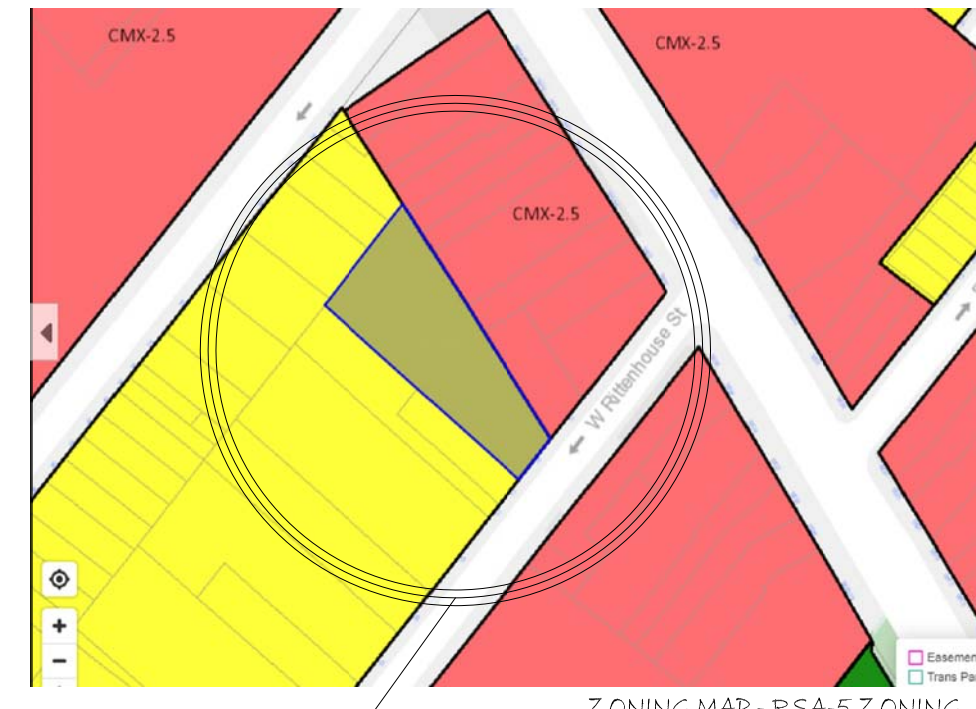
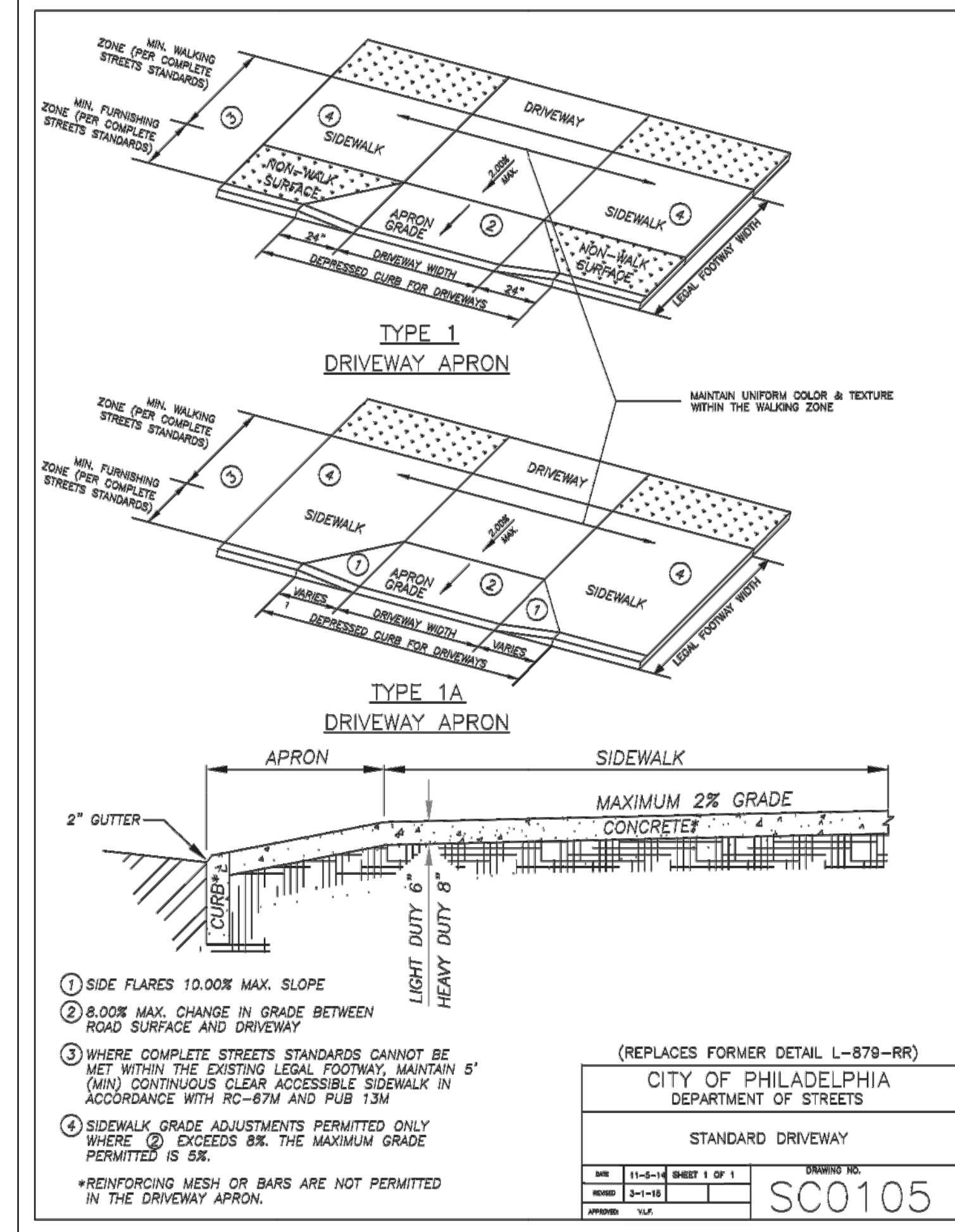


ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-5 DISTRICT SUMMARY FOR PROPERTY 15 W. RITTENHOUSE ST		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	SINGLE FAMILY RESIDENTIAL	MULTI-FAMILY (32 UNITS)
LOT WIDTH	16'-0"	VARIABLE 34'-0" & 80'-11-5/8"
LOT AREA	1440 S.F.	9364 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	2353 SQ. FT. = 25.2% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	7011 SQ. FT. = 74.8% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0"	VARIABLE 16'-5-1/8" & 21'-11-1/4"
HEIGHT REGULATIONS	38'-0" MAX	53'-8"
PARKING	NOT REQUIRED	11 SPACES (INC. 1 ACCESSIBLE)
BIKE PARKING	NOT REQUIRED	10 SPACES PROVIDED INSIDE



PROJECT ADDRESS:  
15 W. RITTENHOUSE ST

ZONING MAP - RSA-5 ZONING



# PROPOSED MULTI-FAMILY RESIDENCES

## PROPOSED 5-STORY MULTI-FAMILY RESIDENCE w/ PARIAL CELLAR, 11 ACCESSORY PARKING SPACES (INC. 1 ACCESSIBLE), PILOT HOUSES & ROOF DECK

### PROPOSED (32) RESIDENTIAL UNITS & 10 BIKE PARKING SPACES 15 W. RITTENHOUSE STREET, PHILADELPHIA PENNSYLVANIA

THE UNDERGROUND UTILITY LINE PROTECTION LAW  
ACT 187 OF 1974 AS AMENDED BY ACT 187 OF 1996  
AND ACT 199 IN JANUARY 2002

SITE SERIAL NO. 20210042090 (ward 59)

LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN  
DETERMINED FROM UTILITY COMPANY RECORDS AND/OR FROM GROUND  
PENETRATION SURVEYS. THE DEPT. OF STREETS IS NOT RESPONSIBLE FOR THE  
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR  
FOR THE CONDITION OF SUCH UTILITIES. IT IS THE RESPONSIBILITY OF  
THE ENGINEER TO OBTAIN THE NECESSARY INFORMATION TO DETERMINE  
THE LOCATION OF UNDERGROUND UTILITIES BY REFERRED TO CITY OFFICIALS  
THROUGH THE ONE-CALL SYSTEM (800) 451-7276. NO USE SHALL BE MADE  
HEREON UNLESS IN ACCORDANCE WITH THE CITY OF PHILADELPHIA  
DEPARTMENT OF STREETS.

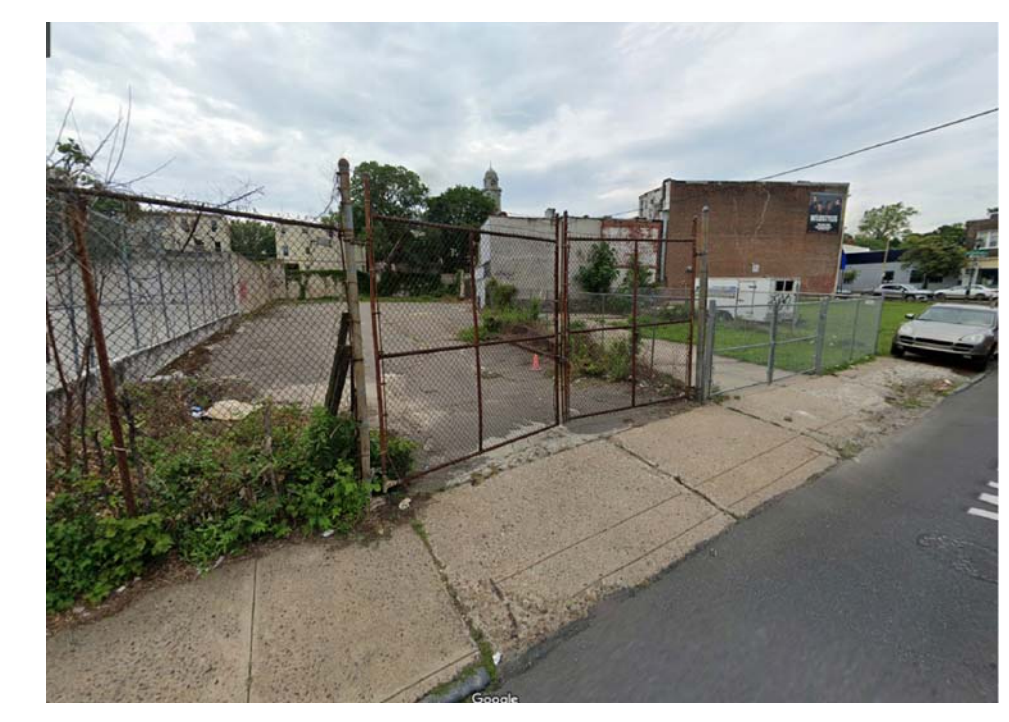
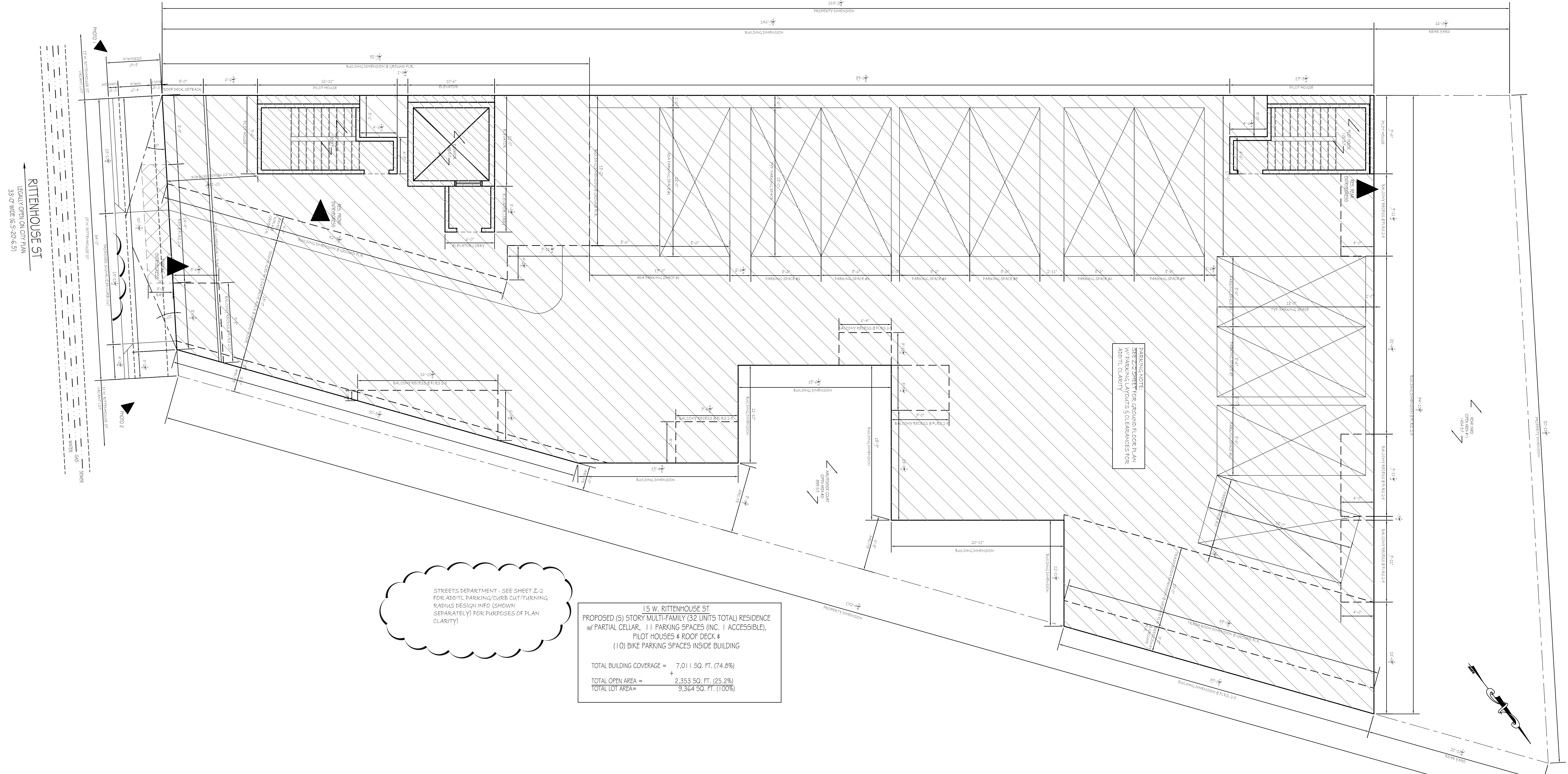


PHOTO 1

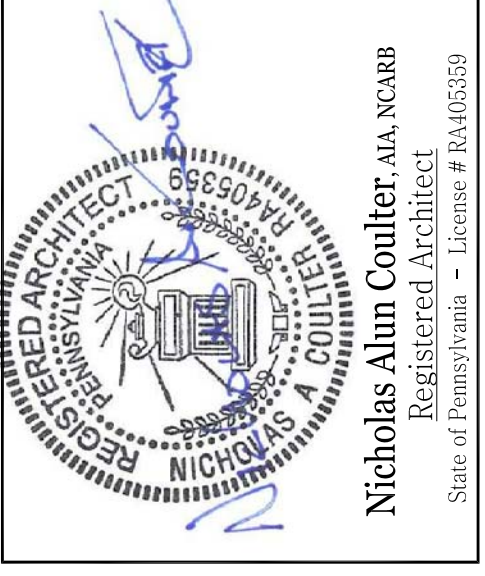
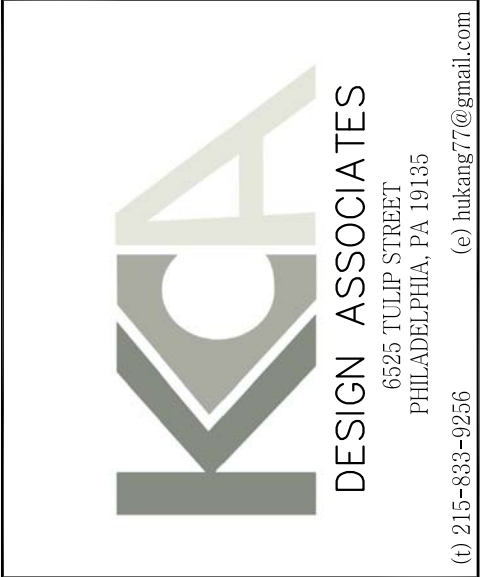
PHOTO 2



STREETS DEPARTMENT - SEE SHEET Z-2  
FOR ADJUT. PARKING COVER CUTTING  
RADIUS DESIGN INFO (SHOWN  
SEPARATELY) FOR PURPOSES OF PLAN  
CLARITY

15 W. RITTENHOUSE ST  
PROPOSED (5) STORY MULTI-FAMILY (32 UNITS TOTAL) RESIDENCE  
w/ PARTIAL CELLAR, 11 PARKING SPACES (INC. 1 ACCESSIBLE),  
PILOT HOUSES & ROOF DECK &  
(10) BIKE PARKING SPACES INSIDE BUILDING

TOTAL BUILDING COVERAGE = 7,011 SQ. FT. (74.8%)  
TOTAL OPEN AREA = 2,353 SQ. FT. (25.2%)  
TOTAL LOT AREA = 9,364 SQ. FT. (100%)



MULTI-FAMILY RESIDENTIAL BUILDING  
15 W RITTENHOUSE ST  
PHILADELPHIA, PENNSYLVANIA

PROJECT

DWG. TITLE

ZONING PLAN & ELEVATIONS

REVISIONS:  
rfi comments

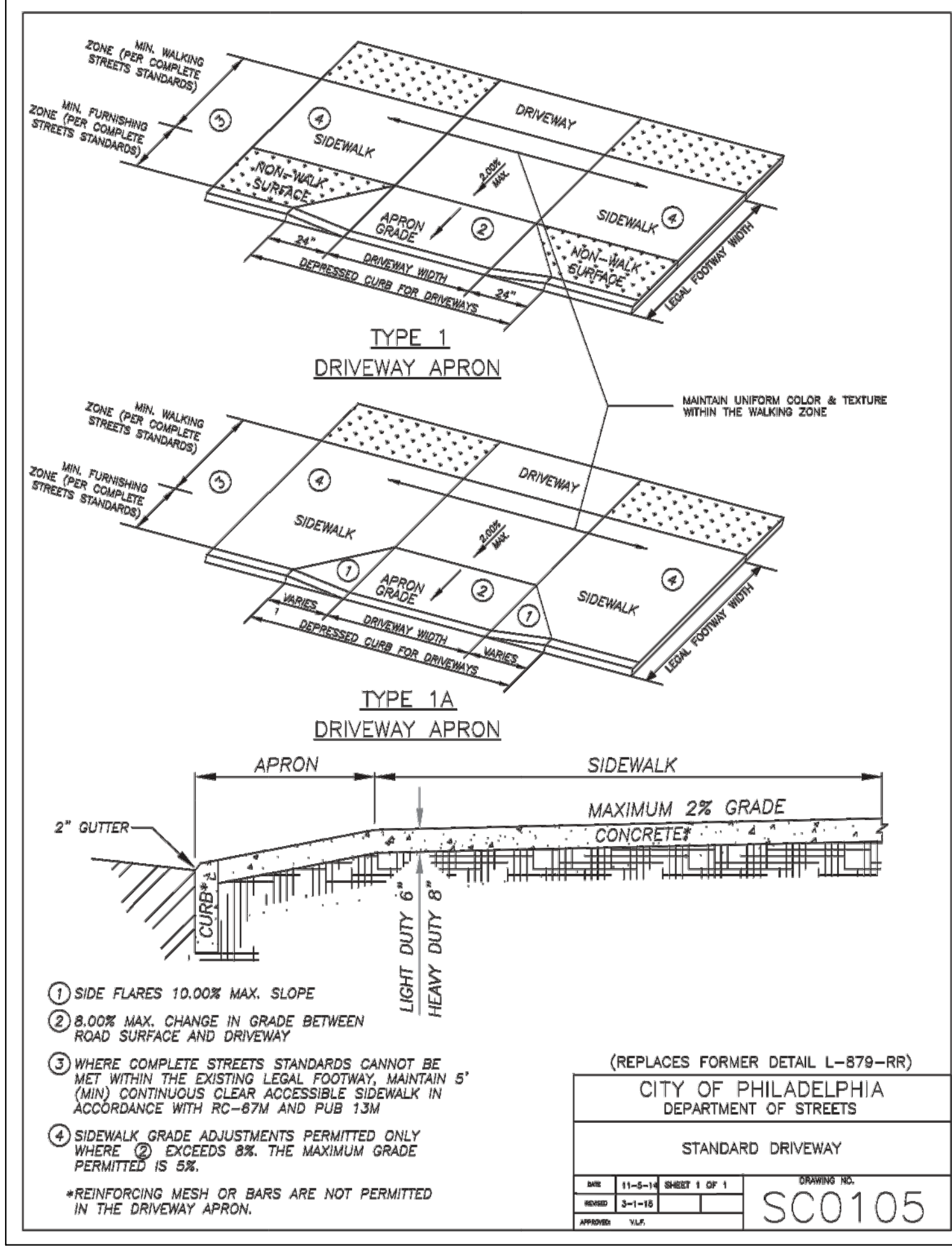
DRAWN BY: LD  
CHECKED BY: HK  
DATE: 12/6/2020  
SCALE: AS NOTED

JOB No: RITTENHOUSE  
FILE: RITTENHOUSE

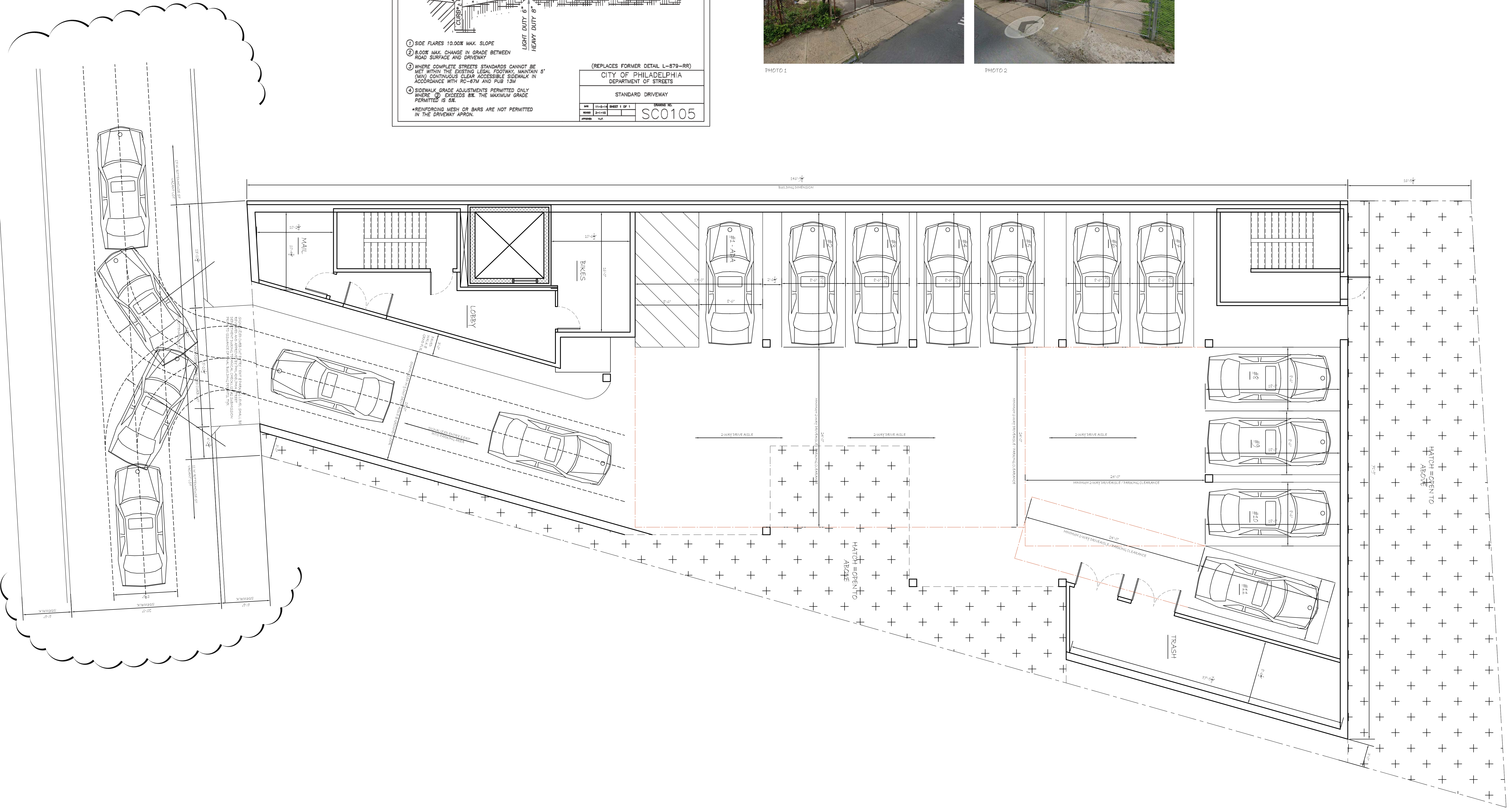
THE UNDERGROUND UTILITY LINE PROTECTION LAW  
 ACT 197 OF 1974 AS AMENDED BY ACT 187 OF 1994  
 AND ACT 199 OF 19 JANUARY 2000

SITE SERIAL NO. 20202872811 (word 59)

LOCATIONS OF BEST PRACTICES SHOWN HEREON HAVE BEEN  
 DERIVED FROM STREET CROWN RECORDS AND/OR FROM RECORD  
 DRAWINGS OF THE CITY OF PHILADELPHIA. LOCATION OF UNDERGROUND UTILITIES OR  
 OTHER CONDITIONS NOT SHOWN HEREON ARE THE RESPONSIBILITY OF  
 THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION OF  
 UNDERGROUND UTILITIES BY HIRING A UTILITY LOCATOR PRIOR TO  
 ANY CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL  
 WORK DONE TO DATE PRIOR TO OCCUPATION OR DISCONTINUED WORK.



- ① SIDE FLARES 10.00% MAX. SLOPE
  - ② 8.00% MAX. CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
  - ③ WHERE COMPLETE STREETS STANDARDS CANNOT BE MET WITHIN THE EXISTING LEGAL FOOTWAY MAINTAIN (MIN) CONTINUOUS CLEAR ACCESSIBLE SIDEWALK IN ACCORDANCE WITH RC-87M AND PUB 13M
  - ④ SIDEWALK GRADE ADJUSTMENTS PERMITTED ONLY WHERE EXCESSIVE GRADE ADJUSTMENTS ARE PERMITTED IS 2%.
- \*REINFORCING MESH OR BARS ARE NOT PERMITTED IN THE DRIVEWAY APRON.
- (REPLACES FORMER DETAIL L-879-RR)  
 CITY OF PHILADELPHIA  
 DEPARTMENT OF STREETS
- STANDARD DRIVEWAY  
 SC0105



**GROUND FLR. PARKING PLAN**  
 SCALE: 3/16"=1'-0"



RITTENHOUSE ST ELEVATION  
1/8" = 1'-0"

SIDE COURT/AIRLITE ELEVATION  
1/8" = 1'-0"

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

MULTI-FAMILY RESIDENTIAL BUILDING  
15 W RITTENHOUSE ST  
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:

DRAWN BY: LD  
CHECKED BY: HK  
DATE: 12/6/2020  
SCALE: AS NOTED

JOB No: RITTENHOUSE  
FILE: RITTENHOUSE

Z-3

