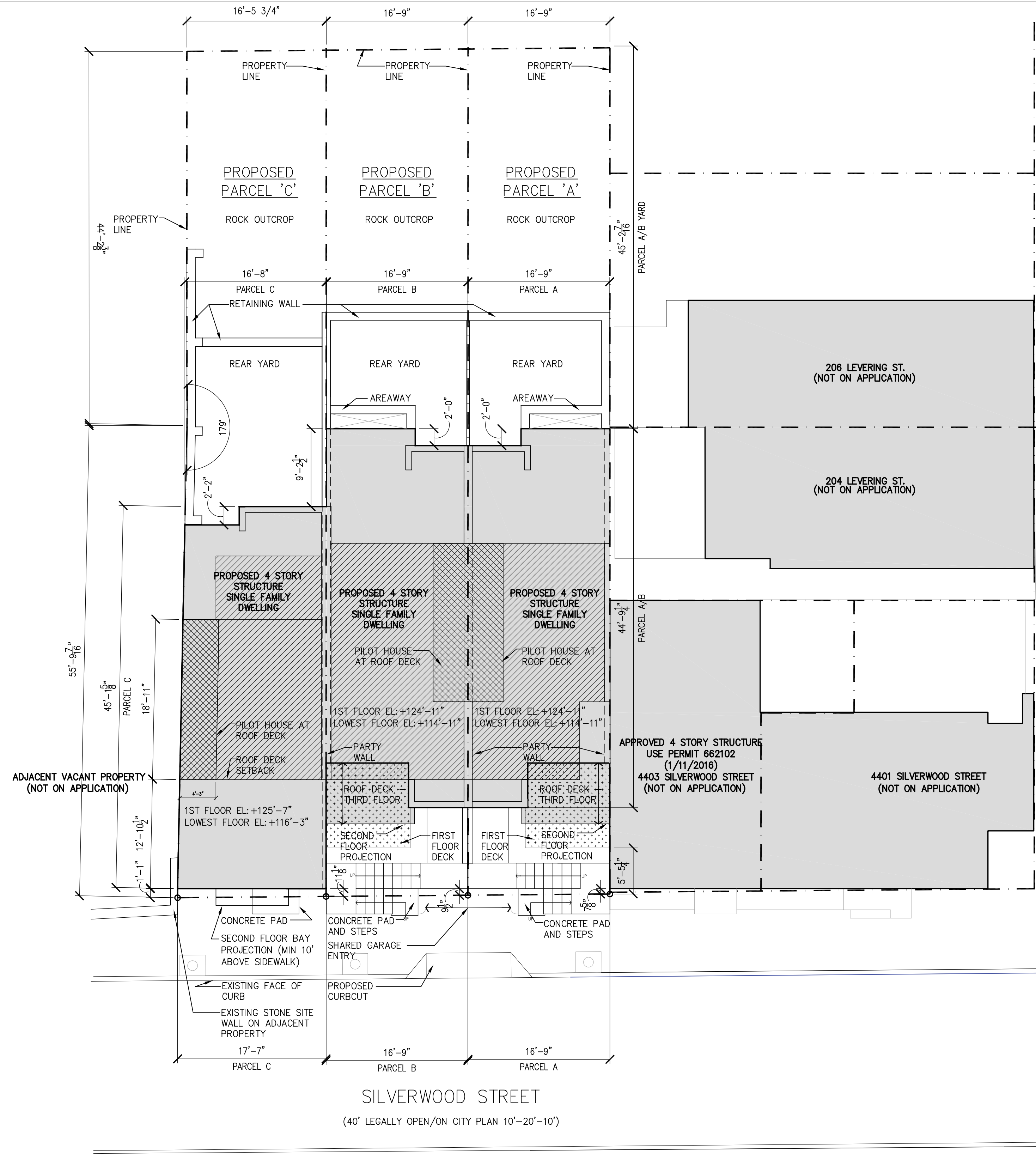


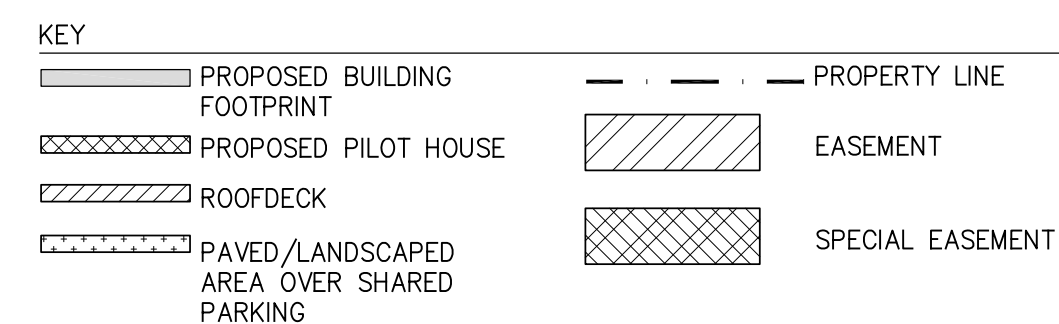
1 ZONING PLAN - GROUND LEVEL PARKING GARAGE
1/8" = 1'-0"

PROJECT CHARACTERISTICS	ZONING CLASSIFICATION: RSA-5 REQUIRED	PROPOSED PARCEL A	PROPOSED PARCEL B	PROPOSED PARCEL C
USE			41% (683 SF)	
4405 SILVERWOOD STREET		SINGLE FAMILY HOUSE	SINGLE FAMILY HOUSE	SINGLE FAMILY HOUSE
LOT DIMENSIONS	LOT WIDTH: 16'-0" MIN.	SEE ZONING PLAN	SEE ZONING PLAN	SEE ZONING PLAN
LOT AREA	1,440 SF MIN.	1,676.8 SF	1,676.8 SF	1,676.9 SF
OCCUPIED AREA		41% (683 SF)	41% (683 SF)	46% (773 SF)
OPEN AREA	30%	59%	59%	54%
BUILDING SET-BACK LINE	0'-0"	IRREGULAR, MIN. 11 1/2'	IRREGULAR, MIN. 9 1/2'	IRREGULAR, MIN. 7 1/2'
SIDE YARD MIN.	0'-0"	0'-0"	0'-0"	0'-0"
REAR YARD MIN.	9'-0"	45'-0"	45'-0"	56'-1"
BUILDING HEIGHT	38'-0" (MAXIMUM)	AVERAGE GROUND LEVEL - EL: 122.73' SEE ELEVATIONS FOR AVERAGE HEIGHT	AVERAGE GROUND LEVEL - EL: 121.13' AVERAGE HEIGHT: 36'-5 1/2"	AVERAGE GROUND LEVEL - EL: 120.69' SEE ELEVATIONS FOR AVERAGE HEIGHT
PARKING	PARKING ALLOWED W/SHARED ACCESS	4 PARKING SPOTS WITHIN 4 PROPERTIES W/SHARED ENTRANCE	4 PARKING SPOTS WITHIN 4 PROPERTIES W/SHARED ENTRANCE	4 PARKING SPOTS WITHIN 4 PROPERTIES W/SHARED ENTRANCE

2 ZONING TABLE



3 ZONING PLAN - COMPOSITE
1/8" = 1'-0"



LEVERING STREET (60' WIDTH)
(12'-26'-12")

4405, 4407, & 4409
SILVERWOOD STREET



KEY PLAN

OWNER:
SMICK STREET
TOWNHOMES, LLC.

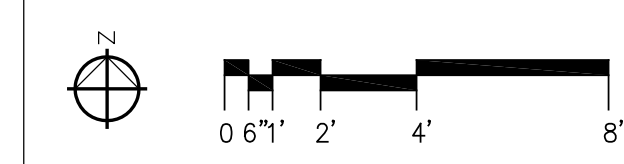
ARCHITECT:
COURTNEY ANSPACH, RA
4308 TERRACE STREET
PHILADELPHIA, PA 19127
215-487-2474

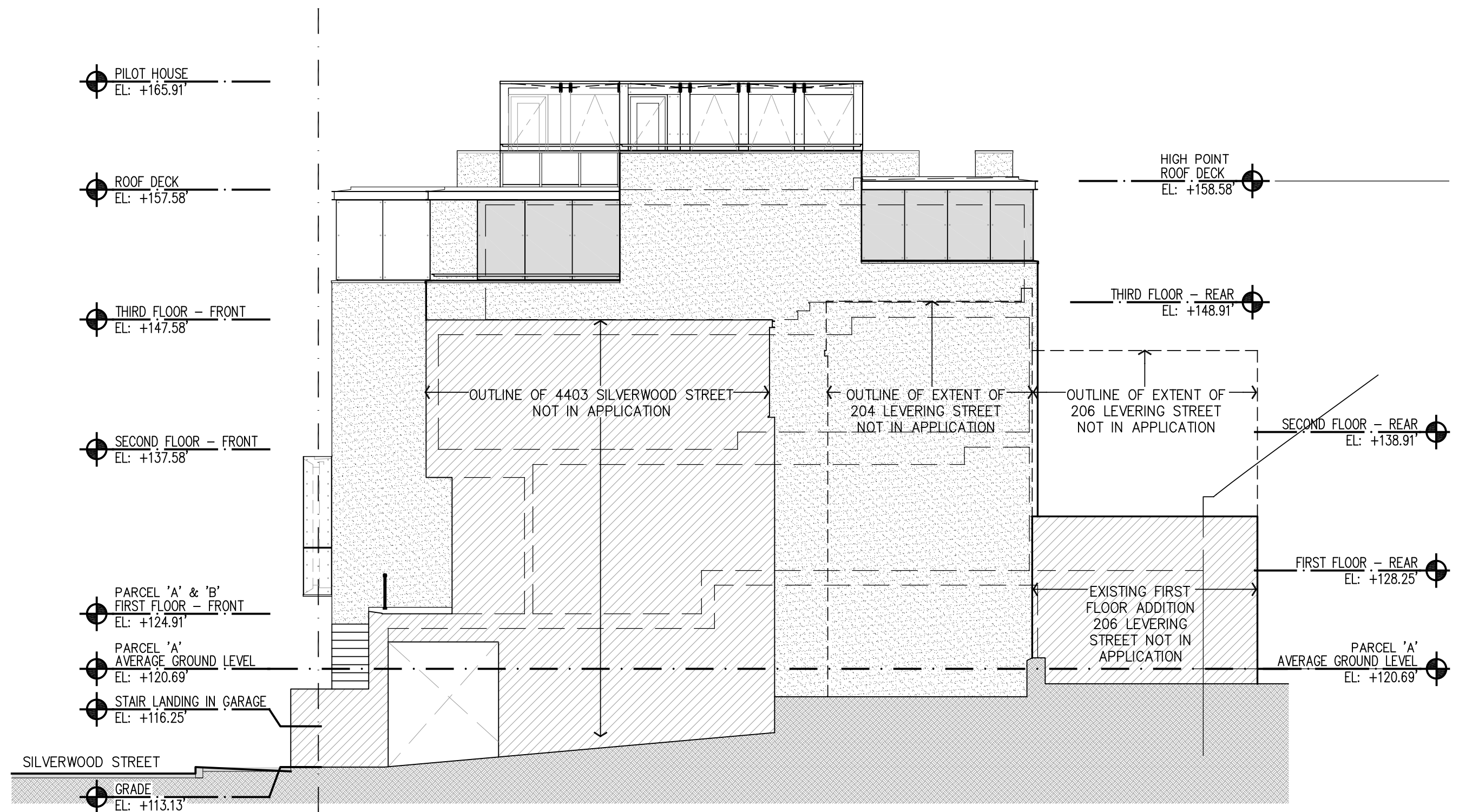


DATE	REV. #	DESCRIPTION
02.22.16	1	ZONING COMMENTS
04.20.16	2	ZONING COMMENTS

ZONING PLOT PLAN

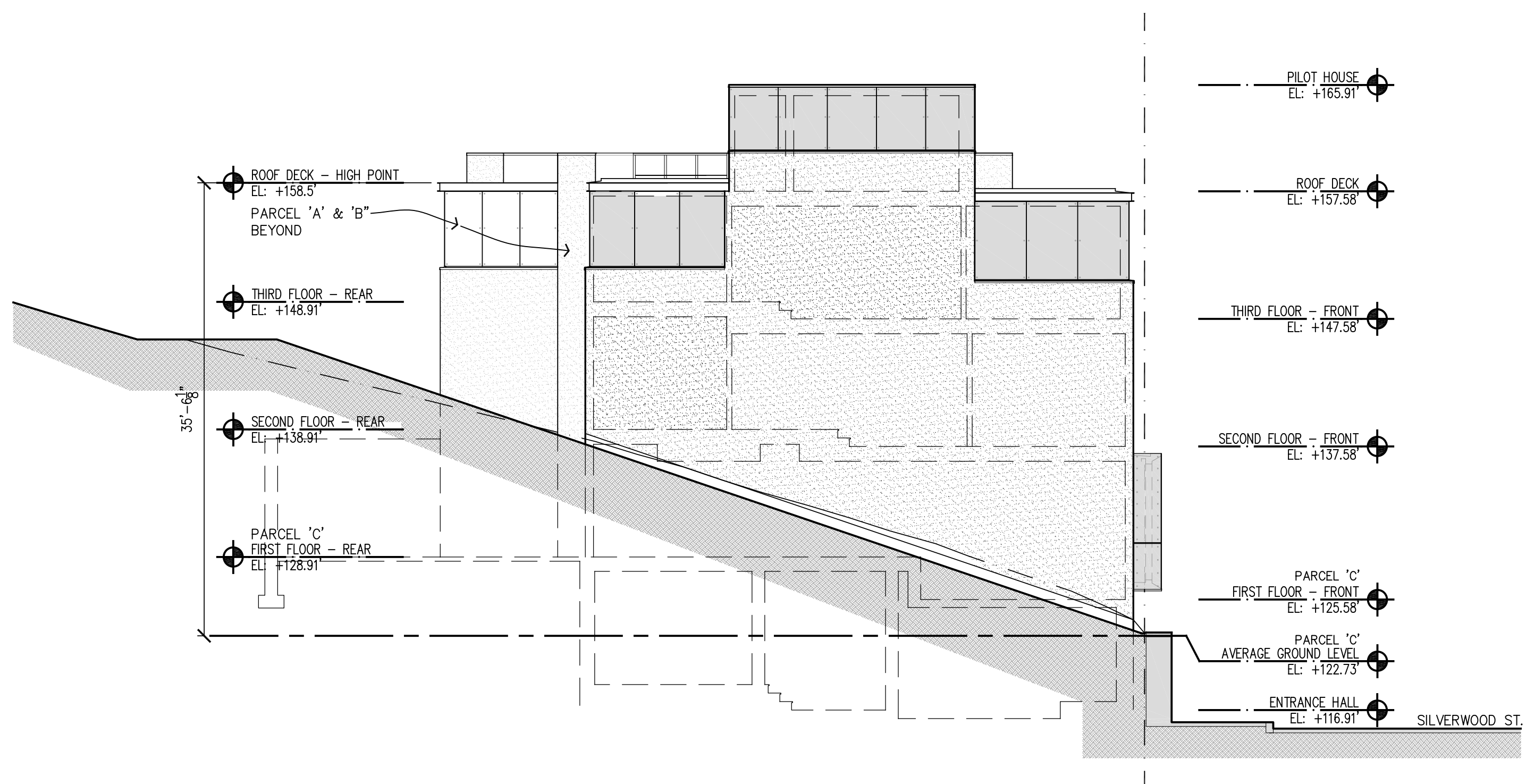
Z1.0





1 ZONING EAST ELEVATION - PARCEL 'A'
1/8" = 1'-0"

2 REAR ZONING ELEVATION
1/8" = 1'-0"



3 ZONING WEST ELEVATION - PARCEL 'C'
1/8" = 1'-0"

4 SILVERWOOD STREET ZONING ELEVATION
1/8" = 1'-0"

4405, 4407, & 4409 SILVERWOOD STREET



KEY PLAN

OWNER:
SMICK STREET TOWNHOMES, LLC.

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

DATE	REV. #	DESCRIPTION
02.22.16	1	ZONING COMMENTS

ZONING ELEVATIONS

Z1.1

