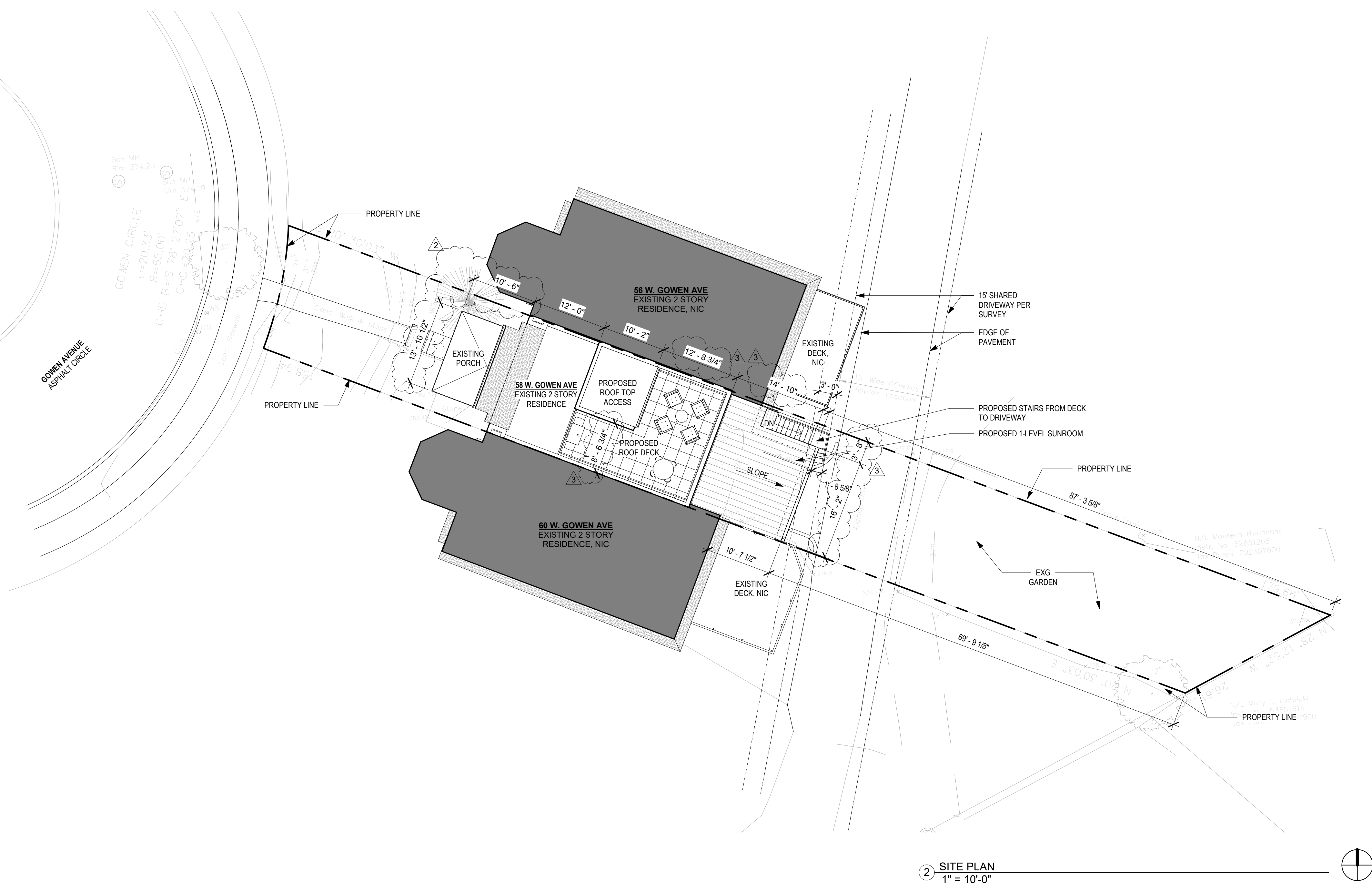
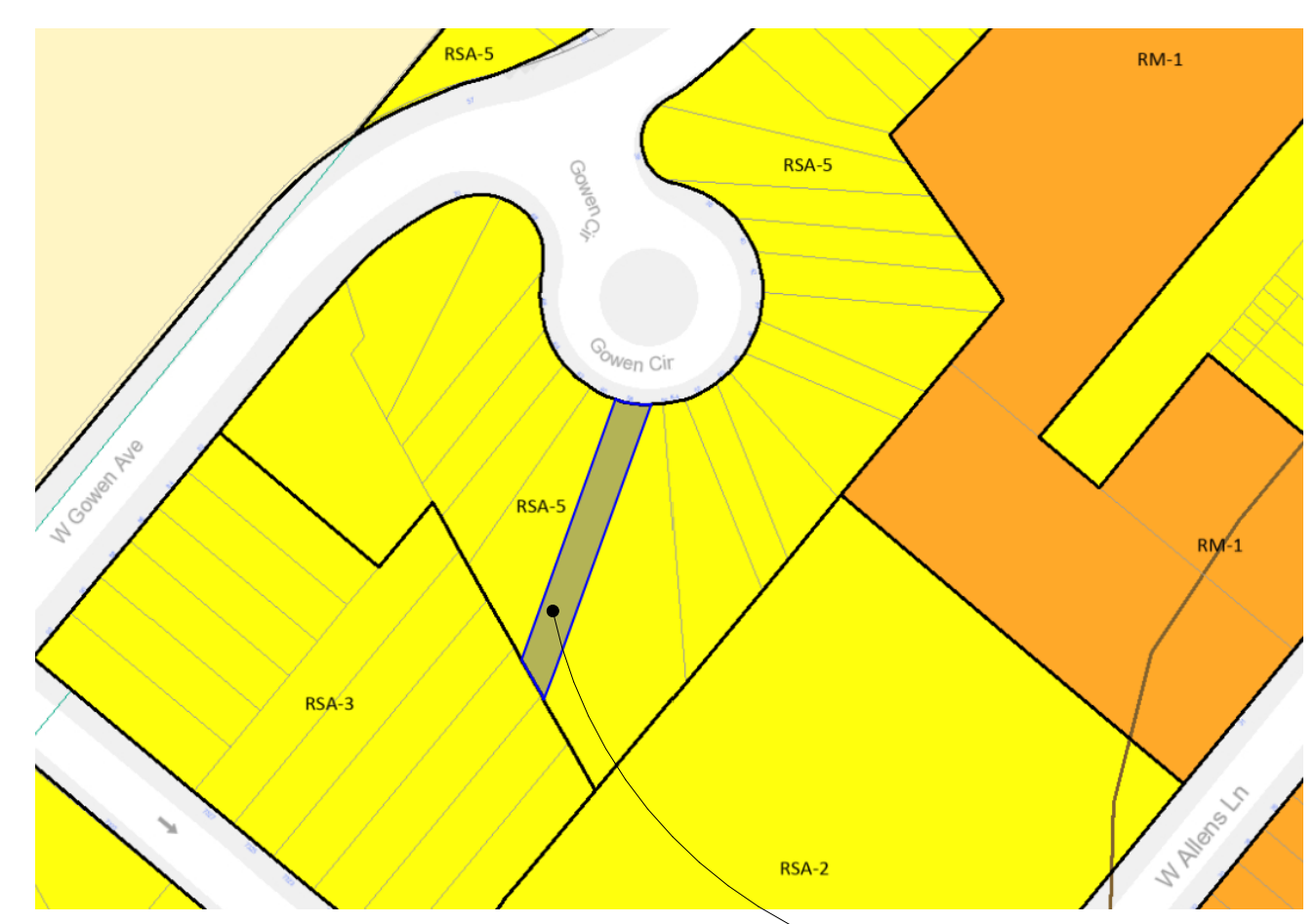


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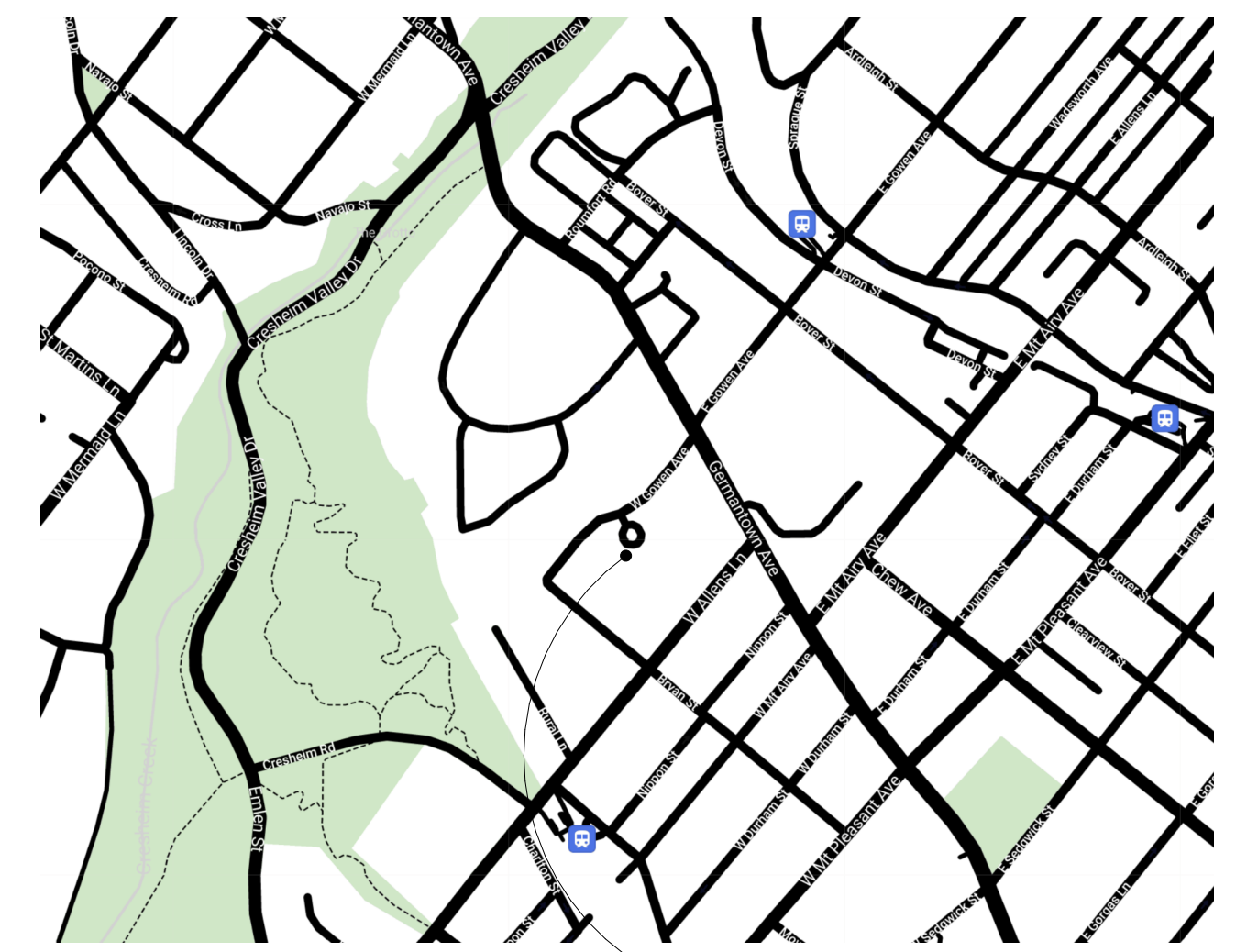
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② SITE PLAN
1" = 10'-0"



PROPERTY LOCATION PER CITY RECORDS
58 GOWEN AVE
PHILADELPHIA, PA 19119



PROJECT VICINITY MAP
58 GOWEN AVE
PHILADELPHIA, PA 19119

ZONING ANALYSIS

ADDRESS: 58 WEST GOWEN AVENUE, PHILADELPHIA, PA 19119 OPA# 092126200
 ZONING DISTRICT: RSA-5
 LOT TYPE: INTERMEDIATE
 BUILDING TYPE: ATTACHED RESIDENTIAL
 LOT AREA (PER SURVEY) 3,375 SF

DESCRIPTION:
 THIS PROJECT CONSISTS OF A SINGLE LEVEL ADDITION IN THE REAR OF THE HOUSE WITH AN EXTERIOR DOOR AND STAIRS TO GRADE. THIS PROJECT ALSO INCLUDES A NEW ROOF DECK AND ROOF DECK ACCESS STRUCTURE WITH INTERNAL STAIRS.

DIMENSIONAL REQUIREMENTS (TABLE 14-701-1)
 MAX. OCCUPIED LOT AREA: 75%
 FRONT SETBACK REQUIRED: ALIGN W/ ADJACENT LOTS
 SIDE SETBACK REQUIRED: NONE
 REAR SETBACK REQUIRED: 9'-0", DECKS ALLOWED WITHIN

HEIGHT LIMIT: 38'-0"

ACCESSORY STRUCTURE REQUIREMENTS - ROOF DECKS 14-605

- A) FRONT SETBACK: 5'-0"
- B) HEIGHT:
 - 2) 125 SF MAX. AREA
 - 3) 10'-0" MAX. HEIGHT
- C) ROOF DECK ACCESS STRUCTURE
 - 4) ADDITIONAL SETBACKS
 - 5'-0" FRONT
 - 5'-0" REAR

PROVIDED:
 48.5%
 EXISTING, TO REMAIN
 EXISTING, TO REMAIN
 69'-9" FROM REAR PROPERTY LINE TO ADDITION
 3'-0" SETBACK FROM SHARED DRIVEWAY TO ADDITION
 1'-8 1/2" SETBACK FROM SHARED DRIVEWAY TO ROOF EAVE
 33'-11"

PROVIDED:
 12'-0"
 48" MAX ABV. STRUCTURE
 95 SF
 9'-6" ABOVE ROOF DECK
 7'-0" FRONT
 12'-8" REAR

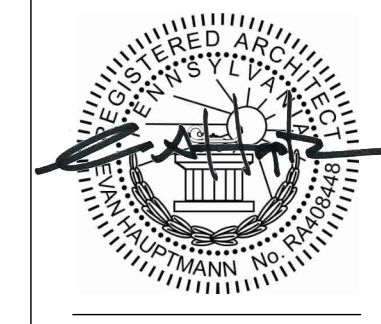
WISSAHICKON WATERSHED OVERLAY (14-510)
 CATEGORY 5: PREVIOUSLY DEVELOPED SITE
 (6) IMPERVIOUS COVERAGE: NO LIMIT FOR CATEGORY 5
 (7) EARTH MOVING PLANS: NOT REQUIRED.

STEEP SLOPE PROTECTION (14-702)
 CONTRACTOR SHALL NOT DISTURB SLOPES OVER 15%
 CONTRACTOR SHALL NOT DISTURB MORE THAN 1,400 SF OF SITE AREA DURING PROJECT WORK OR INCREASE SITE IMPERVIOUS COVERAGE BY MORE THAN 1,400 SF FROM EXISTING SITE CONDITIONS.

AVERAGE GRADE PLANE
 STREET SIDE CORNERS: +382.4'; +382.5'
 DRIVEWAY SIDE CORNERS: +376.2'; +376.0'
 AVERAGE ELEVATION: +379.275'
 DOOR SILL ELEVATION: +384.26'

IMPERVIOUS COVERAGE (PER SURVEY)
 DWELLING 701 SF
 ADDITION 651 SF*
 FRONT PORCH 133 SF
 CONCRETE 154 SF
 TOTAL 1,639 SF (48.5%)

*NOTE ADDITION IS PARTIALLY OVER EXISTING IMPERVIOUS DRIVE



58 GOWEN AVENUE

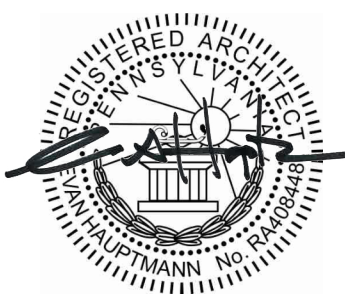
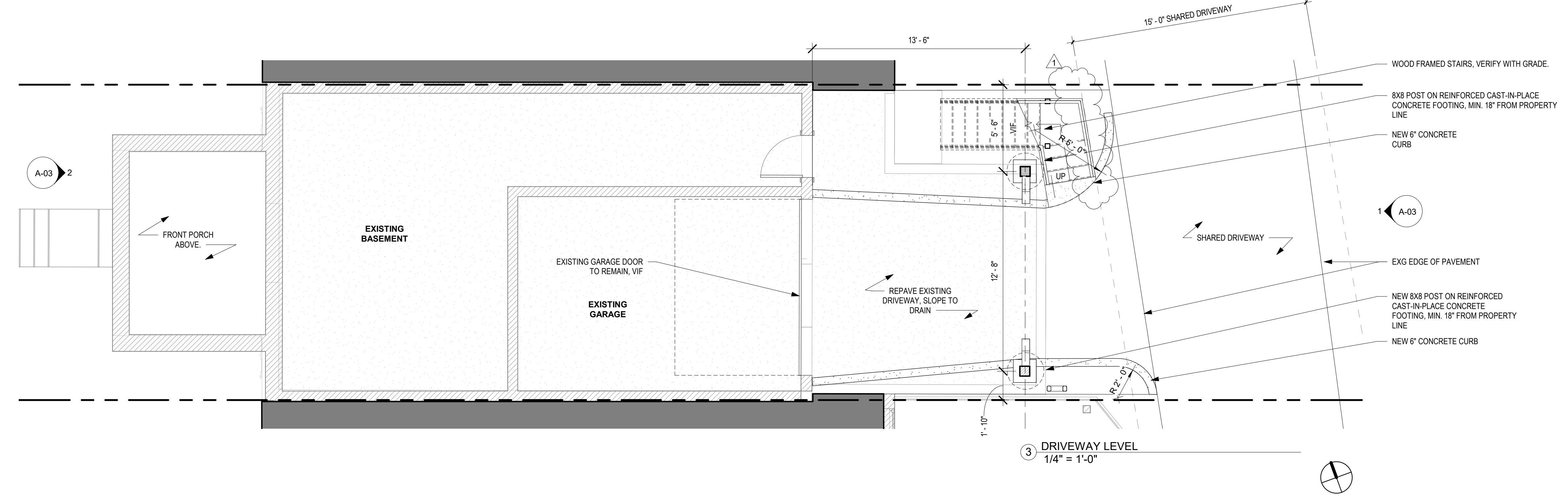
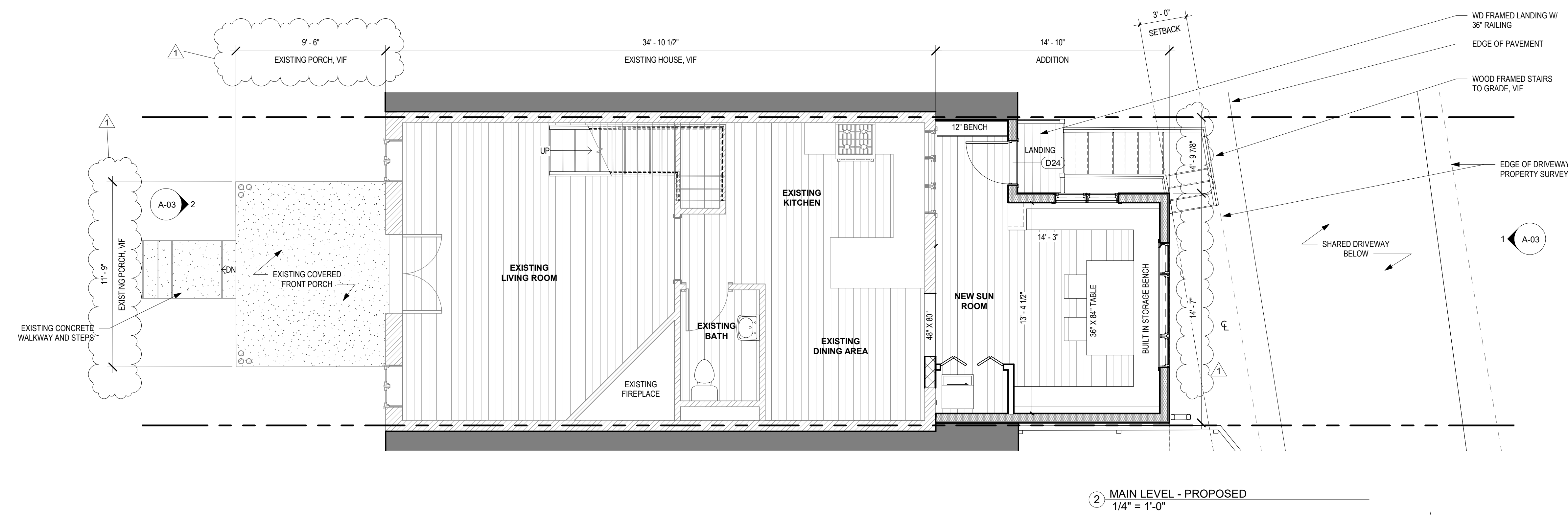
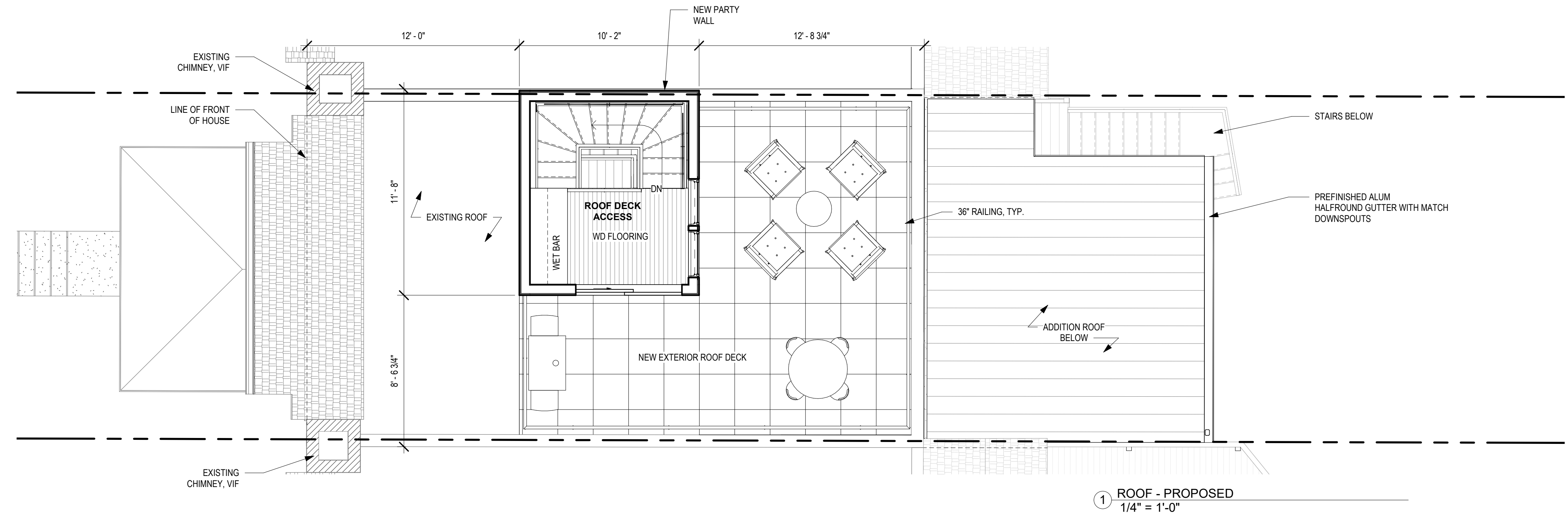
JULY 27, 2022
 Revised 09.12.2022
 Revised 09.27.2022

ARCH SITE PLAN

A-01

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58 GOWEN AVENUE

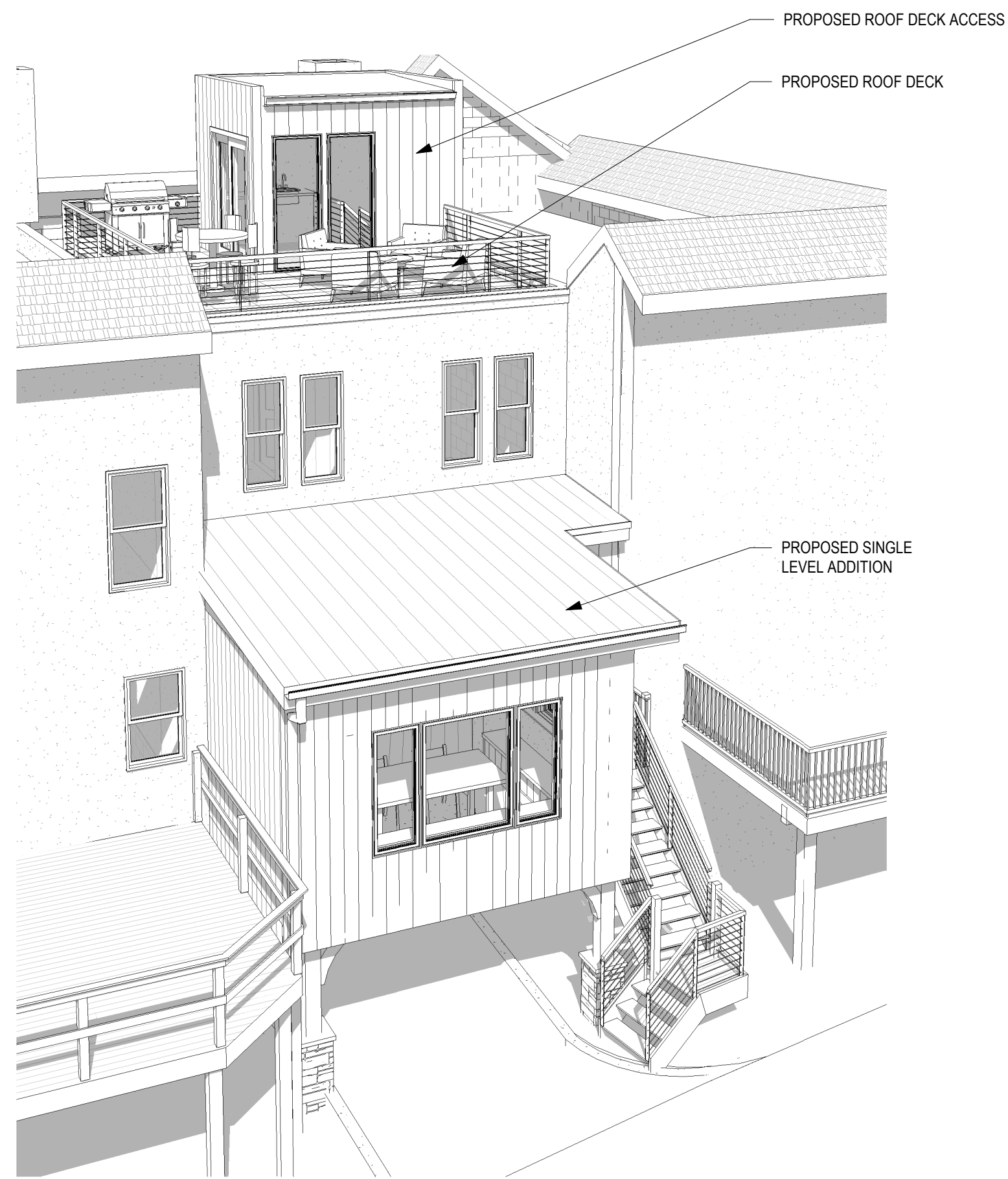
JULY 27, 2022

Revised 08.24.2022
Revised 09.27.2022

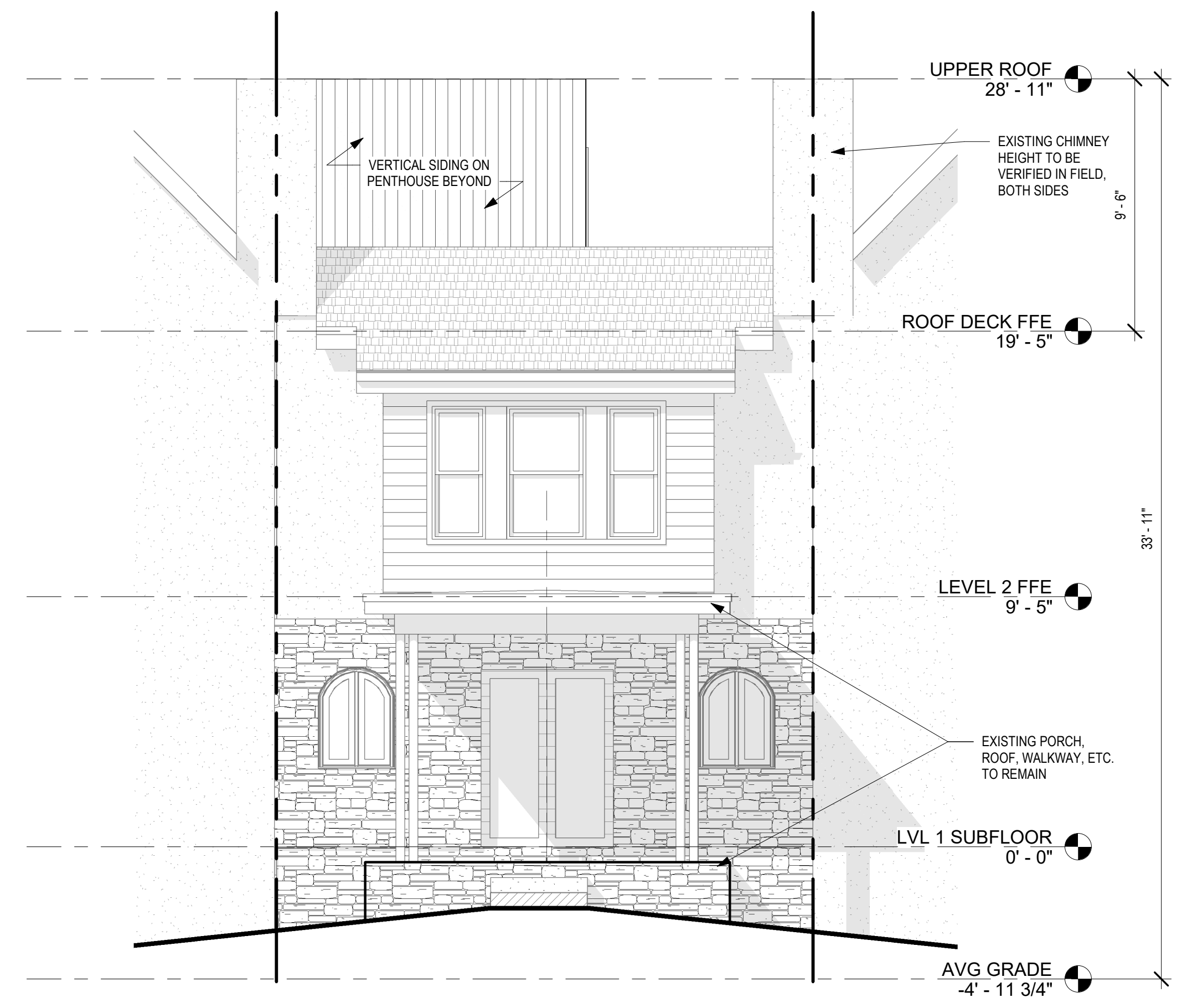
BUILDING PLANS

A-02

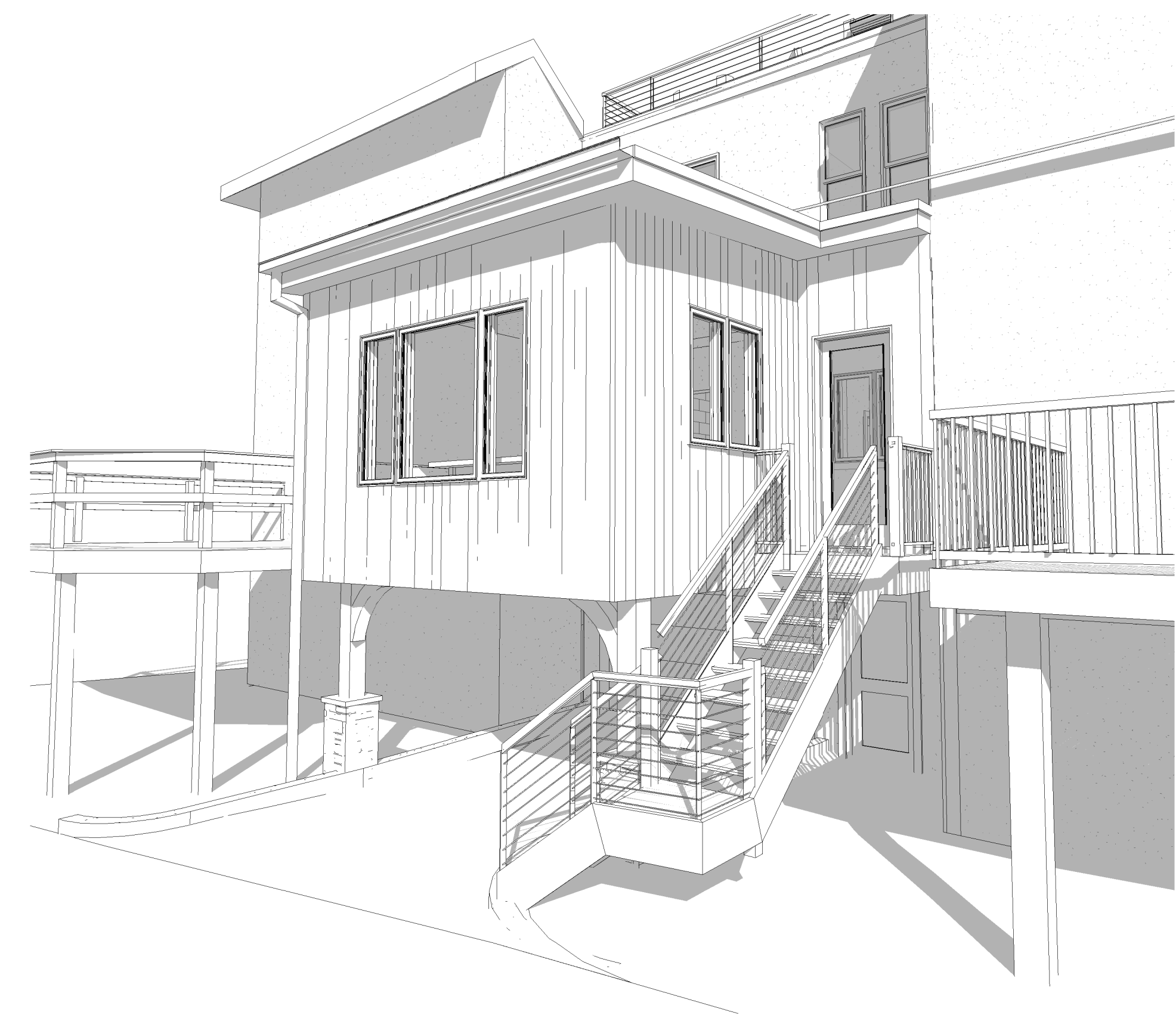
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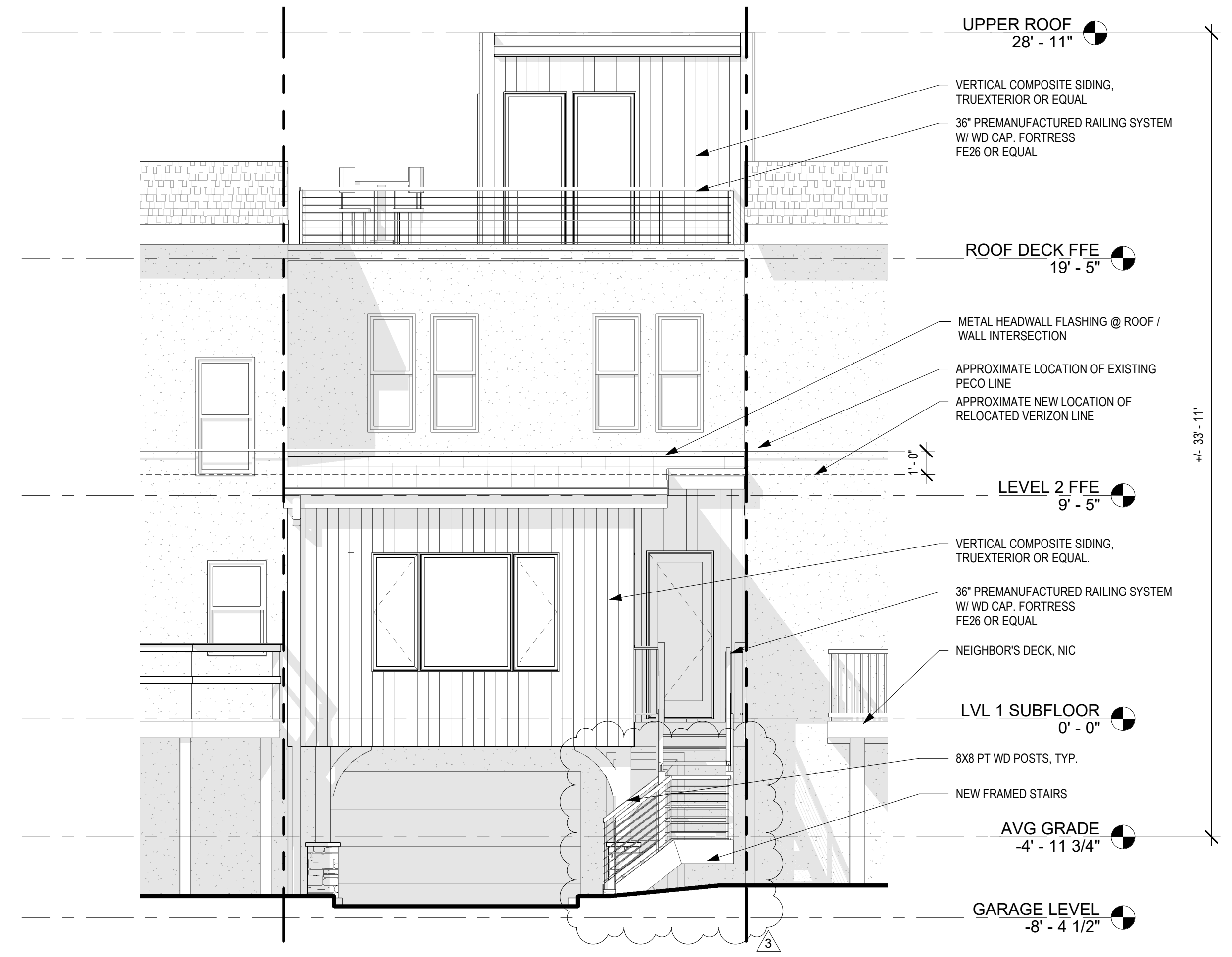
④ VIEW FROM ABOVE



② STREET ELEVATION
1/4" = 1'-0"

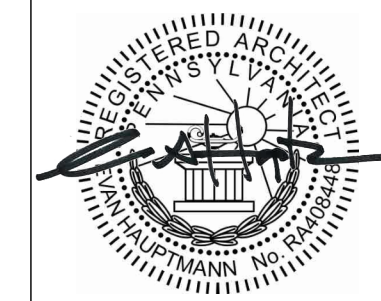


③ VIEW FROM DRIVEWAY



① DRIVEWAY ELEVATION
1/4" = 1'-0"

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58 GOWEN AVENUE

JULY 27, 2022

BUILDING ELEVATIONS
Revised 09.27.2022

A-03