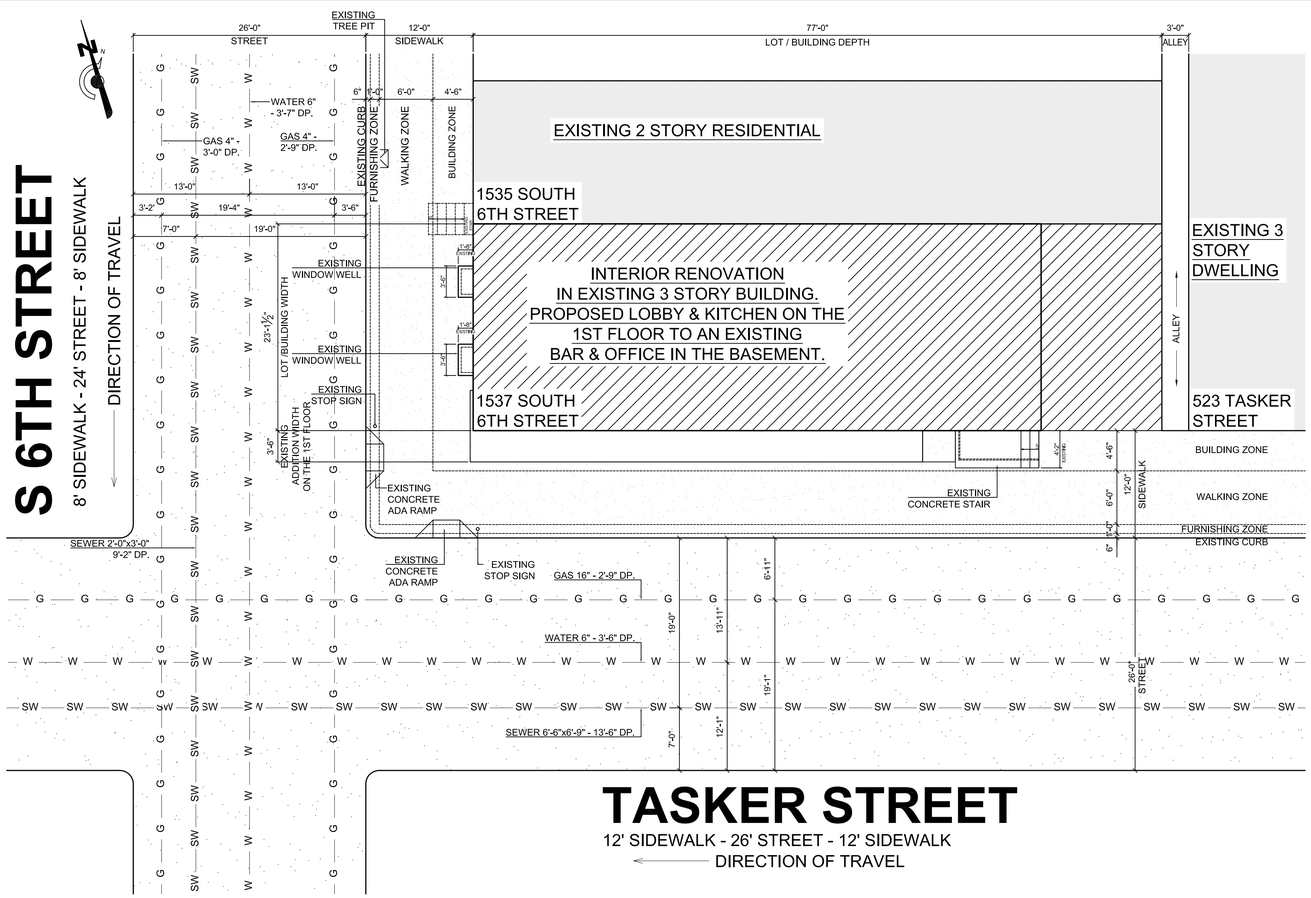
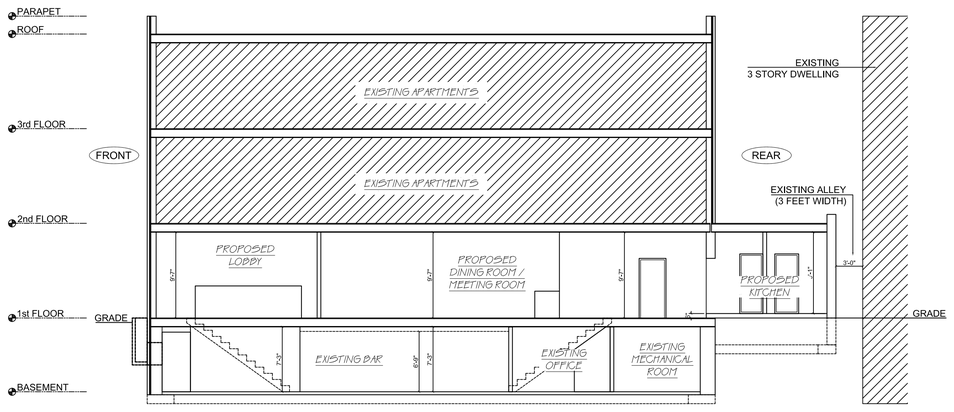
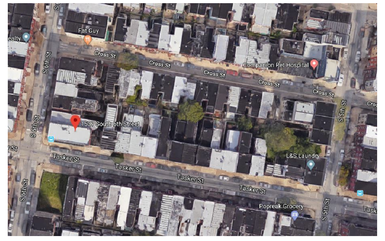


1 Z100 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

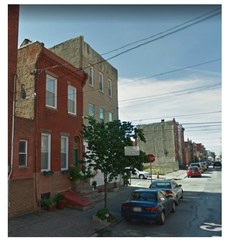


2 Z100 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"



• AERIAL VIEW

• STREET VIEW



• STREET VIEW

• STREET VIEW

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE at the northeast corner of Sixth Street and Tasker Street in the First Ward of the City of Philadelphia, Commonwealth of Pennsylvania.

CONTAINING in front or breadth on the said Sixth Street, twenty-three feet, one and one-half inches and extending eastward along the northerly side of Tasker Street, seventy-seven feet to the center of party walls including on rear a certain three feet wide alley.

BEING premises no. 1537 South Sixth Street.

• DEED

PROPERTY SCHEDULE

Parcel No.	Address	Area	Proposed
871031150	1537 S 6TH STREET	1780.625 SF	

CMX-1
PREVIOUS DISTRICT NAME - C1
1537 SOUTH 6TH STREET

PERMITTED BUILDING TYPE
SMALL SCALE NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL MIXED USE

USES PERMITTED AS OF RIGHT:
HOUSEHOLD LIVING; PASSIVE RECREATION; FAMILY DAY CARE; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; UTILITIES AND SERVICES, BASIC; BUILDING OR TOWER-MOUNTED ANTENNA; BUSINESS, PROFESSIONAL OFFICE; MEDICAL, DENTAL, HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; CONSUMER GOODS (EXCEPT DRUG PARAPHERNALIA AND GUNS); FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENT SALES; WEARING APPAREL AND ACCESSORIES; ANIMAL SERVICES; BUSINESS SUPPORT; FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS); MAINTENANCE AND REPAIR OF CONSUMER GOODS; ON-PREMISE DRY CLEANING; PERSONAL SERVICES (EXCEPT BODY ART AND FORTUNE TELLING SERVICES); COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)		23' - 1 1/2" EXISTING
MIN. LOT AREA (SQ FT)		1780.625 SQ FT (EXISTING)
MAX. OCCUPIED AREA (% OF LOT)	INTERMEDIATE: 75%; CORNER: 80%	100% (EXISTING)
FRONT SETBACK		
MINIMUM (FT)		
MINIMUM SIDE YARD WIDTH (6) AS SET FORTH IN 14-701		
DETACHED, INTERMEDIATE (FT)	5 FT EACH, IF USED	
DETACHED, CORNER (FT)	5 FT, IF USED	
SEMI- DETACHED (FT)		
ATTACHED (FT)		
REAR YARD		
MIN. DEPTH (FT)	THE GREATER OF 9 FT OR 10% OF LOT DEPTH	N/A
HEIGHT		
MAXIMUM (FT)	38 FT	± 35 FEET (EXISTING)
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)		N/A
SIDE YARD (SQ FT)		N/A
FRONT YARD (SQ FT)		N/A
BUILDING FOOTPRINT (SQ FT)		1959.17 SQ FT (EXISTING)
BUILDING USE		
		MIXED USE (EXISTING)

STREETS DEPARTMENT
RIGHT OF WAY
1537 SOUTH 6TH STREET

STREET BREAK-DOWN: SOUTH 6TH STREET
8' SIDEWALK - 24' CARTWAY - 8' SIDEWALK = 40' FT WIDE

STREET BREAK-DOWN: TASKER STREET
8' SIDEWALK - 24' CARTWAY - 8' SIDEWALK = 40' FT WIDE

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	**ENCROACHMENT**
STAIRS / STEPS	EXISTING	4' - 2"
WINDOW WELL	EXISTING	1' - 8"
WINDOW WELL	EXISTING	1' - 8"

MAXIMUM ENCROACHMENT ALLOWED: 4' - 6"

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

PLATO STUDIO
PLATO MARINAKOS, JR. ARCHITECT, LLC
www.plato-studio.com
107 S 2nd Street ,
4th Floor,
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

ARCHITECT SEAL MUST BE IN RED INK

OWNER

DI JOSEPH GERARDO

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO **CHECK (X)** ONE BOX ONLY
☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE _____ **DATE** _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

1537 SOUTH 6TH STREET

ZONING PLAN

Project number	
Date	
Drawn by	AS
Checked by	

Z100

Scale: As indicated