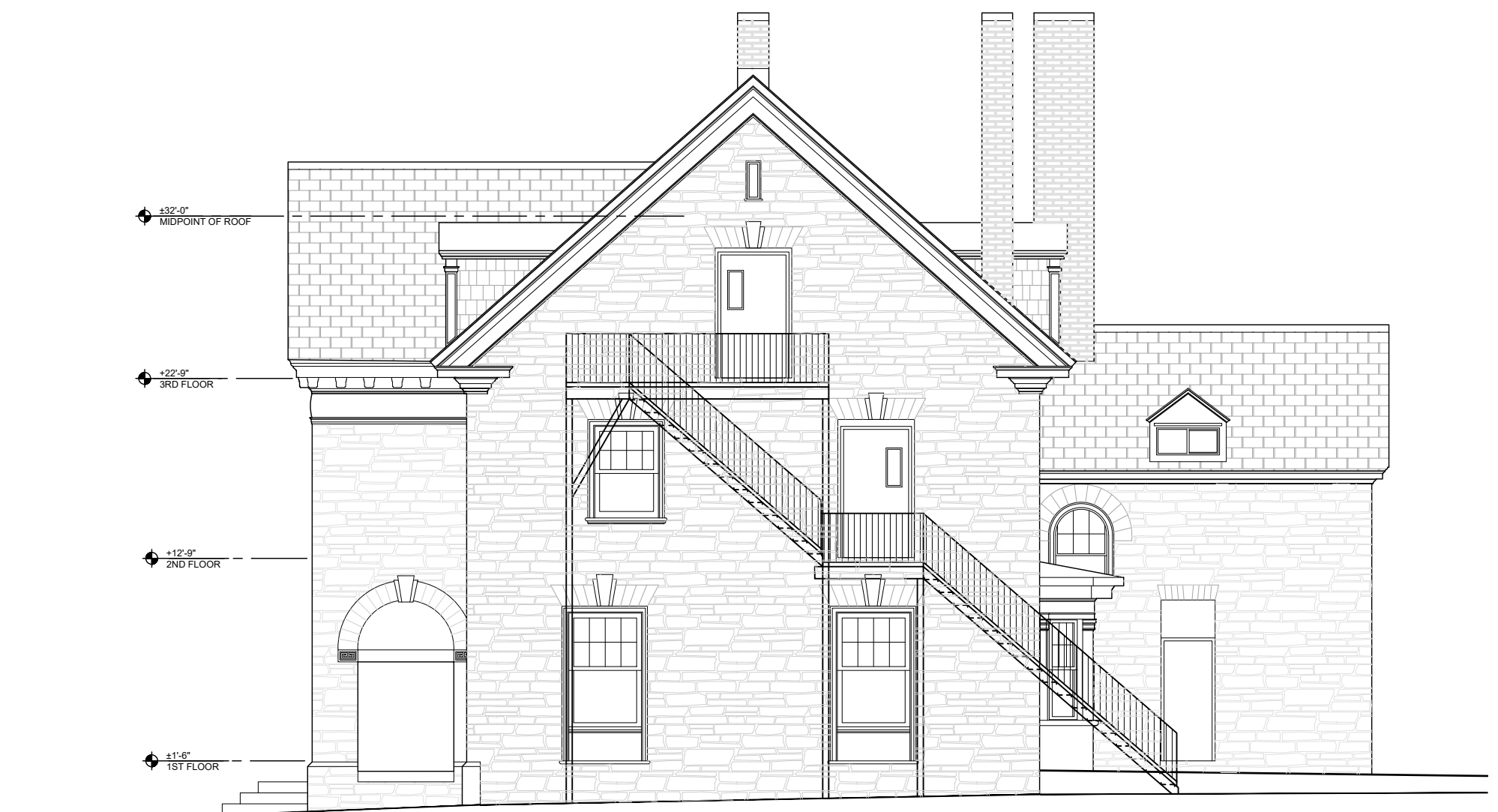




NOTE: NO CHANGES TO EXISTING BUILDING
4 NORTH ELEVATION
 1/8" = 1'-0"



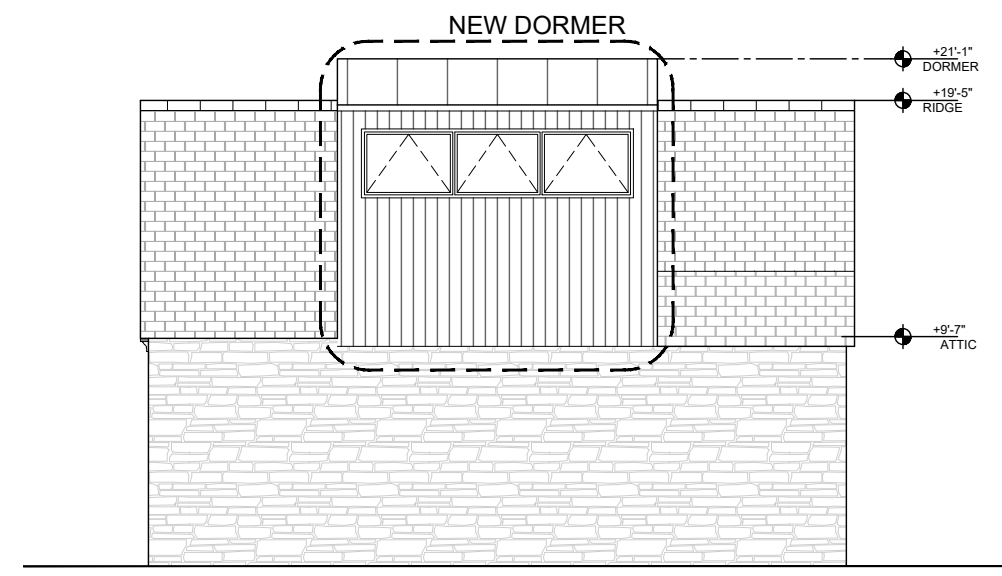
NOTE: NO CHANGES TO EXISTING BUILDING
5 WEST ELEVATION
 1/8" = 1'-0"



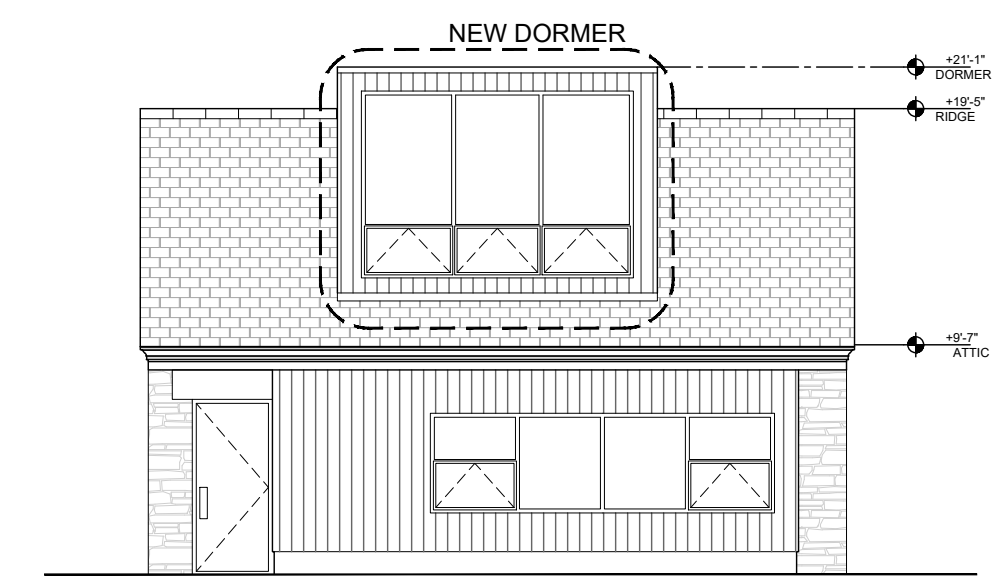
NOTE: NO CHANGES TO EXISTING BUILDING
3 EAST ELEVATION
 1/8" = 1'-0"



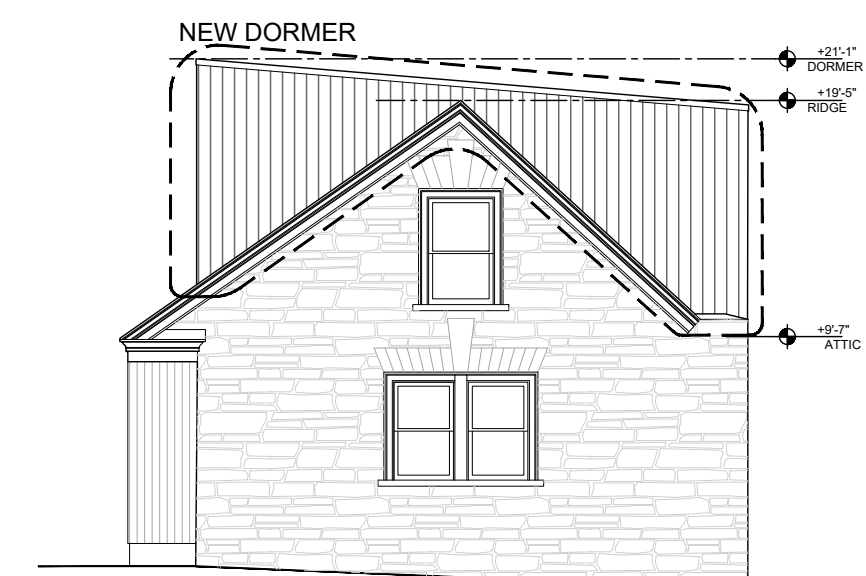
NOTE: NO CHANGES TO EXISTING BUILDING
2 SOUTH ELEVATION
 1/8" = 1'-0"



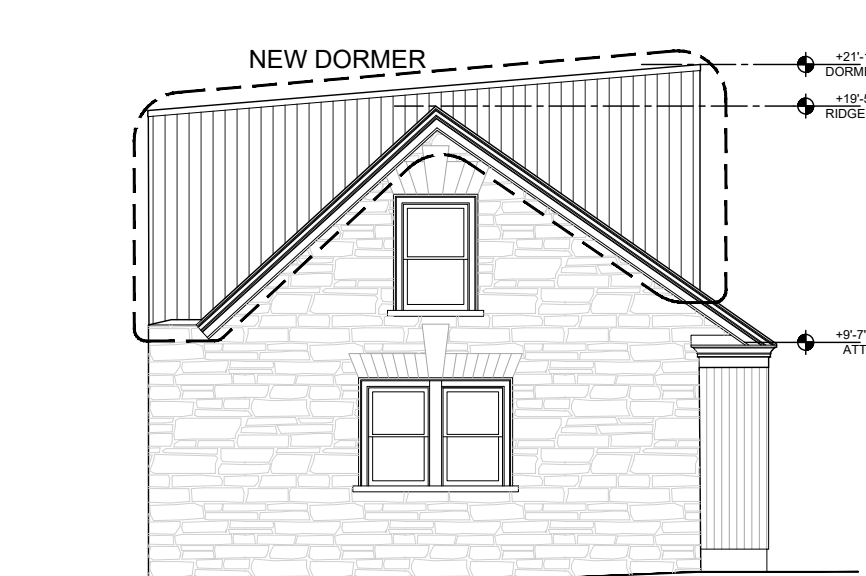
9 WEST ELEV - CARRIAGE HOUSE
 1/8" = 1'-0"



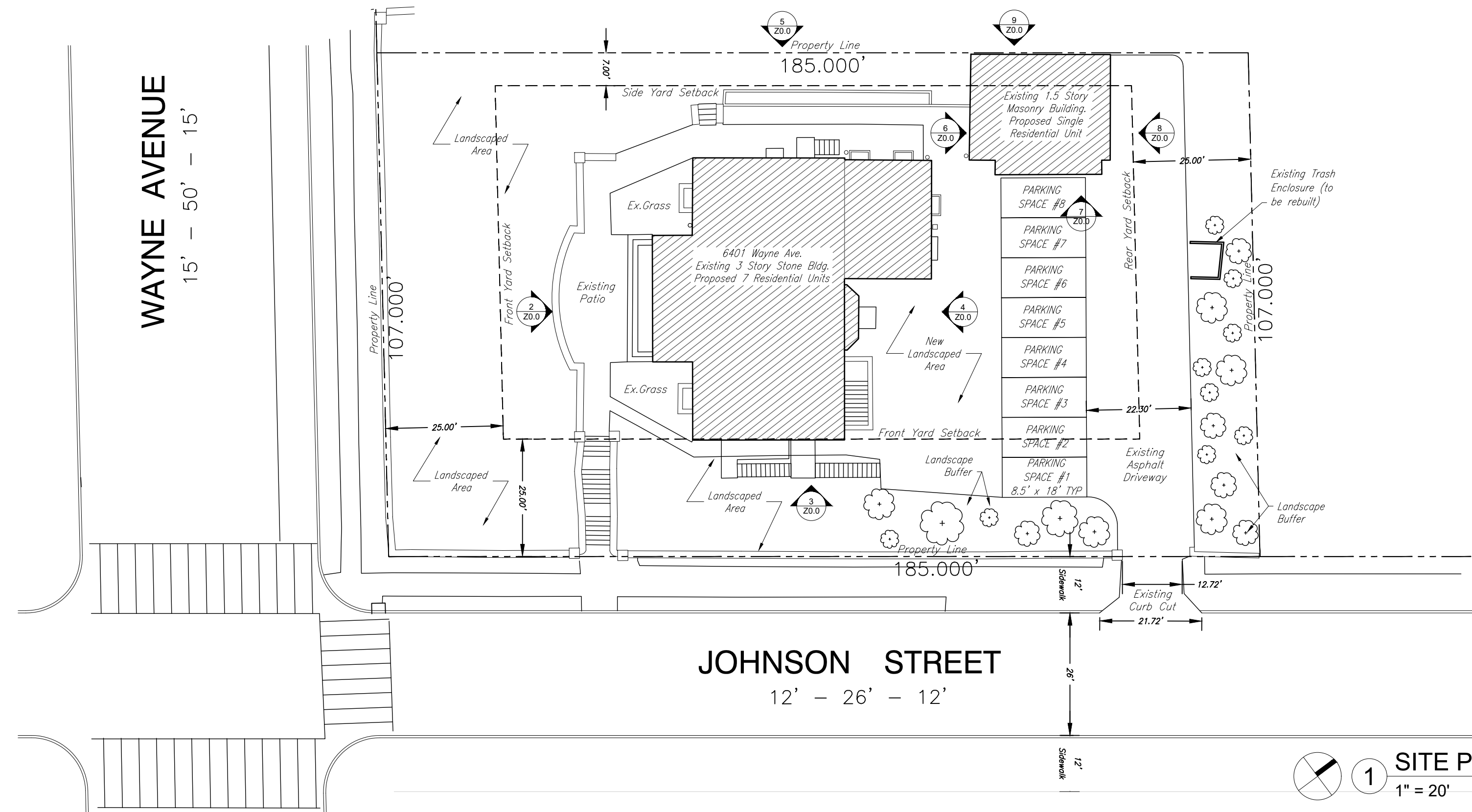
7 EAST ELEV - CARRIAGE HOUSE
 1/8" = 1'-0"



8 NORTH ELEV - CARRIAGE HOUSE
 1/8" = 1'-0"



6 SOUTH ELEV - CARRIAGE HOUSE
 1/8" = 1'-0"



1 SITE PLAN
 1" = 20'

ZONING INFO

| ZONING DISTRICT - RSD-3 | REQUIRED | EXISTING | PROPOSED |
|-----------------------------|-------------|---|-------------------------------------|
| MIN LOT WIDTH: | 50' | 107' | NO CHANGE |
| MIN LOT AREA: | 5,000 SF | 19,888 SF | NO CHANGE |
| MAX OCCUPIED AREA: | 30% | 17.23% | NO CHANGE |
| MINIMUM FRONT YARD SETBACK: | 25' | 57'-1" | NO CHANGE |
| MINIMUM SIDE YARD SETBACK: | 7' PER SIDE | 16' EAST SIDE 22' WEST SIDE 0' WEST SIDE CARRIAGE HOUSE (EXISTING NON CONFORMING) | NO CHANGE NO CHANGE NO CHANGE |
| MINIMUM REAR YARD SETBACK: | 25' | 29'-6" | NO CHANGE |
| MAX BLDG HEIGHT: | 38' | ±32' (MIDPOINT BETWEEN EAVES & RIDGE PER PHILA. ZONING CODE 14-202.6) | NO CHANGE |

PROPERTY IS IN WISSAHICKON WATERSHED OVERLAY CATEGORY 5
 (NO W.W.O. IMPERVIOUS COVERAGE RESTRICTIONS)

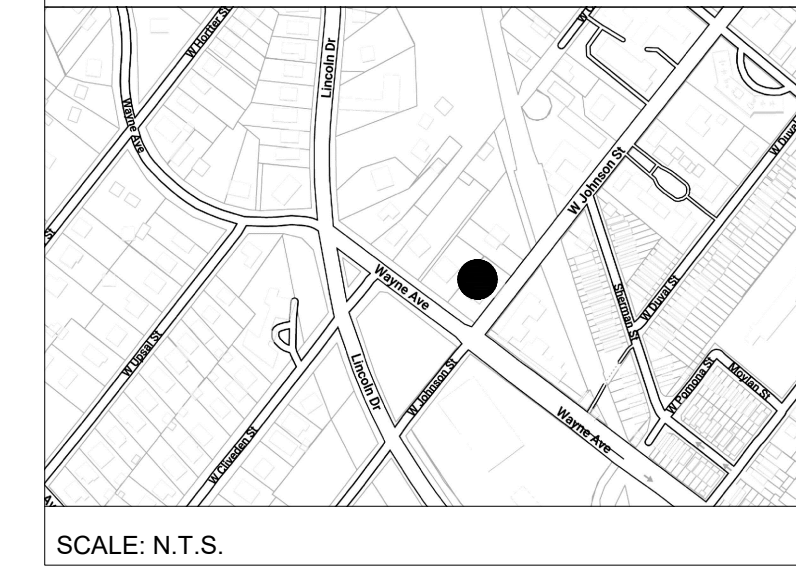
IMPERVIOUS SURFACE CALCULATION

| | |
|--|--|
| EXISTING HOUSE & GARAGE = 3,983 SF | PROPOSED HOUSE & GARAGE = 3,983 SF (NO CHANGE) |
| PATHWAYS = 1,365 SF | PATHWAYS = 1,365 SF (NO CHANGE) |
| PARKING AREA = 3,883 SF | PARKING AREA = 3,883 SF (NO CHANGE) |
| TOTAL: 9,231 SF (46.4% IMPERVIOUS AREA) | TOTAL: 9,231 SF (46.4% IMPERVIOUS AREA) |

PROJECT DESCRIPTION

CONVERSION OF EXISTING HOUSE INTO SEVEN RESIDENTIAL UNITS & CONVERSION OF EXISTING CARRIAGE HOUSE INTO ONE RESIDENTIAL UNIT FOR 8 UNITS TOTAL.
 ADDITION OF DORMER TO 2ND FLOOR OF CARRIAGE HOUSE.

LOCATION PLAN



6401 WAYNE AVENUE
 PHILADELPHIA PA 19119

CLIENT:
 6401 WAYNE AVENUE LLC
 270 W. WALNUT LANE
 PHILADELPHIA PA 19144

| | |
|------------------|----------|
| PROJECT NUMBER: | 2304 |
| PROJECT PHASE: | --- |
| PROJECT MANAGER: | --- |
| DRAWN BY: | RW |
| CHECKED BY: | JC |
| SCALE: | AS NOTED |
| DATE: | 03.10.23 |

| REVISIONS & SUBMISSIONS: | |
|--------------------------|-----|
| 1 | --- |
| 2 | --- |
| 3 | --- |
| 4 | --- |
| 5 | --- |
| 6 | --- |

SHEET NAME:
 ZONING

SHEET NUMBER:
Z0.0