



A Presentation to:

**DAG Philadelphia**  
Design Advocacy Group

March 1, 2012

## **Carpenter Square**

A mixed-use project located at:

**S17th St & Carpenter St**

Development Team:

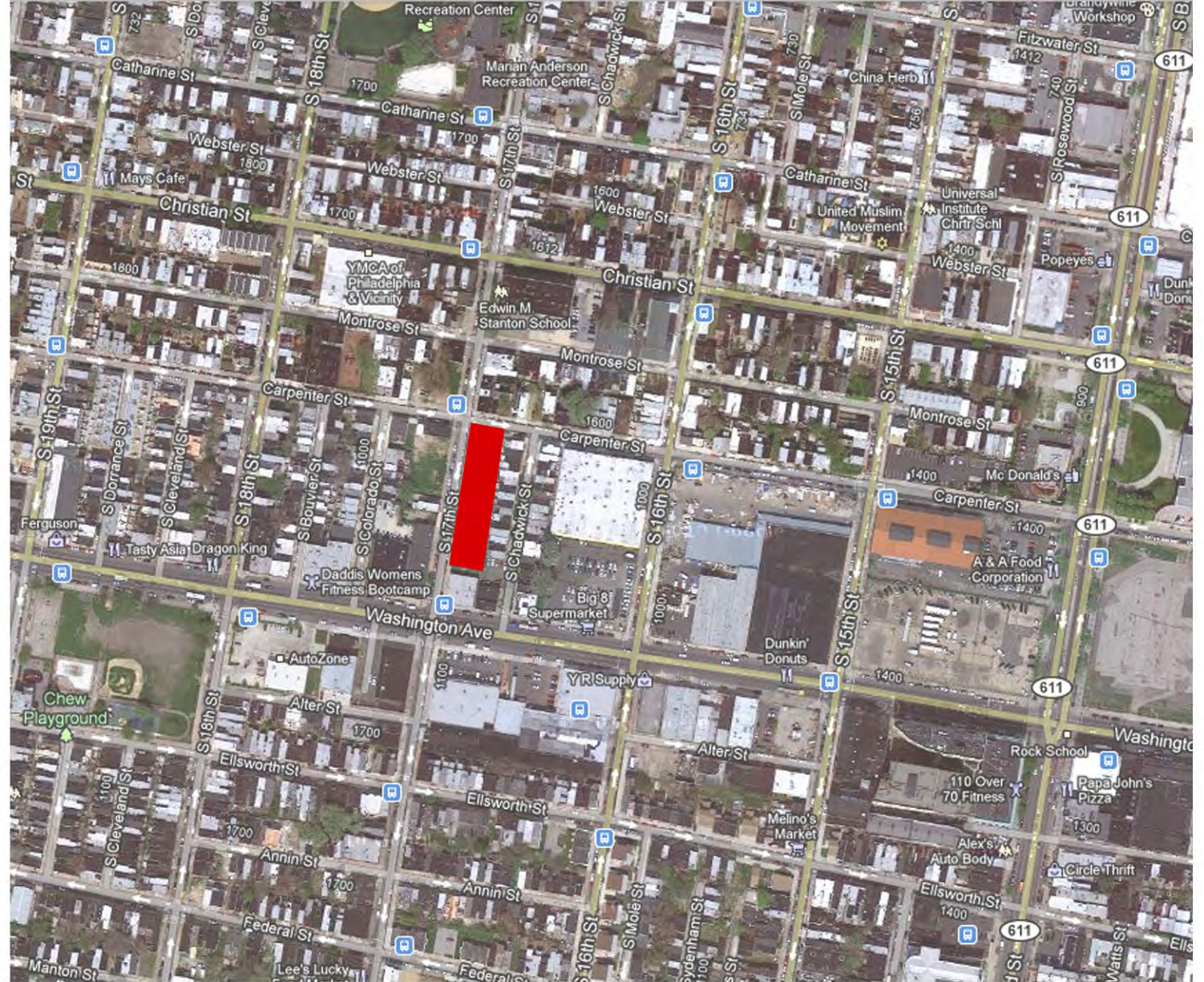
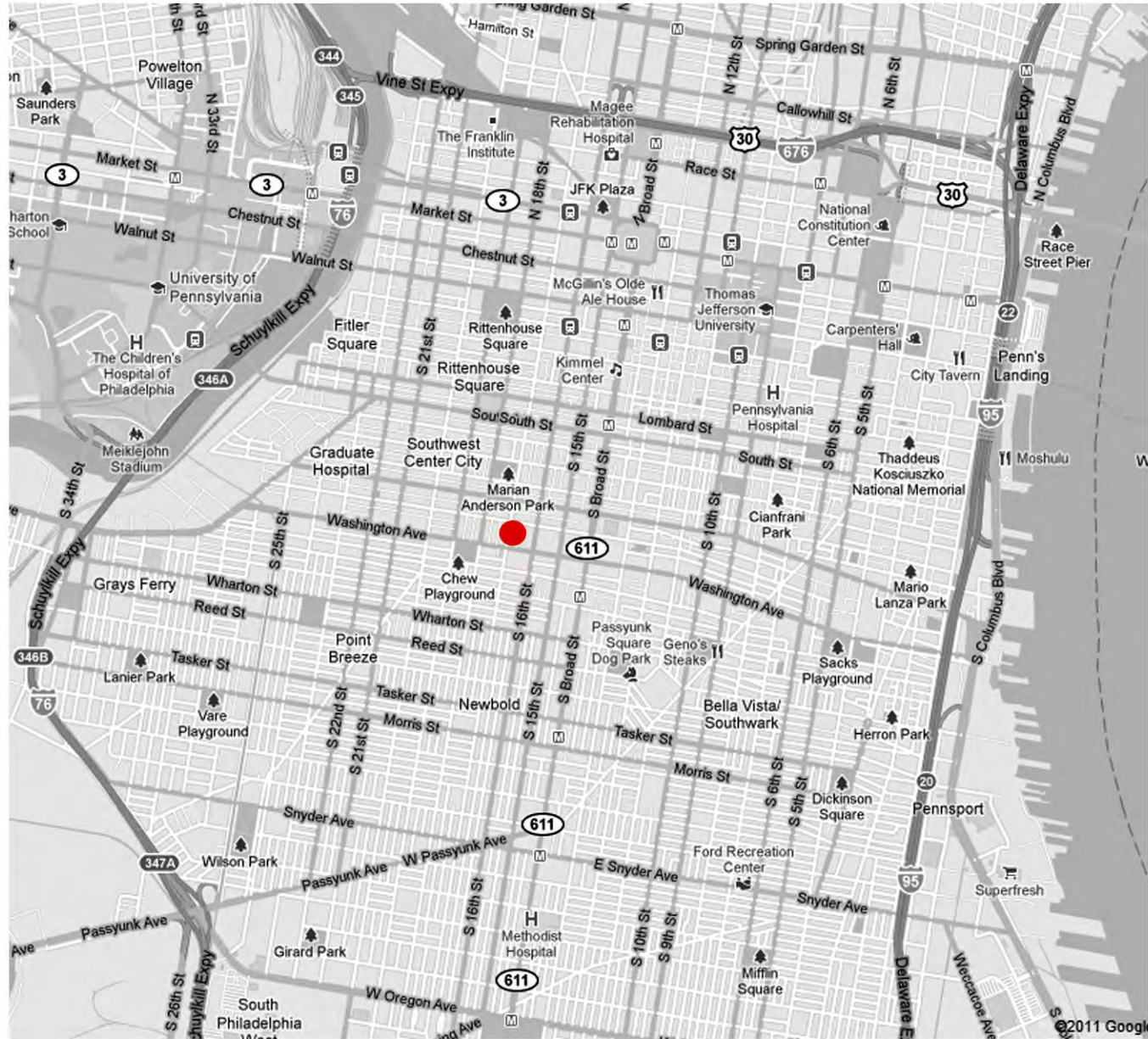
**Carpenter Square, LP**  
(The Goldenberg Group +  
MR Scott Development)  
350 Sentry Parkway, Bldg 630, Suite 300  
Blue Bell, PA 19422

**Johnston Stromberg Architecture**  
1745 South Street, 2nd Floor  
Philadelphia, PA 19146



CARPENTER  
S Q U A R E





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 1745 South St, 2nd Floor  
 Philadelphia, PA 19146  
[www.johnstonstromberg.com](http://www.johnstonstromberg.com)

## Location Map







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**Aerial Looking North (existing)**

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## Aerial Looking South (existing)

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Panorama Looking Southeast (existing)

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Panorama Looking Northeast (existing)







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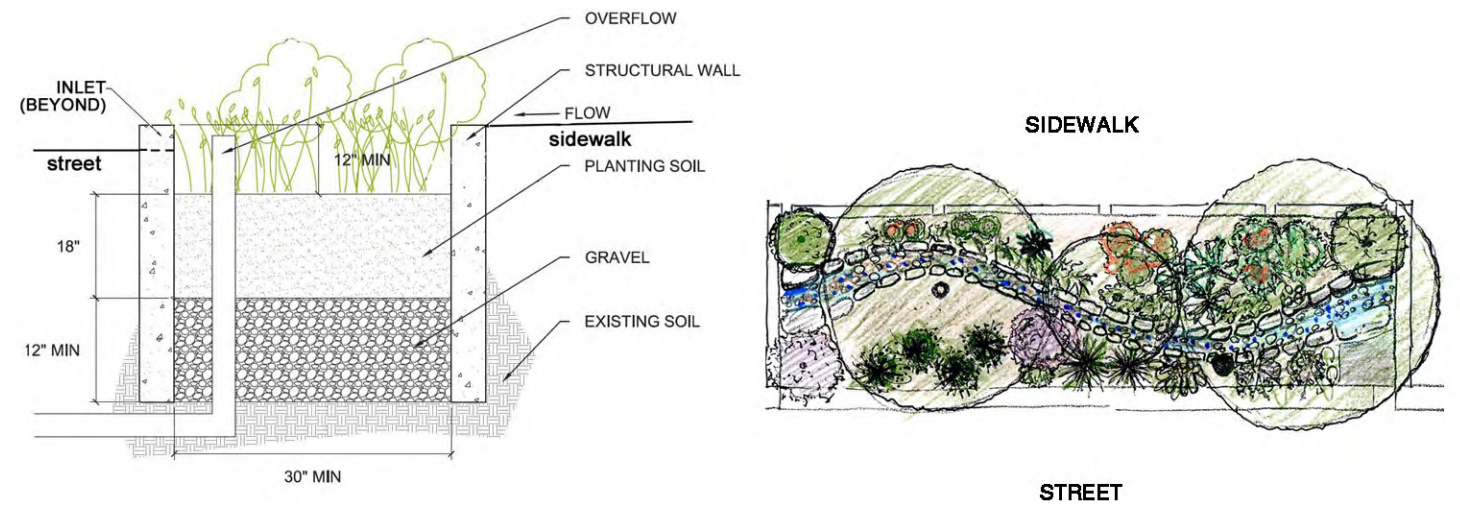
## Aerial looking East (Proposed)







Green Roofs



Stormwater Planters & Bioswales

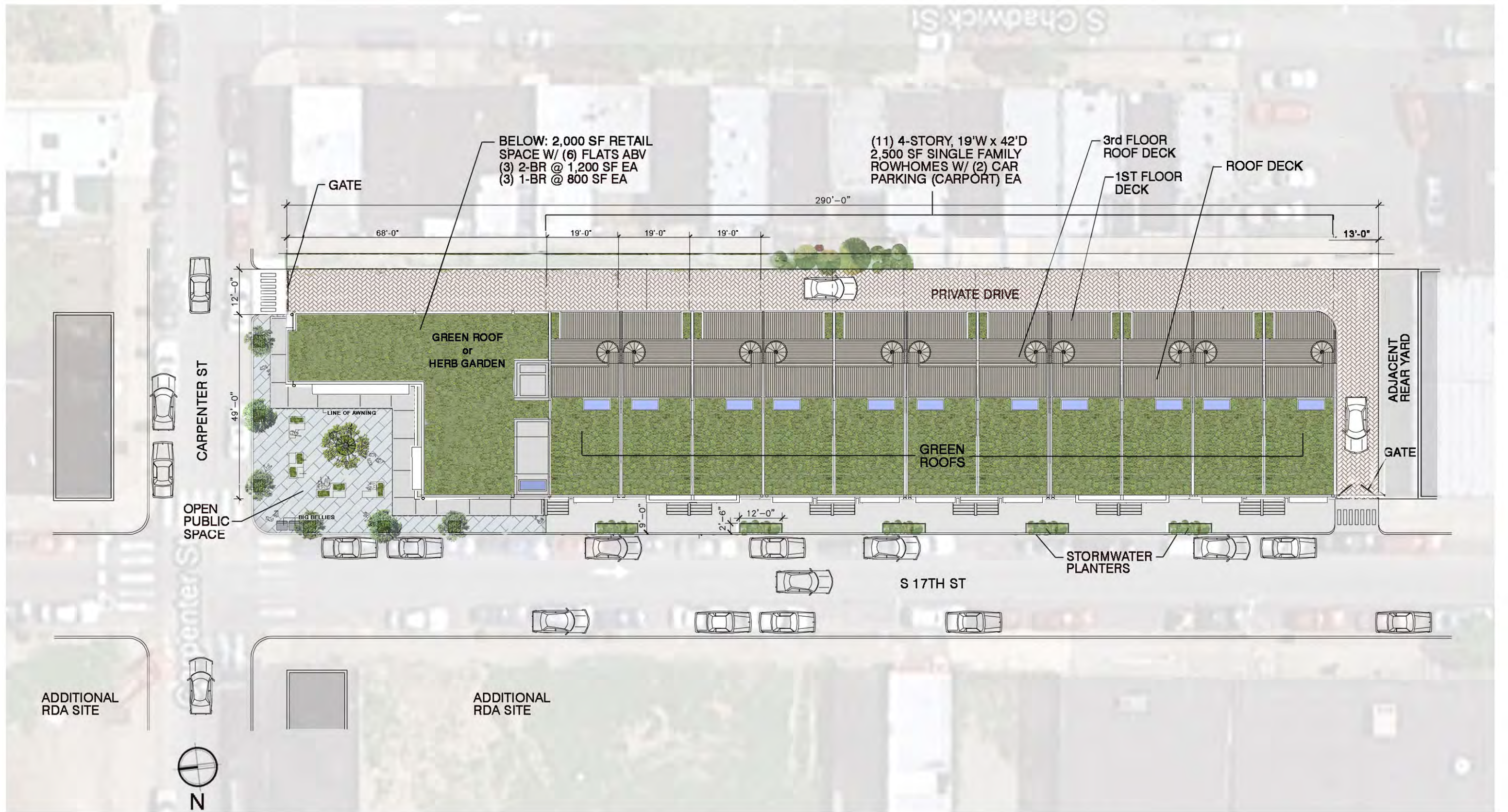


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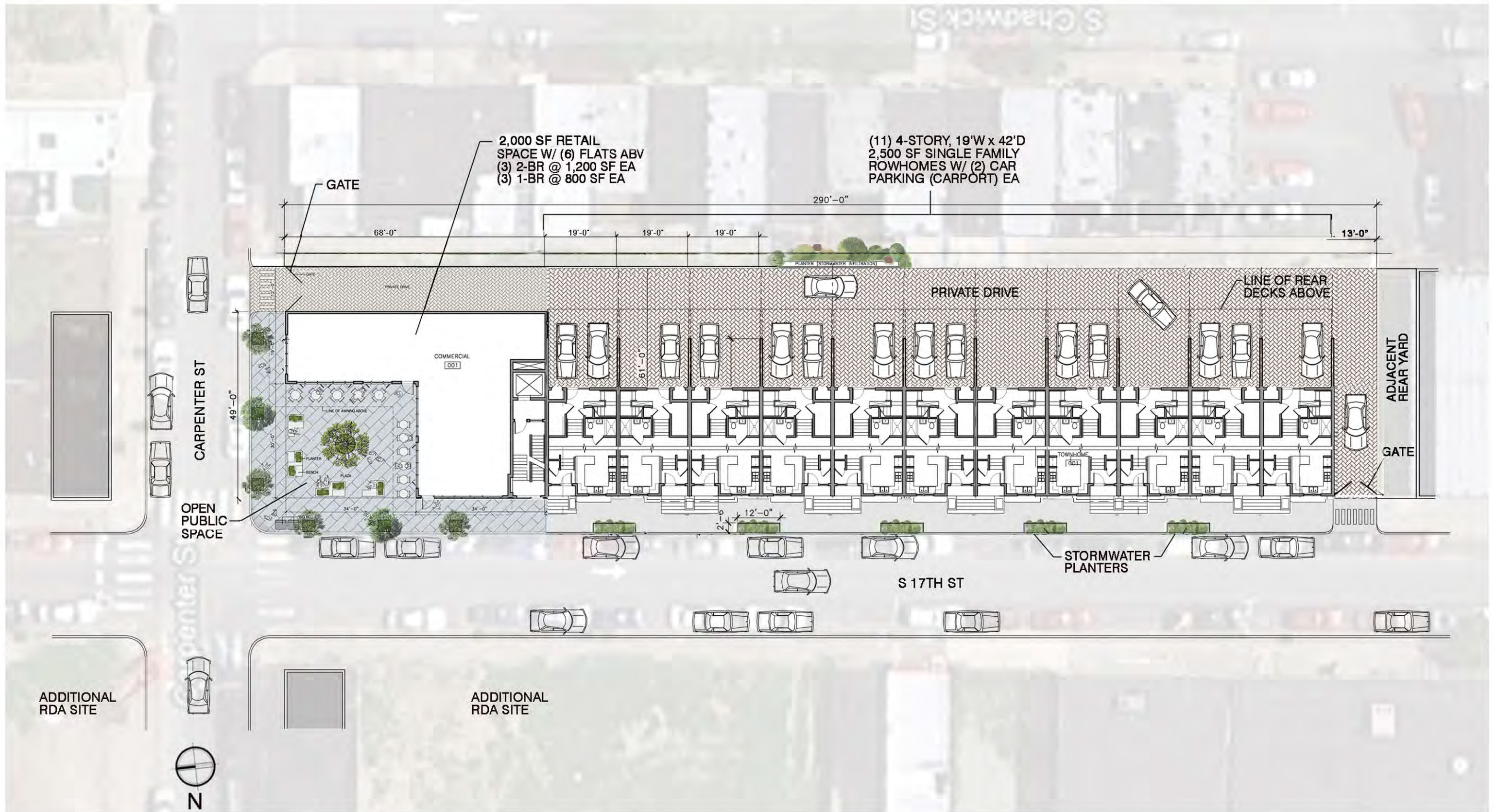
## Stormwater Management Strategies















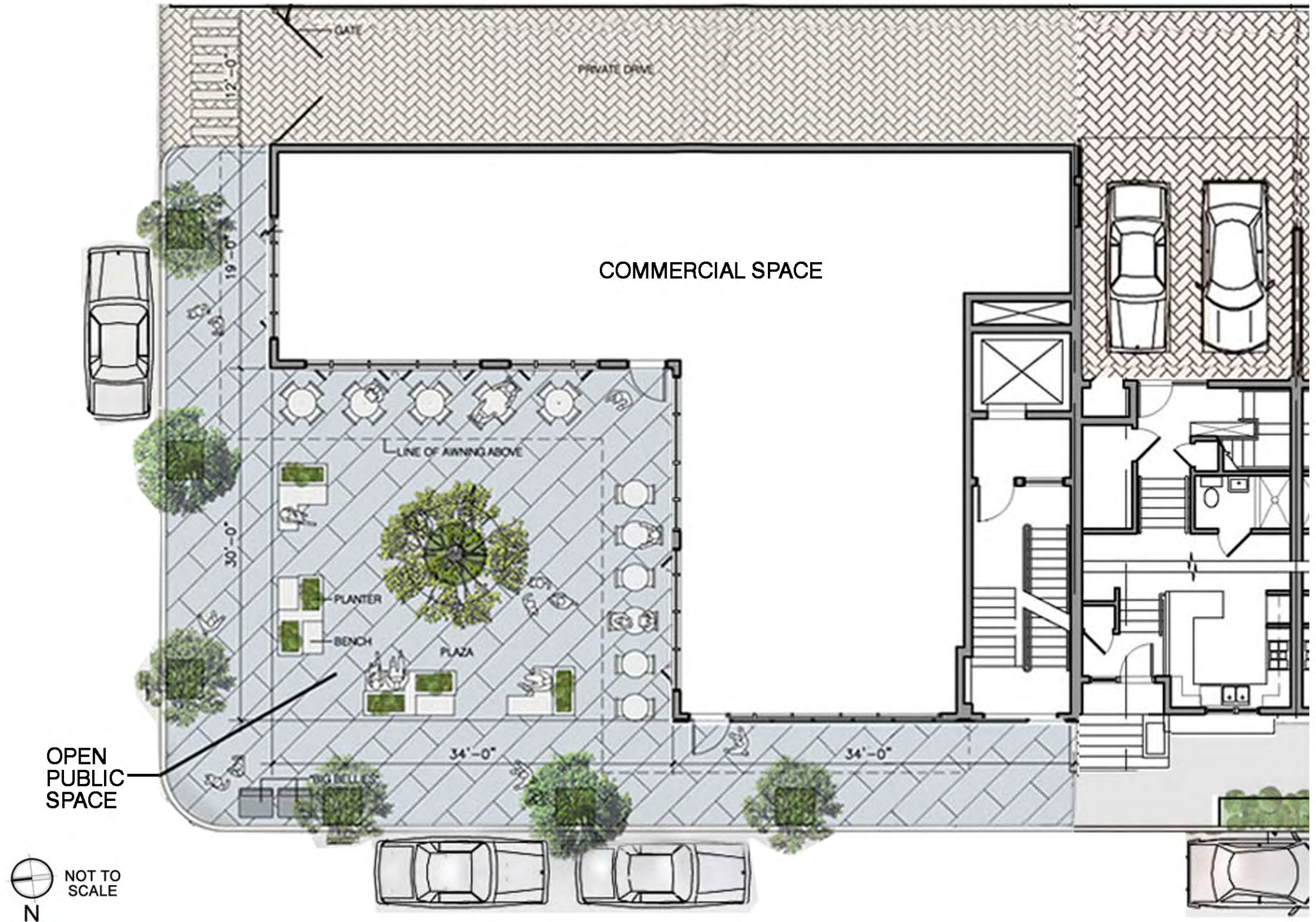
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## Ground Floor Plan at Corner







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## Perspective Rendering Looking South







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## West Elevation

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**Perspective Rendering Looking North**

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SQUARE**





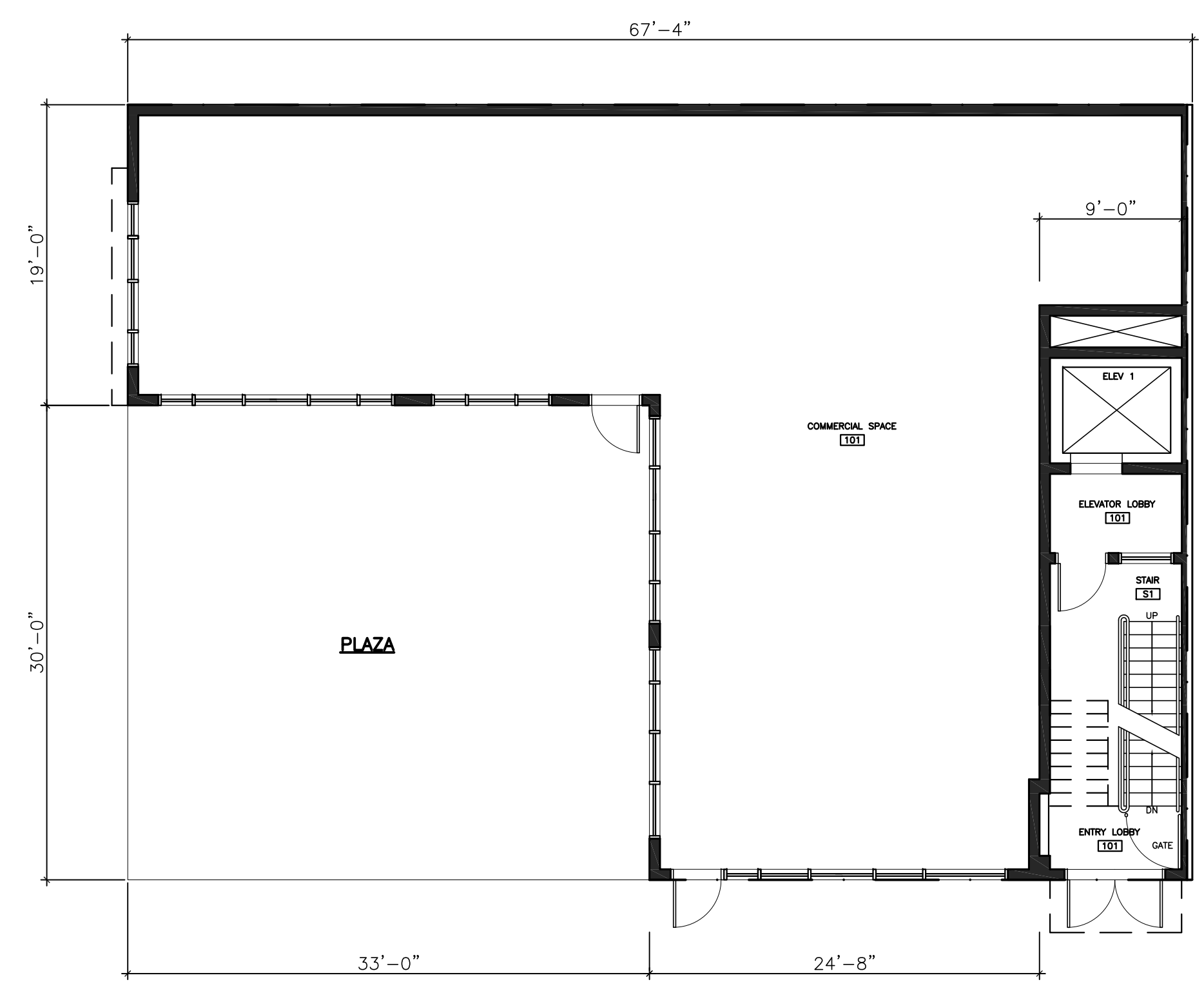
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Philadelphia, PA 19146  
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**Perspective Rendering Looking Northwest**

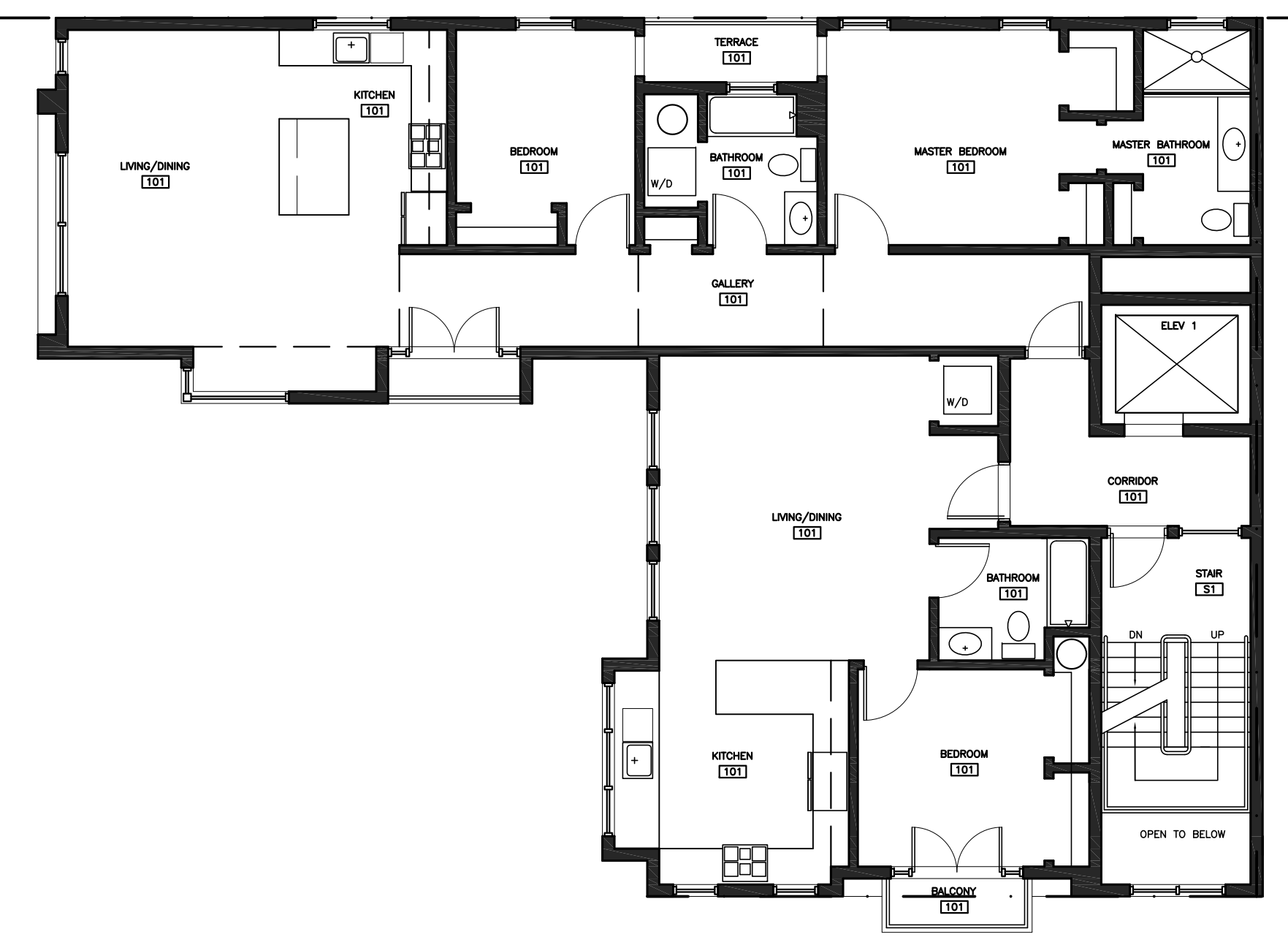




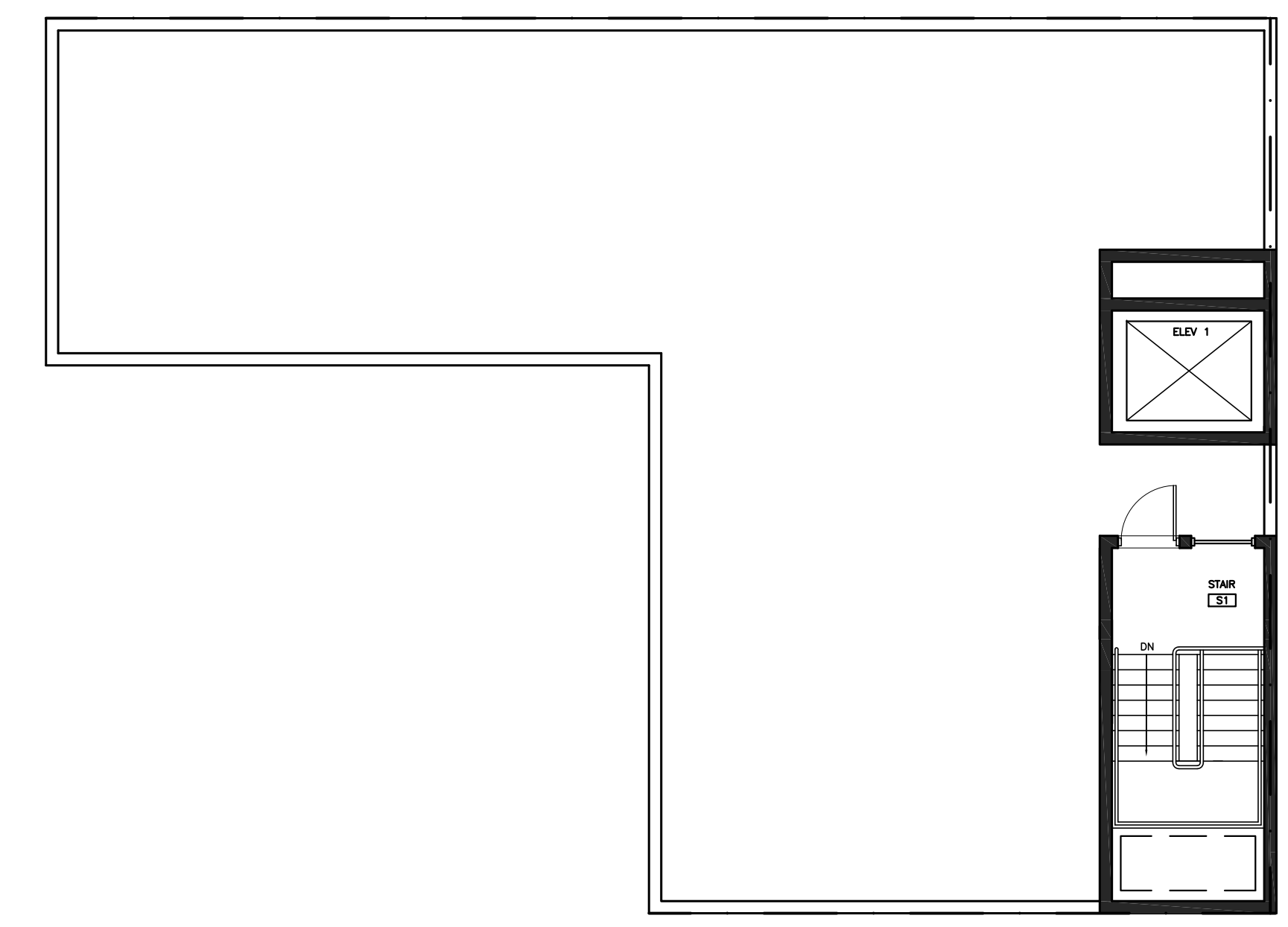
COMMERCIAL SPACE  
 1850 SF



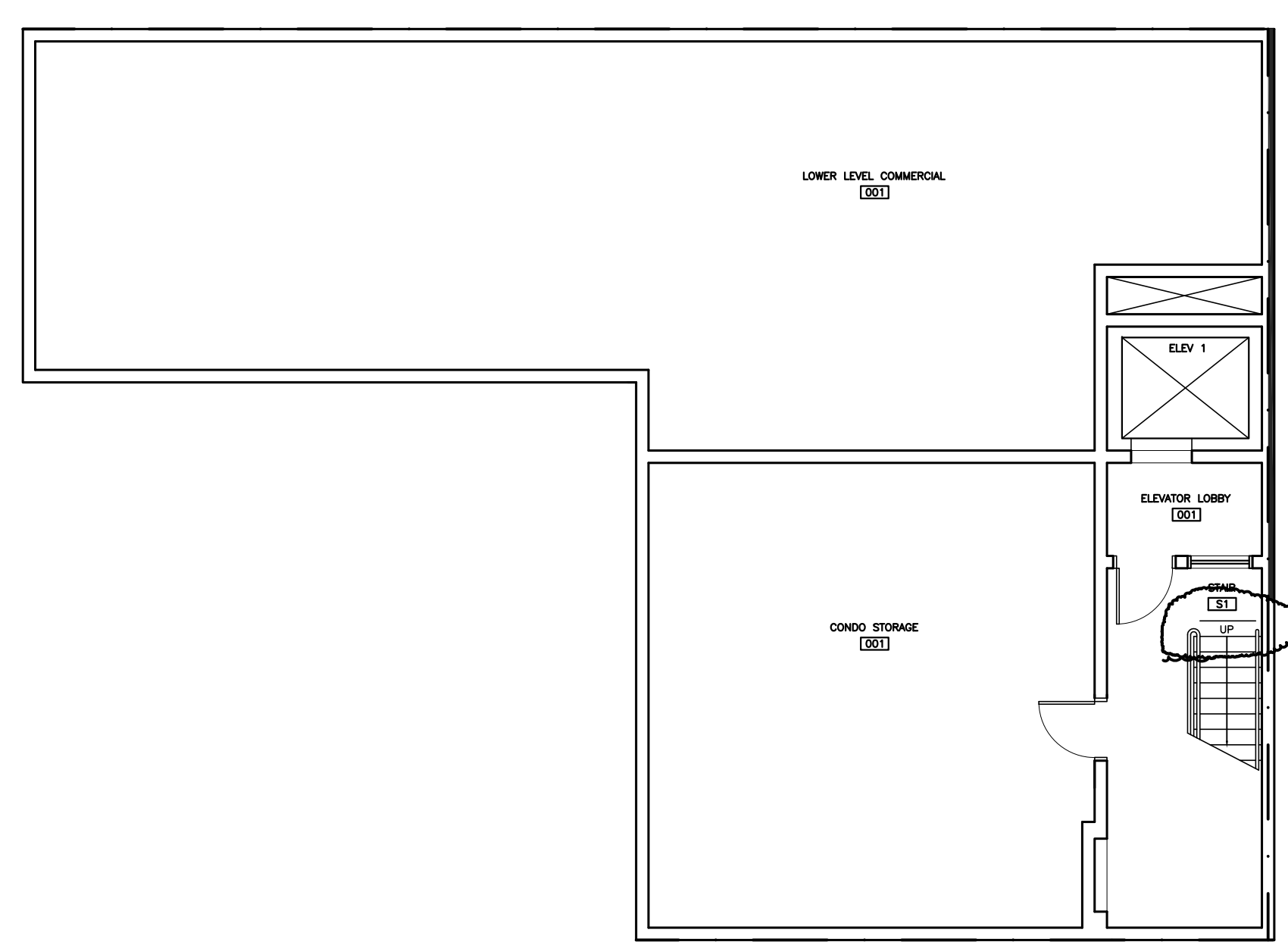
01 | A2.1 FIRST FLOOR PLAN  
 1/8" = 1'-0"



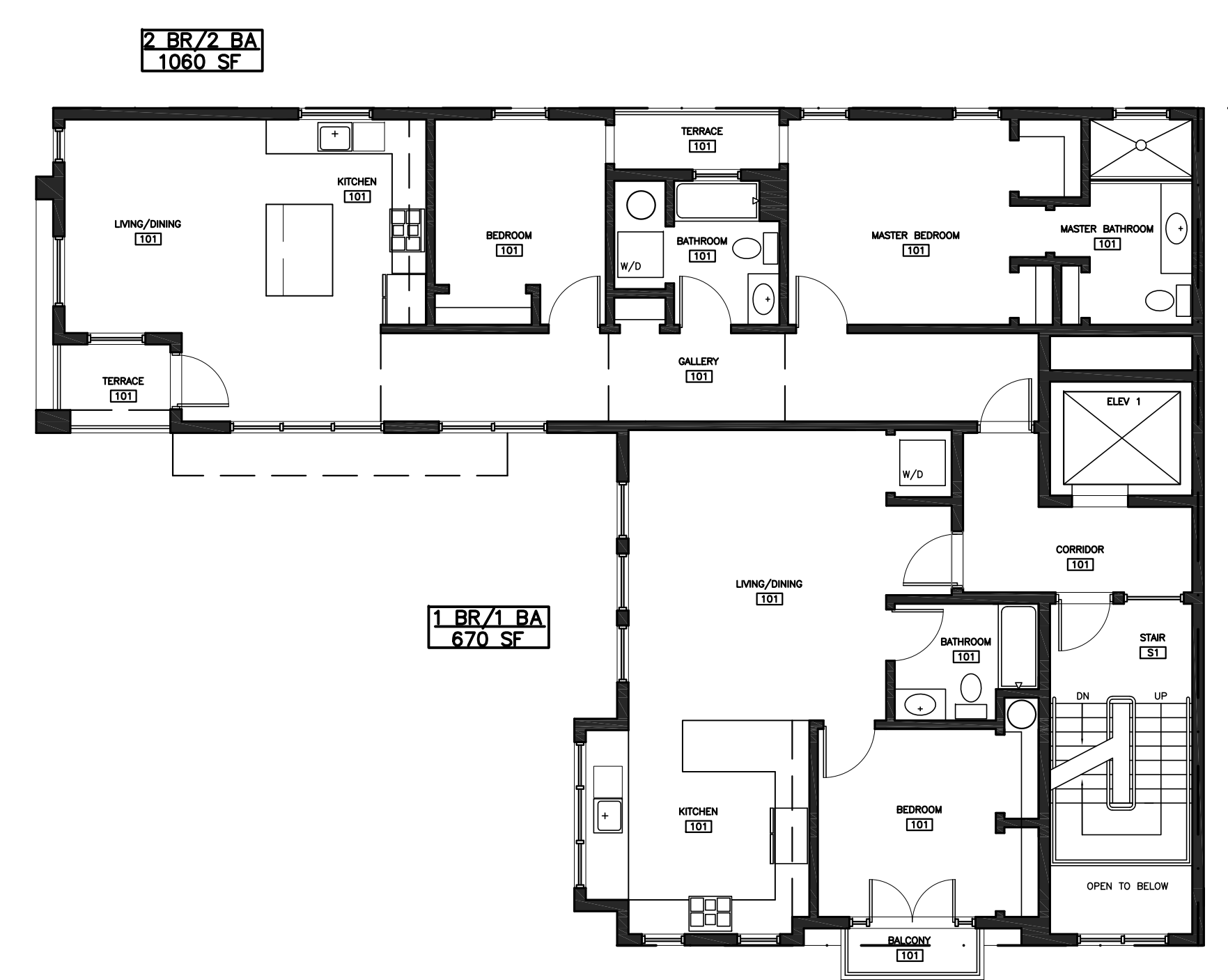
01 | A2.3 THIRD FLOOR PLAN  
 1/8" = 1'-0"



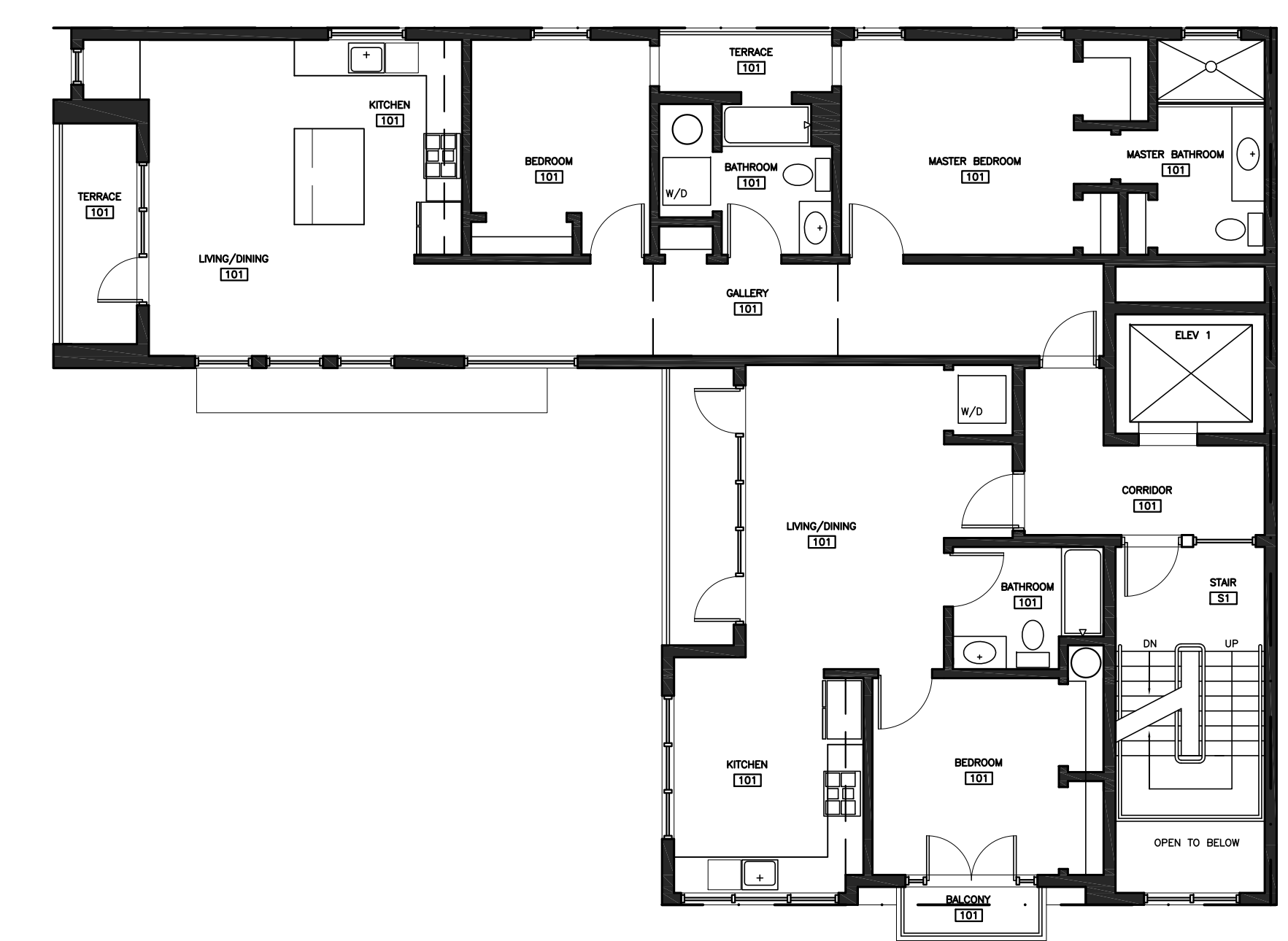
01 | A2.5 ROOF PLAN  
 1/8" = 1'-0"



01 | A2.0 LOWER LEVEL FLOOR PLAN  
 1/8" = 1'-0"



01 | A2.2 SECOND FLOOR PLAN  
 1/8" = 1'-0"



01 | A2.4 FOURTH FLOOR PLAN  
 1/8" = 1'-0"

DESIGN TEAM:  
 JOHNSTON STROMBERG Architecture  
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 215-545-1177

STRUCTURAL ENGINEER:  
 Larsen & Landis  
 1400 N. American Street, Suite 205  
 Philadelphia, PA 19122  
 215-232-7207

MEP/FP ENGINEER:  
 E&M Engineering  
 2381 Philmont Ave # 219  
 Huntingdon Valley, PA 19006  
 215-947-4562

LANDSCAPE ARCHITECTURE:  
 Elise Geyelin, rla  
 2025 Carpenter Street  
 Philadelphia, PA 19146  
 610 306 6541

Revisions

1.	
2.	
3.	
4.	

SEAL:

Drawn: xxx Checked: xxx

Job #: 11-006

Date: 02/29/2012

Drawing Set:

Drawing Title:

**CONDO FLOOR PLANS**

Drawing Number:

**A2.0**

**SCHEMATIC DESIGN**

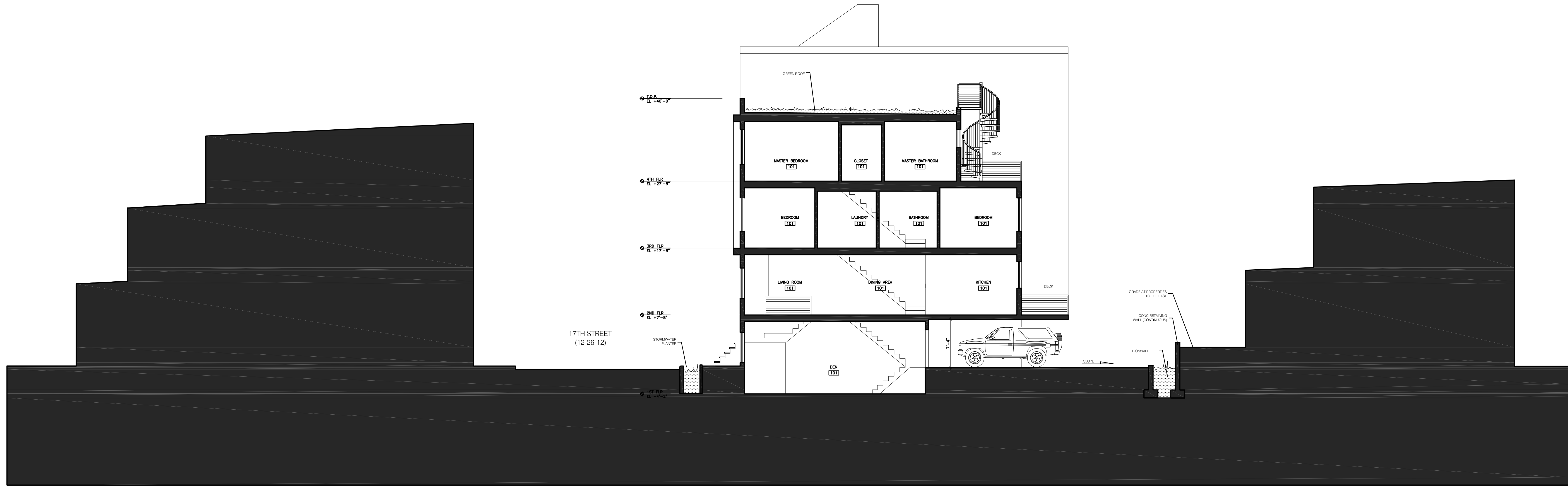


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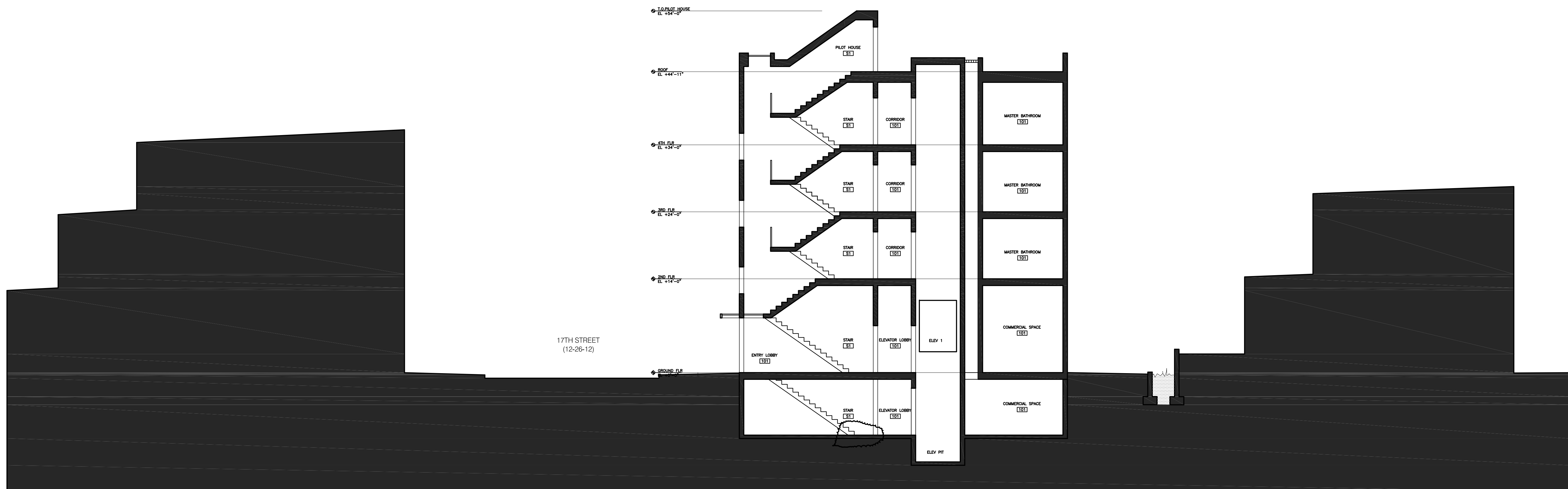
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01 | A3.10 SECTION THRU TOWNHOME  
1/4" = 1'-0"



02 | A3.10 SECTION THRU MIXED USE BUILDING  
1/4" = 1'-0"

Revisions

1.		
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**BUILDING  
 SECTIONS**

Drawing Number:

**A3.1**

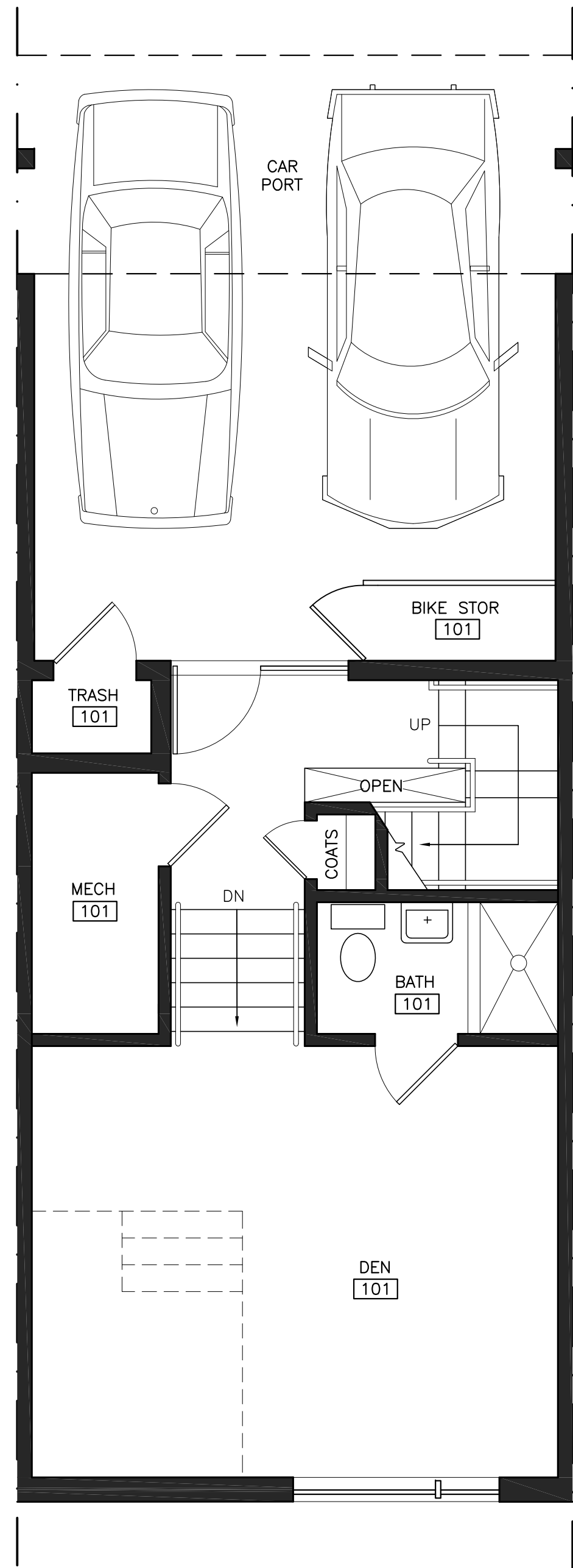


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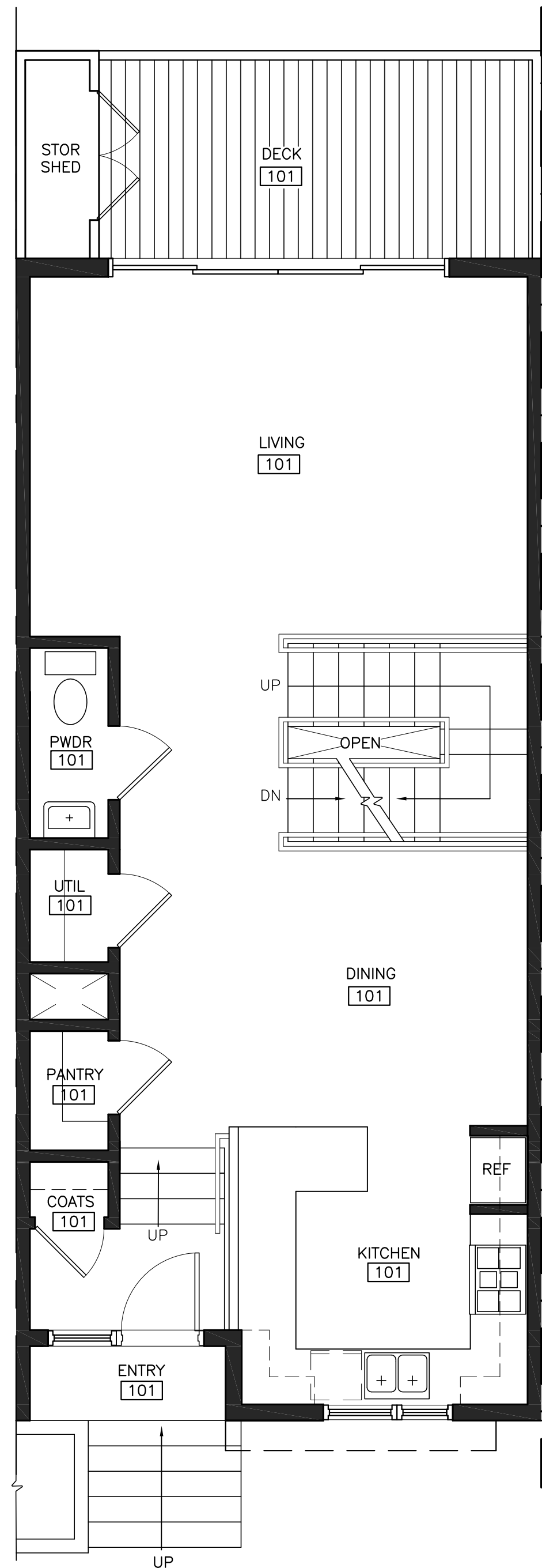
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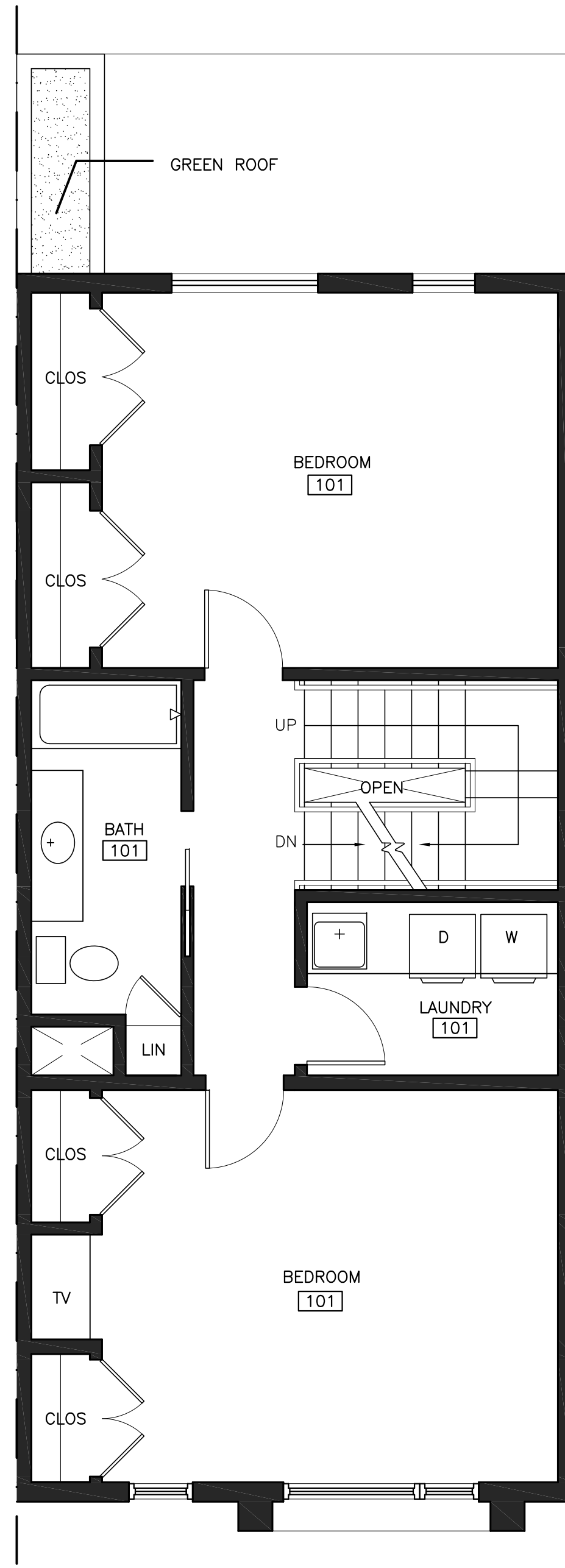
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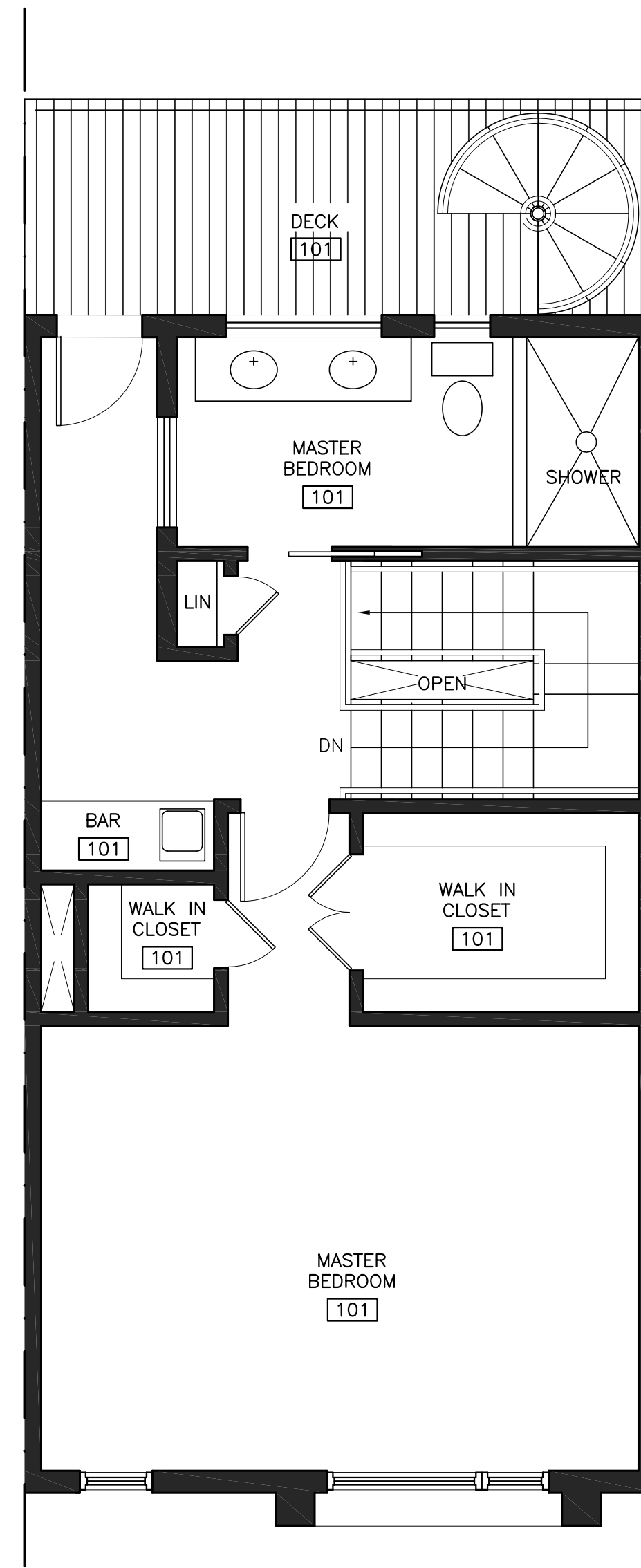
01 | A2.10 FIRST FLOOR PLAN  
 1/4" = 1'-0"



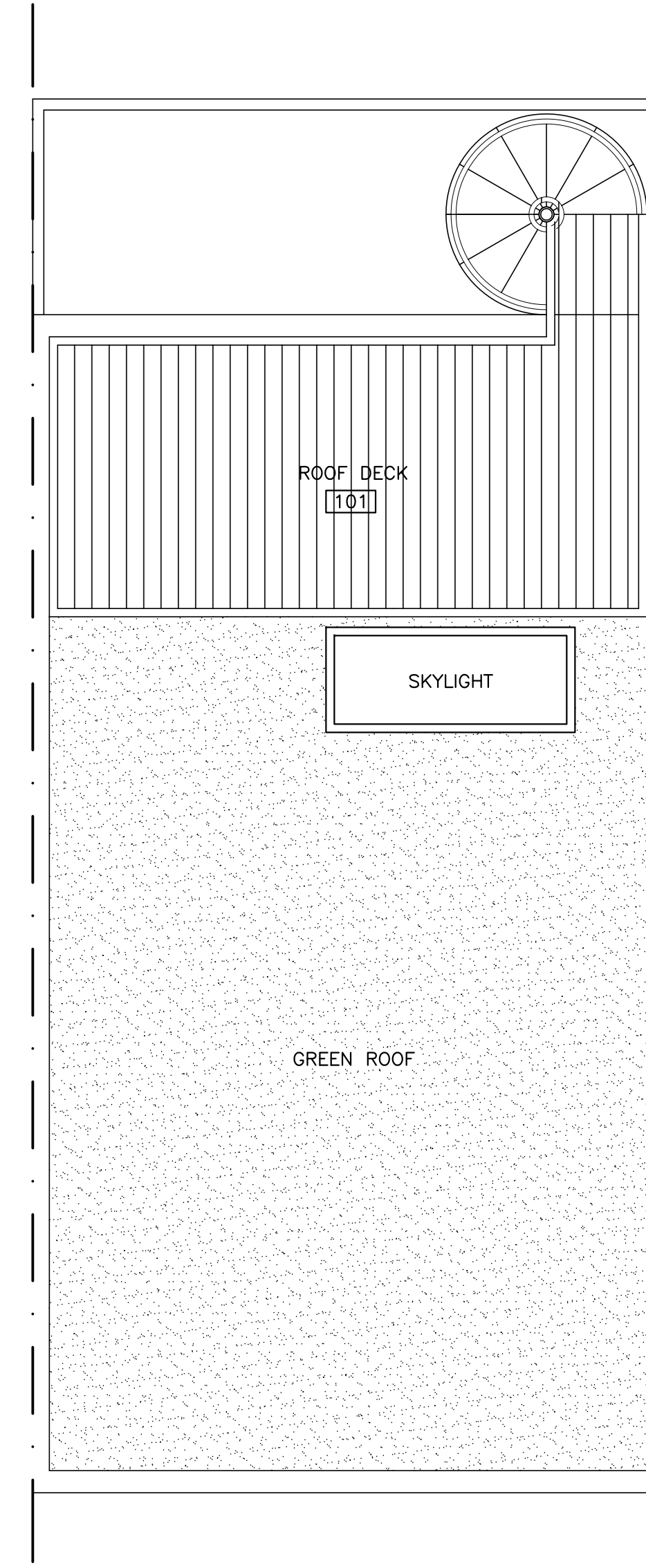
02 | A2.10 SECOND FLOOR PLAN  
 1/4" = 1'-0"



03 | A2.10 THIRD FLOOR PLAN  
 1/4" = 1'-0"



04 | A2.10 FOURTH FLOOR PLAN  
 1/4" = 1'-0"



05 | A2.10 ROOF PLAN  
 1/4" = 1'-0"

Revisions

1.		
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SEAL:

Drawn: xxx Checked: xxx

Job #: 11-006

Date: 02/29/2012

Drawing Set:

Drawing Title:

**TOWNHOME  
 FLOOR PLANS**

Drawing Number:

**A2.1**





NakedPhillyFox

*We go to lots of community meetings all over town and there's a pretty regular pattern to presentations for large projects like this one. Developer presents, community grills, developer sweats, architect swoops in, community grills, lawyer interjects, near neighbors shout, police arrive, riot ensues, etc etc etc.*

*While last night was only an informational session and the developers won't actually be seeking community support for variances for several months, it was easily one of the most pleasant presentations we've ever experienced*

*Gushing Zoning Committee members. Stoked neighbors. Other developers heaping praise on the project. A couple of jokes. A typically unsatisfied neighbor who seemed genuinely surprised that she couldn't come up with any problems with the project. Multiple rounds of applause. You'd have thought [Tria](#) was up there presenting.*

*Disqus:*

*[Terry Gillen](#) This is great example of a City agency - the Redevelopment Authority - making smart use of vacant lots, partnering with a creative team and holding the team to high standards. It could be an example for rest of the city.*

*[Brian Marsh](#) This should be a development that will push the envelope a bit for G-Ho...*

*[McJenna](#) Is that concrete slab in the first picture the "courtyard"? Cozy...*

*[Philly Tipster](#) I agree. Really wish architects would actually put BUILDINGS on important street corners instead of creating more semi-usable, concrete "public" spaces!*

*[Michelle](#) looks awesome! too bad \$500k for the townhomes are completely out of my reach :(*

<http://nakedphilly.com/graduate-hospital/update-sosna-in-awe-of-carpenter-square>





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