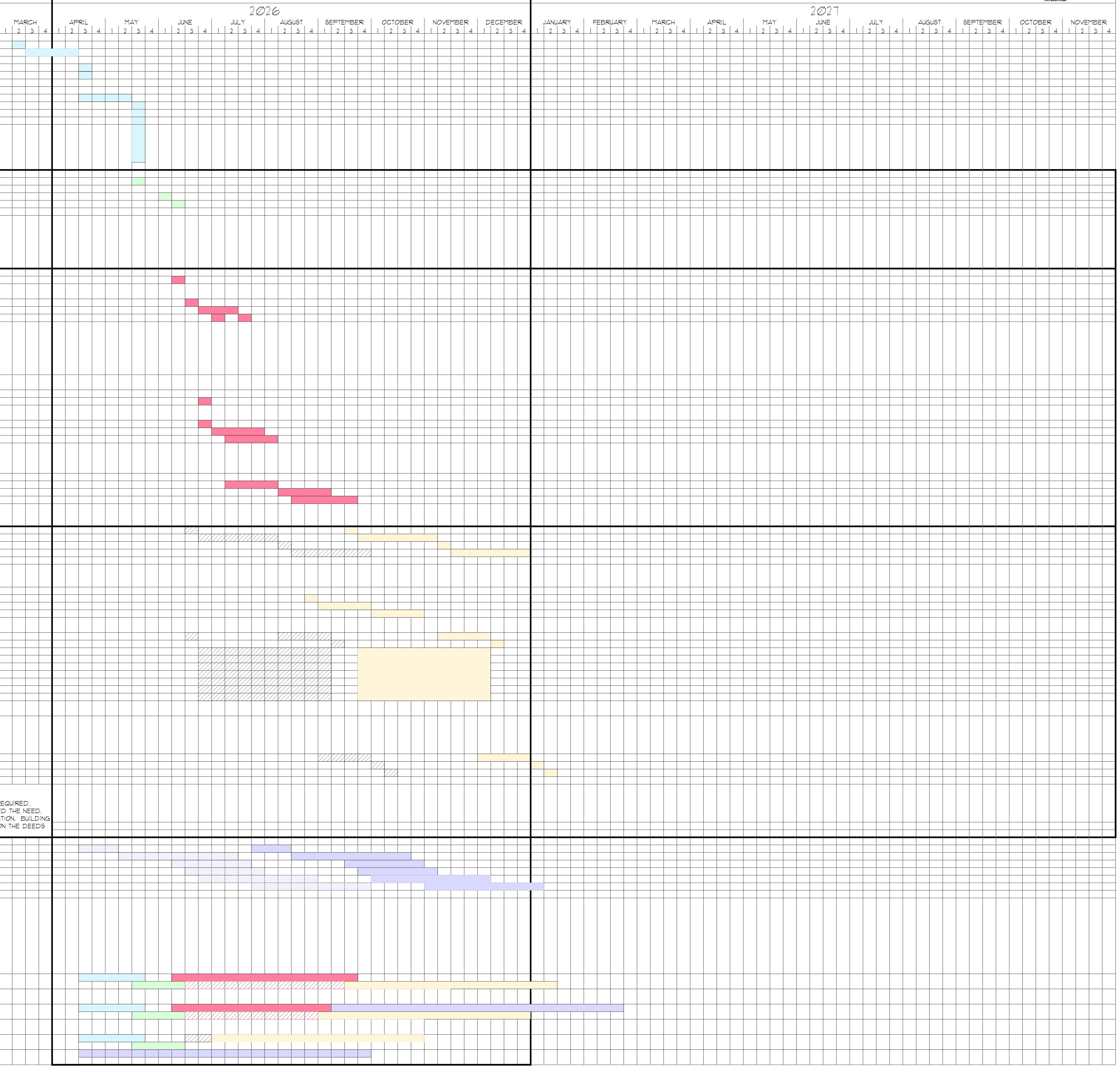
	PHASE DESCRIPTION - CAUTIOUSLY OPTIMISTIC	ESTIMATED DATES
PROJECT ORGANIZATION	INITIAL INVESTIGATION	
	• 19 MARCH 2026 - SITE VISIT/WALK THROUGH WITH CLIENT	19 MARCH 2026
	• CONTACTING ENGINEERS TO FIGURE OUT WHY LOTS WERE SUBDIVIDED & CODE ANALYSIS	19 MARCH THRU 20 APRIL 2026
	• DISCOVERED LOTS WERE NOT SUBDIVIDED AND PROVIDING ESTIMATED PRICING	
	OWNER SIGNED CONTRACT TO BEGIN CONCEPTUAL & PLANNING WORK	22 APRIL 2026 - SIGNED
	CIVIL ENGINEER (RODRIQUEZ) - SIGN CONTRACT FOR AUTOCAD FILES	22 APRIL 2026 - SIGNED
	EXISTING CONDITIONS PHASE 01: 1 MONTH MAXIMUM (GOAL)	
	• THREE (3) WEEKS SITE SURVEY OF EXISTING BUILDINGS	
	• RECORD ARCHITECTURAL PLANS & ELEVATIONS BASED ON SURVEY IN AUTOCAD	13 MAY 2026 - COMPLETION DATE
	• SUBMIT NEW PLAN TO OWNER FOR REVIEW AND APPROVAL/COMMENT (1-WEEK)	20 MAY 2026 - COMPLETION DATE
	• FINAL PLAN APPROVAL (1-WEEK, IF REVISIONS NEEDED)	
	• ONE (1) MEETING WITH CLIENT AND CLIENT'S REPRESENTATIVE TO REVIEW THE PLANS	ASSUMES ALL DOCUMENTATION CAN BE RELEASED WITHOUT HESITATION. MEETINGS WILL NOT BE HELD ON FRIDAYS, BUT INFORMATION MAY BE SUBMITTED ON FRIDAYS FOR SCHEDULING PURPOSES
	NOTES: CIVIL ENGINEER CAN BEGIN WORK WITHIN TWO-WEEKS AND HAVE THEIR LOT-CONSOLIDATION PLAN PREPARED ONE-WEEK FOLLOWING FINAL SURVEY. WE WILL NEED GRADING INFORMATION, AND A COMPLETED LOT CONSOLIDATION PLAN IN ORDER TO SUBMIT FOR ZONING. THIS PATH IS ASSUMING CLIENT DOES NOT WANT TO RISK DEVELOPING LOT CONSOLIDATION PLANS UNLESS CITY OF PHILADELPHIA REQUESTS IT.	
CONCEPT & PLANNING	CONCEPTUAL/PLANNING PHASE 02: 2 WEEKS MAXIMUM (GOAL)	
	• INITIAL MEETING W/ CURRENT PLANS	21 MAY 2026 (THURSDAY)
	• NEW ARCHITECTURAL PLANS & ELEVATIONS CREATED FROM MEETING (2-WEEK)	04 JUNE 2026 (THURSDAY)
	• SUBMIT NEW PLAN TO OWNER FOR REVIEW AND APPROVAL/COMMENT (1-WEEK)	11 JUNE 2026 (THURSDAY)
	• FINAL PLAN APPROVAL (1-WEEK, IF REVISIONS NEEDED) - READY FOR PRELIMINARY REVIEWS	18 JUNE 2026 (THURSDAY)
	• UTILIZE NEW PLANS TO RECEIVE ENGINEER FINAL BUILDING PERMIT PRICING	
	NOTES: CIVIL ENGINEER MAY NEED TO MODIFY THE PLANS (AT AN ADDITIONAL COST) TO MEET THE NEW LAYOUT. CHANGES WILL <u>NOT</u> BE MADE WITHOUT THE OWNERS COMPLETE UNDERSTANDING OF THE REASON FOR NECESSARY CHANGES. ALL AUTHORIZATION WILL BE MADE DIRECTLY BY THE OWNER PRIOR TO CHANGES BEING MADE. THE CIVIL ENGINEER HAS ALREADY COMPLETED WORK THAT IS REQUIRED TO ACQUIRE PERMITS. LOSING THEIR INFORMATION WOULD BE A LOSS IN PROJECT TIME.	
PRELIMINARY CITY PERMITS	PRELIMINARY ZONING PHASE 03A (ONLY IF REQUESTED BY OWNER)	
	• FOLLOWING PHASE 02 - WE WILL SUBMIT PRELIMINARY ZONING APPLICATION	19 JUNE 2026 (FRIDAY)
	• ITEMS OF CONCERN - LOT CONSOLIDATION, FRONT PORCH ADDITION, POOL REMOVAL AND EXTERIOR ACCESS STAIRCASES.	
	• SUBMIT PRELIMINARY ZONING APPLICATION	19 JUNE 2026 (FRIDAY)
	• REVIEW PERIOD - 20 BUSINESS DAYS OR 5 WHEN ACCELERATED	29 JUNE TO 17 JULY 2026
	• MEETING WITH CITY TO DISCUSS RESULTS	02 OR 19 JULY 2026 (GOAL)
	NOTES: CIVIL ENGINEER MAY NEED TO MODIFY THE PLANS (AT AN ADDITIONAL COST) TO MEET THE NEW LAYOUT. THE OWNERS SHOULD CONSIDER MEETING WITH THE NEIGHBOR AT <u>1422 BRIGHTON STREET</u> AND THE REGISTERED COMMUNITY ORGANIZATION PRIOR TO THE ZONING SUBMISSION TO ESTABLISH ANY NEIGHBORHOOD AGREEMENTS AND/OR EASEMENTS IF NEEDED. THIS ALL CAN BE DRAFTED WITH THE ATTORNEY WHILE THE ARCHITECT IS WORKING ON THE PHASE 01 DRAWINGS. ARCHITECT HAS LIMITED INVOLVEMENT AS NEEDED BY ATTORNEY AND OWNER FOR THE PROJECT. RENDERINGS MAY BE REQUIRED.	
	IF ZONING LOT CONSOLIDATION NOT REQUIRED THEN WE SHOULD BE CLEAR TO SUBMIT ZONING SUBMISSION IN 2-WEEKS. OTHERWISE, LOT CONSOLIDATION SCHEDULE KICKS IN	
	PRELIMINARY BUILDING PERMIT PHASE 05A (IF CLIENT WANTS BOARD OF BUILDING STANDARDS)	
	• FOLLOWING PHASE 02 - WE WILL SUBMIT PRELIMINARY BUILDING PERMIT APPLICATION	29 JUNE 2026
	• ITEMS OF CONCERN - MEANS OF EGRESS SIZES/QUANTITY, EXTERIOR STAIRCASE DIMENSIONS, LOT CONSOLIDATION/UNITY OF USE CONCERN, CONSTRUCTION TYPE/STORIES & ACCESSIBILITY	
	• SUBMIT PRELIMINARY BUILDING PERMIT APPLICATION	29 JUNE 2026
	• REVIEW PERIOD - 20 BUSINESS DAYS OR 5 WHEN ACCELERATED	06 TO 27 JULY 2026
	• MEETING WITH CITY TO DISCUSS RESULTS	09 OR 30 JULY 2026 (GOAL)
	NOTES: THESE WILL BE ALL THE FLOOR PLANS, BUILDING ELEVATIONS, BUILDING SECTIONS AND INTERIOR LAYOUTS LIFE-SAFETY PLANS BEING ESTABLISHED FOR THE PROJECT TO ENOUGH DETAIL THE CITY OF PHILADELPHIA TO REVIEW THE CONDITIONS OF THE PROPERTY. THEY CAN ISSUE REFUSAL AND WE CAN APPLY TO BOARD OF BUILDING STANDARDS	
	BOARD OF BUILDING STANDARDS PHASE 05B -	
	• RECEIVE CODE VIOLATION FROM LICENSES & INSPECTIONS	09 OR 30 JULY 2026 (GOAL)
	• FILE FOR BOARD OF BUILDING STANDARDS (BOOKED UNTIL 06/16/26 RIGHT NOW)	16 JULY OR 06 AUGUST 2026 (GOAL)
	• POTENTIAL HEARING DATE (ONE THURSDAY MORNING A MONTH)	AUGUST OR SEPTEMBER 2026 (UNSURE)
	NOTES: THE DATE FOR THE HEARING IS BASED ON WHETHER YOU ACCELERATE OR CHOOSE NOT TO. WE WOULD RECEIVE OUR HEARING DATE BASED ON WHAT THE CITY TELLS US. WE WOULD RECEIVE OUR FINAL COMMENT LETTER OF APPROVAL BASED ON THE CONVERSATION	
BUILDING PERMIT PHASE	DESIGN DEVELOPMENT/FOOD PROTECTION PHASE 04 (PRELIMINARY APPROVALS ARE COMPLETED)	ASSUME SEPTEMBER 2026 APPROVAL
	• DEVELOP A 60% SET OF DRAWINGS WITH ALL ENGINEERS - 6 WEEKS	6 WEEKS
	• OWNERSHIP REVIEW OF DRAWINGS AND SUBMISSION TO CONTRACTORS - 1 WEEK	1 WEEK
	• SUBMIT TO OFFICE OF FOOD PROTECTION	10-30 BUSINESS DAYS (DECEMBER)
	• OFFICE OF FOOD PROTECTION REVIEW - 30 BUSINESS DAYS OR 10 (ACCELERATED)	
	NOTES: WE ASSUME THAT THE CITY OF PHILADELPHIA WILL NOT REQUIRE US TO SUBMIT FOR ACCESSIBILITY REVIEW BOARD APPROVALS FOR ITEMS THAT DO NOT MEET ACCESSIBILITY REQUIREMENTS.	OWNER HAS OPTIONS TO AUTHORIZE PERMIT DRAWINGS AT SAME TIME AS PRELIMINARY PERMIT REVIEW
	ZONING DEVELOPMENT PHASE 03B (FINAL ZONING APPROVAL EXCLUDING LOT CONSOLIDATION)	
	• SUBMIT APPLICATION	1 WEEK
	• ZONING REVIEW - INCLUDING CITY PLANNING TO DETERMINE PROPERTY FRONT STREET	1 TO 4 WEEKS
	• REVIEW/RESPONSE - 1 WEEK	1 TO 4 WEEKS
	NOTES: WE ASSUME THAT THE CITY OF PHILADELPHIA WILL NOT CANCEL THE APPROVED USES FOR THE ENTIRE PROPERTY. THIS IS JUST FOR THE PORCH ADDITION AND POOL REMOVAL	
	FINAL PERMIT DOCUMENTATION PHASE 05	CONCURRENT WITH FOOD PROTECTION
	• FINAL DOCUMENTATION EXPECTED - 4 WEEKS	
	• OWNERSHIP REVIEW OF DRAWINGS AND PREPARING FOR PERMIT SUBMISSION - 1 WEEK	
	BUILDING PERMIT SUBMISSION PHASE 05	
	• STREETS DEPARTMENT FINAL SUBMISSION (BY CIVIL ENGINEER W/ ARCHITECT)	THIS CAN TAKE 3 WEEKS
	• ERSA/ACT 537 STORMWATER EXEMPTION SUBMITTED TO WATER DEPARTMENT (CIVIL)	THIS IS MATTER OF RIGHT
	• WATER DEPARTMENT UTILITY PLAN SUBMISSION (CIVIL)	THIS CAN TAKE 5-7 WEEKS
	• FOUNDATION/EXCAVATION PERMIT SUBMISSION (ASSUME NOT REQUIRED)	
	• NEW CONSTRUCTION PERMIT SUBMISSION	
	• SEPARATE PERMITS FOR MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SUBMITTED BY CONTRACTORS AGAINST THE BUILDING PERMIT	
	NOTES: ATLANTES ARCHITECTS HANDLES PERMIT SUBMISSIONS AND EXPEDITING. WE ASSUME THAT THE OWNER WILL WAIT UNTIL AFTER ZONING APPEAL IS APPROVED TO BEGIN DEVELOPING THE ENTIRE PROJECT FOR BUILDING PERMITS. UNLESS THE OWNER WISHES TO TAKE THE RISK FOR APPROVAL. CLIENT NEEDS TO SUBMIT LETTERS TO ADJACENT NEIGHBOR(S) AFFECTED BY WORK AND WE NEED TO GET PRELIMINARY MONITORING REPORT.	
	BUILDING PERMIT REVIEW/APPROVAL PHASE 05	
	• SUBMIT PERMITS ACCELERATED REVIEW - 1 WEEK REVIEW	
	• COMMENTS RECEIVED BY CITY OF PHILADELPHIA - 1 WEEK TO RESPOND AND RESUBMIT	
	• CITY OF PHILADELPHIA BUILDING PERMIT APPROVAL - 1 WEEK	OCTOBER 2026 OF JANUARY 2027
	NOTES: THIS ALL ASSUMES THAT THE BOARD OF BUILDING STANDARDS HAS BEEN REVIEWED AND APPROVED PRIOR TO DEVELOPING PERMITS. WE CAN DEVELOP DRAWINGS DURING THE SAME TIME FRAME AS THE PRELIMINARY PERMITS AND BOARD OF BUILDING STANDARDS TO COMPRESS THE TIMELINE.	ESTIMATED PERMIT APPROVAL. THIS ASSUMES LOT CONSOLIDATION IS NOT REQUIRED. HOWEVER, OUR EXPERIENCE HAS DETERMINED THE NEED. ZONING DOES NOT REQUIRE LOT CONSOLIDATION. BUILDING PERMIT REQUIRES THAT WE REVIEW BASED ON THE DEEDS AND LOT LINES.
	BID PHASE 07 (SUBMITTED CONCURRENTLY WITH PERMIT DOCUMENTATION)	
	NOTES: WE NEED TO DISCUSS HOW THE CLIENT WANTS TO DEAL WITH THIS	
LOT CONSOLIDATION PHASE	LOT CONSOLIDATION PHASE 03 C - THIS IS ESTIMATED SCHEDULE	
	• CIVIL ENGINEER AUTHORIZED TO FINISH SURVEY & DEVELOP DEED	3 WEEKS
	• SURVEY DISTRICT REVIEW OF CONSOLIDATION - PREREQUISITE	1 TO 2 MONTHS (GOAL)
	• SUBMIT ZONING LOT CONSOLIDATION	1 WEEK
	• ZONING REVIEW (15 BUSINESS DAYS OR 5 IF ACCELERATED)	1 TO 4 WEEKS
	• APPROVAL SUBMITTED TO OFFICE OF PROPERTY ASSESSMENTS	1 TO 4 WEEKS
	• ATTORNEY RECORDS NEW DEED AT RECORDS DEPARTMENT	
	• INFORMATION SENT BACK TO OFFICE OF PROPERTY ASSESSMENTS	
	NOTES: THIS ALL ASSUMES PERFECT CONDITIONS, AND THAT CLIENT RESPONDS TO ALL REQUESTS FOR SIGNATURES AND OWNER REQUIRED PAPERWORK WITHIN 24 HOURS. THIS ALSO ASSUMES THAT THE CITY OF PHILADELPHIA WILL NOT REQUIRE US TO APPEAL AT THE ZONING BOARD OF APPEALS FOR ANY UNKNOWN ISSUES THAT ARE CREATED WHEN THE PHILADELPHIA CITY PLANNING COMMISSION CHOOSES "FRONT" YARD THAT ALTERS ORIENTATION OF FRONT/SIDE/REAR YARD SETBACKS THAT COULD TRIGGER ZONING REFUSAL.	
PATH OPTIONS	OPTION 01 - CAUTIOUSLY OPTIMISTIC (NO LOT CONSOLIDATION)	
	OPTION 02 - OPTIMISTIC (BUT WE FIND OUT LOT CONSOLIDATION REQUIRED)	
	OPTION 03 - MAKE CODE COMPLIANT	
	OVERALL PROJECT TIMELINE