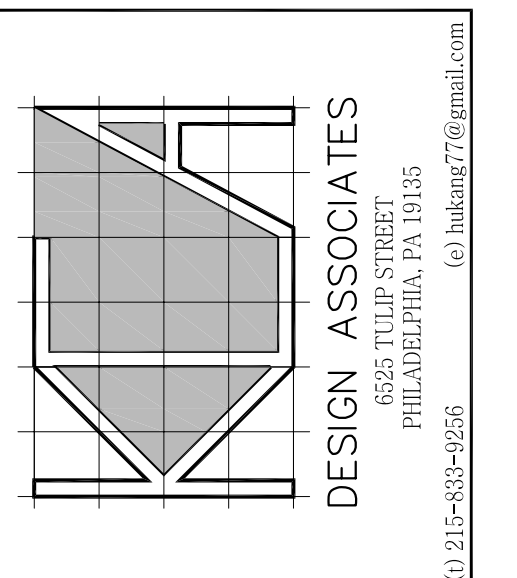
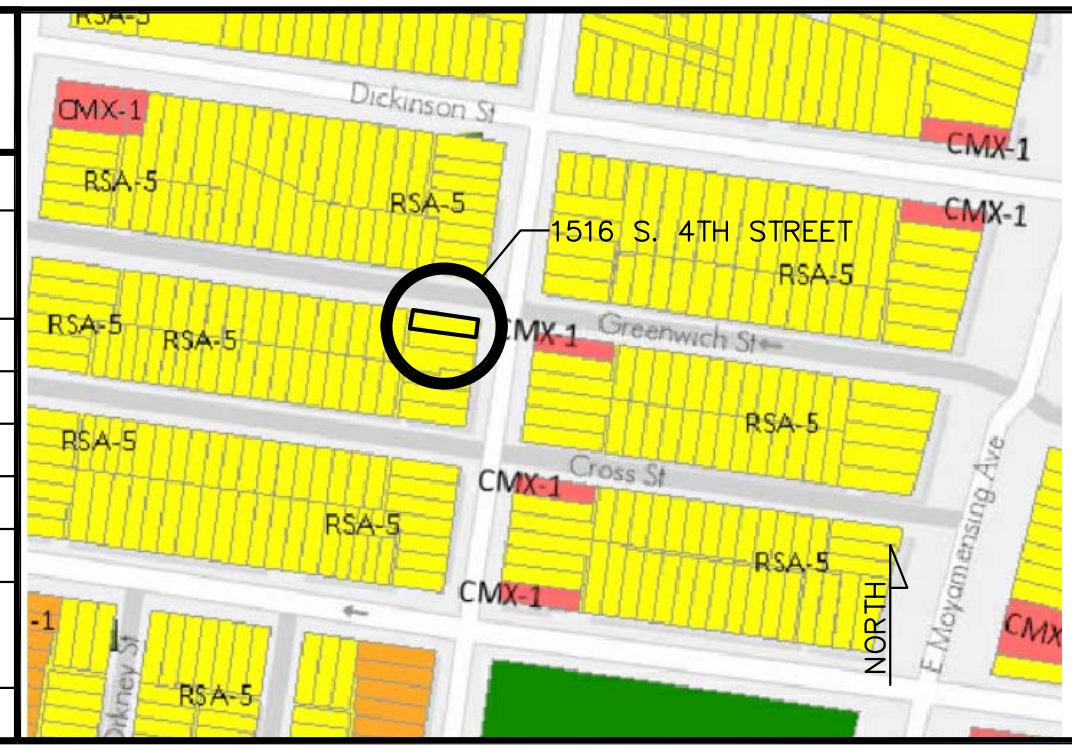


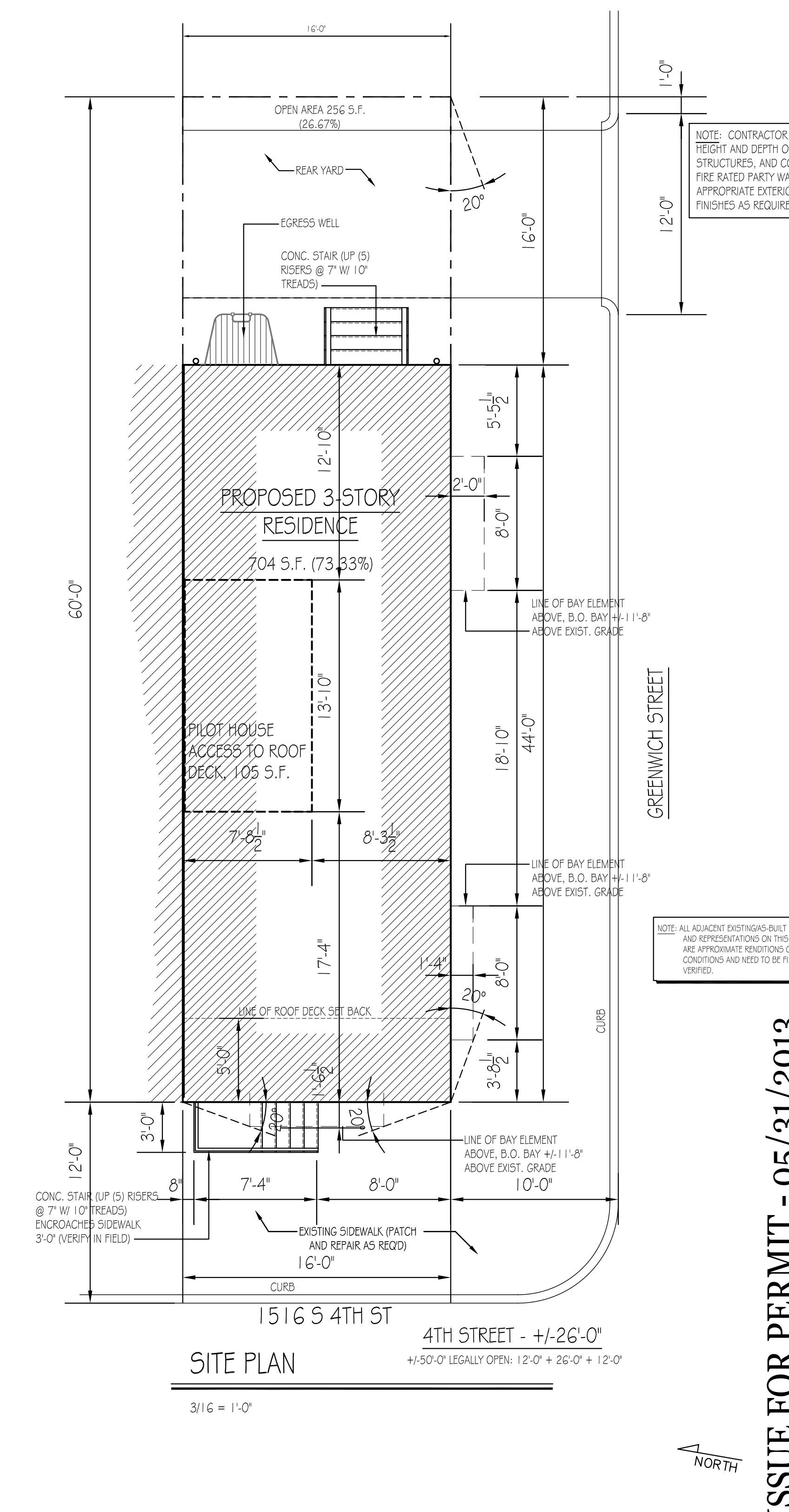
NEW THREE STORY RESIDENCE

1516 SOUTH 4TH STREET, PHILADELPHIA, PENNSYLVANIA
PROPOSED SINGLE FAMILY ATTACHED RESIDENCE

ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-5 DISTRICT SUMMARY FOR PROPERTY 1516 S. 4 STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL	NEW (3) STORY SINGLE FAMILY RESIDENCE WITH PILOT HOUSE TO ROOF DECK
LOT WIDTH	16'-0"	16'-0"
LOT AREA	1440 SQ. FT.	960 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% AT CORNER	1267 SQ. FT. = 26.67% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80% SQ. FT.	733 SQ. FT. = 73.33% Covered
REAR YARD AREA	MINIMUM 9'-0"	MIN. 12'-0"
HEIGHT REGULATIONS	3 STORIES AT MAX 38'-0"	PROPOSED (3) STORY SINGLE FAMILY RESIDENCE WITH HEIGHT 36' ABOVE GRADE.
OFF-STREET PARKING	N/A	N/A



Trevor A Henry, PE
PROFESSIONAL ENGINEER
State of Pennsylvania License # PD030964R



NOTE: CONTRACTOR TO VERIFY HEIGHT AND DEPTH OF ADJ. STRUCTURES, AND CONSTRUCT FIRE RATED PARTY WALLS WITH APPROPRIATE EXTERIOR FINISHES AS REQUIRED.

NOTE: ALL ADJACENT EXISTING BUILT CONDITIONS AND REPRESENTATIONS ON THIS DRAWING ARE APPROXIMATE CONDITIONS OF ACTUAL CONDITIONS AND NEED TO BE FIELD VERIFIED.

PROPOSED RESIDENCE
1516 SOUTH 4th STREET
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN AND ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:

DRAWN BY: HK
CHECKED BY: HK/TH
DATE: 05/31/2013
SCALE: AS NOTED

JOB No: 1516 S 4th St.
FILE: 1516 S 4th St.

ISSUE FOR PERMIT - 05/31/2013

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