

ADDRESS: 147 SUMAC ST

Proposal: Rehabilitate building; construct 7 single-family dwellings

Review Requested: Review In Concept

Owner: Deborah Gribbin

Applicant: Judy Robinson, Continuum Architecture

History: 1884; Maurice Wilhere House

Individual Designation: 1/1/3000

District Designation: None

Staff Contact: Allyson.Mehley@phila.gov, 215-686-7660

BACKGROUND:

This application proposes to rehabilitate the existing historic building (one half of a twin) at 147 Sumac Street and develop the remainder of the large site with new single family homes. The new construction would include four new homes on Kalos Street and three new homes along Righter Street. The existing driveway will be used to access a parking area located at the rear of the buildings. An additional driveway to the parking area will be created and accessed from Righter Street.

The property at 147 Sumac Street is currently going through the designation process. At the 15 January meeting of the Committee on Historic Designation, the Committee recommended designating the historic building and a buffer around it, but not the entire lot. The Committee recommended creating a buffer area around the historic building that includes the existing curb cut. As a result, the lot area outside the buffer would not be part of the historic designation.

Although the application lists the rehabilitation of the historic building as part of the scope of work, no information about the rehabilitation is provided. That work should be reviewed under a separate permit application.

SCOPE OF WORK

- Rehabilitate the existing building.
- Construct seven new single-family homes.
- Create parking area with two access driveways.

STANDARDS FOR REVIEW:

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

- *Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
 - The exterior of the historic building must be rehabilitated in a manner that respects and preserves the historic character of the property.
- *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 land buffer created around the historic building as part of its designation to the Philadelphia Register of Historic Places should allow for new construction on the existing lot that will not affect its historic character.

- *Standard 10: New additions and adjacent construction or related new construction will be undertaken in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The land buffer around the historic building should be sufficient enough to allow for adjacent construction that will not alter the essential form and character of the property if the new construction is removed or altered in the future.

STAFF RECOMMENDATION: Approval, provided a land buffer is created around the historic building as part of the designation process; and a separate building permit application is submitted for rehabilitation of the historic building.



Image 1: Front elevation of 147 Sumac Street with existing curb cut for driveway.

SUMAC COURT COVER LETTER
147 Sumac Street
Philadelphia, PA 19128

DATE OF SUBMISSION: January 13, 2020

Application: In-Concept Approval

Equitable Owner: EPDG, LP

Owner: Deborah Gribbon

Parcel Size: 15,285sf

Project Description:

The subject property is an existing duplex located on a 15,285 square foot parcel of land. The intent of the project is to do a historic renovation of the existing duplex to restore it to a single-family home and provide additional high quality new construction single-family housing on the remainder of the large site. The parcel borders three streets including Kalos, Righter and Sumac Streets. The frontage on Kalos Street provides a 64 foot gap between a long row of attached single-family homes, currently enclosed with a chain link fence running side-to-side in order to currently restrict pedestrian access from the 12 foot retaining wall that supports the change in grade. The plan as proposed includes four new homes in the Kalos Street space that conforms to the 38 feet height requirements. Additionally, there is 131 feet of frontage along Righter Street where the plan for an additional four homes was reduced to three in order to allocate green space next to the historic structure and create more open space. Like the Kalos Street homes, the homes on Righter also conform to the 38 feet height requirement. The plan also provides for a significant amount of open space in a courtyard between the two sets of homes, which can be accessed from a shared drive aisle via an existing curb cut. In addition, every home includes an internal garage and a secondary parking space in the courtyard for each home. The plan also integrates additional green space next to the historic structure on Sumac Street. Green spaces in front of the Righter Street homes and numerous planters have also been designed into the project. Each home proposes green roofs and is outfitted in traditional red brick utilized to match the design and facade of the existing historic structure.



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	147 Sumac Street <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR-2 0
Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Name Judy Robinson Company Continuum Architecture &+ Address 1219 N 4th Street, Philadelphia PA Email jlr@continuum-architecture.com Phone 2 1 5 6 2 7 3 8 4 5
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	Name Deborah Gribbin <input type="checkbox"/> Check box if new owner is being listed Address Email Phone
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Name same as applicant Firm PA License # 344769 Phila. Commercial Activity License # Email Phone
Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: <u>7-single family & rehab of existing single family</u> (b) Scope of Work <input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance <u>Area of Earth Disturbance</u> 13000 (Sq. Ft.) (d) Building Floor Areas <u>New Floor Area</u> 3123 average (Sq. Ft.) <u>Existing Altered Area</u> 3267 (Sq. Ft.) (e) Number of Stories <u>3-story with basement garage</u> (f) Description of Work <u>the construction of 7-single family homes and the rehab of one existing single family residence</u> (g) Project Conditions <input type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input checked="" type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

- ☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | | | | | | | | | | | |

Provide the associated **Zoning Permit** number for this construction, if applicable: **ZP- 2 0** | | | | | | | | | | | | | | | |

(b) General Building Construction Contractor Information

Name Ebuilt, LLC

Cost of Building Work \$ _____

License Number _____

Phone | | | | | | | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name TBD

Cost of Mechanical Work \$ _____

License Number _____

Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods

Phone | | | | | | | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD

Cost of Electrical Work \$ _____

License Number _____

Phone | | | | | | | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD

Cost of Plumbing Work \$ _____

License Number _____

Phone | | | | | | | | | | | | | | | |

Number of Fixtures _____

Check one: ☐ Interior Work ☐ Exterior Building Drainage

☐ Exterior Water Distribution: line size (in.)

(f) Fire Suppression Work & Contractor Information

- ☐ New Installation ☐ Alteration ☐ *Rough-In

Name TBD

Cost of Fire Supp. Work \$ _____

License Number _____

Phone | | | | | | | | | | | | | | | |

Sprinkler Heads: _____

Standpipes: _____

Fire Pumps: _____

Commercial Kitchen Systems: _____

Backflow Devices: _____

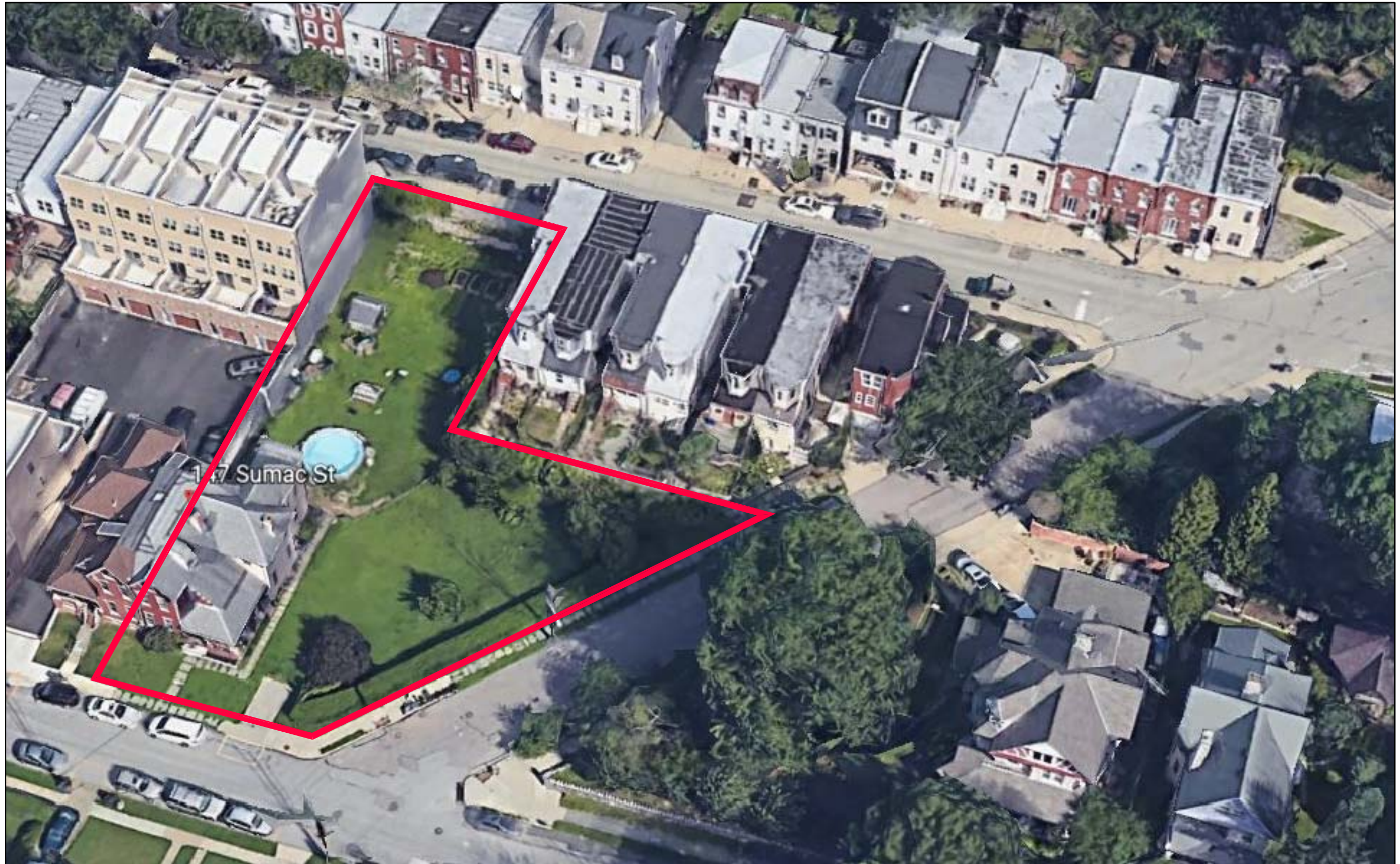
Hydrants: _____

Declaration & Signature

All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____

Date: 01 / 10 / 2020



AERIAL VIEW OF SITE

SUMAC COURT - EXISTING SITE PHOTOS

147 Sumac Street, Philadelphia PA



VIEW FROM CORNER OF RIGHTER & SUMAC LOOKING AT EXISTING HOUSE



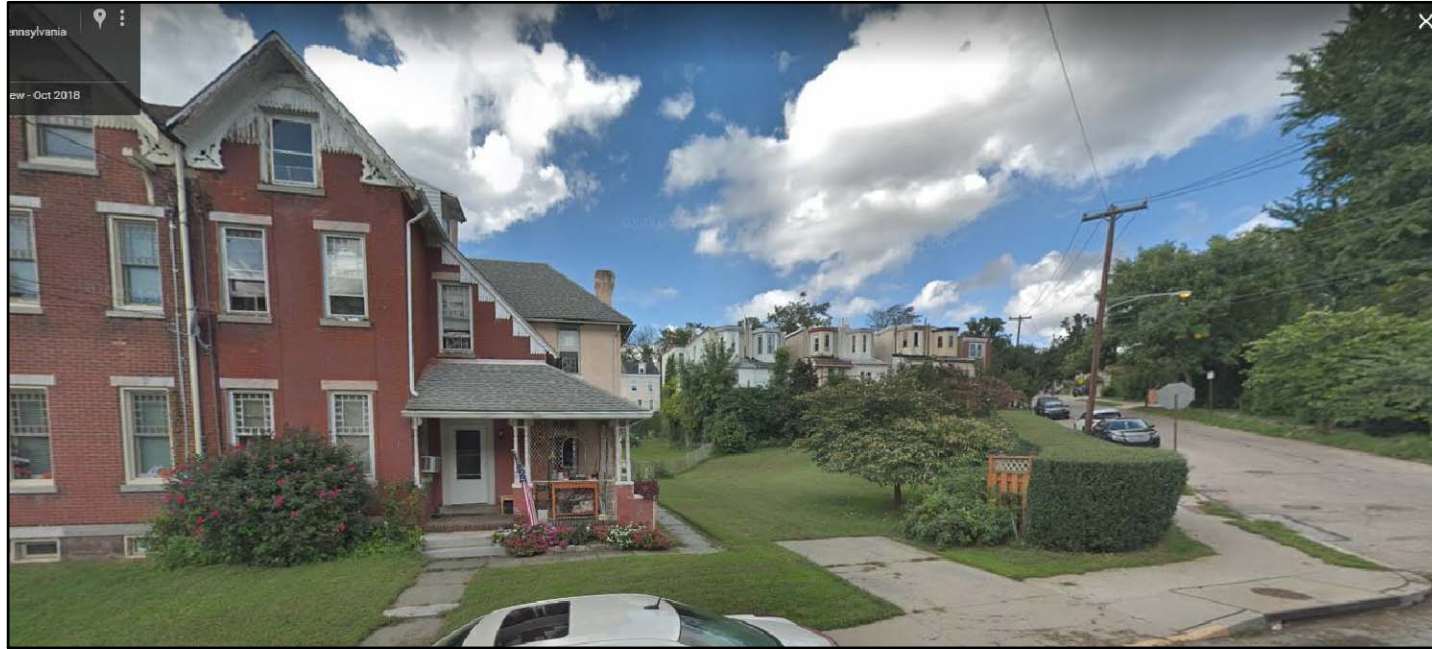
VIEW FROM KALOS LOOKING SOUTH EAST



VIEW FROM SUMAC LOOKING AT EXISTING HOUSE



VIEW FROM SITE LOOKING TOWARDS KALOS STREET



VIEW FROM SUMAC LOOKING NORTH EAST



VIEW FROM KALOS LOOKING EAST



VIEW FROM SUMAC LOOKING NORTH WEST



VIEW FROM RIGHTER LOOKING SOUTH EAST

SUMAC COURT - EXISTING SITE PHOTOS
 147 Sumac Street, Philadelphia PA



AERIAL VIEW OF SITE (REVISED)

SUMAC COURT - PROPOSED PROJECT RENDERING

147 Sumac Street, Philadelphia PA



VIEW OF SITE FROM SUMAC LOOKING NORTH WEST (REVISED)

SUMAC COURT - PROPOSED PROJECT RENDERING

147 Sumac Street, Philadelphia PA



VIEW OF SITE FROM SUMAC LOOKING NORTH WEST (REVISED)

SUMAC COURT - PROPOSED PROJECT RENDERING

147 Sumac Street, Philadelphia PA



VIEW OF KALOS STREET HOUSES (REVISED)

SUMAC COURT - PROPOSED PROJECT RENDERING

147 Sumac Street, Philadelphia PA



VIEW OF RIGHTER STREET HOUSES (REVISED)

SUMAC COURT - PROPOSED PROJECT RENDERING

147 Sumac Street, Philadelphia PA

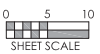


1 SCHEMATIC SITE PLAN (REVISED)
SCALE: 1/8" = 1'-0"



2 AERIAL VIEW OF SITE
SCALE: NTS

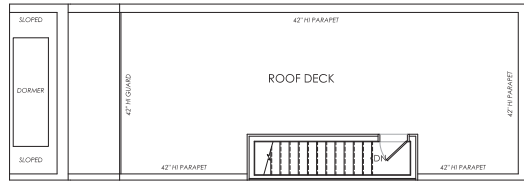
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01-08-20



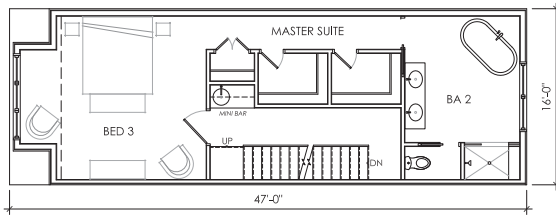
Project Name & Location:
Sumac Court - REVISED
147 Sumac Street, Philadelphia PA
Drawing Title:
SCHEMATIC SITE PLAN

continuum
ARCHITECTURE & DESIGN, INC.
1219 North 4th Street - Philadelphia, PA 19122
215.627.3845 - jre@continuum-architecture.com

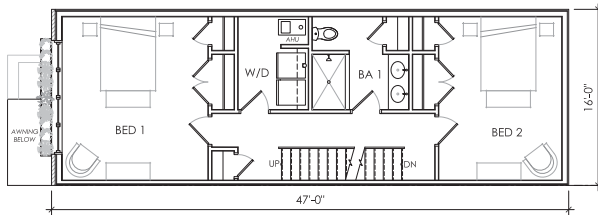
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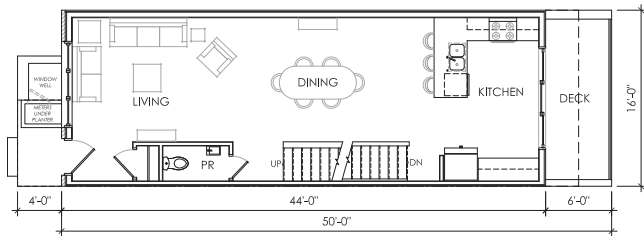
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KALOS: SCHEMATIC ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



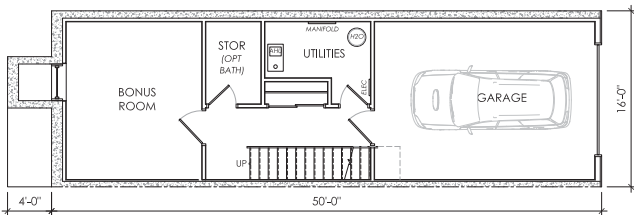
2
Z.1
KALOS: SCHEMATIC THIRD FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



3
Z.1
KALOS: SCHEMATIC SECOND FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



4
Z.1
KALOS: SCHEMATIC FIRST FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



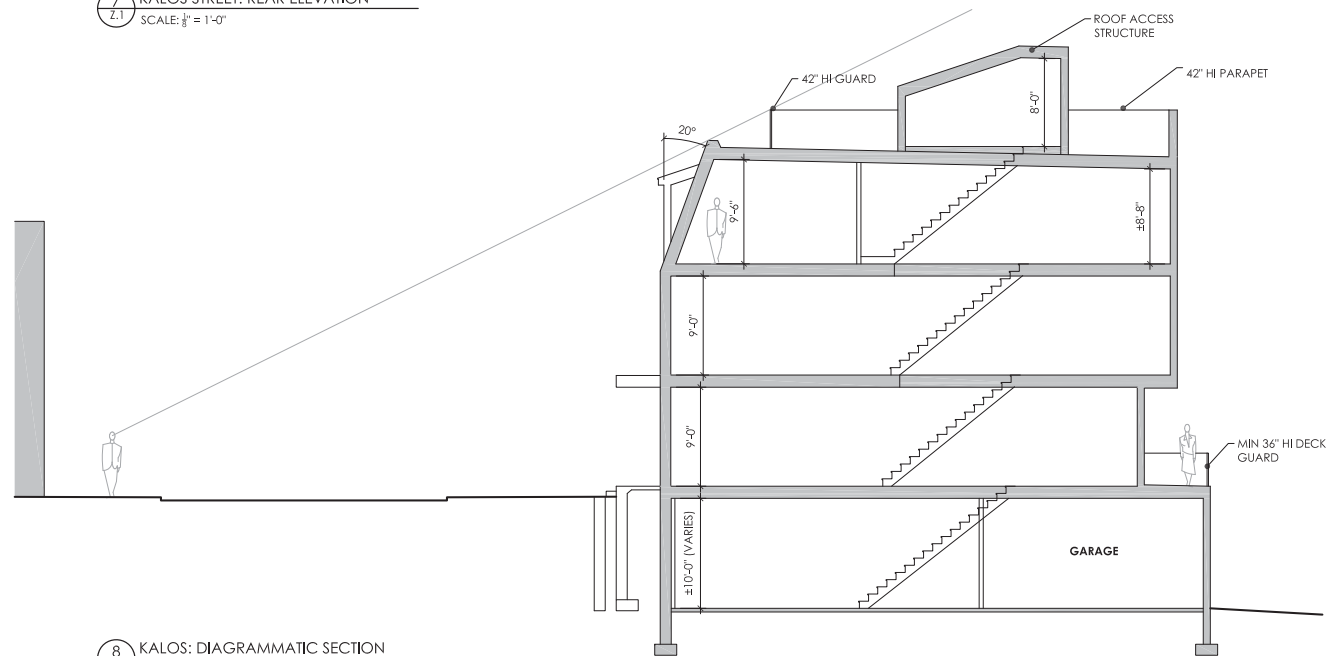
5
Z.1
KALOS: SCHEMATIC CELLAR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



6
Z.1
KALOS STREET: FRONT ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$

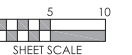


7
Z.1
KALOS STREET: REAR ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



8
Z.1
KALOS: DIAGRAMMATIC SECTION
SCALE: $\frac{1}{8}" = 1'-0"$

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01-08-20



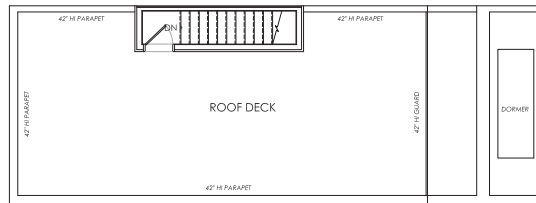
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Sumac Court - REVISED
147 Sumac Street, Philadelphia PA

Drawing Title:
KALOS: SCHEMATIC PLANS and ELEVATION

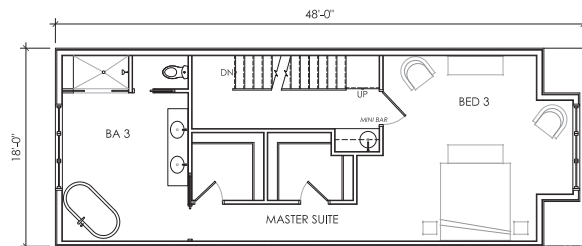


1219 North 4th Street - Philadelphia, PA 19122
215.627.3845 - jll@continuum-architecture.com

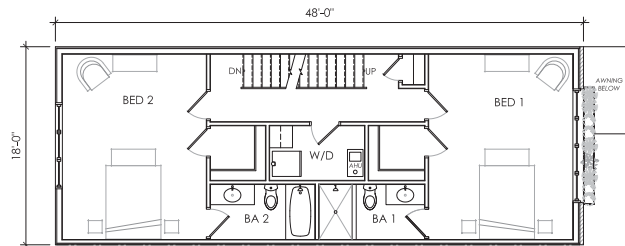
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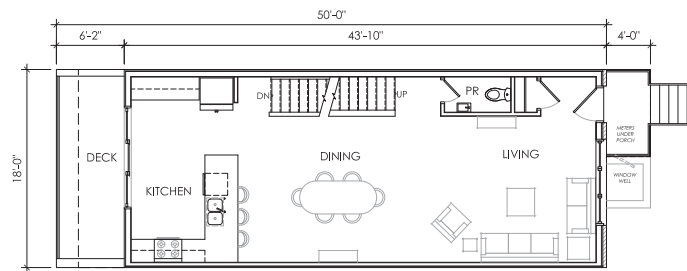
1
Z.2
RIGHTER: SCHEMATIC ROOF PLAN (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



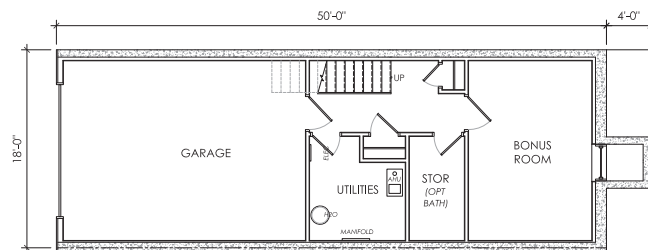
2
Z.2
RIGHTER: SCHEMATIC THIRD FLOOR PLAN (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



3
Z.2
RIGHTER: SCHEMATIC SECOND FLOOR PLAN (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



4
Z.2
RIGHTER: SCHEMATIC FIRST FLOOR PLAN (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



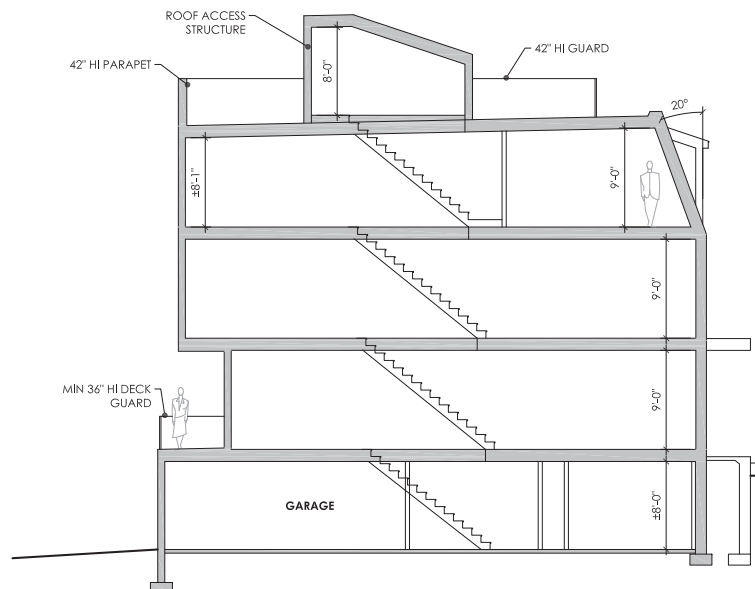
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RIGHTER: SCHEMATIC CELLAR PLAN (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



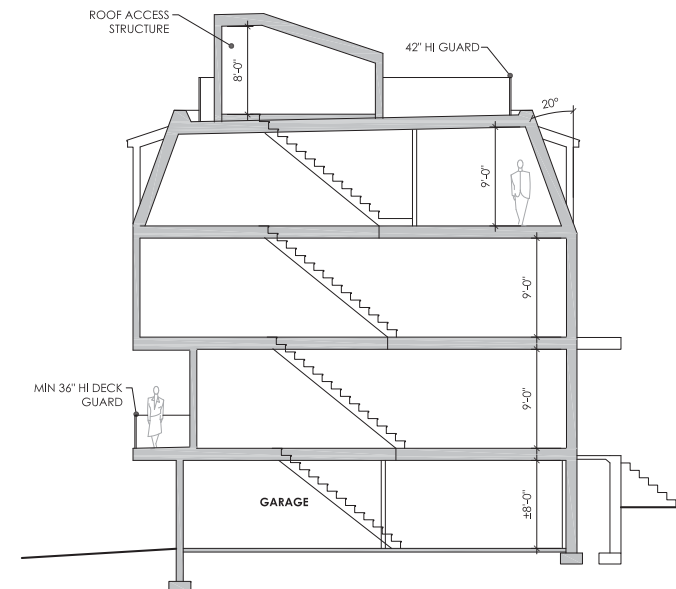
6
Z.2
RIGHTER STREET: FRONT ELEVATION (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



7
Z.2
RIGHTER STREET: REAR ELEVATION (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$



8
Z.2
RIGHTER: DIAGRAMMATIC SECTION
SCALE: $\frac{1}{8}" = 1'-0"$



9
Z.2
UNIT 7: DIAGRAMMATIC SECTION (REVISED)
SCALE: $\frac{1}{8}" = 1'-0"$

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DRAFT
01-08-20



Project Name & Location:
Sumac Court - REVISED
147 Sumac Street, Philadelphia PA
Drawing Title:
RIGHTER: SCHEMATIC PLANS and ELEVATION



Z.2



RSA-1 RESIDENTIAL ZONING CRITERIA		
	Required	Provided
<u>LOT REQUIREMENTS</u>		
Min. Lot Width	50'	58.250'
Min. Lot Area	5,000 SF	15,285.1 SF
Min. % Open Area	70%	47%*
<u>BUILDING DIMENSIONS</u>		
Front Yard Setback	25'	0'
Side Yard Setback	2@10' Total 20'	n/a
Rear Yard Setback	25'	n/a
Building Height	38'	SEE TABLE BELOW

Unit 1	38' high
Unit 2	38' high
Unit 3	38' high
Unit 4	38' high
Unit 5	38' high
Unit 6	38' high
Unit 7	38' high
Unit 8	38' high

REQUIRED PARKING IN RESIDENTIAL DISTRICTS (Table 14-802-1)		
Residential Use Category	Required	Provided
Household Living	8	12 TOTAL
Multi-Family Building	(1 per unit)	(1 GARAGE PER UNIT + 4 ACCESSORY)

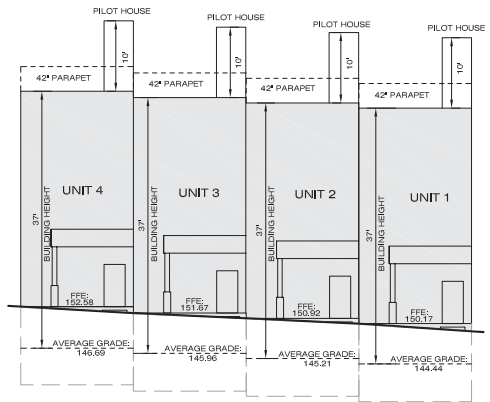
INTERIOR LANDSCAPING CALCULATION

INTERIOR SURFACE PARKING AREA + ADJACENT DRIVE AISLE AREA = 2,500 SF

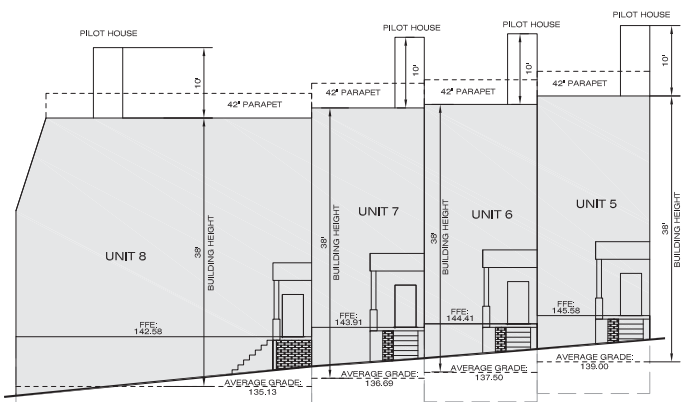
INTERIOR LANDSCAPING PROVIDED = 360 SF

$(360 \text{ SF} / 2,500 \text{ SF}) * 100 = 14\%$

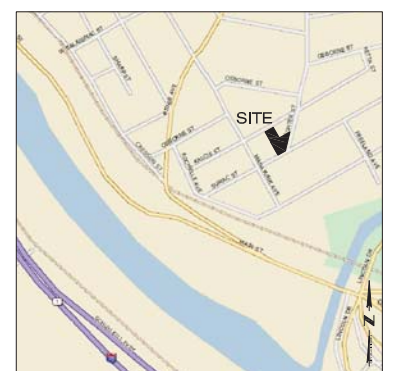
- | LEGEND | |
|--------------------------|--|
| EXISTING FEATURES | |
| | TELECOMMUNICATION MANHOLE |
| | WATER MANHOLE |
| | ELECTRICAL MANHOLE |
| | SANITARY MANHOLE |
| | CITY INLET |
| | FIRE HYDRANT |
| | WATER VALVE |
| | GAS VALVE |
| | SEWER VENT |
| | UTILITY POLE |
| | SIGN |
| | STREET LIGHT |
| | BOULDER |
| | ROOF DRAIN |
| | COMBINED SEWER |
| | UNDERGROUND WATER LINE |
| | UNDERGROUND GAS LINE |
| | UNDERGROUND ELECTRIC LINE |
| | OVERHEAD UTILITY LINE |
| | FENCE LINE |
| | EXISTING BUILDING |
| | EXISTING WALL |
| PROPOSED FEATURES | |
| | BUILDING FOOTPRINT |
| | BUILDING PROJECTION ABOVE |
| | ROOF DECK |
| | PILOT HOUSE |
| | COVERED EGRESS WELL |
| | CONCRETE |
| | EXTERIOR BUILDING DIMENSION |
| | SPOT ELEVATION |
| | SPOT ELEVATION - TOP / BOTTOM OF STRUCTURE |
| | FENCE |
| | TREE |
| | INLET |
| | STORM SEWER |
| | SANITARY SEWER |
| | COMBINED SEWER |
| | DOMESTIC WATER SERVICE LINE |
| | FIRE SUPPRESSION SERVICE LINE |
| | GAS SERVICE LINE |
| | UNDERGROUND ELECTRIC SERVICE LINE |
| | OVERHEAD ELECTRIC SERVICE LINE |
| | VALVE |
| | FRESH AIR INTAKE / TRAP |
| | WATER METER |
| | RETAINING WALL |



KALOS STREET VIEW
SCALE: 1" = 10'



RIGHTER STREET VIEW
SCALE: 1' = 10'



LOCATION MAP

LAND SURVEY NOTES

1. Boundary and Location information is based on a field survey performed by Rogers Plante Land Design on August 20, 2019.
2. Boundary dimensions are identified in Philadelphia District Standard Text. Other stated dimensions and in U.S. Government documents.
3. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or errors, but more precise measurements.
4. The elevations for this plan are based on City/Plan No. 289. The benchmark is a Mag Lev set in the sidewalk on the southerly side of Sumner Street having an elevation of 130.21', as shown herein.
5. The bearings shown herein are referenced from a PLAIN OR PROPERTY made for said lot and Survey by NW Cornered lot. Surveyor G. R. Survey District of Philadelphia, dated April 21, 1926.
6. FEMA FIRMA map #4207070080 map revised January 17, 2007 designates the area as a flood zone, across the street.
7. Some of the improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
8. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
9. The property is identified as within the Residential Single Family Attached (R-SA) zoning District and is within the Neighborhood Conservation Overlay District - Historic Villages (Code Section 16-50410-1).
10. Reference to the zoning regulations in the City of Philadelphia Code as amended.
11. A zoning permit is required for any proposed changes to this plan, including consolidation of existing parcels.
12. This survey does not address the presence or absence of freshwater wetlands.

UTILITY OWNERS

DATE CONTACTED: August 19, 2019

COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19124
CONTACT: BOB HARVEY

COMPANY: PECO ENERGY CO USA
ADDRESS: 450 S HENDERSON RD
KING OF PRUSSIA, PA
CONTACT: NIKHIL SAMPATH

COMPANY: PHILADELPHIA CITY WATER
ADDRESS: 1101 MARKET STREET
PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT

COMPANY: ZAYO BANDWIDTH FOR
ADDRESS: 1000 HARDEE DRIVE
CONTACT: ABINGDEN, MD 21001
GEORGE HUSS

COMPANY: CITY OF PHILADELPHIA
ADDRESS: 4501 G STREET
PHILADELPHIA, PA 19137
CONTACT: KEVIN MOGINLEY

COMPANY: PHILADELPHIA CITY DE
ADDRESS: 1401 JFK BLVD, ROOM
PHILADELPHIA, PA 19111
CONTACT: JOSEPH KISEL

EMAIL: Joseph.Hughes@Buckov.com
COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY
PHILADELPHIA, PA 19106
CONTACT: JAMES BOCHANAN

COMPANY: VEOLIA ENERGY
ADDRESS: 2600 CHRISTIAN STREET
PHILADELPHIA, PA 19104
CONTACT: ERIC ELZEY
EMAIL: eric.elzey@veolia.com

COMPANY: VERIZON PENNSYLVANIA
ADDRESS: 1050 VERMONT AVE
FORTH WASHINGTON, PA 17039
CONTACT: LAURA LEPPINCOTT
EMAIL: laura.muller@verizon.com

OWNER OF RECORD
147 SUMAC STREET

147 Sumac Street
Deborah & James Zameska
147 Sumac Street
Philadelphia, PA 19128



NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY
ACT 121 OF 2008 REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL UTILITY, SEWER
AND WATER LINES BEFORE COMMENCING
CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF
LOCAL UTILITIES.

[illegible]

147 SUMAC STREET
Philadelphia, PA 19128
Ward #21 OPA# 213024800

prepared for:
E-Bullt, LLC
c/o James Maransky
P.O. Box 1773
Merchantville, NJ 08109
(215) 925-5559


prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Plan Date: October 18, 2019

Scale: 1" = 10'

A graphic scale bar with alternating black and white segments. It is marked with '10'', '5'', '0', and '10'' from left to right.

Sheet Title:
ZONING PLAN

Sheet 1 of 1

ORIGINAL



VIEW OF KALOS STREET HOUSES - (ORIGINAL)

SUMAC COURT - PROPOSED PROJECT RENDERING

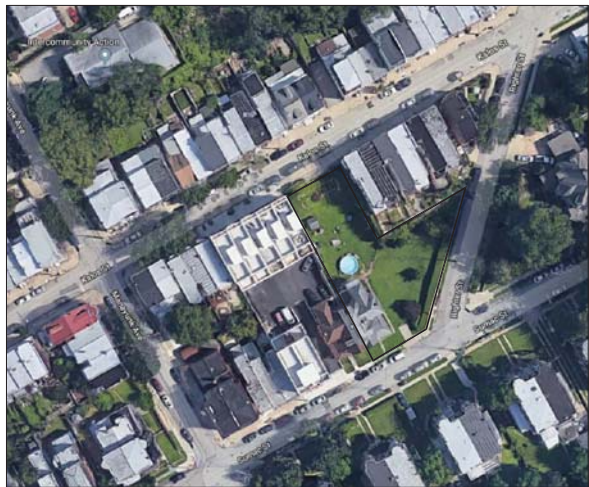
147 Sumac Street, Philadelphia PA



VIEW OF RIGHTER STREET HOUSES - (ORIGINAL)

SUMAC COURT - PROPOSED PROJECT RENDERING

147 Sumac Street, Philadelphia PA



1 SCHEMATIC SITE PLAN (ORIGINAL)
SCALE: 1/8" = 1'-0"

2 AERIAL VIEW OF SITE
SCALE: NTS

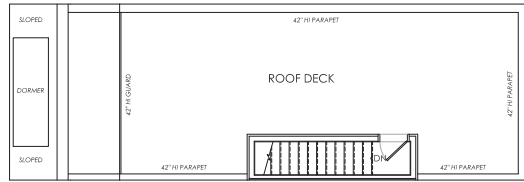
ISSUED FOR
DRAFT
10-23-19
(ORIGINAL)



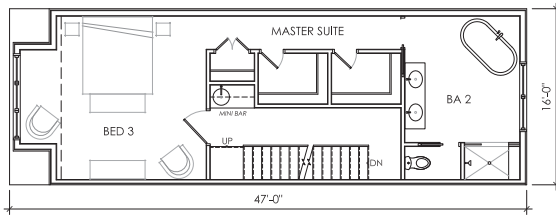
Project Name & Location:
Sumac Court
147 Sumac Street, Philadelphia PA
Drawing Title:
SCHEMATIC SITE PLAN

continuum
ARCHITECTURE & DESIGN, INC.
1219 North 4th Street - Philadelphia, PA 19122
215.627.3845 - jlr@continuum-architecture.com

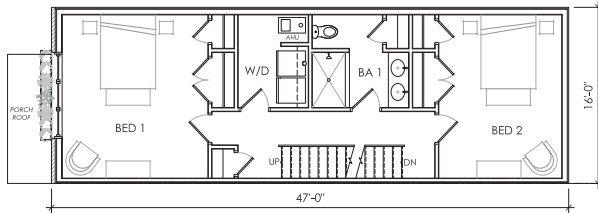
Z.0



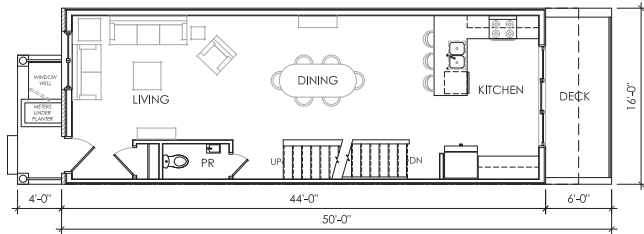
1
Z.1
KALOS: SCHEMATIC ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



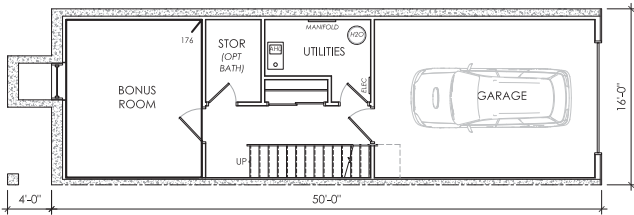
2
Z.1
KALOS: SCHEMATIC THIRD FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



3
Z.1
KALOS: SCHEMATIC SECOND FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



4
Z.1
KALOS: SCHEMATIC FIRST FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



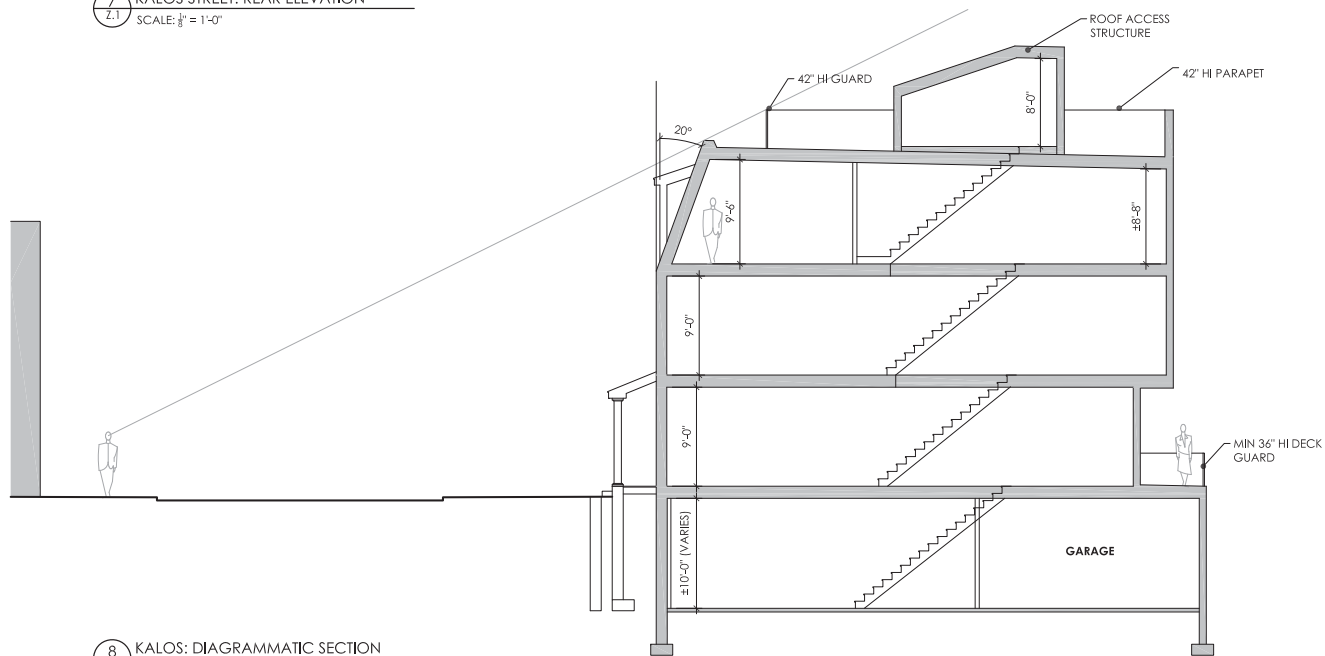
5
Z.1
KALOS: SCHEMATIC CELLAR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



6
Z.1
KALOS STREET: FRONT ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



7
Z.1
KALOS STREET: REAR ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$



8
Z.1
KALOS: DIAGRAMMATIC SECTION
SCALE: $\frac{1}{8}" = 1'-0"$

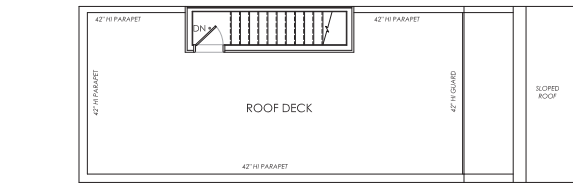
ISSUED FOR
DRAFT
10-23-19
(ORIGINAL)



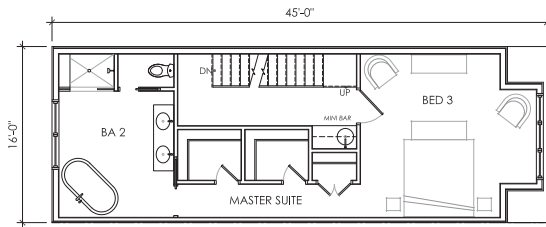
Project Name & Location:
Sumac Court
147 Sumac Street, Philadelphia PA
Drawing Title:
KALOS: SCHEMATIC PLANS and ELEVATION



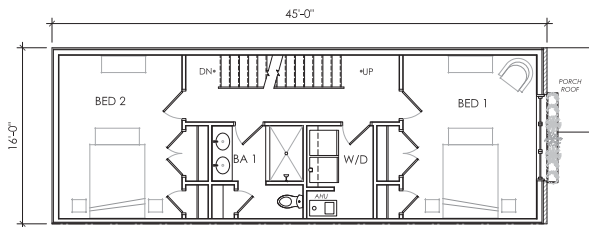
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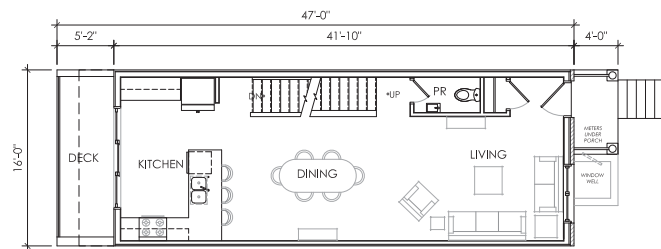
1
Z.2
RIGHTER: SCHEMATIC ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



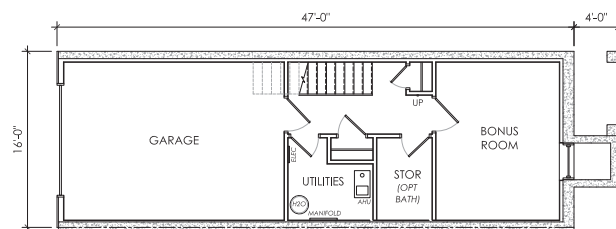
2
Z.2
RIGHTER: SCHEMATIC THIRD FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



3
Z.2
RIGHTER: SCHEMATIC SECOND FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



4
Z.2
RIGHTER: SCHEMATIC FIRST FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



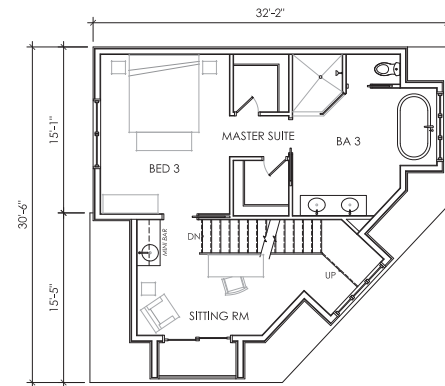
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Z.2
RIGHTER: SCHEMATIC CELLAR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



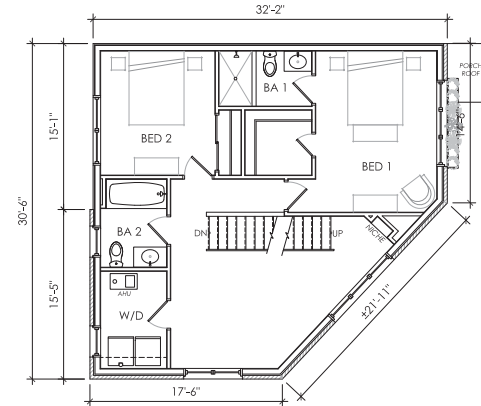
6
Z.2
RIGHTER STREET: FRONT ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



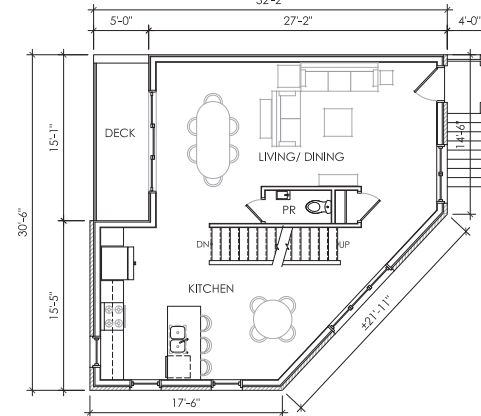
7
Z.2
RIGHTER STREET: REAR ELEVATION
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



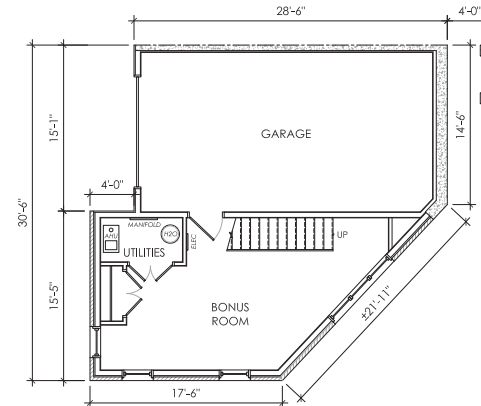
5
Z.2
CORNER: SCHEMATIC THIRD FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



5
Z.2
CORNER: SCHEMATIC SECOND FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



5
Z.2
CORNER: SCHEMATIC FIRST FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)



5
Z.2
CORNER: SCHEMATIC CELLAR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$
(ORIGINAL)

ISSUED FOR
DRAFT
10-23-19
(ORIGINAL)



Project Name & Location:
Sumac Court
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RIGHTER: SCHEMATIC PLANS and ELEVATION



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Z.2