

PROPERTY ADDRESS

5132 HARLAN ST
PHILADELPHIA, PA 19131-4416

SCOPE OF WORK

NEW THREE (3) STORY ATTACHED MULTI-FAMILY DWELLING
WITH BASEMENT AND BAY WINDOWS (5 UNITS).

OCCUPANCY TYPE

ZONING DISTRICT: RM-1 / OCCUPANCY CLASSIFICATION: R-2 (RESIDENTIAL MULTI-FAMILY)

CONSTRUCTION TYPE

V-A

LOT AREA

2,099.50 SF

LOCATION MAP

ZONING CODE SUMMARY

APPLICABLE CODE: PHILADELPHIA ZONING CODE, 12TH EDITION

RM-1	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.)	16'	25'	25'
MIN. LOT AREA (SQ. FT.)	1,440 SF	2,099.50 SF	2,099.50 SF
MAX. OCCUPIED AREA (% OF LOT AREA)	75% (= 1,574.63 SF)	N/A	74.88% (= 1,572.10 SF)
MIN. FRONT SETBACK (FT.)	BASED ON ADJACENT STRUC.	N/A	MATCH BLOCK FACE
MIN. REAR YARD DEPTH (FT)	9'	N/A	9'
MIN. REAR YARD AREA (SQ. FT)	225 SF	N/A	225 SF
MAX. HEIGHT (FT.)	38'	N/A	35'-8"

NOTE FOR TABLE

[1] 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:

(A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND

(B) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.

[2] IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OPEN AREA REQUIREMENT.

[5] 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 SETBACK SHOWN IN THIS TABLE; EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.

[6] 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.

(B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.

(C) IF THE PROPERTY IS BOUNDED BY TWO OF MORE STREETS, ONLY THE PRIMARY FRONTAGE AS DESIGNATED IN § 14-701(1)(D)(4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.

[9] 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

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2017 NATIONAL ELECTRIC CODE (PER 2018 IBC)
2018 INTERNATIONAL PERFORMANCE BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2009 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2004 PHILADELPHIA PLUMBING CODE
2009 ANSI A117.1

DRAWING INDEX

Z0.0

Z0.1

ZONING PLAN, DETAILS
ELEVATIONS

STAMP AREA

DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVED
FOR ZONING ONLY

040726

WHEN THESE STAMPS CONTAIN ANY RED LINE, ERROR OR
UNRECOGNIZABLE MARK, APPROVED PLANS ARE VOID.
REUSE OF STAMPS FOR THE SAME PROJECT IS PROHIBITED.

Applied by L&J: Shane McNulty

1

PILOT HOUSE

SCALE: 1/8" = 1'-0"

2

SITE PLAN

SCALE: 1/16" = 1'-0"

3

STREET PHOTO

SCALE: N.T.S.

2

SITE PLAN

SCALE: 1/16" = 1'-0"

3

STREET PHOTO

SCALE: N.T.S.

4

EGRESS WELL DETAIL

SCALE: N.T.S.

5

TYPICAL CONCRETE CURB

SCALE: N.T.S.

6

TYPICAL GRANITE CURB

SCALE: N.T.S.

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Project Description

Project No. 00110-03/31/2026

Drawn by: JA

Checked by: JC

Seal

Signature

Revisions - Reason / Date

PLAN CORRECTION - ZONING PERMIT 03/30/2026

Notes

1. THIS DOCUMENT IS FOR GRAPHIC PURPOSES ONLY. CONSULTANTS, DESIGNERS, CONTRACTORS AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL PRESENT AND EXISTING CONDITIONS, DIMENSIONS, ETC. BEFORE PROCEEDING WITH THE WORK.

Scale AS NOTED

ZONING PLAN,
DETAILS

Z0.0

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