

1 FRONT ELEVATION
A1 SCALE: 1/4"=1'-0"

2 BACK ELEVATION
A1 SCALE: 1/4"=1'-0"

3 SIDE ELEVATION
A1 SCALE: 1/4"=1'-0"

4 SITE PLAN
A1 SCALE: 1/8"=1'-0"

PROJECT DATE:

CONSTRUCTION TYPE: IIB

USE GROUP: RS (RSA1 ZONE)

LOT AREA: 13'-10" X 48' = 664 SQ. FT.

BUILDING AREA: 13'-10" X 39' = 539 SQ. FT.

OPEN YARD AREA: 13'-10" X 9' = 125 SQ. FT. (18.8%)

BUILDING AREA: 539 SQ. FT.

1ST FLOOR: 539 SQ. FT.

2ND FLOOR: 539 SQ. FT.

3RD FLOOR: 539 SQ. FT.

TOTAL AREA: 1594 SQ. FT.

OCCUPANCY LOAD: 1594/0200=7

STORIES: THREE+BASEMENT

RS-5 RESIDENTIAL SINGLE FAMILY DETACHED ZONE

AREA AND BULK REQUIREMENTS:

CODE REFERENCE	ITEM	REQUIREMENT	PROVIDE	CONFORM
14-701-1	LOT SIZE	1,440 SQ. FT.	664 SQ. FT.	NO
14-701-1	LOT WIDTH	16 FEET	13.83 FEET	NO
14-701-1	MINIMUM SETBACK	38 FEET	38 FEET	YES
14-701-1	BUILDING HEIGHT**	38 FEET	38 FEET	YES
14-701-1	FRONT YARD SETBACK	NMR*	0 FEET	YES
14-701-1	REAR YARD SETBACK	NMR*	9 FEET	YES
14-701-1	SIDE YARD SETBACK	NMR	0 FEET	YES

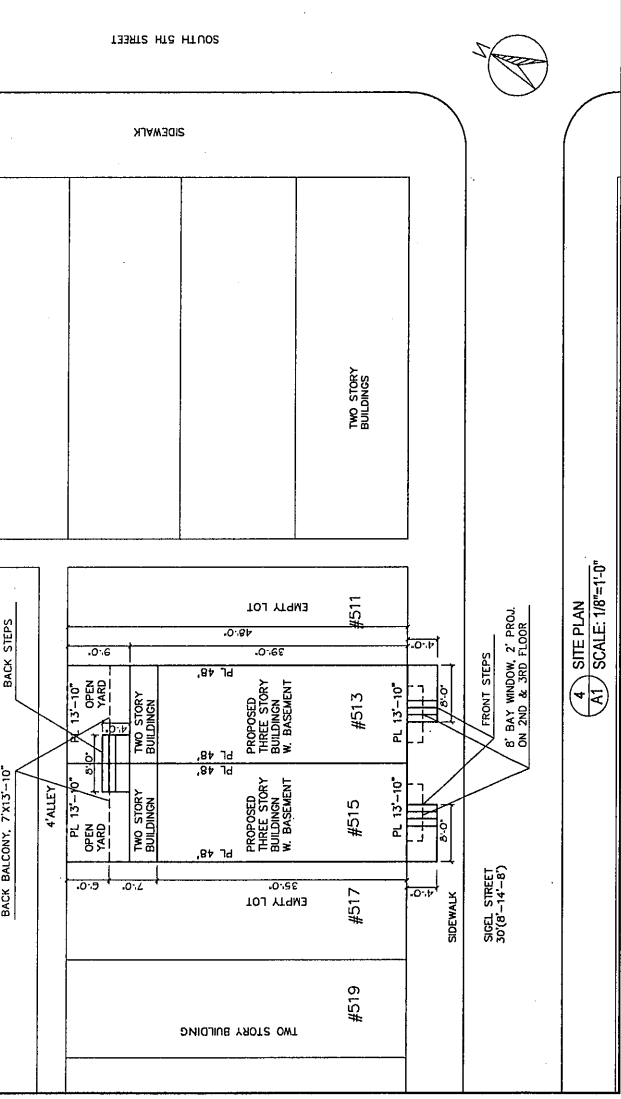
VARIANCES AND WAIVERS REQUESTED:

VARIANCE FOR SIZE OF LOT AND WIDTH (PRE-EXISTING):

VARIANCE FOR OPEN SPACE RATIO:

**** NMR - NO MINIMUM REQUIREMENT**

**** 3RD FLOOR SET BACK TO BE 13 FEET**

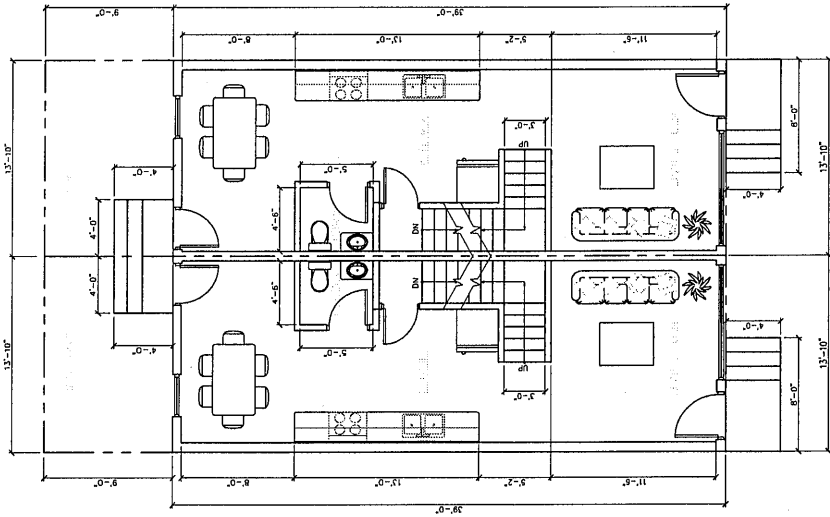


PROPOSED SINGLE FAMILY DWELLING
513 SIDER STREET, PHILADELPHIA, PA

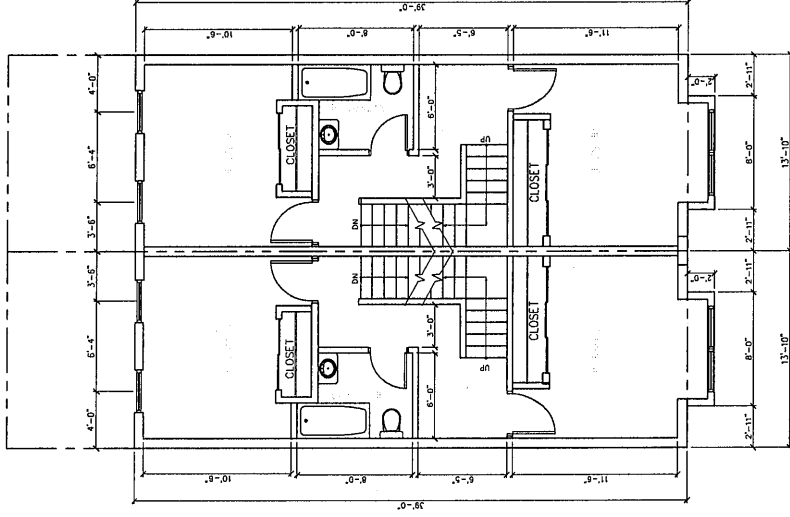
SITE PLAN AND ELEVATIONS

PMD CONSTRUCTION CONSULTING LLC
411 LOCUST STREET, PHILADELPHIA, PA 19106
TEL: 215-592-1100
WWW.PMDCONSULTING.COM

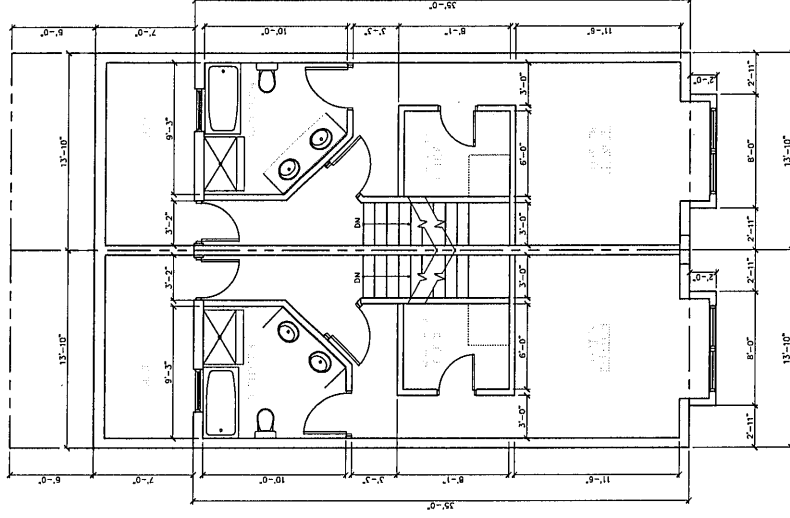
DATE: DECEMBER 3, 2017
PROJECT: 513 SIDER STREET, PHILADELPHIA, PA
SCALE:
SHEET NO.: A1
LOG#: 2017-038



1 FIRST FLOOR PLAN
A2 SCALE: 1/4"=1'-0"



3 SECOND FLOOR PLAN
A2 SCALE: 1/4"=1'-0"



4 THIRD FLOOR PLAN
A2 SCALE: 1/4"=1'-0"

DESIGNED BY: J.C.		CHECKED BY: M.P.H.		PROPOSED SINGLE FAMILY DWELLING 573 5th STREET, PHILADELPHIA, PA	
DRAWN BY: J.C.		REVISION		FLOOR PLANS	
AMENDED BY:		NO.		PMD CONSTRUCTION CONSULTING LLC 419 LONGWOOD PARK, CRESTA HILLS, MD TEL: 301-271-1100 FAX: 301-271-1100	
		DATE		DATE: JANUARY 17, 2017	
		SCALE		PROJECT: 2017-03	
				SHEET NO. 2 OF 2	

