REVISED

 UNIT SUMMARY

<table>
<thead>
<tr>
<th>UNIT #</th>
<th>SQ FT</th>
<th>BEDROOMS</th>
<th>NOTES</th>
</tr>
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<tbody>
<tr>
<td>01</td>
<td>670 SF</td>
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<tr>
<td>02</td>
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</tr>
<tr>
<td>03</td>
<td>430 SF</td>
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<tr>
<td>04</td>
<td>475 SF</td>
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</tr>
<tr>
<td>05</td>
<td>575 SF</td>
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<td>06</td>
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<td>10</td>
<td>625 SF</td>
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</tr>
<tr>
<td>11</td>
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<td>12</td>
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</tr>
<tr>
<td>13</td>
<td>1,030 SF</td>
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<tr>
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<td>18</td>
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<td>19</td>
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<td>21</td>
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</table>

PROPOSED TWO (2) STORY ADDITION OVER EXISTING ONE (1) STORY MASONRY STRUCTURE.

SECOND FLOOR PLAN

THIRD FLOOR PLAN

SCALE 1/16" = 1'-0"
ZONING CODE SUMMARY FOR 838 1/2 N. 42ND ST.

PROJECT: 838 1/2 NORTHERN STREET ZONING DISTRICT: RM-1

<table>
<thead>
<tr>
<th>Provision</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>USE REGULATIONS:</td>
<td>MULTI FAMILY</td>
<td>MULTI FAMILY - (21 UNITS)</td>
</tr>
<tr>
<td>MIN. LOT SIZE</td>
<td>1,440 SF</td>
<td>7,897 SF</td>
</tr>
<tr>
<td>MIN. LOT FRONTAGE (WIDTH)</td>
<td>16'-0&quot;</td>
<td>70'-0&quot;</td>
</tr>
<tr>
<td>MIN. OPEN AREA</td>
<td>25%</td>
<td>25.08%</td>
</tr>
<tr>
<td>BUILDING 6,182 - SANCTUARY 148 - ADDITION OPEN AREA 291+22,967=100% LOT 7,897 = 74.92% -100.00 -25.08%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MIN. FRONT YARD SETBACK</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td>MIN. SIDE YARD DEPTH</td>
<td>N/A</td>
<td>0</td>
</tr>
<tr>
<td>MIN. REAR YARD DEPTH</td>
<td>SINGLE FAMILY: 9'-0&quot;</td>
<td>5'-2&quot;</td>
</tr>
<tr>
<td>MIN. REAR AREA</td>
<td>144 SF</td>
<td>725 SF</td>
</tr>
<tr>
<td>HEIGHT REGULATIONS</td>
<td>38'-0&quot;</td>
<td>55'-0&quot;</td>
</tr>
<tr>
<td>REQUIRED BICYCLE RACKS</td>
<td>CLASS 1A 1 RACK PER 3 RESIDENTIAL UNITS</td>
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</tr>
</tbody>
</table>

NOTE: THE OWNER WISHES TO ELECT CMX3 ZONING AS THE ALLOWED EXCEPTION UNDER THE CITY COUNCIL ORDINANCE BILL NUMBER 190613-A
REVISED

PROJECT LOCATION

DESCRIPTION

DATE

OWNER

ARCHITECT

1518 Walnut Street
Suite 1300, Philadelphia PA, 19102
rolaarch@verizon.net

PROPOSED
MULTI-FAMILY DWELLING

ST. PETRI EVANGELICAL LUTHERAN CHURCH
838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

ZONING
9/08/21
REV. ZONING
9/24/21

GERMAN YAKUBOV
HAVERFORD SQUARE PROPERTIES
601 N 39TH STREET
PHILADELPHIA, PA 19104

HISTORIC SUB.
1/10/22

DRAWN BY: EE
REVIEWED BY: RR

SHEET TITLE:
LOT: -
BLOCK: -

SCALE: AS NOTED
DATE: 2022

SHEET NO.
GENERAL NOTES

MASONRY:

1. Clean all stone with “Prosoco” Heavy Duty Restoration Cleaner and water at a pressure less than 500 PSI. PHC to review and approve.
2. Clean all limestone bands, details, lintels and sills with “Prosoco” Heavy Duty Restoration Cleaner and water at a pressure less than 500 PSI. PHC to review and approve.
3. Existing limestone and text over entry door to remain.
4. All existing steps to remain unless otherwise noted as step location in conflict with new ADA Ramp. All existing steps to be repaired as needed with techniques and materials approved by PHC.

ROOF, GUTTERS, DOWNSPOUTS:

5. Existing roof to be replaced - repaired and patched as needed. Existing gutters are to be checked and repaired as required to ensure water tightness.
6. Existing downsputs are to be removed and replaced with new aluminum downsputs with half round profile in bronze duranodic color. Provide cut sheets for review and approval by the Philadelphia Historical Commission.

HVAC:

7. Dryer vents and gas exhaust vents are to be ganged together to minimize the number of roof penetrations. They are to be located as far to the back of the building as possible.

ADA RAMP:

8. Install new concrete ADA ramp, railing, and landing where indicated on the drawings. Remove existing masonry steps and existing wooden ramp. Maximum slope of ramp not to exceed 1.12. Railings are to be black painted steel with traditional handrail profile. Profile to be submitted to PHC for approval prior to fabrication.

PROPOSED ADDITION:

9. Proposed two (2) story addition on existing one (1) story portion of Church.
10. Proposed Addition is to be finished in fiber cement panels. Sample to be submitted to PHC for approval prior to installation.
11. Existing pitched roof profile to be removed in portion and remade flat for new floor levels where shown on Architectural Drawings.
12. Existing façade at Parrish Street to remain, to be repaired and repointed as needed.
13. Existing one (1) story rear portion of building [also called the Apse/Chancel] to be demolished to make way for new addition as shown on Architectural Drawings.

DOORS:

14. Door and transom to remain, to be closed permanently and sealed off on the interior as noted on plans. Exteriors are to be scraped clean and re-painted using semi-gloss exterior paint. Fill any damaged or rotted areas with “Bondo” fiberglass filler or equal.
15. New door in existing opening. Transom opening to remain, to be repaired or replaced as needed.

WINDOWS:

16. Existing windows to be repaired or replaced as required – with careful attention to maintaining or duplicating existing frames where possible. Existing decorative window features to be maintained or replaced to match. Shop drawings for all windows to be submitted by window manufacturer to P.H.C. for approval prior to manufacturing.

REVISED
REVISED

WINDOW DETAILS

TYPE A
NEW ALUMINUM WINDOW

TYPE B
NEW WINDOW

TYPE C
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.

TYPE D
NEW FIXED PANEL WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.

TYPE E
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.

TYPE F
NEW FIXED PANEL WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.

TYPE G
NEW FIXED PANEL WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.

TYPE H
NEW FIXED PANEL WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.

TYPE I
NEW FIXED PANEL WINDOW IN EXISTING OPENING.
NEW SILL & TRANSOM FRAMES TO MATCH EXISTING.
REVISED

PROPOSED MULTI-FAMILY DWELLING

ST. PETRI EVANGELICAL LUTHERAN CHURCH
838 1/2 N. 42ND ST.
PHILADELPHIA, PA 19104

PHOTOS TAKEN 7-19-21

FRONT (42ND ST.)
REVISED

WINDOWS

PHOTOS TAKEN 8-5-21
ARCHITECTURE DETAILS

PHOTOS TAKEN 7-19-21

REVISED