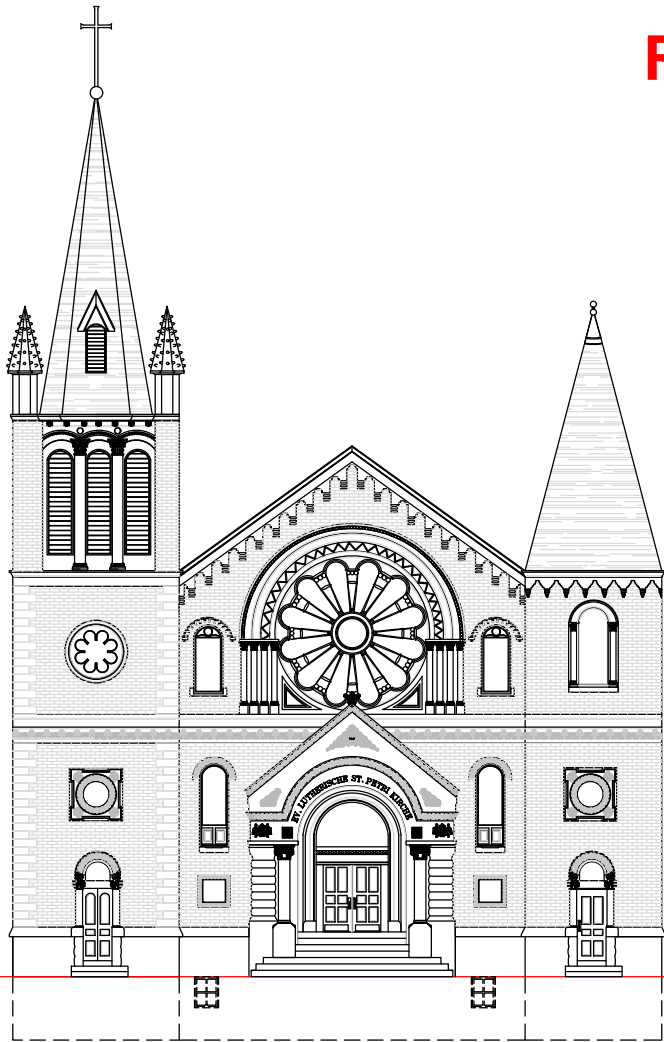
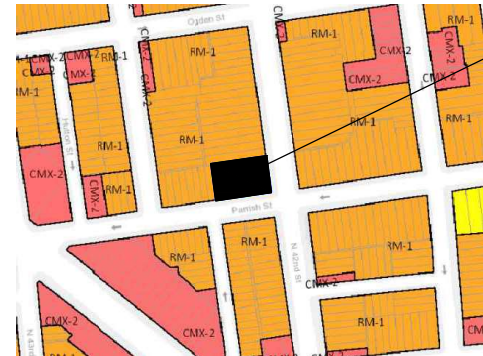


# PROPOSED RESIDENCES AT 838 1/2 N. 42ND ST., PHILADELPHIA PA

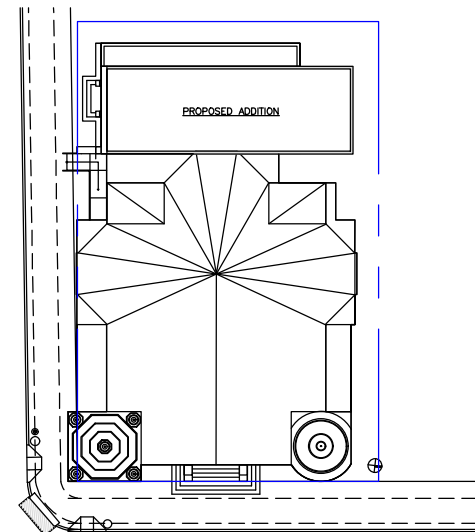
**REVISED**



**2** FRONT ELEVATION  
SCALE: NTS



**3** LOCATION PLAN  
SCALE: NO SCALE



**1** SITE PLAN  
SCALE: NTS

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OWNER

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

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB

**PROPOSED  
MULTI-FAMILY  
DWELLING**

PROJECT LOCATION

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

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

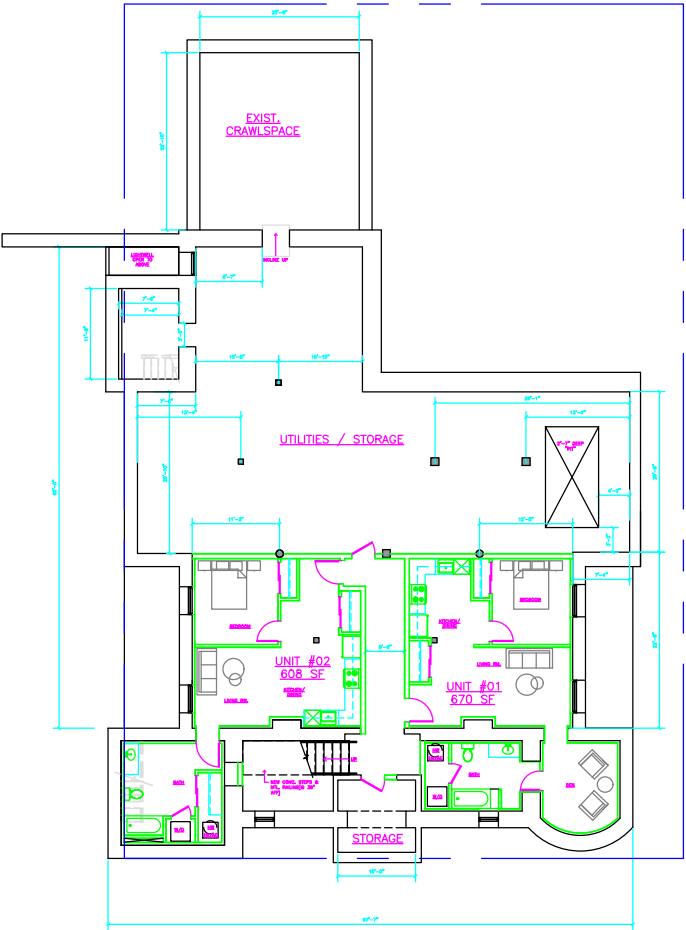
DRAWN BY: EE

REVIEWED BY: RR

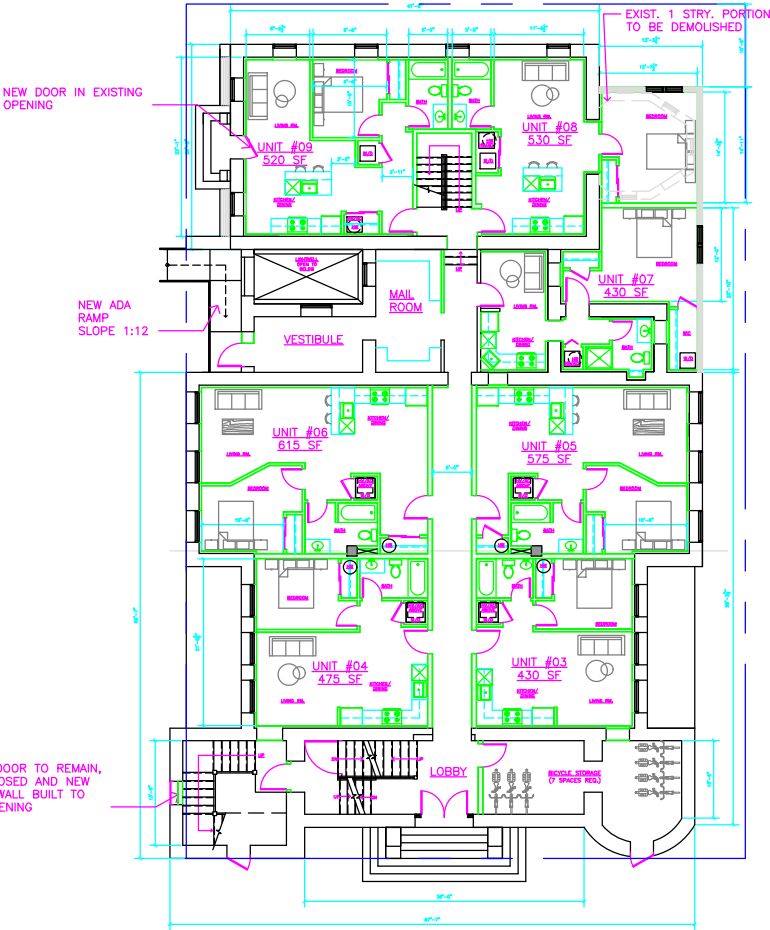
SHEET NO.

**CS**

REVISED



1 BASEMENT FLOOR PLAN  
A1 SCALE: 1/16" = 1'-0"



2 FIRST FLOOR PLAN  
A1 SCALE: 1/16" = 1'-0"

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DWELLING

PROJECT LOCATION

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PHILADELPHIA, PA 19104

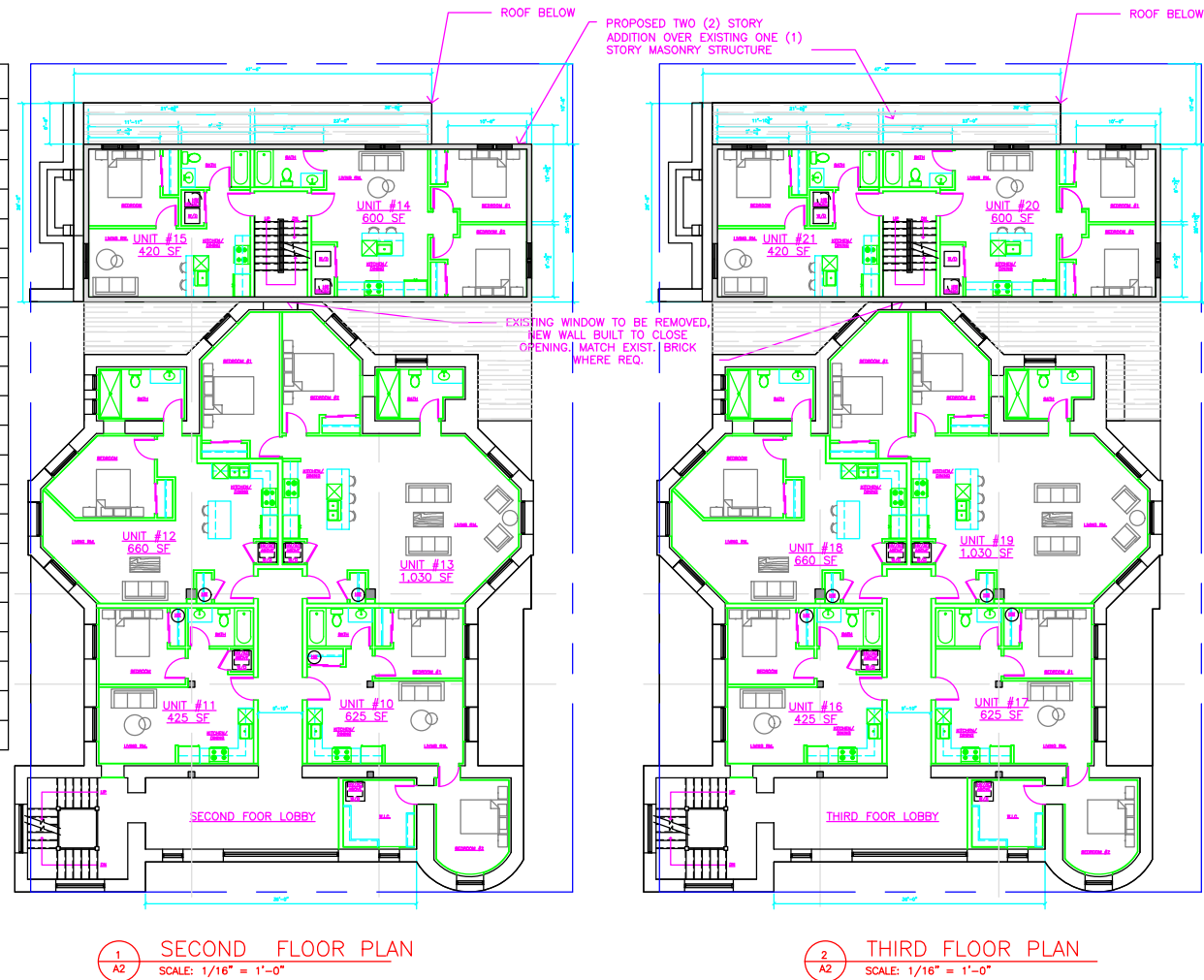
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LOT: -  
SHEET TITLE:

PROJECT NO. 00000  
SCALE: AS NOTED  
DATE: 2022  
DRAWN BY: EE  
REVIEWED BY: RR  
SHEET NO.

A1

# REVISED

UNIT SUMMARY			
UNIT #	SQ FT	BEDROOMS	NOTES
01	670 SF	1	
02	608 SF	1	
03	430 SF	1	
04	475 SF	1	
05	575 SF	1	
06	615 SF	1	
07	430 SF	1	
08	530 SF	1	
09	520 SF	1	
10	625 SF	2	
11	425 SF	1	
12	660 SF	2	
13	1,030 SF	2	
14	600 SF	2	
15	420 SF	1	
16	425 SF	1	
17	625 SF	2	
18	660 SF	1	
19	1,030 SF	2	
20	600 SF	2	
21	420 SF	1	



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SHEET TITLE:

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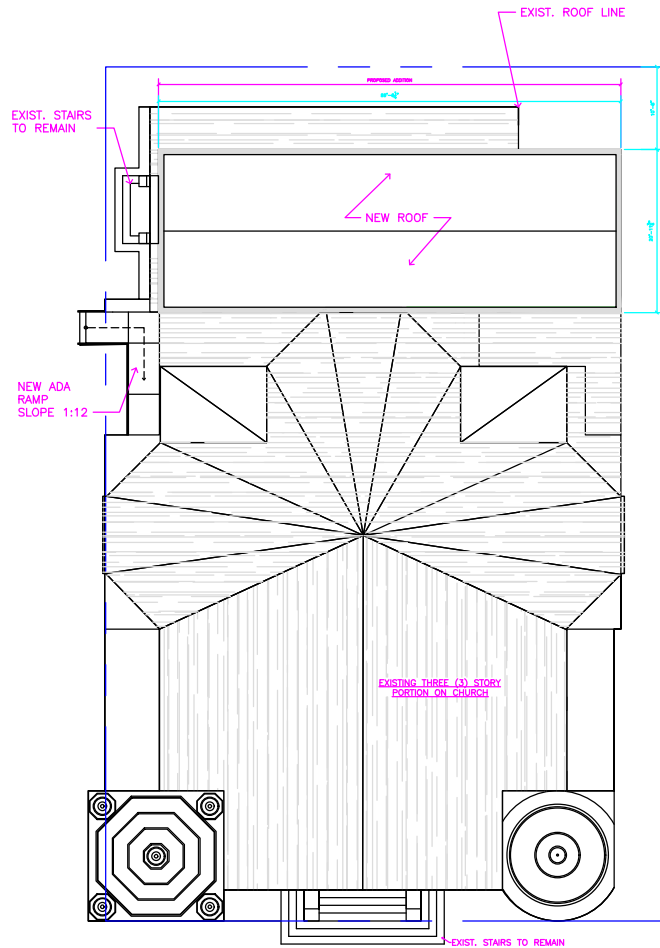
DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

A2

# REVISED



1 ROOF PLAN  
A3 SCALE: 1/16" = 1'-0"

ZONING CODE SUMMARY FOR 838 1/2 N. 42ND ST.			
PROJECT: 838 1/2 NORTH 42ND STREET		ZONING DISTRICT: RM-1	
	PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	MULTI FAMILY	NONE	MULTI FAMILY - (21 UNITS)
MIN. LOT SIZE	1,440 SF	7,697 SF	NO CHANGE
MIN. LOT FRONTAGE (WIDTH)	16'-0"	70'-0"	NO CHANGE
MIN. OPEN AREA	25%	BUILDING 6,182-SANCTUARY 148-ADDITION OPEN AREA 261=5,767X100/ LOT 7,697 = 74.92 % -100.00 =25.08%	25.08%
MIN. FRONT YARD SETBACK	N/A	0	NO CHANGE
MIN. SIDE YARD DEPTH	N/A	0	NO CHANGE
MIN. REAR YARD DEPTH	SINGLE FAMILY: 9'-0"	5'-2"	NO CHANGE
MIN. REAR AREA	144 SF	725 SF	261 SF
HEIGHT REGULATIONS	38'-0"	±56'-0'	38'-0"
REQUIRED BICYCLE RACKS	CLASS 1A 1 RACK PER 3 RESIDENTIAL UNITS	0	7 RACKS
NOTE: THE OWNER WISHES TO ELECT CMX3 ZONING AS THE ALLOWED EXCEPTION UNDER THE CITY COUNCIL ORDINANCE BILL NUMBER 190613-A			

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1/10/22	HISTORIC SUB

PROPOSED  
MULTI-FAMILY  
DWELLING

PROJECT LOCATION

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LOT: -

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SCALE: AS NOTED

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DRAWN BY: EE

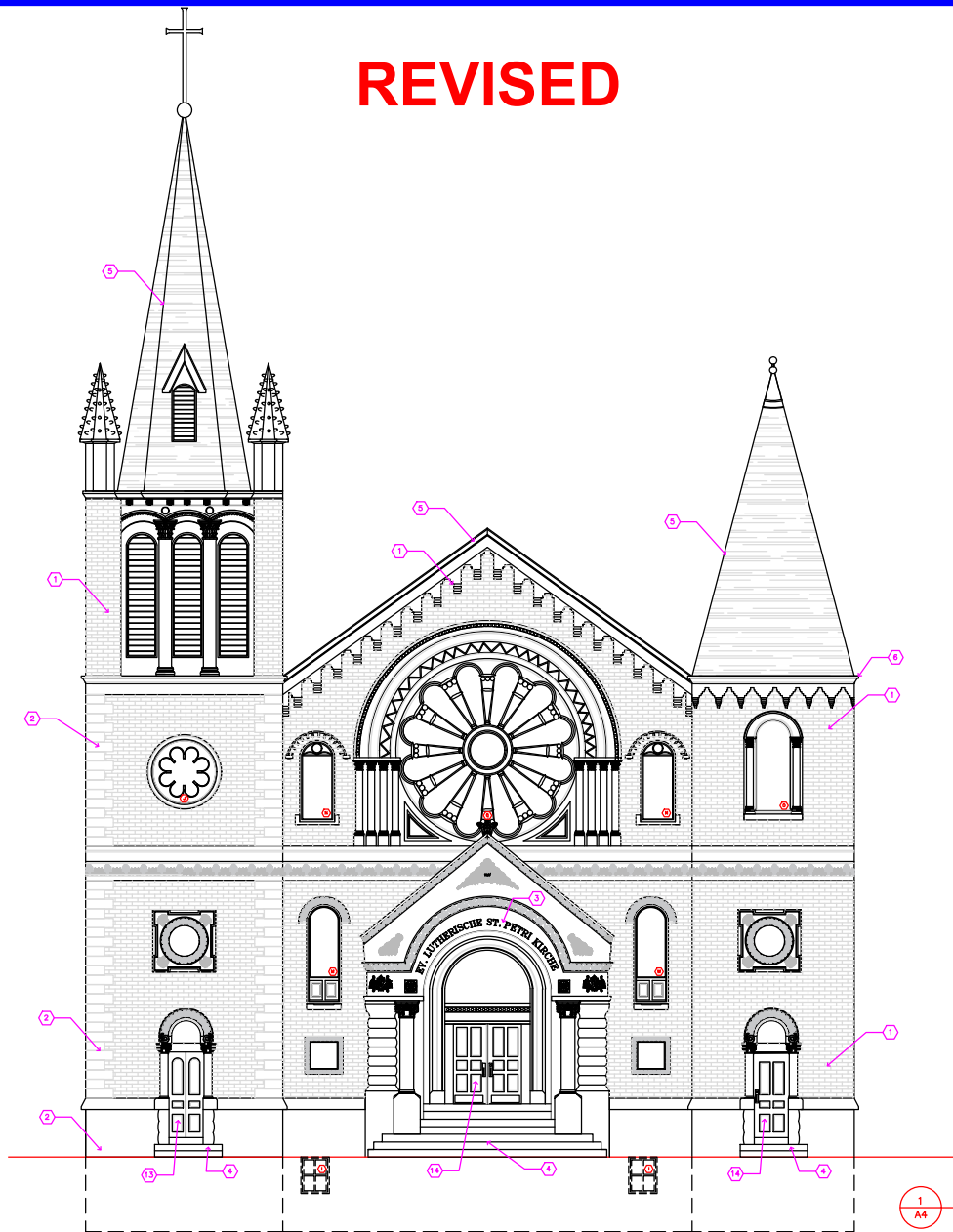
REVIEWED BY: RR

SHEET NO.

A3



REVISED



1  
A4 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

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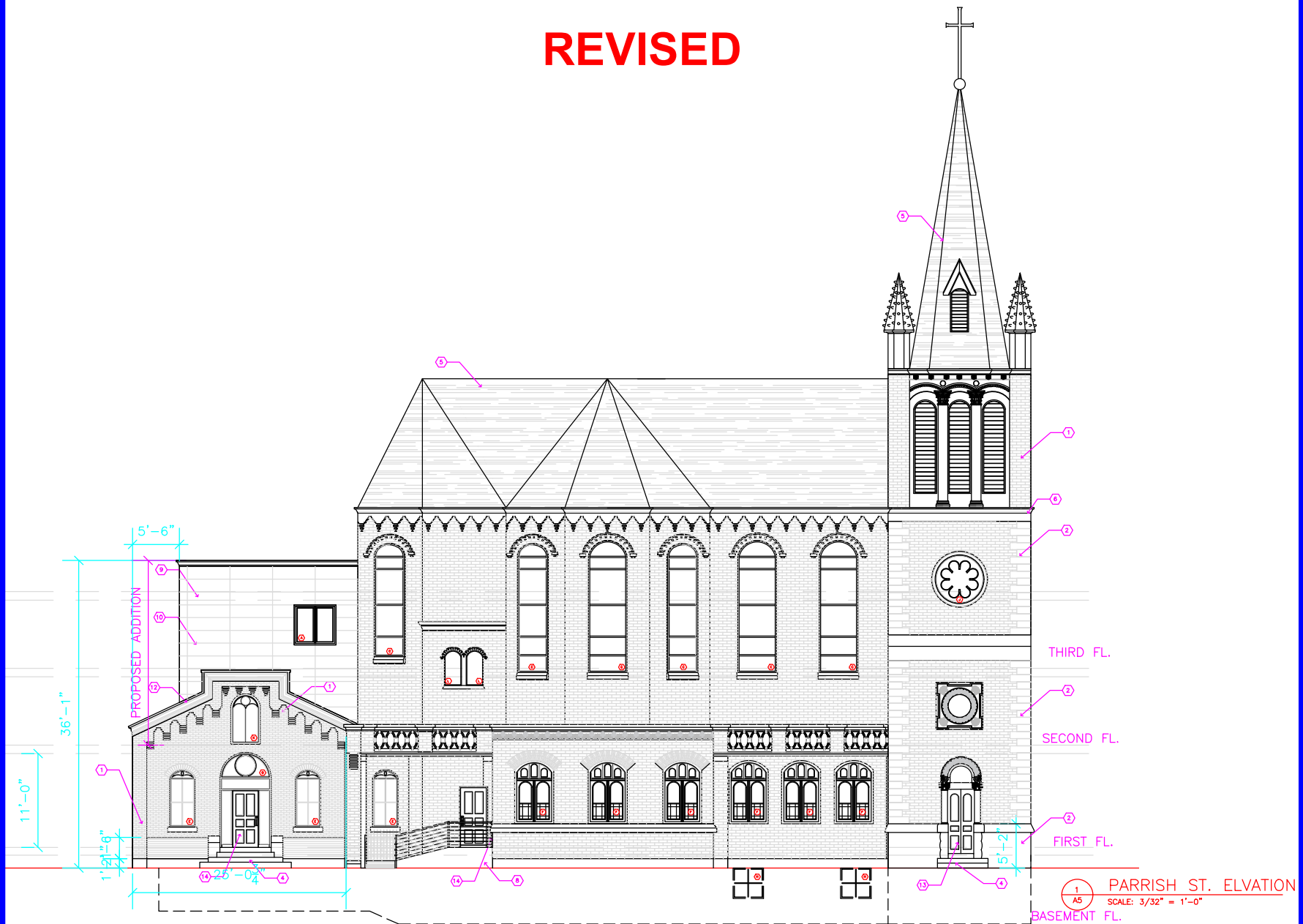
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SHEET NO.

A4

# REVISED



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**PROPOSED  
MULTI-FAMILY  
DWELLING**

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SHEET TITLE:

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REVIEWED BY: RR

SHEET NO.

**PARRISH ST. ELVATION**

SCALE: 3/32" = 1'-0"

**A5**

**REVISED**

Architectural elevation drawing of a church building. The drawing shows a main structure with a gabled roof and a prominent steeple on the right side. A "PROPOSED ADDITION" is indicated on the left side of the roof. The building is divided into several horizontal sections, with floor levels labeled on the right: "THIRD FL.", "SECOND FL.", "FIRST FL.", and "BASEMENT FL.". The drawing includes various architectural details such as windows, doors, and decorative elements. Dimensions are provided for the overall height and width of the building. The word "REVISED" is written in large red letters at the top center.

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	1/10/22	HISTORIC SUB

**PROPOSED  
MULTI-FAMILY  
DWELLING**

### PROJECT LOCATION

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

BLOCK: -

LOT: -

SHEET TITLE :

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SCALE : AS NOTED

DATE : 2022

DRAWN BY : EE

REVIEWED BY: RR

SHEET NO.

## A6

# REVISED



1  
A7 SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

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SHEET NO.

A7

## 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 downspouts are to be removed and replaced with new aluminum downspouts 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

ARCHITECT



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SEAL



OWNER

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Δ	DATE	DESCRIPTION
	9/08/21	ZONING
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	1/10/22	HISTORIC SUB.

PROPOSED  
MULTI-FAMILY  
DWELLING

PROJECT LOCATION

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

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

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DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

# A8

REVISED



1  
A9

DOOR DETAILS

SCALE: 1/4" = 1'-0"

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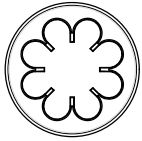
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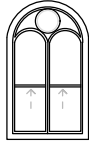
SHEET NO.

A9

REVISED



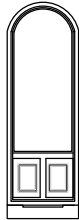
**TYPE J**  
EXISTING FIXED STAINED GLASS WINDOW TO REMAIN. REPAIRED AS NEEDED.



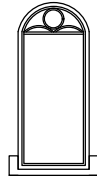
**TYPE K**  
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING. NEW SDL & FIXED TRANSOM TO MATCH EXISTING.



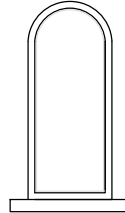
**TYPE L**  
NEW FIXED PANEL WINDOW IN EXISTING OPENING.



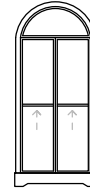
**TYPE M**  
NEW FIXED PANEL WINDOW IN EXISTING OPENING.



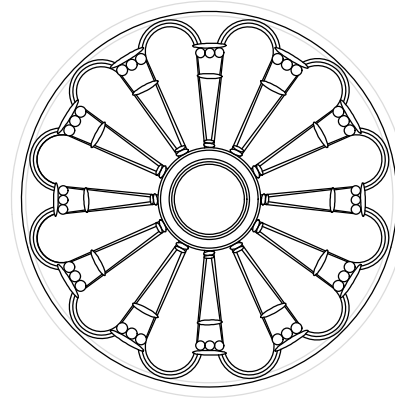
**TYPE N**  
NEW FIXED PANEL WINDOW IN EXISTING OPENING.



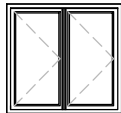
**TYPE O**  
NEW FIXED PANEL WINDOW IN EXISTING OPENING.



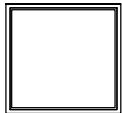
**TYPE P**  
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING W/ SDL & FIXED TRANSOM. FRAMES TO MATCH EXISTING



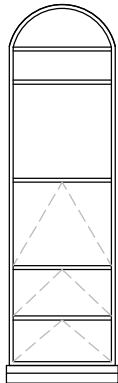
**TYPE Q**  
NEW FIXED PANEL WINDOW IN EXISTING OPENING. NEW SDL TO MATCH EXISTING.



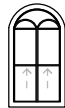
**TYPE A**  
NEW ALUM. CLAD CASEMENT WINDOW



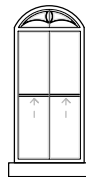
**TYPE B**  
NEW WINDOW



**TYPE C**  
NEW AWNING WINDOWS IN EXISTING OPENING W/ SDL & FIXED TRANSOM. FRAMES TO MATCH EXISTING



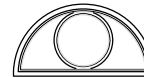
**TYPE D**  
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING W/ SDL & FIXED TRANSOM. FRAMES TO MATCH EXISTING



**TYPE E**  
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING W/ SDL & FIXED TRANSOM. FRAMES TO MATCH EXISTING



**TYPE F**  
NEW DOUBLE HUNG WINDOW IN EXISTING OPENING W/ SDL & FIXED TRANSOM. FRAMES TO MATCH EXISTING



**TYPE G**  
NEW FIXED TRANSOM WINDOW. SDL & FRAMES TO MATCH EXISTING



**TYPE H**  
NEW AWNING EGRESS WINDOW IN EXISTING OPENING. NEW SDL TO MATCH EXISTING.



**TYPE I**  
NEW AWNING EGRESS WINDOW IN EXISTING OPENING. NEW SDL TO MATCH EXISTING.

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PROPOSED  
MULTI-FAMILY  
DWELLING

PROJECT LOCATION

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838 1/2 N. 42ND ST.  
PHILADELPHIA, PA 19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

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DRAWN BY: EE

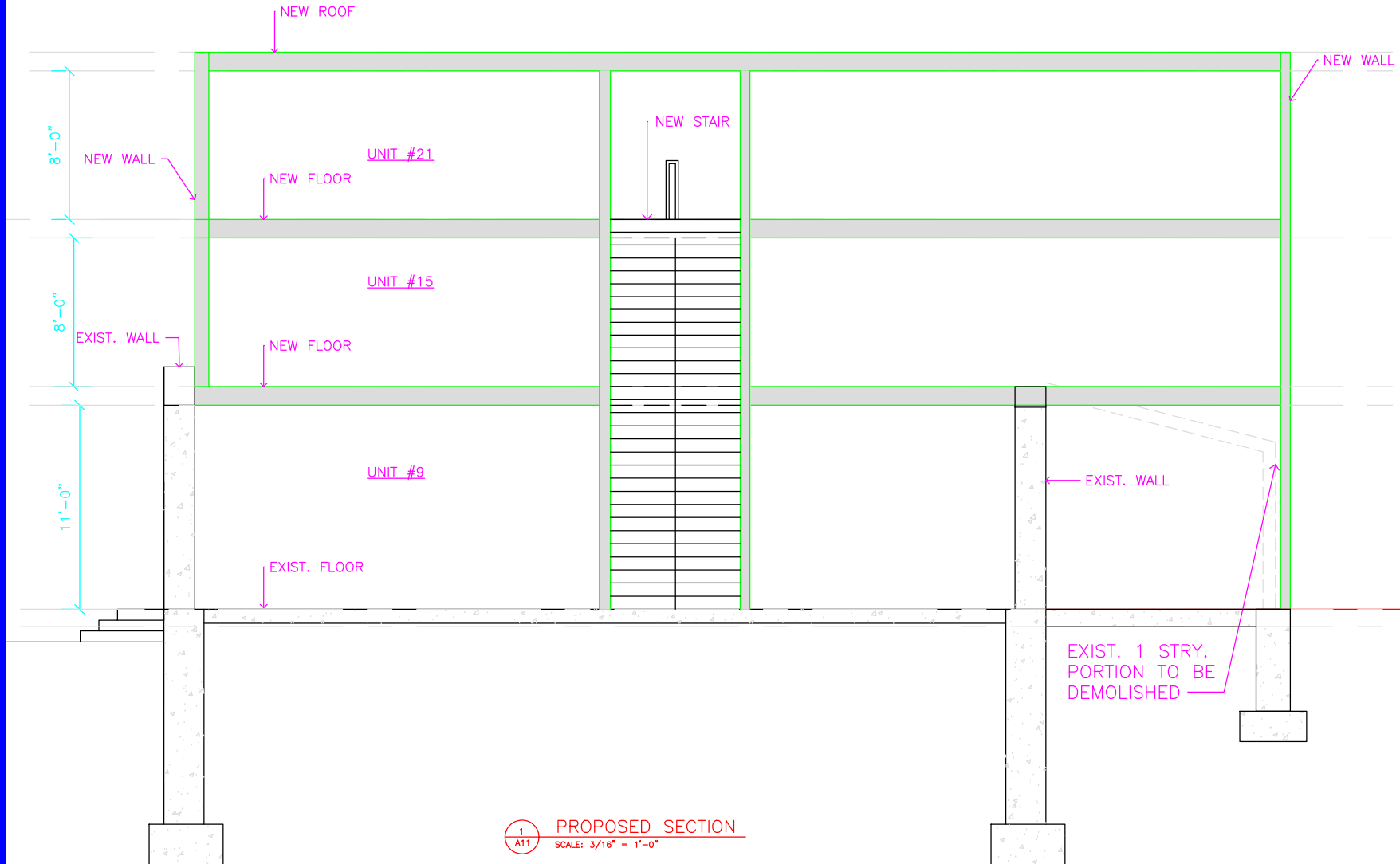
REVIEWED BY: RR

SHEET NO.

A10

1  
A10 WINDOW DETAILS  
SCALE: 3/16" = 1'-0"

# REVISED



1  
A11 PROPOSED SECTION  
SCALE: 3/16" = 1'-0"

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DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

**A11**



REVISED



FRONT (42ND ST.)

PHOTOS TAKEN 7-19-21

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PROPERTIES  
601 N 39TH STREET  
PHILADELPHIA, PA 19104

DATE	DESCRIPTION
7/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB

PROPOSED  
MULTI-FAMILY  
DWELLING

PROJECT LOCATION

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

BLOCK: -  
LOT: -  
SHEET TITLE:

PROJECT NO. 00000  
SCALE: AS NOTED  
DATE: 2022  
DRAWN BY: EE  
REVIEWED BY: RR  
SHEET NO.

A12



REVISED



PARRISH ST.

PHOTOS TAKEN 7-19-21

ARCHITECT



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architect  
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suite 1300, philadelphia  
pa. 19102  
t: 215.546.3155  
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rolaarch@verizon.net

SEAL



OWNER

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

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB

PROPOSED  
MULTI-FAMILY  
DWELLING

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BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

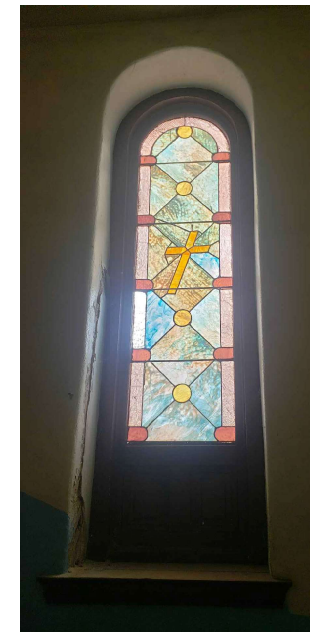
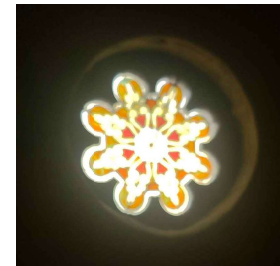
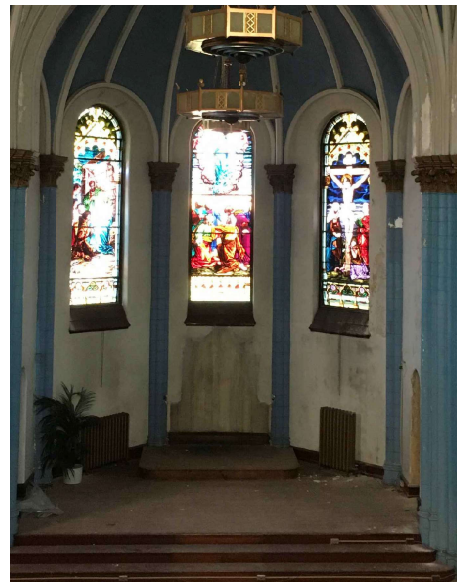
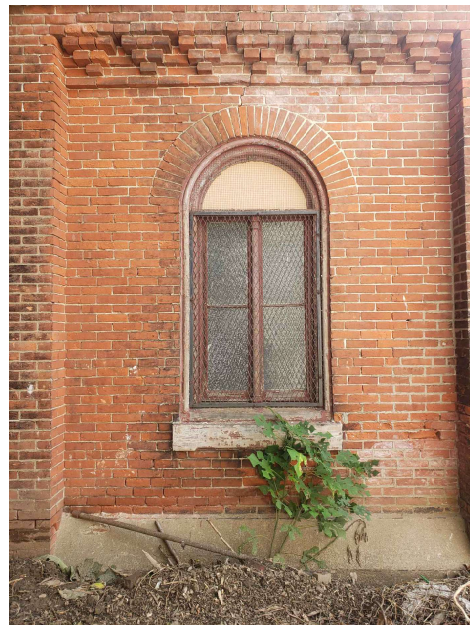
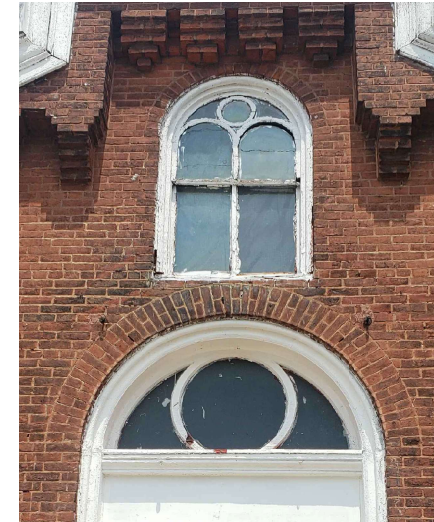
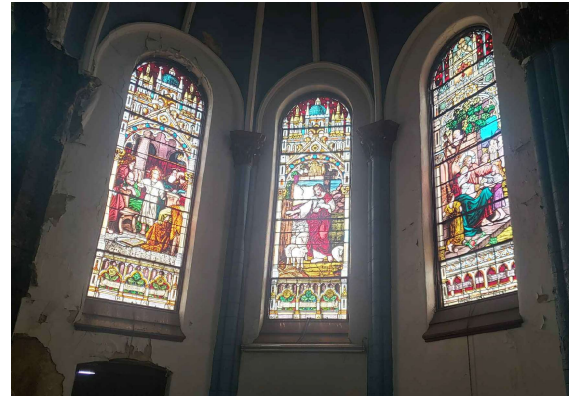
REVIEWED BY: RR

SHEET NO.

A13



# REVISED



## WINDOWS

PHOTOS TAKEN 8-5-21

ARCHITECT



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SEAL



OWNER

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

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB

PROPOSED  
MULTI-FAMILY  
DWELLING

PROJECT LOCATION

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

BLOCK: -

LOT: -

SHEET TITLE :

PROJECT NO. 00000

SCALE : AS NOTED

DATE : 2022

DRAWN BY : EE

REVIEWED BY : RR

SHEET NO.

# A14





**REVISED**

**ARCHITECTURE DETAILS**

PHOTOS TAKEN 7-19-21



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rolaarch@verizon.net



**OWNER**

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

DATE	DESCRIPTION
9/08/21	ZONING
9/24/21	REV. ZONING
1/10/22	HISTORIC SUB

**PROPOSED  
MULTI-FAMILY  
DWELLING**

**PROJECT LOCATION**

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

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2022

DRAWN BY: EE

REVIEWED BY: RR

SHEET NO.

**A15**