

**ADDRESS: 1423 SPRUCE ST**

Proposal: Demolish non-contributing building; construct seven-story building

Review Requested: Final Approval

Owner: K of C Federal Credit Union

Applicant: David Lo

History: 1980; K of C Federal Credit Union; Arthur Basciano, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, [daniel.shachar-krasnoff@phila.gov](mailto:daniel.shachar-krasnoff@phila.gov)

**BACKGROUND:**

This application seeks final approval for the construction of a seven-story, mixed-use building with ground floor commercial space and apartments on floors two to seven. The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse Fidler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.

The Historical Commission has considered proposals for this project twice. At the January 2024 meeting the Commission concluded that a seven-story height was appropriate with sufficient setbacks, light-colored cladding of upper stories, and compatible design details. The proposed eight-foot setback from the fourth to the seventh stories was deemed insufficient. The Historical Commission denied the most recent proposal at its May 2024 meeting due to incompleteness.

The Architectural Committee recommended denial of proposals at the September, October, and December 2023 meetings. The applicant withdrew the September and October proposals prior to Historical Commission's meeting at which they would have been reviewed.

The revised proposal presented at the July 2024 Architectural Committee meeting again called for a 75-foot-tall building and pilot house. The design featured graduated setbacks increasing with each story beginning at 10 feet on the fourth story to 25 feet at the seventh story. The ground floor commercial storefront was contemporary in design and the façade was brick, unlike previous versions with a metal system.

The Architecture Committee recommended denial of the proposal at its July 2024 meeting. The applicant has revised the plans based upon the Committee's feedback. Changes include:

- Set back of the fourth story to align with the fifth story
- Extension of the ridge of the roof slope towards the rear
- Matching the brick colors of the neighboring building to the west
- Changing the color of the side panels to all grey
- Adding definition to the front façade, including a canopy over the commercial space
- A case study of the Historical Commission's approval for 262 S. 16th Street

All buildings on the north side of the 1400 block of Spruce Street and the south side of the 1400 block of Bach Place, except for the easternmost parcel, are within the Rittenhouse Fidler Historic District and all but one is contributing. These buildings are three-and-one-half stories tall, except for the western-most structure, which is 19 stories tall. At the east end of the block, the 20-story Atlantic Building is not within the historic district. The contemporary Kimmel Center on the south side of Spruce Street is also not within the district. There is little historically significant context fronting Bach Place; only one building's primary facade fronts this street.

**SCOPE OF WORK:**

- Construct seven-story building.

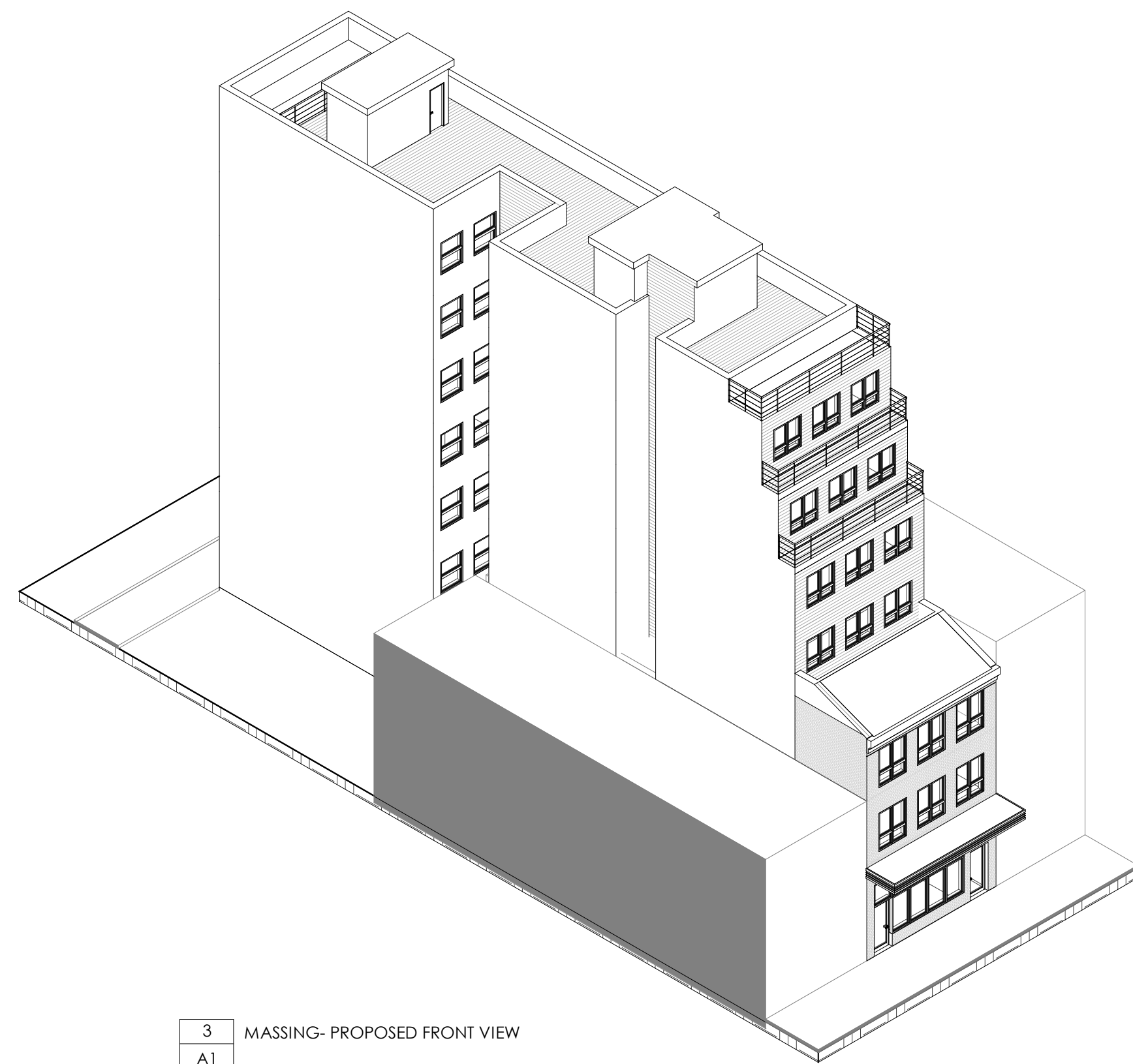
**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

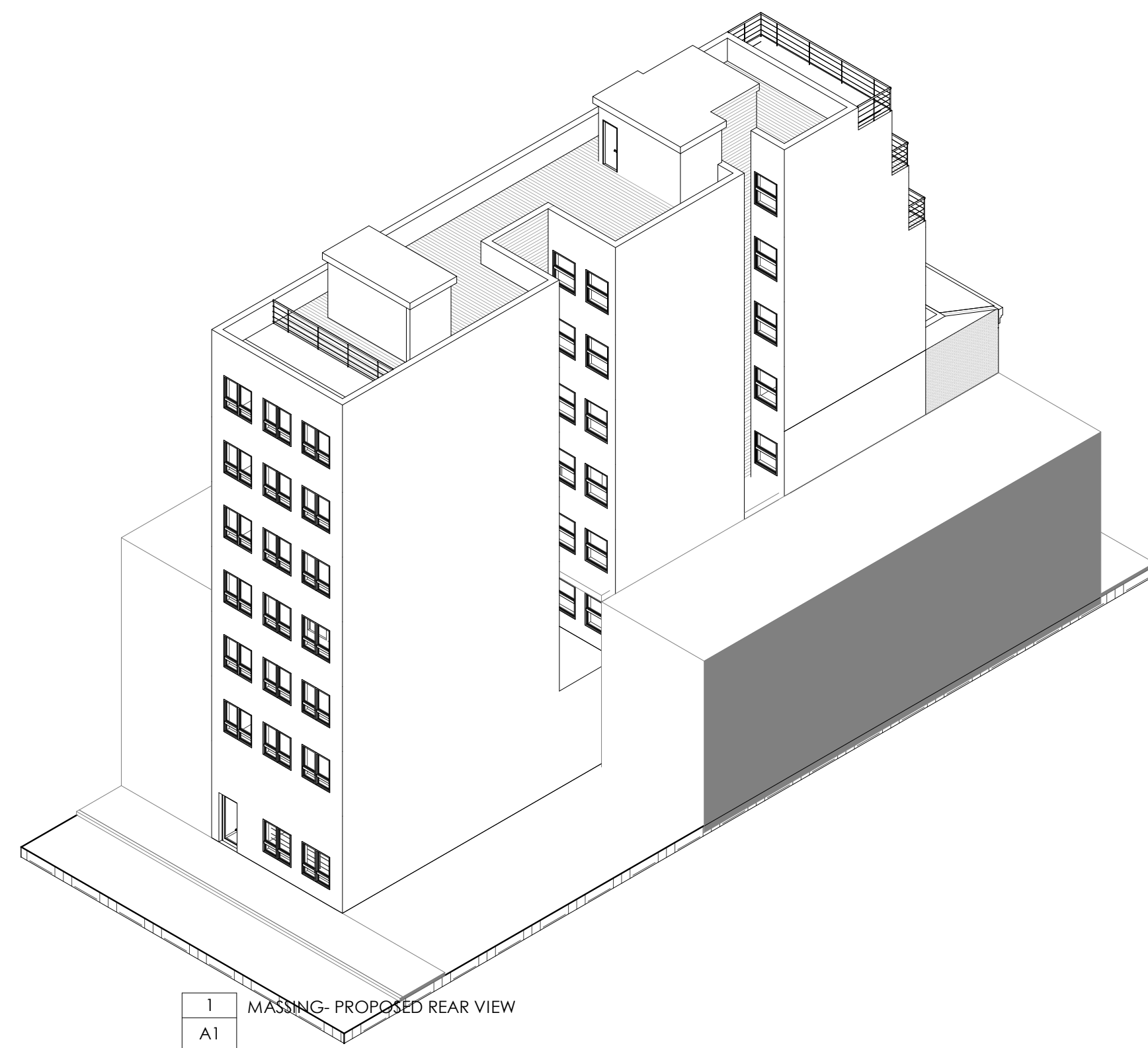
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The Historical Commission's guidance is addressed with the significantly increased setbacks of the upper stories.
  - The use of red brick, fenestration pattern and matching cornice on the first three stories creates compatibility with the block's contributing buildings.
  - The contemporary design of windows on the first three stories, storefront design and metal panels on the upper stories of the east and west facades clearly differentiates the building from contributing buildings on the 1400 block of Spruce Street.
  - The application meets Standard 9.
  
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
  - The proposed building could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

**STAFF RECOMMENDATION:** The staff recommends approval, pursuant to Standards 9 and 10.

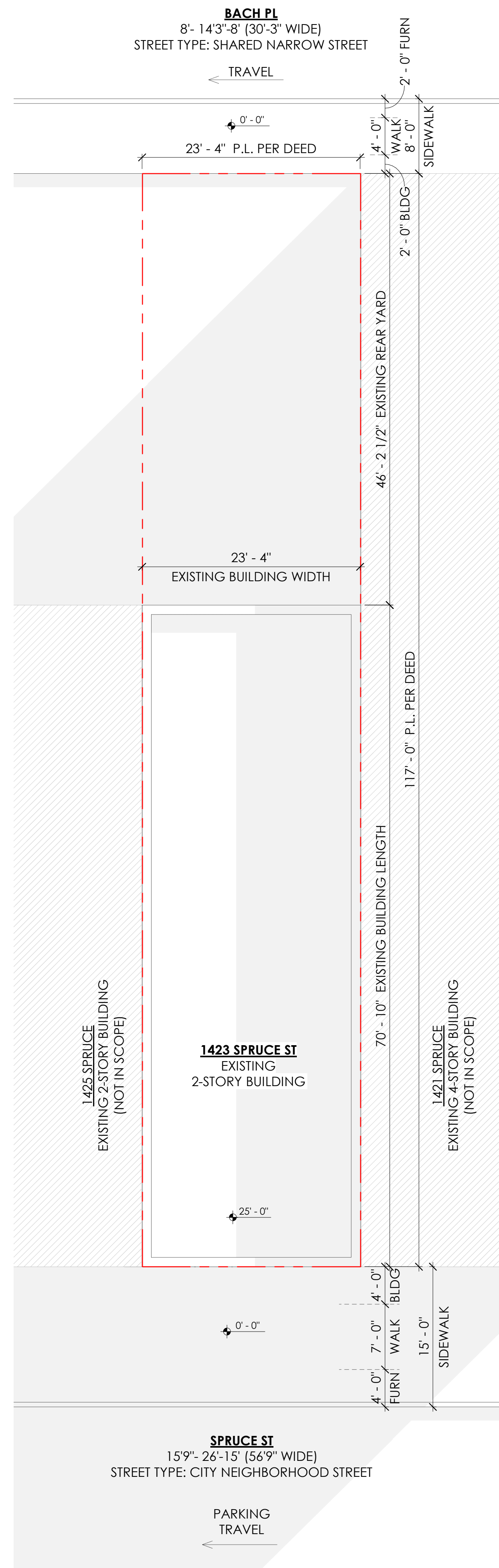
Revised



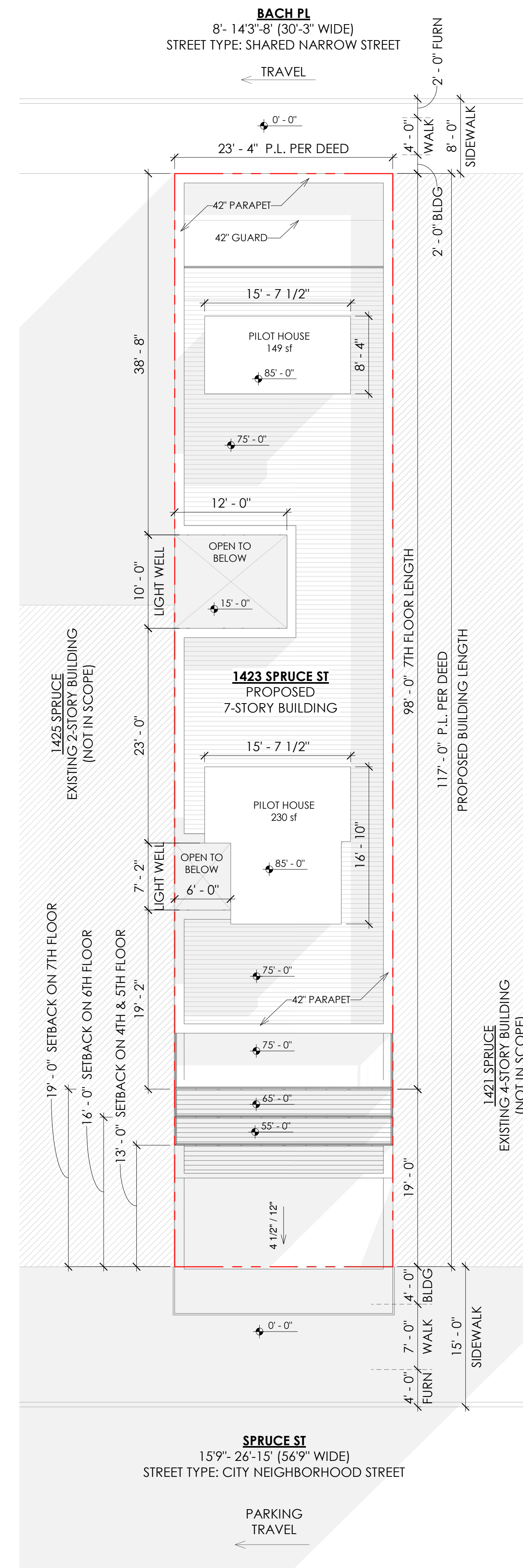
3 MASSING- PROPOSED FRONT VIEW  
A1



1 MASSING- PROPOSED REAR VIEW  
A1



13 SITE PLAN- EXISTING  
A1 1/8" = 1'-0"

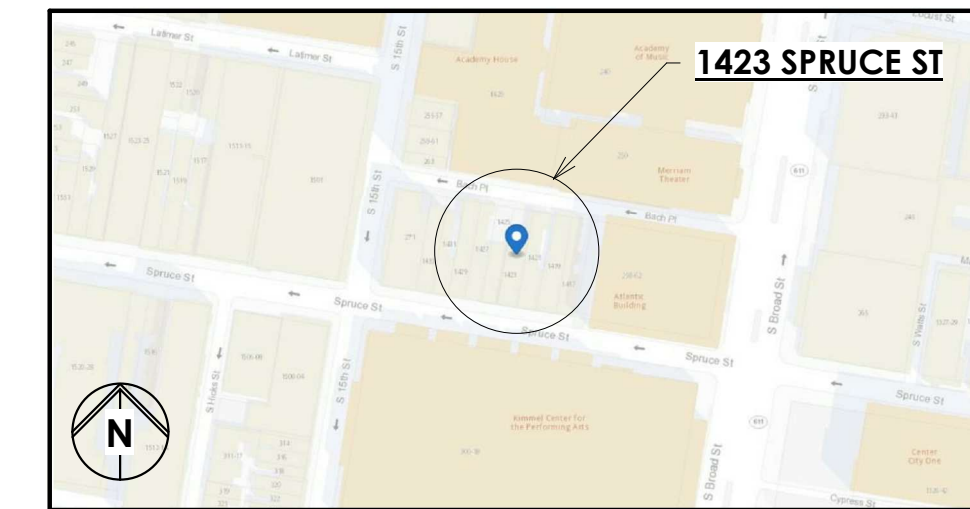


2 SITE PLAN- PROPOSED  
A1 1/8" = 1'-0"



**PING DESIGN LLC**

510-394-8732  
pingdesignllc@gmail.com



**PROJECT INFO**

**ADDRESS:**  
1423 SPRUCE ST  
PHILADELPHIA, PA 19102-4503

**SCOPE OF WORK:**  
NEW CONSTRUCTION OF A 7-STORY BUILDING WITH BASEMENT, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE.

**LOT INFO**

**ZONING:**  
CMX-5

**LOT AREA:**  
2,745 sf

**EXISTING USE:**  
COMMERCIAL

**PROPOSED USE:**  
MIXED-USE: 1 COMMERCIAL UNIT + RESIDENTIAL UNITS

**ALLOWED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: 8' IF USED  
MAX FAR: 1,200

**EXISTING DIMENSIONS**  
MAX OCCUPIED AREA: 59.4% (1,631 sf)  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 119

**PROPOSED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 700

**CMX-5 BULK & MASSING CONTROL:**  
OPTION A- SKY PLANE BLOCKAGE:  
<65' 100%, 65'-90' 85%  
  
OPTION B- OPEN AREA, BUILDING WIDTH:  
75% LOT COVERAGE

**FLOOR AREA**

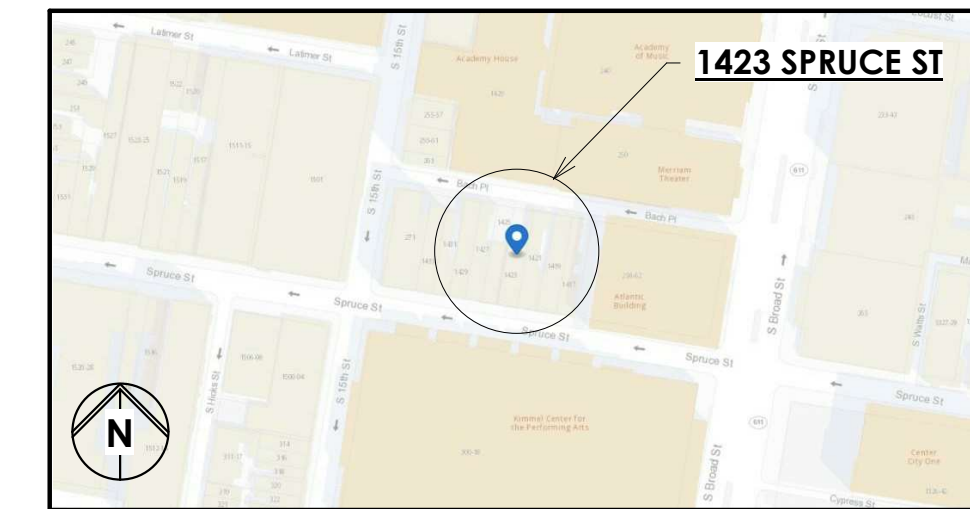
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1ST FLOOR	2,453 sf
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3RD FLOOR	2,453 sf
4TH FLOOR	2,041 sf
5TH FLOOR	1,977 sf
6TH FLOOR	1,913 sf
7TH FLOOR	1,849 sf

**TOTAL** 13,098 sf (ABOVE GRADE)

# Revised

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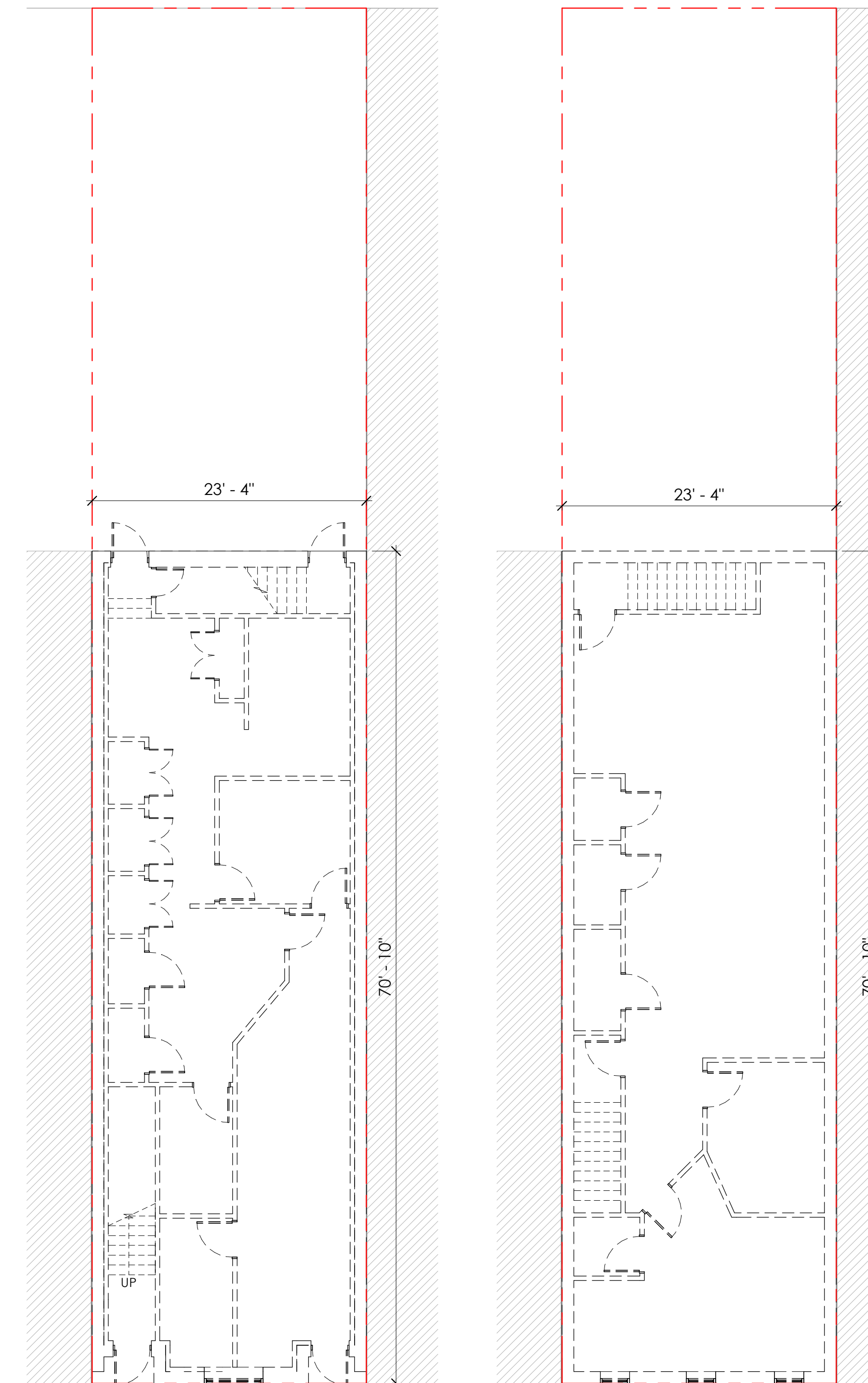
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IMAGE 1:  
CURRENT CONDITION  
LOOKING EAST AT SPRUCE ST



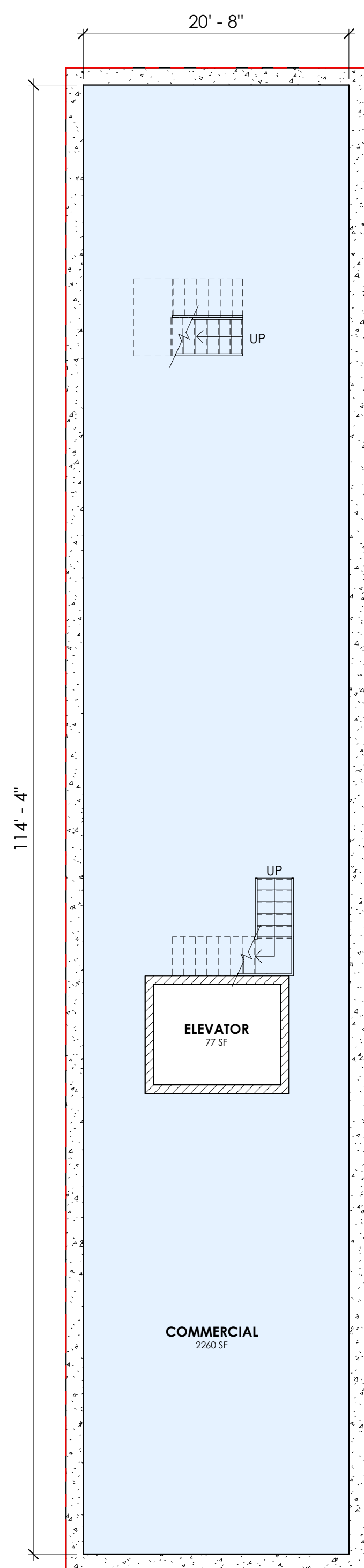
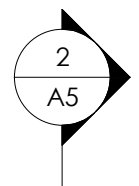
IMAGE 1:  
CURRENT CONDITION  
LOOKING NORTH AT SPRUCE ST



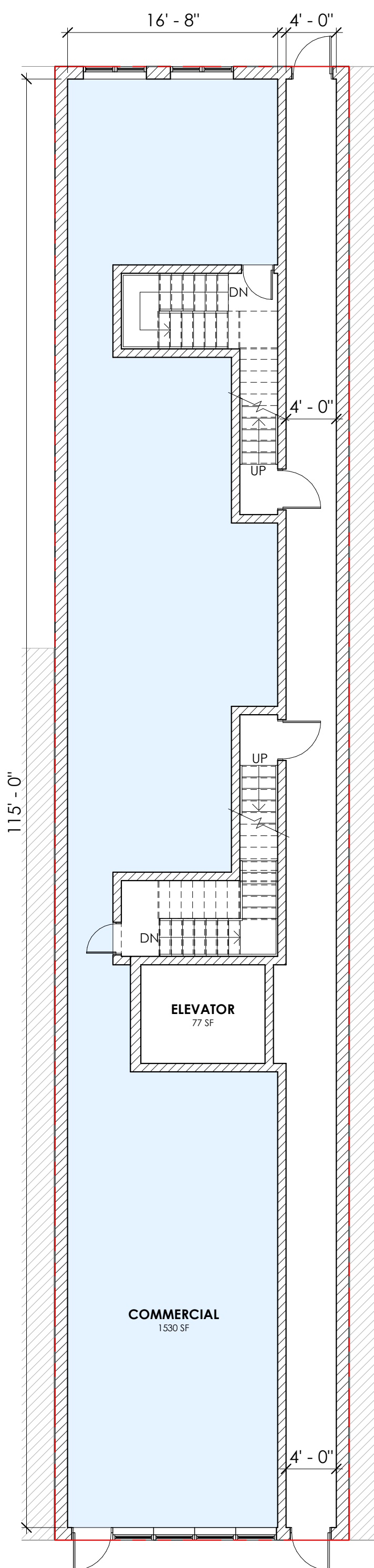
1 1ST FLOOR- EXISTING  
A2 1/8" = 1'-0"

2 2ND FLOOR- EXISTING  
A2 1/8" = 1'-0"

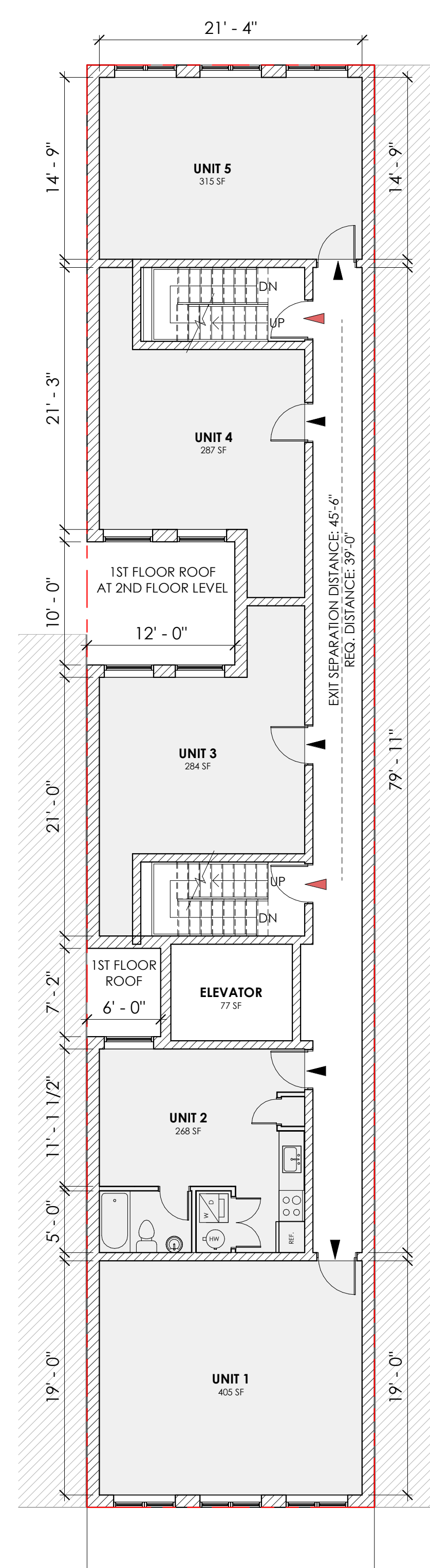
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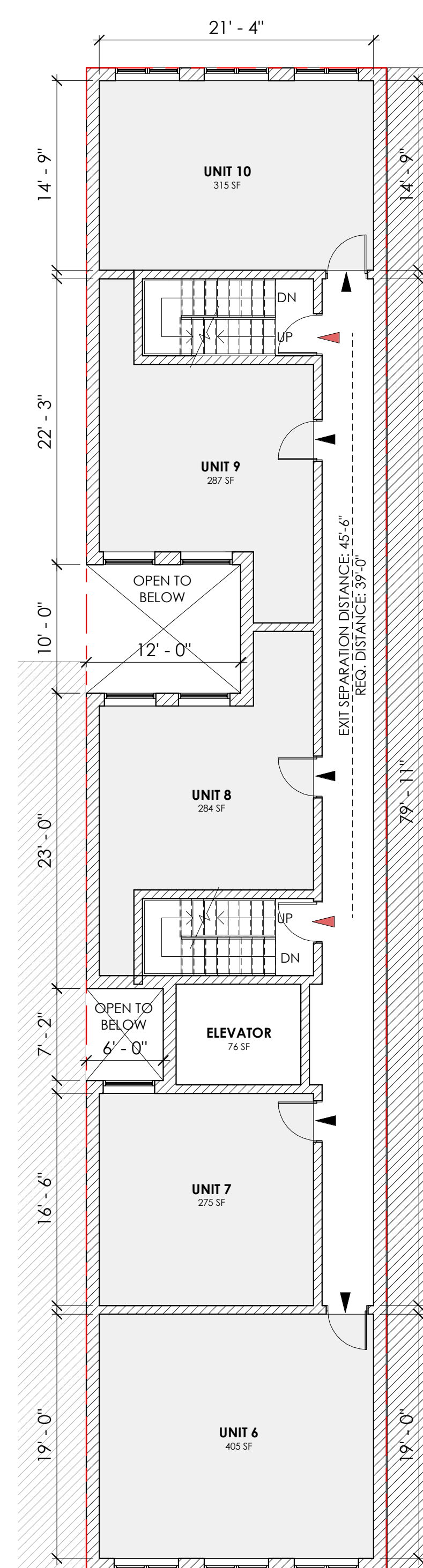
6 BASEMENT  
A3 1/8" = 1'-0"



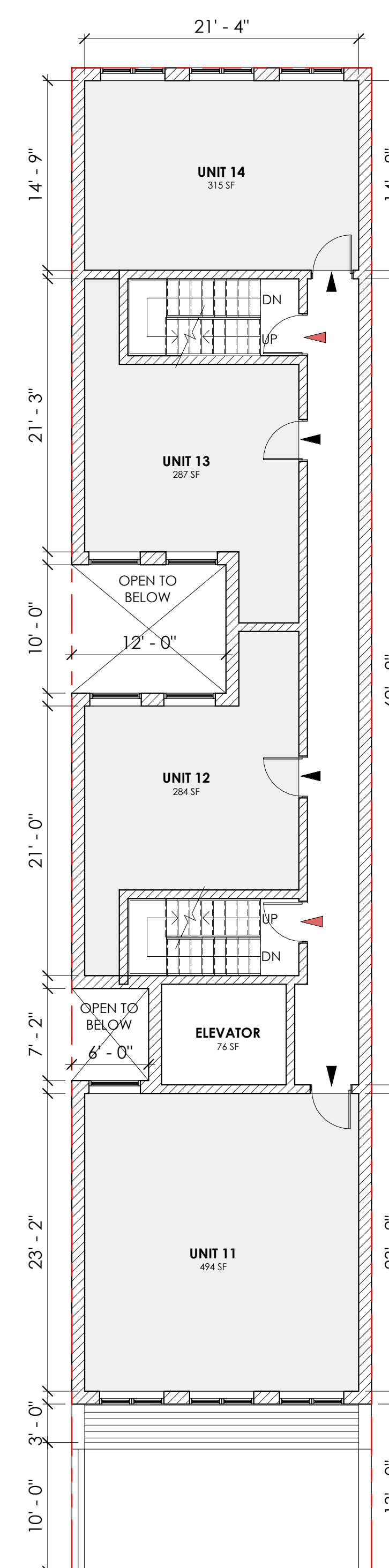
1 1ST FLOOR- PROPOSED  
A3 1/8" = 1'-0"



2 2ND FLOOR- PROPOSED  
A3 1/8" = 1'-0"



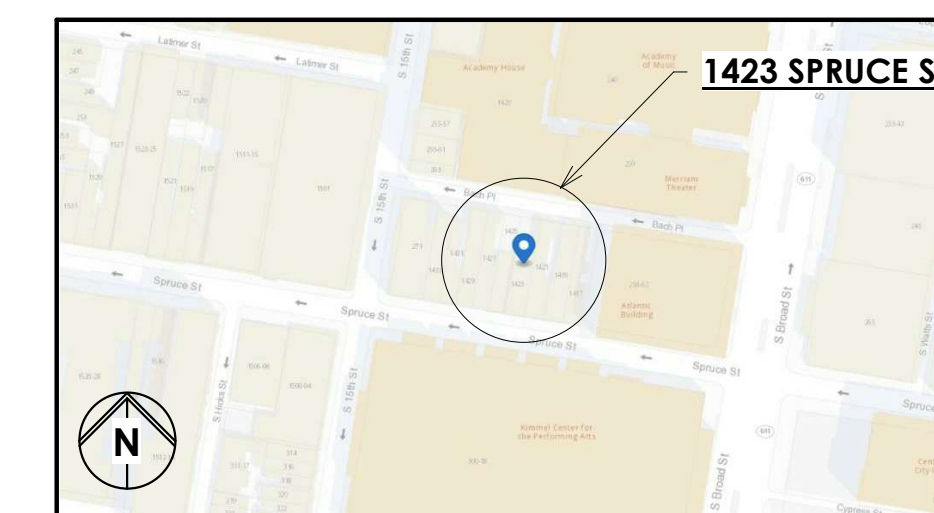
3 3RD FLOOR- PROPOSED  
A3 1/8" = 1'-0"



4 4TH FLOOR- PROPOSED  
A3 1/8" = 1'-0"

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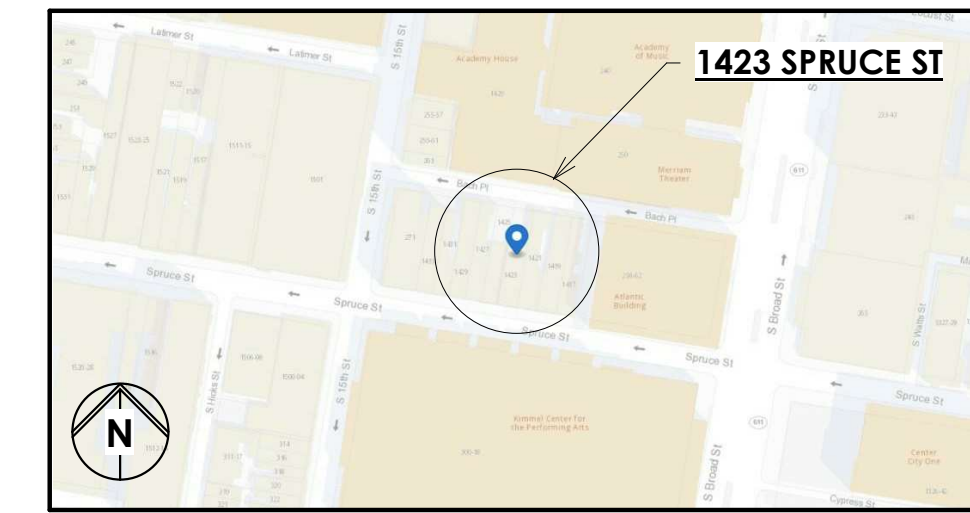
**A3**

**HISTORICAL REVIEW:  
PROPOSED FLOOR PLAN**

# Revised

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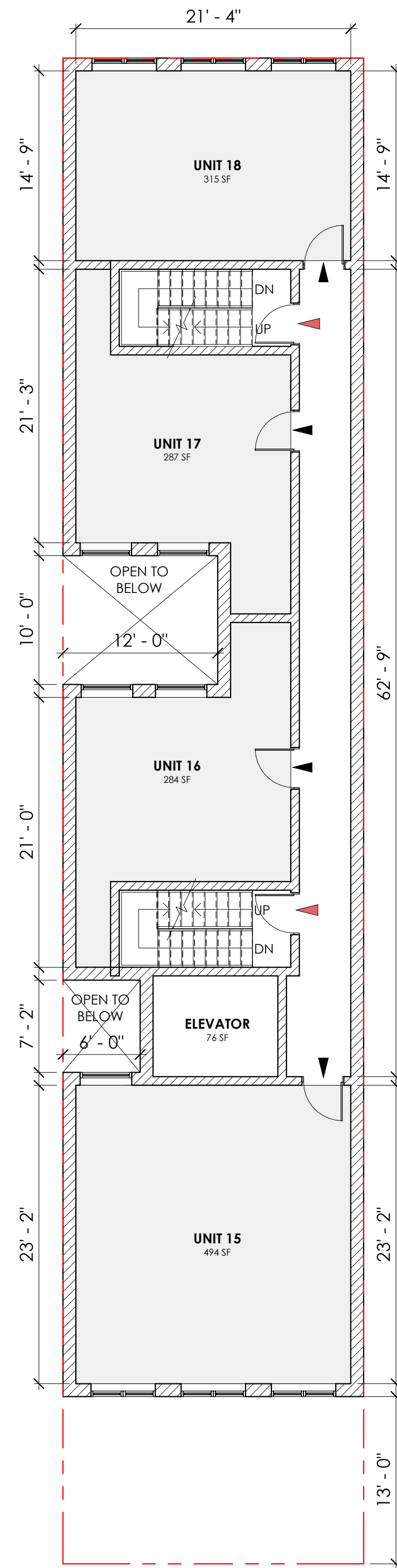
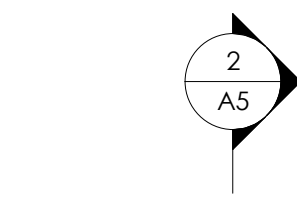
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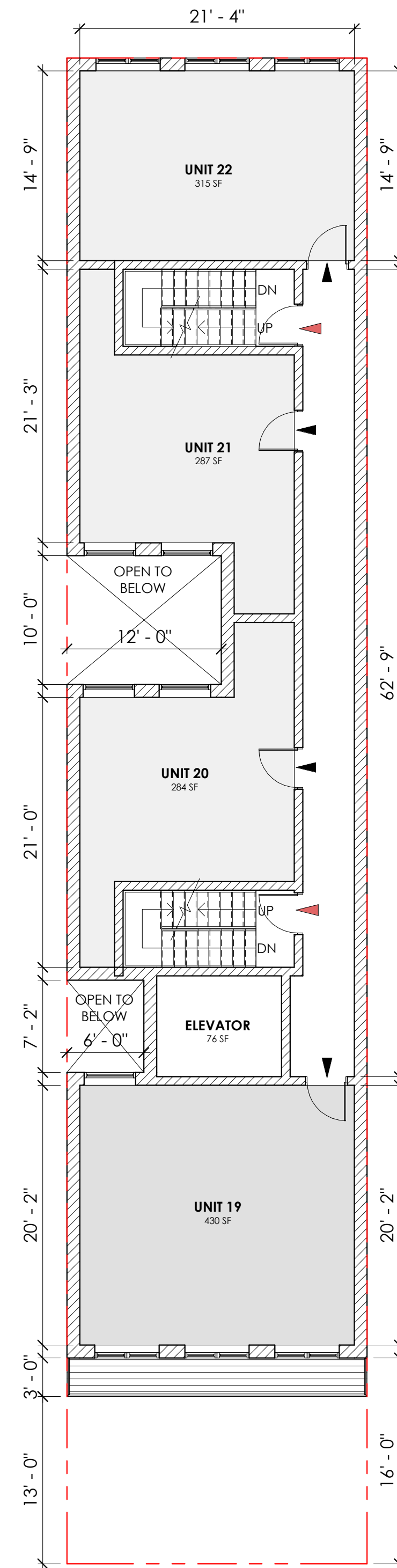
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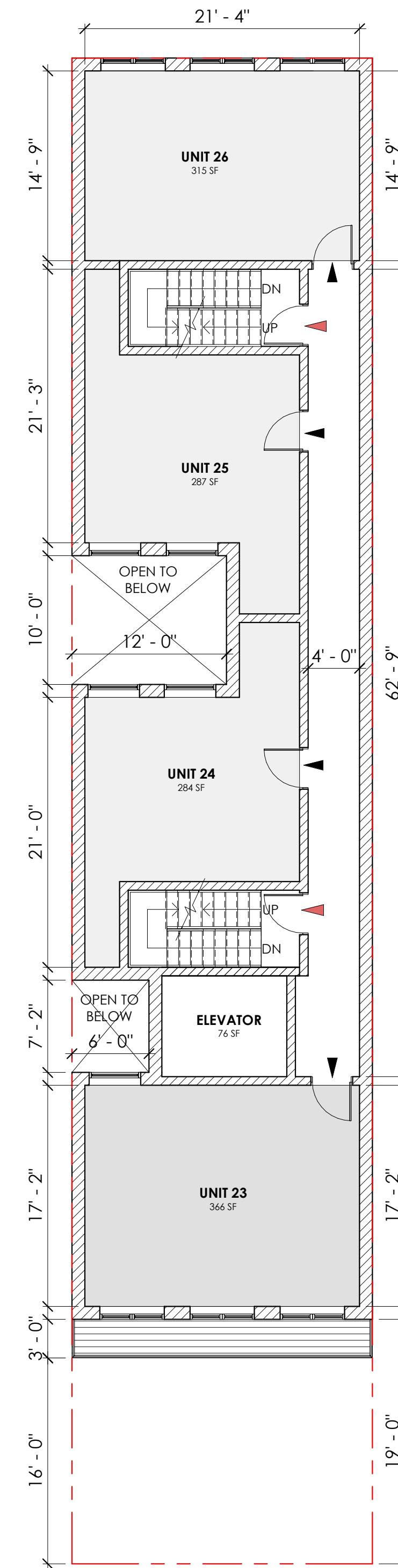
**TOTAL** 13,098 sf (ABOVE GRADE)



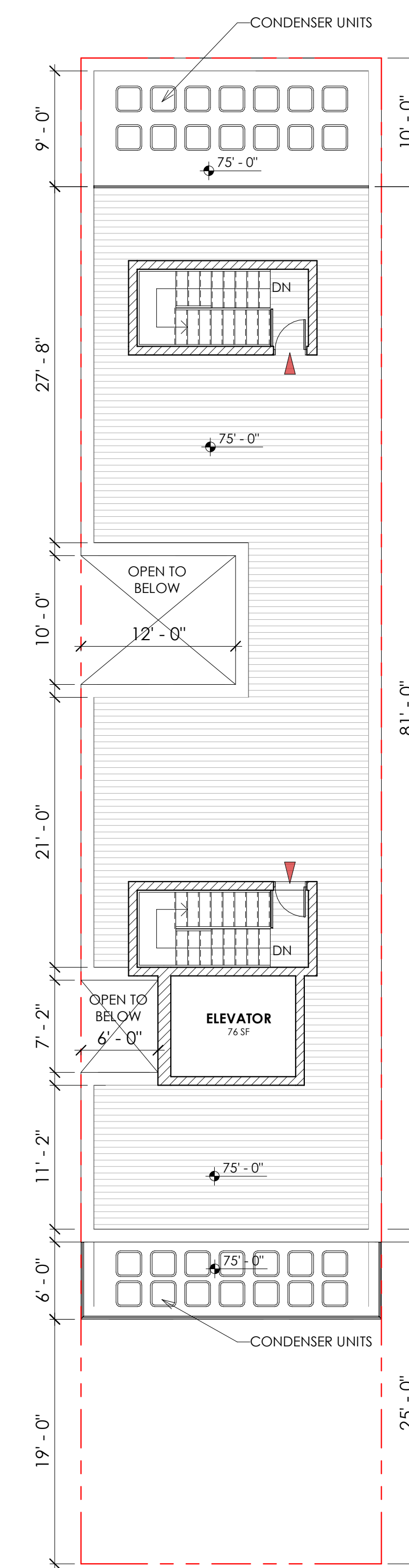
5 5TH FLOOR-PROPOSED  
A4 1/8" = 1'-0"



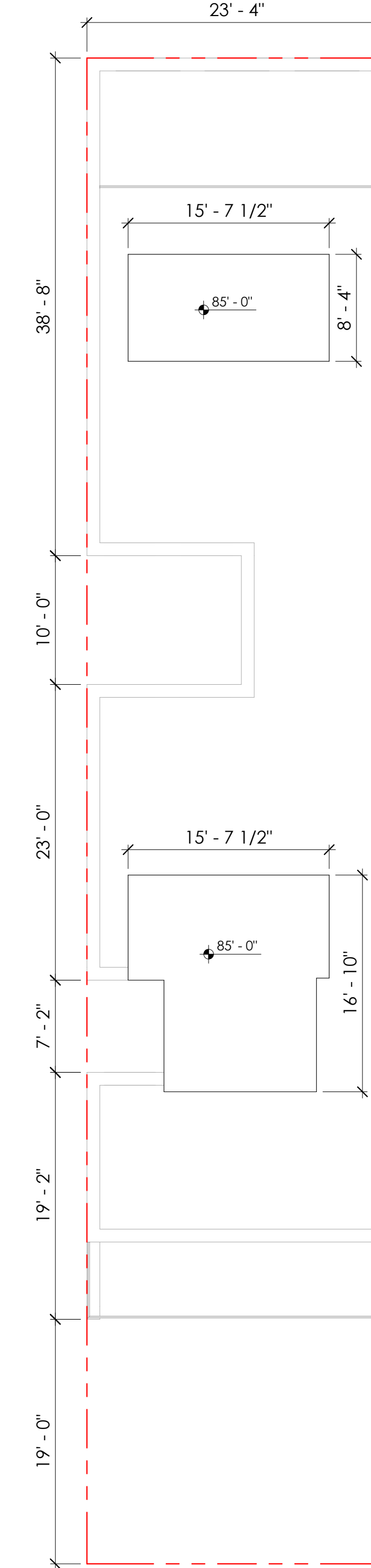
1 6TH FLOOR-PROPOSED  
A4 1/8" = 1'-0"



2 7TH FLOOR-PROPOSED  
A4 1/8" = 1'-0"



3 ROOF DECK-PROPOSED  
A4 1/8" = 1'-0"

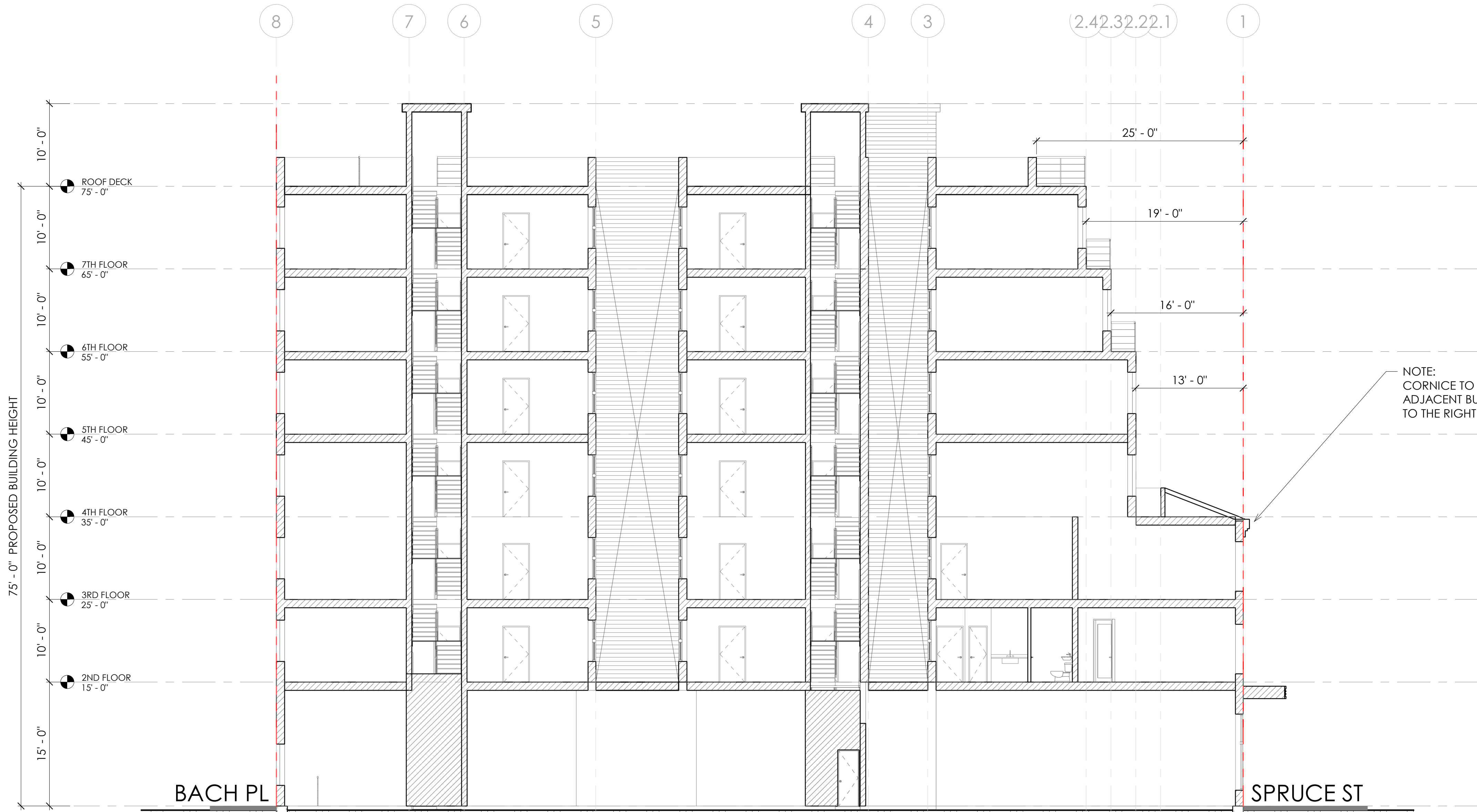


4 PILOT HOUSE ROOF  
A4 1/8" = 1'-0"

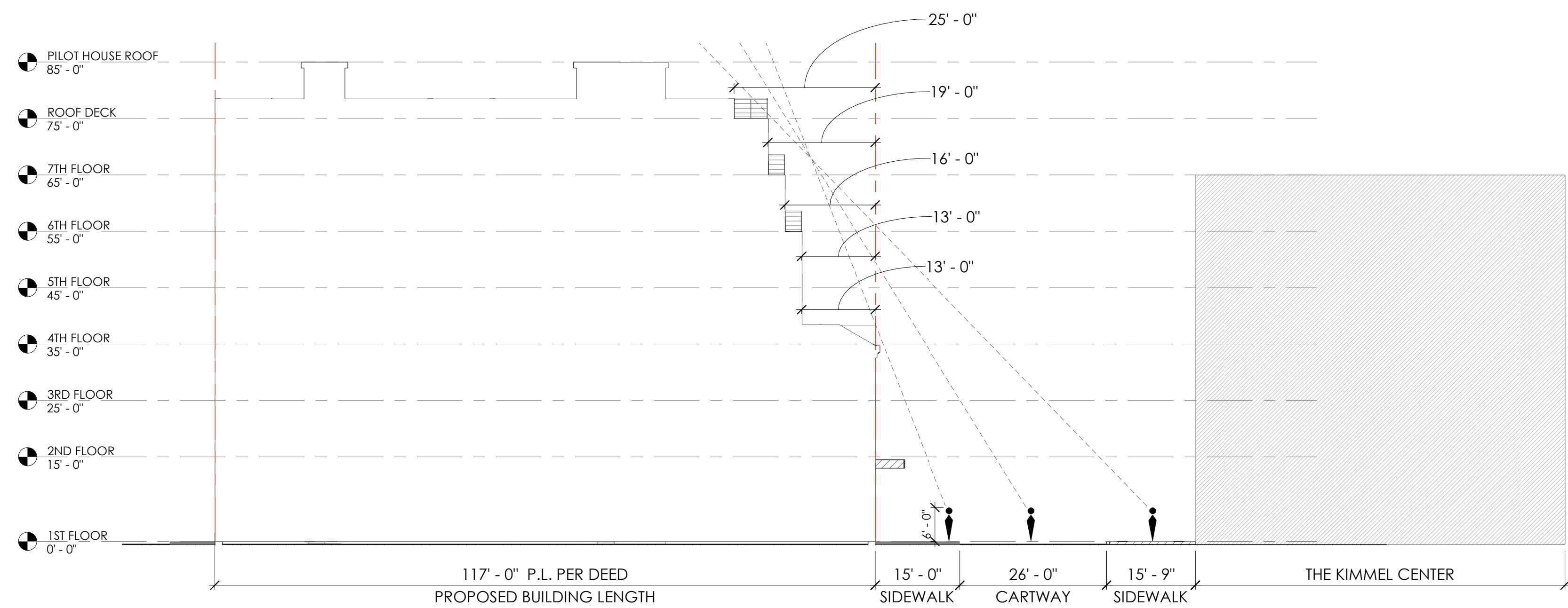
# A4

**HISTORICAL REVIEW:  
PROPOSED FLOOR PLAN**

Revised



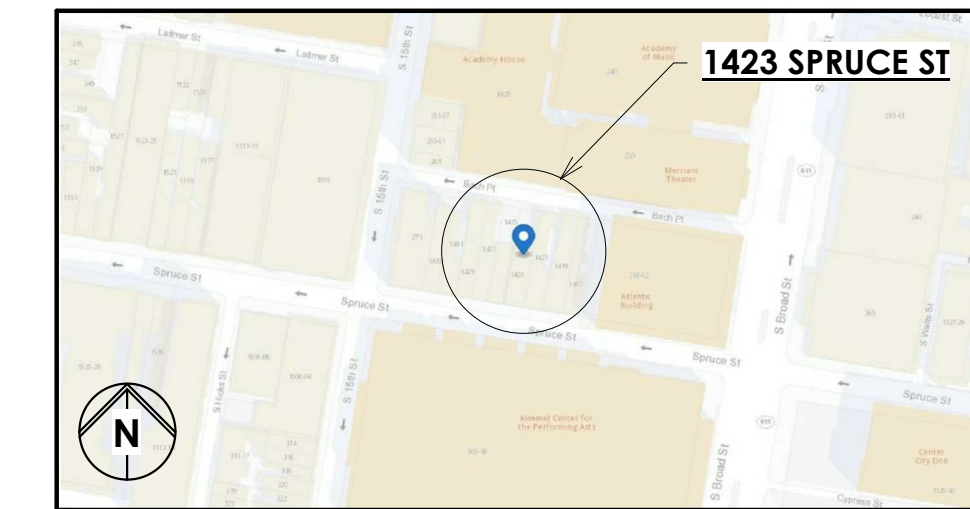
1 LONG SECTION  
1/8" = 1'-0"



2 DIAGRAM  
1/16" = 1'-0"

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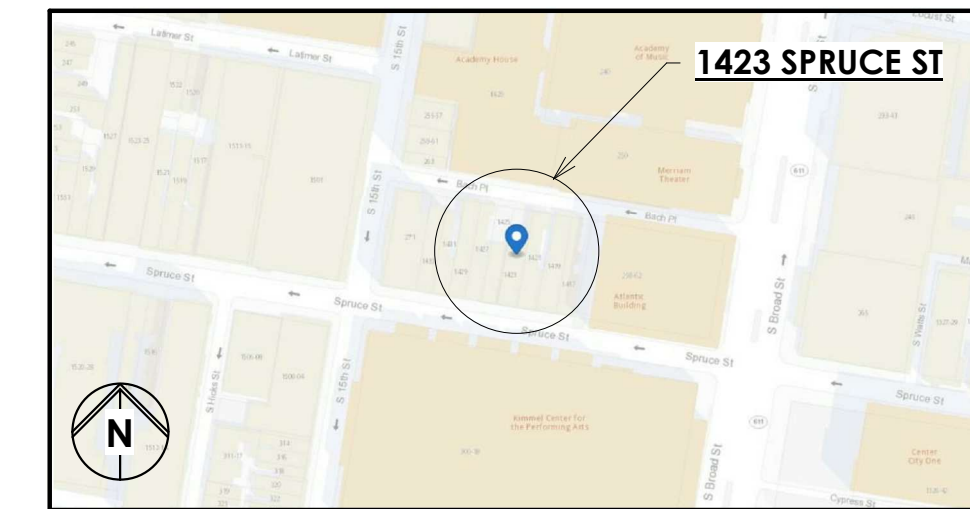
**A5**

**HISTORICAL REVIEW:  
SECTION & DIAGRAM**

# Revised

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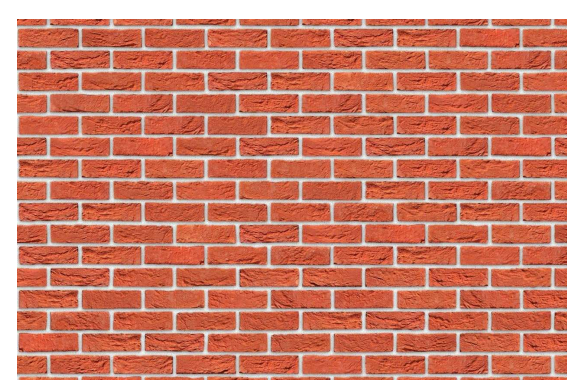
NOTE:  
CORNICE TO MATCH THE  
ADJACENT BUILDING  
TO THE RIGHT



**METAL PANELS**  
USED AT FRONT FACADE FROM 4TH FLOOR UP  
USED AT REAR FACADE  
USED AT SIDE FACADE WITH DIFFERENT HUE



**GREY SHINGLED ROOF**  
TO MATCH ADJACENT AND  
EXISTING HUE



**BRICK STANDARD**  
TO MATCH ADJACENT AND  
EXISTING HUE

3 MATERIAL PALETTE-3  
A6 1" = 1'-0"



1 FRONT ELEVATION  
A6 3/16" = 1'-0"

2 REAR ELEVATION  
A6 3/16" = 1'-0"

# A6

HISTORICAL REVIEW:  
ELEVATION



Revised

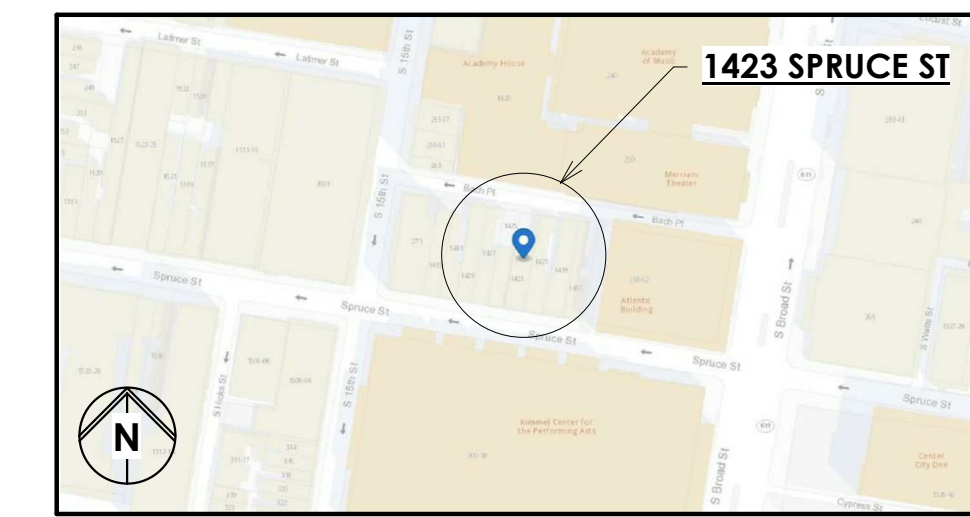


75' - 0" PROPOSED BUILDING HEIGHT

1 WEST ELEVATION  
A7 3/16" = 1'-0"

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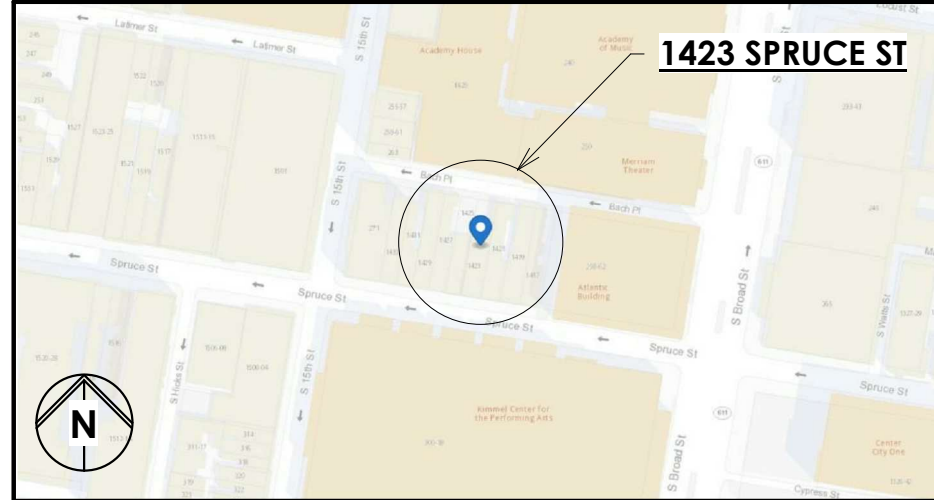
**A7**

**HISTORICAL REVIEW:  
ELEVATION**

Revised

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NEW CONSTRUCTION OF A 7-STORY BUILDING  
WITH BASEMENT, ROOF DECK, AND ROOF  
DECK ACCESS STRUCTURE.

LOT INFO

ZONING:  
CMX-5

LOT AREA:  
2,745 sf

EXISTING USE:  
COMMERCIAL

PROPOSED USE:  
MIXED-USE: 1 COMMERCIAL UNIT + RESIDENTIAL UNITS

ALLOWED DIMENSIONS  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: 8' IF USED  
MAX FAR: 1,200

EXISTING DIMENSIONS  
MAX OCCUPIED AREA: 59.4% (1,631 sf)  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 119

PROPOSED DIMENSIONS  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 700

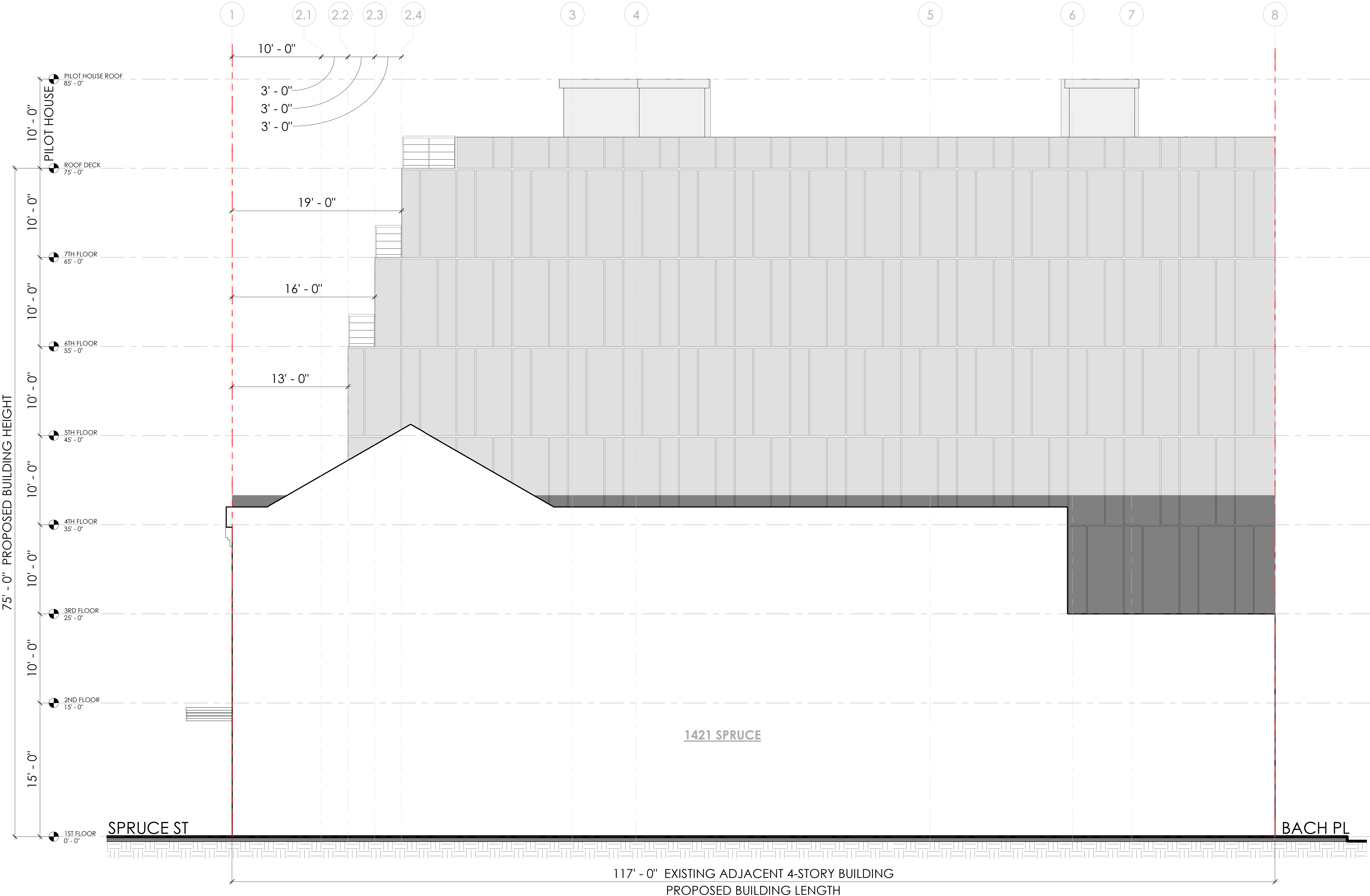
CMX-5 BULK & MASSING CONTROL:  
OPTION A- SKY PLANE BLOCKAGE:  
<65' 100%, 65'-90' 85%

OPTION B- OPEN AREA, BUILDING WIDTH:  
75% LOT COVERAGE

FLOOR AREA

BASEMENT	2,153 sf
1ST FLOOR	2,453 sf
2ND FLOOR	2,453 sf
3RD FLOOR	2,453 sf
4TH FLOOR	2,041 sf
5TH FLOOR	1,977 sf
6TH FLOOR	1,913 sf
7TH FLOOR	1,849 sf

TOTAL 13,098 sf (ABOVE GRADE)



1 EAST ELEVATION  
A8 3/16" = 1'-0"

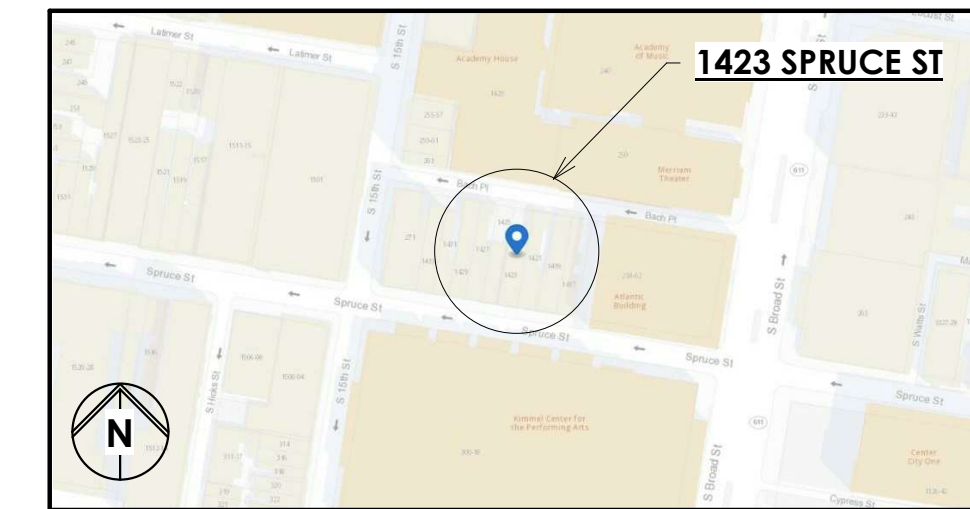
A8

HISTORICAL REVIEW:  
ELEVATION

Revised

**PING DESIGN LLC**

510-394-8732  
pingdesignllc@gmail.com



**PROJECT INFO**

**ADDRESS:**  
1423 SPRUCE ST  
PHILADELPHIA, PA 19102-4503

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IMAGE 1:  
LOOKING NORTH ON SPRUCE ST



IMAGE 2:  
LOOKING EAST ON SPRUCE ST

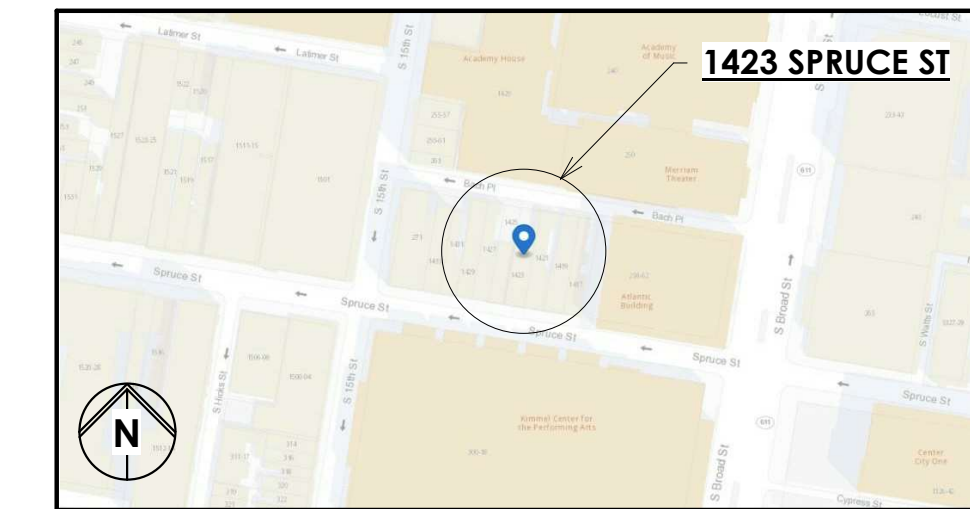
**A9**

**HISTORICAL REVIEW:  
RENDERING**

Revised

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**TOTAL** 13,098 sf (ABOVE GRADE)



**COMPARISON WITH 262 S 16TH ST:**

SITE PHOTO INDICATES A SIMILAR APPROACH OF USING A SERIES OF SETBACKS TO MITIGATE THE HEFTY PRESENCE OF THE PROPOSED ADDITION

IMAGE:  
LOOKING WEST ON S 16TH ST  
TOWARDS 262 S 16TH ST

**A10**

**HISTORICAL REVIEW:  
CASE STUDY**

## **JULY 2024 ARCHITECTURAL COMMITTEE MINUTES**

### **ADDRESS: 1423 SPRUCE ST**

Proposal: Demolish non-contributing building; construct seven-story building

Review Requested: Final Approval

Owner: K of C Federal Credit Union

Applicant: David Lo

History: 1980; K of C Federal Credit Union; Arthur Basciano, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Historic District, Non-contributing, 2/8/1995

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

### **BACKGROUND:**

This application seeks final approval for the construction of a seven-story, mixed-use building with ground floor commercial space and apartments on floors two to seven. The existing two-story building was constructed in 1980 and is non-contributing to the Rittenhouse Fidler Historic District. Demolition of the existing building can be approved without a finding of financial hardship or public necessity. The Historical Commission has full jurisdiction over the proposed construction.

The Historical Commission has considered proposals for this project twice. At the January 2024 meeting the Commission concluded that a seven-story height was appropriate with sufficient setbacks, light-colored cladding of upper stories, and compatible design details. The proposed eight-foot setback from the fourth to the seventh stories was deemed insufficient. The Historical Commission denied the most recent proposal at its May 2024 meeting due to incompleteness.

The Architectural Committee recommended denial of proposals at the September, October, and December 2023 meetings. The applicant withdrew the September and October proposals prior to Historical Commission's meeting at which they would have been reviewed.

The newly revised proposal again calls for a 75-foot-tall building and pilot house, in the middle of the 1400 block of Spruce Street, the primary elevation, and the 1400 block of Bach Place, the secondary elevation. The graduated setbacks increase with each story beginning at 10 feet on the fourth story to 25 feet at the seventh story. The ground floor commercial storefront is contemporary in design and is brick, unlike previous versions with a metal system. The second to seventh stories of the Spruce Street façade feature three bays with a contemporary window design. The fourth-story balcony is formed by a sloped roof matching the contributing building to the east. Floors four to seven on the east and west elevations will be clad in metal panels with varying colors while the west elevation has two light wells that reduce the visual impact of the metal panels.

All buildings on the north side of the 1400 block of Spruce Street and the south side of the 1400 block of Bach Place, except for the easternmost parcel, are within the Rittenhouse Fidler Historic District and all but one is contributing. These buildings are three-and-one-half stories tall, except for the western-most structure, which is 19 stories tall. At the east end of the block, the 20-story Atlantic Building is not within the historic district. The contemporary Kimmel Center on the south side of Spruce Street is also not within the district. There is little historically significant context fronting Bach Place; only one building's primary facade fronts this street.

### **SCOPE OF WORK:**

- Construct seven-story building.

**ARCHITECTURAL COMMITTEE, 23 JULY 2024**

**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The Historical Commission's guidance is addressed with the significantly increased setbacks of the upper stories.
  - The use of red brick, fenestration pattern and matching cornice on the first three stories creates compatibility with the block's contributing buildings.
  - The contemporary design of windows on the first three stories, storefront design and colorful metal panels on the upper stories of the east and west facades clearly differentiates the building from contributing buildings on the 1400 block of Spruce Street.
  - The application meets Standard 9.
  
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
  - The proposed building could be removed from the historic site in the future, leaving all surrounding contributing structures intact; therefore, the proposal meets Standard 10.

**STAFF RECOMMENDATION:** The staff recommends approval, pursuant to Standards 9 and 10.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:03:41

**PRESENTERS:**

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Developer David Lo and architect Chwen-Ping Wang represented the application.

**DISCUSSION:**

- Mr. Cluver intoned that the colorful pattern on the party walls draws attention from the front brick facade that seeks to harmonize with the historic context.
  - Mr. Chwen-Ping noted that the colors are understated and based upon those of nearby buildings.
  - Mr. Lo expressed a willingness to remove colored panels on the east and west facades.
- Mr. Cluver suggested continuing the brick on the first three stories of the front facade continued onto the gable end at the fourth story.
  - Mr. Detwiler observed the need for design elements on the tall east and west facades.
  - Mr. McCoubrey opined that reveals or shadow lines can be used create visual interest. Color is not the only way.
  - Ms. Gutterman suggested varying the width of the metal panels to increase the visual interest on the side facades.
- Ms. Gutterman wondered about the location of the HVAC equipment.
  - Mr. Lo said that the condensers would be located on the roof.

- Mr. Detwiler expressed concern that the application lacks details regarding upper-story windows and the commercial storefront. The facade is flat without reveals or shadow lines. He suggested supplementing the application for the Historical Commission. It should include window installation details and other construction documents.
- Mr. D'Alessandro echoed this concern, particularly regarding the transom windows on the storefront and the large blank space between the first and second stories.
- Mr. D'Alessandro wondered about the type of gutter system.
  - Mr. Chwen-Ping said these details will be provided.
- Mr. McCoubrey encouraged the applicant to provide greater details such as the cornice, windowsills, and lintels.
- Mr. D'Alesandro argued that the brick color of the proposed building match that of the adjacent building to the west.
  - Mr. Chwen-Ping agreed.
- Mr. Cluver intoned that he will never support a seven-story building at this location.
- Ms. Stein agreed with Mr. Cluver.
  - Mr. Chwen-Ping stated that the increase in setback of upper stories from previous designs was done to minimize the impact of the height on the streetscape.
- Mr. McCoubrey and Mr. Detwiler suggested aligning the fourth and fifth stories.
  - Mr. Chwen-Ping expressed interest in pursuing that design change.
  - Mr. Lo noted that the sightline study showed that pedestrians will have difficulty seeing the upper stories from across the street.
- Mr. Detwiler observed that the rendering looking east is accurate and therefore the upper stories will be prominently visible if the building is executed as shown.
- Ms. Stein suggested setting back the building to the line of the penthouse, so it appears as a separate structure behind the three-story section.
  - Mr. Lo noted that the building at 262 S. 16<sup>th</sup> Street was approved, and it is similar in form to what is being proposed.
- Mr. Detwiler said the context makes the proposal at 1423 Spruce Street more visible than the project at 262 S. 16<sup>th</sup> Street.
- Mr. McCoubrey stated that the 262 S. 16<sup>th</sup> Street has a four-story base and three stories of setbacks while the proposed project has a three-story base and four setback stories.

**PUBLIC COMMENT:**

- Paul Steinke of the Preservation Alliance spoke in favor of the project. He noted that the non-contributing south side of the block aspects the block lessens the impact of the new building on the north side. Also, the new building is a more appropriate than the poorly designed non-contributing building it will replace. He finished by stating the proposal provides an opportunity to increase residential density.
- David Traub represented Save Our Sites. He intoned that the project represents progress in the evolution of the Rittenhouse-Fitler Historic District. He supports using expansion joints to increase the visual appeal of the side facades. He also suggested that the three-story base could be more finely detailed.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- The existing building at 1423 Spruce Street is non-Contributing to the Historic District.
- The proposed building at 1423 Spruce Street is seven-stories tall.
- The proposed plans are lacking in detail.

The Architectural Committee concluded that:

- The height of the proposed building is too great for the context; therefore, the proposal fails to satisfy Standard 9.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial.

<b>ITEM: 1423 Spruce St</b>					
<b>MOTION: Denial</b>					
<b>MOVED BY: Cluver</b>					
<b>SECONDED BY: D'Alessandro</b>					
<b>VOTE</b>					
Committee Member	Yes	No	Abstain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik					X
Amy Stein	X				
Total	6				1





Figure 1. Location of subject property at the east end of Rittenhouse-Fitler Historic District boundary.



Figure 2. Location of proposed building on Spruce Street.



Figure 3. Spruce Street east of proposed building.



*Figure 4. Spruce Street west of proposed building*



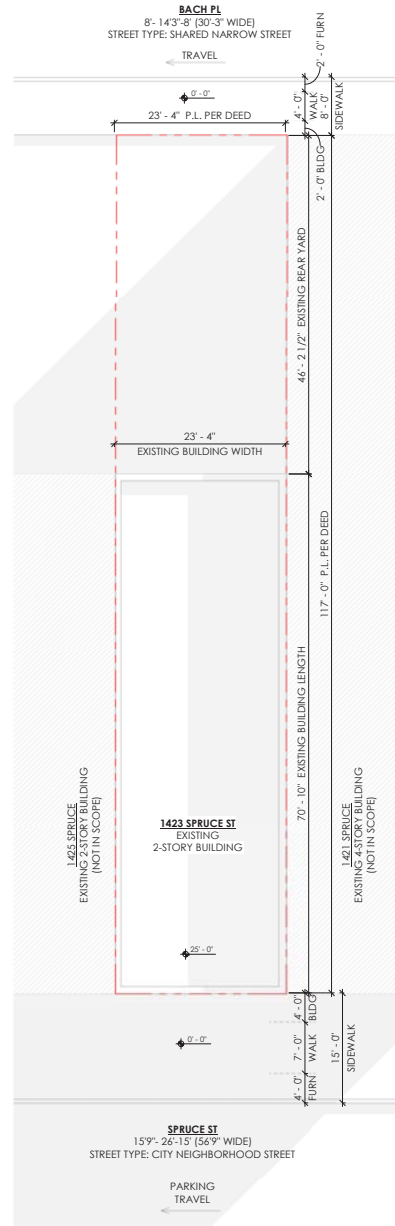
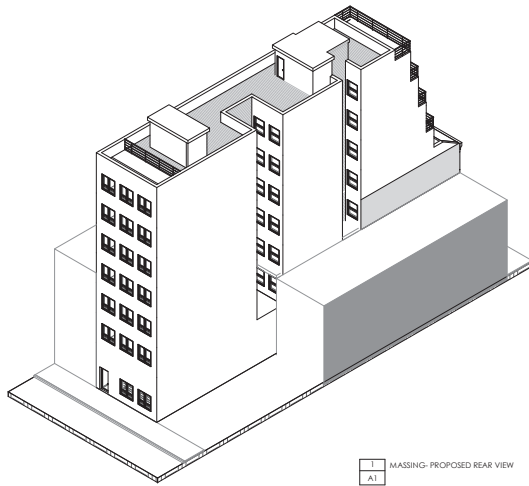
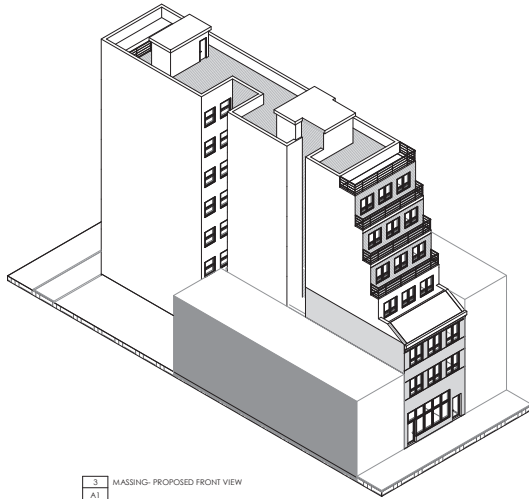
Figure 5. Location of rear of proposed building on Bach Place.



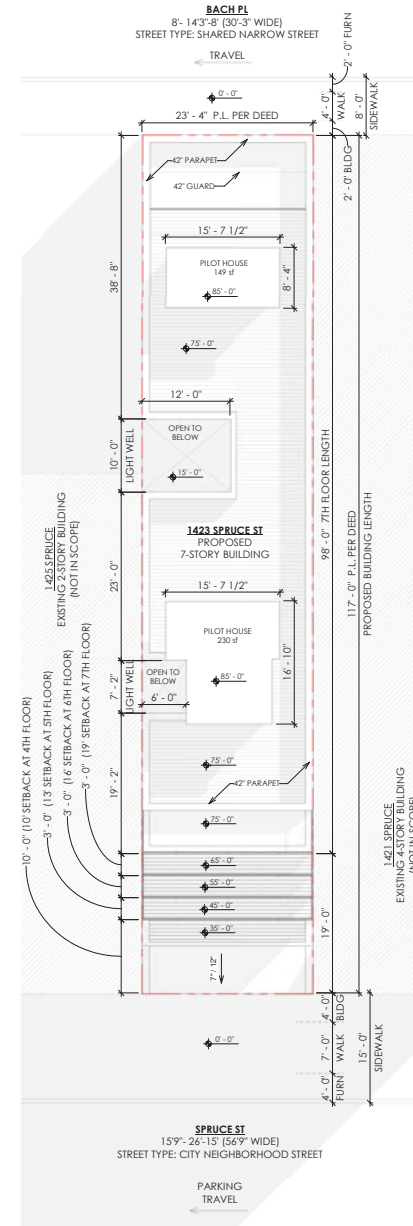
*Figure 6. Bach Place west of proposed building*



*Figure 7. Bach Place east of proposed building*



13 SITE PLAN- EXISTING  
A1 1/8" = 1'-0"



2 SITE PLAN- PROPOSED  
A1 1/8" = 1'-0"



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**TOTAL** 13,098 sf (ABOVE GRADE)

**A1**

**HISTORICAL REVIEW:  
SITE PLAN**

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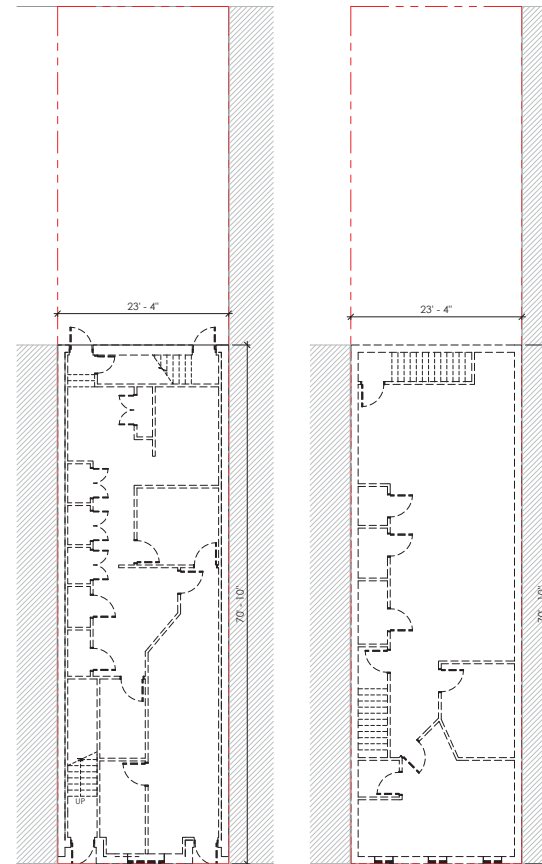
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IMAGE 1:  
CURRENT CONDITION  
LOOKING EAST AT SPRUCE ST



IMAGE 1:  
CURRENT CONDITION  
LOOKING NORTH AT SPRUCE ST



1 1ST FLOOR- EXISTING  
A2 1/8" = 1'-0"

2 2ND FLOOR- EXISTING  
A2 1/8" = 1'-0"

**A2**

**HISTORICAL REVIEW:  
EXISTING FLOOR PLAN**



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6 BASEMENT  
A3 1/8" = 1'-0"

1 1ST FLOOR- PROPOSED  
A3 1/8" = 1'-0"

2 2ND FLOOR- PROPOSED  
A3 1/8" = 1'-0"

3 3RD FLOOR- PROPOSED  
A3 1/8" = 1'-0"

4 4TH FLOOR- PROPOSED  
A3 1/8" = 1'-0"

**A3**

**HISTORICAL REVIEW:  
PROPOSED FLOOR PLAN**

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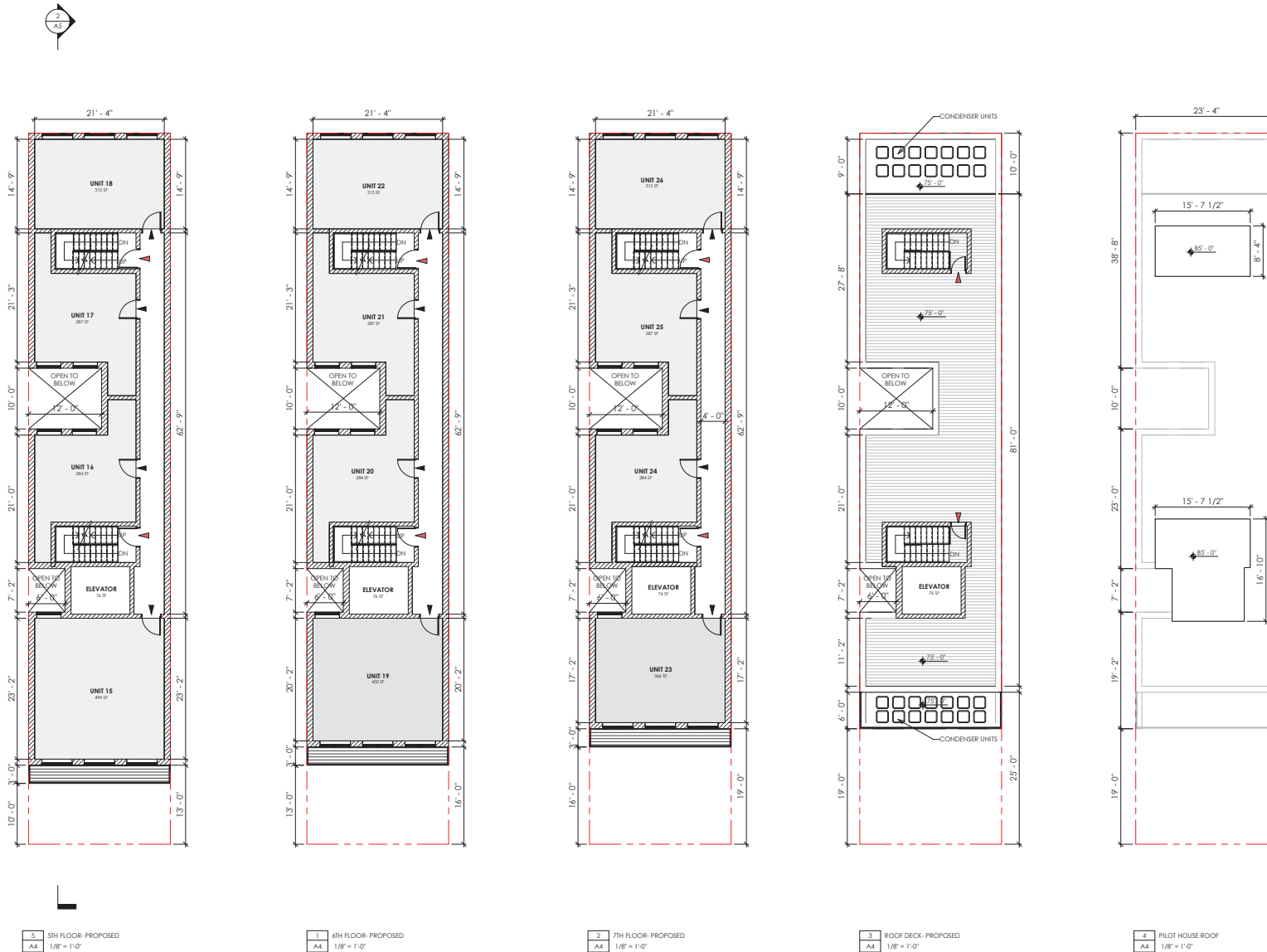
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**A4**

**HISTORICAL REVIEW:  
PROPOSED FLOOR PLAN**

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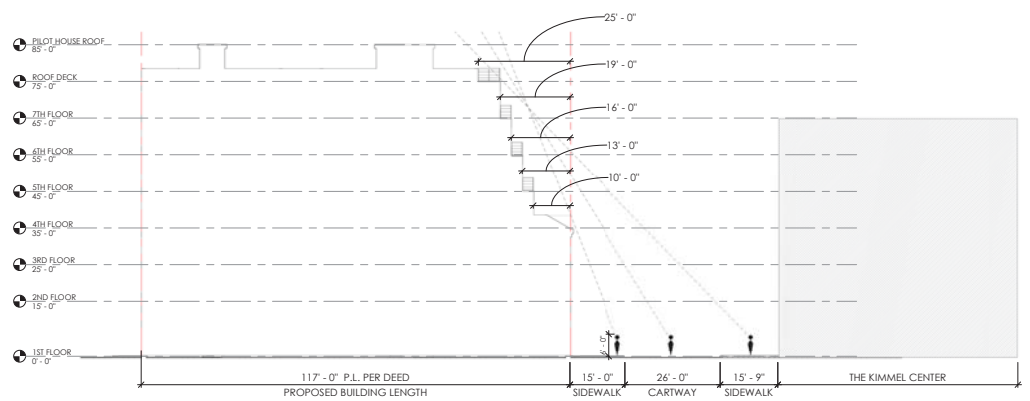
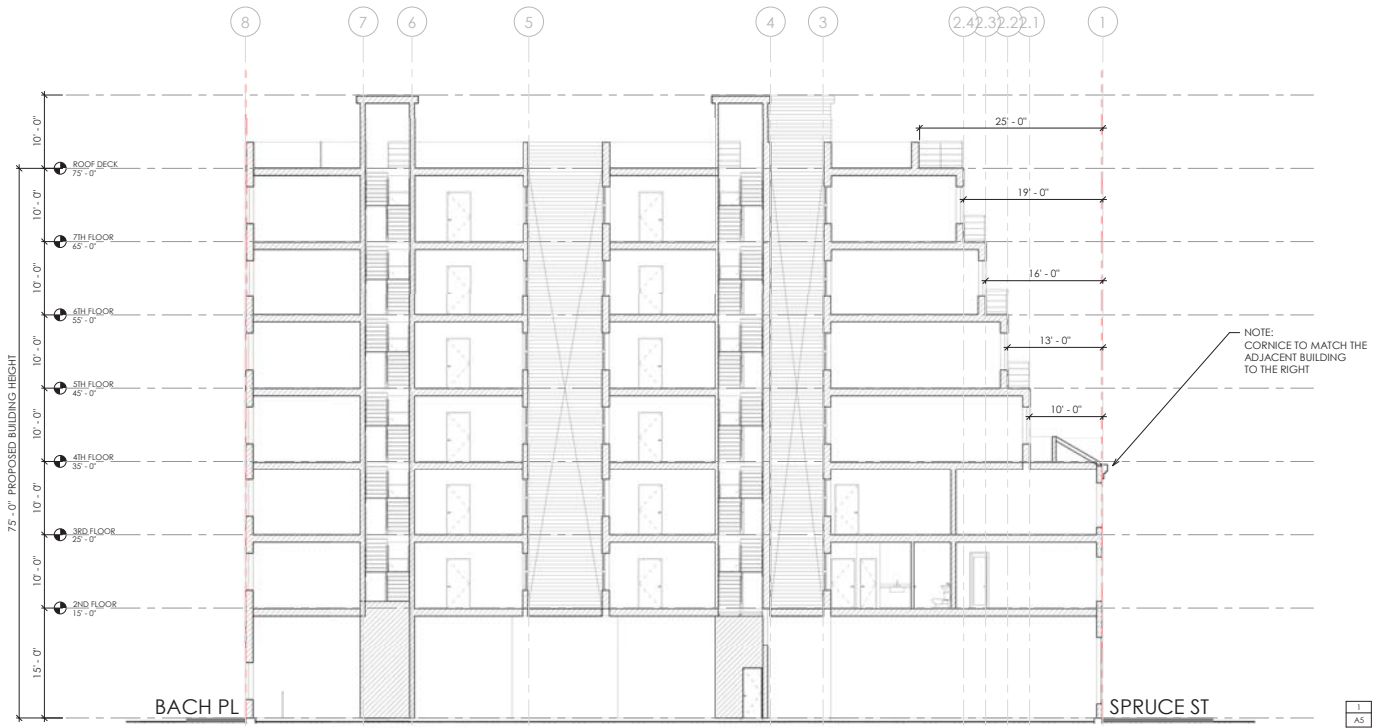
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OPTION B- OPEN AREA, BUILDING WIDTH:  
75% LOT COVERAGE

**FLOOR AREA**

BASEMENT	2,153 sf
1ST FLOOR	2,453 sf
2ND FLOOR	2,453 sf
3RD FLOOR	2,453 sf
4TH FLOOR	2,041 sf
5TH FLOOR	1,977 sf
6TH FLOOR	1,913 sf
7TH FLOOR	1,849 sf

**TOTAL** 13,098 sf (ABOVE GRADE)



**A5**

**HISTORICAL REVIEW:  
SECTION & DIAGRAM**

**PING DESIGN LLC**

510-394-8732  
pingdesignllc@gmail.com



**PROJECT INFO**

**ADDRESS:**  
1423 SPRUCE ST  
PHILADELPHIA, PA 19102-4503

**SCOPE OF WORK:**  
NEW CONSTRUCTION OF A 7-STORY BUILDING WITH BASEMENT, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE.

**LOT INFO**

**ZONING:**  
CMX-5

**LOT AREA:**  
2,745 sf

**EXISTING USE:**  
COMMERCIAL

**PROPOSED USE:**  
MIXED-USE: 1 COMMERCIAL UNIT + RESIDENTIAL UNITS

**ALLOWED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: 8' IF USED  
MAX FAR: 1,200

**EXISTING DIMENSIONS**  
MAX OCCUPIED AREA: 59.4% (1,631 sf)  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 119

**PROPOSED DIMENSIONS**  
MAX OCCUPIED AREA: 100%  
MIN SIDE YARD WIDTH: NOT USED  
MAX FLOOR AREA: 700

**CMX-5 BULK & MASSING CONTROL:**  
OPTION A- SKY PLANE BLOCKAGE:  
<65' 100%, 65'-90' 85%

OPTION B- OPEN AREA, BUILDING WIDTH:  
75% LOT COVERAGE

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**TOTAL** 13,098 sf (ABOVE GRADE)

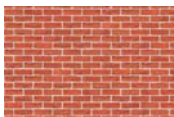
NOTE:  
CORNICE TO MATCH THE ADJACENT BUILDING TO THE RIGHT



**METAL PANELS**  
USED AT FRONT FACADE FROM 4TH FLOOR UP  
USED AT REAR FACADE  
USED AT SIDE FACADE WITH DIFFERENT HUE



**GREY SHINGLED ROOF**  
TO MATCH ADJACENT AND EXISTING HUE



**BRICK STANDARD**  
TO MATCH ADJACENT AND EXISTING HUE

3 MATERIAL PALETTE-3  
A6 1" = 1'-0"



1 FRONT ELEVATION  
A6 3/16" = 1'-0"

2 REAR ELEVATION  
A6 3/16" = 1'-0"

**A6**

**HISTORICAL REVIEW:  
ELEVATION**

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**TOTAL** 13,098 sf (ABOVE GRADE)



1 WEST ELEVATION  
3/16" = 1'-0"

2 COLOR PALETTE  
1" = 1'-0"



**HUE 1**  
RGB: 128-064-000  
BRIGHTNESS: 40%

**HUE 2**  
RGB: 128-064-000  
BRIGHTNESS: 60%

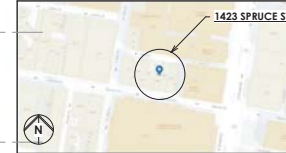
**HUE 3**  
RGB: 179-067-000  
BRIGHTNESS: 40%

**A7**

**HISTORICAL REVIEW:  
ELEVATION**

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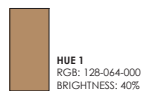
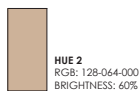
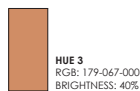
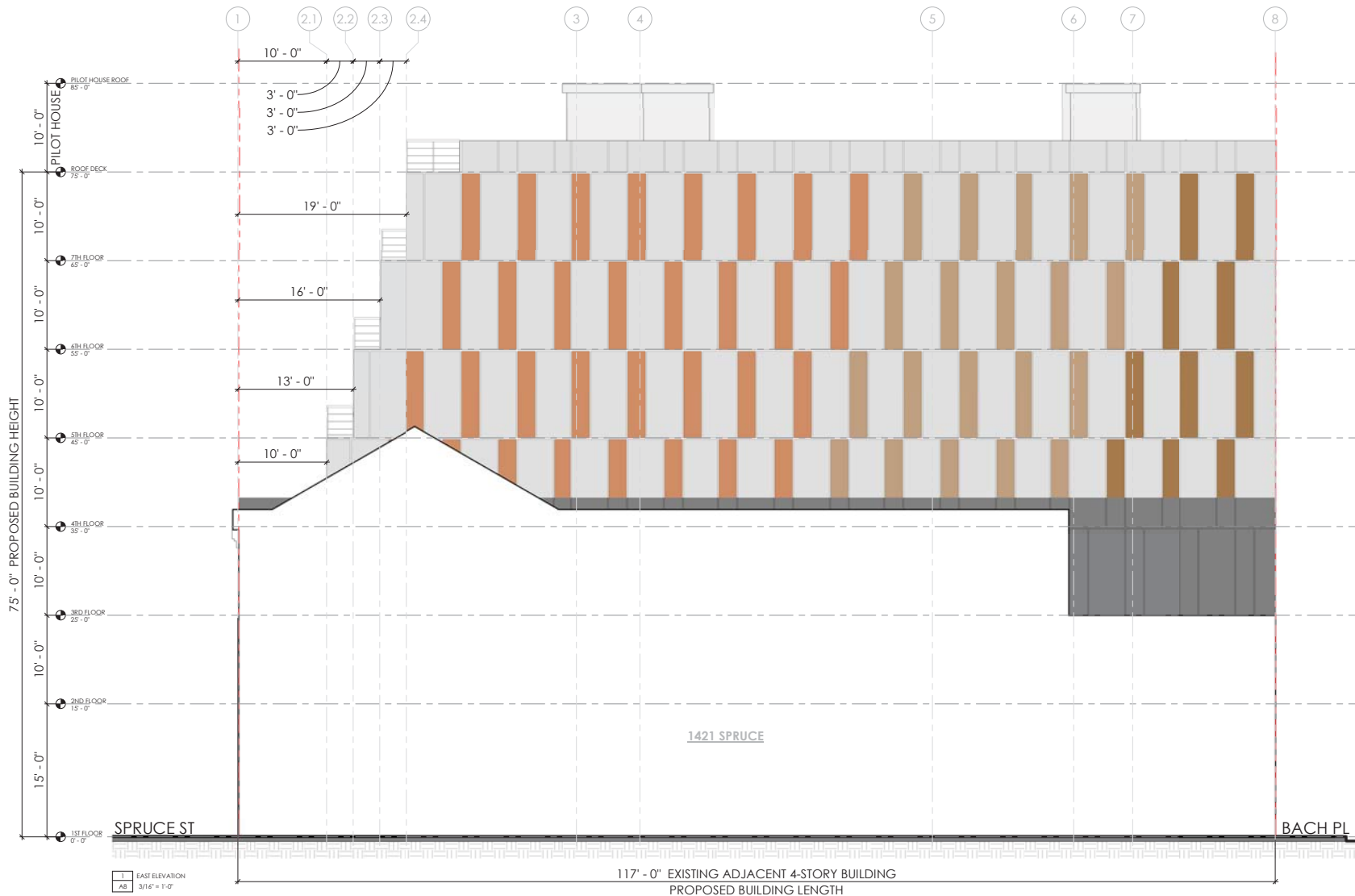
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**TOTAL** 13,098 sf (ABOVE GRADE)



**A8**

**HISTORICAL REVIEW:  
ELEVATION**



IMAGE 1:  
LOOKING NORTH ON SPRUCE ST



IMAGE 2:  
LOOKING EAST ON SPRUCE ST

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