

STUDIO C ARCHITECTURE LLC

CHRISTOPHER H CARICKHOFF | PRINCIPAL | RA406747

May 05, 2020

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

RE: **4328 Main Street – Neighborhood Commercial Mixed Use**
4328 Main Street
Philadelphia, PA 19127

Dear Historic Commission

We are requesting final approval of a new 3-story commercial mixed use building at 4328 Main Street. The owner of the property is Baker Street Partners LLC, a joint LLC held by Steve Olszewski and Andrew Mulson.

Zoned CMX-2.5, the provided proposal is for the construction of a 3-story structure on the site, which includes commercial at the ground floor and 4 residential dwelling units on the second and third floors, and a pilot house for access to two private roof decks. The rear of the building sits on the rear property line, which abuts the existing Manayunk tow path.

Details of the work to the exterior of the historic structure and proposed addition are provided in the following packet. We look forward to your review and feedback.

Cordially,

Christopher H. Carickhoff, Principal

STUDIO C ARCHITECTURE, LLC

APPLICATION FOR BUILDING PERMIT

APPLICATION # _____

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov/li

ADDRESS OF PROPOSED CONSTRUCTION:

4328 MAIN STREET

APPLICANT:

JOANNE THIEU

COMPANY NAME

STUDIO C

PHONE # (215) 767-6617

FAX #

APPLICANT'S ADDRESS:

422 DUDLEY AVENUE

NARBERTH, PA 19072

LICENSE # AC4376075

E-MAIL: JOANNE.THIEU@GMAIL.COM

PROPERTY OWNER'S NAME:

BAKER STREET PARTNERS LLC

PROPERTY OWNER'S ADDRESS:

4328 MAIN STREET PHILADELPHIA, PA 19127

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

CHRIS CARICKHOFF

ARCHITECT/ENGINEERING FIRM ADDRESS:

422 DUDLEY AVENUE

NARBERTH, PA 19072

ARCHITECT/ENGINEERING FIRM:

STUDIO C

PHONE # (610) 580-7964

FAX #

LICENSE # 752036

E-MAIL: CHRIS.CARICKHOFF@GMAIL.COM

CONTRACTOR:

CONTRACTING COMPANY ADDRESS:

CONTRACTING COMPANY:

PHONE #

FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

MIXED-USE COMMERCIAL / RESIDENTIAL

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

NEW CONSTRUCTION 3-STORY, MIXED USE BUILDING WITH COMMERICAL AT GROUND FLOOR, 4 RESIDENTIAL DWELLING UNITS AT THE 2ND AND 3RD FLOORS, AND ROOF DECK ACCESSIBLE BY PILOT HOUSE.

TOTAL AREA UNDERGOING CONSTRUCTION: 4,284 square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES VIOLATION #: _____

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 statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: 

DATE: 05 / 05 / 2020

PRE-REQUISITE APPROVALS FOR:

ADDRESS: 4328 MAIN STREET

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	<input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

DATE ISSUED: _____

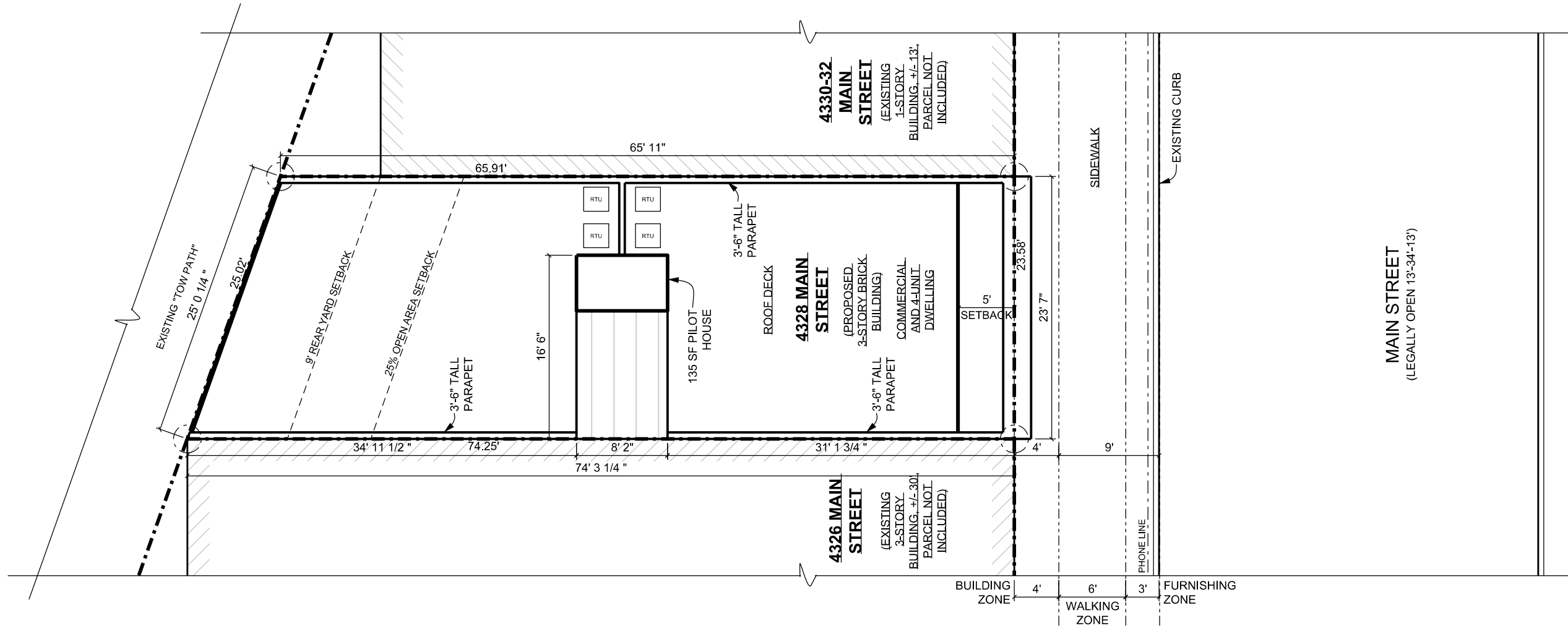
CHECK # _____

4328 MAIN STREET



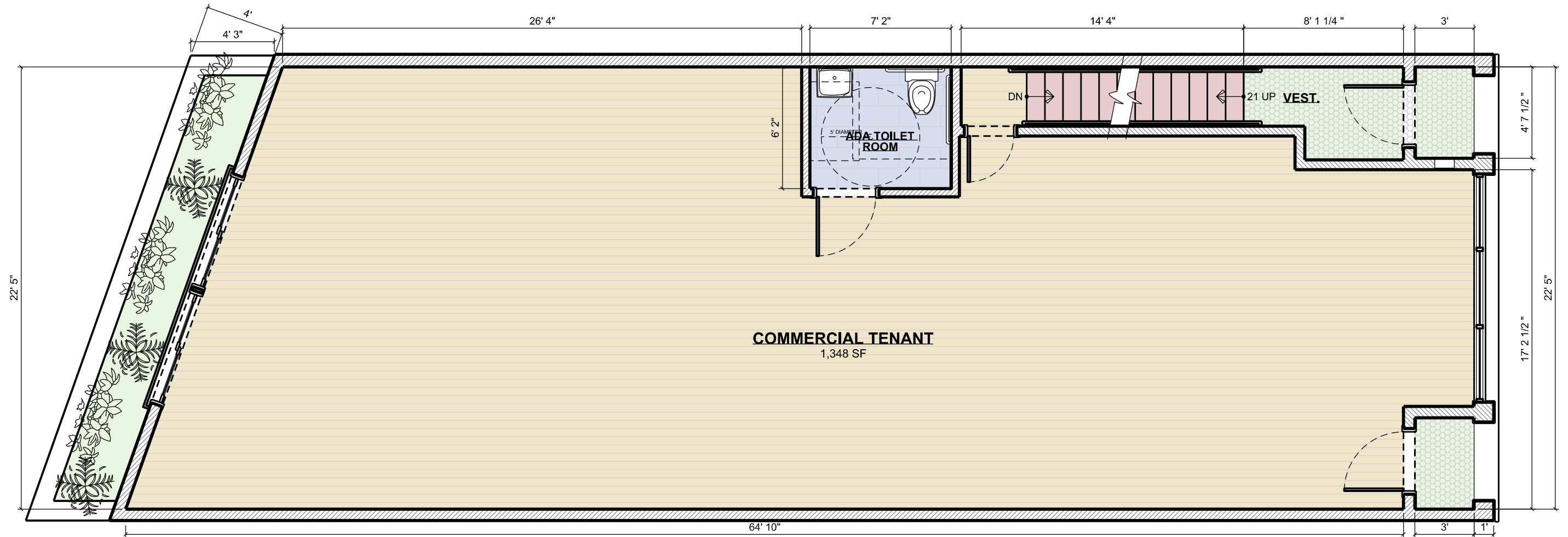


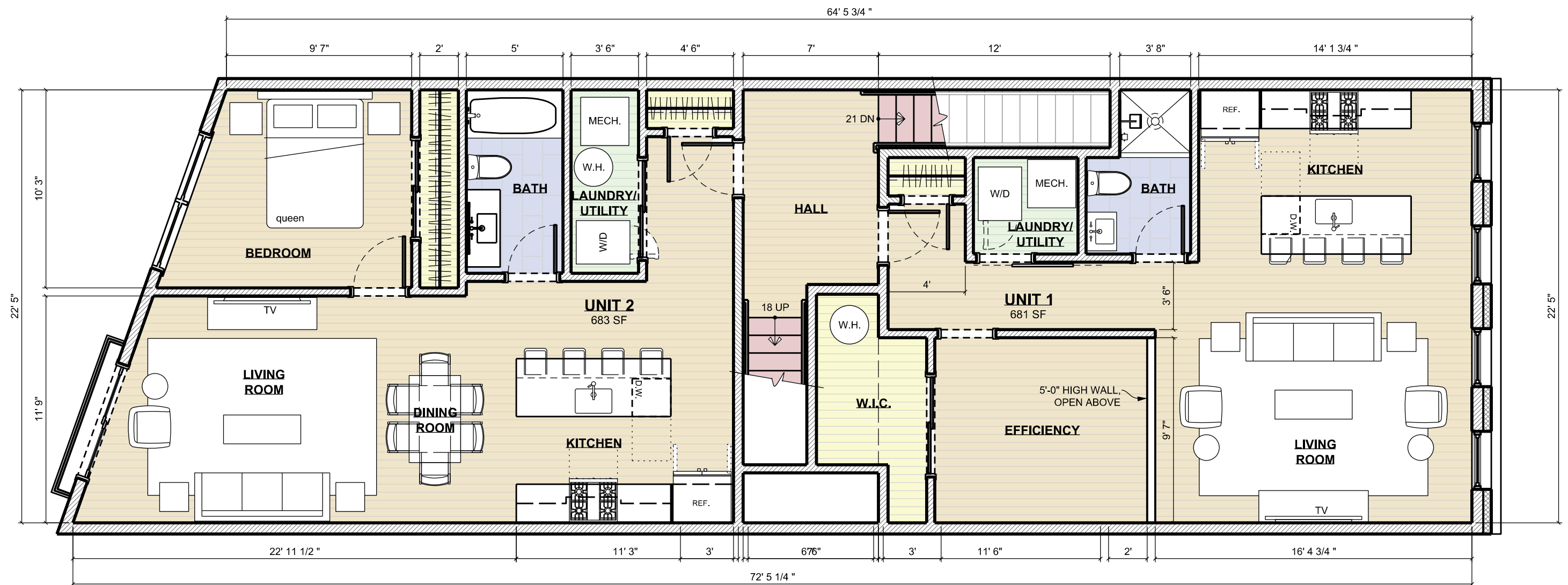
ZONING INFORMATION		
PROJECT: 4328 MAIN STREET		
ADDRESS: 4328 MAIN STREET PHILADELPHIA PA 19127		
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE		
DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3): ZONING CLASSIFICATION CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED USE-2.5		
	REQUIRED	PROVIDED
MAXIMUM OCCUPIED AREA (% OF LOT)	75%	100%
MINIMUM FRONT YARD DEPTH (FT.)	0	0
MINIMUM SIDE YARD WIDTH, EACH (FT.)	5' IF USED	0
MINIMUM REAR YARD DEPTH (FT.)	9'	0
MAXIMUM HEIGHT (FT.)	55'	32'
MINIMUM CORNICE HEIGHT (FT.)	25'	32'
PROPOSED BUILDING		
TOTAL LOT AREA		1,653 S.F.
PROPOSED BUILDING COVERAGE		1,653 S.F.
PROJECT DESCRIPTION		
NEW 3 STORY MULTI-FAMILY BUILDING WITH COMMERCIAL UNIT AT GRADE AND 4 RESIDENTIAL DWELLING UNITS.		

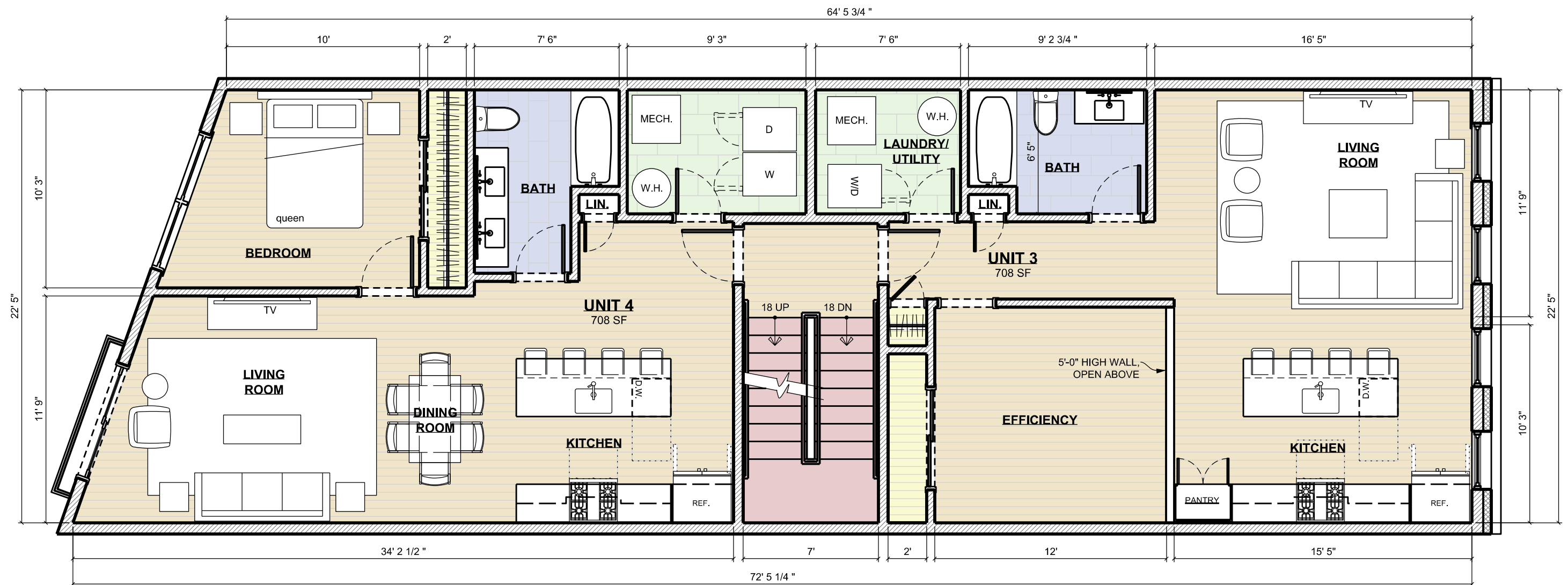


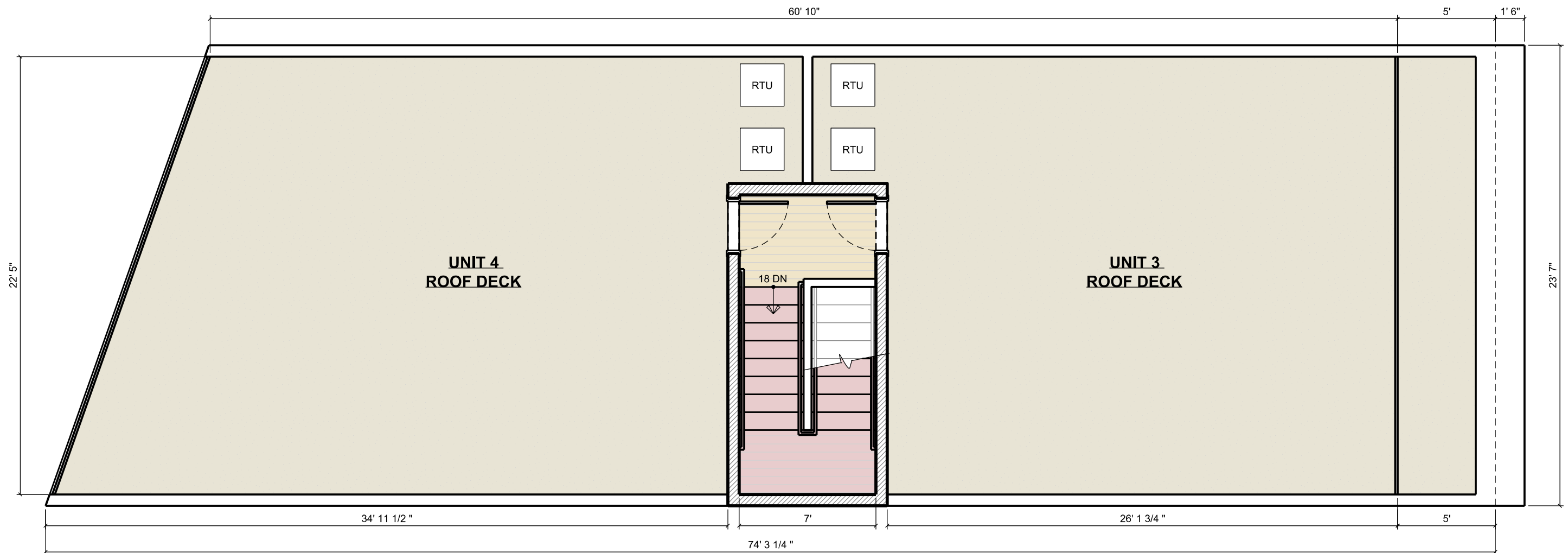


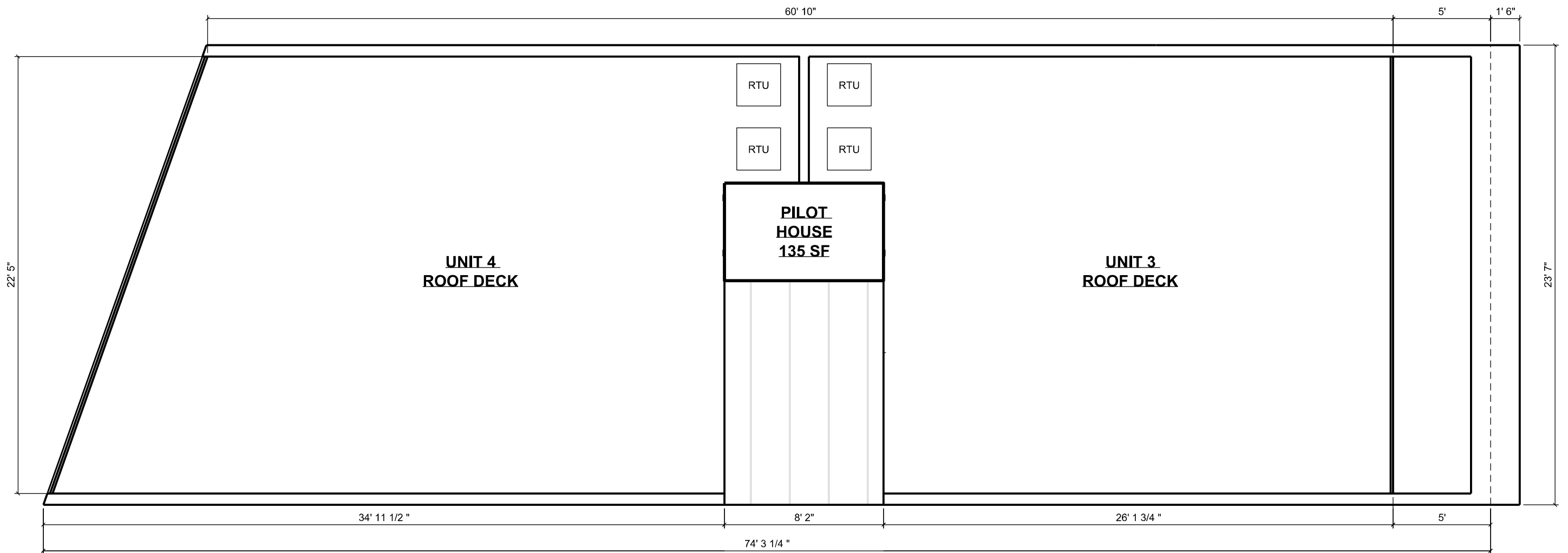








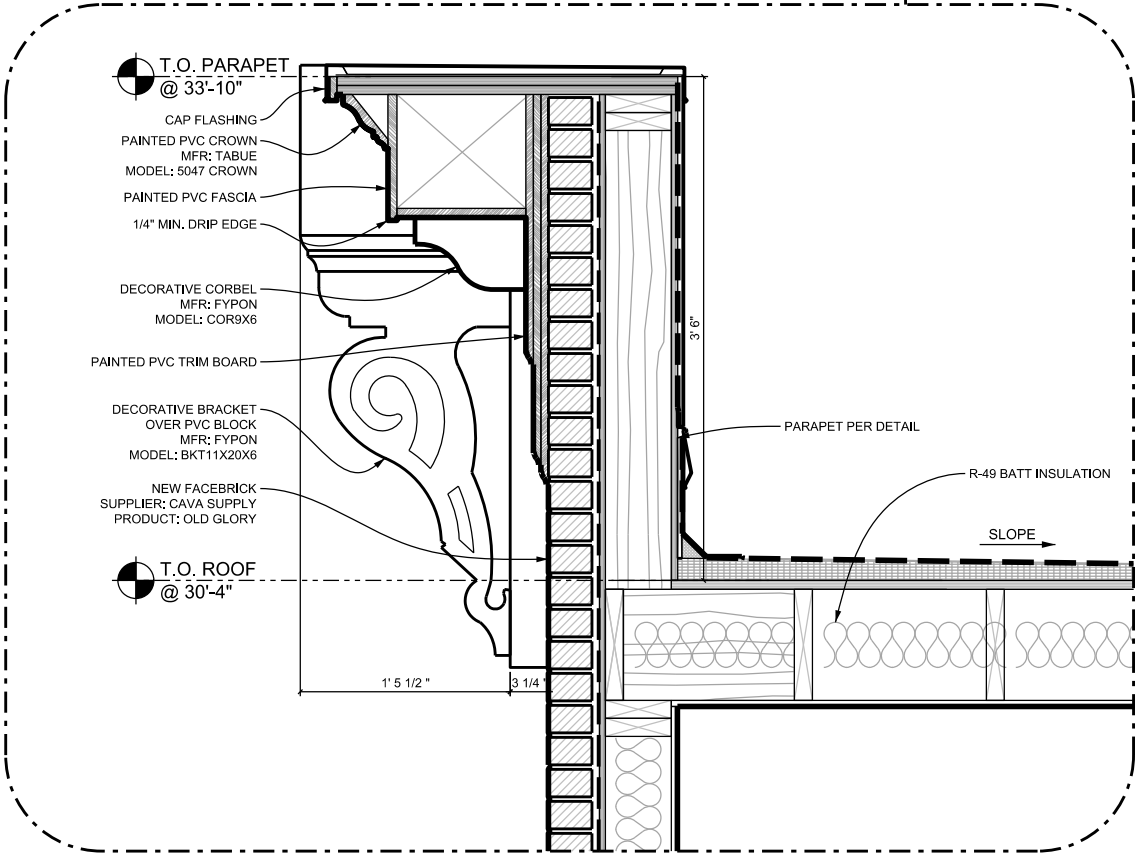




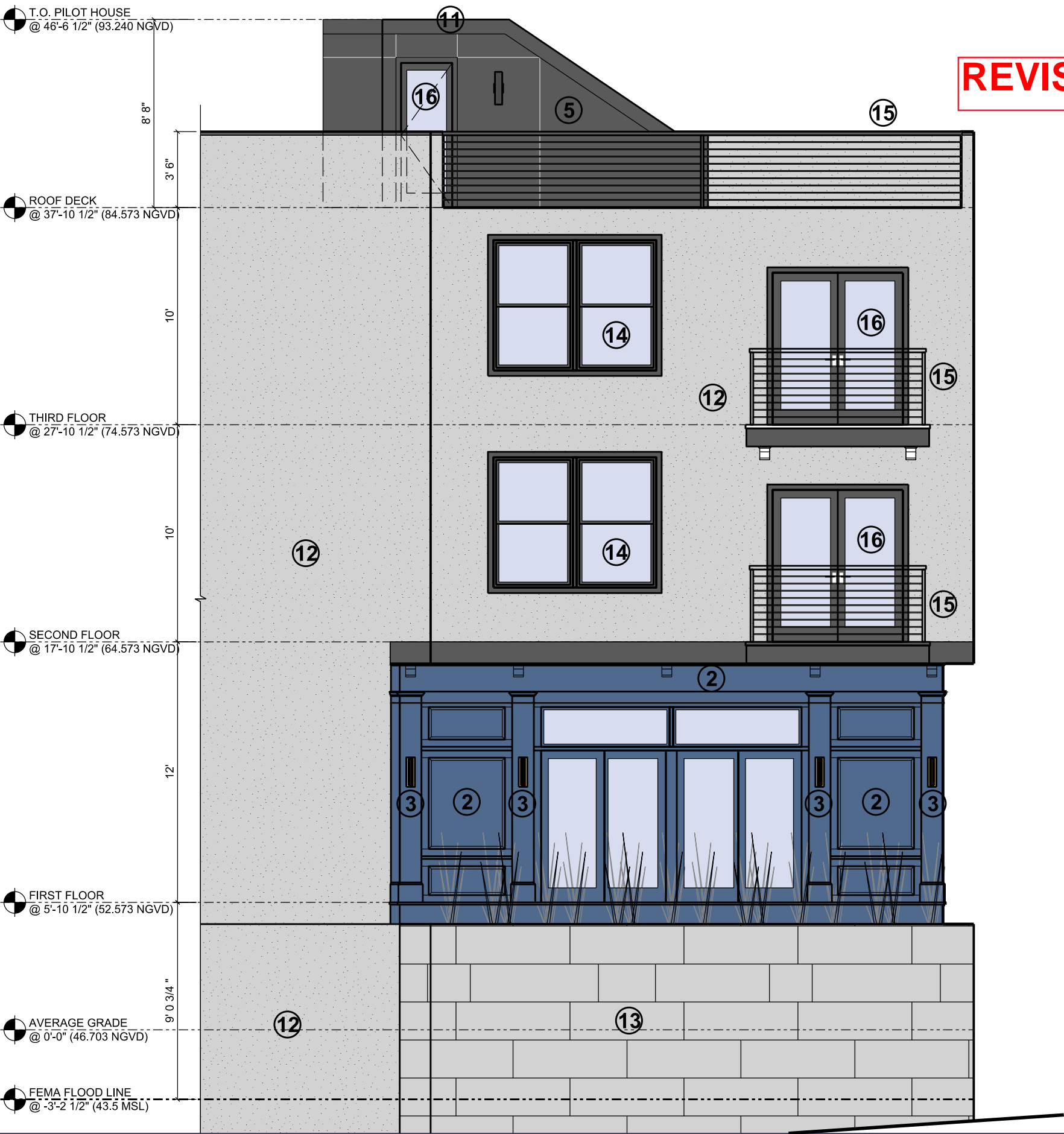
KEYED NOTES:		
1 NEW BRICK EXTERIOR FACADE; MFR: MCAVOY BRICK PRODUCT: OLD GLORY	6 VINYL SIDING; MFR: CERTAINTEED PRODUCT: RESTORATION CLASSIC COLOR: GRANITE GRAY	12 NEW 3-COAT STUCCO FINISH TEXTURE: SMOOTH COLOR: BENJAMIN MOORE PLATINUM GRAY HC-179
2 PAINTED PANELING; MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: VAN DEUSEN BLUE PRODUCT: HC-156	7 DECORATIVE CORBEL MFR: FYPON MODEL: COR9X6	13 STONE MASONRY; CUSTOM
3 EXTERIOR UP-DOWN WALL SCONCE MFR: RESTORATION HARDWARE PRODUCT: DAVENPORT SCONCE FINISH: LACQUERED BURNISHED BRASS	8 DECORATIVE BRACKET OVER PVC BLOCK MFR: FYPON MODEL: BKT11X20X6	14 ANDERSEN 100 SERIES DOUBLE-HUNG WINDOW
4 PAINTED CORNICE MFR: BENJAMIN MOORE SERIES: HISTORIC COLOR COLLECTION COLOR: CHARCOAL SLATE PRODUCT: HC-178	9 DECORATIVE BRACKET MFR: FYPON MODEL: BKT7X12X4	15 42" BLACK RAILING
5 METAL PANEL; MFR: ATAS OR SIM. PRODUCT: TERRACORE COLOR: MATTE BLACK	10 PVC MOULDING MFR: FYPON MODEL: MLD706-16	16 DOUBLE LITE EXTERIOR DOORS COLOR: CHARCOAL
	11 PAINTED PVC TRIM; COLOR: MATCH ADJ. METAL PANEL	17 STANDING SEAM METAL ROOF MFR: ATAS OR SIM. PRODUCT: 1 1/2" FIELD-LOK STANDING SEAM PLANK RIBS: NO COLOR: CHARCOAL SIZE: 16 1/2"



REVISED



KEYED NOTES:		
1 NEW BRICK EXTERIOR FACADE; MFR: MCAVOY BRICK PRODUCT: OLD GLORY	6 NOT USED	12 NEW 3-COAT STUCCO FINISH TEXTURE: SMOOTH COLOR: BENJAMIN MOORE PLATINUM GRAY HC-179
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PANELING COLOR

MFR: BENJAMIN MOORE
SERIES: HISTORIC COLOR COLLECTION
COLOR: VAN DEUSEN BLUE
PRODUCT: HC-156



CORNICE COLOR

MFR: BENJAMIN MOORE
SERIES: HISTORIC COLOR COLLECTION
COLOR: CHARCOAL SLATE
PRODUCT: HC-178



STUCCO COLOR

TEXTURE: SMOOTH
COLOR: BENJAMIN MOORE
PLATINUM GRAY HC-179



COMPOSITE METAL PANEL

MFR: ATAS, OR SIM.
PRODUCT: STERRACORE
COLOR: MATTE BLACK



BRICK COLOR

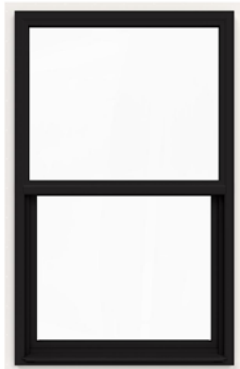
MFR: MCAVOY BRICK
PRODUCT: OLD GLORY

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EXTERIOR WALL SCONCE

MFR: RESTORATION HARDWARE
PRODUCT: DAVENPORT SCONCE
FINISH: LACQUERED BURNISHED BRASS



WINDOWS

MFR: ANDERSEN
COLLECTION: 100 SERIES
PRODUCT: DOUBLE-HUNG WINDOW
COLOR: BLACK



REVISED

