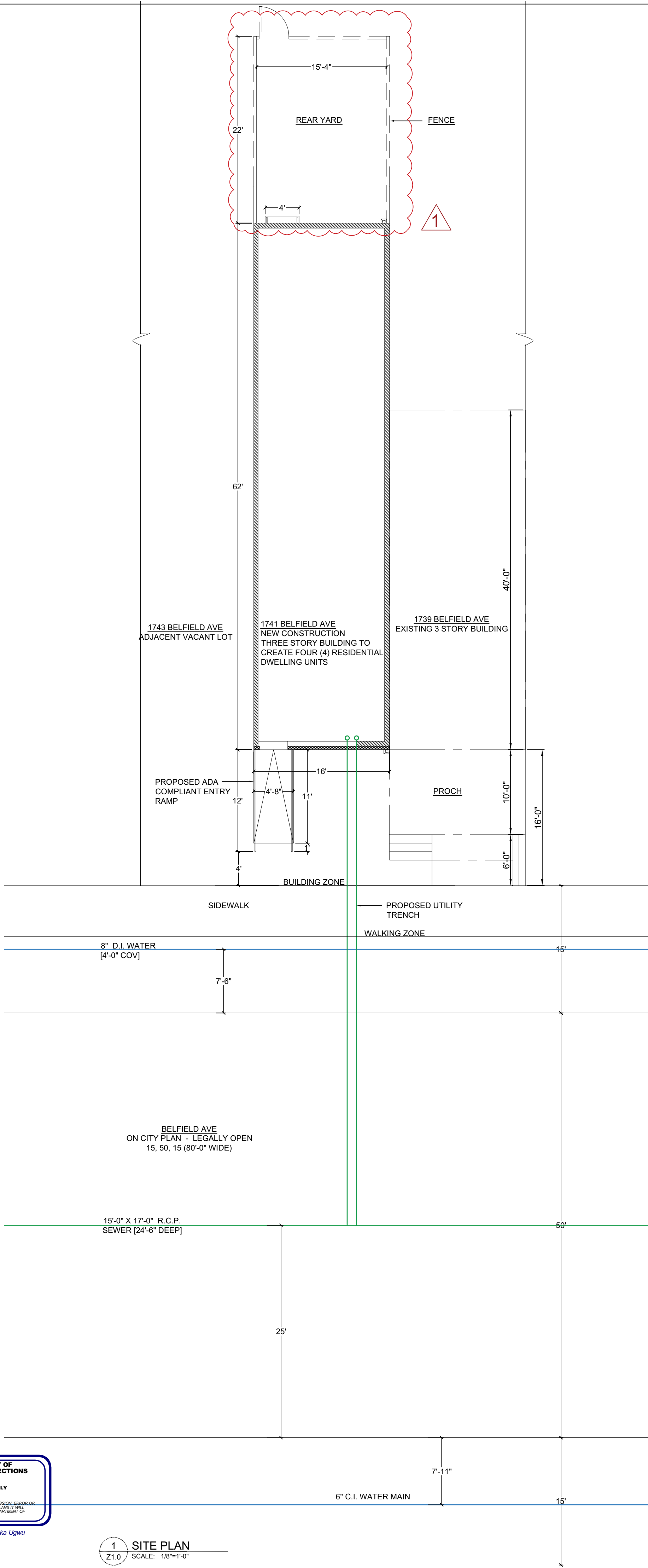




ZONING INFORMATION

PROJECT
1741 BELFIELD AVE

ADDRESS
1741 BELFIELD AVE
PHILADELPHIA, PA 19141

APPLICABLE ZONING & BUILDING CODES
THE PHILADELPHIA CODE
2018 INTERNATIONAL RESIDENTIAL CODE
INTERNATIONAL ENERGY CONSERVATION CODE

DIMENSIONAL STANDARD FOR RESIDENTIAL DISTRICTS (TABLE 14-701-2)
ZONING CLASSIFICATION

RM-1 RESIDENTIAL MULTI-FAMILY	REQUIRED	EXISTING	PROVIDED
MAX. OCCUPIED AREA (% OF LOT)	75%	0%	73.60%
MIN. OPEN AREA (% OF LOT)	25%	100%	26.40%
MIN. FRONT YARD WIDTH	ADJACENT	N/A	0'
MIN. SIDE YARD WIDTH	5' TO 12'	0'	0'
MIN. REAR YARD WIDTH	9'	0'	14'-11"
MIN. HEIGHT	38'	0'	28'-8"

PROPOSED BUILDING
TOTAL LOT AREA 1775 SF
PROPOSED BUILDING COVERAGE 1065 SF
AREA OF EARTH DISTURBANCE 1500 SF

PROJECT DESCRIPTION
CURRENTLY VACANT LAND TO BE DEVELOPED WITH PROPOSED 3-STORY
PROPOSED NEW CONSTRUCTION OF A QUADPLEX RESIDENTIAL BUILDING
EXISTING BUILDING FOOTPRINT AREA: N/A
PROPOSED BUILDING FOOTPRINT AREA: 1,200 SF

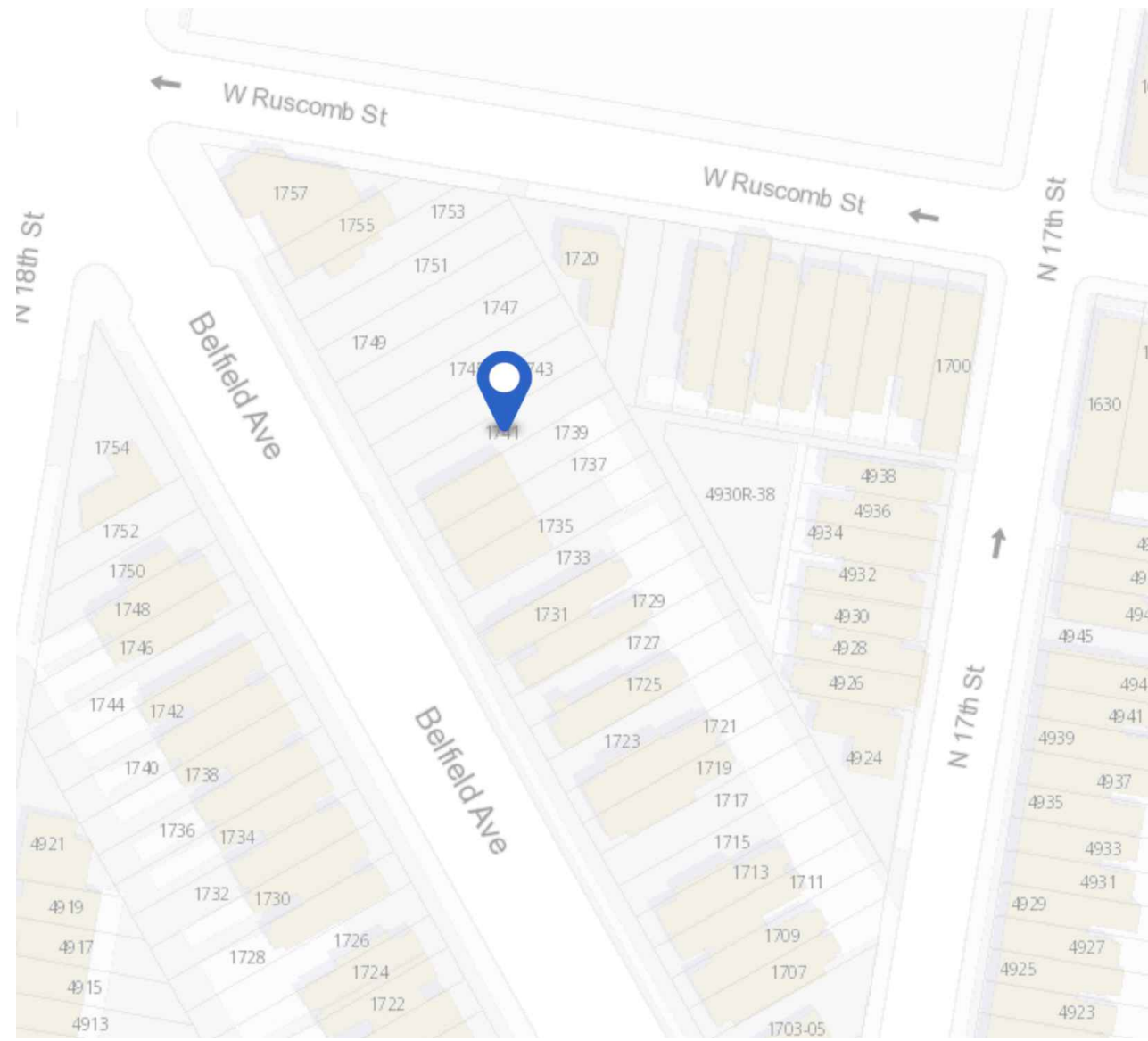
PROPOSED GROSS SQUARE FOOTAGES:

1ST FLOOR: 1020 SF
2ND FLOOR: 930 SF
3RD FLOOR: 1020 SF
TOTAL GSF: 2668 SF

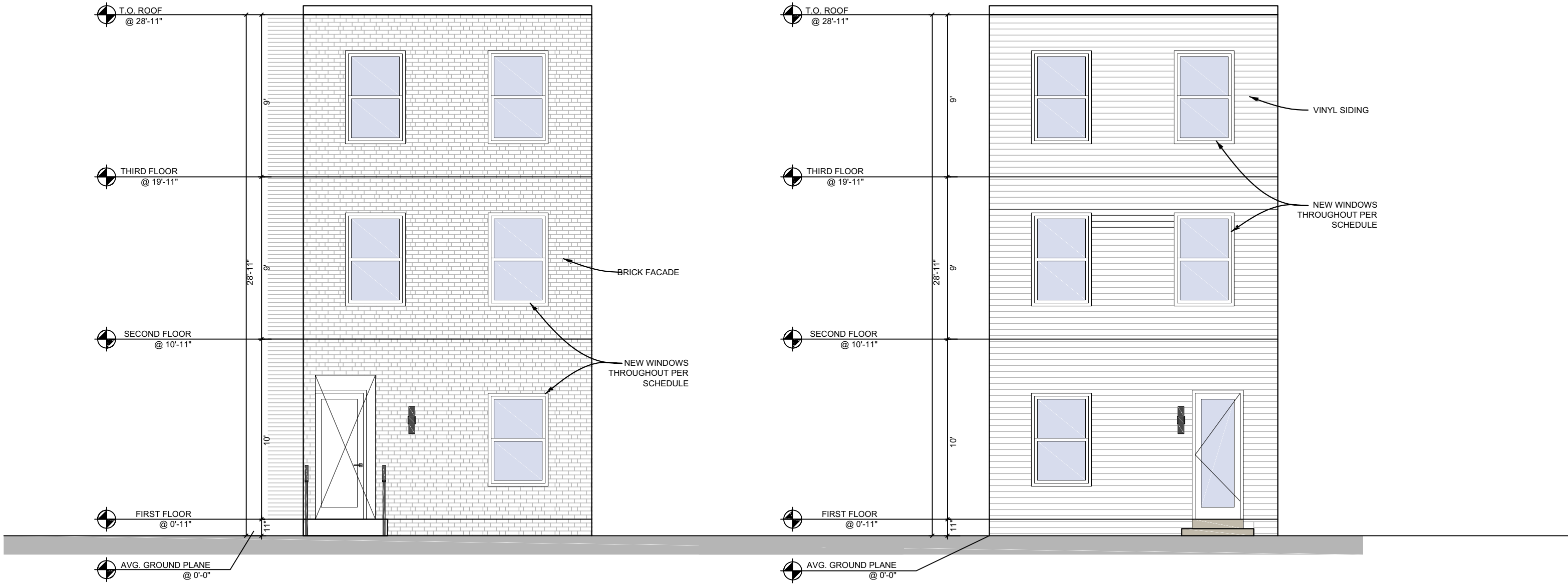
BUILDING HEIGHT: 28'-8"
3 STORIES

USES PERMITTED AS OF RIGHT:

SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY, PASSIVE RECREATION, FAMILY DAY CARE,
RELIGIOUS ASSEMBLY, SAFETY SERVICES, TRANSIT STATION, COMMUNITY GARDEN, MARKET OR
COMMUNITY-SUPPORTED FARM

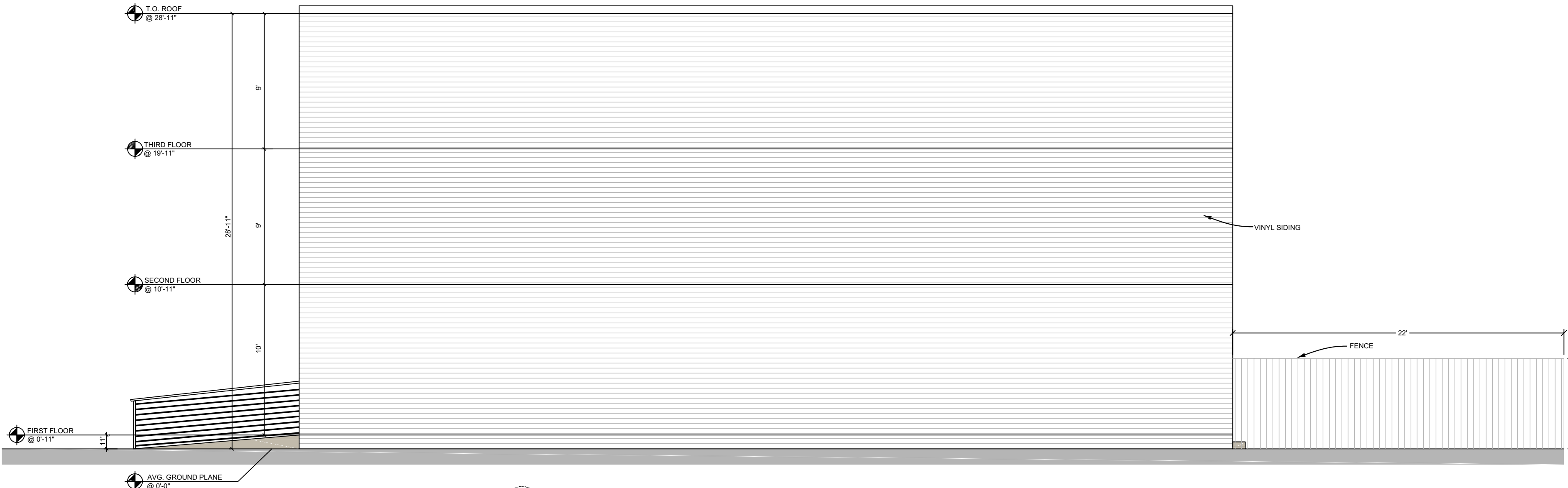


2 SITE MAP
Z1.0 SCALE: NTS



1 FRONT ELEVATION
A1.0 SCALE: 3/16\"/>

1 REAR ELEVATION
A1.0 SCALE: 3/16\"/>



1 SIDE ELEVATION
A1.0 SCALE: 3/16\"/>

Clients/Owner:

IDSG llc.
Integrated Design Solution Group, LLC

ENGINEERS OF MECHANICAL, PLUMBING
& ELECTRICAL SYSTEMS.

444 E. TOWNSHIP LINE RD.
PO BOX 1467
HAVERTOWN, PA 19083
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1 REVISED PER COMMENTS 2.14.26

Revisions:

Project:

**NEW
CONSTRUCTION
MULTI-FAMILY**

1741 BELFIELD
PHILADELPHIA, PA

Drawing Title:

ZONING PLAN

Date: 9.02.2025

Project No.: 1470

Drawn By: CAD

Checked By: AS/DN

Scale: AS NOTED AS NOTED

Drawing Number:

Z1.0