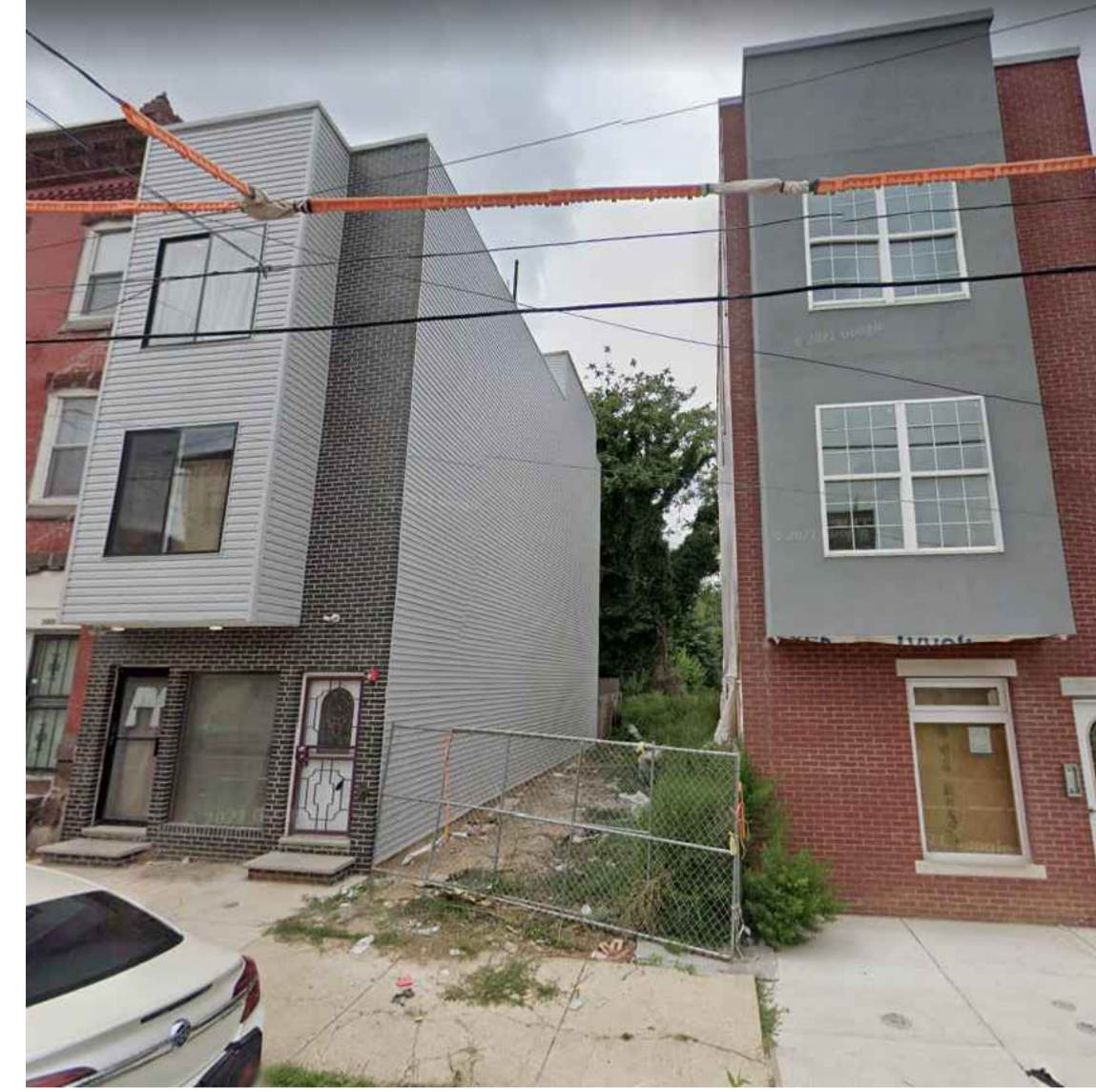
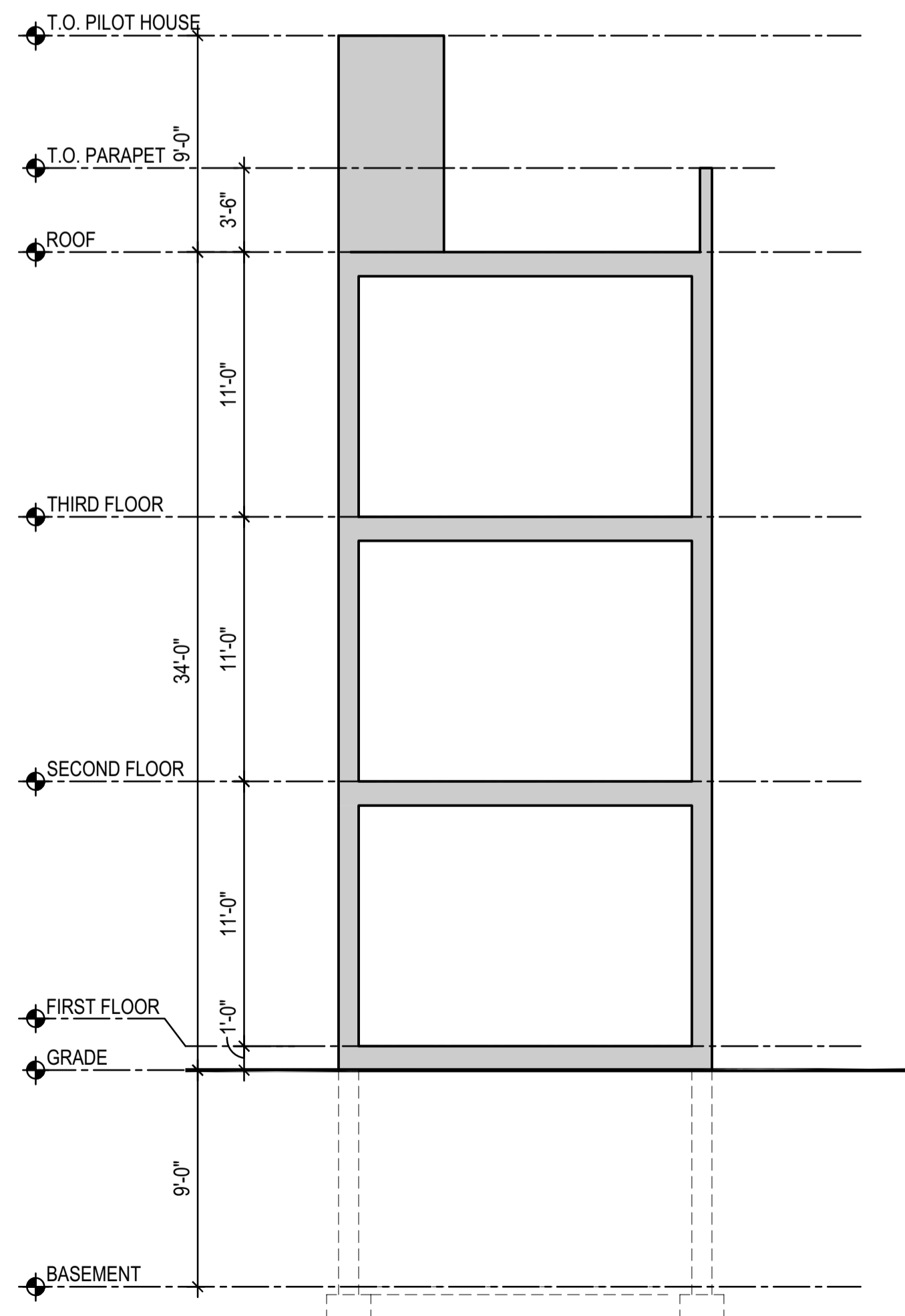




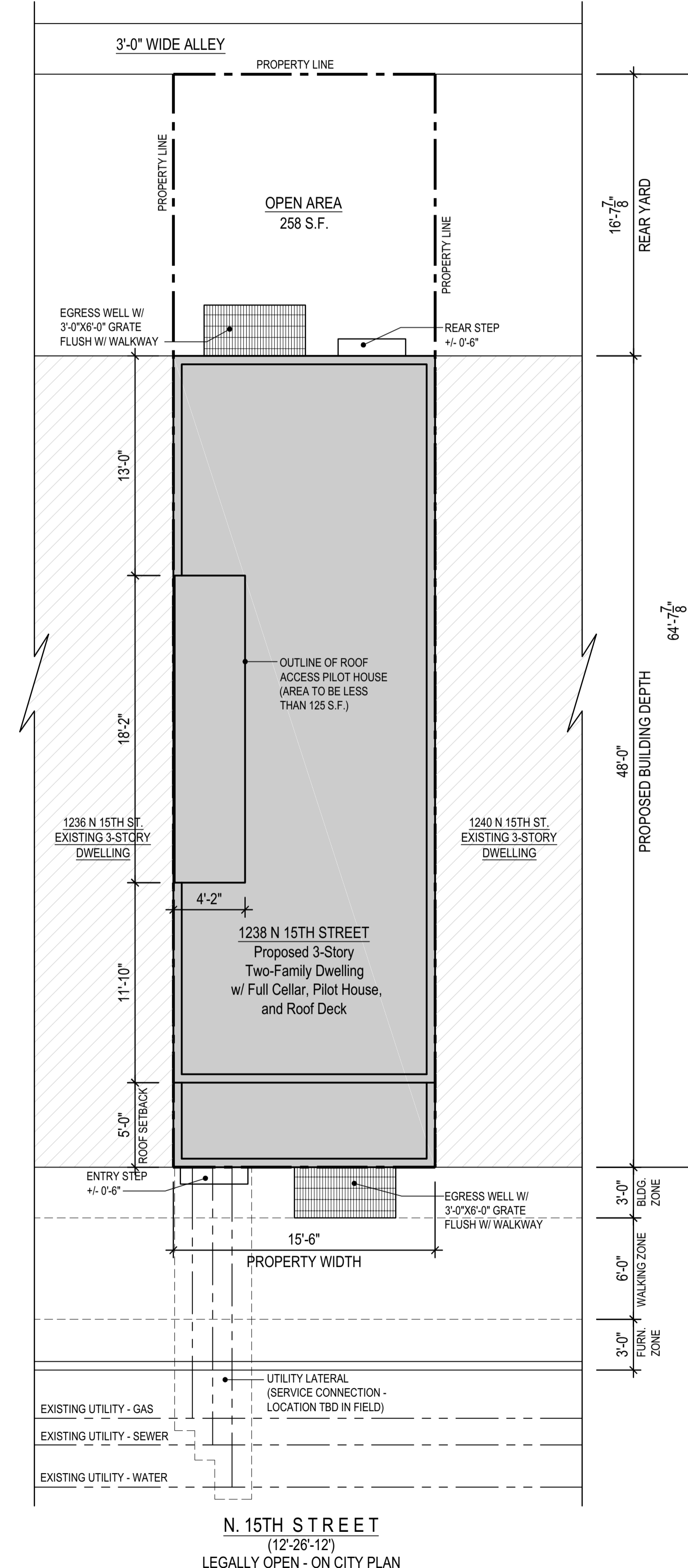
4 LOCATION MAP
Z1.0 Scale: N.T.S.



3 EXISTING CONDITIONS (FRONT)
Z1.0 Scale: N.T.S.



2 ZONING SECTION
Z1.0 Scale: 3/16"=1'-0"



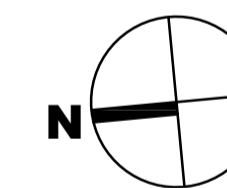
1 SITE PLAN
Z1.0 Scale: 3/16"=1'-0"

STREET DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM #20221141104-000 AND WARD #15.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF #345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 3-STORY TWO FAMILY DWELLING WITH BASEMENT, PILOT HOUSE AND ROOF DECK

ZONING ANALYSIS
ZONING BASE DISTRICT: RM-1
TOTAL BUILDING AREA: 744 SQ. FT.
LOT AREA: APPROX.: 1,002 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	15'-6"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT.	1,002 SQ. FT.	NO CHANGE
MIN. OPEN AREA	25% LOT AREA	-	258 SQ. FT. (34.67%)
MIN. FRONT SETBACK	-	-	-
MIN. SIDE YARD WIDTH	-	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	16'-7"
MAX. BUILDING HEIGHT	38'-0"	-	34'-0"



ARCHITECTURE
INTERIORS
PLANNING

3502 SCOTTS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 842-5013

New Two-Family Dwelling
1238 N 15th Street
Philadelphia, PA 19121

Project No.: -
Revision No.: -
Date: 12-12-2022
Description: ISSUED FOR ZONING
Date of Issue: 12/12/2022
Drawn By: 247

ZONING

Z1.0

ISSUED FOR ZONING: 12-12-2022

