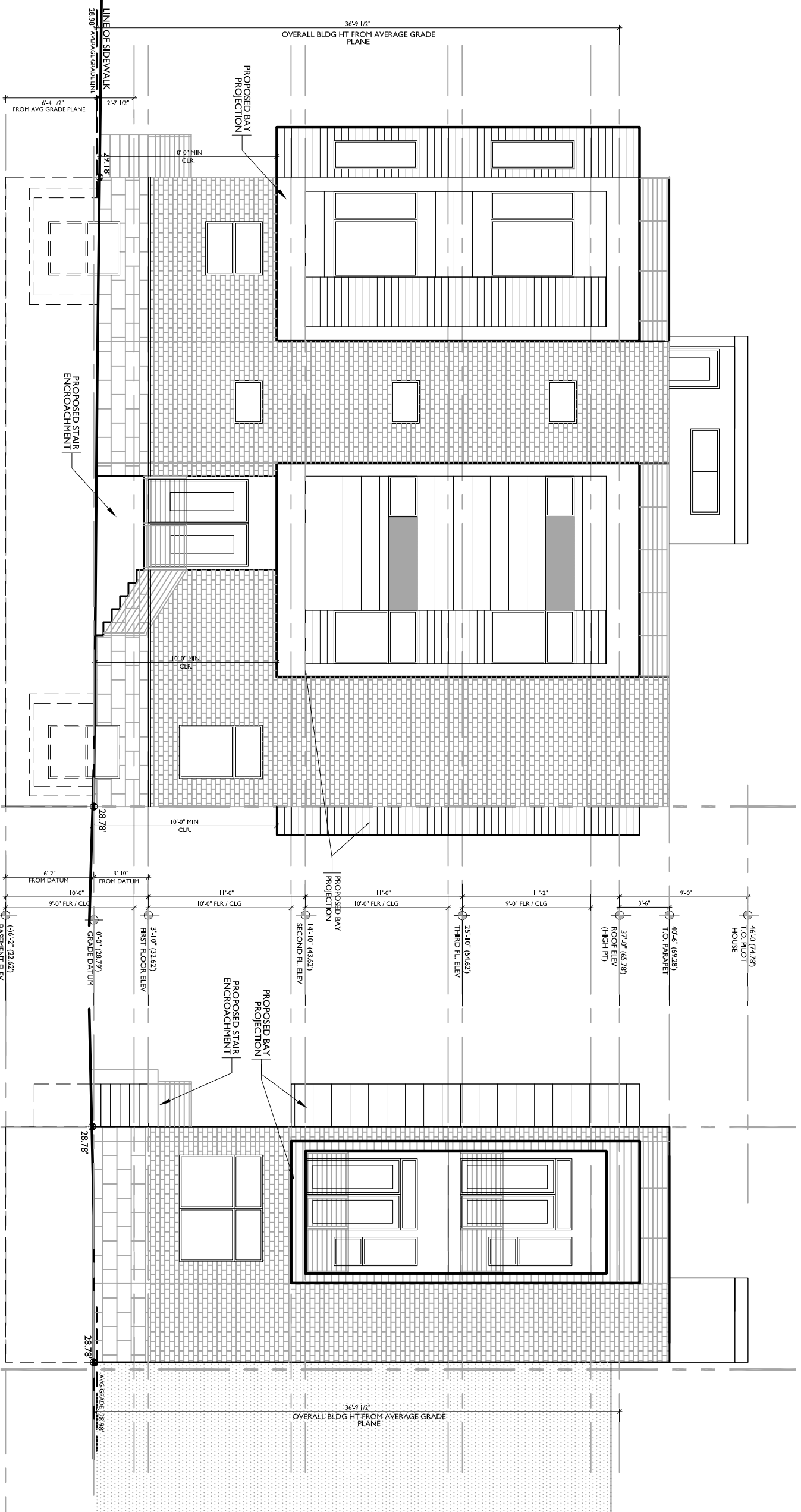


3 BUILDING SECTIONS
Z1 SCALE 1/8" = 1'-0"



2 BUILDING ELEVATIONS
Z1 SCALE 1/8" = 1'-0"



REED STREET SIDE VIEW



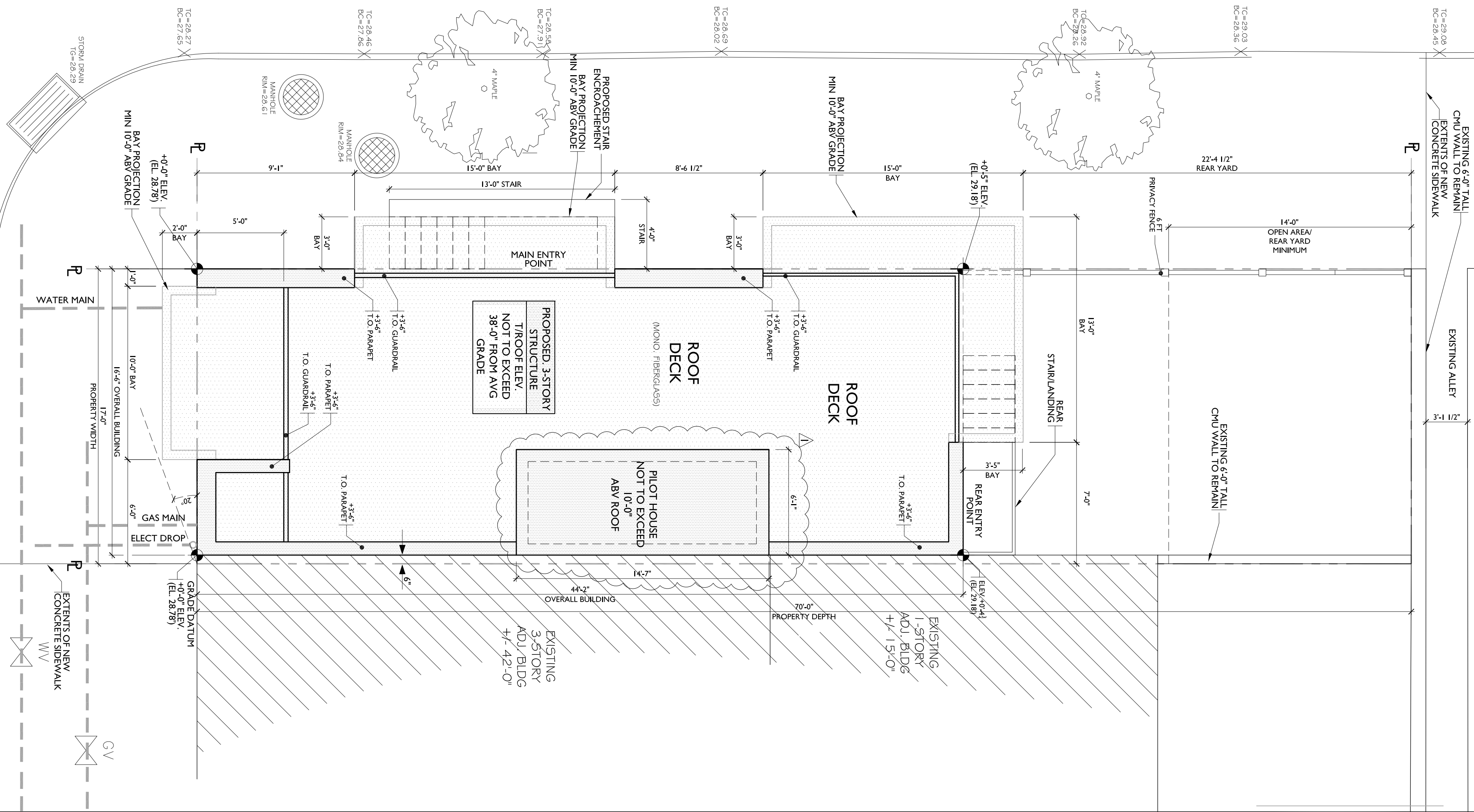
FOURTH STREET FRONT VIEW

REED STREET
50 FEET WIDE (12' - 26' - 12')
(LEGALLY OPEN ON CITY PLAN)



FOURTH STREET
50 FEET WIDE (12' - 26' - 12')
(LEGALLY OPEN ON CITY PLAN)

ZONING PLAN
Z1 SCALE 1/4" = 1'-0"



ZONING REVIEW

PROPERTY:	1346 S. FOURTH ST.
LOT AREA:	1,190 SF
LOT DEPTH:	70'-0"
ZONING DISTRICT:	RESA-5 RESIDENTIAL SINGLE FAMILY
PERMITTED/PROPOSED:	PERMITTED/PROPOSED
USES ALLOWED:	SINGLE FAMILY AS OF RIGHT
BUILDING TYPE ALLOWED:	DETACHED SEMI-DETACHED ATTACHED
MINIMUM OPEN AREA:	20% OF LOT
MINIMUM LOT WIDTH REQ.:	11'-0"
MINIMUM REAR YARD SETBACK:	9 FT / 20% LOT DEPTH
MAX. HEIGHT:	36'-0" FT (AVG GRADE)
F.A.R.:	NONE LIMIT
OFF STREET PARKING:	NONE REQ.
BIKE PARKING:	NONE REQ.
PROJECTIONS:	3 FT MAX @ STREET
BALCONY / BAY WINDOWS:	10 FT MAX ABOVE SIDEWALK
BAULSTRADES AND PARAPET WALLS:	42" ABV HT LIMIT

BUILDING DATA

GRADE PLANE:	REFERENCE DATUM = 0'-0" (28.78)
AVERAGE GRADE ELEV =	+2'1" (28.98)
BASEMENT:	728.9 SF F.L.R. ELEV. -6'-2" (22.62)
FIRST FLOOR:	728.9 SF F.L.R. ELEV. +3'-1" (32.62)
SECOND FLOOR:	673.6 SF F.L.R. ELEV. +14'-1" (43.62)
THIRD FLOOR:	673.6 SF F.L.R. ELEV. +25'-1" (54.62)
PILOT HOUSE:	1,072.2 SF F.L.R. ELEV. +37'-0" (65.62)
ROOF:	331,216.5 SF
GROSS BLDG AREA:	331,216.5 SF
GROSS BUILDING SQUARE FOOTAGE INCLUDES: OUTDOOR DECK, TERRACE, PORCH, STAIRWAY, BALCONY, BAY WINDOW, etc.	
T.O. ROOF:	346.9 (12' 6.6")
FIRST FLOOR FINISH:	346.9 (12' 6.6")
SECOND FLOOR FINISH:	147.1 (4' 8.1")
THIRD FLOOR FINISH:	254.1 (8' 4.1")
PILOT HOUSE FINISH:	37.0 (1' 2.1")
PROPOSED STRUCTURES:	
EXISTING STRUCTURES:	

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1346 S. 4TH STREET
PHILADELPHIA, PA 19147

ZONING PLAN

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