



Single Family Home Addition

405 E Mount Airy Ave
Philadelphia, PA 19119



Single Family Home Addition

405 E Mount Airy Ave
Philadelphia, PA 19119



Single Family Home Addition

405 E Mount Airy Ave
Philadelphia, PA 19119

RSA-2 Zoning Analysis			
Category	Regulation	Philadelphia Zoning Code Reference	Comments
Building Type	Detached buildings permitted	14-602(3)	The zoning district allows for detached structures
Uses Allowed / Maximum Allowed Multifamily Unit Count	Single family residential is allowed	14-602(3)	Single family use proposed and allowed
Minimum Open Area / Maximum Occupied Area of Lot	Max. Occupied Area: 40%	14-701(2)	1,961 sf (16.6%) existing occupied area; 2,042 sf (15.2%) proposed occupied area
Front Setback	Min. Front Setback: 15'	14-701(2)	29' - 5" & 23' - 1 3/4" existing; no alteration proposed
Side Setback	Min. Side Setback: 6'	14-701(2)	19' - 2 1/4" existing; no alteration proposed
Rear Setback / Rear Yard Depth	Min. Rear Yard Setback: 20'	14-701(2)	75' - 10" existing; existing Garage in rear yard with 0' setback; proposed addition to garage in rear yard
Maximum Building Height	Max. Building Height: 38'	14-701(2)	+/- 30' exist'g; no alteration proposed / +/- 10' - 9" exist'g garage height; proposed 20' - 6" garage height

Area Schedule (Zoning)		
Name	Area	%
Existing Building	1,638 SF	12.2%
Garage	323 SF	2.4%
Proposed Overhang	81 SF	0.6%
Occupied	2,042 SF	15.2%
Yard	11,356 SF	84.8%
Open	11,356 SF	84.8%
Total Lot	13,399 SF	100.0%



View along Ardleigh St



View of Ardleigh St



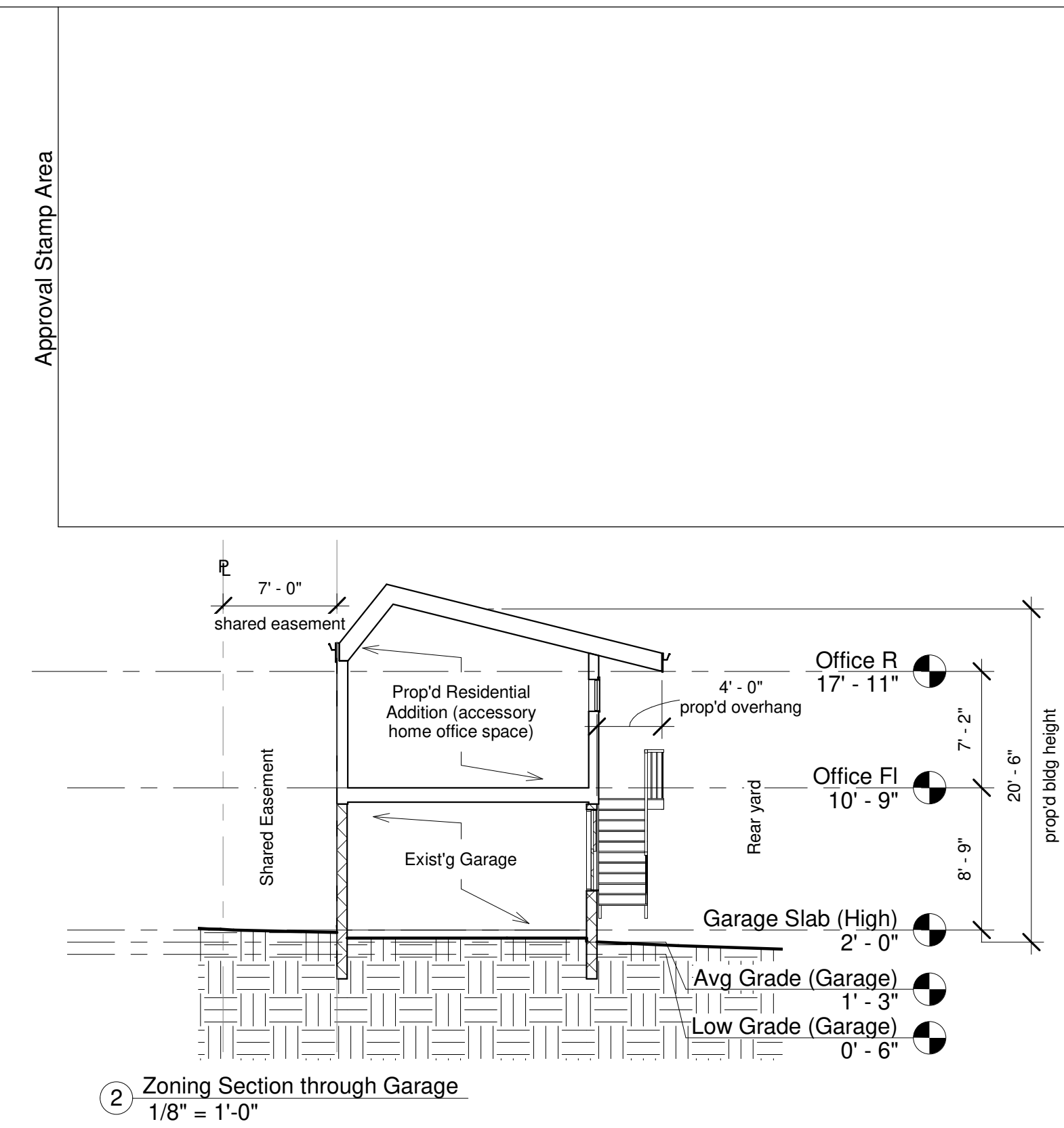
View along Ardleigh St



View of Ardleigh St



View along E Mt Airy Ave



www.LivingCityArch.com

Disclaimer: The drawing(s) and its accompanying documents and any associated ideas and designs are the sole property of LC Architecture LLC dba Living City Architecture, subject to license and rights granted by previously existing written agreements, and are not to be used for any purpose other than that for which they were furnished. LC Architecture LLC hereby reserves its common law copyright and all property rights in these drawings, ideas, and designs. The information on this sheet is not to be reproduced, modified, or copied in any manner. The information on this sheet is not to be assigned to any third party without the expressed written consent of LC Architecture LLC. Notated dimensions must supersede graphics and drawings are not to be scaled. Drawings viewed electronically are not for construction. All Contractors must have full-scale hardcopy drawings for use on site during construction. Contractor is responsible for verifying all dimensions in the field; if discrepancies are found, notify all interested parties immediately. Contractor is responsible for selecting appropriate construction processes, coordinating work with that of all other trades, and performing work in a safe manner. All work is to be performed in a safe manner and in accordance with all other trades and all applicable local, state, and federal codes and regulations. Copyright © 2022 LC Architecture LLC dba Living City Architecture

Yanessa and Lisachenko Single Family Home Renovation

405 E Mount Airy Ave
Philadelphia, PA 19119

Stamps

Architect
LC Architecture LLC
Mr. Lee Eisey, AIA
500 W Office Center Dr
Suite 400
Fort Washington, PA
19034
t: 484.441.6057
e: arch@lc-co.com

Civil Engineer

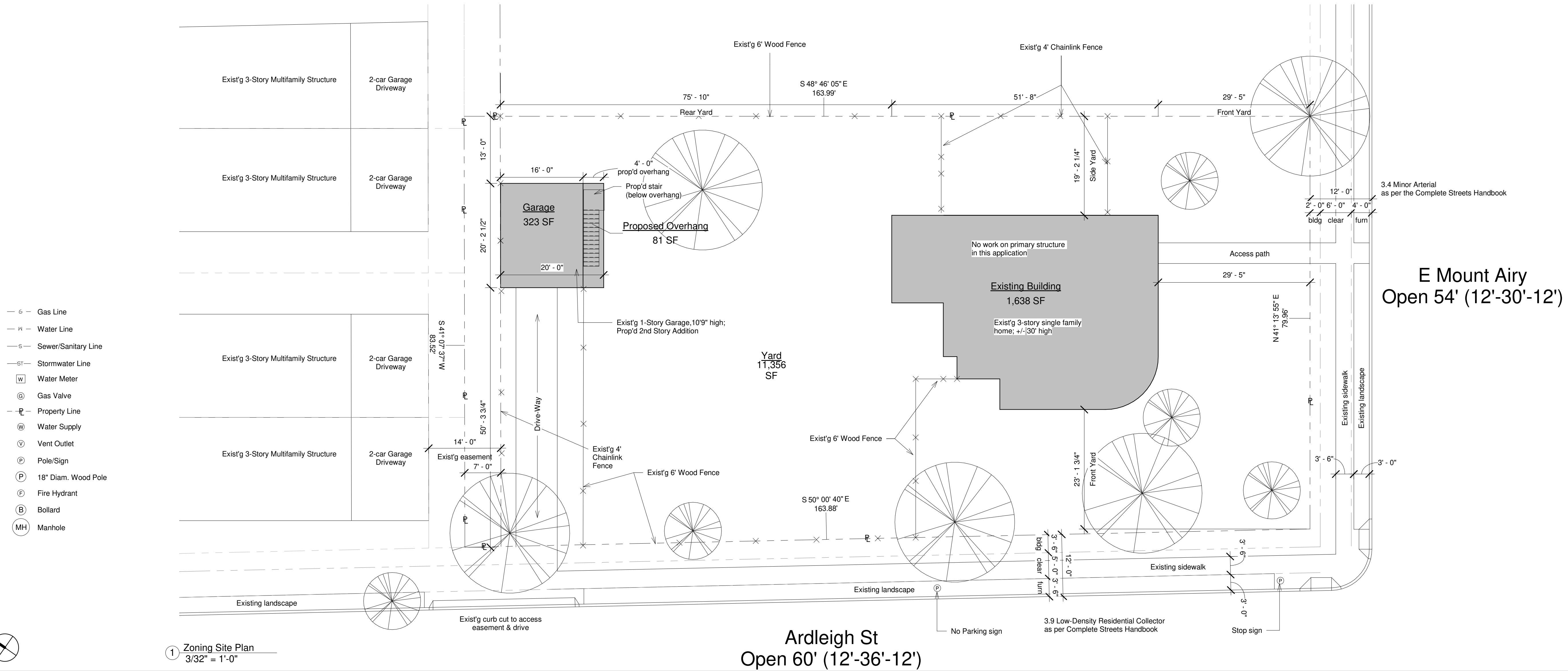
Structural Engineer
Washaus Limited
Mr. Andrew Menyo, PE
4121 Franklin Way
Lafayette Hill, PA
19444
e: andrew@washauslimited.com

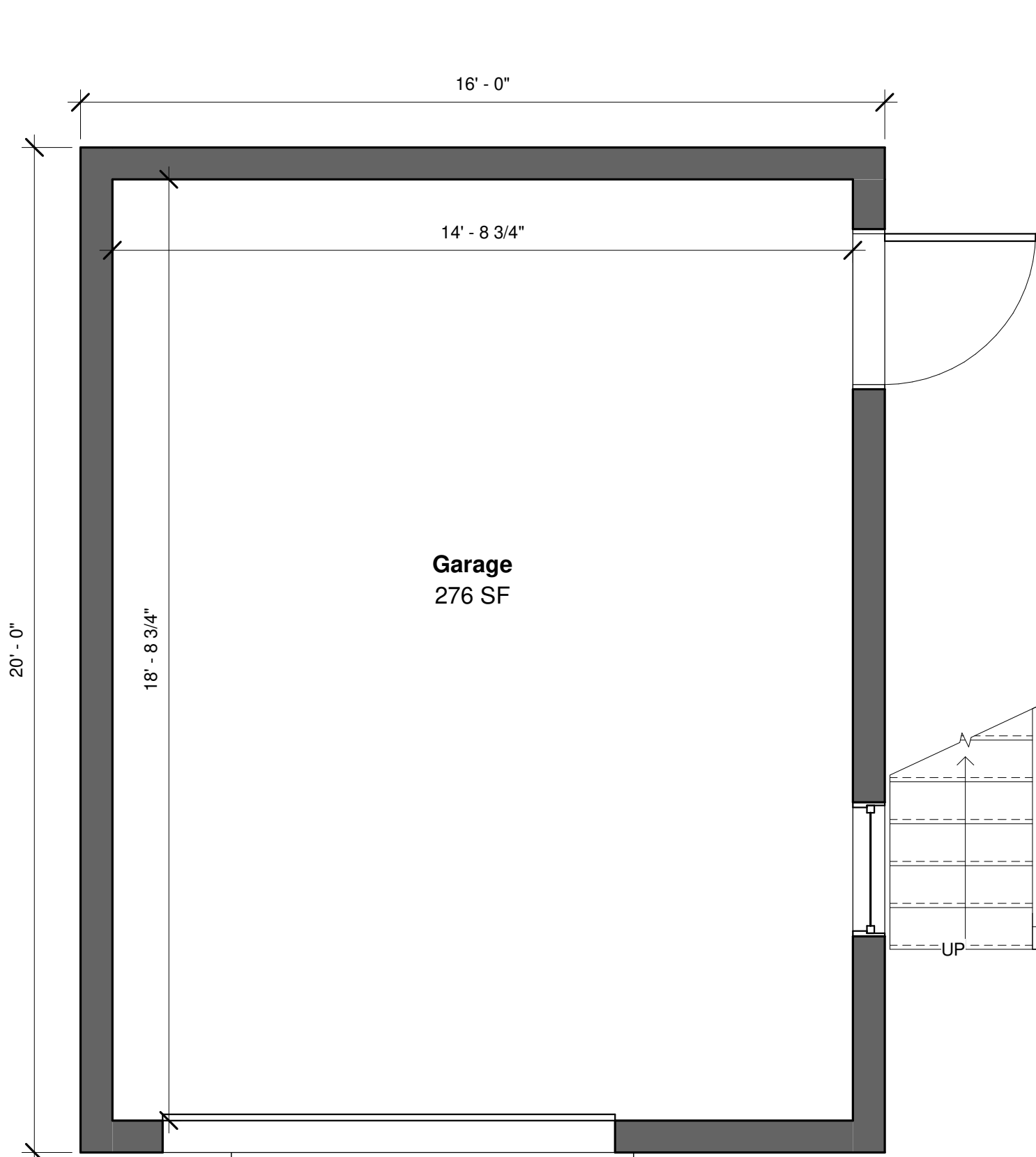
MEP Engineer

No.	Description	Date
1	Zoning Permit Submission	8/15/222

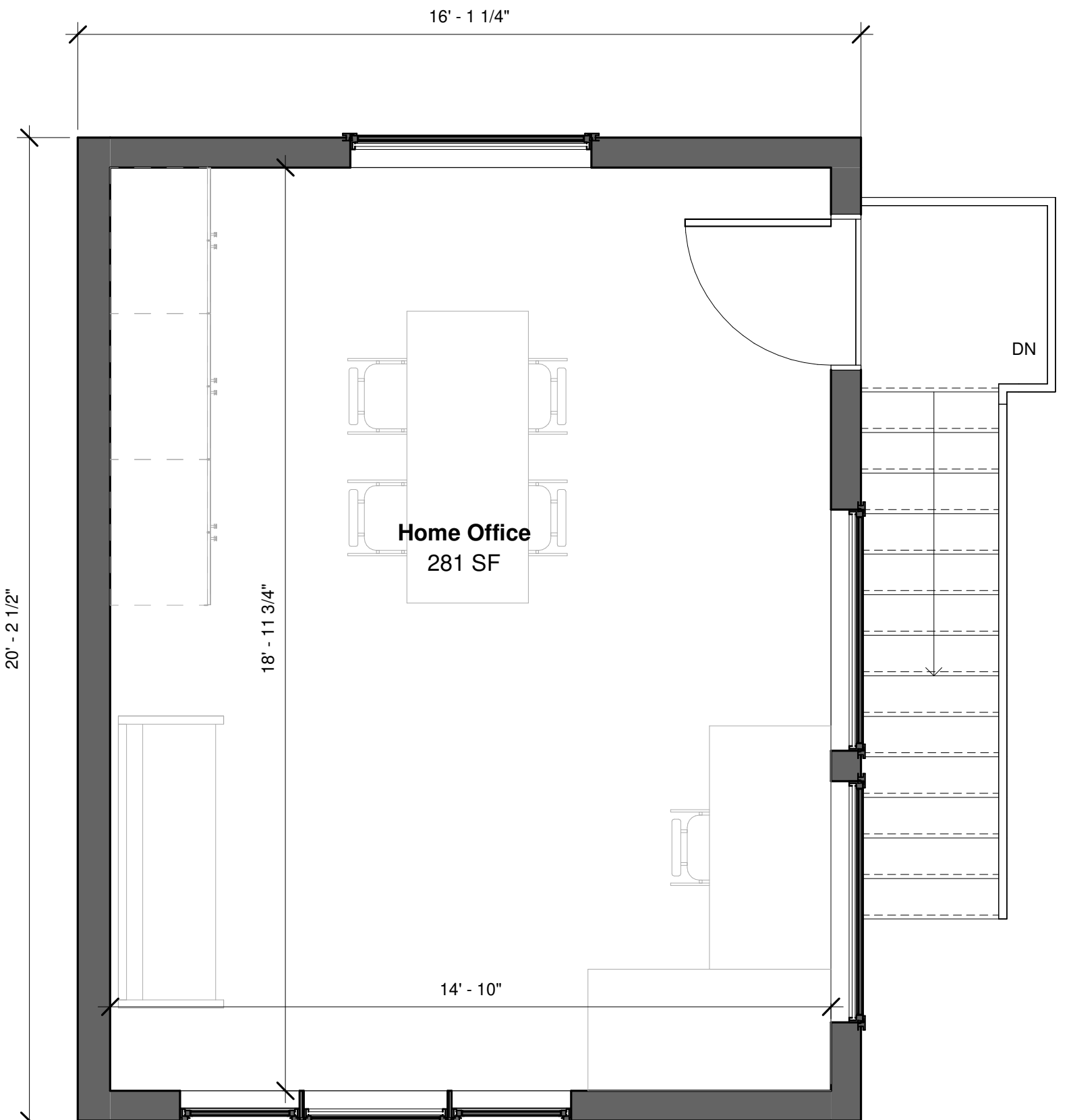
Zoning

Project number	202201-27
Date	8/15/2022
Z001	
Scale	As indicated





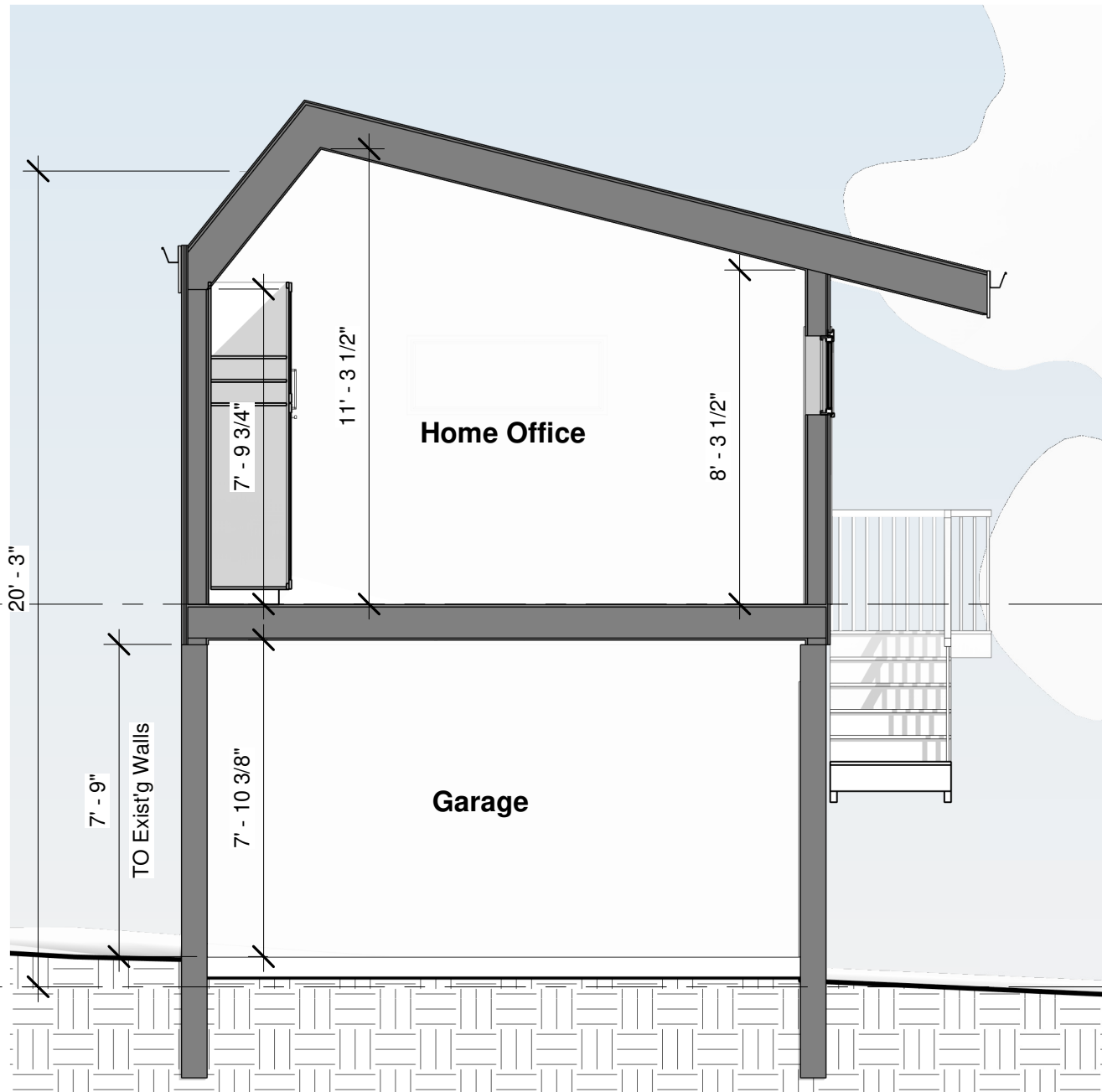
② Garage Plan
3/8" = 1'-0"



① Prop'd Home Office Plan
3/8" = 1'-0"

Single Family Home Addition

405 E Mount Airy Ave
Philadelphia, PA 19119



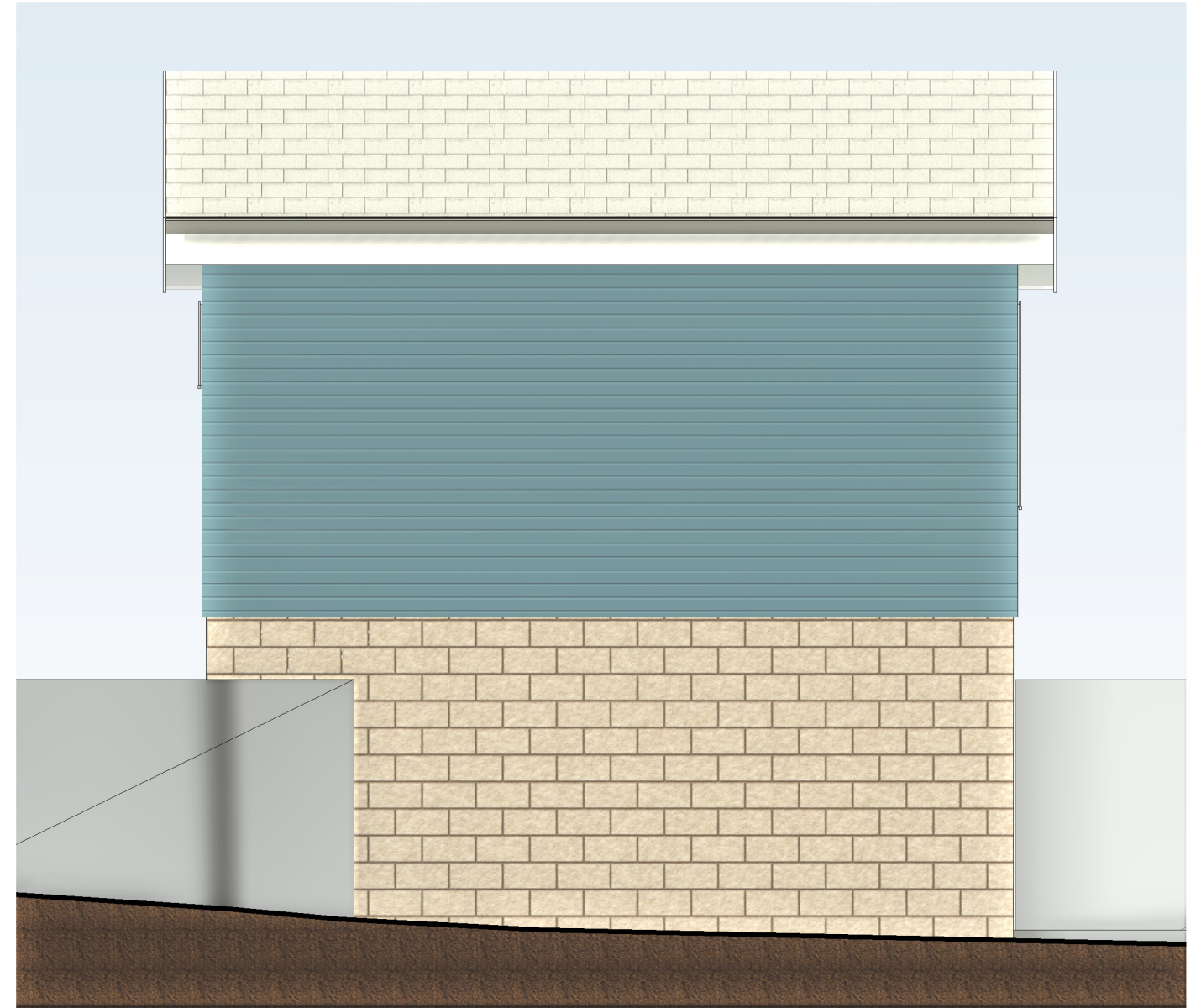
① Garage Section
1/4" = 1'-0"



③ Garage Elevation-West
1/4" = 1'-0"



① Garage Elevation-South
1/4" = 1'-0"



② Garage Elevation-North
1/4" = 1'-0"