

KEY NOTES

- EXT-1 PENNCRETE-STUCCO; FOX GREY
- EXT-2 HARDIE PANEL-BOARD AND BATTEN; COUNTRY LANE RED
- EXT-3 JELD-WEN WINDOWS-DOUBLE HUNG; WHITE
- EXT-4 JELD-WEN CASEMENT WINDOWS; WHITE
- EXT-5 JELD-WEN DOORS; WHITE
- EXT-6 GUTTERS AND DOWNSPOUTS; MUSKET BROWN
- EXT-7 ROOFING; SILVER DOLLAR FIBERED ALUMINUM ROOF COATING



ZONING GUIDELINES FOR RSA-3:
(TABLE 14-101-1)

LOT DIMENSIONS (MIN. LOT AREA):
 CODE PRESCRIBED: 2,250 SQ. FT.
 EXISTING: 3,155 SQ. FT.

FRONT SETBACK:
 CODE PRESCRIBED: 8'-0"
 EXISTING: NA

SIDE YARD WIDTH:
 CODE PRESCRIBED: 8'-0"
 EXISTING: VARIES

FENCES:
 CODE PRESCRIBED: < 6'-0"
 EXISTING/PROPOSED: < 6'-0"

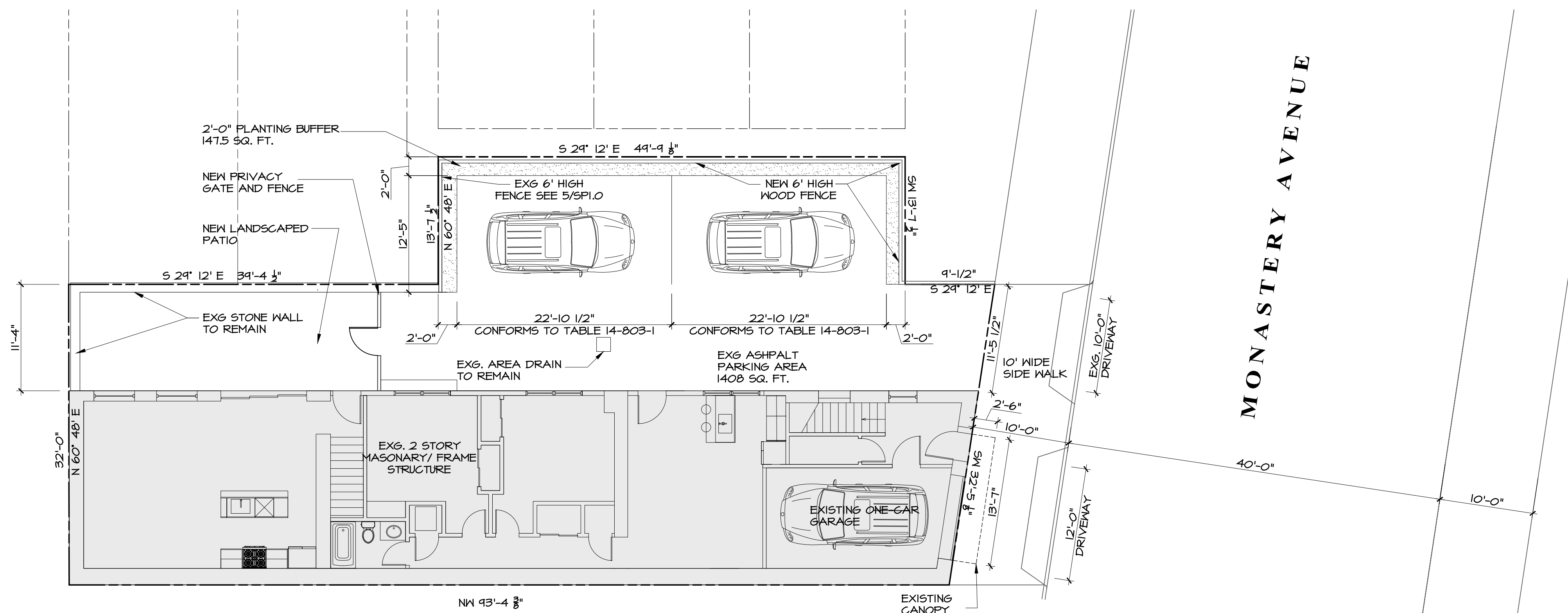
MAXIMUM HEIGHT:
 CODE PRESCRIBED: 38'-0"
 EXISTING: 23'-4"

PARKING AREA:
 PLANTING BUFFER: 1,408 SQ. FT.
 PLANTING MUST BE 10% OF PARKING: 147.5 SQ. FT.
 COMPLIES

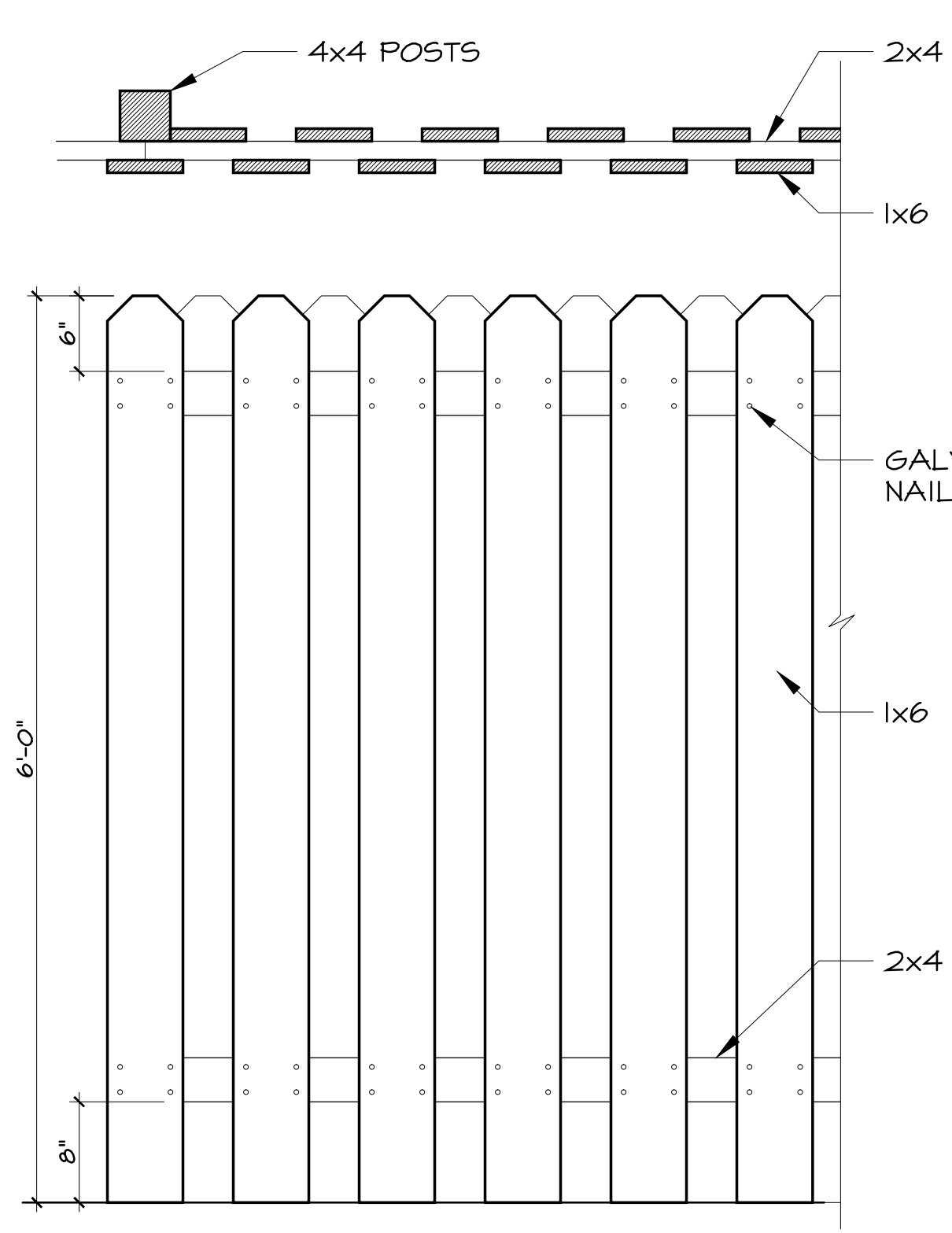
**STUDIOTORRES
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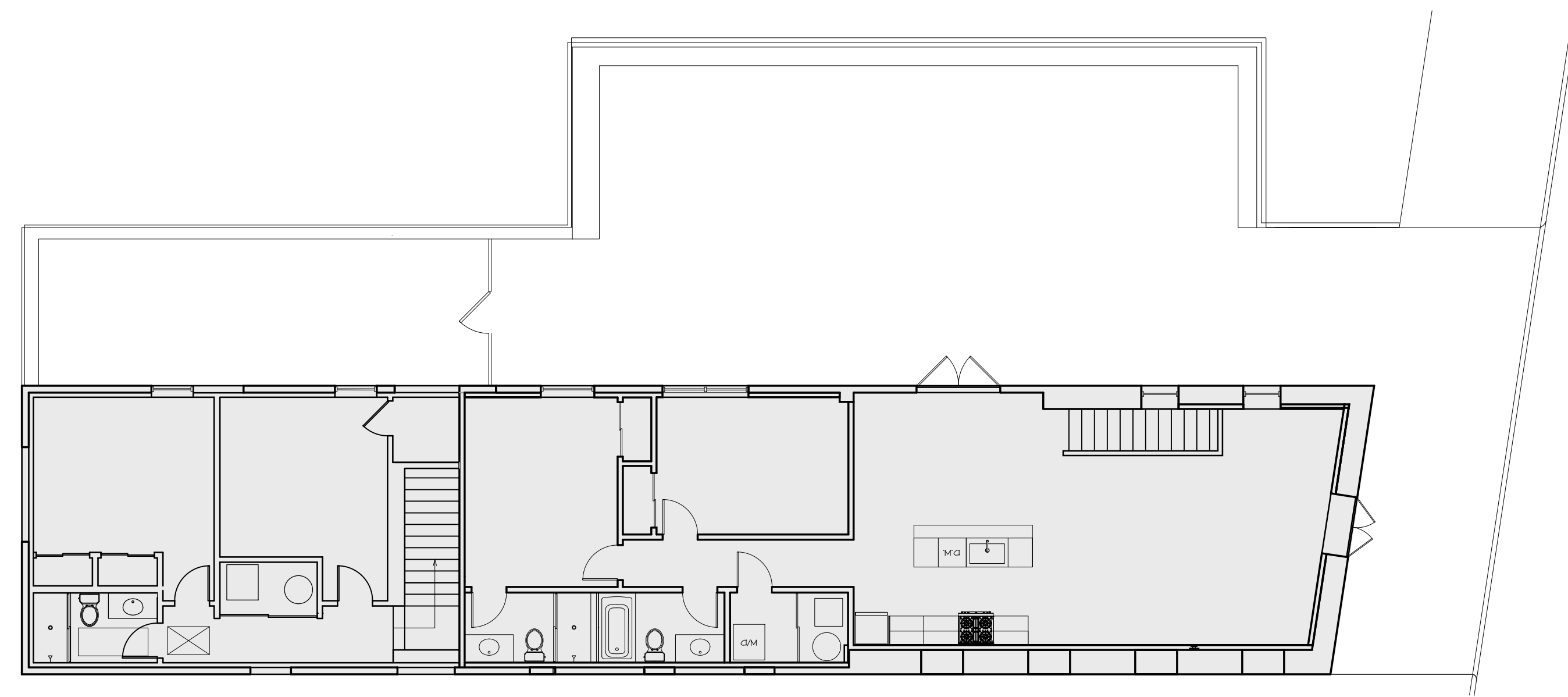
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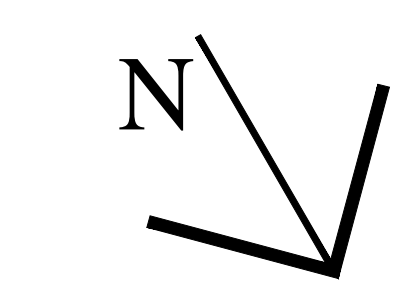
3 SITE PLAN
SPL-0 1/8" = 1'-0"



5 PLAN & ELEVATION AT FENCE
SPL-0 1" = 1'-0"



4 SECOND FLOOR PLAN
SPL-0 1/8" = 1'-0"



SEAL:

REV:	DATE:	DESCRIPTION:
	09.13.13	ISSUED FOR ZONING
	11.27.13	ISSUED FOR ZONING

CLIENT:

PROJECT:
MONASTERY AVENUE
439 MONASTERY AVENUE
PHILADELPHIA PA, 19128

DRAWING TITLE:
SITE PLAN
AND ELEVATIONS

DATE: 09/13/13
SCALE: AS NOTED
DRAWN BY: DSW
CHECKED: ART
PROJECT NO: 100.13.2

SP1-0