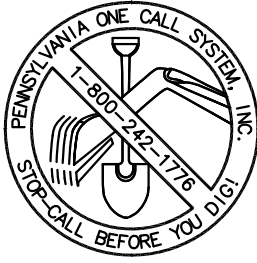


PROPOSED MULTI-FAMILY (4 UNIT) RESIDENCE

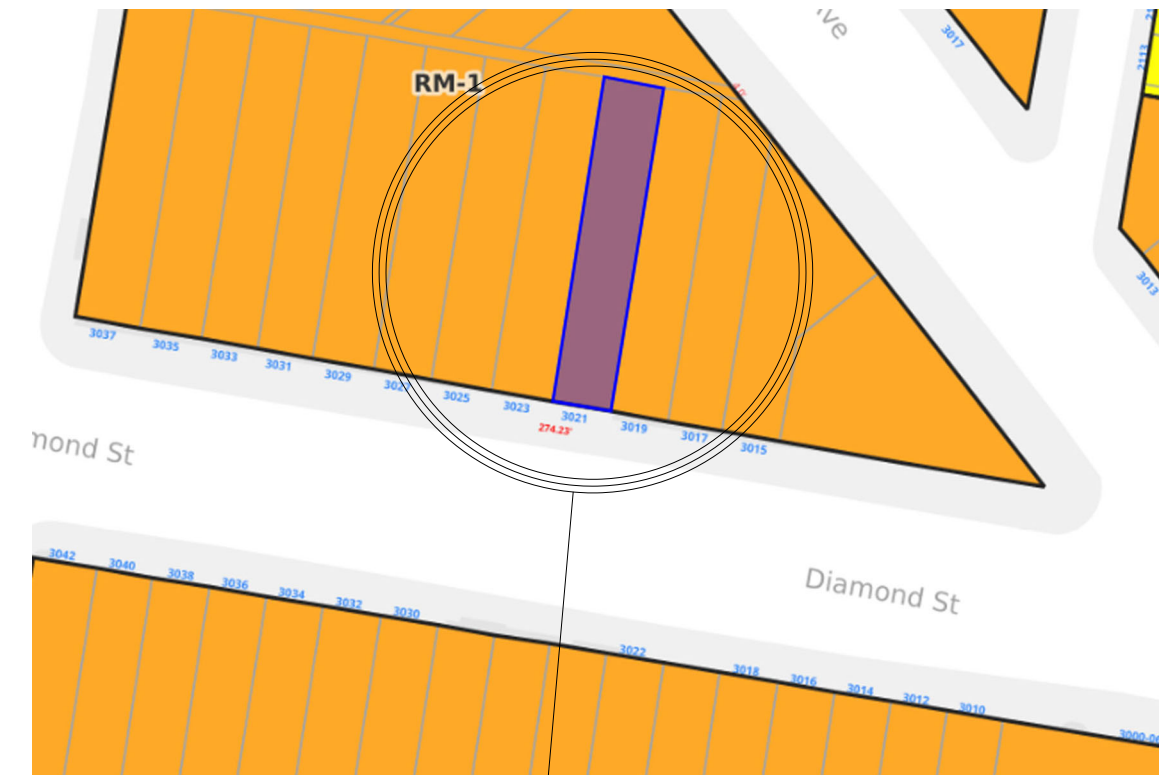
PROPOSED (3) STORY MULTI-FAMILY (4 UNIT) RESIDENCE w/ CELLAR
3021 W. DIAMOND STREET, PHILADELPHIA, PENNSYLVANIA

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 3021 W. DIAMOND STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (4 UNITS)
LOT WIDTH	16'-0"	16'-6"
LOT AREA	1440	1485 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	371.25 SQ. FT. = 25% Open
OCCUPIED AREA	NOT MORE THAN 75%	1113.75 SQ. FT. = 75% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	19'-6" (OUTSIDE OF BALCONY)
HEIGHT REGULATIONS	35'-0" MAX.(NCO STRAWBERRY MANSION)	+/-34'-0" (35'-0" MAX.)



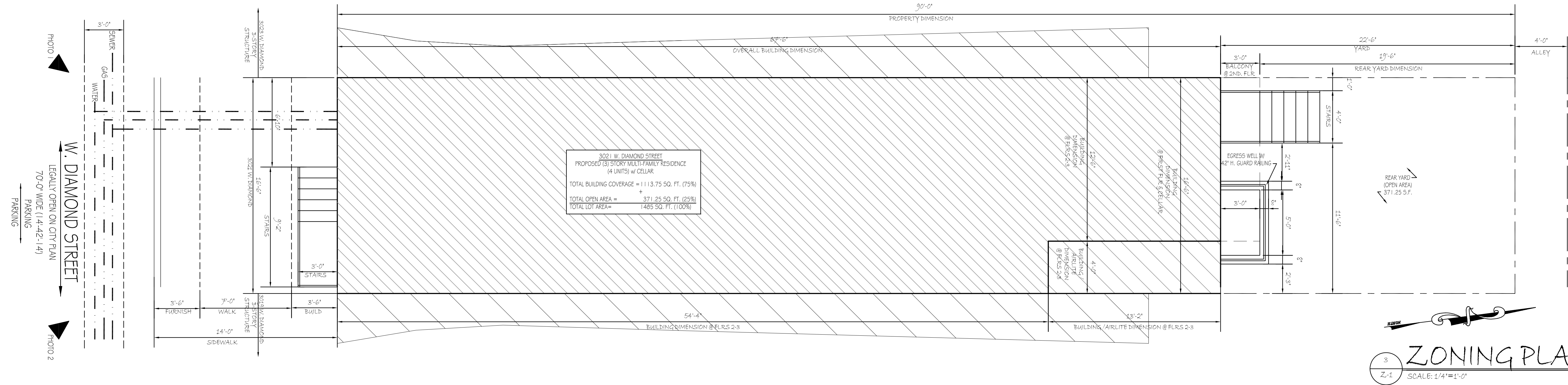
THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)
SITE SERIAL NO. 20261063559(ward 32)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

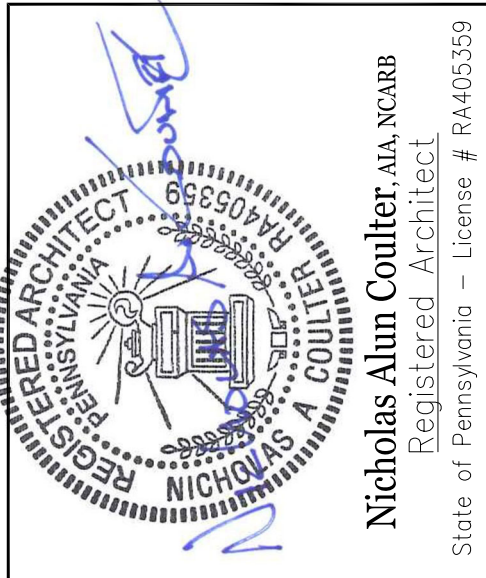


1 FRONT ELEV.
Z-1 SCALE: 3/16"=1'-0"

2 REAR ELEV.
Z-1 SCALE: 3/16"=1'-0"



3 ZONING PLAN
Z-1 SCALE: 1/4"=1'-0"



PROJECT

PROPOSED MULTI-FAMILY BUILDING
3021 DIAMOND STREET
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

ZONING PLANS

REVISIONS:

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	4/22/2026
SCALE:	AS NOTED

JOB NO:	DIAMOND
FILE:	DIAMOND

Z-1