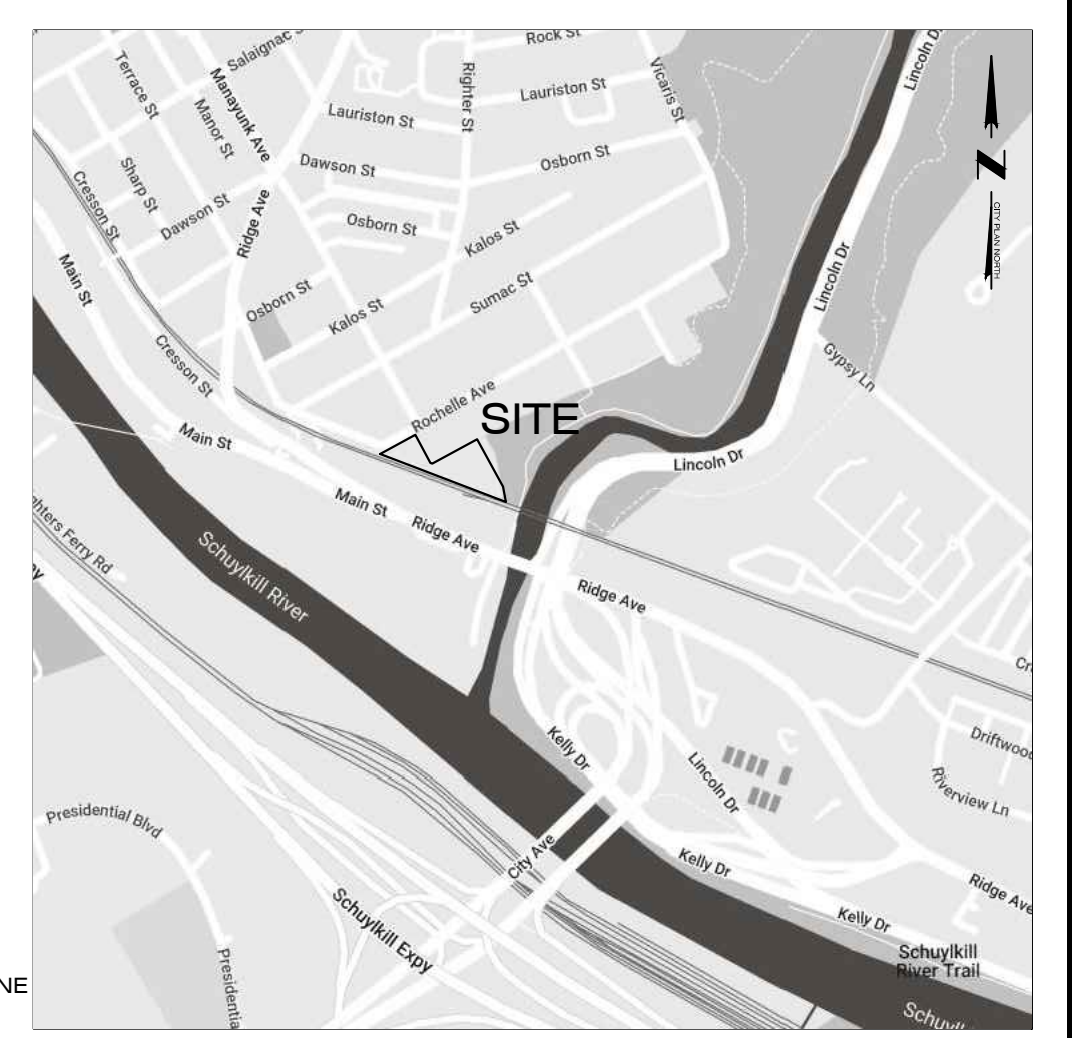


LEGEND

EXISTING FEATURES	
(Symbol)	TELECOMMUNICATION MANHOLE
(Symbol)	WATER MANHOLE
(Symbol)	ELECTRICAL MANHOLE
(Symbol)	SANITARY MANHOLE
(Symbol)	CITY INLET
(Symbol)	FIRE HYDRANT
(Symbol)	WATER VALVE
(Symbol)	GAS VALVE
(Symbol)	UTILITY POLE
(Symbol)	SIGN
(Symbol)	LIGHT STANDARD
(Symbol)	COMBINED SEWER
(Symbol)	UNDERGROUND WATER LINE
(Symbol)	UNDERGROUND GAS LINE
(Symbol)	OVERHEAD ELECTRICAL LINE
(Symbol)	OVERHEAD AERIAL LINE
(Symbol)	FENCE LINE
(Symbol)	EXISTING BUILDINGS
(Symbol)	ZONING BOUNDARY LINE
(Symbol)	20' WISSAHICKON CREEK BUFFER
(Symbol)	STEEP SLOPE LIMIT (>25%)
(Symbol)	EXISTING 15%-25% SLOPES
(Symbol)	SETBACK LINE
(Symbol)	WISSAHICKON WATERSHED OVERLAY LINE
PROPOSED FEATURES	
(Symbol)	PARKING STALL COUNT
(Symbol)	PROPOSED BUILDING
(Symbol)	PROPOSED CONCRETE
(Symbol)	PROPOSED LANDSCAPING
(Symbol)	PROPOSED PLANTINGS
(Symbol)	PROPOSED TREE
(Symbol)	PROPOSED FENCE/GUARDRAIL
(Symbol)	PROPOSED ADA PARKING SPACE
(Symbol)	PROPOSED WALL



LOCATION MAP SCALE 1"=500'

THIS SITE IS LOCATED IN THE WISSAHICKON WATERSHED OVERLAY DISTRICT AND STEEP SLOPE PROTECTION AREA.

OVERLAYS
 Accessory Signs Control
 Open Space and Natural Resources - Steep Slope Protection
 WWO - Wissahickon Watershed Overlay (Category 5)
 NCO - Neighborhood Conservation Overlay District - Wissahickon
 FDO - Fourth District Overlay District - Fourth District Area

RSA-3 RESIDENTIAL ZONING CRITERIA

LOT REQUIREMENTS	Required	Proposed
Min. Lot Width	25'	56.4'
Min. Lot Area	2,250 SF	56,250 SF
Min. % Open Area	50%	70.4%

BUILDING DIMENSIONS	Required	Proposed
Front Yard Setback	8'	16.5'
Side Yard Setback	8'	15'
Rear Yard Setback	15'	16.2'
Building Height	38'	38'

WISSAHICKON WATERSHED OVERLAY ((14-510)(5)(a))

- There shall be no new impervious ground cover constructed or erected within 200 ft. of the bank of a stream.
- The eastern third of the property is located in the Wissahickon Watershed Overlay in impervious Category 5 (no impervious cover restrictions).

OWNER OF RECORD
90 ROCHELLE AVENUE
 90 Rochelle Ave Inc
 90 Rochelle Avenue
 Philadelphia, PA 19128

NOTE:
 PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

NO.	DESCRIPTION

90 ROCHELLE AVENUE
 Philadelphia, PA 19128
 21ST WARD - OPA # 883631100

prepared for:
Andrew Langsam
 6060 Ridge Avenue
 Philadelphia, PA 19128
 a.langsam@gmail.com
 (202)-812-2980

IN PROGRESS

Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.508.3800 fax 215.508.3800 www.ruggieroplante.com

Plan Date: February 21, 2023
 Scale: 1" = 20'-0"
 20' 10' 0 20'

Sheet Title:
ZONING PLAN
 Sheet 1 of 3

PARKING NOTES (14-802)

Required	Proposed
Spaces Required (1/1,000 SF GFA)	48
Minimum Parking Space Size (regular)	8.5' x 18'
Minimum Aisle Width (2-way)	18'
Required Barrier-free Spaces	N/A
Bicycle Parking Requirement (0-7,500 SF)	N/A
Perimeter Screening Requirements:	5' high
Perimeter Screening abutting Residential District (wall, berm, fence, or plants)	N/A
Linear Feet of Perimeter (on ROW)	167 LF
Perimeter Screening along Street Frontage	5' wide
Minimum of 1 tree per 35 LF of frontage	N/A
Minimum of 3 shrubs per 25 LF of frontage	N/A

Interior Landscape Requirements:

Required	Proposed
Total Parking Lot Area	14,300 SF
Percentage of Parking Lot Landscaping	10%
Total Parking Lot Landscaping Area	1,440 SF
Minimum Width of Landscape Island (for every 20 contiguous stalls)	6 feet
Minimum 1 tree per 300 SF (of interior landscaped area)	5

PARKING NOTES (14-803)(5)(1)

- When a parking lot, loading space, or drive-through (including driveway and aisles, abuts a lot in a Residential zoning district, a continuous screen shall be provided between the parking lot, loading space, or drive-through driveway and the abutting lot for the following:
 - On lots 5,000 SF or greater, the application shall provide a minimum of 8-foot wide buffer. Such buffer shall consist of at least one tree per 20 linear feet, four shrubs per 20 linear feet, and a minimum 5' high opaque fence, wall, or berm.

PARKING CALCULATION
 Required: 1/unit (48 parking spaces)

23 Ground Level Spaces (includes 3 ADA Spaces)
 32 Parking Garage Spaces

Proposed: 55 Spaces

LANDSCAPING NOTES (14-705(1))

TREES	SHRUBS / GROUNDCOVER
# CODE BOTANICAL NAME COMMON NAME SIZE	# CODE BOTANICAL NAME COMMON NAME SIZE
5 Cc Cercis canadensis Eastern Redbud 2.5-3' Cal. B&B	7 IV Ilex verticillata Red Spruce Winterberry 5 gal.

ZONING CALCULATIONS

HEIGHT
 Parking Level 95'
 1st floor - 105' FFE
 2nd floor - 115'
 3rd floor - 125'
 4th floor - 135'
 Roof - 145'
 38' building height from the ground floor

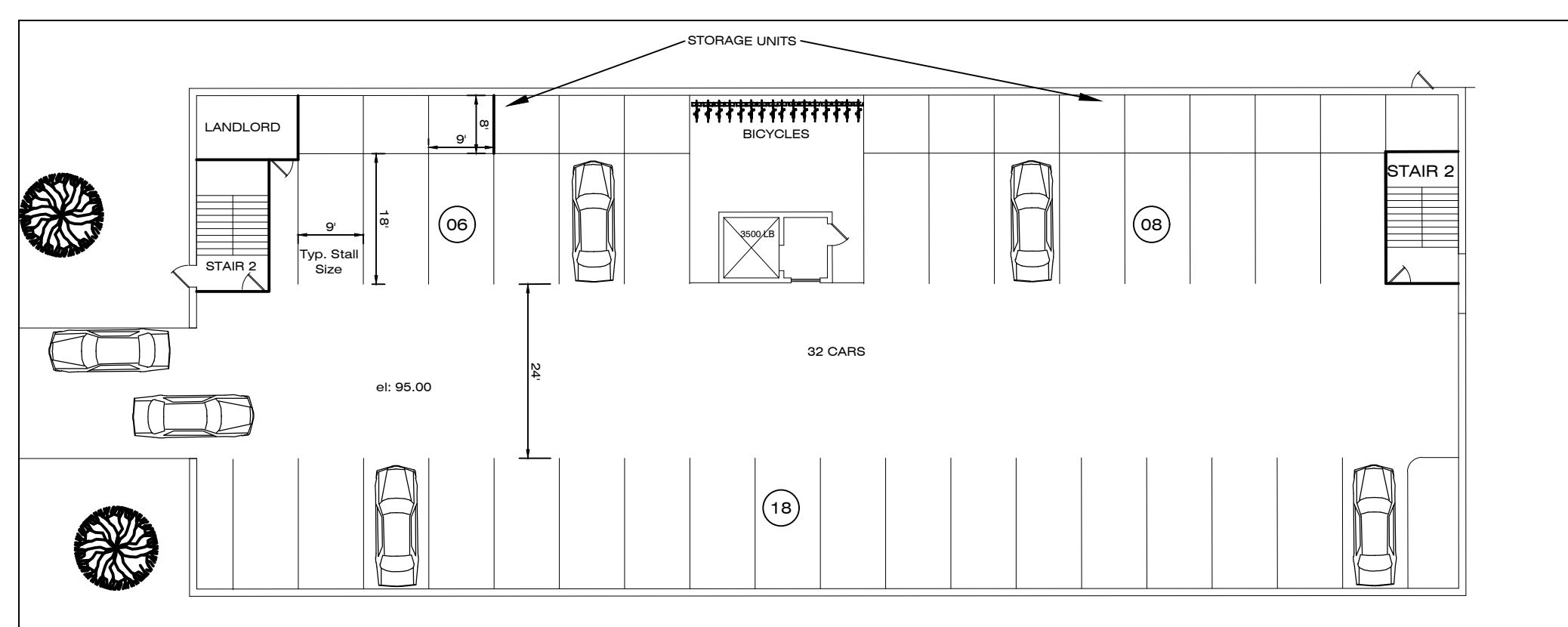
DWELLING UNITS

12,460 x 4 = 49,843 GFA
 49,843 GFA / 48 DU = 1,038 GFA per unit
 *(12,460 SF not included for Parking Garage)

Total GFA: 49,843

AVERAGE GRADE CALCULATION
 108.00 + 108.00 + 106.00 + 106.00 = 107.00

CLASS 1 BICYCLE PARKING (14-804(1))
 1 per every 3 Dwelling Units or Fraction Thereof
 Required Bicycle Parking: 16 spots
 Provided: 16 spots



PARKING GARAGE PLAN
 Provided by 3GHC Architects

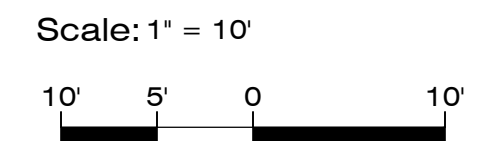
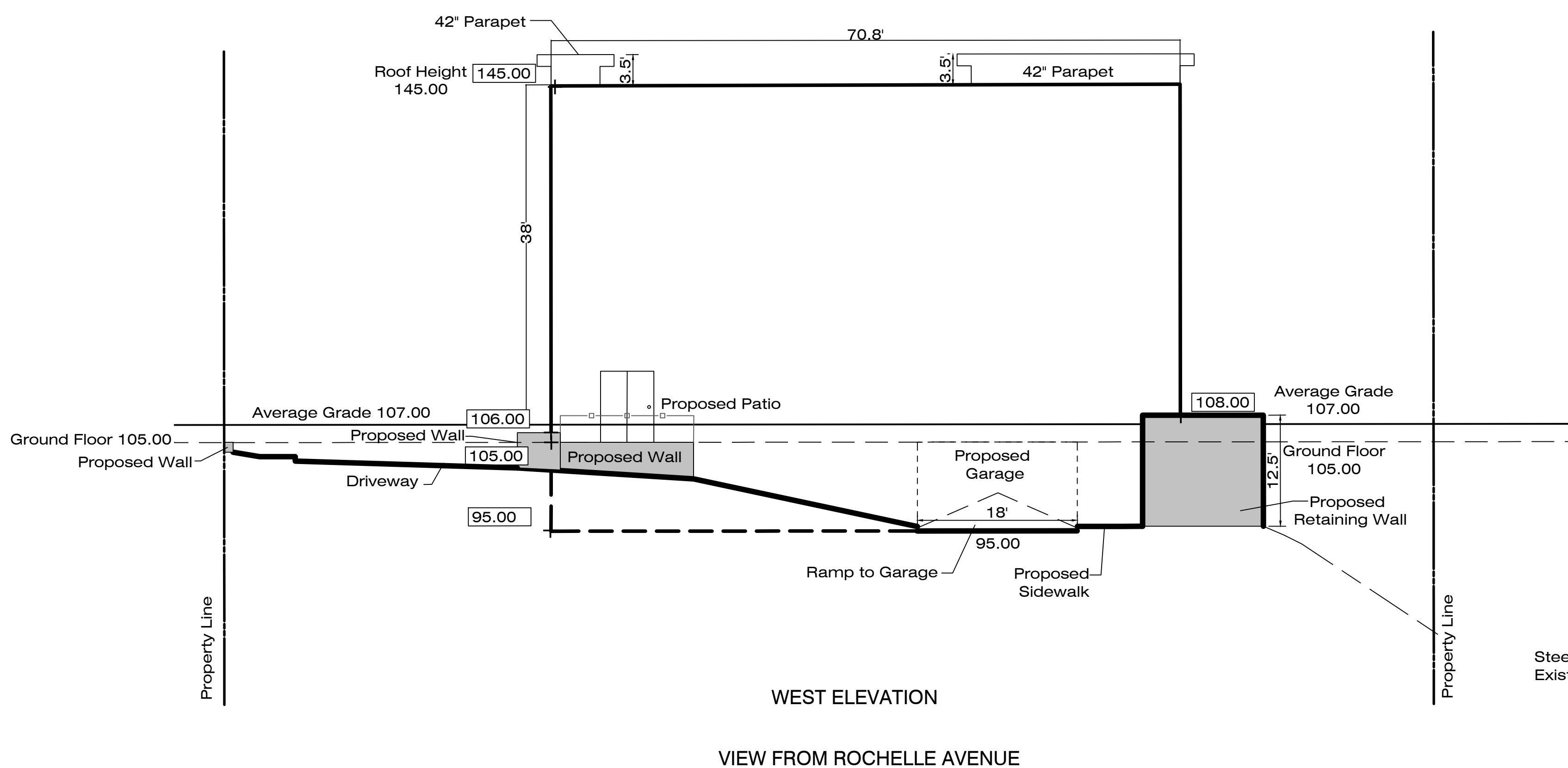
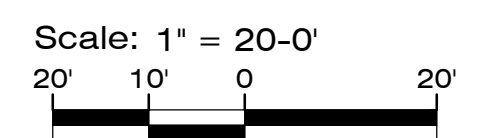
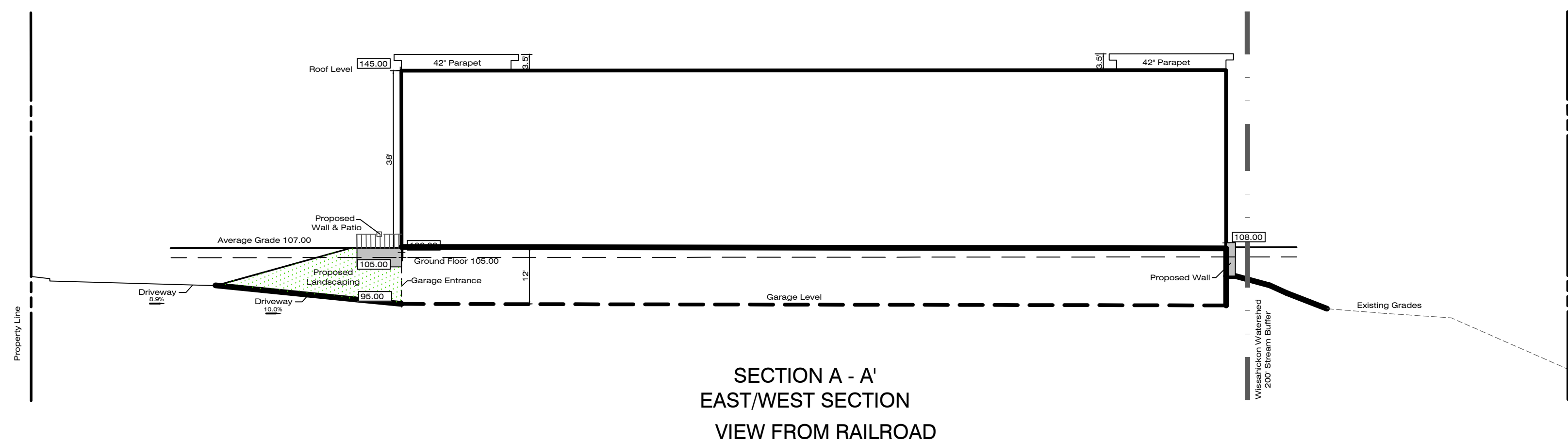
- NOTES**
- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on April 18, 2017.
 - Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
 - The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 - The elevations for this plan are based on a sewer Plan by the Philadelphia Water Department for Rochelle Avenue from Sumac Street to Manayunk Avenue Sheet 1 of 1, Plat 52. The benchmark is the rim of a Storm Sewer Manhole in Rochelle Avenue having an elevation of 110.57, as shown hereon.
 - The bearings shown hereon are referenced from a PLAN OF PROPERTY made for James Dobson by K.W. Granlund, Surveyor & Regulator of the 8th Survey District of Philadelphia, dated February 13, 1925.
 - FEMA FIRM map #4207570089G map revised January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
 - Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
 - Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
 - The property is identified as within the Residential Single-Family Attached (RSA-3) Zoning District. A portion of the property is located in the Wissahickon Watershed Overlay District (WWO) (14-510) and the Open Space and Natural Resources - Steep Slope Protection Overlay District (14-704(2)).
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 - A zoning plan is required for any changes to lot lines, including consolidation of existing parcels.
 - This survey does not address the presence or absence of freshwater wetlands.

PLOTTED BY: JESSICA WILSON DATE: 2/21/23 FILE: LAYOUT_01.PLT
 PLOTTED BY: JESSICA WILSON DATE: 2/21/23 FILE: LAYOUT_01.PLT



LOCATION MAP SCALE 1"=500'

THIS SITE IS LOCATED IN THE WISSAHICKON WATERSHED OVERLAY DISTRICT AND STEEP SLOPE PROTECTION AREA.



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REVISIONS		

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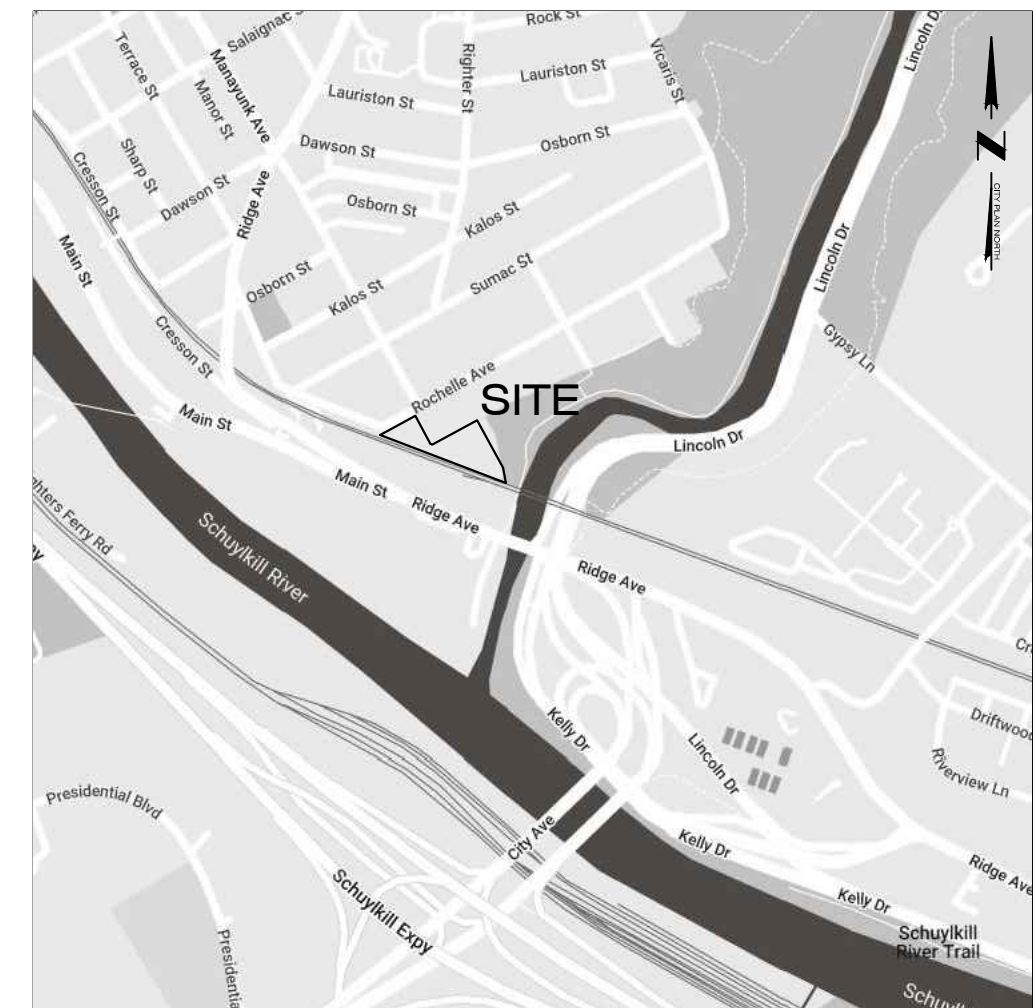
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Plan Date:
 February 21, 2023

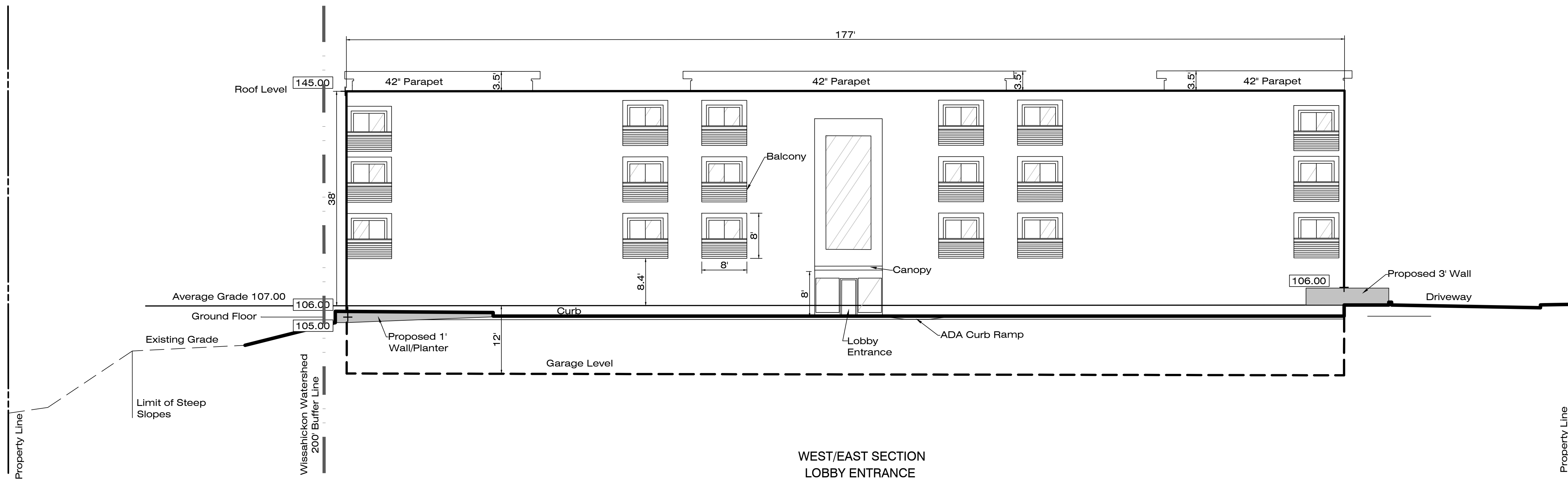
Sheet Title:
SITE SECTIONS
 Sheet 2 of 3

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LOCATION MAP SCALE 1"=500'

THIS SITE IS LOCATED IN THE WISSAHICKON WATERSHED OVERLAY DISTRICT AND STEEP SLOPE PROTECTION AREA.



WEST/EAST SECTION
LOBBY ENTRANCE

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Ruggiero Plante Land Design
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 phone 215.508.3900 fax 215.508.3900 www.ruggieroplante.com

Plan Date: February 21, 2023 Scale: 1" = 10'

Sheet Title:
SITE SECTIONS
 Sheet 3 of 3

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