

CURRENT REVISED PROPOSAL



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

May 2, 2024

We've implemented some adjustments to enhance compliance. Each floor now boasts just three windows, aligning seamlessly with neighboring structures.

Please find detailed information about the balconies on the 4th and 6th floors on pages A1.1 and A1.2, along with illustration A4.1. Setbacks are as follows: 9 feet on the 4th floor and 11 feet on the 6th floor, with respective balcony dimensions of 4 feet and 2 feet.

Kindly note that the renderings serve for an estimate of scale purposes only and do not accurately represent the final product due to financial constraints.

David Lo

ZUODA HE AIA

March 11, 2024

Philadelphia Historical Commission

1315 Walnut Street, Suite 809

Philadelphia, PA 19107

Subject: Explanations for 1423 Spruce St, Philadelphia, PA, 19102 revised design proposal

Dear Members of the Philadelphia Historical Commission,

I am writing to provide background information on the proposal submitted for architectural modifications at 1423 Spruce St, Philadelphia, PA, 19102. The proposed changes aim to enhance aesthetic harmony between the new development and the surrounding neighborhood.

The proposal includes the following key design alterations:

Upper Floor Setbacks: The setbacks for the fourth to fifth floors have been designed to be 9 feet from the property line, and for the sixth to seventh floors, 11 feet from the property line. These adjustments are significant for a property with approximately 92% of its unit buildable area consisting of studio units, each with a minimum area that complies with building codes of 220 square feet per unit. These setbacks are intended to create a visually pleasing transition, mitigating the impact on the neighborhood's overall aesthetics.

Upper Floors Material Change: To further minimize the visual impact of the upper floors, we propose a change in materials. Levels 4-7 will utilize light gray color metal panels at the front and light gray stucco to match the metal panel color at the party wall. Light gray Hardie panels, designed to match the party wall color, will be used for the rear elevation, and a new dynamic pattern will be introduced for the party wall. These design changes are meant to diminish the upper portion of the building's presence visually.

We believe these modifications will foster a harmonious aesthetic relationship between the proposed building and the existing neighborhood, respectively contributing positively to the area's architectural character.

We trust that these adjustments align with the values and guidelines set forth by the Philadelphia Historical Commission. We appreciate your careful consideration of this proposal and are available for any additional information or clarification you may require. Please do not hesitate to contact us at davidoffice@gmail.com or phone number 267-281-9931.

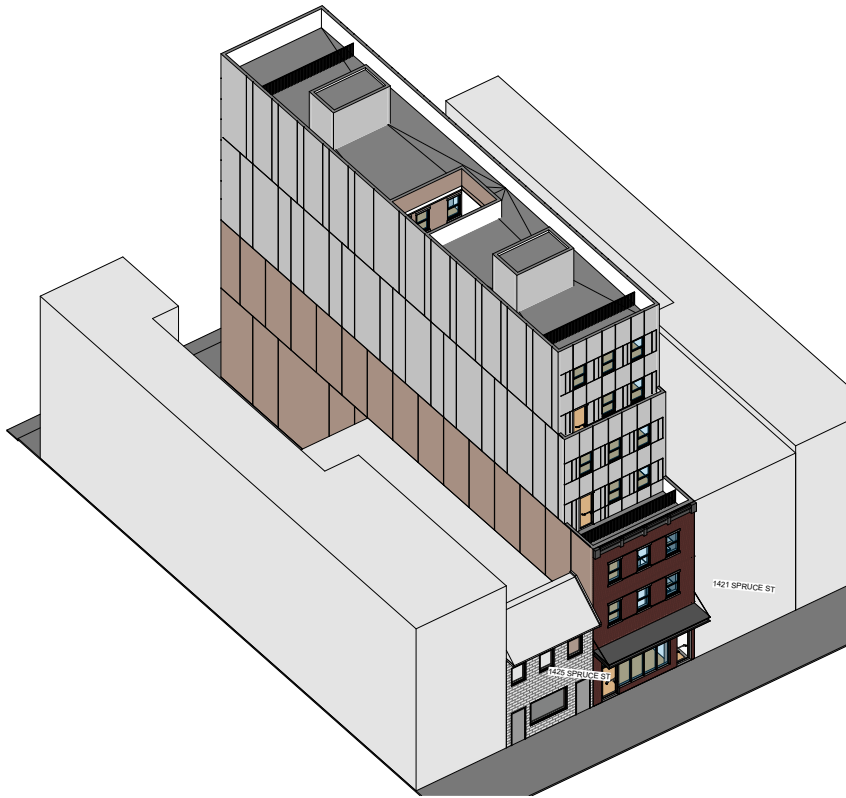
Thank you for your time and consideration.

Sincerely,

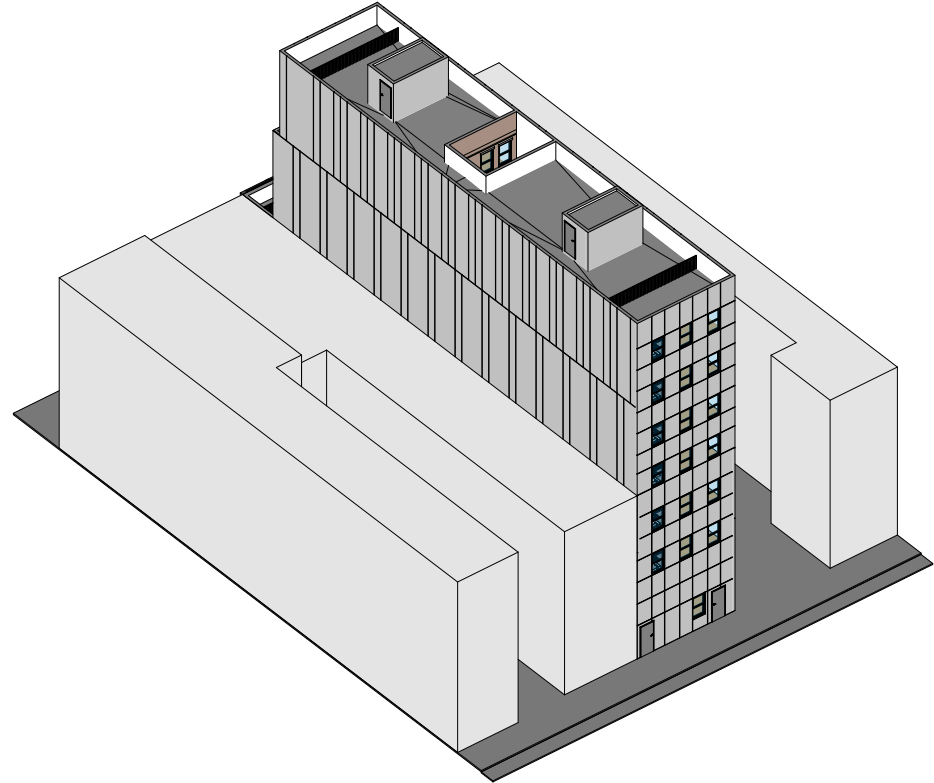
Zuoda He.

Project Architect

1423 Spruce St, Philadelphia, PA, 19102



① 3D - SW



② 3D - NE

PROJECT TITLE
1423 SPRUCE ST, PHILADELPHIA, PA, 19102

OWNER: DAVID LO

HETA

HETA DESIGNS LLC
1726 S 13TH ST, PHILADELPHIA, PA, 19148
TEL: 856-759-2299
EMAIL: CONTACT@HETADESIGNS.COM

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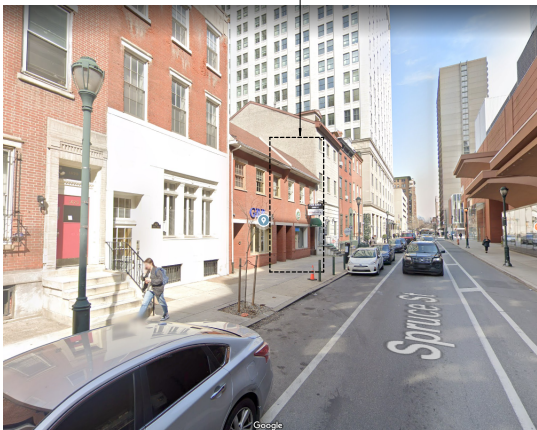
NO.	DATE	DESCRIPTION

COVER SHEET

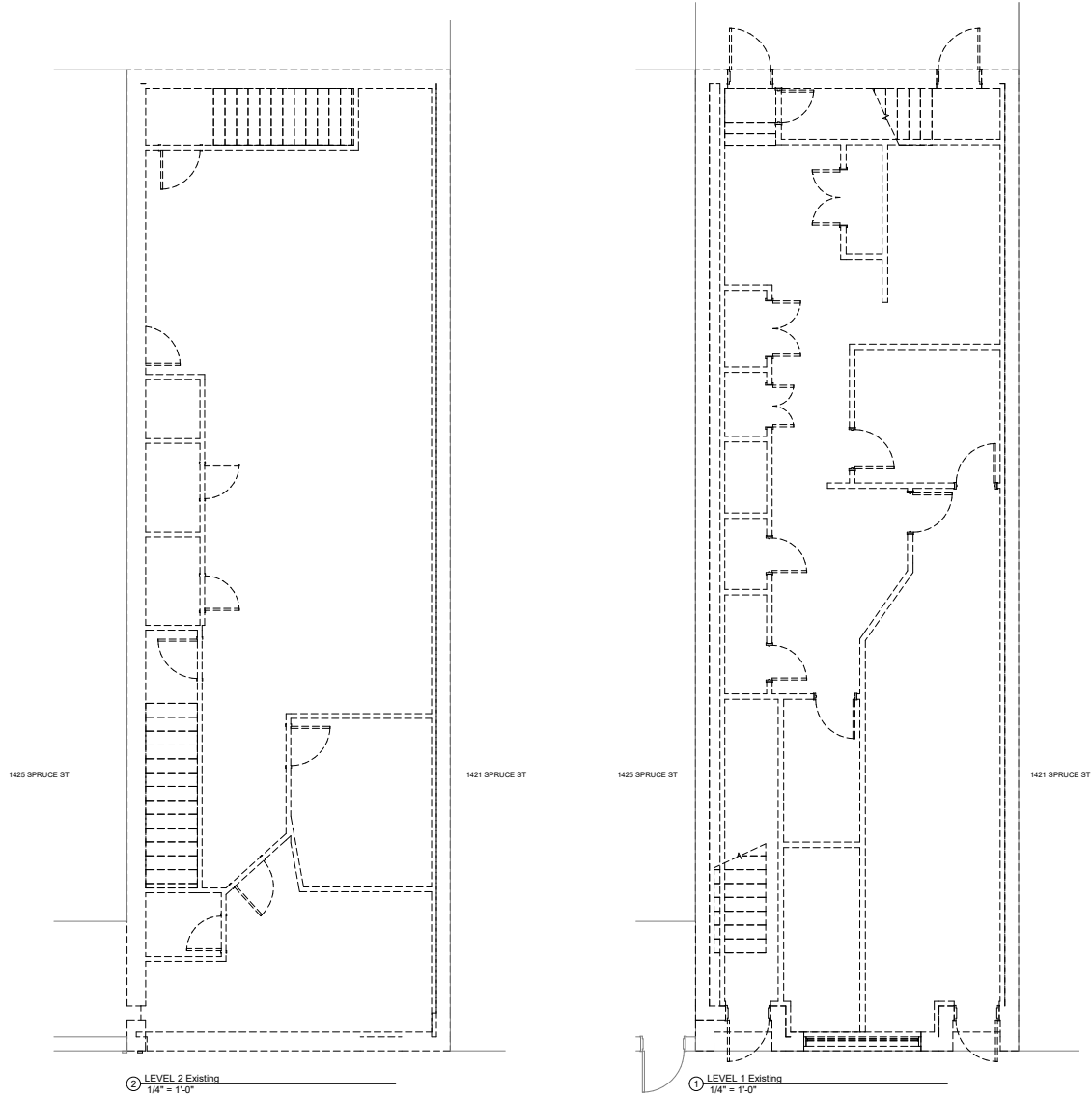
Project Number	#0082
Date	Sept 2nd 2023
Drawn By	ZH
Checked By	ZH

A0.1

Scale



1432 SPRUCE ST - STREET VIEW
3/16" = 1'-0"



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OWNER: DAVID LO

HETA

HETA DESIGNS LLC
1726 S 13TH ST, PHILADELPHIA, PA, 19146
TEL: 856.759-2299
EMAIL: CONTACT@HETADESIGNS.COM

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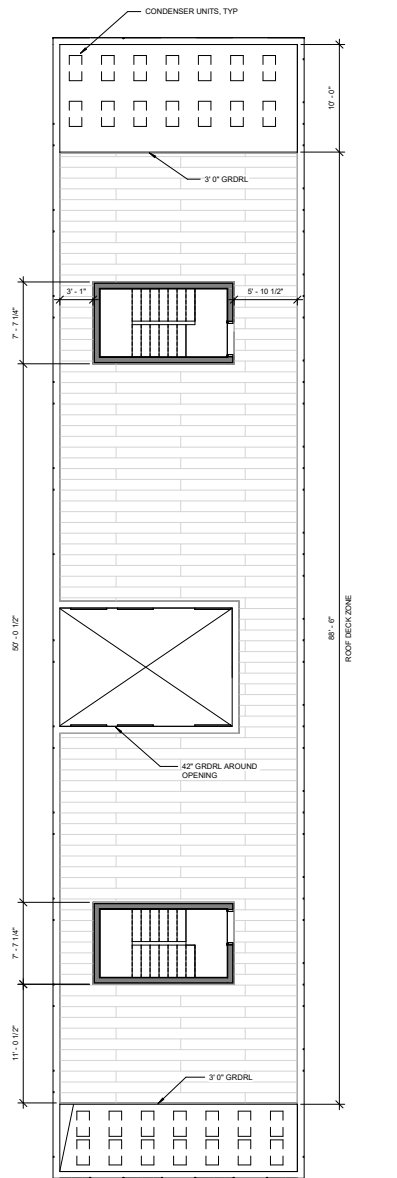
NO.	DATE	DESCRIPTION
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EXISTING & DEMOLITION PLAN

Project Number	#0082
Date	Sept 2nd 2023
Drawn By	Author
Checked By	Checker

A0.2

Scale As indicated

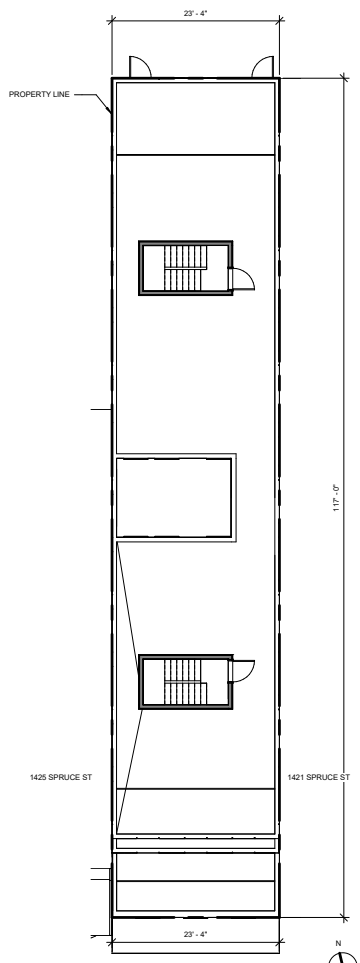


① ROOF PLAN
3/16" = 1'-0"

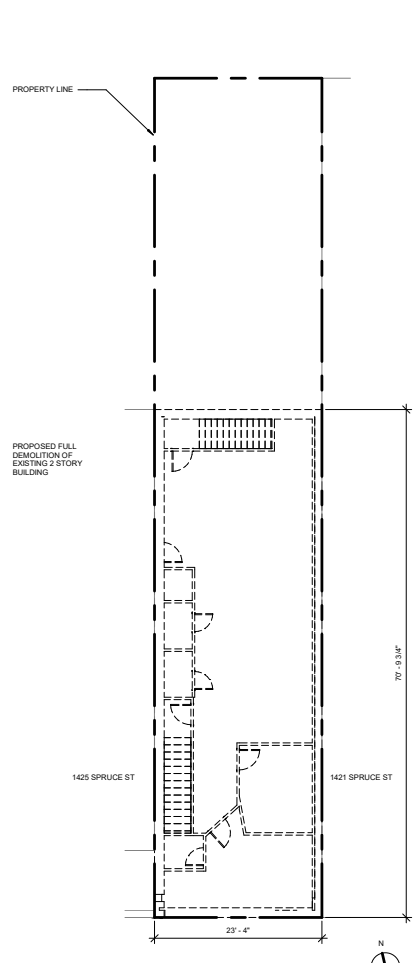
SITE STATISTICS

	PROPOSED	ALLOWED
ZONING	CMX-5	
LOT AREA	2745 SQ FT	
OCCUPIED AREA	2745 SQ FT (100%)	(100%)
REAR YARD	0' 0"	0' 0"
FAR	7	
NUMBER OF UNITS	24 RESIDENTIAL UNITS + 1 COMMERCIAL SPACE	
ON SITE PARKING	0 (OWNER WILL LEASE REQUIRED NUMBER OF PARKING LOTS FOR FUTURE TENANTS ON A NON-ABUTTING LOT THAT IS WITHIN 1,200 FT OF THE PROPERTY).	MIN 8 PARKING LOT

② SITE NOTE
1/4" = 1'-0"



② SITE PLAN - PROPOSED
1/8" = 1'-0"



③ SITE PLAN - EXISTING
1/8" = 1'-0"

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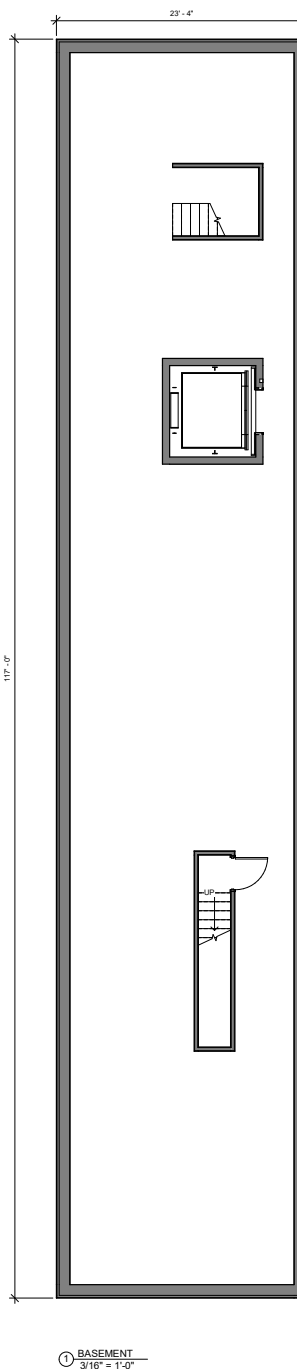
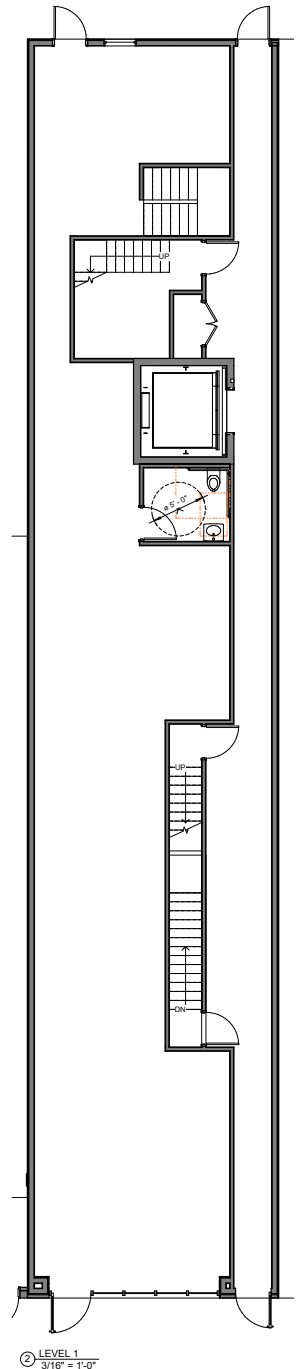
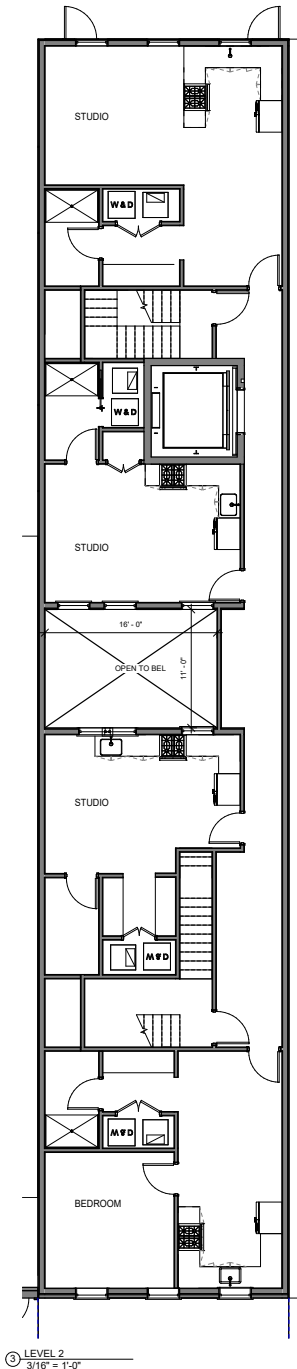
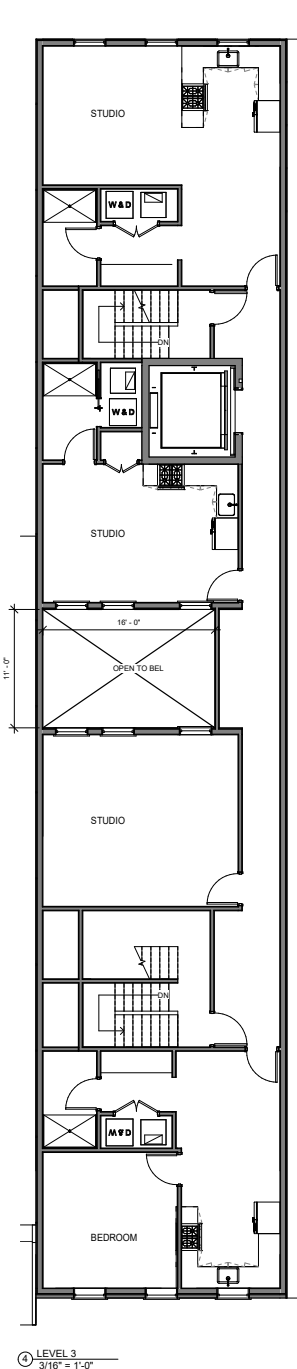
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SITE PLAN

Project Number	#0082
Date	Sept 2nd 2023
Drawn By	ZH
Checked By	ZH

A1.0

Scale As indicated



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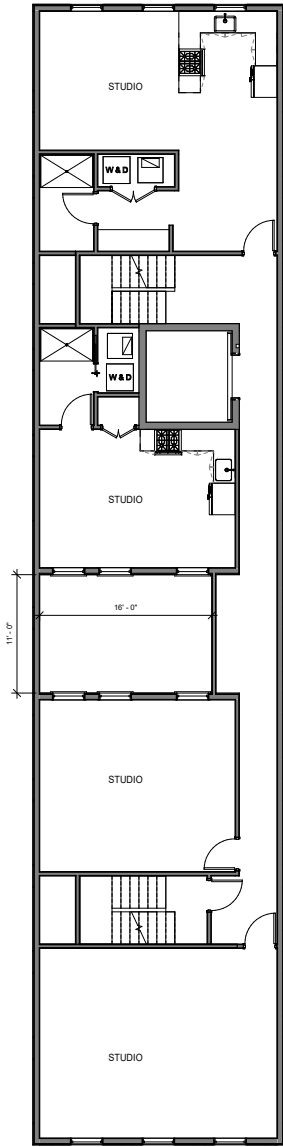
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OVERALL - FLOOR PLAN

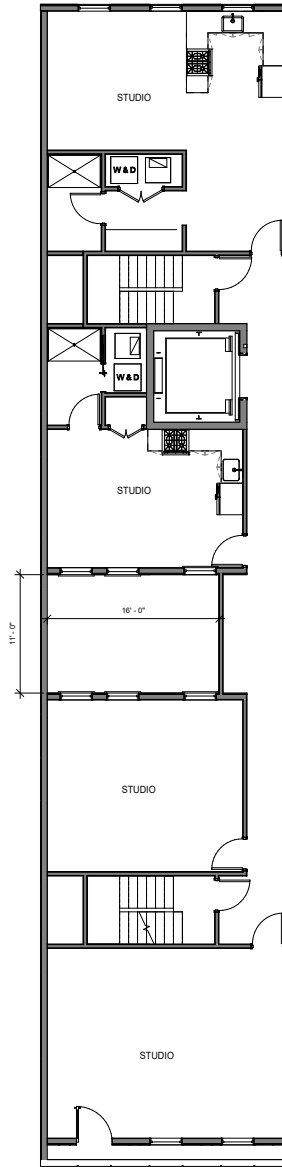
Project Number	#0082
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Checked By	Checker

A1.1

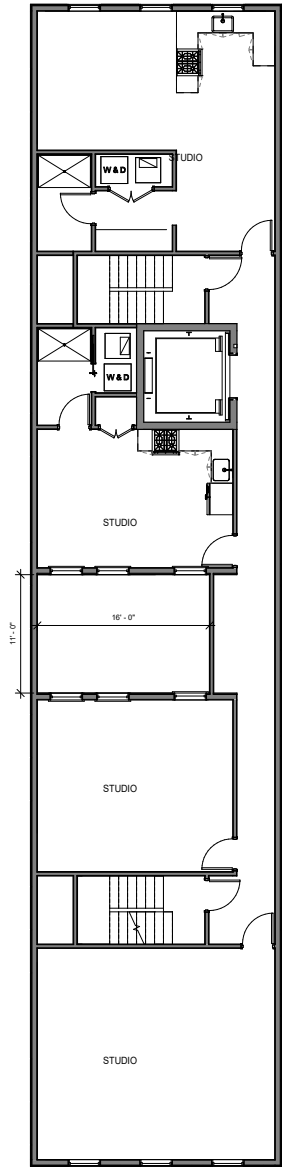
Scale 3/16" = 1'-0"



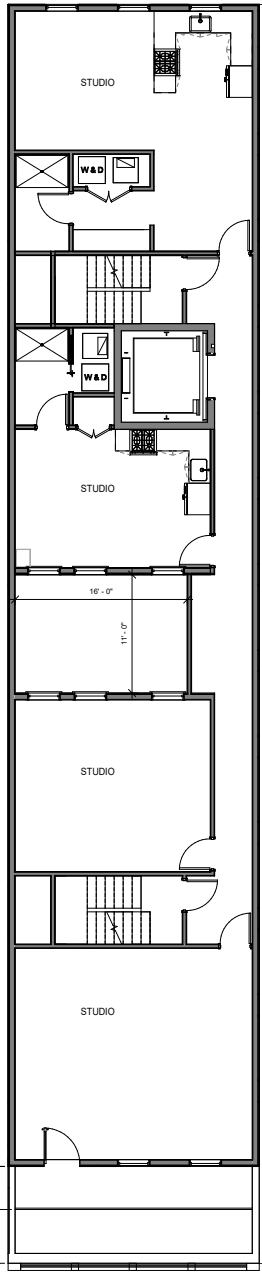
④ NEW Level 7
3/16" = 1'-0"



③ NEW Level 6
3/16" = 1'-0"



② NEW Level 5
3/16" = 1'-0"



① NEW Level 4
3/16" = 1'-0"

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OVERALL - FLOOR PLAN

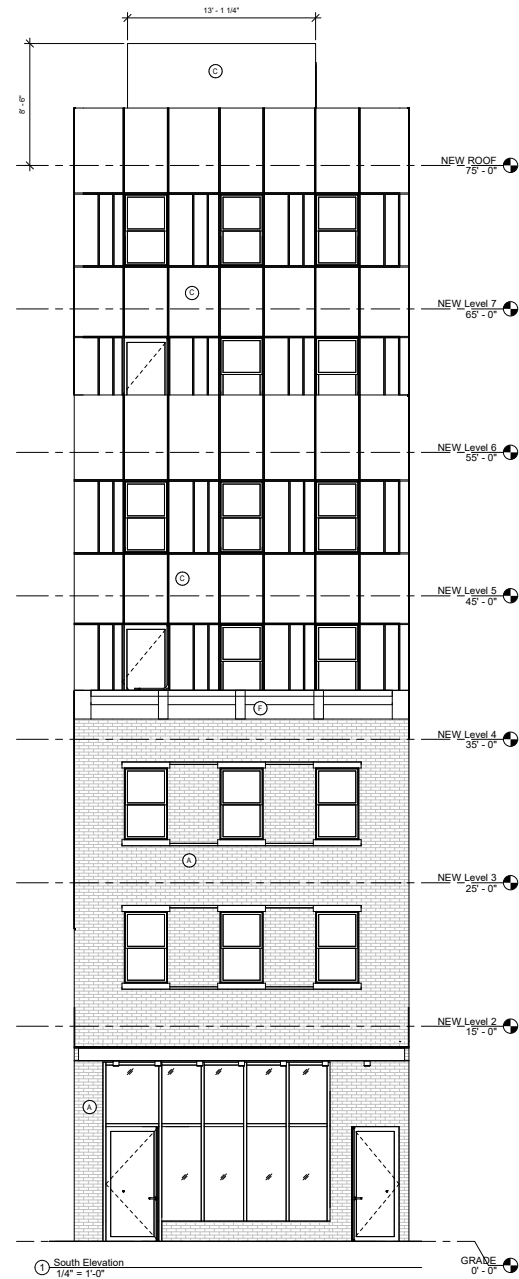
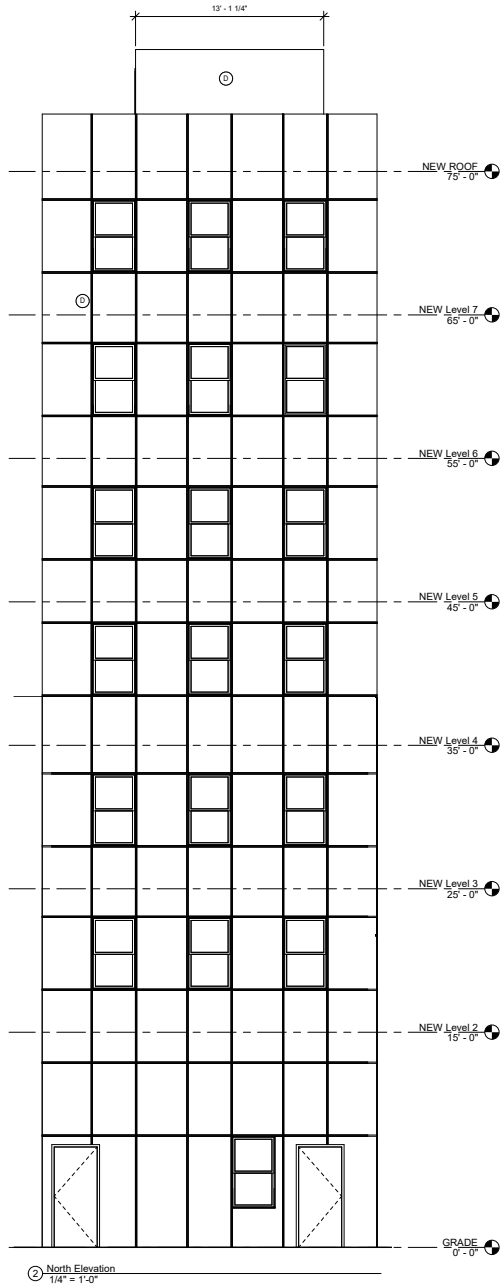
Project Number #0082
Date Sept 2nd 2023
Drawn By Author
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A1.2

Scale 3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE
 NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

①	BRICK, BELDEN OR EQ. Red Clear Coarse Vetur
HORIZONTAL RUNNING BOND, MODULAR 7 5/8"	
	
②	STUCCO, MATCH BRICK COLOR
	
③	METAL PANEL SIDING, METAL SALES OR EQ. CHARCOAL
	
④	CEMENT BOARD, CHARCOAL
	
⑤	STUCCO, MATCH GREY METAL SIDING COLOR
	
⑥	METAL SIDING, METAL SALES OR EQ. CHARCOAL
	



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OWNER: DAVID LO

HETA

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 1726 S 13TH ST., PHILADELPHIA, PA. 19148
 TEL: 856-759-2299
 EMAIL: CONTACT@HETADESIGNS.COM

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BUILDING ELEVATION

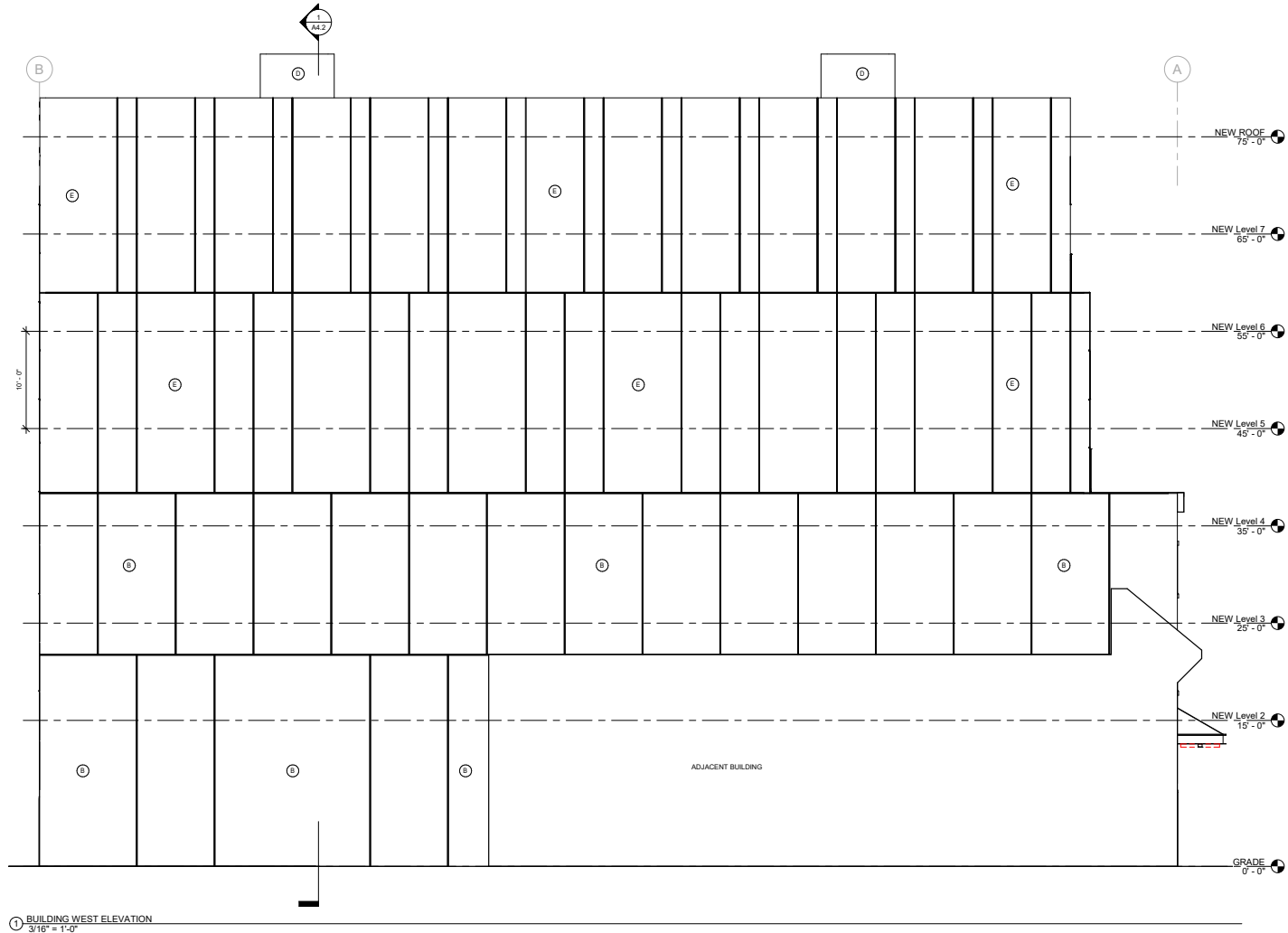
Project Number	#0082
Date	Sept 2nd 2023
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A3.1

Scale 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE
NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

<p>Ⓐ BRICK, BELDEN OR EQ. Red Clear Coarse Vellour</p> <p>HORIZONTAL RUNNING BOND, MODULAR 7 5/8"</p> 
<p>Ⓑ STUCCO, MATCH BRICK COLOR</p> 
<p>Ⓒ METAL PANEL SIDING, METAL SALES OR EQ. CHARCOAL</p> 
<p>Ⓓ CEMENT BOARD, CHARCOAL</p> 
<p>Ⓔ STUCCO, MATCH GREY METAL SIDING COLOR</p> 
<p>Ⓕ METAL SIDING, METAL SALES OR EQ. CHARCOAL</p> 



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

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HETA

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1726 S 13TH ST., PHILADELPHIA, PA. 19148
TEL: 856.759-2299 EMAIL: CONTACT@HETADESIGNS.COM

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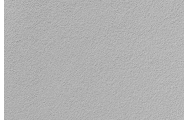

BUILDING ELEVATION

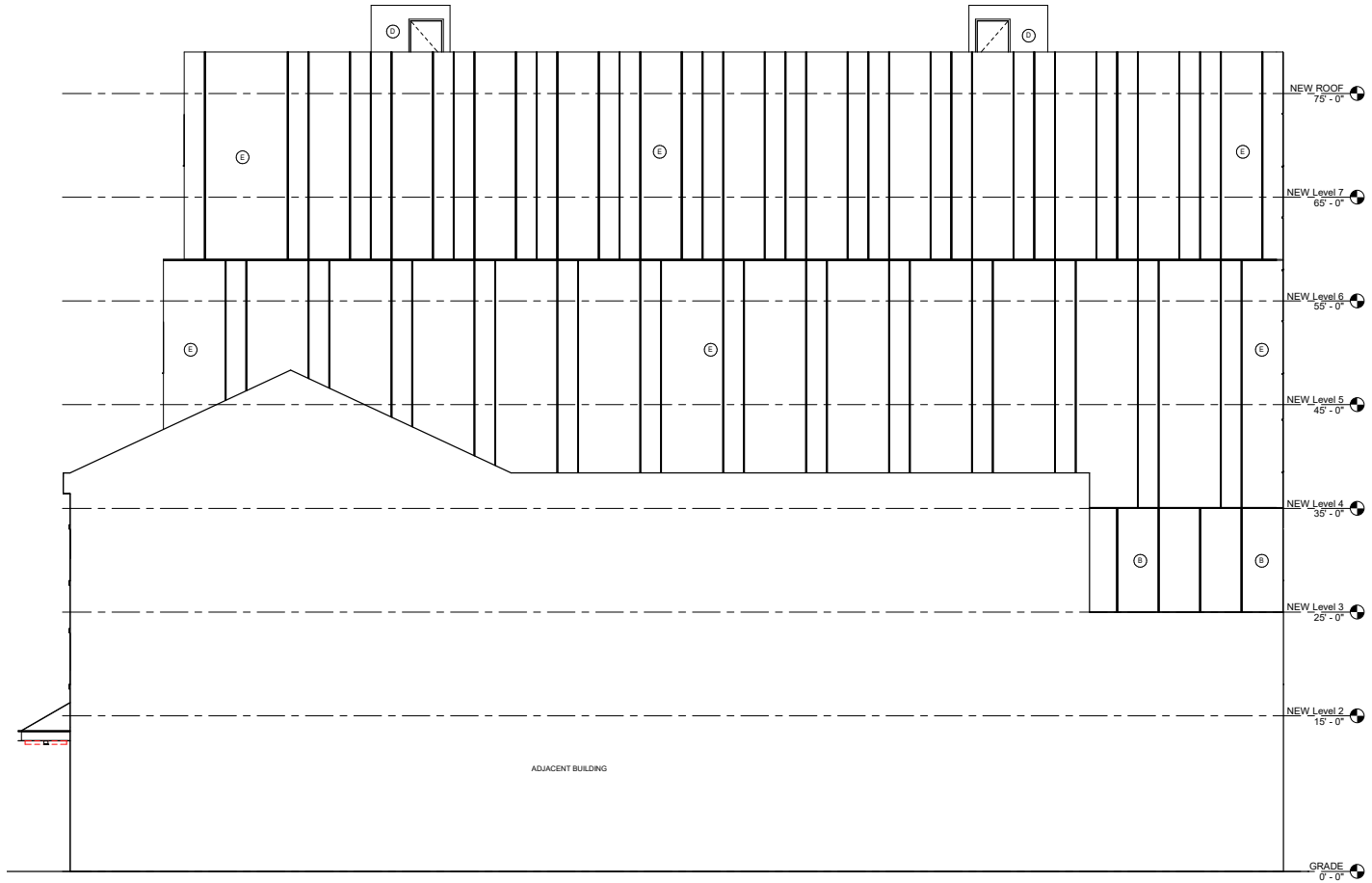
Project Number	#0082
Date	Sept 2nd 2023
Drawn By	Author
Checked By	Checker

A3.2

Scale As indicated

EXTERIOR FINISH SCHEDULE
 NOTE: PROVIDE SAMPLE OF EXTERIOR MATERIALS FOR APPROVAL BY OWNER & ARCHITECT

<p>Ⓐ BRICK, BELDEN OR EQ Red Clear Coarse Vetur</p> <p>HORIZONTAL RUNNING BOND, MODULAR 7 5/8"</p> 
<p>ⓓ STUCCO, MATCH BRICK COLOR</p> 
<p>Ⓒ METAL PANEL SIDING, METAL SALES OR EQ: CHARCOAL</p> 
<p>Ⓒ CEMENT BOARD, CHARCOAL</p> 
<p>Ⓔ STUCCO, MATCH GREY METAL SIDING COLOR</p> 
<p>Ⓒ METAL SIDING, METAL SALES OR EQ, CHARCOAL</p> 



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

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HETA

HETA DESIGNS LLC
 1726 S 13TH ST, PHILADELPHIA, PA, 19148
 TEL: 856-759-2299
 EMAIL: CONTACT@HETADESIGNS.COM

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BUILDING ELEVATION

Project Number #0082
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 Checked By zh

A3.3

Scale As indicated



1 NS Section 1
3/16" = 1'-0"

PROJECT TITLE
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1726 S 13TH ST, PHILADELPHIA, PA, 19148
TEL: 856-759-2299
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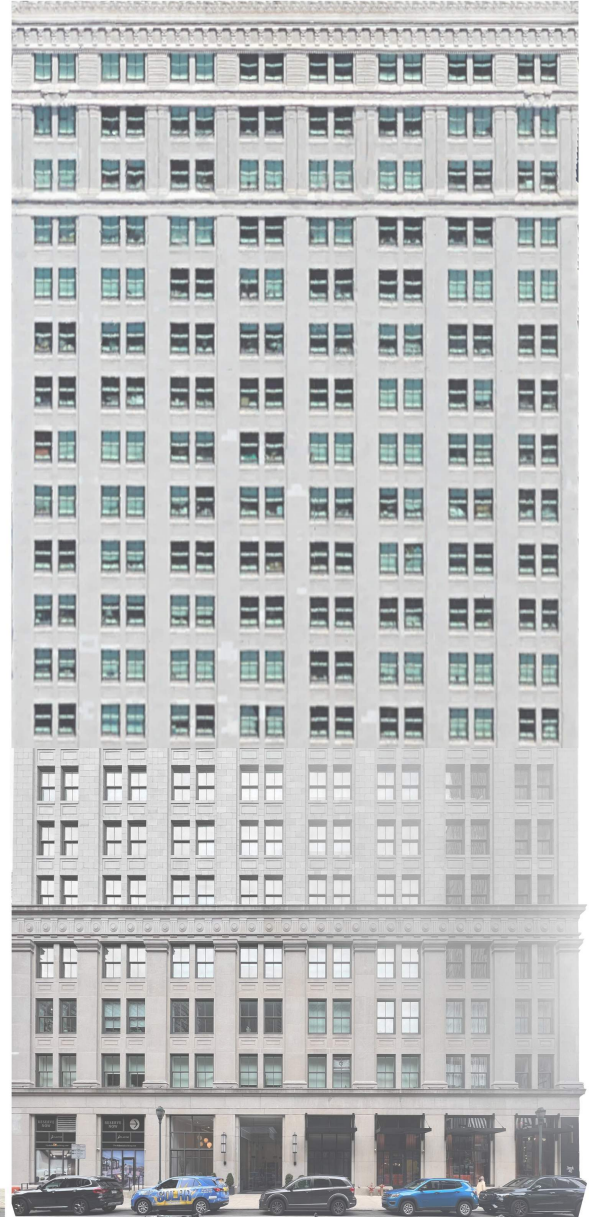
NO.	DATE	DESCRIPTION

BUILDING SECTION

Project Number	#0082
Date	Sept 2nd 2023
Drawn By	zh
Checked By	zh

A4.1

Scale 3/16" = 1'-0"



PROJECT TITLE
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TEL: 856.759-2299
EMAIL: CONTACT@HETADESIGNS.COM

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BUILDING ELEVATION

Project Number #0082
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Drawn By ZH
Checked By ZH

A3.0

Scale



PROJECT TITLE
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1726 S 13TH ST, PHILADELPHIA, PA, 19148,
TEL: 855-759-2299
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RENDERING

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Date Sept 2nd 2023
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A0.3

Scale

262 S 16 Street - 7 stories building plan near 1423 Spruce St.





