REVISED







IMAGE 2: LOOKING SOUTHWEST FROM THE INTERSECTION AT POPLAR ST & N 17TH ST



IMAGE 3: LOOKING SOUTHWEST FROM THE INTERSECTION AT POPLAR ST & N 17TH ST



IMAGE 4: LOOKING ACROSS FROM N 17TH ST

1632 POPLAR ST
PHILADELPHIA HISTORICAL COMMISSION REVIEW

PROJECT ADDRESS: 1632 POPLAR ST, PHILADELPHIA, PA 19130

PROJECT SCOPE: 1-STORY ADDITION ATOP AN EXISTING 3-STORY BUILDING, TO CREATE A 4-STORY BUILDING, INTERIOR ALTERATION TO THE EXISTING PORTION.

LOT INFO

LOT SIZE: 6,612 sf EXISTING USE: ASSEMBLY

PROPOSED USE: MULTI-FAMILY

DIMENSIONAL STANDARDS: CMX-2.5

EXISTING MAX OCCUPIED AREA: MIN SIDE YARD WIDTH: MIN REAR YARD DEPTH: MAX HEIGHT: 92.7%

5' IF USED 9' OR 10% LOT DEPTH 55' 55'-0"

UNIT COUNT

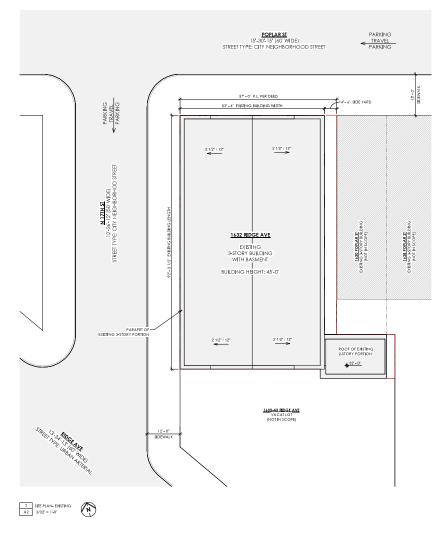
1F- 5 UNITS: (2)2B-2B (3)1B/STUDIO 2F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 3F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 4F- 5 UNITS: (3)2B-2B (2)1B/STUDIO

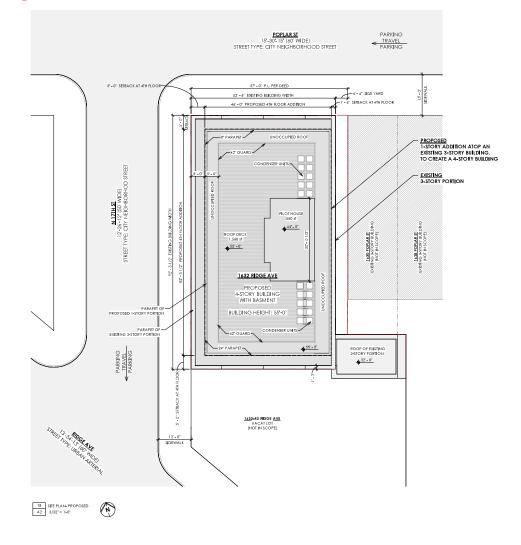
TOTAL: (20) UNITS





REVISED





1632 POPLAR ST

PHILADELPHIA HISTORICAL COMMISSION REVIEW

PROJECT ADDRESS: 1632 POPLAR ST, PHILADELPHIA, PA 19130

PROJECT SCOPE: 1-STORY ADDITION ATOP AN EXISTING 3-STORY BUILDING, TO CREATE A 4-STORY BUILDING. INTERIOR ALTERATION TO THE EXISTING PORTION. LOT INFO

LOT SIZE: 6,612 sf EXISTING USE: ASSEMBLY PROPOSED USE: MULTI-FAMILY

MAX OCCUPIED AREA: MIN SIDE YARD WIDTH: MIN REAR YARD DEPTH: MAX HEIGHT:

DIMENSIONAL STANDARDS: CMX-2.5 REQUIRED/ ALLOWED EXISTING PROPOSED 92,7% 5' IF USED 9' OR 10% LOT DEPTH 55' 4-6" 0-0" 55'-0"

UNIT COUNT

1F- 5 UNITS: (2)2B-2B (3)1B/STUDIO 2F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 3F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 4F- 5 UNITS: (3)2B-2B (2)1B/STUDIO

TOTAL: (20) UNITS





REVISED -MATERIALITY AT ADDITION: - CHARCOAL COLORED METAL SIDINGS - ALUMINUM CLAD WINDOWS WITH BLACK FRAME - METAL GUARDRAIL AT ROOF DECK - ROOF: - REMOVE EXISTING GABLE ROOF CORNICE & GABLE: -PRESERVE EXISTING GABLE & CORNICE -WINDOW AT 3 RD FLOOR: - REMOVE EXISTING VINYL WINDOWS - DISMANTLE IN-FILL BRICK FOR NEW WINDOWS FACADE TREATMENT: BRICK - RESTORE BRICKS TO ITS ORIGINAL COLOR - FACADE TREATMENT: BRICK - GENTLE-WASH TO REMOVE FADED PAINT AND STAIN -WINDOWS AT 2ND FLOOR: - REMOVE EXISTING VINYL WINDOWS -WINDOW & DOOR AT 1ST FLOOR: - REMOVE EXISTING DOOR & TRANSOM WINDOW - DISMANTLE IN-FILL BRICK FOR NEW WINDOWS - FACADE TREATMENT: STONE VENEER - REMOVE EXISTING STONE VENEER TO EXPOSE UNDERLYING BRICK WINDOW & DOOR TREATMENT: - REPLACE EXISTING WINDOWS WITH NEW ALUMINUM CLAD WINDOWS 1 EXISTING 3D VIEW

1632 POPLAR ST PHILADELPHIA HISTORICAL COMMISSION REVIEW

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PROJECT ADDRESS: 1632 POPLAR ST, PHILADELPHIA, PA 19130

PROJECT SCOPE: 1-STORY ADDITION ATOP AN EXISTING 3-STORY
BUILDING, TO CREATE A 4-STORY BUILDING,
INTERIOR ALTERATION TO THE EXISTING PORTION.

LOT INFO

LOT SIZE: 6,612 sf

EXISTING USE: ASSEMBLY

PROPOSED USE: MULTI-FAMILY

DIMENSIONAL STANDARDS: CMX-2.5

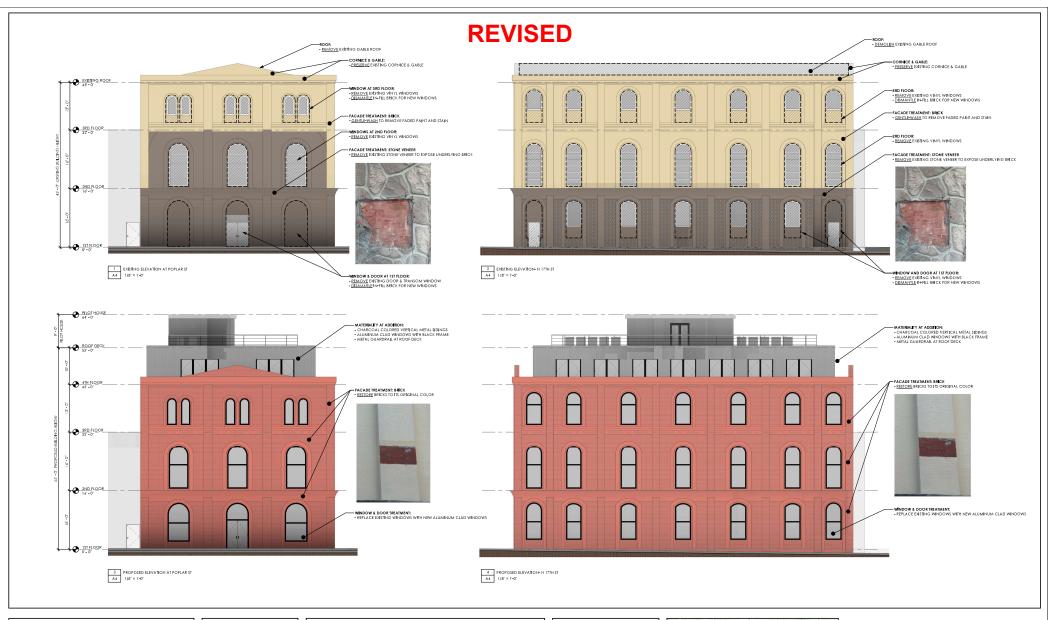
UNIT COUNT

1F- 5 UNITS: (2)2B-2B (3)1B/STUDIO 2F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 3F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 4F- 5 UNITS: (3)2B-2B (2)1B/STUDIO

TOTAL: (20) UNITS







1632 POPLAR ST

PHILADELPHIA HISTORICAL COMMISSION REVIEW

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PROJECT SCOPE: 1-STORY ADDITION ATOP AN EXISTING 3-STORY BUILDING, TO CREATE A 4-STORY BUILDING. INTERIOR ALTERATION TO THE EXISTING PORTION.

LOT INFO

LOT SIZE: 6,612 sf EXISTING USE: ASSEMBLY PROPOSED USE: MULTI-FAMILY

DIMENSIONAL STANDARDS: CMX-2.5

REQUIRED/ ALLOWED EXISTING PROPOSED MAX OCCUPIED AREA: 92,7% MIN SIDE YARD WIDTH: MIN REAR YARD DEPTH: 5' IF USED 9' OR 10% LOT DEPTH 55' 55'-0" MAX HEIGHT:

UNIT COUNT

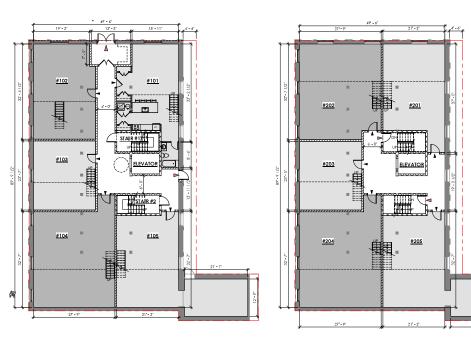
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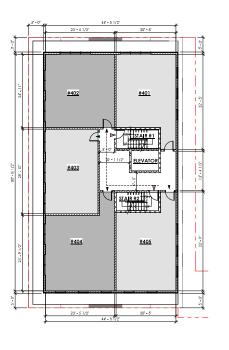
TOTAL: (20) UNITS

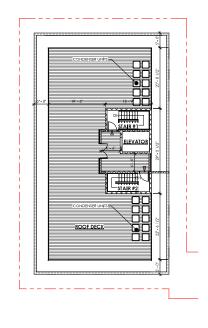




REVISED







2 2ND FLOOR A5 1" = 10"-0"

3 ATH FLOOR (TYPICAL FOR 3RD AND 4TH FLOOR)

4 ROOF DECK A5 1" = 10"-0"

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LOT INFO

LOT SIZE: 6,612 sf EXISTING USE: ASSEMBLY PROPOSED USE: MULTI-FAMILY

DIMENSIONAL STANDARDS: CMX-2.5			
	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MAX OCCUPIED AREA:	80%	92.7%	-
MIN SIDE YARD WIDTH: MIN REAR YARD DEPTH:	5' IF USED 9' OR 10% LOT DEPTH	4'- 6" ('- 0"	-
MAY HEIGHT:	55'	45'	EE. U.

UNIT COUNT

1F- 5 UNITS: (2)2B-2B (3)1B/STUDIO 2F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 3F- 5 UNITS: (3)2B-2B (2)1B/STUDIO 4F- 5 UNITS: (3)2B-2B (2)1B/STUDIO

TOTAL: (20) UNITS



