



HISTORICAL PACKAGE

HC-00	COVER SHEET
HC-01	EXISTING CONDITIONS
HC-02	SITE PLAN
HC-03	ADJACENT MASSING
HC-04	PLANS
HC-05	ELEVATIONS
HC-06	SECTIONS

REVISED

CADENCE
ARCHITECTURE + DESIGN
LLC

617.233.6554
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3110 W PENN STREET | PHILADELPHIA, PA 19129

WHATLEY | POLGAR RESIDENCE
7204 BOYER STREET | PHILADELPHIA, PA 19119

COVER SHEET
12" = 1'-0"
4/30/2021 2:04:09 PM

HC-00



NORTH AND WEST FACADE FROM BOYER STREET



WEST FACADE



SOUTH FACADE



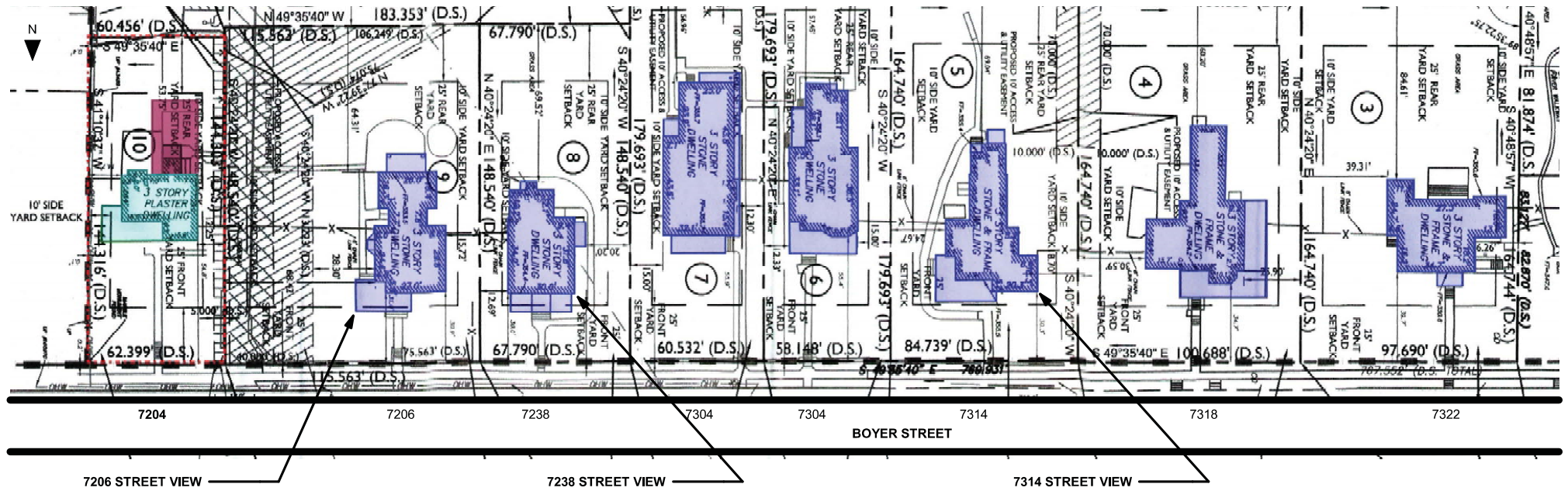
SOUTH WEST CORNER



1 SITE PLAN
Scale: 1/32" = 1'-0"

ZONING TABULATION CHART:			
ITEM	ALLOWABLE / REQUIRED	EXISTING	PROPOSED
PROPERTY ZONE DISTRICT RESIDENTIAL SINGLE-FAMILY DETACHED USE PER CODE IS PERMITTED BY RIGHT	RSA-1	RSA-1	RSA-1
BULK REGULATIONS			
MIN. LOT WIDTH (IRREGULAR LOT)	50 FT	60.4 & 62.4 FT	60.4 & 62.4 FT
BUILDING FOOT PRINT	N/A	1,346 SF	1,628 SF
LOT AREA	5,000 SF (MN.)	8,927 SF	8,927 SF
LAND COVERAGE	30% (MAX)	15%	18.2%
OPEN AREA	70% (MIN)	85%	81.7%
FRONT SET BACK	25 FT	54.8 FT	54.8 FT
SIDE YARD SET BACK - DETACHED	7-10 FT (MIN.)	12.25' & 14.7' FT	12.25' & 14.7' FT
REAR YARD DEPTH - SINGLE FAMILY	25 FT (MIN.)	47.91 FT	28.25' FT
BUILDING HEIGHT	38' (MAX.)	29.5' ±	29.5' ±

FLOOR AREA CHART:				
GSF PER FLOOR	EXISTING	DEMOLITION	ADDITION	PROPOSED
FIRST FLOOR	1,346 GSF	-156 GSF	+ 438 GSF	1,628 GSF
SECOND FLOOR	980 GSF	0 GSF	+ 376 GSF	1,356 GSF
TOTAL	2,326 GSF	-156 GSF	+ 814 GSF	2,984 GSF



ADJACENT PROPERTIES WITH MASSING SIMILAR TO PROPOSED ADDITION

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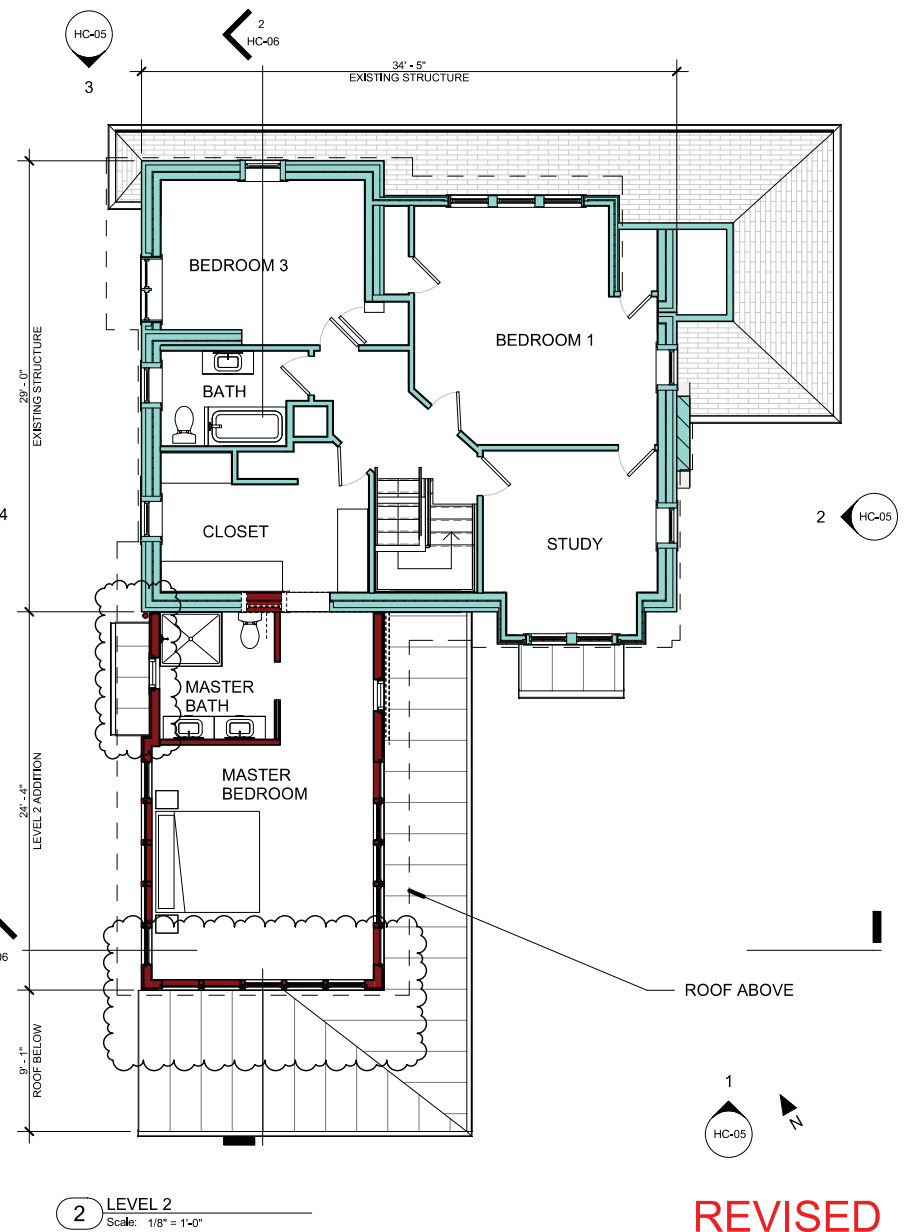
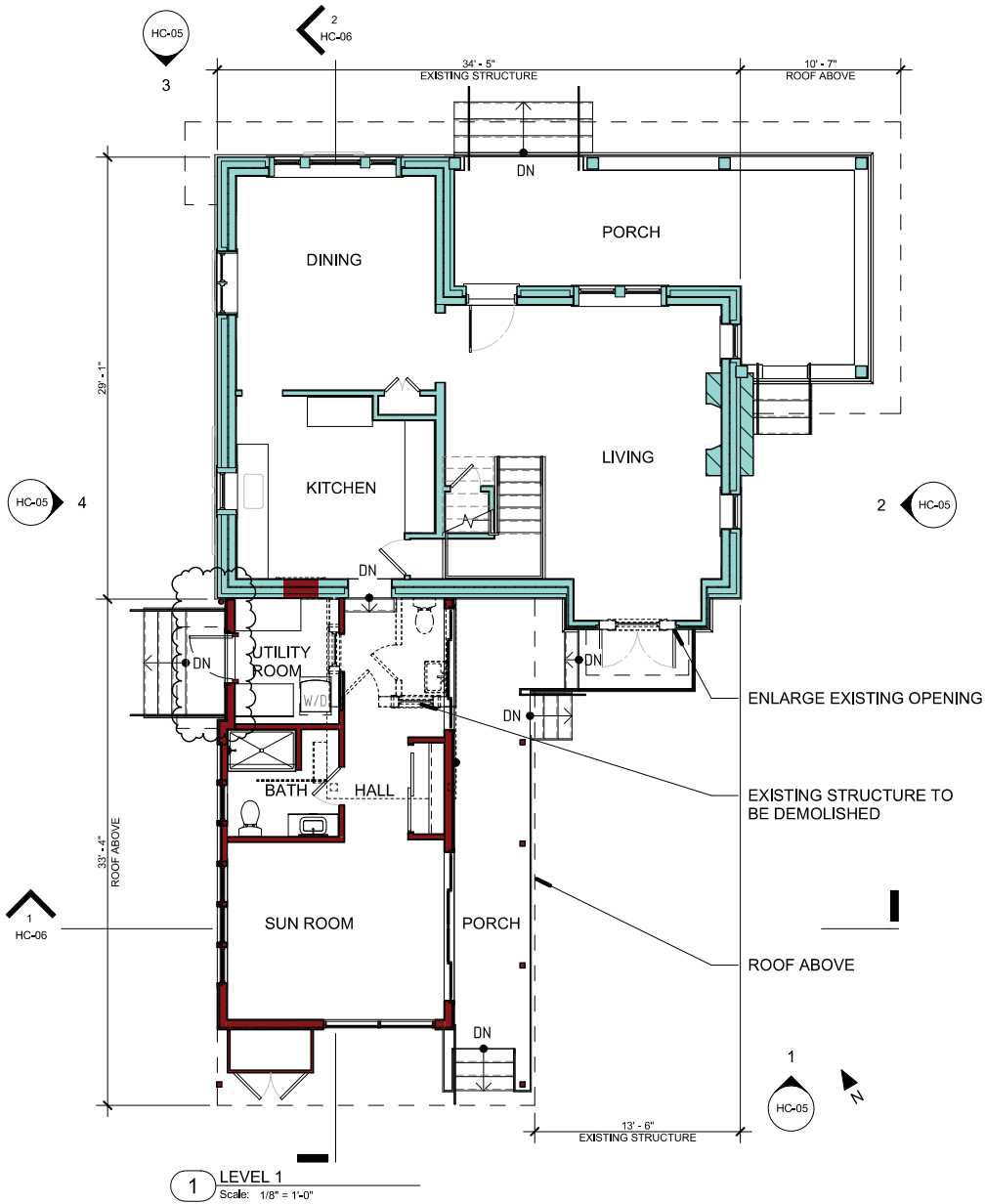
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ADJACENT MASSING
As indicated
4/30/2021 2:04:21 PM

LEGEND
EXISTING
DEMOLISHED
NEW

HC-03



REVISED

HC-04

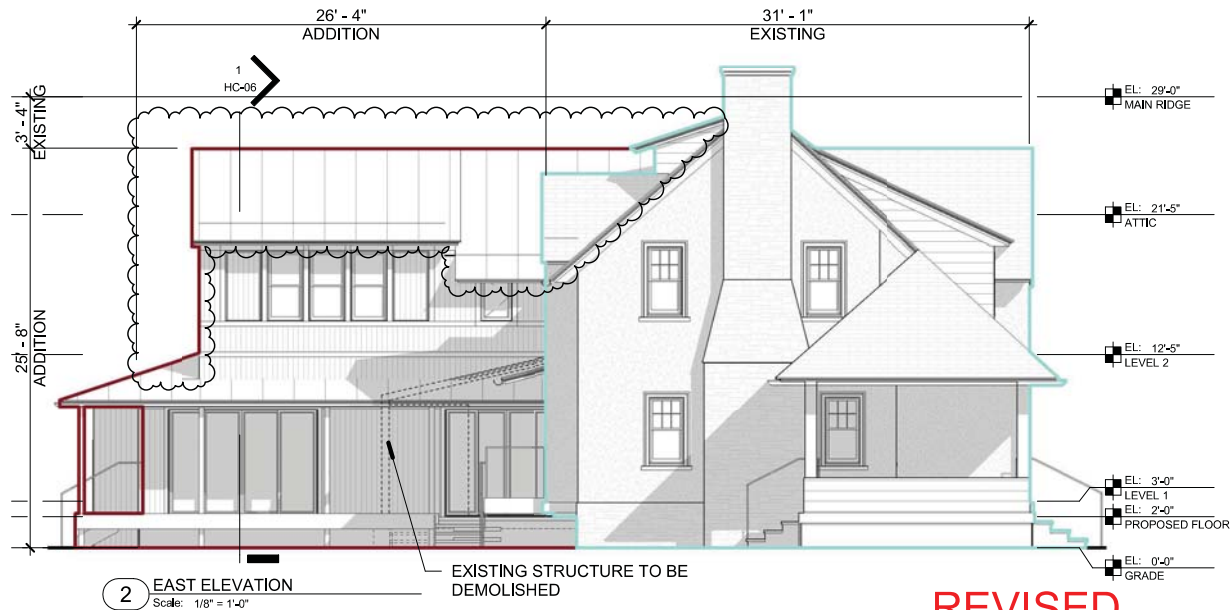
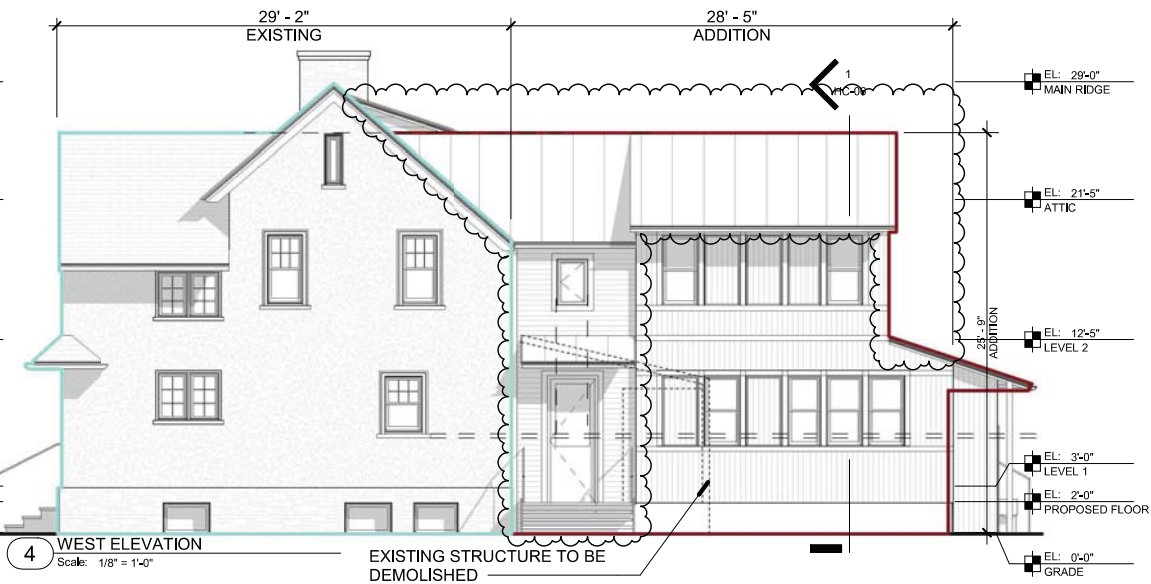
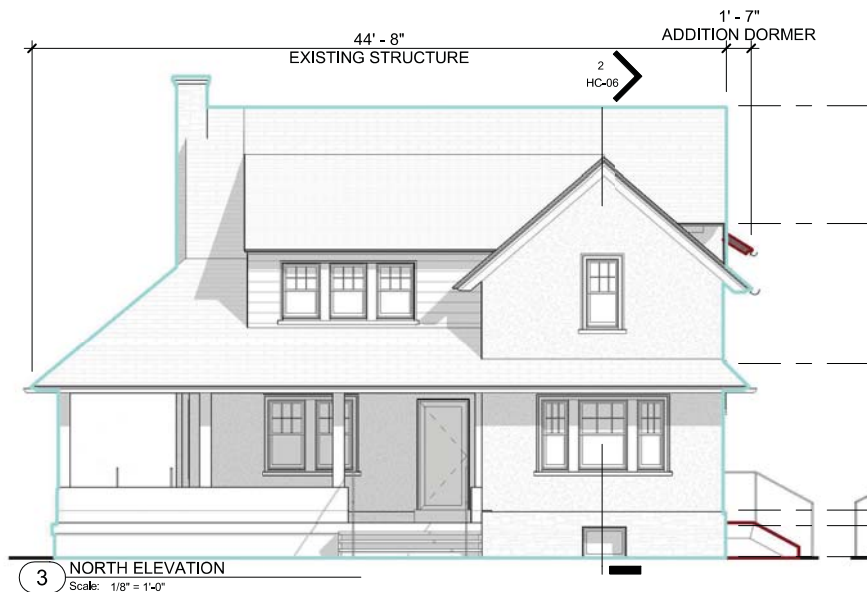
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PLANS
1/8" = 1'-0"
4/30/2021 2:04:26 PM

LEGEND
EXISTING
DEMOLISHED
NEW



REVISED

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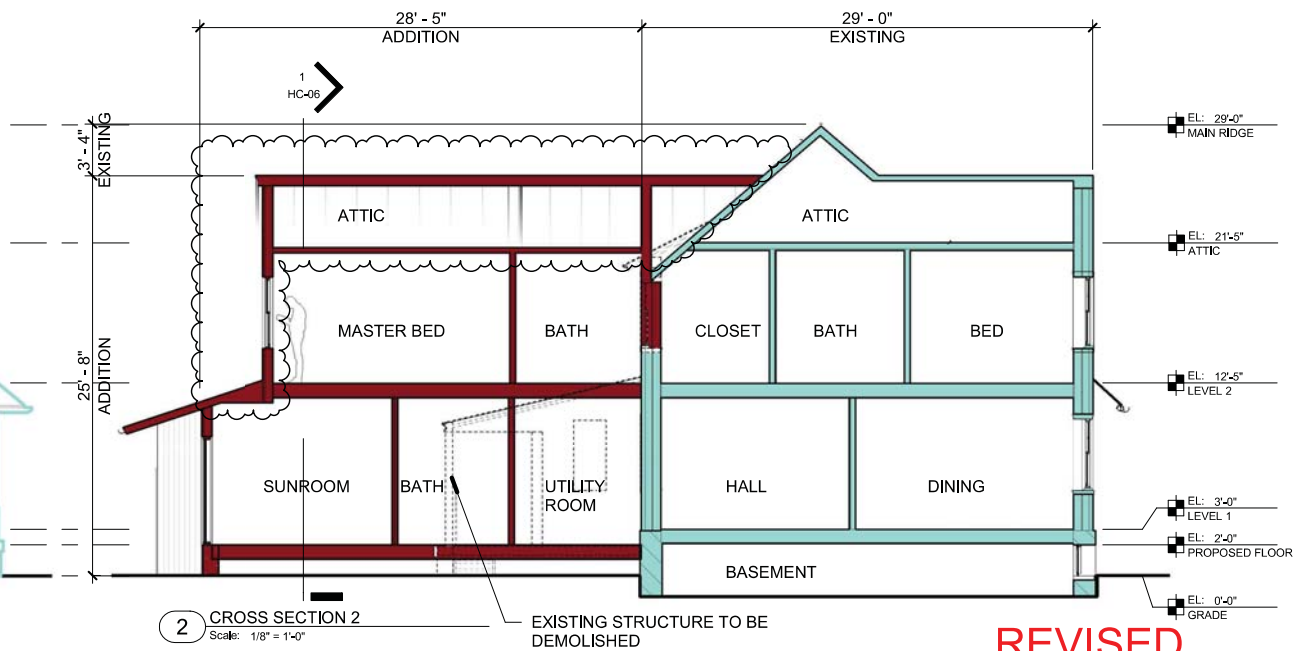
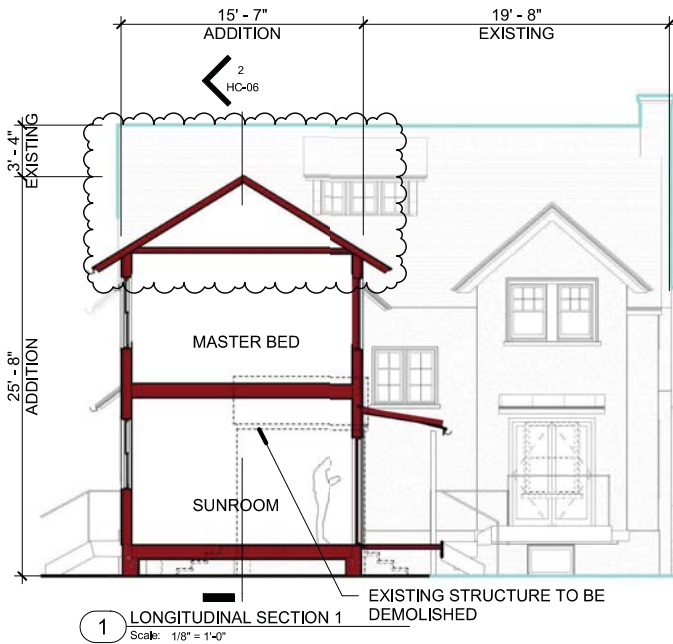
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ELEVATIONS
1/8" = 1'-0"
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LEGEND
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DEMOLISHED
NEW

HC-05



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SECTIONS
1/8" = 1'-0"
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LEGEND
EXISTING
DEMOLISHED
NEW

HC-06