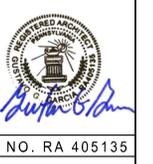


ZONING INFORMATION			
<b>PROJECT:</b> 8226 GERMANTOWN AVE			
<b>ADDRESS:</b> 8226 GERMANTOWN AVE PHILADELPHIA, PA 19118			
<b>APPLICABLE ZONING + BUILDING CODES:</b> THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE			
<b>DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-3):</b> ZONING CLASSIFICATION: RSA-3 - RESIDENTIAL SINGLE FAMILY			
	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROVIDED</b>
MIN. LOT WIDTH	25 FT	97.042'	TO REMAIN
MIN. LOT AREA	2,250 SF	9,875 SF	TO REMAIN
MAXIMUM OCCUPIED AREA (% OF LOT)	50%	14%	39%
MINIMUM FRONT YARD DEPTH (FT.)	8 FT	7'-2"	5'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	2/8'	10'-5"	0'/5/8'/10'-5"
MINIMUM REAR YARD DEPTH (FT.)	SINGLE- FAMILY: 15 FT OTHER USE: 20 FT	52'-1"	32'-2"
MAXIMUM HEIGHT (FT.)	38'	28'-0"	36'-6"
<b>PROPOSED BUILDING</b>			
TOTAL LOT AREA	9,876 S.F.		
PROPOSED BUILDING COVERAGE	3825 SF		
<b>PROJECT DESCRIPTION</b>			
HISTORIC PRESERVATION OF EXISTING 2-STORY STRUCTURE, TO REMAIN AS (1) RESIDENTIAL UNIT.			
IN ADDITION TO A PROPOSED 4-STORY STONE AND STUCCO RESIDENTIAL BUILDING ON THE SAME LOT, INCLUDING 4 RESIDENTIAL UNITS. TOTAL RESIDENTIAL UNITS (5) PARKING AT REAR ACCESSED FROM ADJACENT LOT. (8224 GERMANTOWN AVE)			
PARKING PARKING RSA-3 RESIDENTIAL REQUIRED: 1 / FAMILY TOTAL REQUIRED = 5			
TOTAL PARKING SPACES PROVIDED ON SITE - 6 PARKING SPACES			
EXISTING BUILDING FOOTPRINT AREA: 1353 SF PROPOSED BUILDING FOOTPRINT AREA: 2472 SF TOTAL COMBINED BUILDING FOOTPRINT: 3825 SF			
PROPOSED BUILDING GROSS SQUARE FOOTAGES: 1ST FLOOR: - 2,472GSF 2ND FLOOR: - 2,157GSF 3RD FLOOR: - 2,157GSF 4TH FLOOR: - 2,012GSF TOTAL GSF: - 8,783GSF			
PROPOSED BUILDING HEIGHT: 36'-6" 4 STORIES			

LEGEND	
	SITE BOUNDARY
	PROPOSED BUILDING FOOTPRINT
	SITE DISTURBANCE
	EXISTING BUILDING FOOTPRINT

1/2-100 PROPOSED SITE PLAN  
1/8" = 1'-0"

M ARCHITECTS LLC  
MORRISSEY DESIGN LLC  
450 WAIN STREET | PHILADELPHIA PA 19107



NO. RA 405135

8226 GERMANTOWN AVE  
8226 GERMANTOWN AVE | PHILADELPHIA, PA 19118

ISSUE:	DATE:
ZONING PLAN - R1	01.31.25
ZONING PLAN - R2	02.25.25
ZONING PLAN - R3	01.20.26
ZONING PLAN - R4	02.04.26
ZONING PLAN - R4	02.19.26

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY  
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL #: 20233620536

PROPOSED SITE PLAN

SCALE: AS NOTED

Z-100