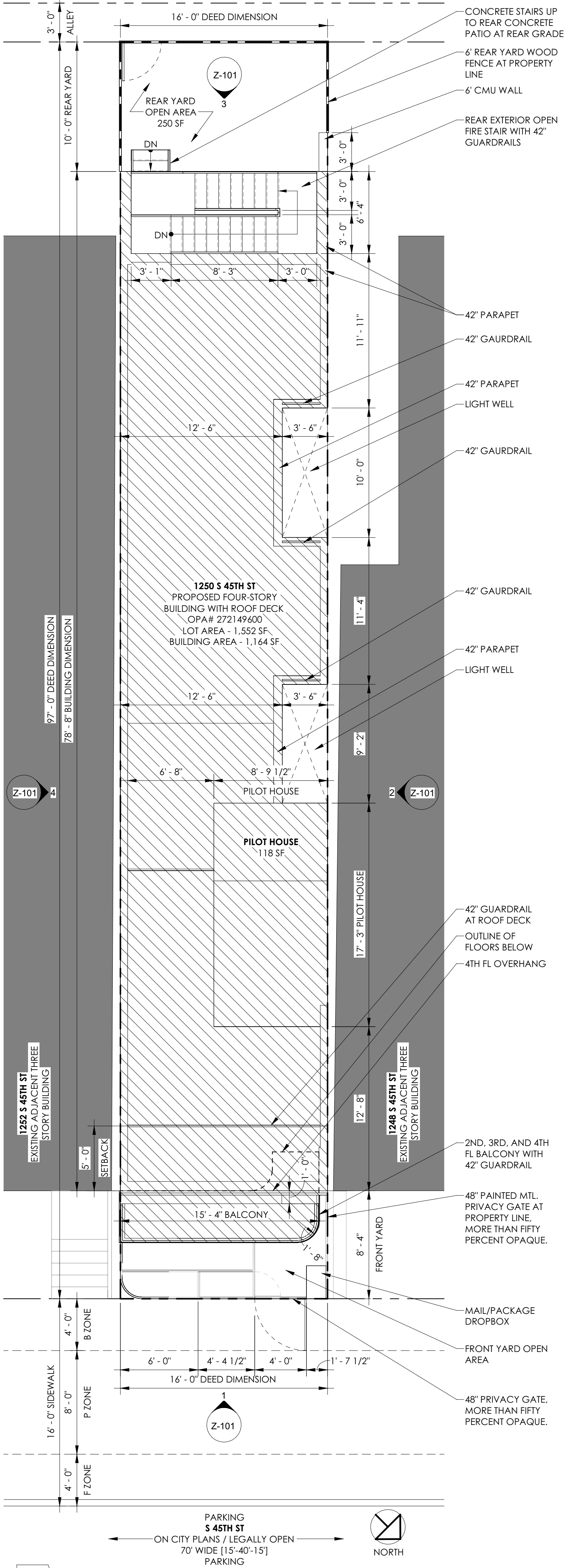


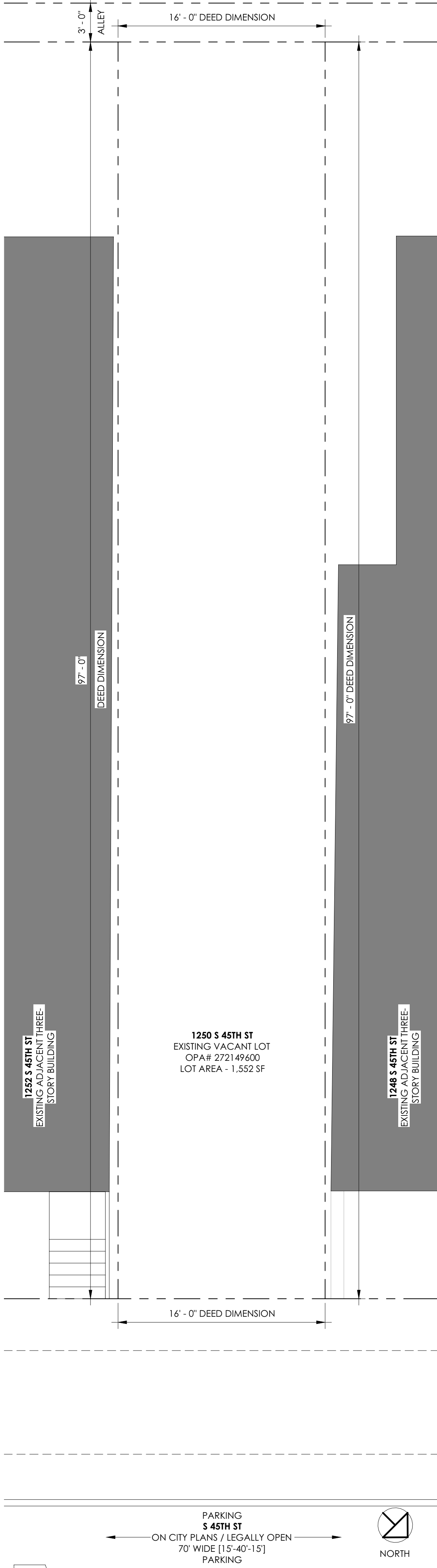
ABBREVIATIONS

ABV	Above	FOW	Face of Wall	OZ	Ounce
AP	Access Panel	FCU	Fan Coil Unit	O TO O	Out to Out
ACS	Acoustical	FAS	Fasten (s)	OD	Outside Diameter
ACT	Acoustical Ceiling Tile	FND	Feminine Napkin Disposal	OVHD	Overhead
ADD	Addendum	FNV	Feminine Napkin Vendor	P	Page
ADDL	Additional	FBD	Fiberboard	PR	Pal
ADH	Adhesive	FGL	Fiberglass	PNL	Panel
ADJ	Adjacent	FIN	Finish	PTD	Paper Towel Dispenser
ADJT	Adjustable	FFE	Finish Floor Elevation	PTR	Paper Towel Receptacle
AFF	Above Finish Floor	FGD	Finish Grade	PAR	Parallel
AGG	Aggregate	FF	Finish (ed) Face	PBD	Particle Board
AC	Air Conditioning	FA	Fire Alarm	PTN	Partition
ALT	Alternate	FEC	Fire Extinguisher Cabinet	PVMT	Pavement
ALUM	Aluminum	FRC	Fire-resistant Coating	PERF	Perforate (d)
AB	Anchor Bolt	FRT	Fire-retardant	PERI	Perimeter
ANOD	Anodized	FFD	Fireproof (ing)	PERP	Perpendicular
APPROX	Approximate	FXD	Fixed	PLAS	Plaster
ARCH	Architect (ural)	FLG	Flashing	PLAM	Plastic Laminate
ASPH	Asphalt (ic)	FLX	Flexible	PL	Plate
AUTO	Automatic	FLR	Floor	PNT	Paint (ed)
AVG	Average	FD	Floor Drain	PLYWD	Plywood
		FLUOR	Fluorescent	PT	Point
		FT	Foot (Feet)	PSF	Pounds Per Square Foot
BBD	Base Board	FTG	Footing	PSI	Pounds Per Square Inch
BP	Base Plate	FDN	Foundation	PIP	Poured In Place
BSMT	Basement	FR	Frame (d) (ing)	PFB	Prefabricated
BM	Beam	FS	Full Size	PFN	Prefinished
BEL	Belt	FBO	Furnish By Others	PFM	Preformed
BMK	Bench Mark	FOIC	Furnished By Owner,	PRT	Pressure Treated
BET	Between		Installed By Contractor	PROJ	Project
BYD	Beyond	FURN	Furnish (ed)	QT	Quarry Tile
BIT	Bituminous	FUR	Furred (ing)	QTR	Quarter
BLK	Block	FUT	Future		
BLKG	Blocking				
BLS	Bluestone	GA	Gage (Gauge)	RAD	Radius
BD	Board	GAL	Gallon	REC	Recessed
BS	Both Sides	GALV	Galvanize (d)	RECT	Rectangular
BOT	Bottom	GSM	Galvanized Sheet Metal	REF	Reference
BOC	Bottom Of Concrete	GSTL	Galvanized Steel	RFP	Reference Point
BOF	Bottom Of Footing	GL	Glass	RFL	Reflect (ed)
BOSS	Bottom Of Steel	GFRG	Glass Fiber Reinforced Gyp.	REFR	Refrigerator
BRCC	Bottom Of Wall	GLZ	Glaze (d) (ing)	REG	Realer
BRKT	Bracket	GBR	Grab Bar	REINF	Reinforcing (ment)
BRK	Brick	GD	Grade (ing)	RLF	Relief
BC	Brick Course	GRN	Granite	RMV	Remove (able)
BRZ	Brnze	GND	Ground	REQ	Require (d)
BLDG	Building	GWP	Grounded Waterproof Outlet	RES	Resilient
		GT	GROUT	RTN	Return
		GPDW	Gypsum Drywall	RA	Return Air
CAB	Cabinet	HWR	Handrail	REV	Reverse (d) (ion)
CPT	Carpet	HDW	Hardware	R	Riser
CB	Catch Basin	HDWD	Hardwood	RD	Roof Drain
CK	Caulk	HDR	Header	RFG	Roofing
CLG	Ceiling	HTR	Heater	RM	Room
CEM	Cement	HTG	Heating	RO	Rough Opening
CTR	Center	HVAC	Heating, Ventilating	RND	Round
CT	Center Line		& Air Conditioning	RBR	Rubber
CHBD	Chalkboard	HT	Height	RWC	Rain Water Collector
CHAM	Chamber	HEX	Hexagonal		
C	Channel	HP	High Point	SCHD	Schedule
CLR	Clear cut	HM	Hollow Metal	SCN	Screen
CLR	Clear (ance)	HMDRF	Hollow Metal Door Frame	SNT	Sealant
CLO	Closet	HK	Hook	SEC	Section
CW	Cold Water	HORIZ	Horizontal	SSK	Service Sink
COL	Column	HW	Hot Water	SB	Setting Bed
COMB	Combination	HHW	Hot Water Heater	SHTH	Sheathing
COMP	Computer	HR	Hour	SHT	Sheet
COMPR	Compress (ed) (ible)	HYD	Hydrant	SHL	Shelf (Shelving)
CONC	Concrete			SHRG	Shoring
CMU	Concrete Masonry Unit	IN	Inch	SIM	Similar
COND	Condition (al)	INCL	Include (d) (ing)	SLV	Sleeve
CNDT	Conduit	ID	Inside Diameter	SP	Soundproof(ing)
CONN	Connect (or) (ion)	INSUL	Insulate (d) (ing)	S	South
CONST	Construction	INT	Interior	SPK	Speaker
CONT	Continuous	INV	Invert	SPL	Special
CONTR	Contract (or)			SPEC	Specification (s)
CJT	Control Joint	JAN	Janitor	SFP	Spray Fireproofing
COORD	Coordinate	JT	Joint	SQ	Square
CPR	Cooper	JIF	Joint Filler	SF	Square Foot
CORR	Corrugated			STAG	Staggered
CNTR	Counter	KPL	Kick Plate	SST	Stainless Steel
CFL	Counterflashing			STD	Standard
CS	Countersunk	LBL	Label	STL	Steel
CRS	Course (s)	LAD	Ladder	STOR	Storage
CVR	Cover	LAM	Laminate (d)	STRUCT	Structure (al)
CFT	Cubic Foot	LAV	Lavatory	SUR	Surface
CYD	Cubic Yard	LCCPR	Lead Coated Copper	SUSP	Suspended
CUS	Custom	L	Left	SW	Switch
		LH	Left Hand	SYM	Symmetrical
DPR	Damper	LNG	Length (Long)	SYN	Synthetic
DMPF	Dampproofing	LTG	Light	SYS	System
DL	Dead Load	LW	Lightweight		
DEMO	Demolish (Demolition)	LMS	Limestone	TKBD	Tackboard
DEPT	Department	LIN	Linoleum	TEL	Telephone
DEPR	Depress (ed)	LTL	Lintel	TEMP	Temperature
DET/DTL	Detail	LL	Live Load	THRMST	Thermostat
DIA	Diameter	LKG	Looking	THRSHLD	Threshold
DIFF	Diffuser	LVR	Louver	THK	Thick (ness)
DIM	Dimension	LP	Low Point	TLT	Toilet
DISP	Dispenser			TPIN	Toilet Partition
DIV	Division	MACH	Machine	T&G	Tongue And Groove
DR	Door	MH	Manhole	TO	Top Of
DBL	Double	MFR	Manufacturer	TOC	Top Of Concrete
DWL	Down	MRB	Marble	TOF	Top Of Footing
DS	Down Spout	MAS	Masonry	TOS	Top Of Steel
D	Drain	MO	Masonry Opening	TOW	Top Of Wall
DWR	Drawer	MATL	Material	TD	Towel Dispenser
DWG	Drawing	MAX	Maximum	TRANS	Transparent
		MECH	Mechanical	TR	Tread
		MED	Medium	TR	Typical
EA	Each	MEMB	Membrane		
E	East	MTL	Metal (ic)	UCT	Undercut
ELAS	Elastomeric	MM	Millimeter	UNF	Unfinished
ELEC	Electric (al)	MWK	Millwork	UON	Unless Otherwise Noted
EP	Electrical Panel	MIN	Minimum	URTH	Urethane
EWC	Electrical Water Cooler	MIR	Mirror	URS	Underside
ELEV	Elevation	MISC	Miscellaneous	UTIL	Utility
EL	Elevator	MOD	Modular		
EMER	Emergency	MLDG	Molding	VB	Vapor Barrier
ENC	Enclosure	MR	Mop Receptacle	VNR	Veneer
ENT	Entrance	MRT	Mortar	VENT	Ventilating
EPX	Epoxy	MT	Mount (ed)	VIF	Verify in Field
EQ	Equal	MOV	Movable	VERT	Vertical
EOP	Equipment	MUL	Mullion	VCB	Vinyl Cove Base
EST	Estimate			VCT	Vinyl Composite Tile
EXC	Excavate (Excavation)	NAT	Natural	VSB	Vinyl Straight Base
EXH	Exhaust	NEO	Neoprene	VOL	Volume
EKG	Existing (Existent)	NOM	Nominal	WSCT	Wainscot
ED	Existing Dimension	N	North	WC	Water Closet
EPS	Expanded Polystyrene	NIC	Not in Contract	WR	Water Repellent
EB	Expansion Bolt	NTS	Not to Scale	WST	Water Stop
EXP JT	Expansion Joint	NUM	Number	WPF	Waterproof (ing)
EXT	Expose (d)	OA	Overall	WT	Weight
EXT	Exterior	OC	On Center	WWF	Welded Wire Fabric
EXTR	Extrusion	ORD	Overlaid Roof Drain	W	West
FAB	Fabric	OPAQ	Opaque	WF	Wide Flange
FB	Face	OPENG	Opening	WDW	Window
FO	Face of Foundation	OPPOS	Opposite	WMO	Wire Mesh
FOB	Face of Building	OPPOSF	Opposite Face	WJ	With
FOC	Face of Concrete	OPPOSHT	Opposite Hand	WO	Without
FOM	Face of Masonry	OPPOSS	Opposite Side	WD	Wood
FOS	Face of Stud			WB	Wood Base

Applied by L&L: Mohamed Abouelenen



2 PROPOSED SITE PLAN - ZONING
Z-100 3/16" = 1'-0"



1 EXISTING SITE PLAN
Z-100 3/16" = 1'-0"

45TH ST MULTI-FAMILY DWELLING

1250 S 45th St
Philadelphia, PA 19104

PROJECT SCOPE:

PROPOSED 4-STORY, [4] DWELLING UNIT BUILDING WITH ROOF DECK ACCESSED VIA [1] PILOT HOUSE AND [1] REAR OPEN EXTERIOR FIRE STAIR.

ZONING CRITERIA:

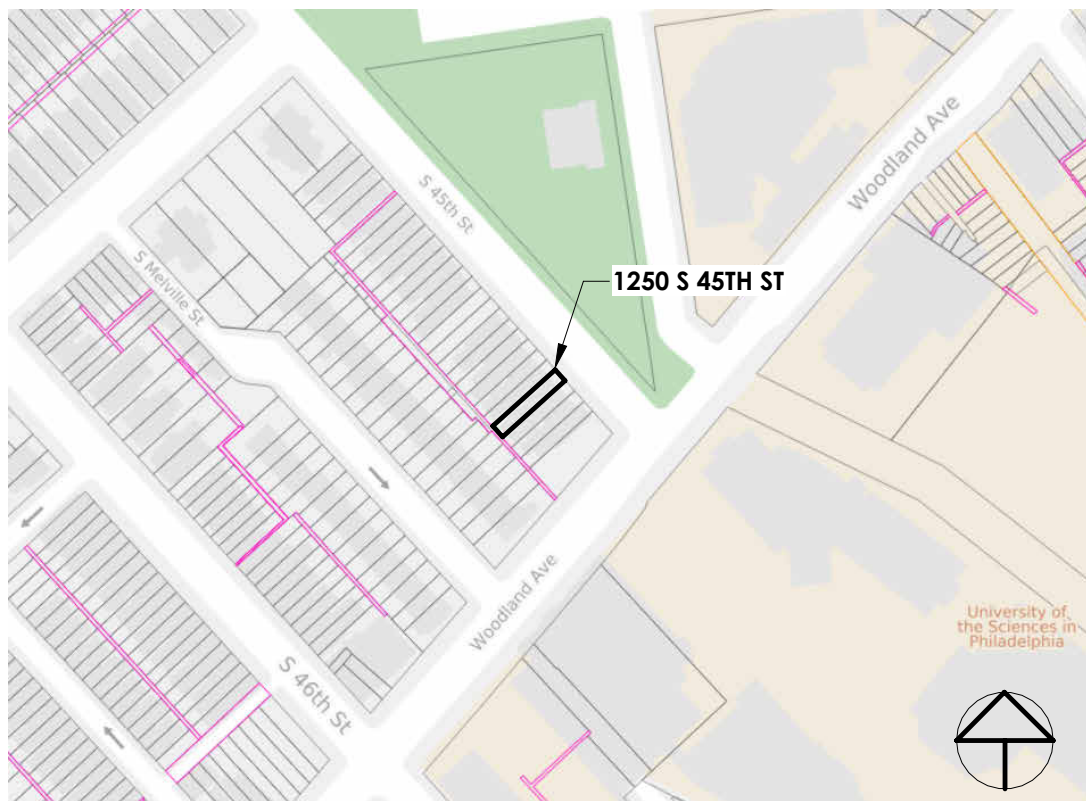
- ZONING BASE DISTRICT CLASSIFICATION: RM-1
- DIMENSIONAL STANDARDS (TABLE 14-701-2)

	EXISTING	PROPOSED
2.1. MIN LOT WIDTH	16'-0"	NO CHANGE
2.2. MIN LOT AREA	1,440 SF [1]	NO CHANGE
2.3. MAX OCCUPIED AREA	75% (INTER.) [2]	75% (1,164 SF)
2.4. FRONT SEBACK	5' [6]	8'-4"
2.5. MIN. SIDE YARD	0' (ATTACHED)	0'-0"
2.6. MIN REAR YARD DEPTH	9'-0" [9]	10'-0"
2.7. MIN REAR YARD AREA	144 SF [9]	250 SF
2.8. MAX BUILDING HT	38'-0" [5]	38'-0"
- TABLE 14-701-2 NOTES
 - IN THE RM-1 DISTRICT, A LOT CONTAINING AT LEAST 1,920 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 960 SQ. FT., PROVIDED THAT:
 - AT LEAST SEVENTY-FIVE PERCENT (75%) OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND
 - EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.
 - IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MAXIMUM OCCUPIED AREA REQUIREMENT
 - IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE DESCRIBED IN § 14-701(2)(B)[6] BELOW; EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
 - IN THE RM-1 DISTRICT, FRONT FACADES SHALL COMPLY WITH THE FOLLOWING:
 - ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE GREATER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE; AND SHALL BE NO LESS THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.
 - ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL MATCH THE DISTANCE BETWEEN THE FRONT FACADE ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE ZERO.
 - IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(1)(D)[4] (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF (A) AND (B) ABOVE.
 - IN THE RM-1 DISTRICT, LOTS LESS THAN 45 FT. IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD DEPTH OF 7 FT.
- ZONING OVERLAYS
NCO NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - STRAWBERRY MANSION ZONE 2
VDO FIFTH DISTRICT OVERLAY

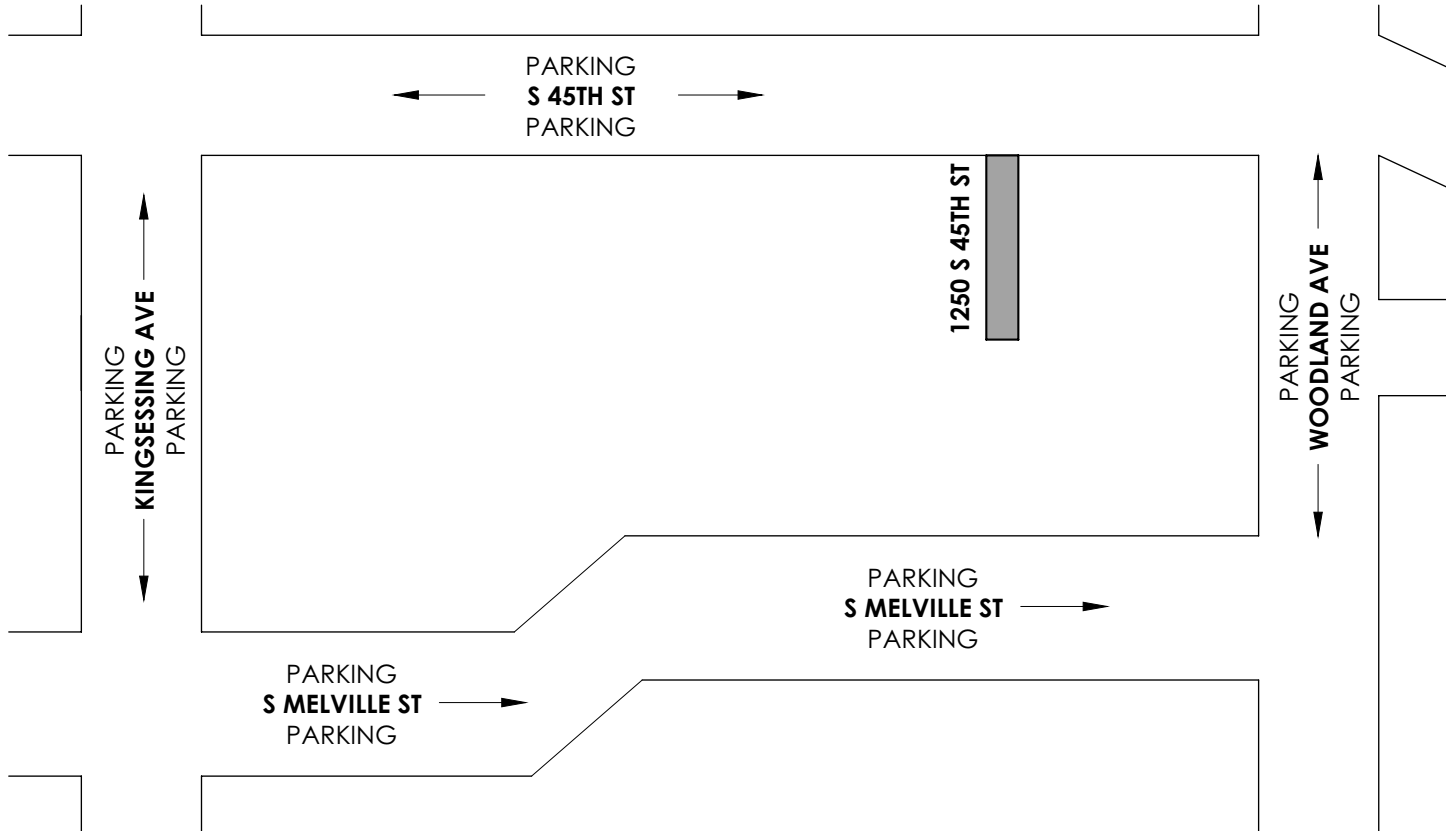
SHEET LIST

Z-100	COVERSHEET
Z-101	ZONING ELEVATIONS

PA ONE# 2024-048-2901



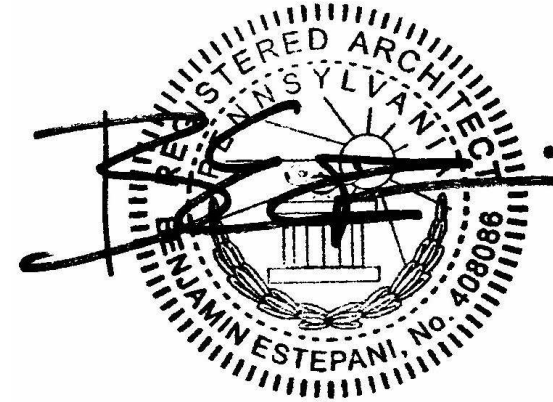
STREETS DRAWING L-901



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Project+

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1250 S 45th St
Philadelphia, PA 19104

Owner+

Margaret Strothers
1250 S 45th St
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General Contractor+

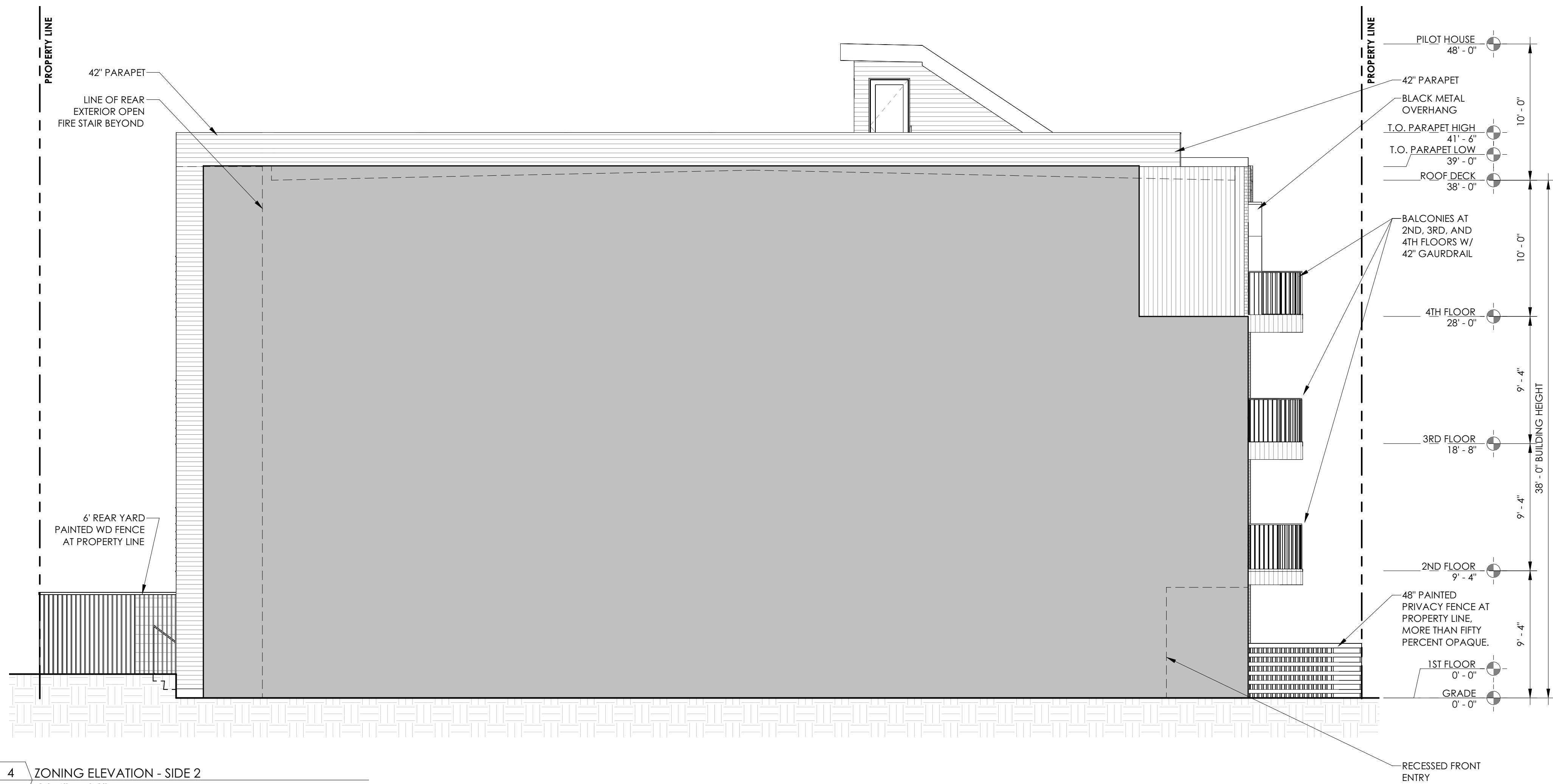
Structural Engineer+
Leake Engineering LLC
2001 Market St #2500
Philadelphia, PA 19103

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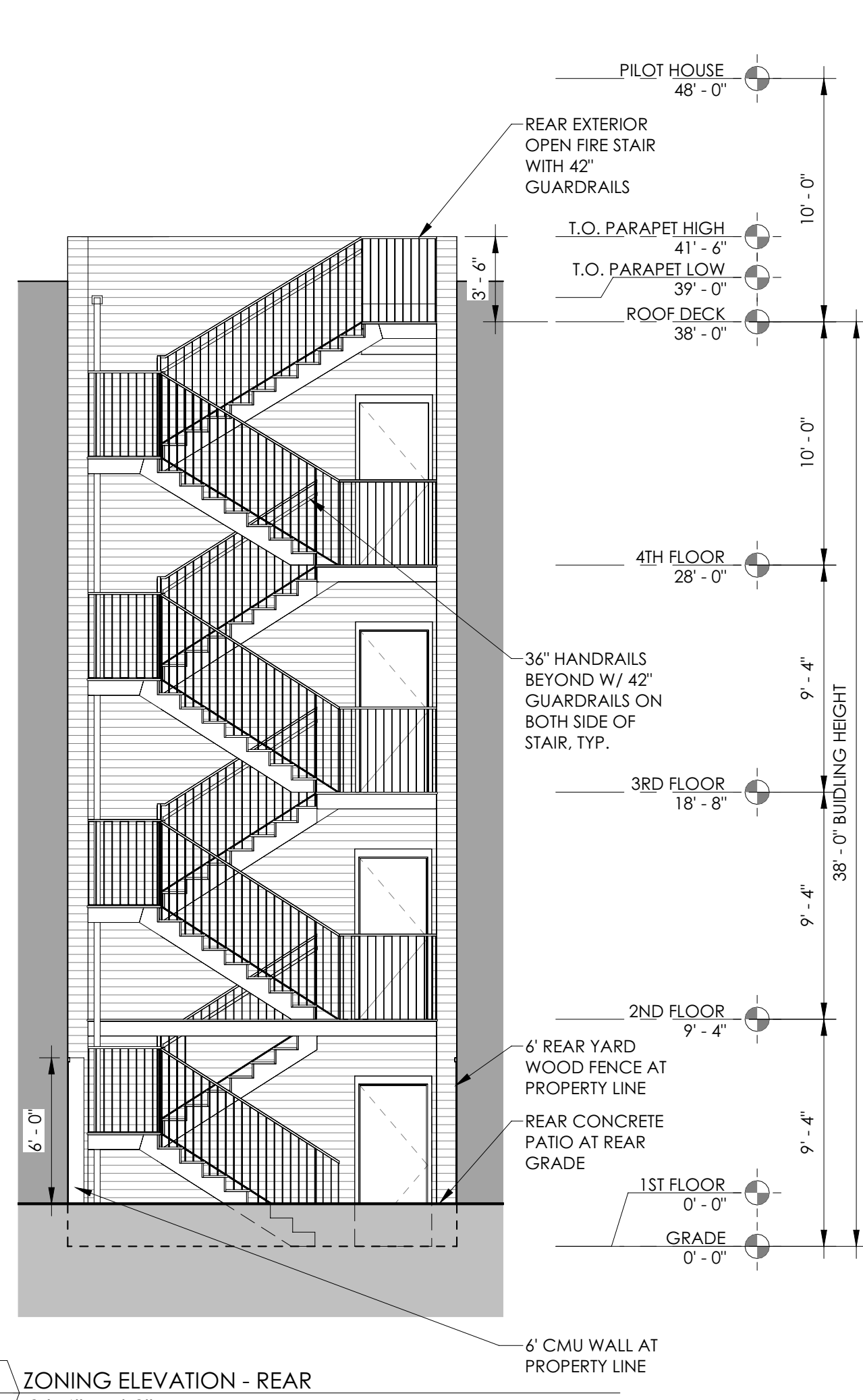
Date	06.15.26
Drawn by	JH

COVERSHEET

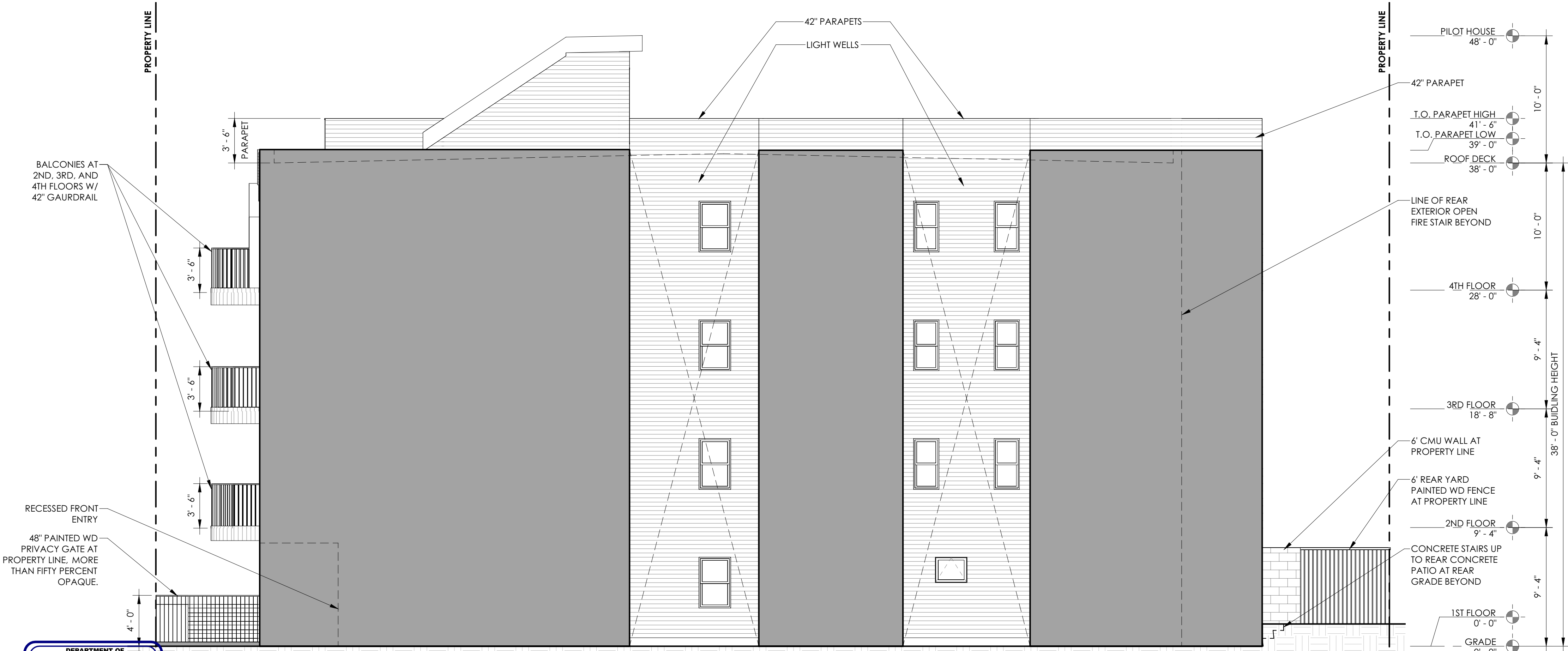
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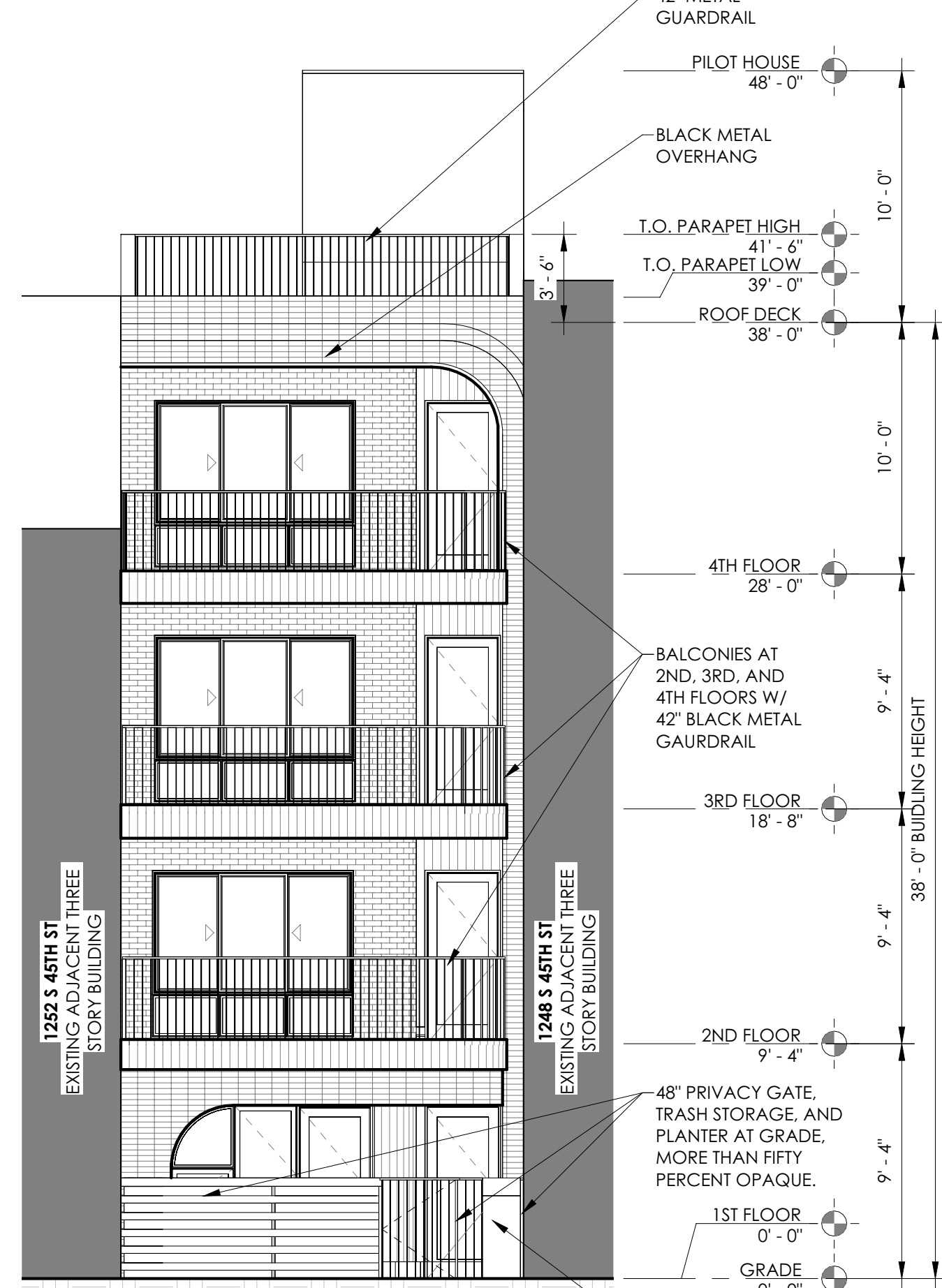
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Z-101 3/16" = 1'-0"



3 ZONING ELEVATION - REAR
Z-101 3/16" = 1'-0"



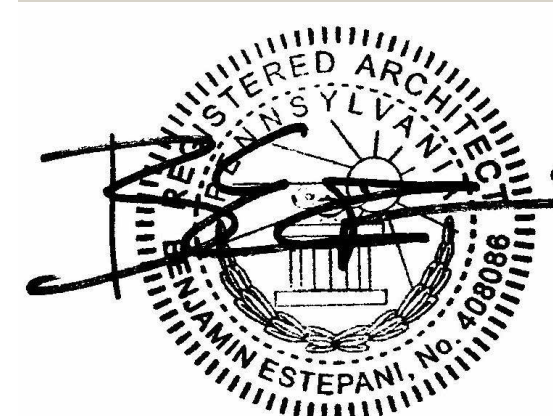
2 ZONING ELEVATION - SIDE 1
Z-101 3/16" = 1'-0"



1 ZONING ELEVATION - FRONT
Z-101 3/16" = 1'-0"



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