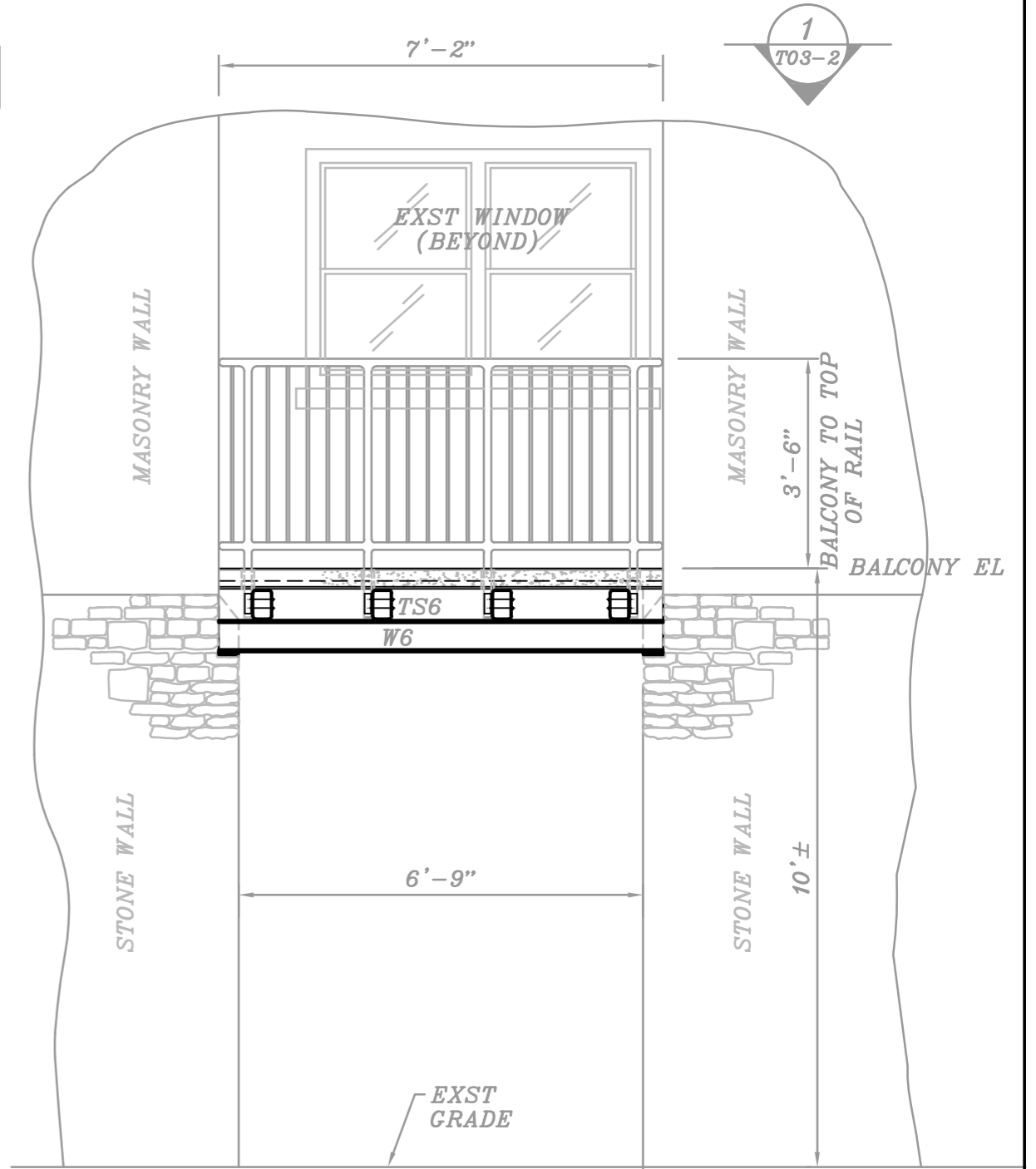


RECAP OF ZONING REGULATIONS

STANDARD (RSD-3)	REQD	EXST	PROPOSED	REMARK
MIN LOT WIDTH (FT)	50	120±	120±	
MIN LOT AREA (SF)	5,000	15,699	15,699	
MAX OCCUPIED AREA (%)	30	38.5	39.5	
MIN FRONT SETBACK (FT)	25	20±	20±	
MIN SIDE YARD WIDTH (FT)	EAST	10	12'-6"	12'-6"
	WEST (25, TOTAL)		12'-6"	12'-6"
MIN REAR YARD DEPTH (FT)	25	25	25	REF E

NOTES:

- Do not scale DWG.
- Property is zoned RSD-3, Residential Single Family Detached-3 District (REF C).
- Property is not located within the 100-year flood plain, as scaled from the FIRM (REF D).
- GC shall determine locations of all underground utilities and shall phone POCS at 1.800.242.1776 at least 3 full working days, but not more than 10 working days, before any planned work. If utilities are in the area which utilities are not members of POCS, then the GC is responsible to contact those utilities.
- GC shall confirm all dimensions, quantities, and site conditions, and shall be solely responsible for them. All EXST utilities shall be confirmed/verified by a subsurface utility locator.
- Property Owner: Ms Lorraine E Feldman & Mr Jacob B Sitkin
997 Mcnair Drive
Lansdale, PA 19446-6517




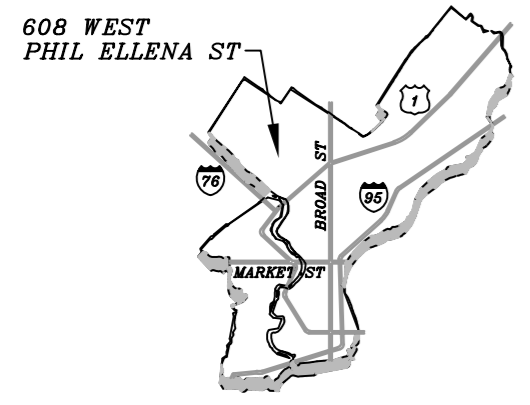
ELEVATION

SCALE: 3/8" = 1'-0"
(VIEW LOOKING NORTHWESTWARD)

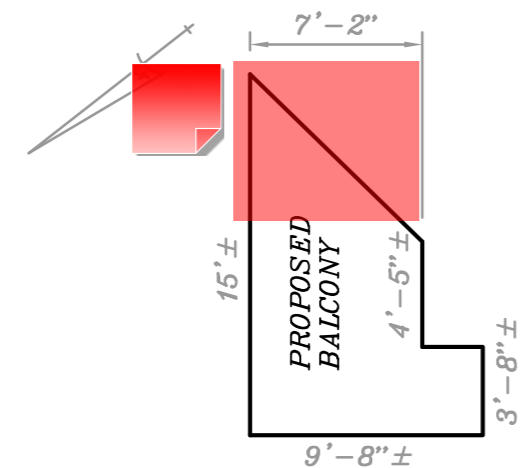
REFERENCES:

- Plan and Elevations, dated 21May04, prepared by Baker Architects, Philadelphia, PA, GJBA Project NO 04-014, Drawing NO A2
- Plat 50N19, undated, Philadelphia DEPT of Records [Lot 49]
- Zoning Map: www.phila.gov/Map#id=757bbd2d07704a9bb684ala88ca681c
- Flood Insurance Rate Map (FIRM), Map NO 4207570087G, revised 17Jan07, Panel 87 of 230
- Site/Location Plan, Drawing No. A-1, dated 21May04, by Baker Architects

Scale: AS NOTED	 TANTALA ASSOCIATES, LLC ENGINEERS & ARCHITECTS 6200 FRANKFORD AVENUE PHILADELPHIA, PA 19135-3400 215.289.4600 www.TANTALA.com
Drawn by: PJC	
Checked by: PJT	Proposed EXTERIOR BALCONY for & at:
Date: 29 Aug 22	MS. LORI FELDMAN 608 WEST PHIL ELLENA, UNIT B-1 PHILADELPHIA, PA 19119-3523 (OPA NO. 888220404)
Comm NO 18043.003	Drawing NO ZONING SITE PLAN C18043-T03-2
PETER J. TANTALA, P.E. PROFESSIONAL ENGINEER CT NO 34404 DE NO 24835 MI NO 6201069945 NJ NO 24GE04441900 NY NO 102870 PA NO 055041	
DATE: _____	



PHILADELPHIA



BALCONY DIMENSIONS

SCALE: NONE

3
T03-2

In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to the

WISSAHICKON WATERSHED OVERLAY DISTRICT

IMPERVIOUS COVERAGE CATEGORY: **5**

APPROVED
 DISAPPROVED
 EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: Ian Hegarty
 September 28, 2022 Ledger No.: **E-3808**
Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-704 (2) of the Philadelphia Code pertaining to

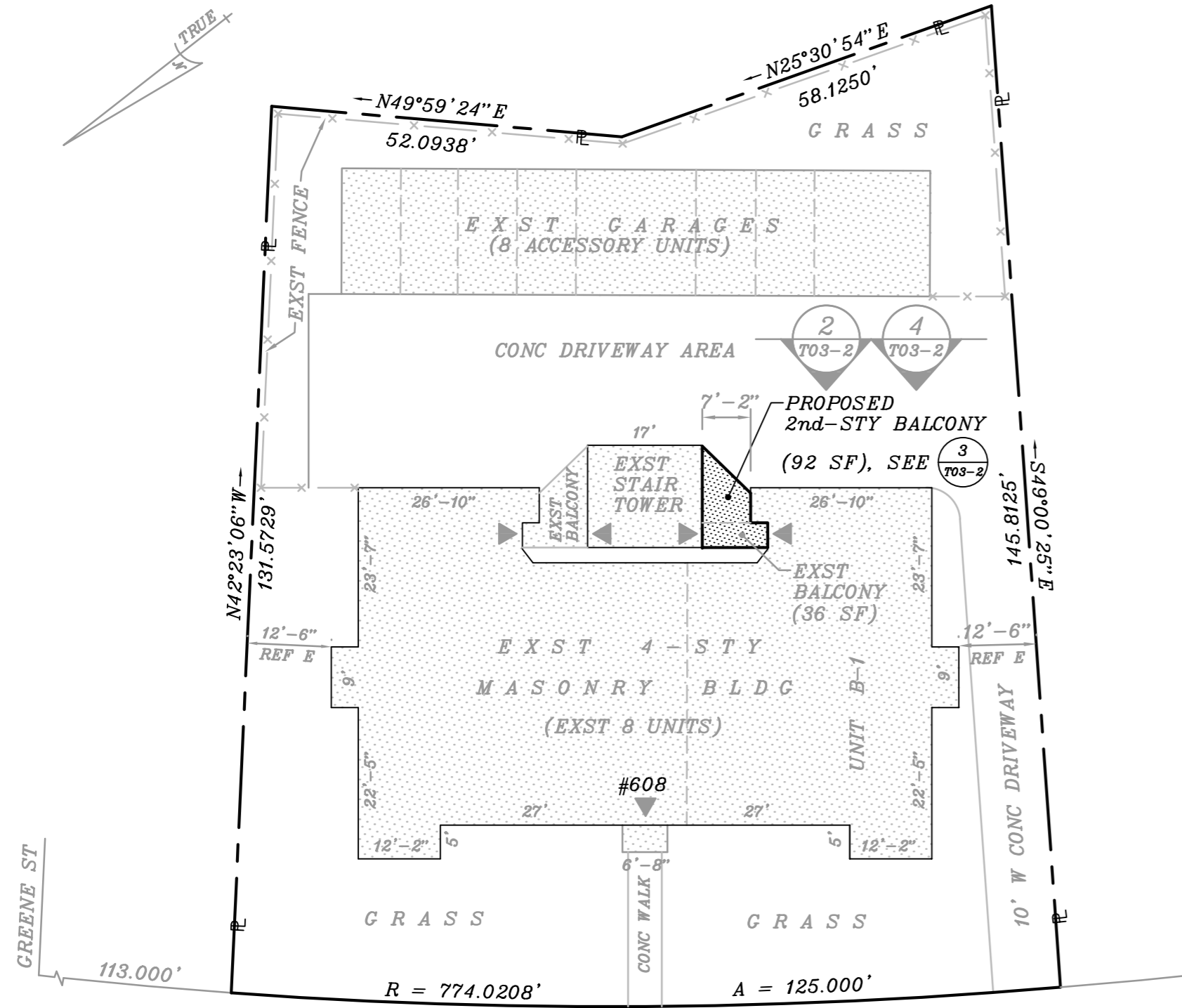
STEEP SLOPE PROTECTION

APPROVED
 DISAPPROVED
 NOT APPLICABLE (< 15% slope OR < 1,400 sq. ft. disturbance)
 EARTH MOVING PLAN SUBMITTED WITH THIS APPLICATION

Applied Electronically By: Ian Hegarty
 September 28, 2022 Ledger No.: **E-3808**
Philadelphia City Planning Commission

LEGEND:

▲	Entrance/Egress	MAX	Maximum
⊕	Center Line	MIN	Minimum
⊔	Property Line	NO	Number(s)
---	EXST Fence	OPA	Office of Property Assessment
A	Arc Length	R	Radius
BLDG	Building	REF	Reference(s)
CONC	Concrete	REQD	Required
DEPT	Department	SF	Square FT
DWG	Drawing	ST	Street(s)
EXST	Existing	STY	Story
FT	Feet	TYP	Typical
H	High	W	Wide
GC	General Contractor		

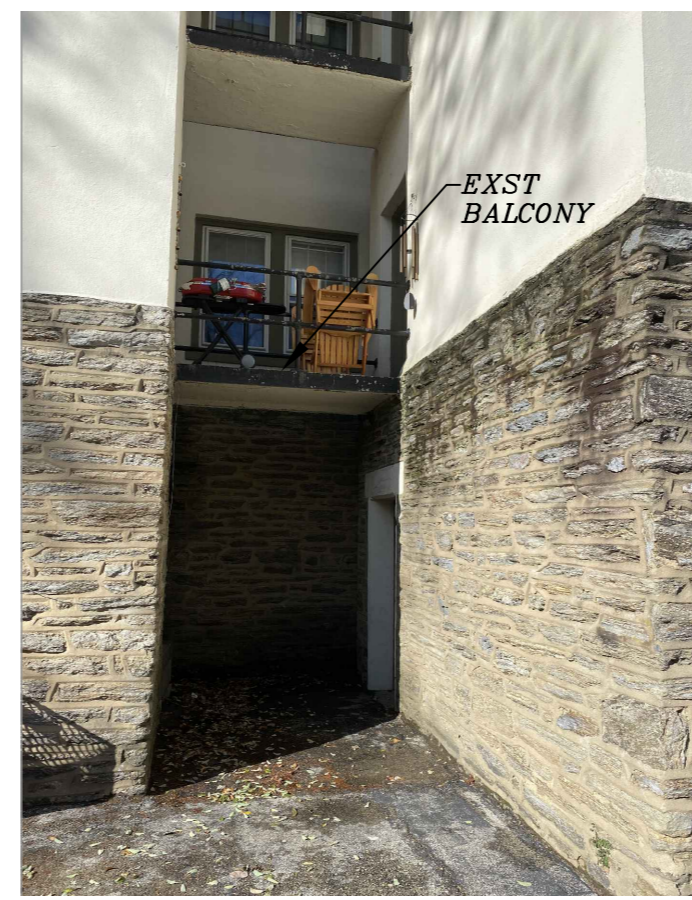


PHIL ELLENA (12-26-12) ST

ZONING SITE PLAN

SCALE: 1" = 20'

1
T03-2



PHOTO

SCALE: NONE
(VIEW LOOKING NORTHWESTWARD)

4
T03-2

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