

1/Z-001 PROPOSED SITE PLAN
1/8" = 1'-0"

ZONING INFORMATION	
PROJECT: 4477 FLEMING STREET PARCEL A	ADDRESS: 4477 FLEMING STREET PARCEL A PHILADELPHIA, PA 19128
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2015 INTERNATIONAL RESIDENTIAL CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS (TABLE 14-701-1): ZONING CLASSIFICATION RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED-3	
	REQUIRED PROVIDED
MIN. OPEN AREA (% OF LOT)	50 53
MINIMUM FRONT YARD DEPTH (FT.)	MATCH ADJACENT 0
MINIMUM SIDE YARD WIDTH, EACH (FT.)	8' IF USED 0
MINIMUM REAR YARD DEPTH (FT.)	15' 47'-1/2"
MAXIMUM HEIGHT (FT.)	38' 37'-0"
PROPOSED BUILDING	
TOTAL LOT AREA	2,470.84 S.F.
PROPOSED BUILDING COVERAGE	1,150.72 S.F.
AREA OF EARTH DISTURBANCE	1,200 S.F.
PROJECT DESCRIPTION	
4-STORY SEMI-DETACHED SINGLE-FAMILY TOWNHOME, WITH PARTIAL CELLAR, PILOT HOUSE AND ROOF DECK.	
CONSTRUCTION TYPE: VB	
ZONING INFORMATION	
PROJECT: 4477 FLEMING STREET PARCEL B	ADDRESS: 4477 FLEMING STREET PARCEL B PHILADELPHIA, PA 19128
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2015 INTERNATIONAL RESIDENTIAL CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS (TABLE 14-701-1): ZONING CLASSIFICATION RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED-3	
	REQUIRED PROVIDED
MIN. OPEN AREA (% OF LOT)	50 50
MINIMUM FRONT YARD DEPTH (FT.)	MATCH ADJACENT 0
MINIMUM SIDE YARD WIDTH, EACH (FT.)	8' IF USED 0
MINIMUM REAR YARD DEPTH (FT.)	15' 47'-1/2"
MAXIMUM HEIGHT (FT.)	38' 37'-0"
PROPOSED BUILDING	
TOTAL LOT AREA	2,314.76 S.F.
PROPOSED BUILDING COVERAGE	1,150.72 S.F.
AREA OF EARTH DISTURBANCE	1,200 S.F.
PROJECT DESCRIPTION	
4-STORY SEMI-DETACHED SINGLE-FAMILY TOWNHOME, WITH PARTIAL CELLAR, PILOT HOUSE AND ROOF DECK.	
CONSTRUCTION TYPE: VB	
ZONING INFORMATION	
PROJECT: 4477 FLEMING STREET PARCEL C	ADDRESS: 4477 FLEMING STREET PARCEL C PHILADELPHIA, PA 19128
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2015 INTERNATIONAL RESIDENTIAL CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE	
DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS (TABLE 14-701-1): ZONING CLASSIFICATION RSA-3 RESIDENTIAL SINGLE-FAMILY ATTACHED-3	
	REQUIRED PROVIDED
MIN. OPEN AREA (% OF LOT)	50 65
MINIMUM FRONT YARD DEPTH (FT.)	MATCH ADJACENT 0
MINIMUM SIDE YARD WIDTH, EACH (FT.)	8' IF USED 0
MINIMUM REAR YARD DEPTH (FT.)	15' 45'-8 1/4"
MAXIMUM HEIGHT (FT.)	38' 36'-1 1/4"
PROPOSED BUILDING	
TOTAL LOT AREA	2,648 S.F.
PROPOSED BUILDING COVERAGE	947 S.F.
AREA OF EARTH DISTURBANCE	1,000 S.F.
PROJECT DESCRIPTION	
LEVEL II ALTERATION OF AN EXISTING 3-STORY SEMI-DETACHED SINGLE-FAMILY TOWNHOME WITH PARTIAL CELLAR.	
REAR ADDITION AT SECOND AND THIRD FLOORS.	



STUDIO C
ARCHITECTURE, LLC



RA406747

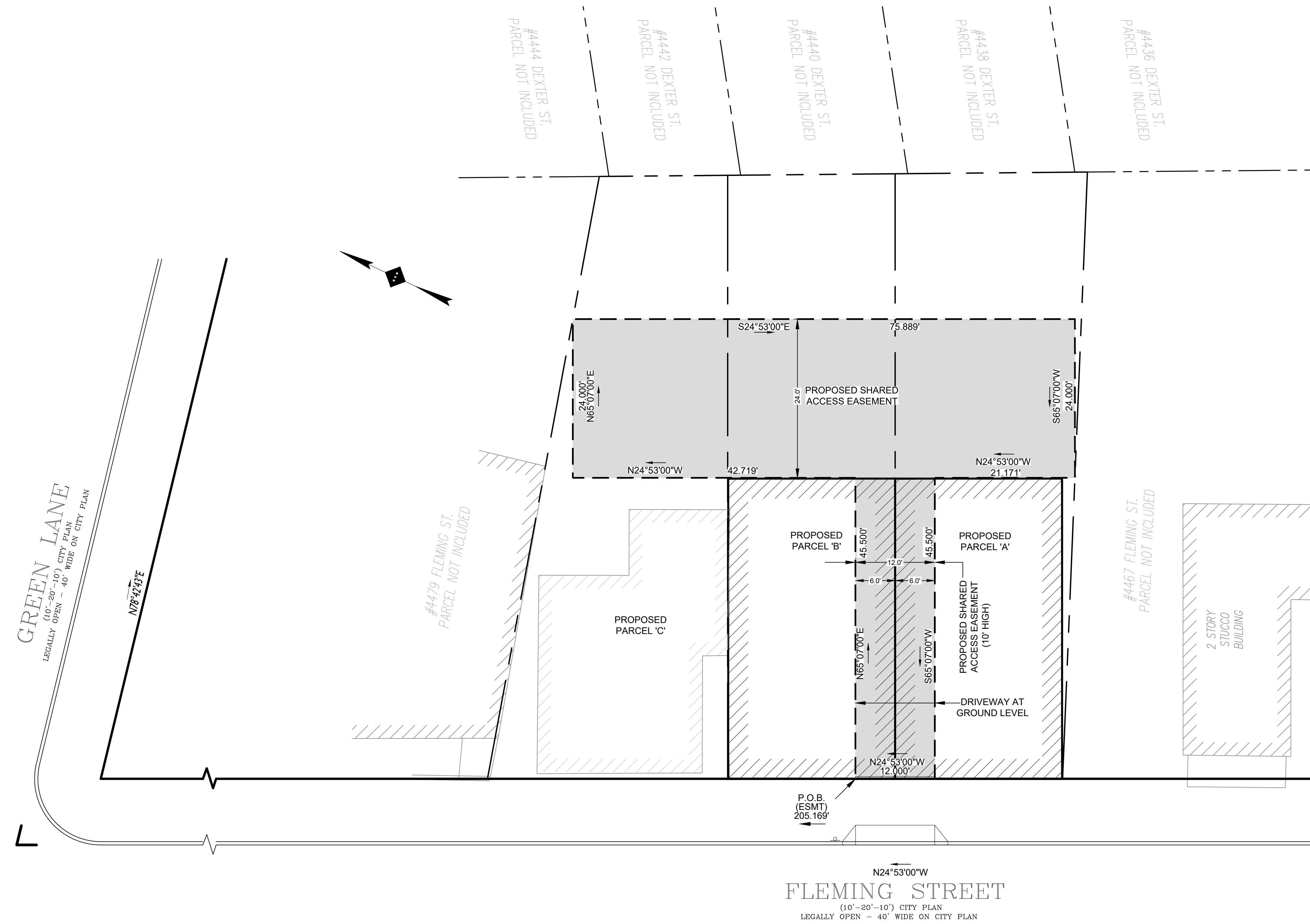
4477 FLEMING STREET
4477 FLEMING STREET
PHILADELPHIA, PA 19128

ISSUE	DATE
ZONING SUBMISSION	05.08.21
ZONING REVISION	05.24.21

PROPOSED ZONING PLAN

Z-001

PROPOSED EASEMENT DETAIL



EASEMENT NOTES:

1. PROPOSED PROPERTY SHOWN TO BE RESIDENTIAL USE.
2. ALL DIMENSIONS SHOWN ARE PHILADELPHIA DISTRICT STANDARD.
3. PLAN MADE PER INSTRUCTIONS OF CLIENT.
4. PROPERTY LINES SHOWN BASED ON SUBDIVISION BY AQUA ECONOMICS, LLC, DATED 3/8/2021, APPROVED BY THE 9TH DISTRICT OF PHILADELPHIA ON 3/11/2021.

SYMBOL	DESCRIPTION
P.O.B.	POINT OF BEGINNING
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPOSED EASEMENT AREA
	PROPERTY LINE

PWD TRACKING #: FY21-FLEM-6452-01

PLAN OF EASEMENT

4477 FLEMING STREET
21ST WARD PHILADELPHIA, PA 19128



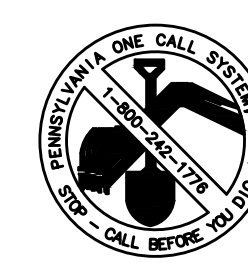
1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

Owner(s)	RAYMOND N PIERCE 4477 FLEMING ST PHILADELPHIA, PA 19128 PIERCEHOMESLTD@GMAIL.COM 610-636-6596		
Municipality	Philadelphia		
County	Philadelphia	State	PA
Drawn	RB	Scale	1" = 10'
Ckd	PL	Date	05-25-2021
File	4477 FLEMING STREET (ESMT-S6R1)		
Drawing	Sheet 1 of 1		



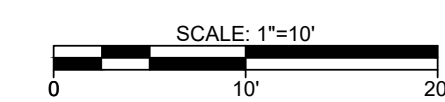
Paul N. Lonie

PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E



Know what's below.
Call 8-1-1 before you dig.

SERIAL NO: 20202373064-000



No.	Date	Revision	BY
3			
2			
1			