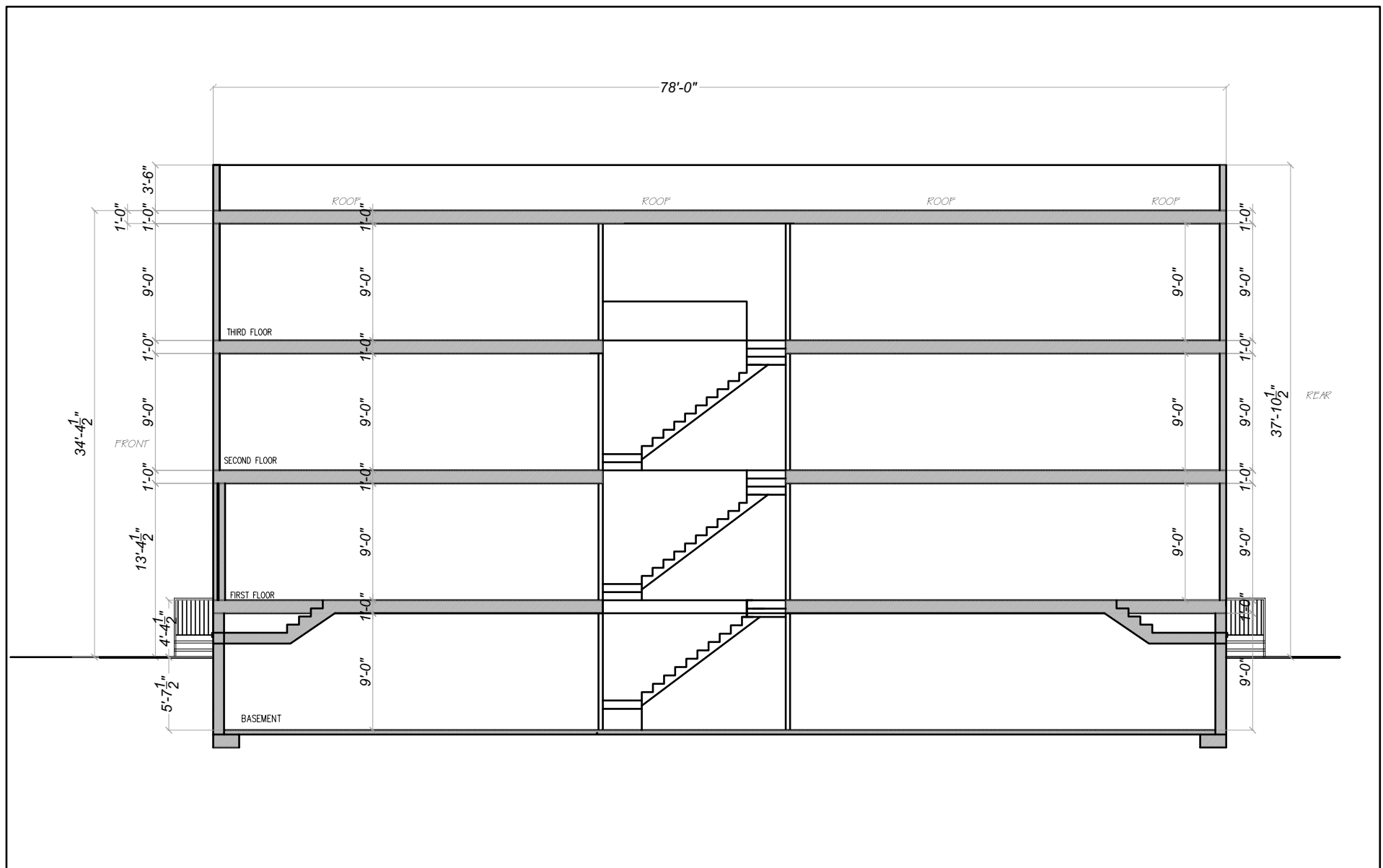


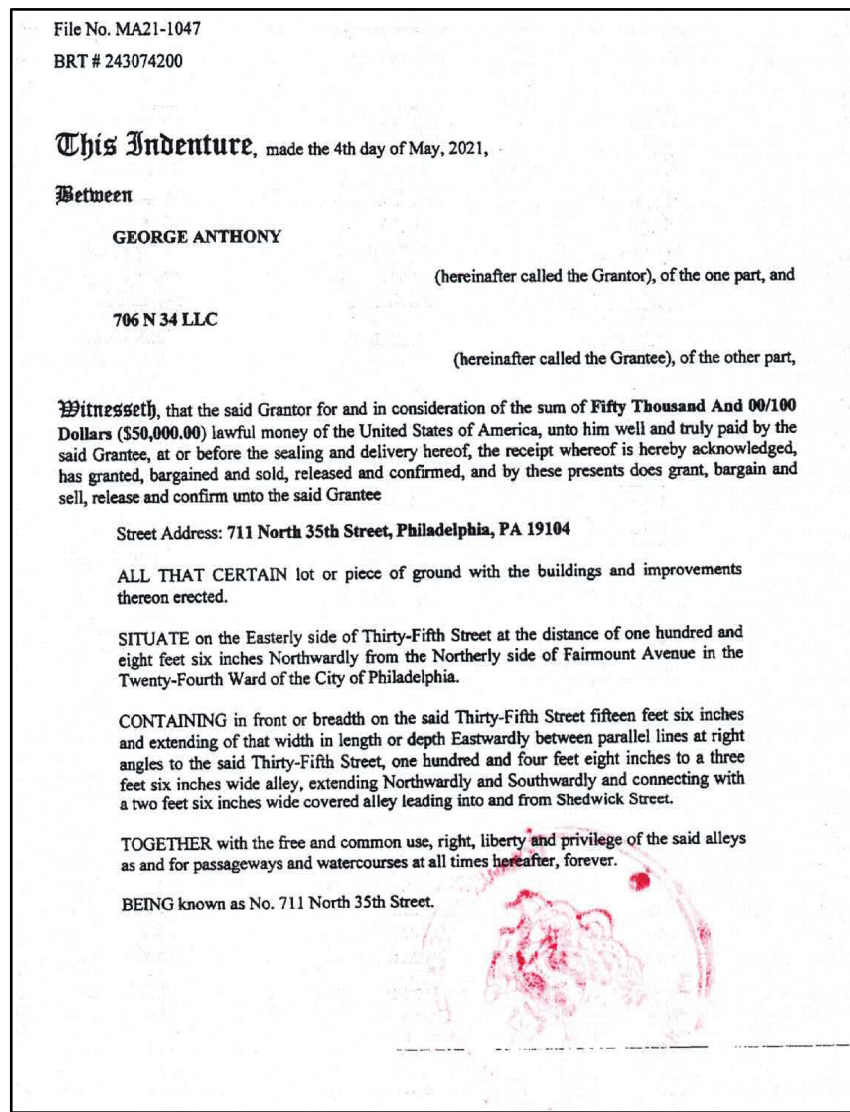
711N 35th Street, Philadelphia, PA



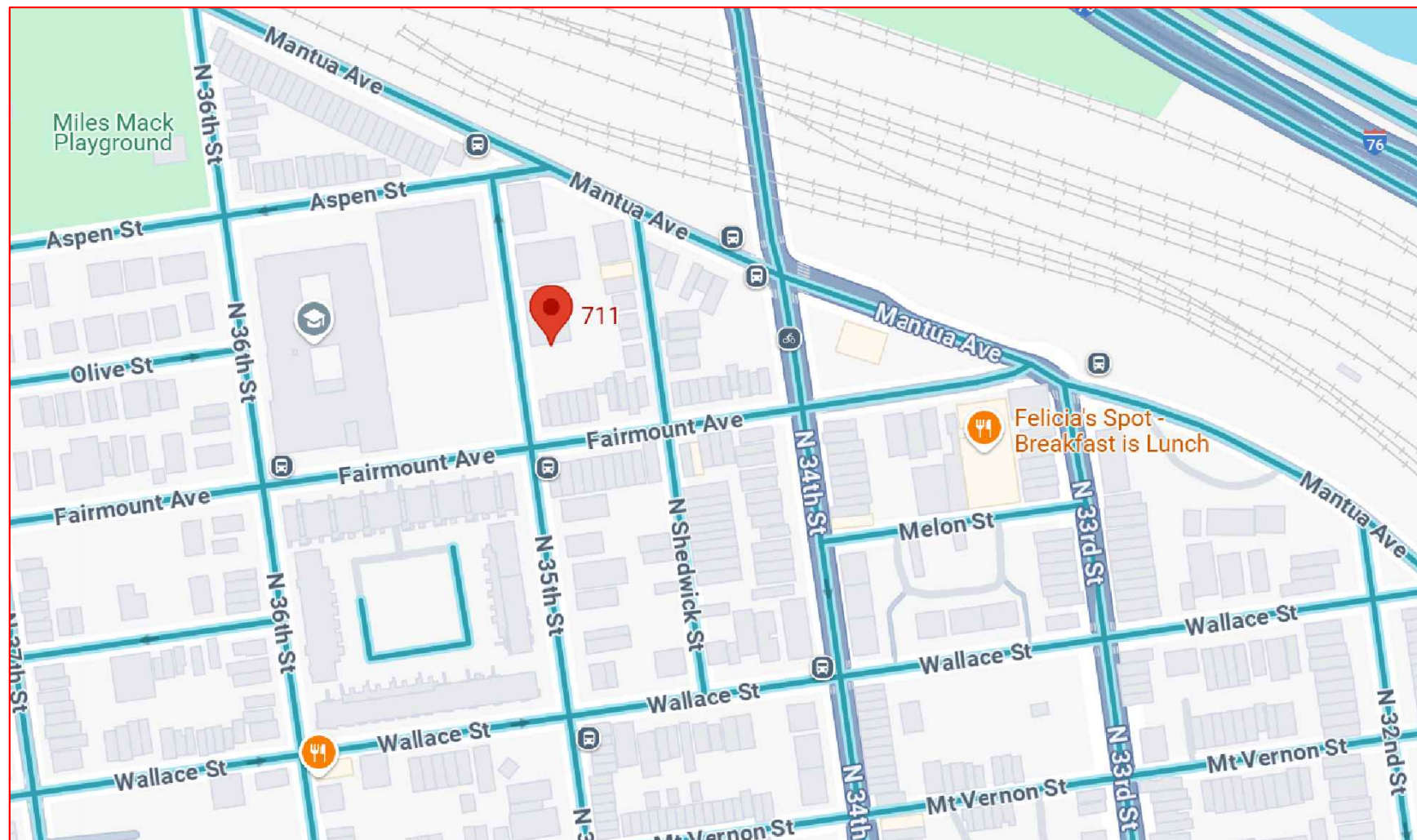
2 SECTION
Z100 SCALE: 3/32" = 1'-0"



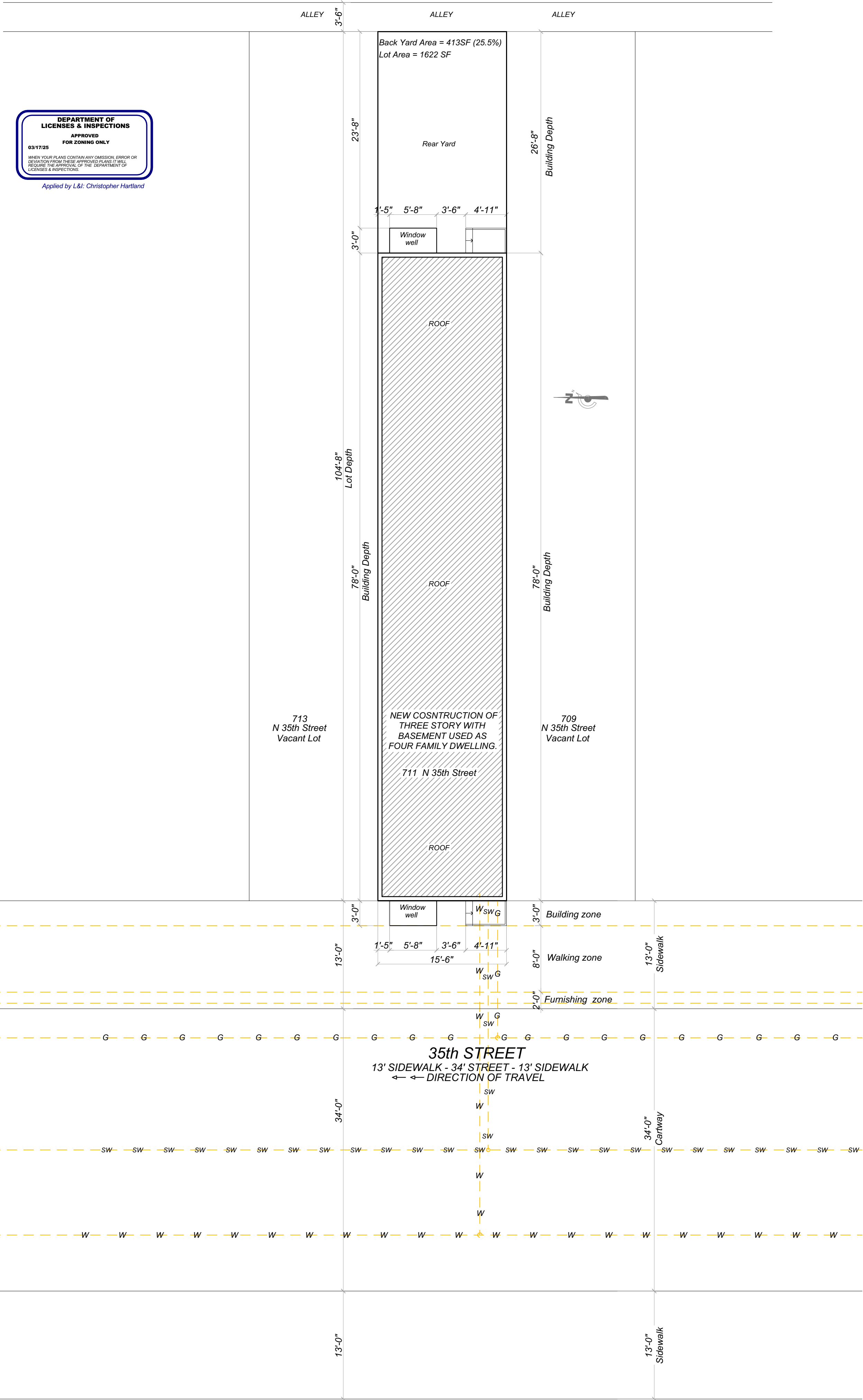
FRONT VIEW



DEED



Location Map .
SCALE: N.T.S.



1 ARCHITECTURAL SITE PLAN
Z100 SCALE: 1/4" = 1'-0"

RM-1

REQUIRED		PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)		15' - 6" EXISTING
MIN. LOT AREA (SQ FT)		800 SF EXISTING
MAX. OCCUPIED AREA (% OF LOT)	INTERMEDIATE: 75%; CORNER: 60%	74.5%
REAR YARD		
MIN. DEPTH (FT)	THE GREATER OF 9 FT OR 10% OF LOT DEPTH	26'-8"
HEIGHT		
MAXIMUM (FT)	38 FT	34'-4 1/2"
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)		413 SF
SIDE YARD (SQ FT)		N/A
FRONT YARD (SQ FT)		N/A
BUILDING FOOTPRINT (SQ FT)		1209 SF
BUILDING USE		
		4 Family Dwelling

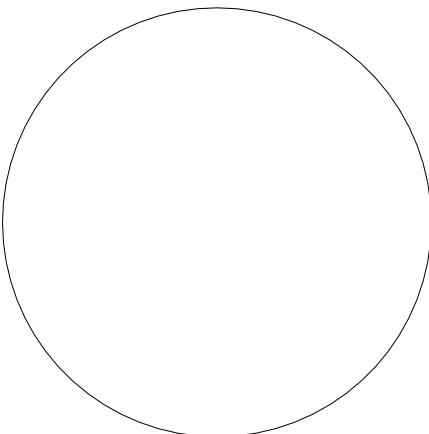
STREETS DEPARTMENT

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	PROPOSED	3'-0"
WINDOW WELL	PROPOSED	3'-0"
BAY WINDOW	PROPOSED	1'-2"
MAXIMUM ENCROACHMENT ALLOWED: 4'-06"		

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

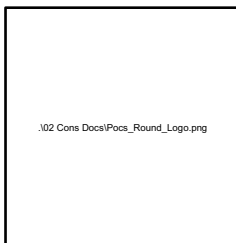
**1,622 sq ft existing per
deeded property dimensions**



ARCHITECT SEAL MUST BE IN RED INK

OWNER

706 N
34 LLC



CLIENT IS REQUIRED TO
CHECK (X) ONE BOX ONLY

☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE

DATE _____

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING,
SIGNED AND DATED TO OUR OFFICE LOCATION.

711 N 35th Street
PHILADELPHIA, PA

ZONING

Project number	0000 00
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Date JAN 20, 2025

Drawn by EP

Checked by CHK

Z100

Scale $1/8" = 1'-0"$