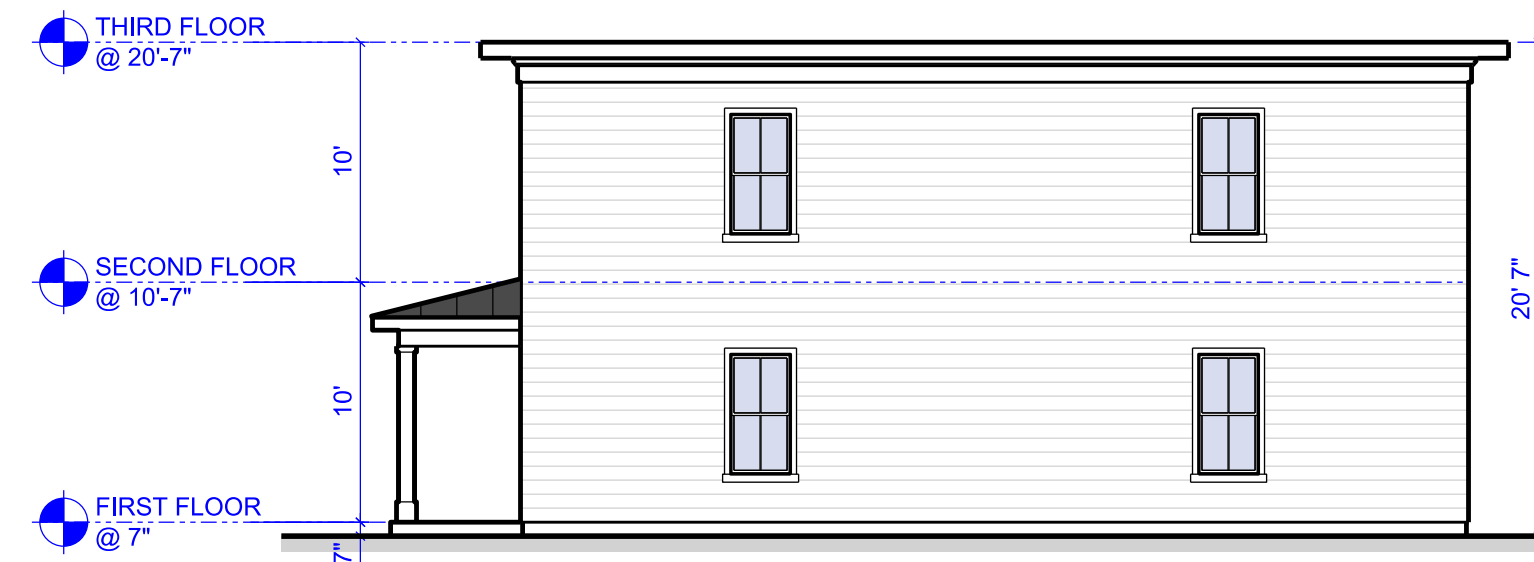




2/Z-001 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



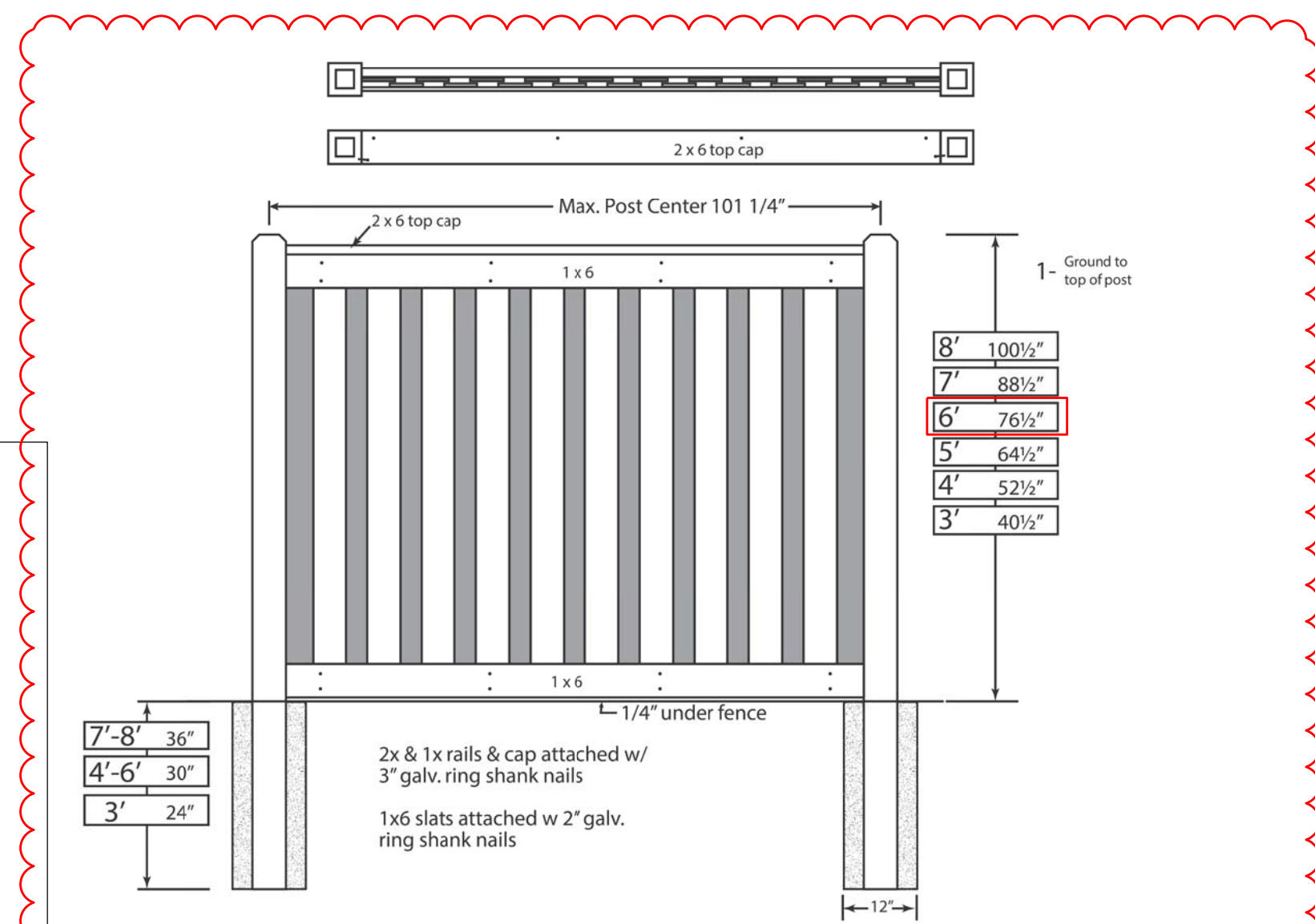
3/Z-001 PROPOSED WEST ELEVATION
1/8" = 1'-0"



4/Z-001 PROPOSED EAST ELEVATION
1/8" = 1'-0"

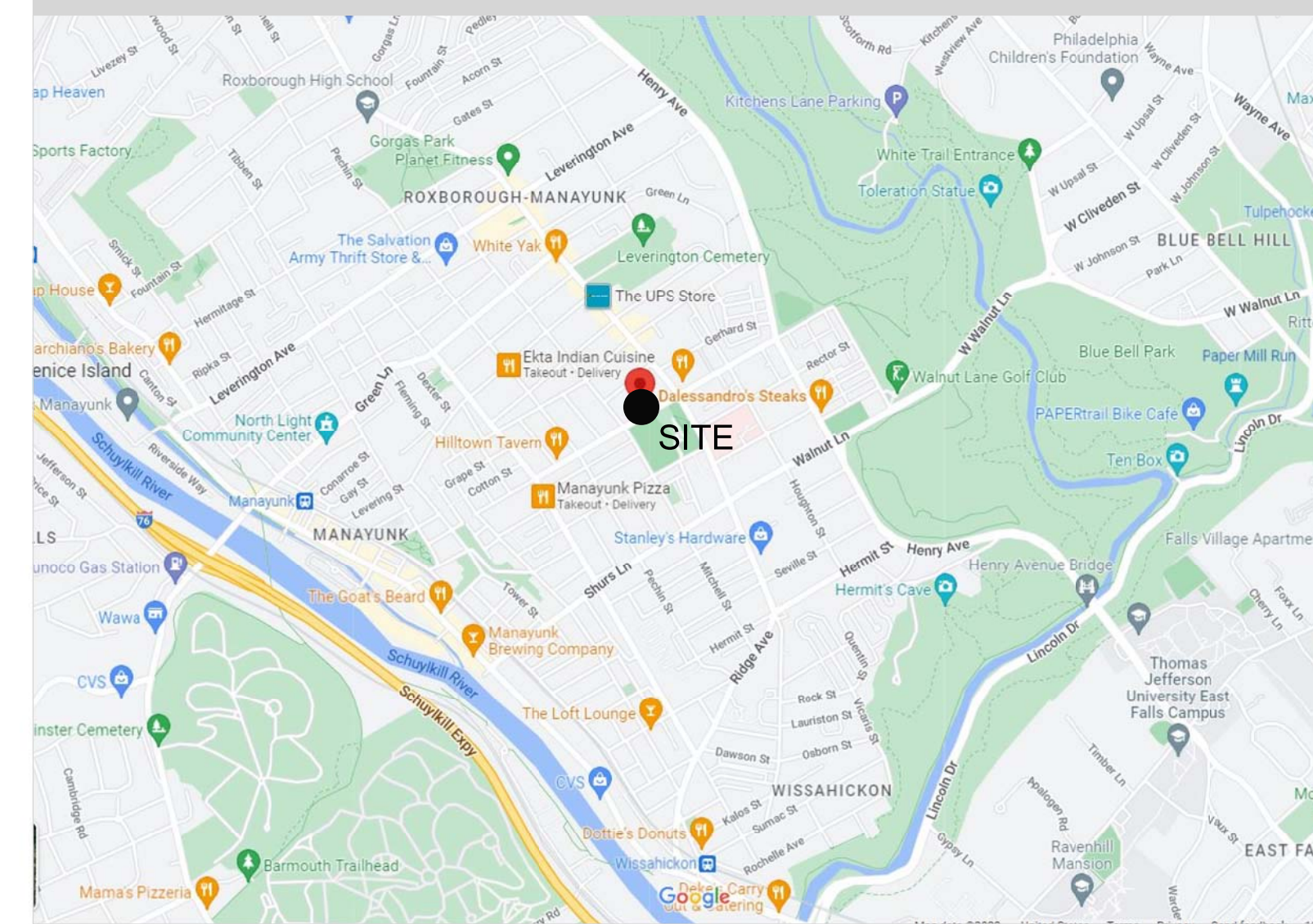


5/Z-001 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



6/Z-001 SHADOW FENCE DETAIL
N.T.S.

VICINITY MAP:



ZONING INFORMATION

PROJECT: MULTI-FAMILY ADDITION ADDRESS: 472-74 ROXBOROUGH AVENUE PHILADELPHIA PA 19128

APPLICABLE ZONING + BUILDING CODES:

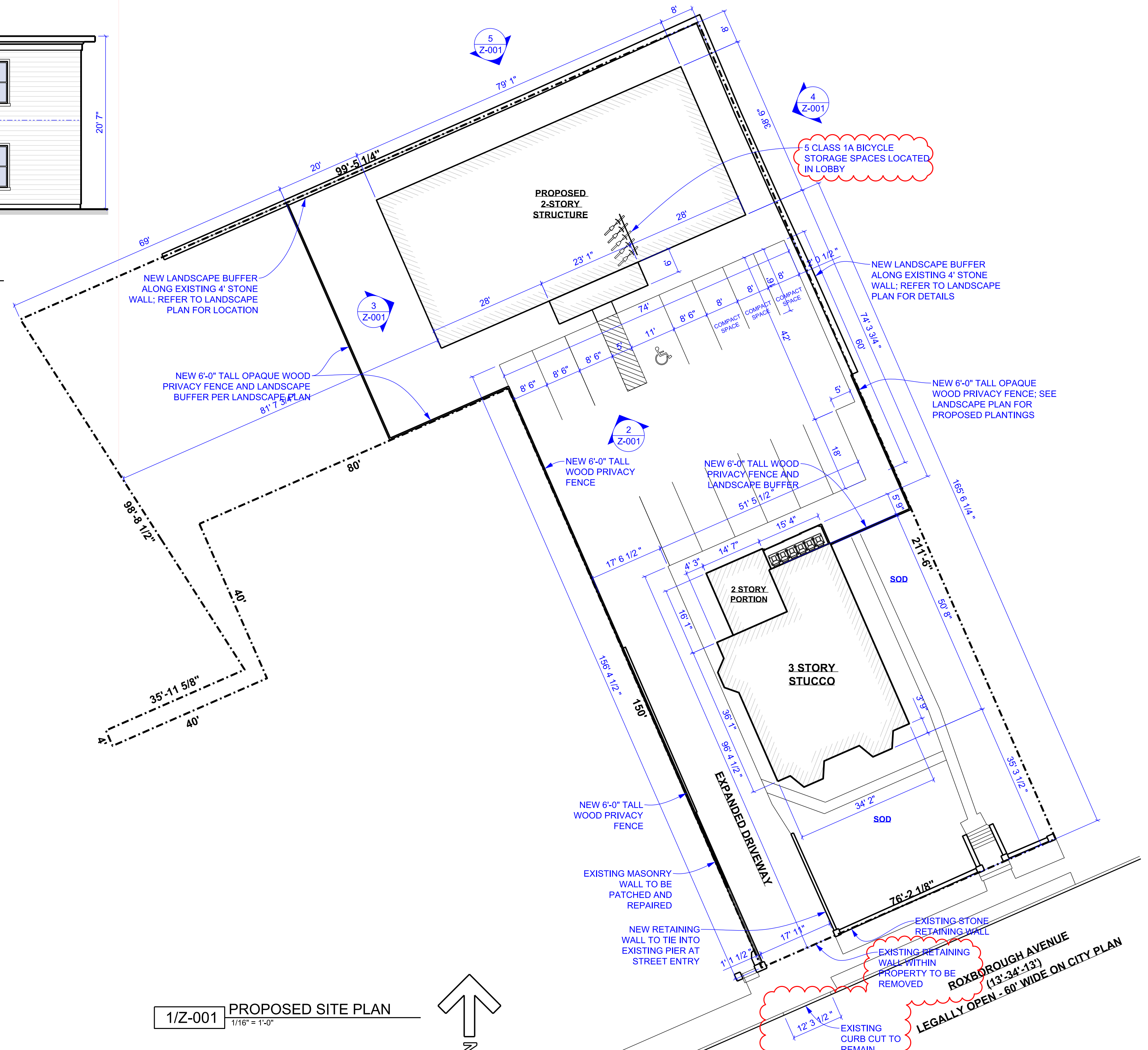
THE PHILADELPHIA CODE
 2021 INTERNATIONAL BUILDING CODE
 2021 INTERNATIONAL ENERGY CONSERVATION CODE

DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):
 ZONING CLASSIFICATION: RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED-3

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (FT)	25	76'-2 1/8"
MINIMUM LOT AREA (SF)	2,250	22,336.2
MAXIMUM OCCUPIED AREA (% OF LOT)	50	21.8
MINIMUM FRONT SETBACK (FT)	8	165'-6 1/4"
MINIMUM SIDE YARD WIDTH (FT)	20	8'-8 1/4"
MINIMUM REAR YARD (FT)	38	20'-7"
VEHICULAR PARKING	0	14
BICYCLE PARKING	5	5

PROJECT DESCRIPTION

NEW 2-STORY DETACHED STRUCTURE WITH 10 NEW RESIDENTIAL UNITS PROPOSED, 4 UNITS PROPOSED IN THE EXISTING 2-UNIT STRUCTURE, 14 TOTAL. 14 PARKING SPACES PROPOSED AND



1/Z-001 PROPOSED SITE PLAN
1/16" = 1'-0"



STUDIO C ARCHITECTURE, LLC



RA406747

CARRIAGE HOUSE ADDITION
 472-74 ROXBOROUGH AVENUE
 PHILADELPHIA PA 19128

DATE	09.26.23
	10.17.23
	12.15.23

ISSUE	ZONING SUBMISSION
	ZONING REV-1
	POPC REV-1

PROPOSED ZONING PLANS

Z-001