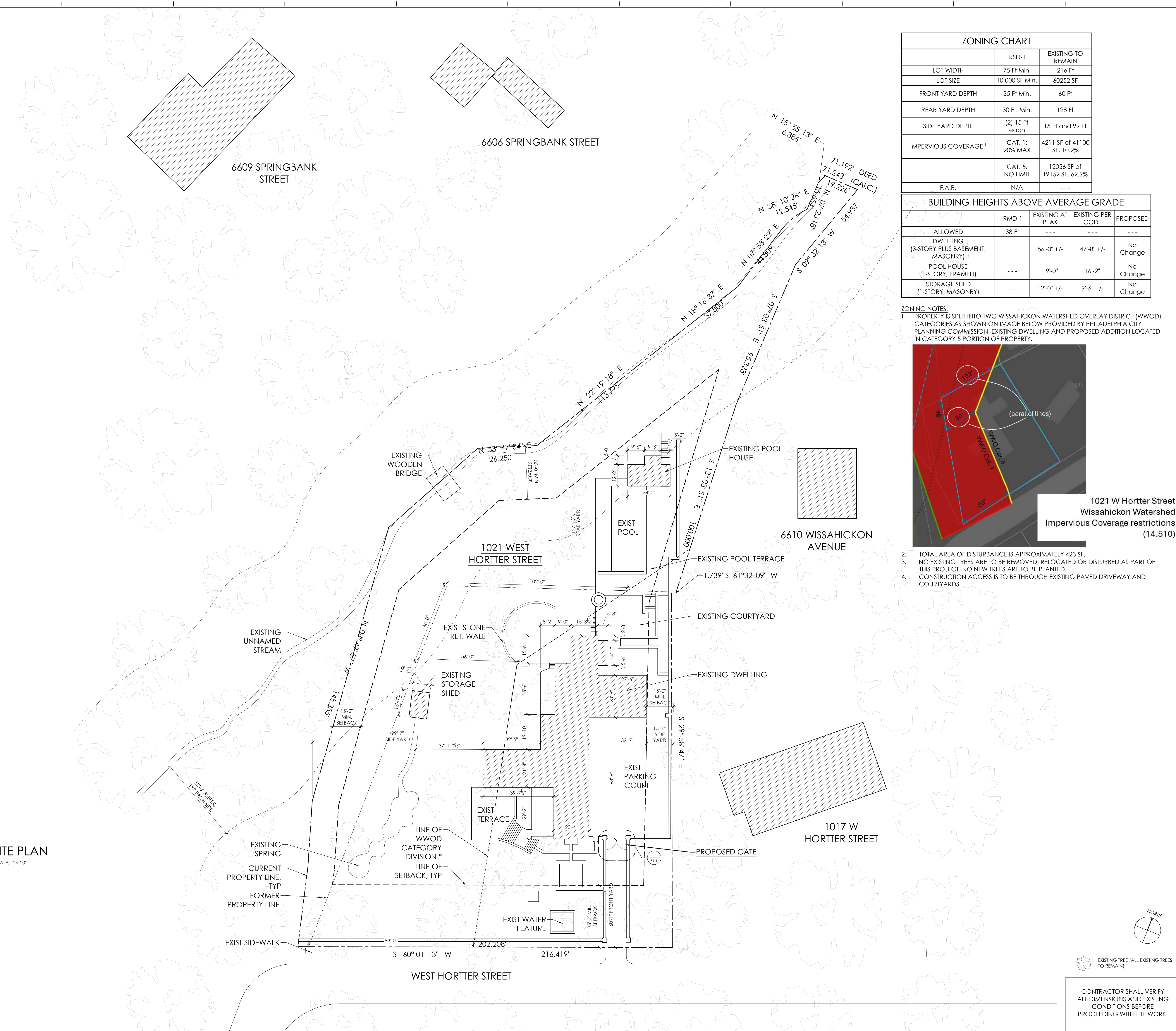


1 SITE PLAN
SCALE: 1" = 20'



ZONING CHART		
	RSD-1	EXISTING TO REMAIN
LOT WIDTH	75 Ft Min.	216 Ft
LOT SIZE	10,000 SF Min.	60252 SF
FRONT YARD DEPTH	35 Ft Min.	60 Ft
REAR YARD DEPTH	30 Ft. Min.	128 Ft
SIDE YARD DEPTH	(2) 15 Ft each	15 Ft and 99 Ft
IMPERVIOUS COVERAGE ¹	CAT. 1: 20% MAX	4211 SF of 41100 SF, 10.2%
	CAT. 5: NO LIMIT	12056 SF of 19152 SF, 62.9%
F.A.R.	N/A	---

BUILDING HEIGHTS ABOVE AVERAGE GRADE				
	RMD-1	EXISTING AT PEAK	EXISTING PER CODE	PROPOSED
ALLOWED	38 Ft	---	---	---
DWELLING (3-STORY PLUS BASEMENT, MASONRY)	---	56'-0" +/-	47'-8" +/-	No Change
POOL HOUSE (1-STORY, FRAMED)	---	19'-0"	16'-2"	No Change
STORAGE SHED (1-STORY, MASONRY)	---	12'-0" +/-	9'-6" +/-	No Change

ZONING NOTES:
1. PROPERTY IS SPLIT INTO TWO WISSAHICKON WATERSHED OVERLAY DISTRICT (WWOOD) CATEGORIES AS SHOWN ON IMAGE BELOW PROVIDED BY PHILADELPHIA CITY PLANNING COMMISSION. EXISTING DWELLING AND PROPOSED ADDITION LOCATED IN CATEGORY 5 PORTION OF PROPERTY.



- TOTAL AREA OF DISTURBANCE IS APPROXIMATELY 423 SF.
- NO EXISTING TREES ARE TO BE REMOVED, RELOCATED OR DISTURBED AS PART OF THIS PROJECT. NO NEW TREES ARE TO BE PLANTED.
- CONSTRUCTION ACCESS IS TO BE THROUGH EXISTING PAVED DRIVEWAY AND COURTYARDS.

Revisions:
No.: | Date:

Date: 2026-01-11
Scale: As Noted
Drawn: PJD, KJS
Checked: PJD
Status: ZONING - GATE

1021 WEST HORTTER STREET
Philadelphia, Pennsylvania 19119

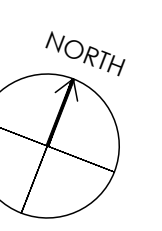
JOHN MILNER ARCHITECTS, INC.
104 Lakeside Drive, Chadds Ford, Pennsylvania 19317
610-388-0111

Renovation & Addition to
1021 WEST HORTTER STREET
Philadelphia, Pennsylvania 19119

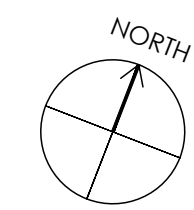
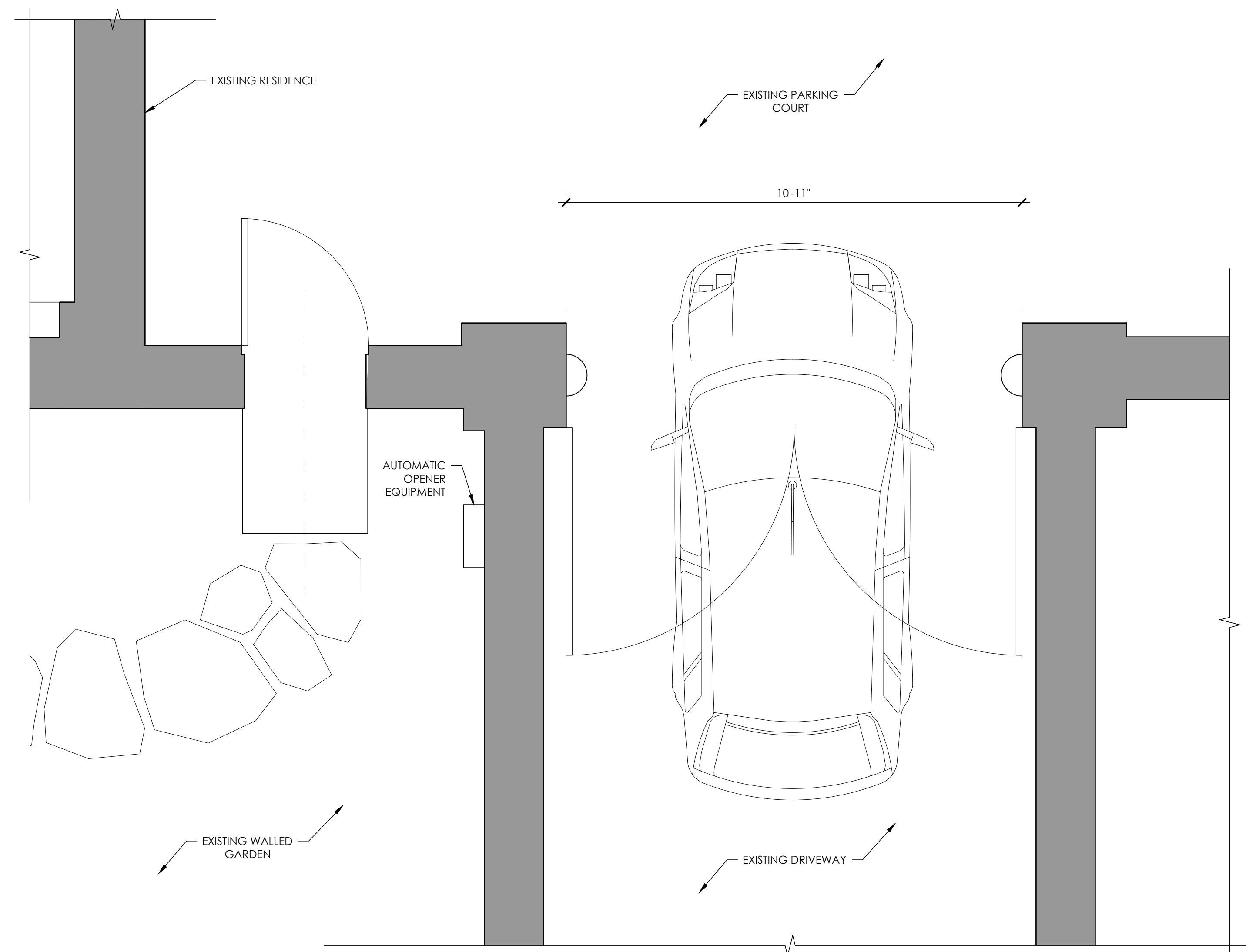
SITE PLAN

Z1.0

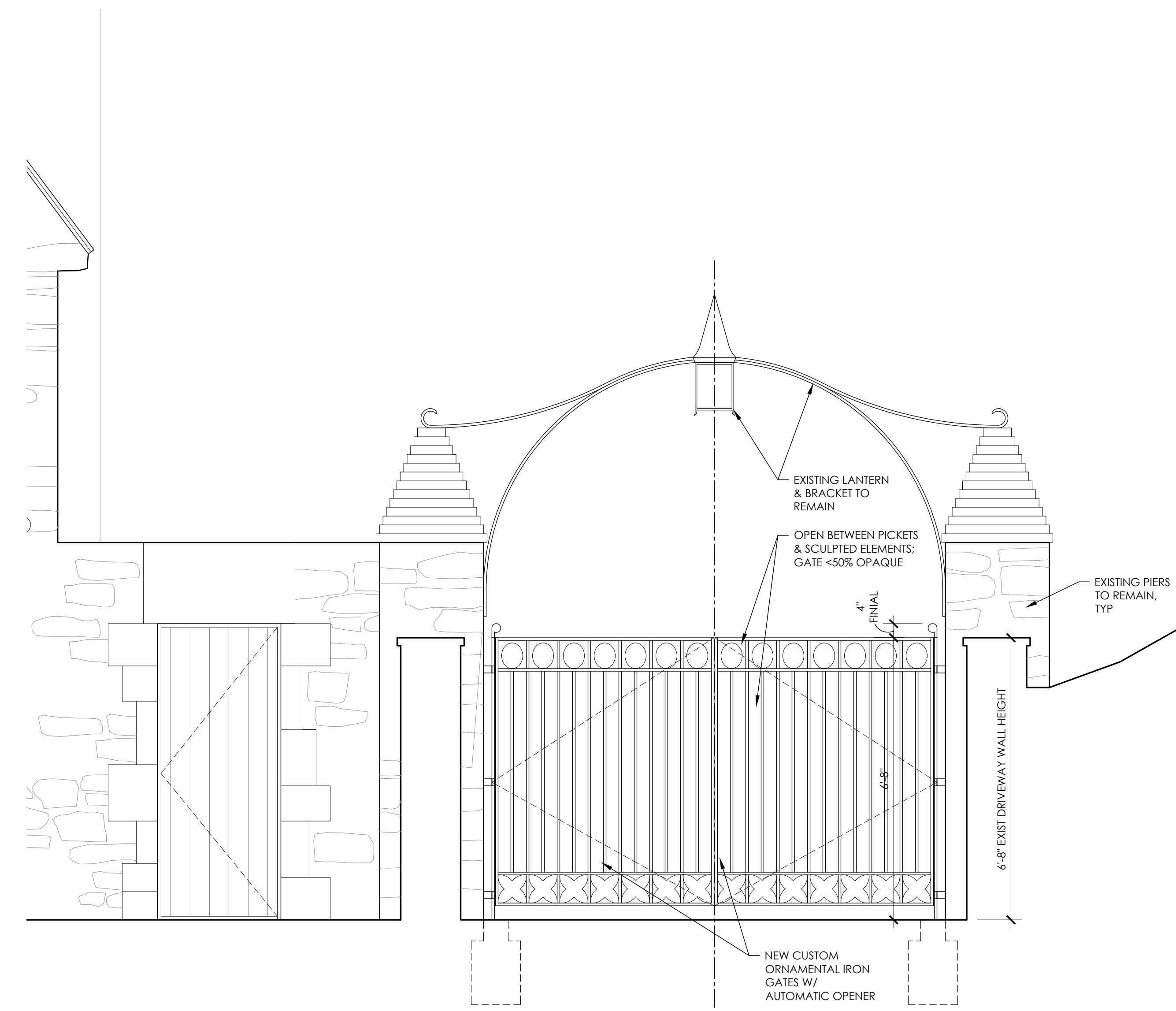
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.



EXISTING TREE (ALL EXISTING TREES TO REMAIN)



1 **DETAIL PLAN OF GATE**
SCALE: 1/2" = 1'-0"



2 **DETAIL ELEV of GATE (STREETVIEW)**
SCALE: 1/2" = 1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

Status:

Revisions:
No.: | Date:

Date: 2026-03-11

Scale: As Noted

Drawn: PJD, KJS

Checked: PJD

Status: ZONING - GATE

Renovation & Addition to
1021 WEST HORTER STREET
Philadelphia, Pennsylvania 19119

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GATE DETAILS

Z1.1