



VENICE LOFTS

PHILADELPHIA OFFICE

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CLIENT

Dranoff Properties

COMPLETION

2007

SIZE

235,000 sf

COST

\$34.5 Million

ROLE

Architect and Interior Designer

DESCRIPTION

The former Namico Soap Factory was transformed into a 128 unit luxury apartment complex on a strip of land located between the Manayunk Canal and the Schuylkill River, the 1.7 mile long Venice Island. The building includes 38 townhouses and 90 flats, a club room, fitness center, and parking for 198 cars. A major constraint on the design was the need to elevate habitable spaces safely above the 100 year flood level and configure the structure to resist lateral impacts that may occur during a flood. A pedestrian foot bridge at the second story level connects to the mainland to enable evacuation in case of emergency. Approximately half of the units are in the renovated historic buildings, while the other half are in new construction designed with a loft building character to appeal to residents of Manayunk, one of Philadelphia's hippest neighborhoods.