# **BRIEF LEGEND** PROPERTY BOUNDARY LINE. CENTER LINE. BUILDING LINE - SUBJECT BUILDING. HIDDEN SURFACE LINE ABOVE OR BELOW THE PLANE OF VIEW.

STREETS AND HIGHWAY DEPARTMENT APPROVAL STAMPS
{IF REQUIRED}

ZONING SUMMARY  DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS [TABLE 14-701.1]  ZONING CLASSIFICATION: RSA - 3							
					REQUIRED	EXISTING	PROPOSED
				MIN. LOT WIDTH [FT.]	25	30	30
MIN. LOT AREA [SQ. FT.]	2,250	4,500	4,500				
MAX. OCCUPIED AREA [% OF LOT]	1,125 [50%]	1,495.83 [33.24%]	1,495.83 [33.24%				
MIN. FRONT YARD DEPTH [FT.]	8	39.33	39.33				
MIN. SIDE YARD – SEMI-DET. [FT.]	8						
REAR YARD DEPTH [SINGLE FAM.] [FT.]	15						
MAX. BLDG. HEIGHT [FT.]	38	26	26				

# NO. 526 NO. 532

FRONT OF PREMISE

# PROJECT DATA

### PROJECT ADDRESS:

532 W ELLET STREET PHILADELPHIA, PA 19119 - 3435

#### OWNER:

MARK A. LIGHTFOOT 532 W ELLET STREET PHILADELPHIA, PA 19119 - 3435

## DESCRIPTION OF PREMISE:

PREMISE IS A TWO-STORY, SEMI-ATTACHED, MASONRY BUILDING ... A SINGLE FAMILY DWELLING, WITH A DETACHED GARAGE [TWO SPACES]. OWNER SEEKS A CHANGE OF USE TO A TWO-FAMILY DWELLING. NO PROPOSED CHANGE TO HEIGHT NOR AREA.

# **APPLICABLE CODES:**

2015 INTERNATIONAL EXISTING BUILDING CODE. 2018 INTERNATIONAL BUILDING CODE.

USE GROUP: CONSTRUCTION TYPE:

R – 3 [PROPOSED CHANGE TO R-2] III - B

ZONING CLASSIFICATION:

RSA - 5

# GENERAL OBJECTIVE OF APPLICATION:

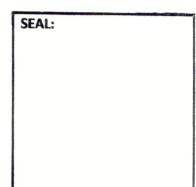
# ACQUISITION OF BUILDING PERMITS FOR THE PROPOSED RENOVATION.

ALL WORK, MATERIALS, AND INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH ALL OCCUPANCIES, STATE, AND LOCAL BUILDING CODES, AND THE INTERNATIONAL BUILDING CODE (IBC 2018) AND THE INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC 2015) AS ADOPTED BY THE STATE OF PENNSYLVANIA.

(IBC 2018) (IRC 2015)

GENERAL NOTES:

REVISIONS: DATE DESCRIPTION MARK



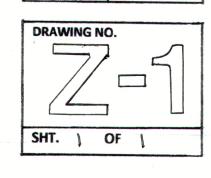


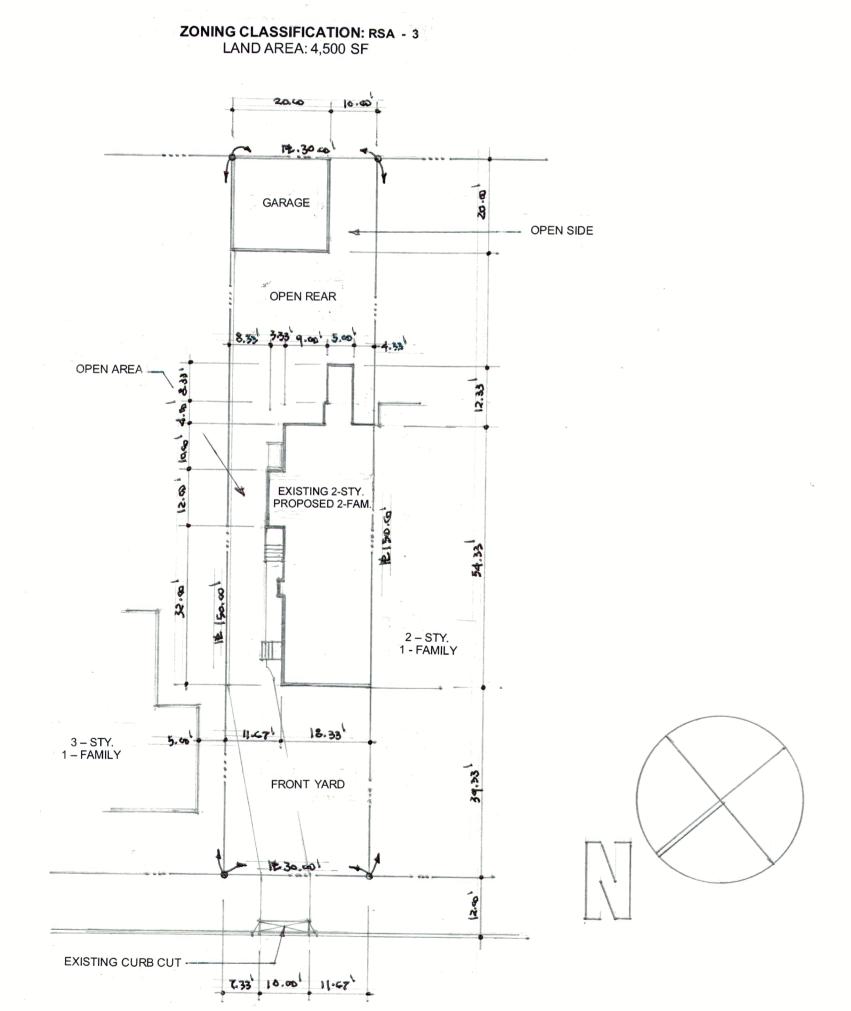
PROJECT NO. 22-0530

DATE: 30 MAY 2022

SCALE: 43 SHOWN

DRWN. BY: CHKD. BY:





W. ELLET STREET 70 FEET WIDE [13 - 46 - 13]

SITE PLAN