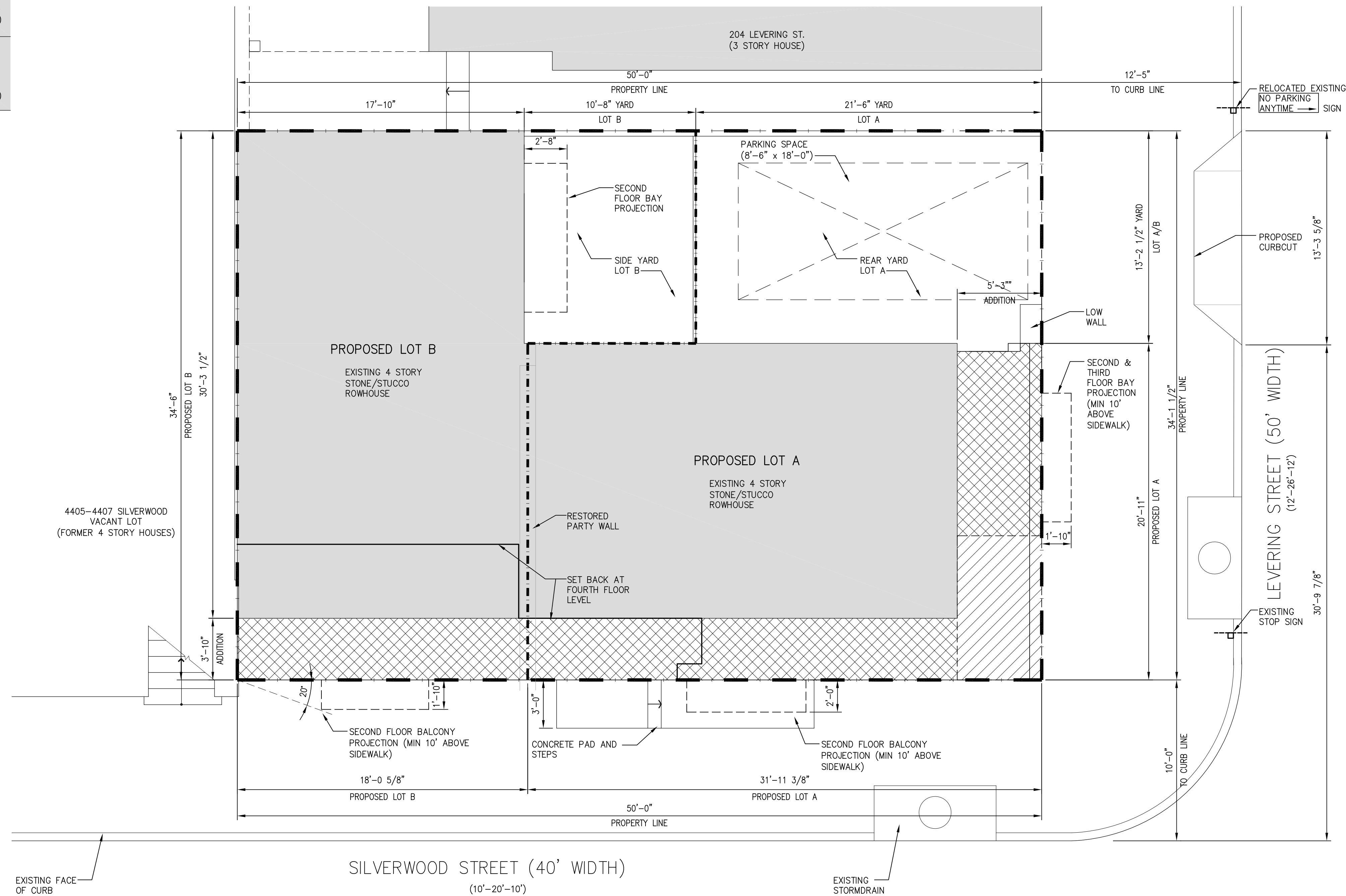
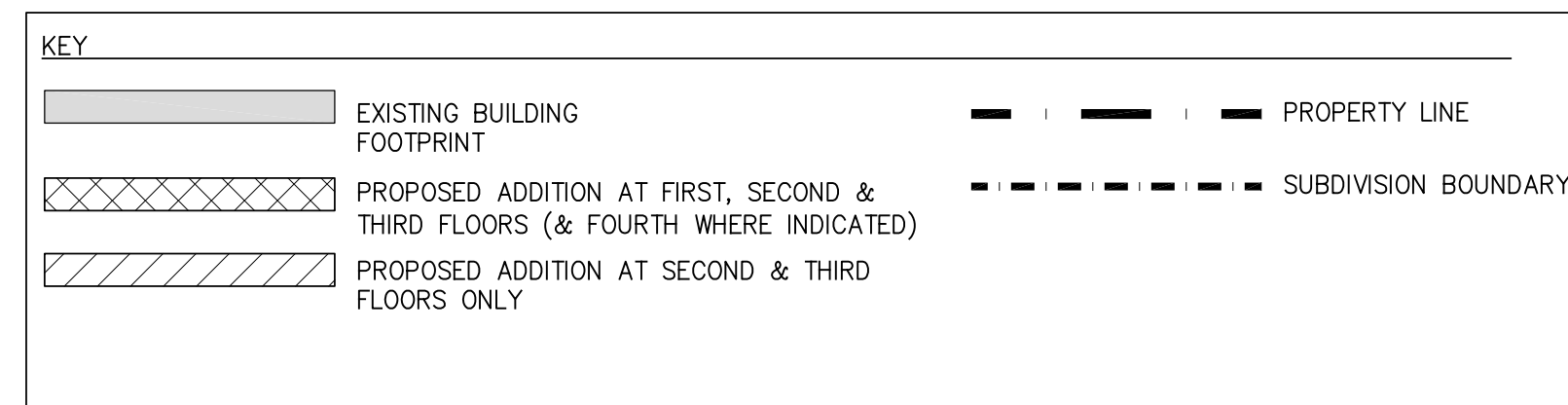


1 SITE PLAN
1/16" = 1'-0"

Project Characteristics	Zoning Classification: RSA-5		
	Existing	Required	Proposed
Use	Zoned as Meeting Hall		2 Single Family Houses
200 Levinger Street	Property was previously two single family houses that were combined into one property for it's most recent use as a Masonic Lodge		Lot to be subdivided in Lot A and Lot B
Lot Dimensions	50'-0" x 34'-6"	Lot Width: 16 FT Min.	
Lot A	Irregular		See Zoning Plan
Lot B	Irregular		See Zoning Plan
Lot Area	1705 SQ. FT.	1,440 SQ. FT.	
Lot A	-		938 SQ. FT.
Lot B	-		767 SQ. FT.
Occupied Area	59%		
Lot A			70%
Lot B			81%
Open Area			
Lot A		20%	30%
Lot B		19% (Lot depth is less than 45 FT)	30%
Building Set-back Line	4'-6" from Levinger Street, 3'-10" to 4'-10" from Silverwood Street		0 FT
Side Yard Min.			0 FT
Lot A			None
Lot B			13'-2 1/2" x 10'-8"
Rear Yard Min.			9 FT
Lot A			13'-2 1/2"
Lot B			None
Building Height	31'-6 1/2"	38 FT	Max Ht: 38'-0 5/8" (Sloping Site) Average Ht: 34'-0" 1 On-Site Parking Spot in Rear-Yard, Lot A (18'-0" x 8'-6") Proposed Curb Cut set within a No Parking to Curb Zone on Levinger St.
Parking	No On-Site Parking		

2 ZONING TABLE



3 ZONING PLAN
1/4" = 1'-0"

200 LEVERING STREET HOUSE RENOVATION



KEY PLAN

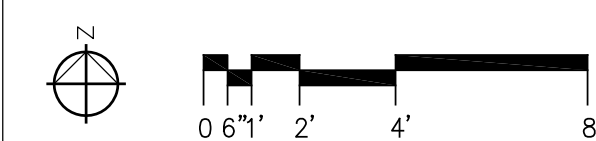
OWNER:
JOHN HUNTER
4308 TERRACE STREET
PHILADELPHIA, PA 19127
215-487-2474

ARCHITECT:
COURTNEY ANSPACH, RA
4308 TERRACE STREET
PHILADELPHIA, PA 19127
215-487-2474

DATE: 12-02-13

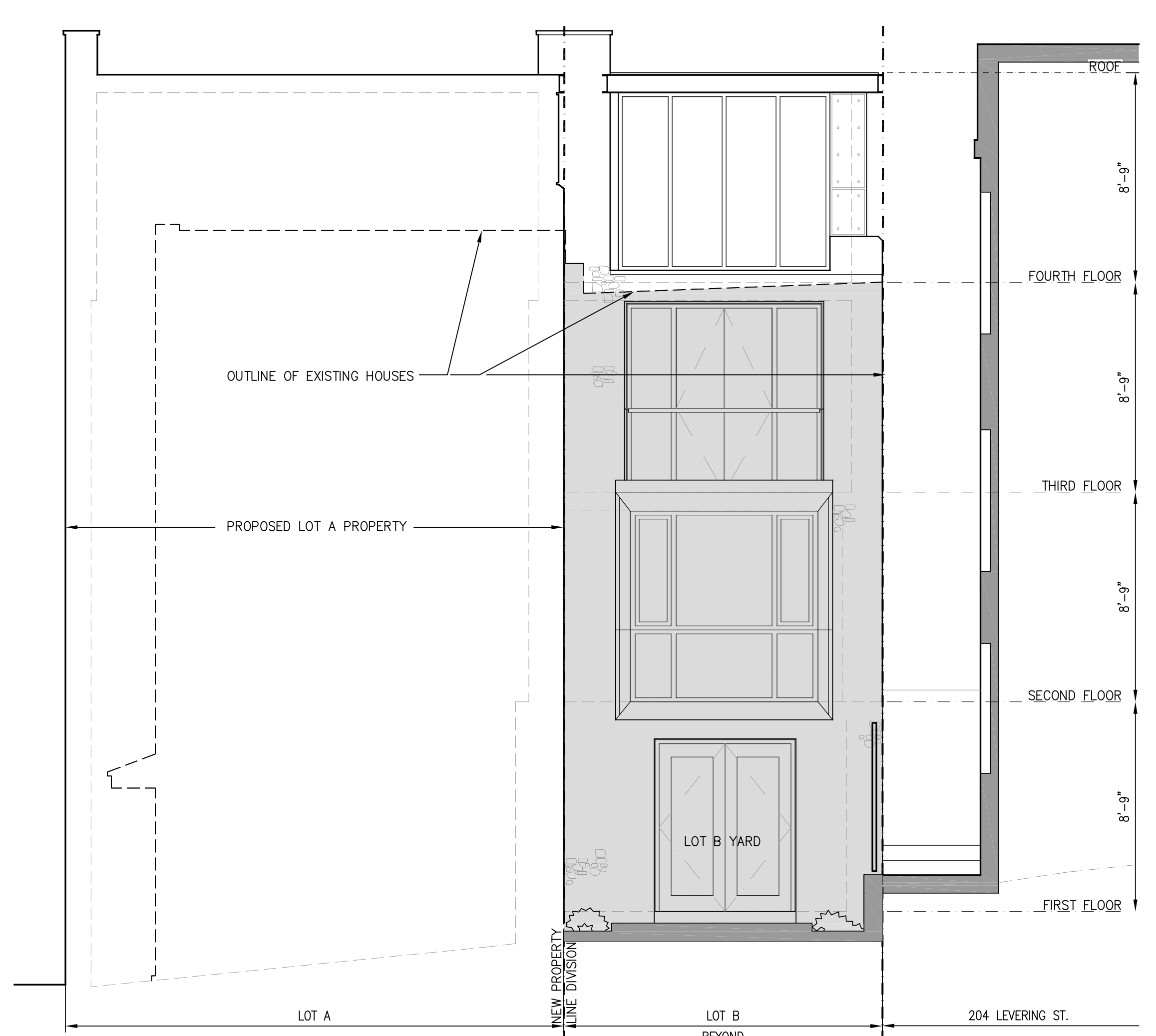
ZONING PLOT PLAN & SITE PLAN

Z1.0





3 LEVERING STREET ELEVATION
1/4" = 1'-0"



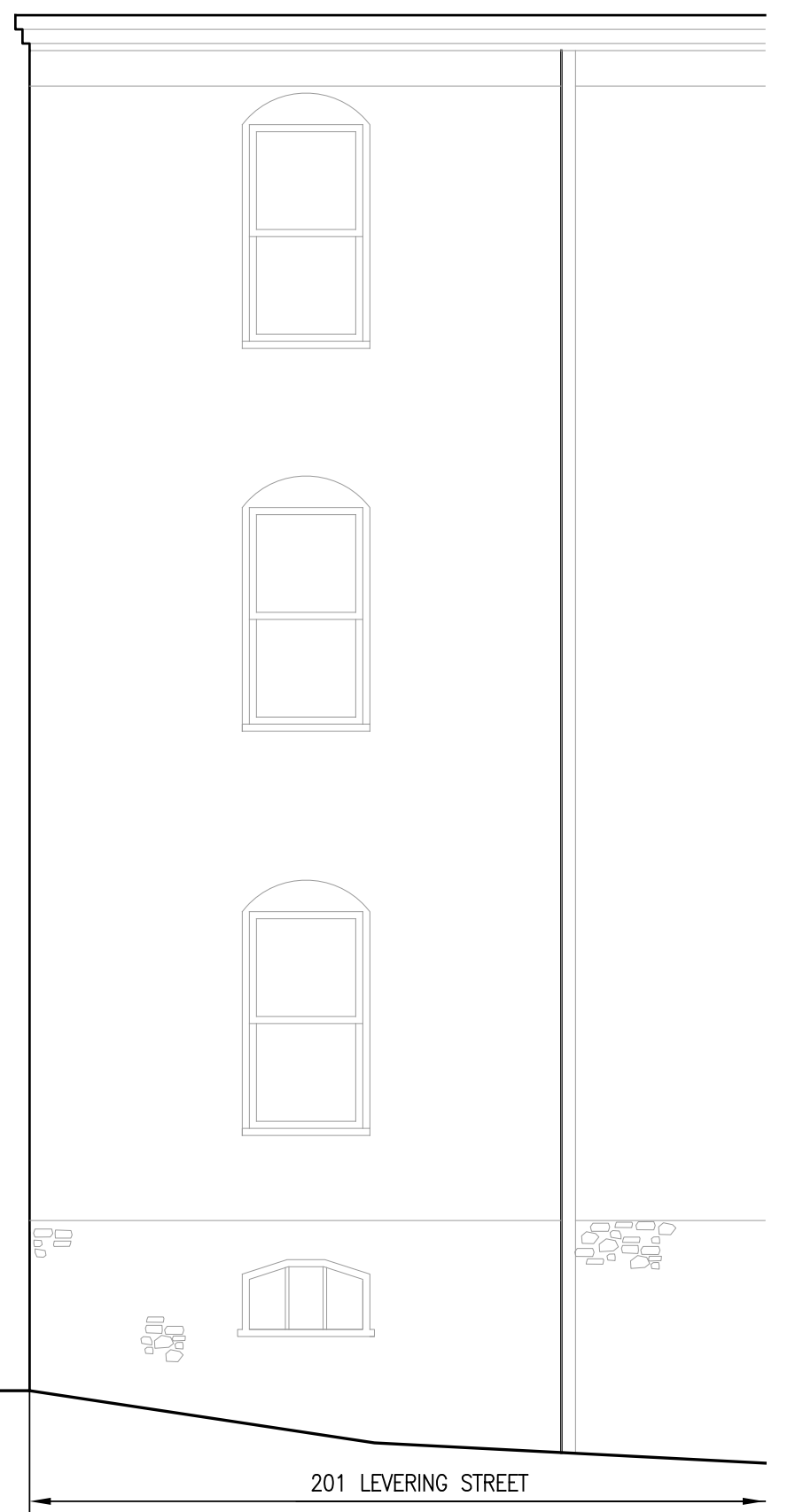
2 PROPOSED LOT B YARD ELEVATION
1/4" = 1'-0"



1 SILVERWOOD STREET ELEVATION
1/4" = 1'-0"

KEY

- EXISTING BUILDING
- PROPERTY LINE



200 LEVERING STREET HOUSE RENOVATION



KEY PLAN

OWNER:
JOHN HUNTER
4308 TERRACE STREET
PHILADELPHIA, PA 19127
215-487-2474

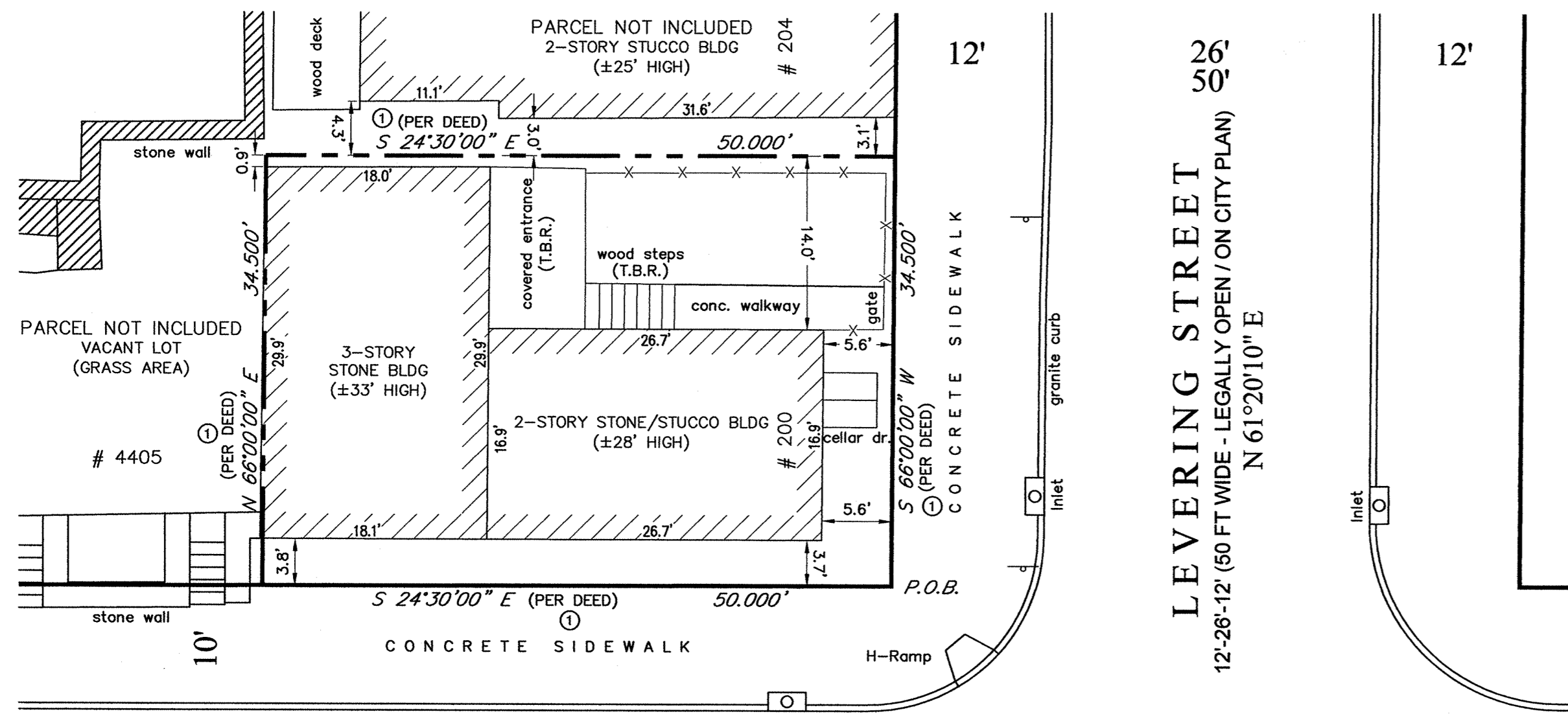
ARCHITECT:
COURTNEY ANSPACH, RA
4308 TERRACE STREET
PHILADELPHIA, PA 19127
215-487-2474

DATE: 08-23-13

ELEVATIONS

Z1.1

0 6' 1" 2' 4' 8'



SILVERWOOD STREET
10'-20'-10' (40 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
S 20°09'41" E
(FORMERLY WOOD STREET)

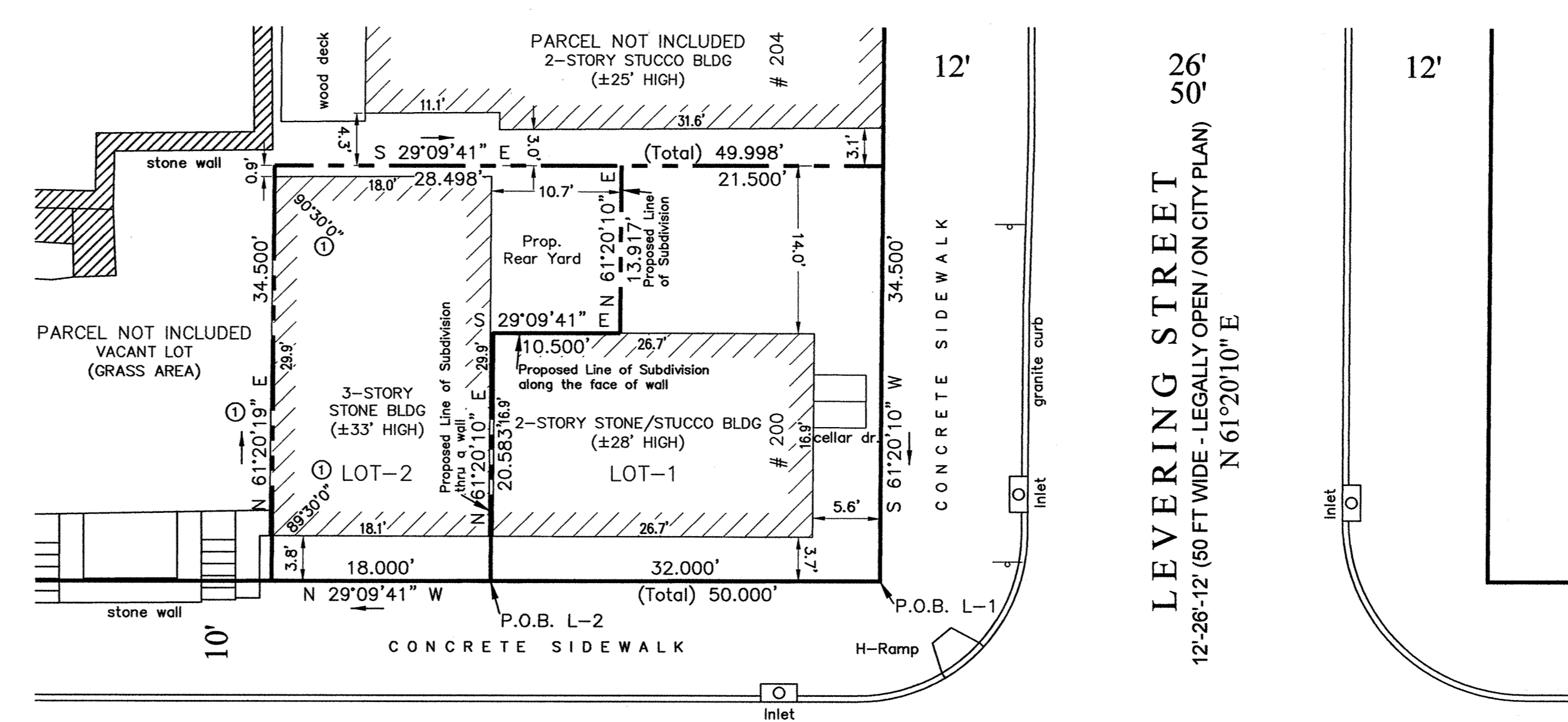
LEVERING STREET
12'-26'-12' (50 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
N 61°20'10" E

EXISTING LOT CONDITION

EXISTING	200 Levering Street
Lot Area (sq. ft.)	1,724.9 (0.0396 Acre)
Open Area (sq. ft.)	737.9
Occupied Area (sq. ft.)	987

PROPOSED	LOT-1	LOT-2
Lot Area (sq. ft.)	957.8 (0.02199 Acre)	767.1 (0.01761 Acre)
Open Area (sq. ft.)	505.8	227.1
Occupied Area (sq. ft.)	452	540

- LEGEND:**
- EXISTING BLDG LINE
 - PROPERTYLINE
 - POWER UTILITY POLE
 - FIRE HYDRANT
 - STREET SIGN
 - P.O.B. POINT OF BEGINNING (per deed)
 - P.O.B. POINT OF BEGINNING (proposed)
 - 16'-5" PROPERTY LINE DIMENSION PER DEED
 - 16.611' PROPOSED PROPERTY LINE DIMENSION
 - T.B.R. EXISTING LINE TO BE REMOVED



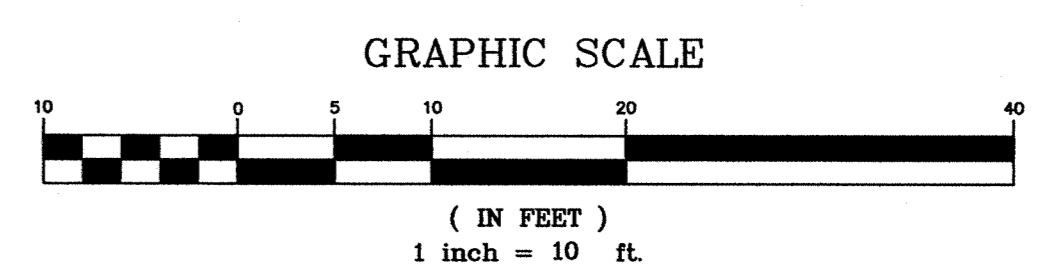
SILVERWOOD STREET
10'-20'-10' (40 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
S 20°09'41" E

LEVERING STREET
12'-26'-12' (50 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
N 61°20'10" E

PROPOSED 2-LOT SUBDIVISION

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Ass't Surveyor & Registrar District Date
2/20/14



RSA-5 (Residential District):

AREA REGULATIONS	REQUIRED
Min. Lot Width	16 ft.
Min. Lot Area	1,440 sq. ft.
Min. Open Area	Intermediate: 30%; Corner: 20%
Min. Front Yard Setback	see Note Table 14-701-1 [4] and [5]
Min. Side Yard Width (Residential)	Detached, Intermediate Lot: 2/5 each Detached, Corner Lot: 5 Semi-Detached: 5
(Non-Residential)	Detached, Intermediate Lot: 2/8 each Detached, Corner Lot: 8
Min. Depth	The greater of 9 ft. or 20% of lot depth [7]
Max. Height (ft.)	38 ft.

For information pertaining to bracketed numbers (e.g. "[4]" see Residential District Dimensional Tables (b) notes for Table 14.701-1. For a definitive zoning decision, you must contact the Department of Licenses and Inspections.
* see Zoning Code, www.phila.gov for details and exceptions.

- NOTES:**
- All distances are in (D.S.) District Standard of measurement of the City of Philadelphia otherwise noted.
 - Philadelphia District Standard measurement (DS) are to be used in the City of Philadelphia for title and conveyance purposes.
 - Reference Information obtained: City of Philadelphia, City Plan, Plan of Property made for Estate Of Geo. Brown 10-06-1875. Plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 - The change from inches to the more precise decimal expression may result in minor changes in second and third decimal places, these are not mistakes or oversites but more precise values.
 - No existing utilities lines are shown on this plan. Contact 1-800-242-1776 for the Pennsylvania One Call System 3 days notification in advance prior to ground excavation of the site.
 - The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 - Plan was made with the instruction John Hunter.
 - Ambric Technology Corporation hereby reserves its common law copyrights and all property rights in these drawings, ideas and designs. The information on these sheets are not to be modified or copied in any manner. The information on these sheets are not to be assigned to any third party, without the expressed written consent of Ambric Technology Corporation.
 - A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

PROJECT:
200 Levering Street
Philadelphia, PA 19128
(21st Ward)

PLAN MADE FOR:
John Hunter
4308 Terrace Street
Philadelphia, PA 19128
(Owner/Sub-divider)

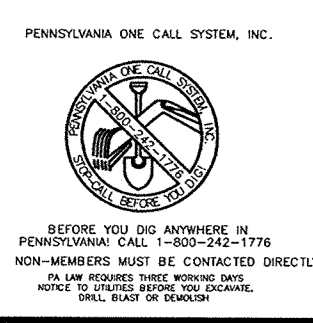
REV.	DATE	REVISION
①	02/10/14	Per city surveyor's review

DESIGNED: _____
DRAWN: PA _____
CHECKED: MK _____
APPROVED: MK _____
T.M.K. Marcus Kaplan, PLS 011417-E

SHEET TITLE:
PROPERTY SURVEY AND
PROPOSED SUBDIVISION PLAN

SCALE: 1" = 10'
PROJECT #: S13-5354
DATE: 12/27/13

SHEET NO.
1



Subdivision/lot Act in accordance with the
terms and provisions of section 14-304(b) of the
Philadelphia Code.
Approved _____
SD # 11564 a
FEB 25 2014
PHILADELPHIA CITY PLANNING COMMISSION