

Zoning Permit

Permit Number ZP-2023-000418

LOCATION OF WORK 1813 RANSTEAD ST, Philadelphia, PA 19103-3714	PERMIT FEE \$987.00	DATE ISSUED 6/5/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5	

PERMIT HOLDER PIER 40 NORTH ASSOC, A LTD PARTNERSHIP	1813 RANSTEAD ST PHILADELPHIA, PA 19103-
---	--

OWNER CONTACT 1 Marek Maj	242 N 22nd St, Philadelphia, PA 19103
------------------------------	---------------------------------------

OWNER CONTACT 2 Joe Kelly	242 N 22nd St, Philadelphia, PA 19103
------------------------------	---------------------------------------

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of an attached building, size and location as shown on plan/application. **Amendment 3/7/2025 to reduce occupied area and increase of GFA in accordance with plan **
--

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2023-000418

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1813 RANSTEAD ST, Philadelphia, PA 19103-3714

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

For use as Multi-Family Household Living (Ninety (90) Dwelling Units), with eleven (11) accessory garage spaces (including three (3) accessible spaces of which one (1) is van-accessible), sixteen (16) off-site parking spaces located at 1800 MARKET ST (see ZP-2023-002476), and at least thirty (30) Class 1A bicycle parking spaces (in the basement, along an accessible route). Amend original permit to change the number of dwelling units to 84. Remove all ground floor parking space. Have sixteen (16) off-street parking space (include 3 ADA parking spaces) at 1800 Market Street (ZP-2023-002476), and ten (10) off-street parking space (include 1 ADA parking space) at 1900-34 JFK Blvd (ZP-2023-013008). 38 Class 1A bicycle parking space in the basement.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

NEW CONSTRUCTION MIXED USE APARTMENT BUILDING
AT
1813 RANSTEAD STREET APARTMENTS
FOR
18th & Ludlow Properties LLC

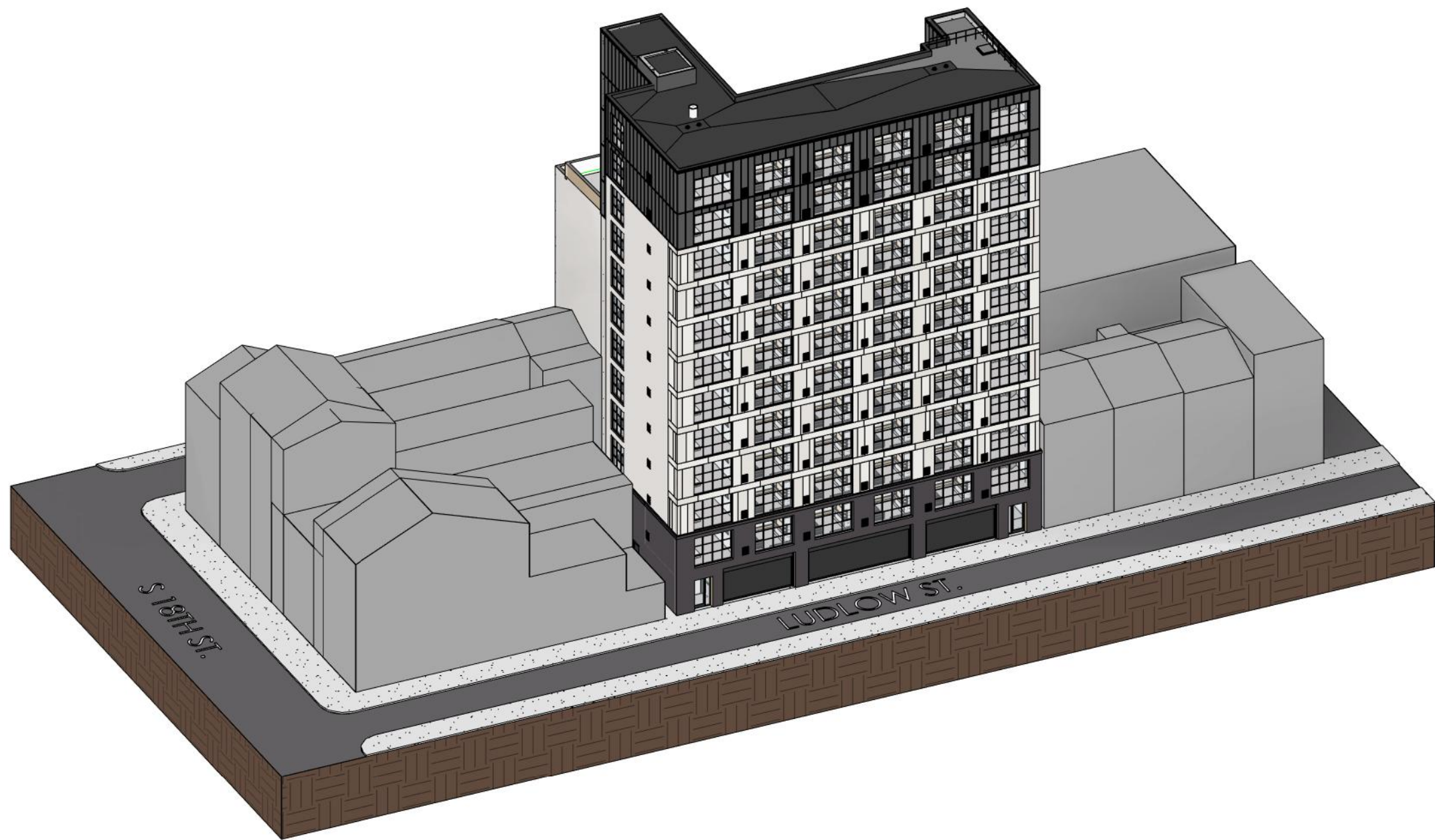
1813 RANSTEAD ST. PHILADELPHIA, PA 19103-3716



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James McAuliffe, AIA

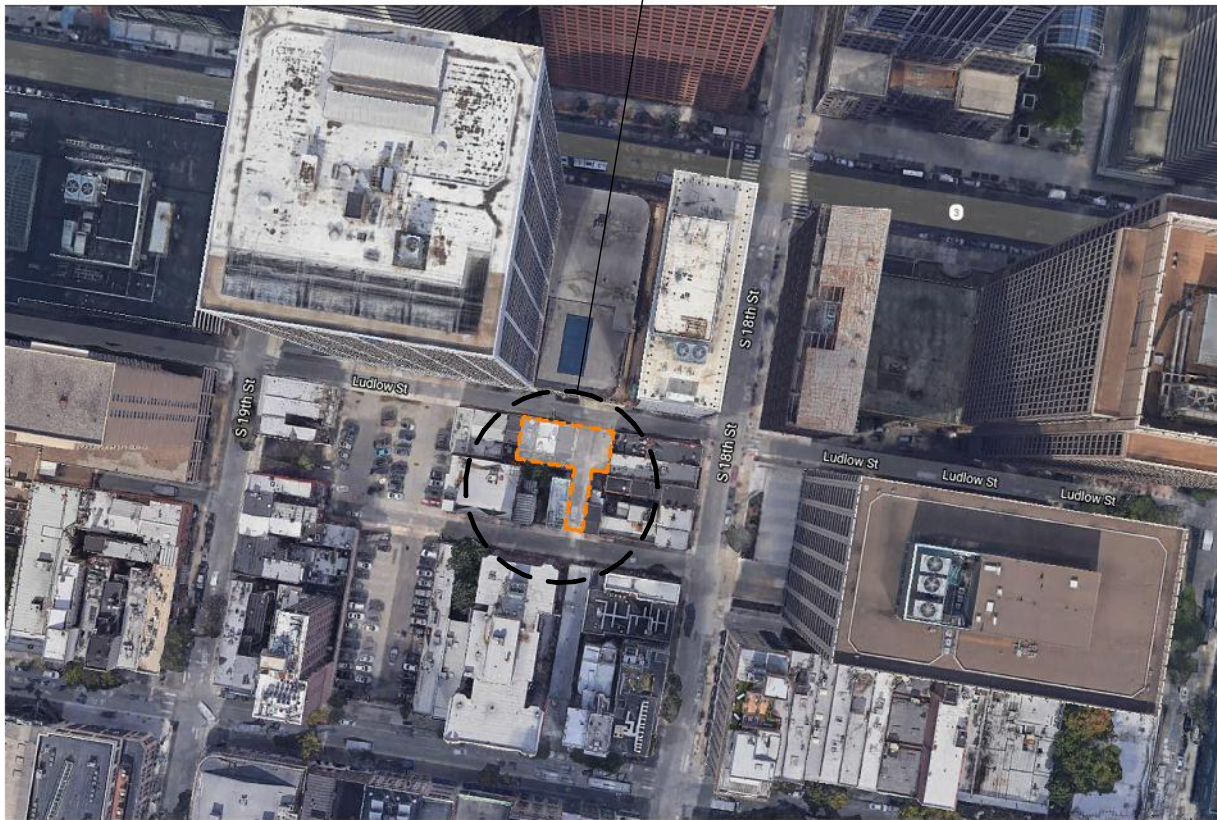


DRAWING LIST - ZONING

A-001	TITLE SHEET
C-1	ZONING PLAN
A-010	ZONING INFORMATION
A-100	BASEMENT AND FIRST FLOOR PLANS
A-101	SECOND AND THIRD FLOOR PLANS
A-102	FOURTH AND FIFTH FLOOR PLANS
A-103	SIXTH AND SEVENTH FLOOR PLANS
A-104	EIGHTH AND NINTH FLOOR PLANS
A-105	TENTH, ELEVENTH AND TWELFTH FLOOR PLANS
A-300	EXTERIOR ELEVATIONS
A-301	EXTERIOR ELEVATIONS
A-350	BUILDING MASSING VIEWS
A-400	BUILDING SECTIONS

PROJECT LOCATION:

1808 LUDLOW/RANSTEAD ST.
PHILADELPHIA, PA 19103



1 LOCATION MAP
SCALE: N.T.S.

DESIGN TEAM

ARCHITECT

USA ARCHITECTS, PLANNERS AND
INTERIOR DESIGNERS, LTD.

100 W OXFORD STREET,
SUITE E-1500
PHILADELPHIA, PA 19128
PHONE 610-559-6000

STRUCTURAL

CONN SHAFFER STRUCTURAL ENGINEERS
+ PARKING CONSULTANTS

52 PENNSYLVANIA AVENUE
MALVERN, PA 19355
PHONE 609.805.5562

CIVIL

RUGGIERO PLANTE LAND DESIGN

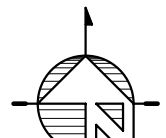
5900 RIDGE AVENUE
PHILADELPHIA, PA 19128
PHONE 215.508.3900

MEP

IDSG, LLC MEP ENGINEERS

21 BALA AVE. SUITE 100
BALA CYNWYD, PA 19004
PHONE 484.450.6054

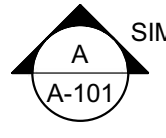
SYMBOL LEGEND



NORTH ARROW



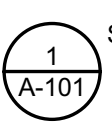
ROOM TAG



ELEVATION /
SECTION
MARK



VIEW NAME
SCALE: 1/8" = 1'-0"



DETAIL MARK



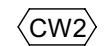
SPOT ELEVATION



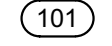
REVISION TAG



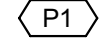
INTERIOR WINDOW TAG



WINDOW TAG



DOOR TAG



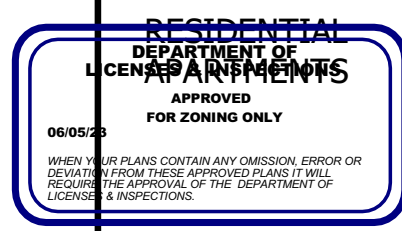
WALL TAG

ZONING INFORMATION SUMMARY:

ZONE: CMX-5, CENTER CITY COMMERCIAL MIXED USE
COVERAGE: 100% PERMITTED 92.7% PROVIDED
75% PERMITTED OVER 65' HIGH 69.7% PROVIDED

FLOOR AREA RATIO (FAR): 1200% PERMITTED 620% PROVIDED

PERMITTED USE



Applied by L&L Hooying Ye

BUILDING DATA + INFORMATION SUMMARY:

USE GROUP(S):	R-2, RESIDENTIAL; S-2, LOW-HAZARD STORAGE, PARKING
CONSTRUCTION TYPE:	IB
SPRINKLERED:	YES
BUILDING AREA:	4,135 SF - BASEMENT 4,345 SF - FIRST FLOOR 4,325 SF - SECOND - SEVENTH FLOORS 3,190 SF - EIGHTH - TWELFTH FLOORS (75% LOT COVERAGE OVER 65' ABOVE GRADE)
MAXIMUM HEIGHT:	115' ABOVE GRADE

FOR ZONING REVIEW
NOT FOR CONSTRUCTION

Signature & License No.

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**NEW CONSTRUCTION MIXED
USE APARTMENT BUILDING**

AT

**1813 RANSTEAD STREET
APARTMENTS**

FOR

18th & Ludlow Properties LLC

1813 RANSTEAD ST. PHILADELPHIA, PA
19103-3716

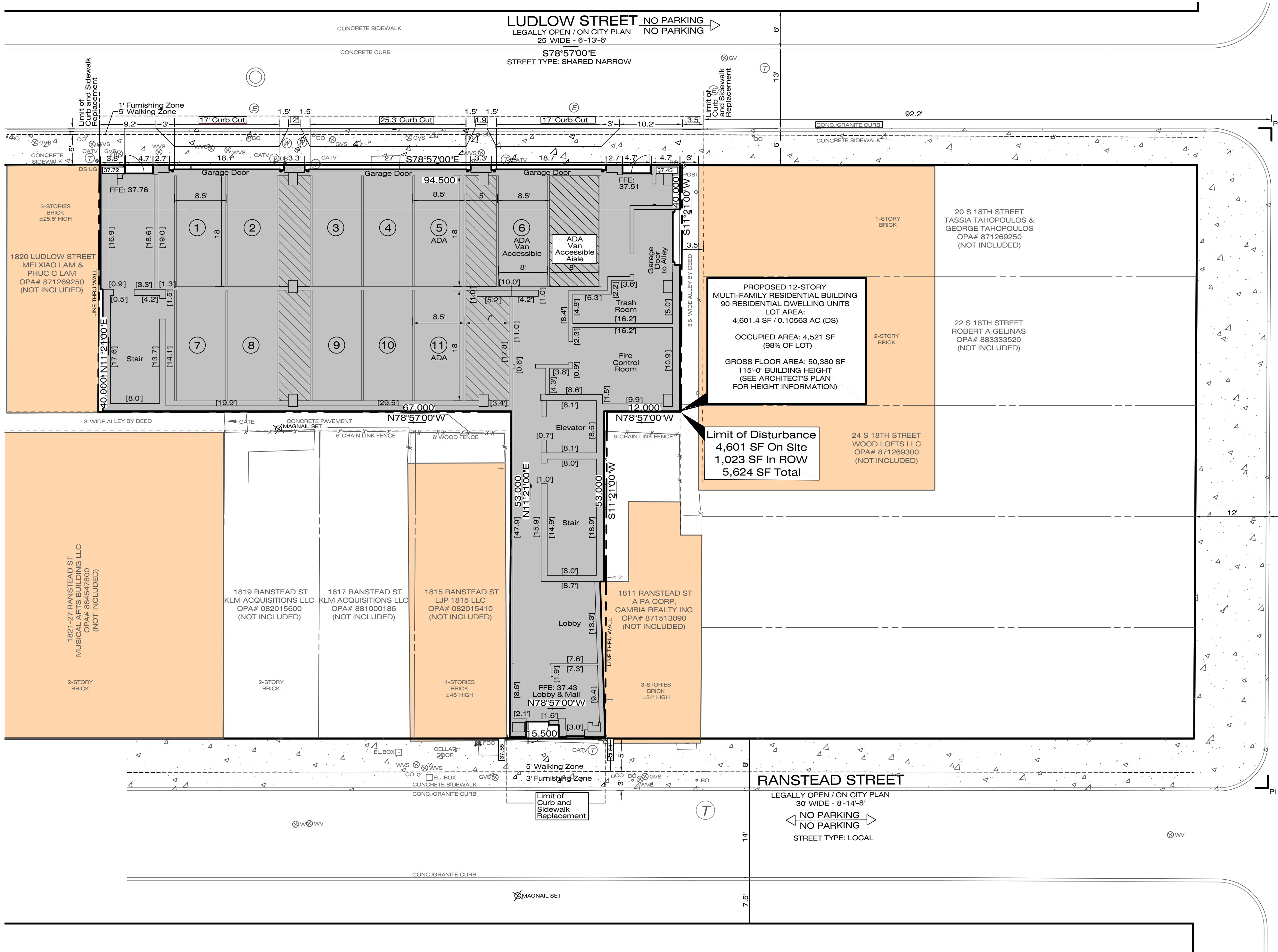
3	04.25.23	ZONING RESUBMISSION
2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION

No.	Date	Issue or Revision
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Drawing Title

TITLE SHEET

Scale As indicated	USA Project No. 2022-131
Drawing Date 04.25.23	Drawing No. A-001
Drawn By DC	Checked By PS/AL



LEGEND

- EXISTING FEATURES**
- TELECOMMUNICATION MANHOLE
 - WATER MANHOLE
 - ELECTRICAL MANHOLE
 - SANITARY MANHOLE
 - CITY INLET
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - SIGN
 - LIGHT STANDARD
 - COMBINED SEWER
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD AERIAL LINE
 - FENCE LINE
 - EXISTING BUILDINGS
 - ZONING BOUNDARY LINE
- PROPOSED FEATURES**
- BUILDING FOOTPRINT
 - CONCRETE
 - SPOT ELEVATION

NOTES

- Boundary information is based on a Proposed Consolidation Plan prepared by Juron Surveying dated 10/18/2022, approved 11/29/2022. Topographic information is based on a field survey performed by Ruggiero Plante Land Design on September 30, 2022.
- 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.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Commercial (CMX-5) Zoning District.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- Elevations shown on plan are based on City Plan #307. Benchmark is a manhole rim in Ludlow with an elevation of 37.45.

CMX-5 COMMERCIAL ZONING CRITERIA; Section 14-701-3

DISTRICT AND LOT DIMENSIONS	Required	Proposed
Max. Occupied Area (% of lot)	Buildings 5 stories with 1 or more dwelling units: 90 Others: 100	N/A
BUILDING DIMENSIONS - YARDS		
Min. Front Yard Depth (ft.)	N/A	N/A
Min. Side Yard Width, Each (ft.)	If used: Buildings 4 stories with three or fewer dwelling units: 5; Others: 8	Not used
Min. Rear Yard Depth (ft.)	N/A	N/A
FLOOR AREA RATIO		
Max. Floor Area (% of lot area)	CMX-5: 1,200 [2] See also 14-701(5)	1,089

[2] The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to one thousand six hundred percent (1,600%) of lot area.

14-203 (131) Floor Area Ratio.
A ratio expressed as a percentage of lot area that is determined by dividing the gross floor area of all buildings on a lot by the area of that lot times 100.

Zoning Criteria Note: Note [2] not applicable to this site

Bicycle Parking Notes:

Per Table 14-804-1:
Proposed Residential Use with 84 Dwelling Units

Required: 1 Space per 3 Dwelling Units
84 DU / 3 = 28
Required: 28 Class 1A Bicycle Parking Spaces
Proposed: 28 Class 1A Bicycle Parking Spaces
Proposed in Basement

Parking Requirement Notes:
Required: 3 Spaces per 10 Dwelling Units
90 Dwelling Units Proposed
Required: 90 DU / 10 DU = 9 DU x 3 Spaces = 27 Spaces

11 Spaces Provided on Ground Floor of Building with 1 Van Accessible Space
16 Off-Site Accessory Parking Spaces Provided
Proposed: 27 Total Spaces

Street Tree Note:

14-705(2)(c)(i), 2(i), (a) - At least one street tree per 35 ft. of linear frontage shall be provided.
1. No street trees are proposed on site due to underground utility conflicts and Walking Zone Requirements. Street Tree species and locations to be ultimately decided by Parks and Recreation.

Heritage Tree Note:

14-203(145)
1. No trees greater than 24" diameter breast height of Heritage species exist on site, therefore the site contains no Heritage Trees. Existing vegetation will be removed for proposed construction.

Earth Disturbance Note:

1. On Site Earth Disturbance to be 4,624.4 SF.
Stormwater Management is not required.

Average Grade (Site Building):
37.72 + 37.43 + 37.84 + 37.65 = 150.64
Average Grade: 150.64 / 4 = 37.66



LOCATION MAP

SCALE 1"=500'

UTILITY OWNERS

DISTRICT CONTACTED: September 9, 2022

SERIAL NUMBER: 20222592999; 20222593021

COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: bob.harvey@comcast.com

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: GAVIN HEWITT
EMAIL: gavinhe Witt@usicinc.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT
EMAIL: eric.ponert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB
PHILADELPHIA, PA 19102
CONTACT: MAUREEN WANGARI
EMAIL: maureen.wangari@phila.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE
PHILADELPHIA, PA 19122
CONTACT: JAMES BOCHANSKI

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAS
EMAIL: dmontydas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: kelly.b.blount@verizon.com

OWNER OF RECORD

1808-10, 12-14, 16-18 LUDLOW STREET
1813 RANSTEAD STREET
18TH AND LUDLOW PROPERTIES
242 N. 22ND STREET
PHILADELPHIA, PA 19103
Contact information under prepared for:



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			
01	2023-02-22	ZONING REVIEW COMMENTS	
02	2023-03-03	ZONING REVIEW - BLDG. HT.	
03	2023-03-06	BLDG. ADA AND COVERAGE	
04	2023-03-16	BUILDING COVERAGE	
05	2023-04-25	BUILDING HEIGHT	

1813 RANSTEAD STREET & 1808-18 LUDLOW STREET

Philadelphia, PA 19103
8th Ward - OPA#885713580,885093360,082011910
082011510,082011610,082011810

prepared for:
18th and Ludlow Properties LLC
1821 Ranstead Street
Philadelphia, PA, 19103

DAVID J. PLANTE, Professional Engineer
PA. No. PE-043820-E



Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3900 www.ruggieroplante.com

Plan Date: January 10, 2023

Scale: 1" = 10'-0"

Sheet Title: ZONING PLAN
Sheet 1 of 1



ZONING INFORMATION

PHILADELPHIA ZONING CODE

CMX-5, CENTER CITY COMMERCIAL MIXED USE ZONE
CTR CENTER CITY OVERLAY DISTRICT
CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA
CENTER CITY COMMERCIAL DISTRICT CONTROL AREA

PERMITS:

ZONING PERMIT	REQUIRED
STREETS DEPARTMENT	NOT REQUIRED - NO CURB CUTS OR OFF-STREET PARKING
WATER DEPARTMENT	REQUIRED
PHILADELPHIA CITY PLANNING COMMISSION APPROVAL	REQUIRED
STREET FRONTAGE DETERMINATION	REQUIRED
LOT LINE CHANGES	NOT A MAJOR AMENDMENT TO MASTER PLAN
CIVIC DESIGN REVIEW	NOT USING OPTION A SKY PLANE.
SKY PLANE	USING OPTION B, BULK AND MASSING CONTROLS
ART COMMISSION APPROVAL	NEW CONSTRUCTION - NOT REQUIRED IN CENTER CITY OVERLAY DISTRICT
HISTORIC COMMISSION	NOT ON PHILADELPHIA HISTORIC REGISTER
PARKING	AGREEMENT LETTER REQUIRED
FAIRMOUNT PARK	SITE IS NOT IN FAIRMOUNT PARK

RCO, REGISTERED COMMUNITY ORGANIZATION

CENTER CITY RESIDENTS ASSOCIATION (CCRA)

CENTER CITY OVERLAY DISTRICT - SUMMARY

HEIGHT REGULATIONS	AREA DOES NOT INCLUDE SITE	N/A
SETBACK/BUILD-TO REGULATIONS	AREA DOES NOT INCLUDE SITE	N/A
PARKING AND LOADING REGULATIONS	MAPS 2,3,4	N/A
SIGN REGULATIONS	MAPS 1,2	N/A
SPECIAL REVIEW AREAS	AREA DOES NOT INCLUDE SITE	N/A
BULK AND MASS CONTROLS	CMX-3 ONLY	N/A

14-502 / CTR CENTER CITY OVERLAY

(2)	APPLICABILITY	
(b)	AREA BOUNDARIES	
(3)	CENTER CITY COMMERCIAL AREA	
(29)	CENTER CITY COMMERCIAL DISTRICT CONTROL AREA	
(30)	CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA	
(d)	TABLE 14-502-1 CTR SUMMARY TABLE	
	CENTER CITY COMMERCIAL AREA	SIGN CONTROL 14-502 (7)(b)
	CENTER CITY COMMERCIAL DISTRICT CONTROL AREA	HEIGHT CONTROLS 14-502(3)(i)
	CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA	SETBACK CONTROLS 14-502(4)(C)
	MINIMUM BUILDING HEIGHT AREA	14-502(3)(j)
	PARKING GARAGE GROUND FLOOR USE CONTROL AREA	14-502(6)(d)
	RESIDENTIAL PARKING CONTROL AREA	14-502(6)(c)
(3)	HEIGHT REGULATIONS	
(j)	BUILDINGS IN CMX-5 IN MINIMUM BUILDING HEIGHT AREA	HEIGHT CONTROL AREA MAP
	MINIMUM 25 FT HEIGHT	AREA DOES NOT INCLUDE SITE
(4)	SETBACK/BUILD-TO REGULATIONS	SETBACK/BUILD-TO REGULATIONS MAP
		AREA DOES NOT INCLUDE SITE
(6)	PARKING AND LOADING REGULATIONS	PARKING AND LOADING MAPS
		AREA DOES NOT INCLUDE SITE
(7)	SIGN REGULATIONS	SIGN REGULATIONS MAPS
		AREA DOES NOT INCLUDE SITE
(8)	SPECIAL REVIEW AREAS	PLANNING COMMISSION FACADE REVIEW MAP
		AREA DOES NOT INCLUDE SITE
		ART COMMISSION REVIEW MAP
		AREA DOES NOT INCLUDE SITE
(9)	BULK AND MASS CONTROLS	CENTER CITY COMMERCIAL CONTROL AREA
		CMX-3 ONLY

14-600 USE REGULATIONS

14-602 USES TABLES

(4) COMMERCIAL DISTRICTS
CMX-5 ZONE

TABLE 14-602-2 USES ALLOWED IN COMMERCIAL DISTRICTS
MULTI-FAMILY

14-603 USE-SPECIFIC STANDARDS

(1) MULTI-FAMILY RESIDENTIAL PERMITTED USE

14-700 DEVELOPMENT STANDARDS

(C)	OPTION B: OPEN AREA, BUILDING WIDTH, HEIGHT CONTROLS	
(1)	OPEN AREA ABOVE GROUND LEVEL	
(a)	MAX LOT COVERAGE FOR FIRST 65' HEIGHT	100%
(b)	MAX LOT COVERAGE FOR BUILDINGS ABOVE 65'	75%

14-701 DIMENSIONAL STANDARDS

(1)	GENERAL	
(b)	TABLE 14-701(1) THROUGH 14-701(4)	
(d)	REQUIREMENTS FOR LOTS ON MULTIPLE STREETS	
	EACH STREET SHALL BE CONSIDERED A FRONT	
(3)	COMMERCIAL DISTRICTS	
	MAXIMUM FLOOR AREA RATIO	1200% 820% PROVIDED
	MAXIMUM OCCUPIED AREA	
	BUILDINGS OVER 5 STORIES, COVERAGE	100% PERMITTED 98.2% PROVIDED
	BUILDINGS <= 5 STORIES, COVERAGE	90% COVERAGE
	SIDE SETBACK FOR BUILDINGS < 4 STORIES	8 FT N/A
(5)	CMX BULK AND MASSING CONTROLS (OPTION B)	
(c) (1)	(a) OPEN AREA GROUND LEVEL	
	MAXIMUM COVERAGE 0'-65'	100% PERMITTED 98.2% PROVIDED
	(b) MAXIMUM COVERAGE 65'-300'	75% MAXIMUM 73.5% PROVIDED
(6)	EXCEPTION TO DIMENSIONAL STANDARDS	
	BALUSTRADES AND PARAPET WALLS MAY EXTEND ABOVE THE HEIGHT LIMITS BY 42"	
	PENTHOUSES FOR ELEVATORS, STAIRS, AND MECHANICAL MAY EXTEND	
(9)	CENTER CITY COMMERCIAL DISTRICT	
	APPLIES TO CMX-3 ZONE	N/A

14-702 FLOOR AREA, HEIGHT AND HOUSING UNIT DENSITY BONUSES

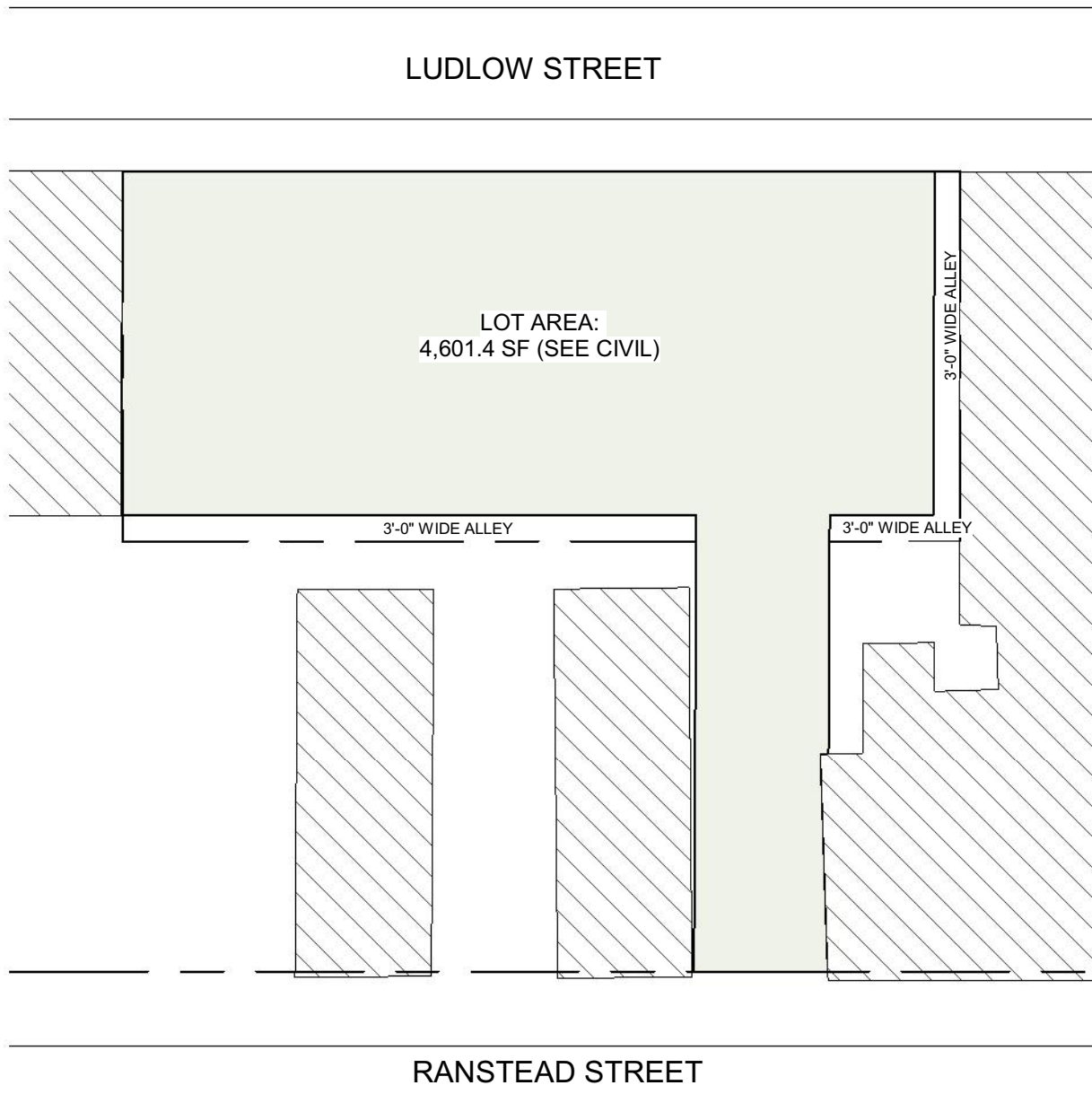
(2)	ELIGIBILITY	
(b)	CMX-5	
	MUST HAVE FRONTAGE ON TWO STREETS AT LEAST 50' WIDE	
	EXCEPTION: CMX-5 ALLOWED FOR HOUSING BONUSES	NOT USED

14-801 PARKING

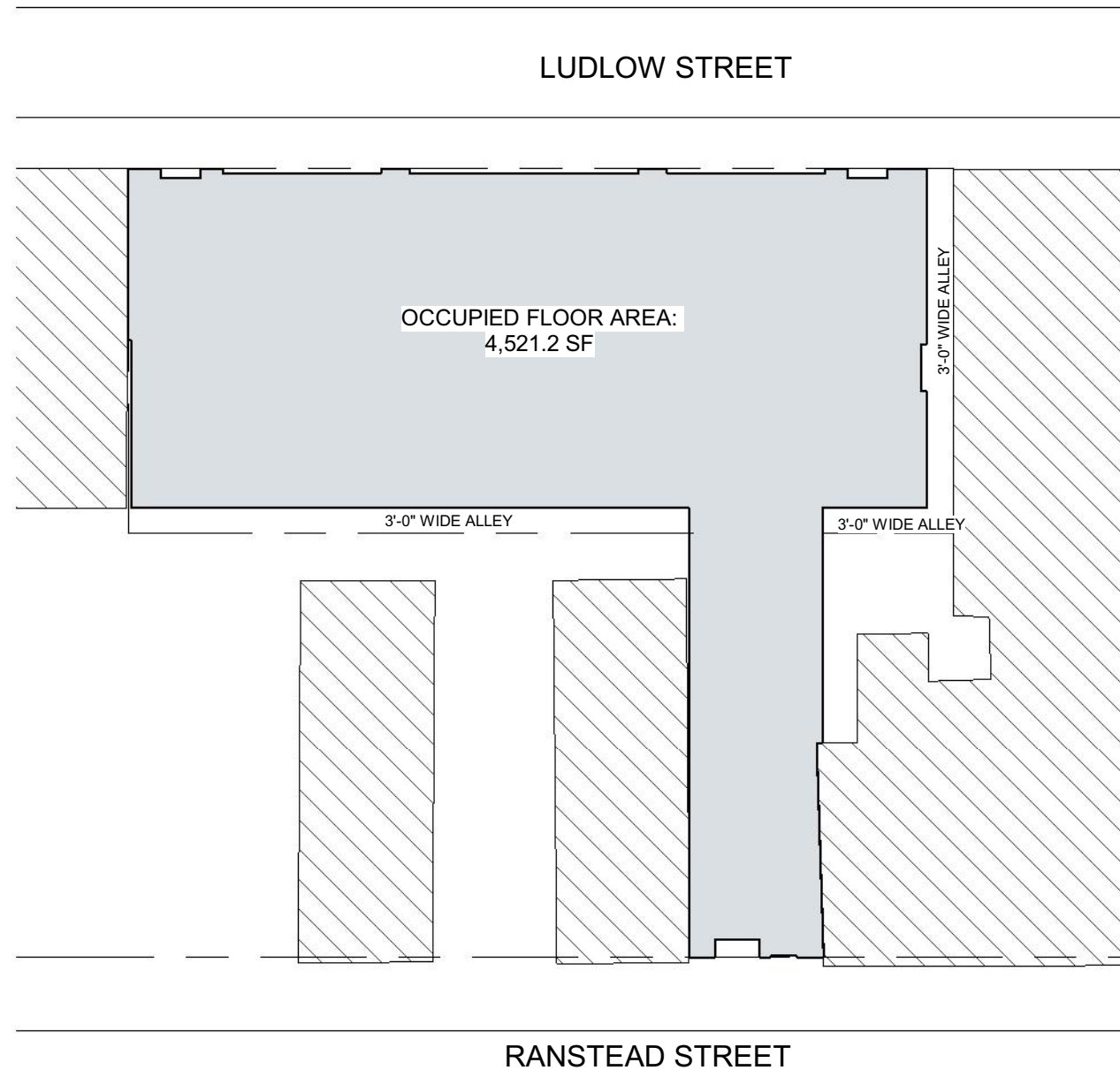
(2)(a)	APPLIES TO NEW CONSTRUCTION	PARKING AGREEMENT LETTER REQUIRED
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14-802 MOTOR VEHICLE PARKING RATIOS

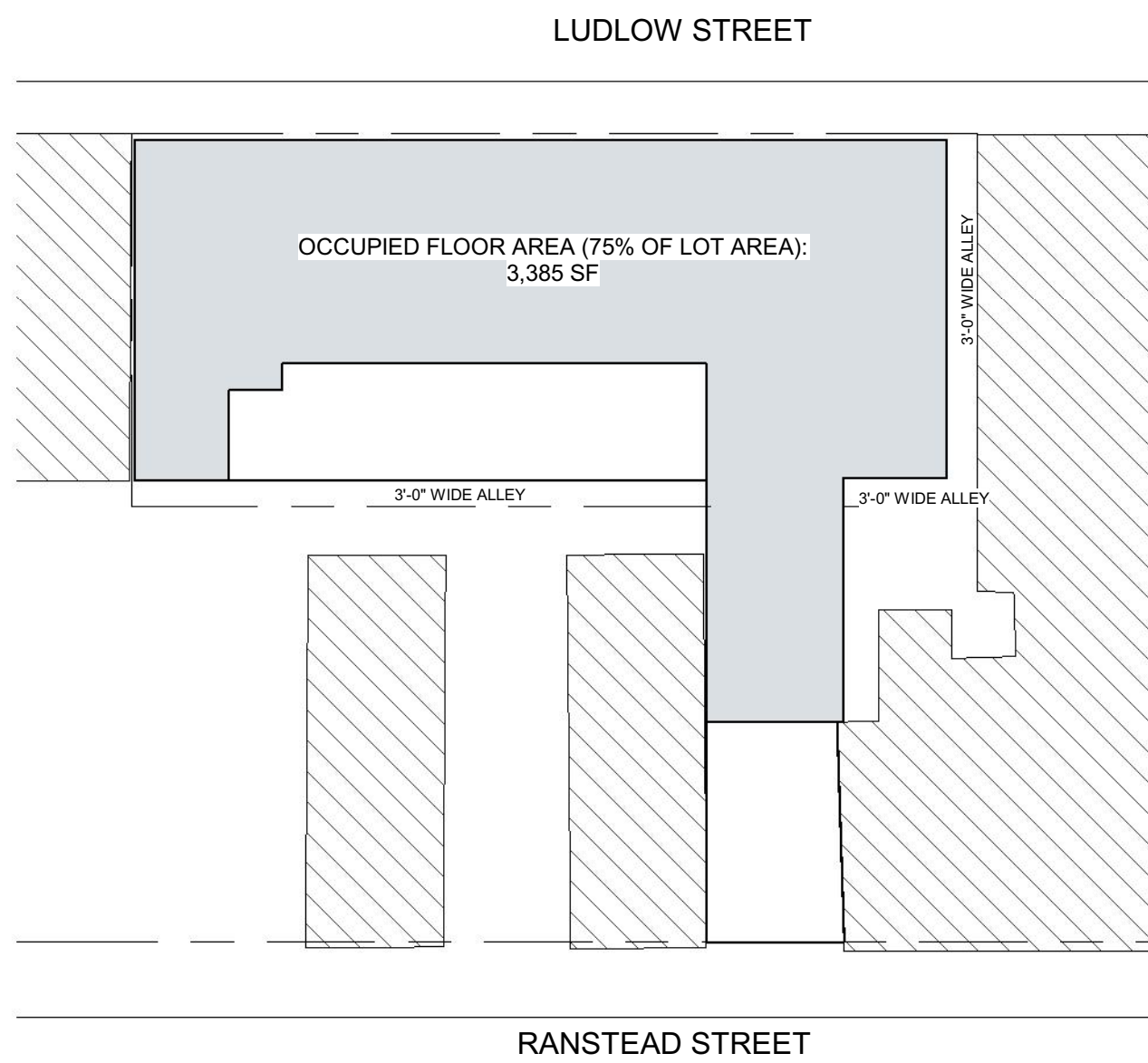
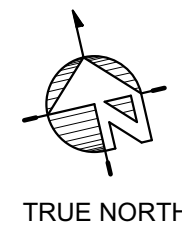
(3)	TABLE 14-802(2) REQUIRED PARKING - COMMERCIAL DISTRICTS	
	CMX-5 ZONE	
	MULTI-FAMILY	3 SPACES/10 UNITS 28 SPACES PROVIDED FOR 84 TOTAL UNITS
(5)	PARKING FOR PERSONS WITH DISABILITIES, IF PROVIDED	
	TOTAL PARKING, 6-25 SPACES	3 PROVIDED
(9)	OFF SITE PARKING	
(d)	MAY BE PROVIDED IF PARKING ON LOT NOT UNDER SAME OWNERSHIP. A WRITTEN AGREEMENT BETWEEN OWNERS MUST BE SUBMITTED WITH ZONING PERMIT VALID FOR 50 YEARS.	



2 LOT AREA
SCALE: 1" = 20'-0"



3 FLOOR AREA
SCALE: 1" = 20'-0"



4 FLOOR AREA 75% OF LOT AREA
SCALE: 1" = 20'-0"



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PROGRESS SET
NOT FOR CONSTRUCTION

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NEW CONSTRUCTION MIXED
USE APARTMENT BUILDING
AT
1813 RANSTEAD STREET
APARTMENTS
FOR
18th & Ludlow Properties LLC
1813 RANSTEAD ST., PHILADELPHIA, PA
19103-3716

3	04.25.23	ZONING RESUBMISSION
2	03.15.23	100% DESIGN DEVELOPMENT
1	01.10.23	ZONING SUBMISSION

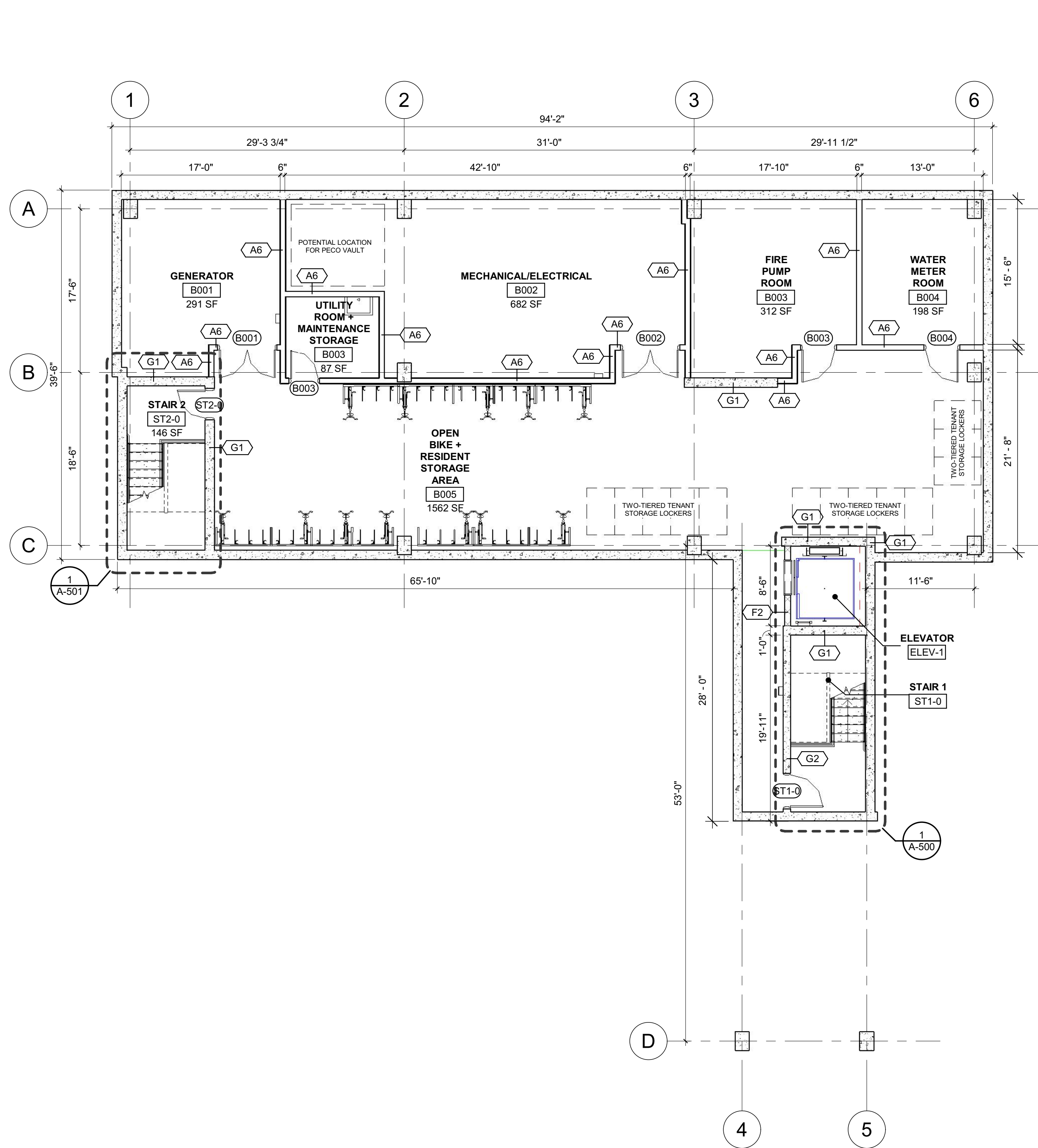
No.	Date	Issue or Revision
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Drawing Title

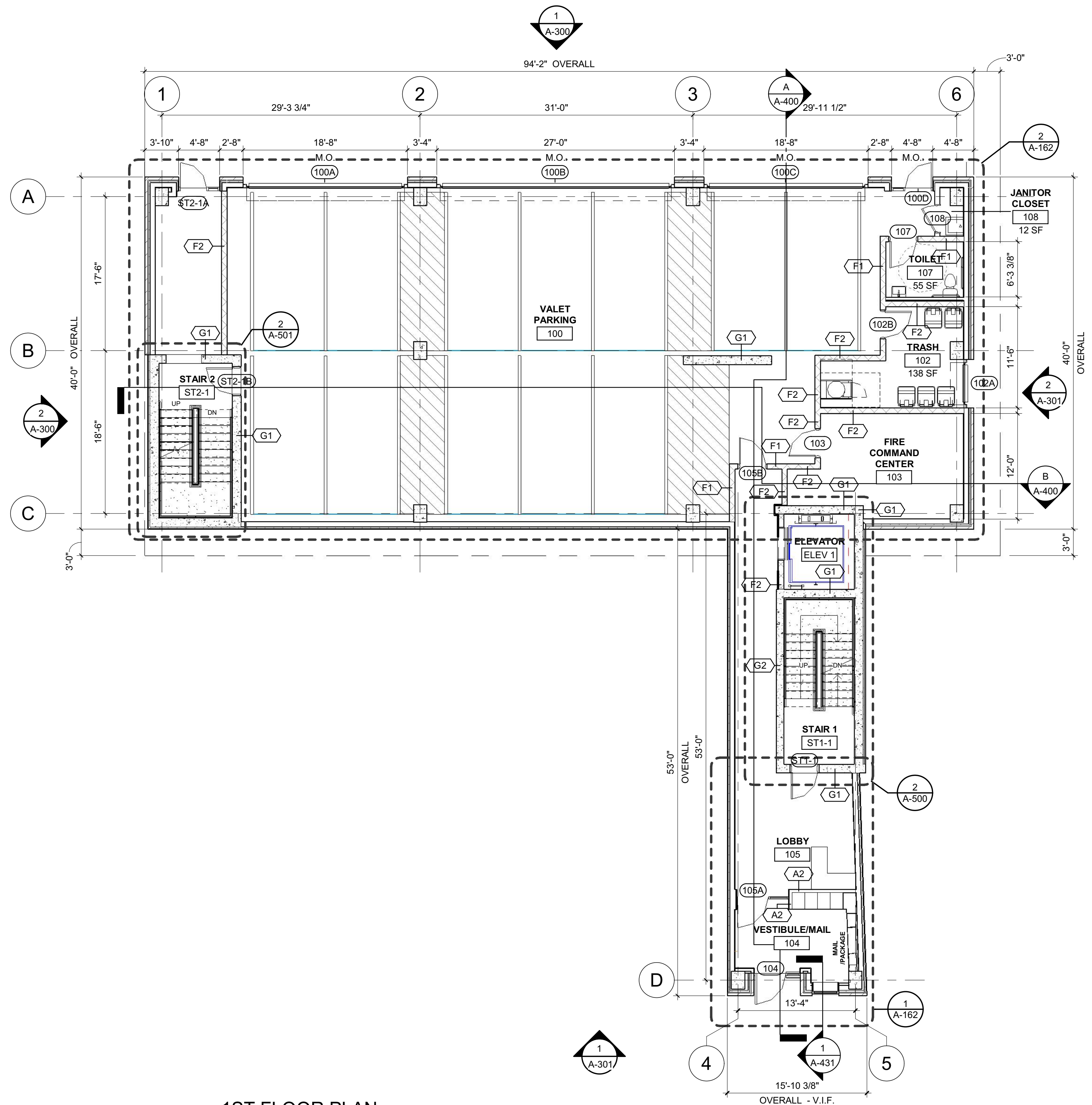
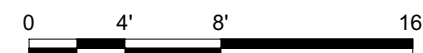
ZONING
INFORMATION

Scale	USA Project No.
As indicated	2022-131
Drawing Date	Drawing No.
04.25.23	A-010
Drawn By	Checked By
JC/DC	PS/AL

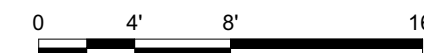




1 (0) BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



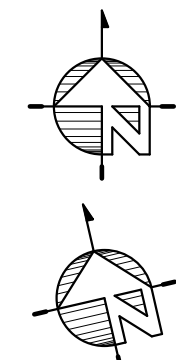
2 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



GROSS BUILDING AREA (REPEATED OPENINGS IN FLOOR AREA NOT INCLUDED)	
BASEMENT	4,135 SF
FIRST FLOOR	4,312 SF
SECOND FLOOR	4,305 SF
THIRD FLOOR	4,305 SF
FOURTH FLOOR	4,305 SF
FIFTH FLOOR	4,305 SF
SIXTH FLOOR	4,305 SF
SEVENTH FLOOR	4,305 SF
EIGHTH FLOOR	3,205 SF (75% LOT COVERAGE)
NINTH FLOOR	3,205 SF (75% LOT COVERAGE)
TENTH FLOOR	3,205 SF (75% LOT COVERAGE)
ELEVENTH FLOOR	3,205 SF (75% LOT COVERAGE)
TWELFTH FLOOR	3,205 SF (75% LOT COVERAGE)
TOTAL BUILDING	50,380 SF

PROJECT NORTH

TRUE NORTH



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**NEW CONSTRUCTION MIXED
USE APARTMENT BUILDING**
AT
**1813 RANSTEAD STREET
APARTMENTS**
FOR
18th & Ludlow Properties LLC
1813 RANSTEAD ST., PHILADELPHIA, PA
19103-3716

3	04.25.23	ZONING RESUBMISSION
2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION
No.	Date	Issue or Revision

Drawing Title

**BASEMENT AND
FIRST FLOOR
PLANS**

Scale 1/8" = 1'-0"	USA Project No. 2022-131
Drawing Date 04.25.23	Drawing No. A-100
Drawn By DC	Checked By PS/AL



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2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION
No.	Date	Issue or Revision

Drawing Title

**SECOND AND
THIRD FLOOR
PLANS**

Scale
1/8" = 1'-0"

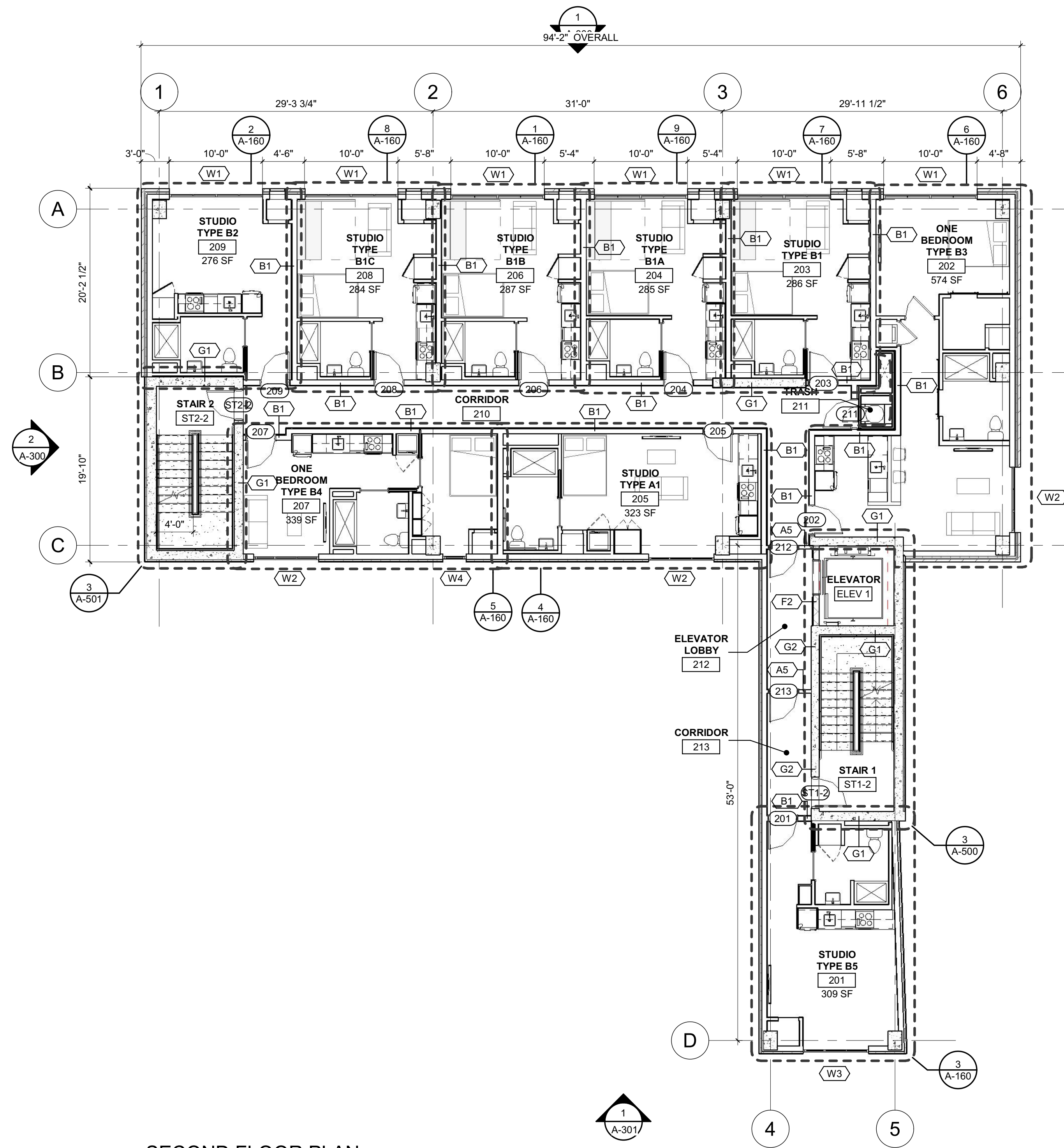
USA Project No.
2022-131

Drawing Date
04.25.23

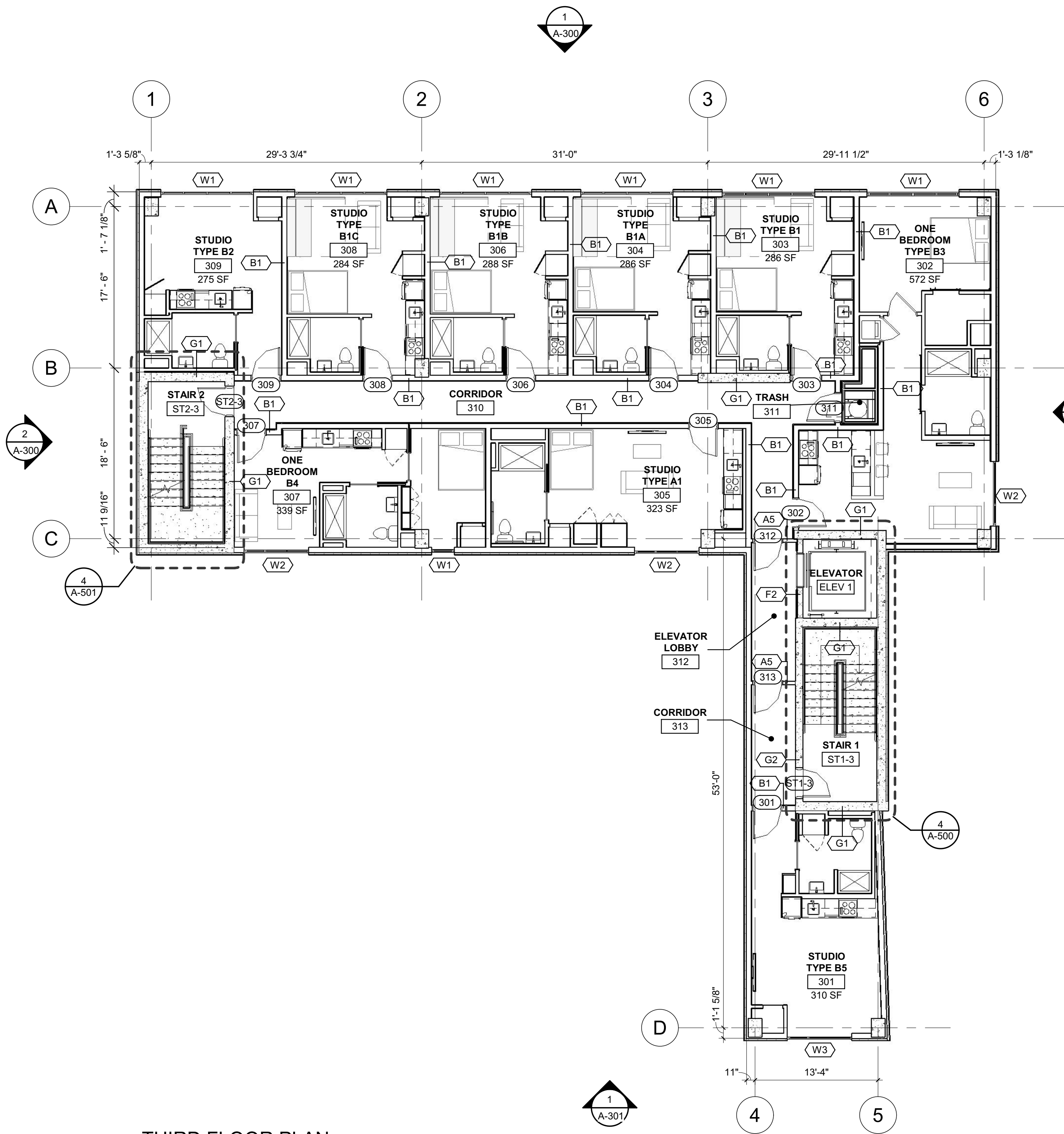
Drawing No.
A-101

Drawn By
DC

Checked By
PS/AL



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

GROSS BUILDING AREA
(REPEATED OPENINGS IN FLOOR AREA NOT INCLUDED)

BASEMENT	4,135 SF
FIRST FLOOR	4,312 SF
SECOND FLOOR	4,305 SF
THIRD FLOOR	4,305 SF
FOURTH FLOOR	4,305 SF
FIFTH FLOOR	4,305 SF
SIXTH FLOOR	4,305 SF
SEVENTH FLOOR	4,305 SF
EIGHTH FLOOR	3,205 SF (75% LOT COVERAGE)
NINTH FLOOR	3,205 SF (75% LOT COVERAGE)
TENTH FLOOR	3,205 SF (75% LOT COVERAGE)
ELEVENTH FLOOR	3,205 SF (75% LOT COVERAGE)
TWELFTH FLOOR	3,205 SF (75% LOT COVERAGE)
TOTAL BUILDING	50,380 SF

UNIT COUNTS

TYPE	DESCRIPTION	AREA	QUANTITY
A1	TYPE A - STUDIO	330 SF	2
B1	TYPE B - STUDIO	291 SF	11
B1A	TYPE B - STUDIO	288 SF	11
B1B	TYPE B - STUDIO	291 SF	11
B1C	TYPE B - STUDIO	288 SF	11
B2	TYPE B - STUDIO	286 SF	11
B3	TYPE B - ONE BEDROOM	573 SF	11
B4	TYPE B - ONE BEDROOM	347 SF	6
B5	TYPE B - STUDIO	358 SF	6
B6	TYPE B - STUDIO (SAME AS A1)	330 SF	4
TOTAL			84



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AT
1813 RANSTEAD STREET
APARTMENTS

FOR
18th & Ludlow Properties LLC
1813 RANSTEAD ST., PHILADELPHIA, PA
19103-3716

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2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION

No.	Date	Issue or Revision
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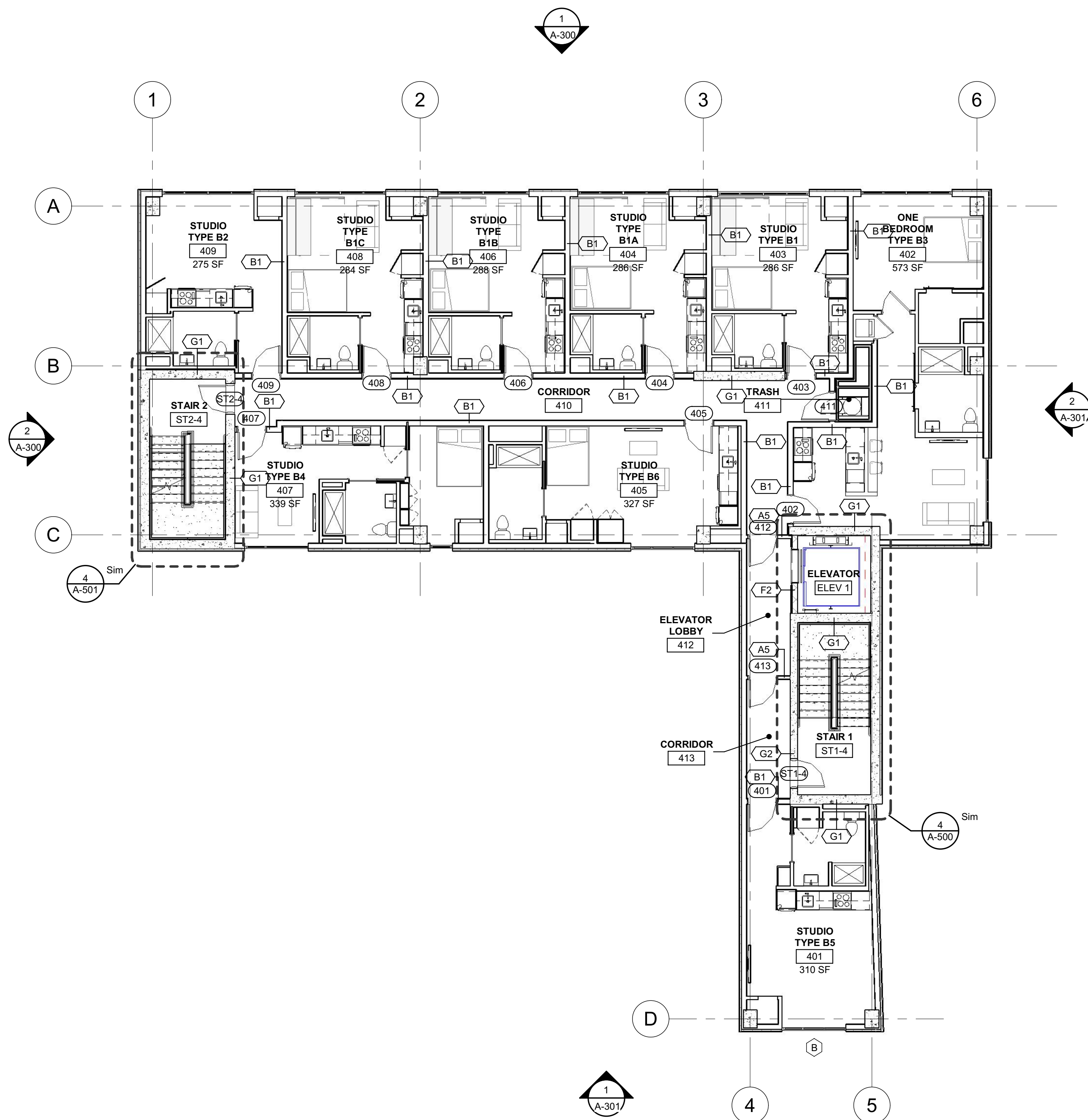
Drawing Title

FOURTH AND
FIFTH FLOOR
PLANS

Scale	USA Project No.
1/8" = 1'-0"	2022-131

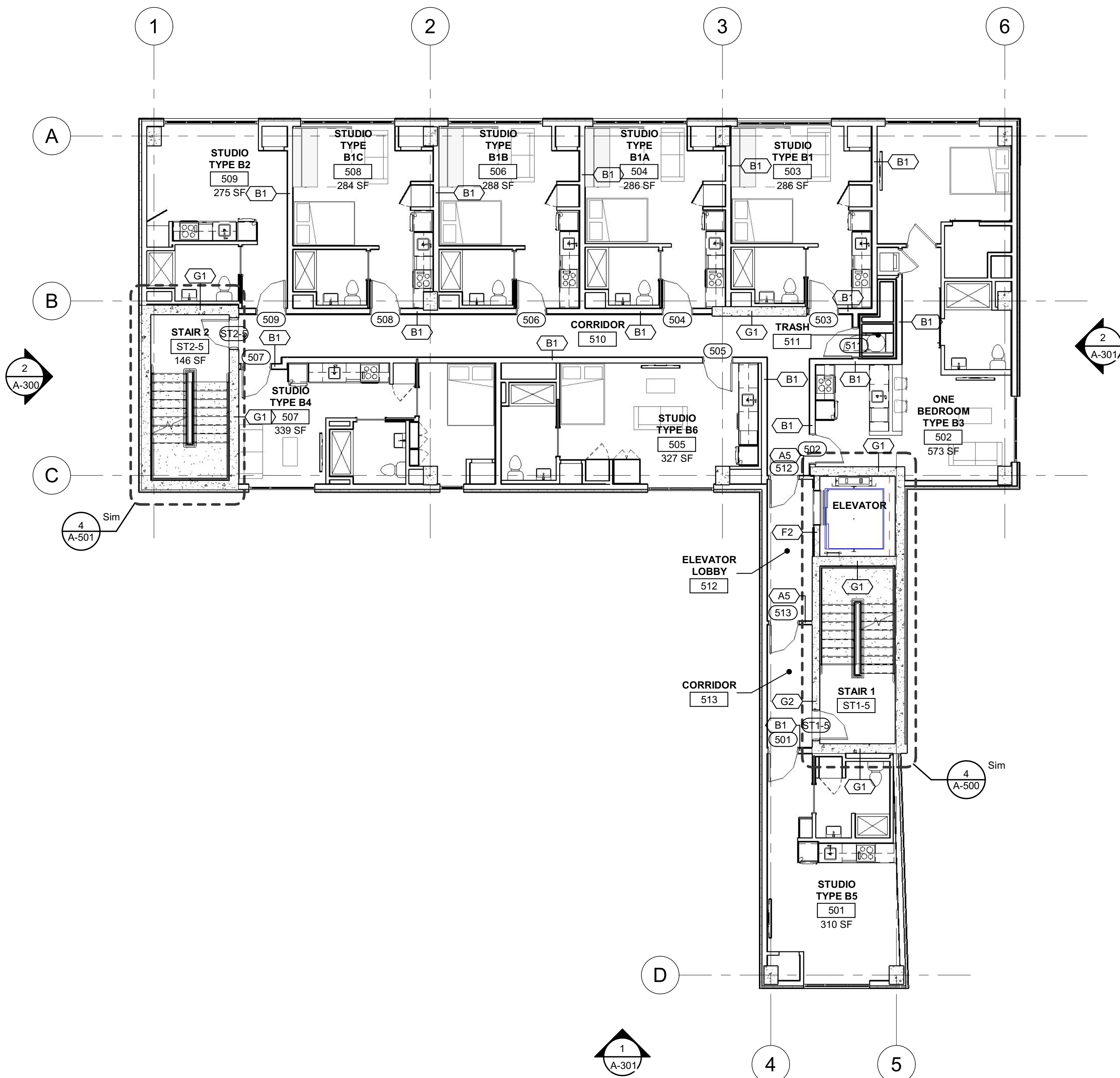
Drawing Date	Drawing No.
04.25.23	A-102

Drawn By	Checked By
Author	Checker



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



2 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

GROSS BUILDING AREA

(REPEATED OPENINGS IN FLOOR AREA NOT INCLUDED)

BASEMENT	4,135 SF
FIRST FLOOR	4,312 SF
SECOND FLOOR	4,305 SF
THIRD FLOOR	4,305 SF
FOURTH FLOOR	4,305 SF
FIFTH FLOOR	4,305 SF
SIXTH FLOOR	4,305 SF
SEVENTH FLOOR	4,305 SF
EIGHTH FLOOR	3,205 SF (75% LOT COVERAGE)
NINTH FLOOR	3,205 SF (75% LOT COVERAGE)
TENTH FLOOR	3,205 SF (75% LOT COVERAGE)
ELEVENTH FLOOR	3,205 SF (75% LOT COVERAGE)
TWELFTH FLOOR	3,205 SF (75% LOT COVERAGE)
TOTAL BUILDING	50,380 SF

UNIT COUNTS

TYPE	DESCRIPTION	AREA	QUANTITY
A1	TYPE A - STUDIO	330 SF	2
B1	TYPE B - STUDIO	291 SF	11
B1A	TYPE B - STUDIO	288 SF	11
B1B	TYPE B - STUDIO	291 SF	11
B1C	TYPE B - STUDIO	288 SF	11
B2	TYPE B - STUDIO	286 SF	11
B3	TYPE B - ONE BEDROOM	573 SF	11
B4	TYPE B - ONE BEDROOM	347 SF	6
B5	TYPE B - STUDIO	358 SF	6
B6	TYPE B - STUDIO (SAME AS A1)	330 SF	4
TOTAL			84



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APARTMENTS**
FOR
18th & Ludlow Properties LLC
1813 RANSTEAD ST., PHILADELPHIA, PA
19103-3716

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2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION

No. Date Issue or Revision

Drawing Title

**SIXTH AND
SEVENTH FLOOR
PLANS**

Scale
1/8" = 1'-0"

USA Project No.
2022-131

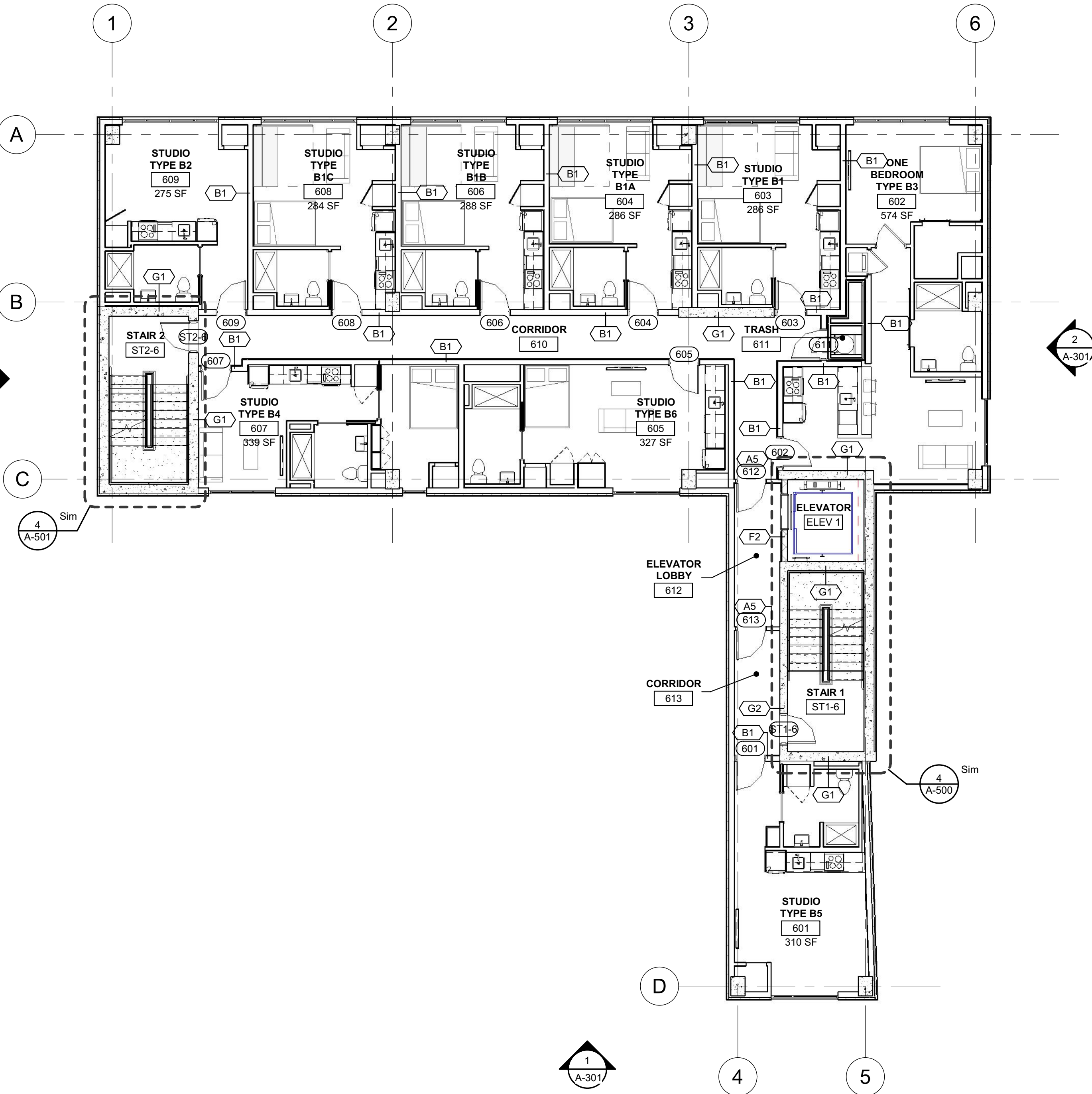
Drawing Date
04.25.23

Drawing No.

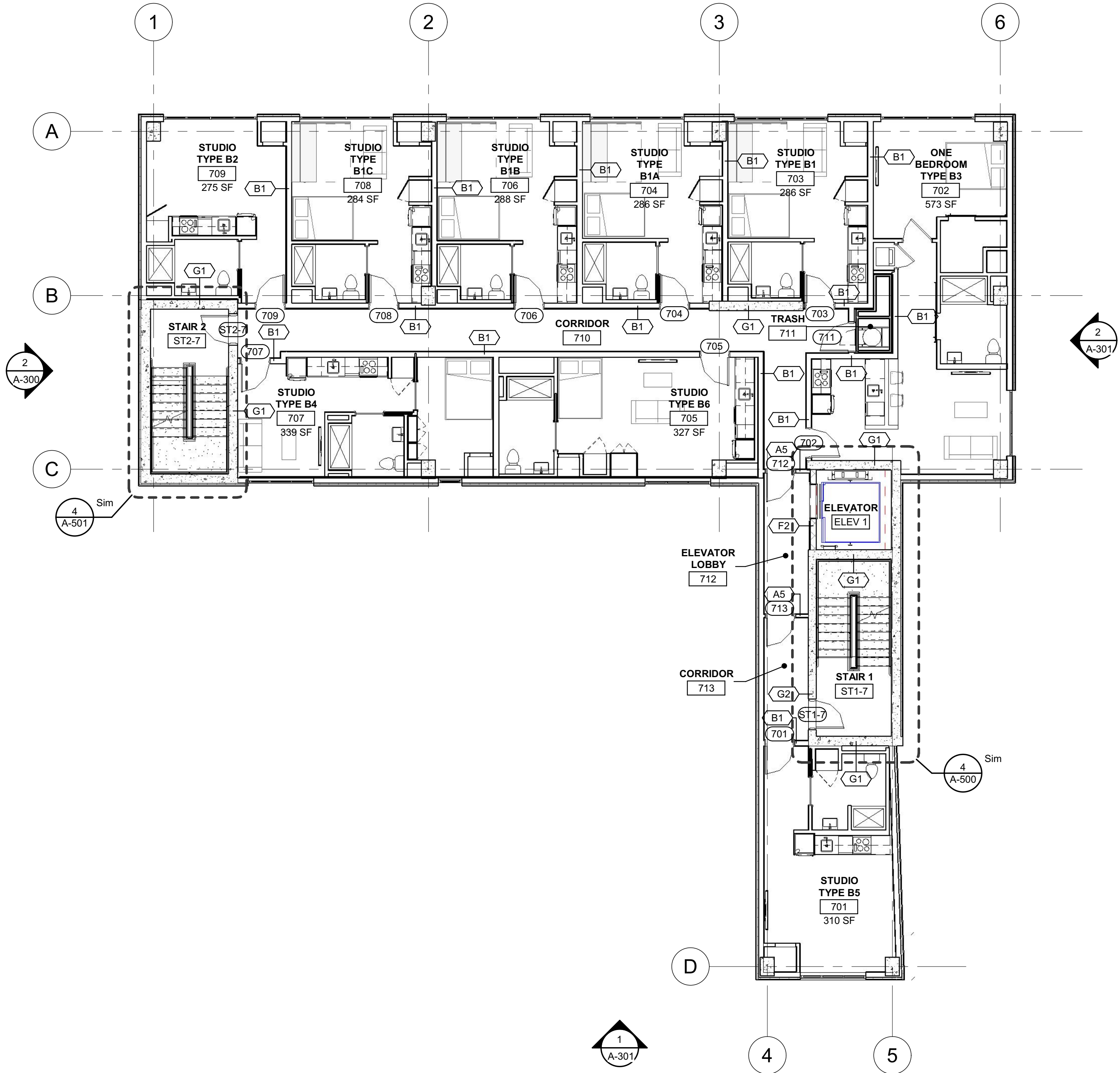
A-103

Drawn By
Author

Checked By
Checker



1 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GROSS BUILDING AREA

(REPEATED OPENINGS IN FLOOR AREA NOT INCLUDED)

BASEMENT	4,135 SF
FIRST FLOOR	4,312 SF
SECOND FLOOR	4,305 SF
THIRD FLOOR	4,305 SF
FOURTH FLOOR	4,305 SF
FIFTH FLOOR	4,305 SF
SIXTH FLOOR	4,305 SF
SEVENTH FLOOR	4,305 SF
EIGHTH FLOOR	3,205 SF (75% LOT COVERAGE)
NINTH FLOOR	3,205 SF (75% LOT COVERAGE)
TENTH FLOOR	3,205 SF (75% LOT COVERAGE)
ELEVENTH FLOOR	3,205 SF (75% LOT COVERAGE)
TWELFTH FLOOR	3,205 SF (75% LOT COVERAGE)
TOTAL BUILDING	50,380 SF

UNIT COUNTS

TYPE	DESCRIPTION	AREA	QUANTITY
A1	TYPE A - STUDIO	330 SF	2
B1	TYPE B - STUDIO	291 SF	11
B1A	TYPE B - STUDIO	288 SF	11
B1B	TYPE B - STUDIO	291 SF	11
B1C	TYPE B - STUDIO	288 SF	11
B2	TYPE B - STUDIO	286 SF	11
B3	TYPE B - ONE BEDROOM	573 SF	11
B4	TYPE B - ONE BEDROOM	347 SF	6
B5	TYPE B - STUDIO	358 SF	6
B6	TYPE B - STUDIO (SAME AS A1)	330 SF	4
TOTAL			84



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AT
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APARTMENTS

FOR
18th & Ludlow Properties LLC
1813 RANSTEAD ST., PHILADELPHIA, PA
19103-3716

3	04.25.23	ZONING RESUBMISSION
2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION

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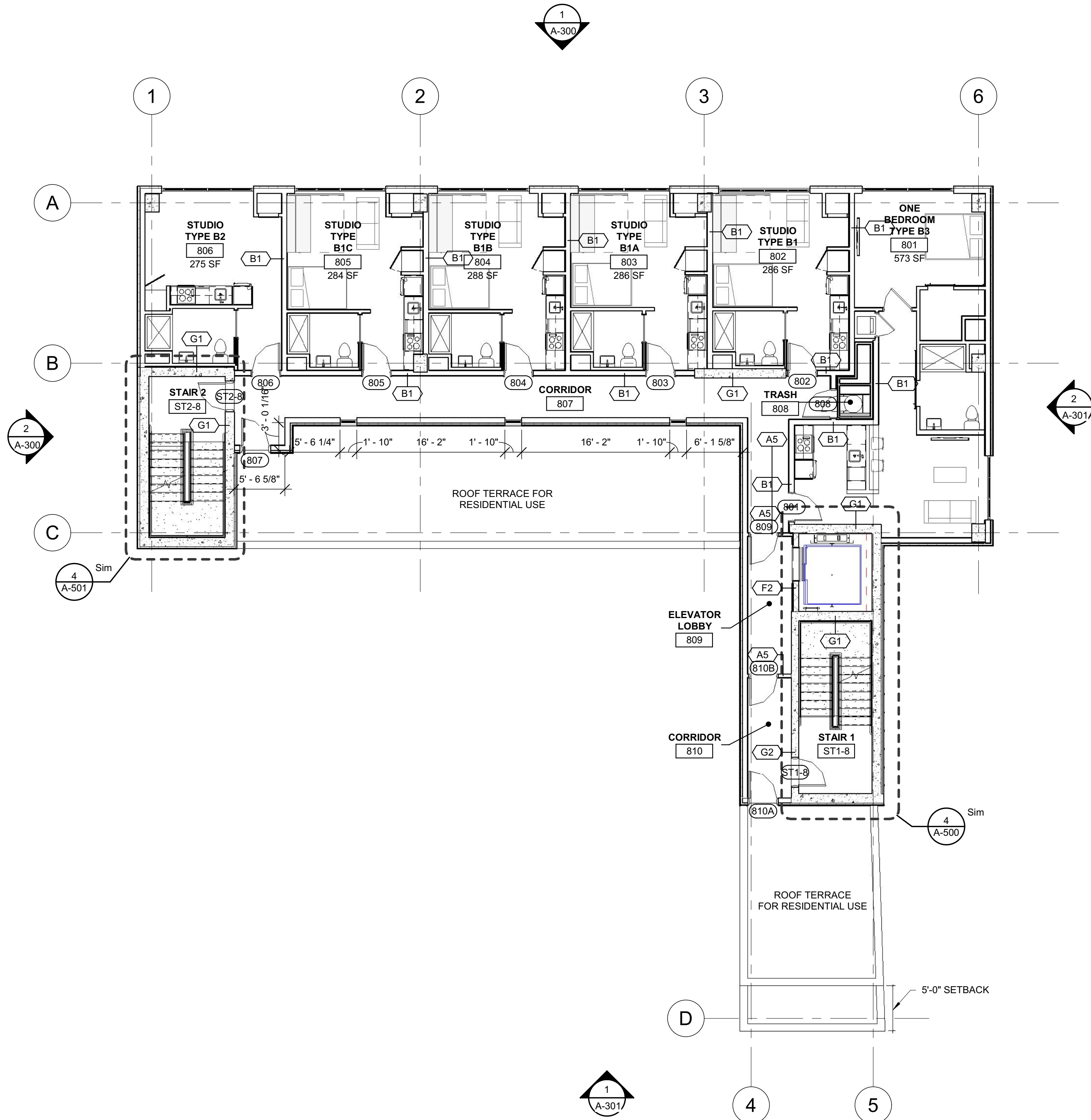
Drawing Title

EIGHTH AND
NINTH FLOOR
PLANS

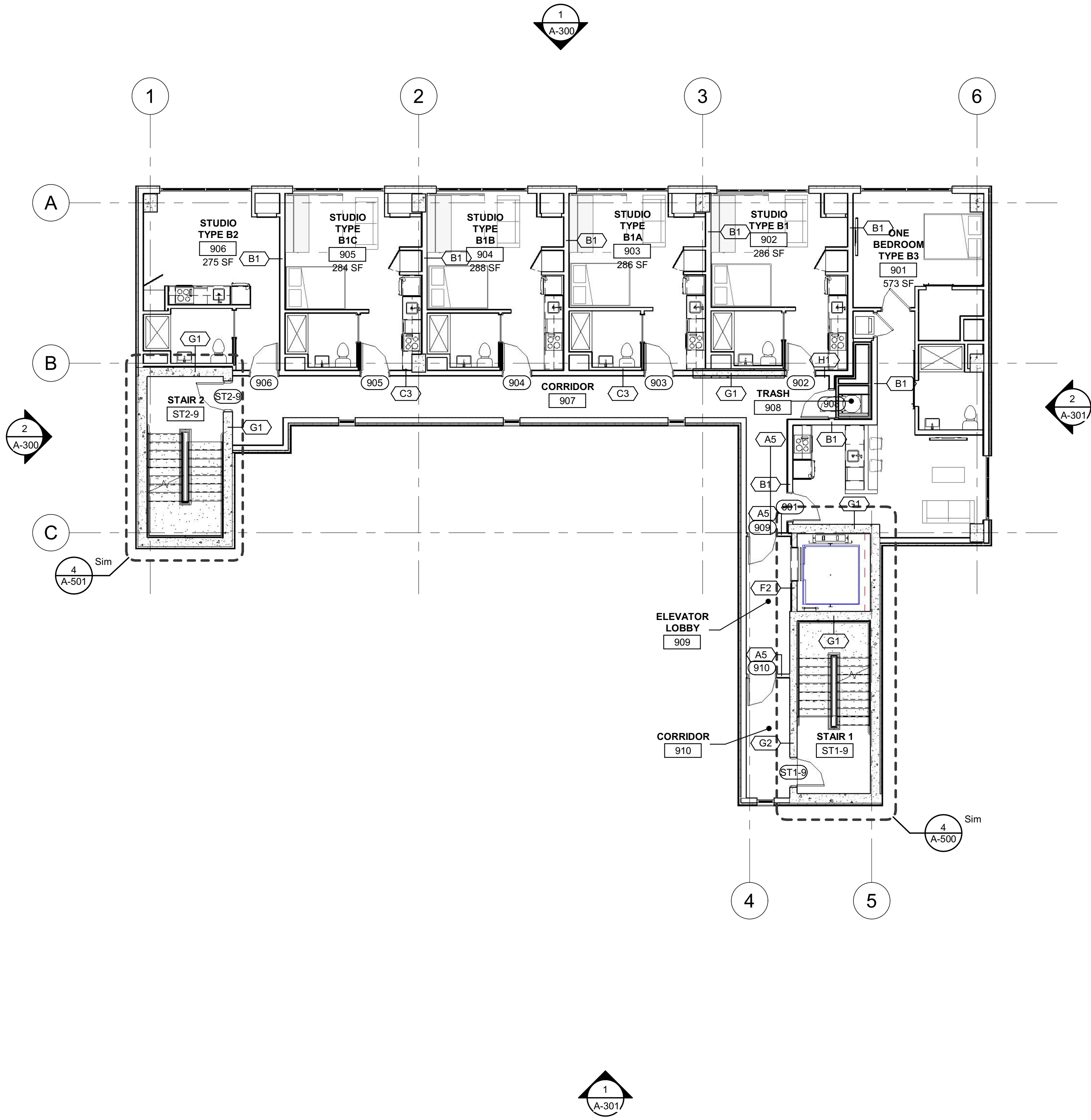
Scale	USA Project No.
1/8" = 1'-0"	2022-131

Drawing Date	Drawing No.
04.25.23	A-104

Drawn By	Checked By
DC	PS/AL



1 EIGHTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 NINTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GROSS BUILDING AREA	
(REPEATED OPENINGS IN FLOOR AREA NOT INCLUDED)	
BASEMENT	4,135 SF
FIRST FLOOR	4,312 SF
SECOND FLOOR	4,305 SF
THIRD FLOOR	4,305 SF
FOURTH FLOOR	4,305 SF
FIFTH FLOOR	4,305 SF
SIXTH FLOOR	4,305 SF
SEVENTH FLOOR	4,305 SF
EIGHTH FLOOR	3,205 SF (75% LOT COVERAGE)
NINTH FLOOR	3,205 SF (75% LOT COVERAGE)
TENTH FLOOR	3,205 SF (75% LOT COVERAGE)
ELEVENTH FLOOR	3,205 SF (75% LOT COVERAGE)
TWELFTH FLOOR	3,205 SF (75% LOT COVERAGE)
TOTAL BUILDING	50,380 SF

UNIT COUNTS			
TYPE	DESCRIPTION	AREA	QUANTITY
A1	TYPE A - STUDIO	330 SF	2
B1	TYPE B - STUDIO	291 SF	11
B1A	TYPE B - STUDIO	288 SF	11
B1B	TYPE B - STUDIO	291 SF	11
B1C	TYPE B - STUDIO	288 SF	11
B2	TYPE B - STUDIO	286 SF	11
B3	TYPE B - ONE BEDROOM	573 SF	11
B4	TYPE B - ONE BEDROOM	347 SF	6
B5	TYPE B - STUDIO	358 SF	6
B6	TYPE B - STUDIO (SAME AS A1)	330 SF	4
TOTAL			84





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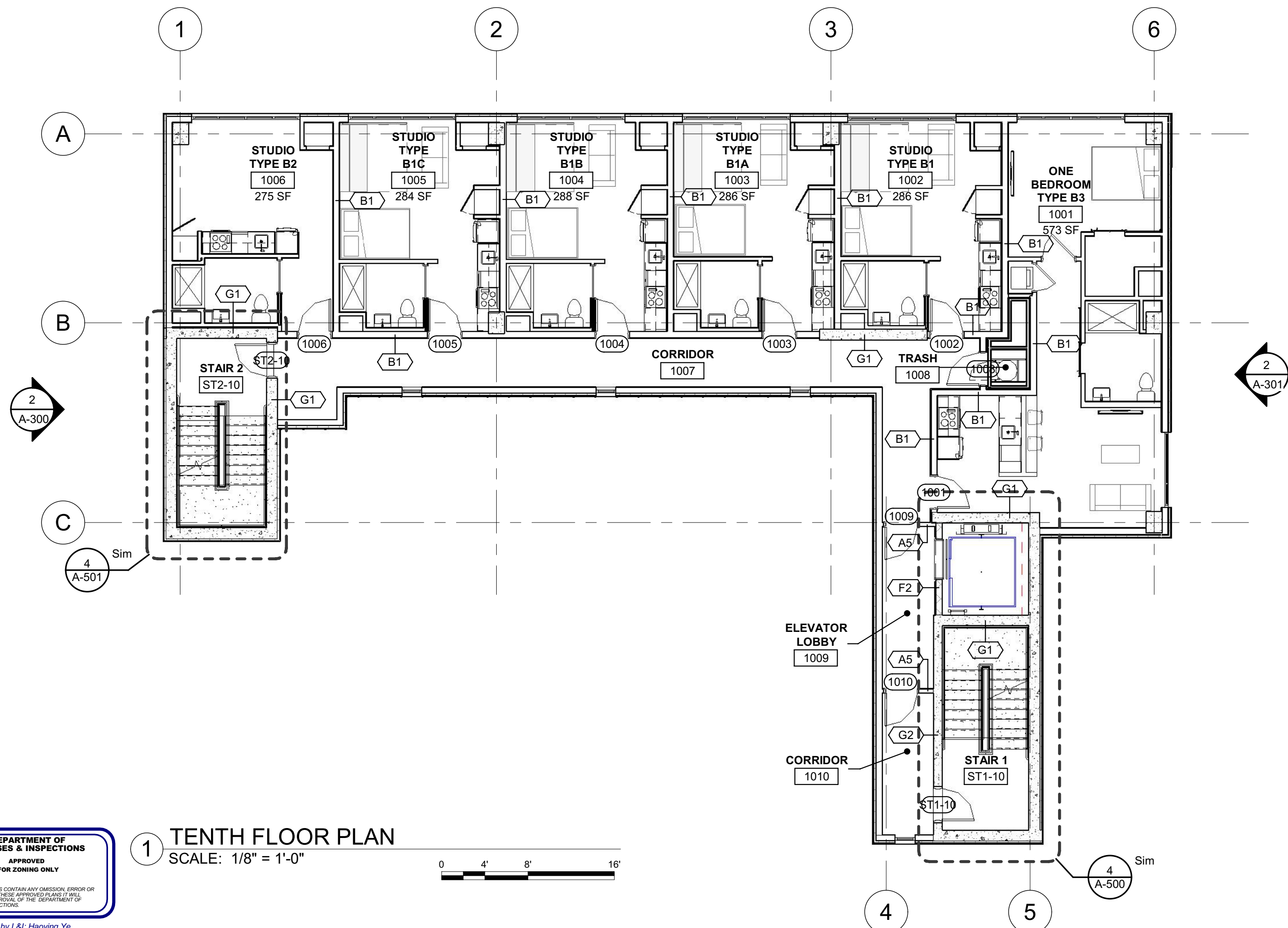
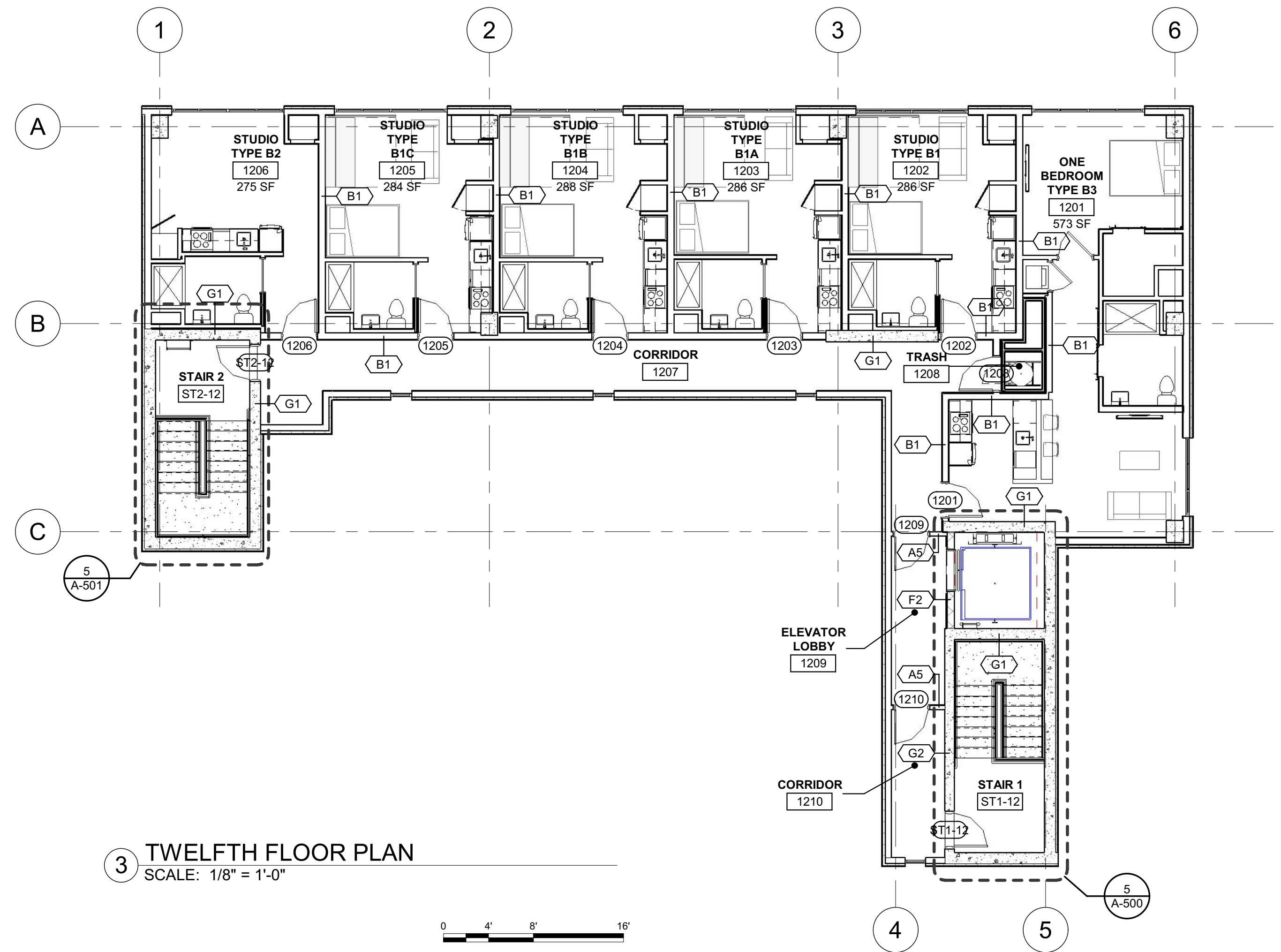
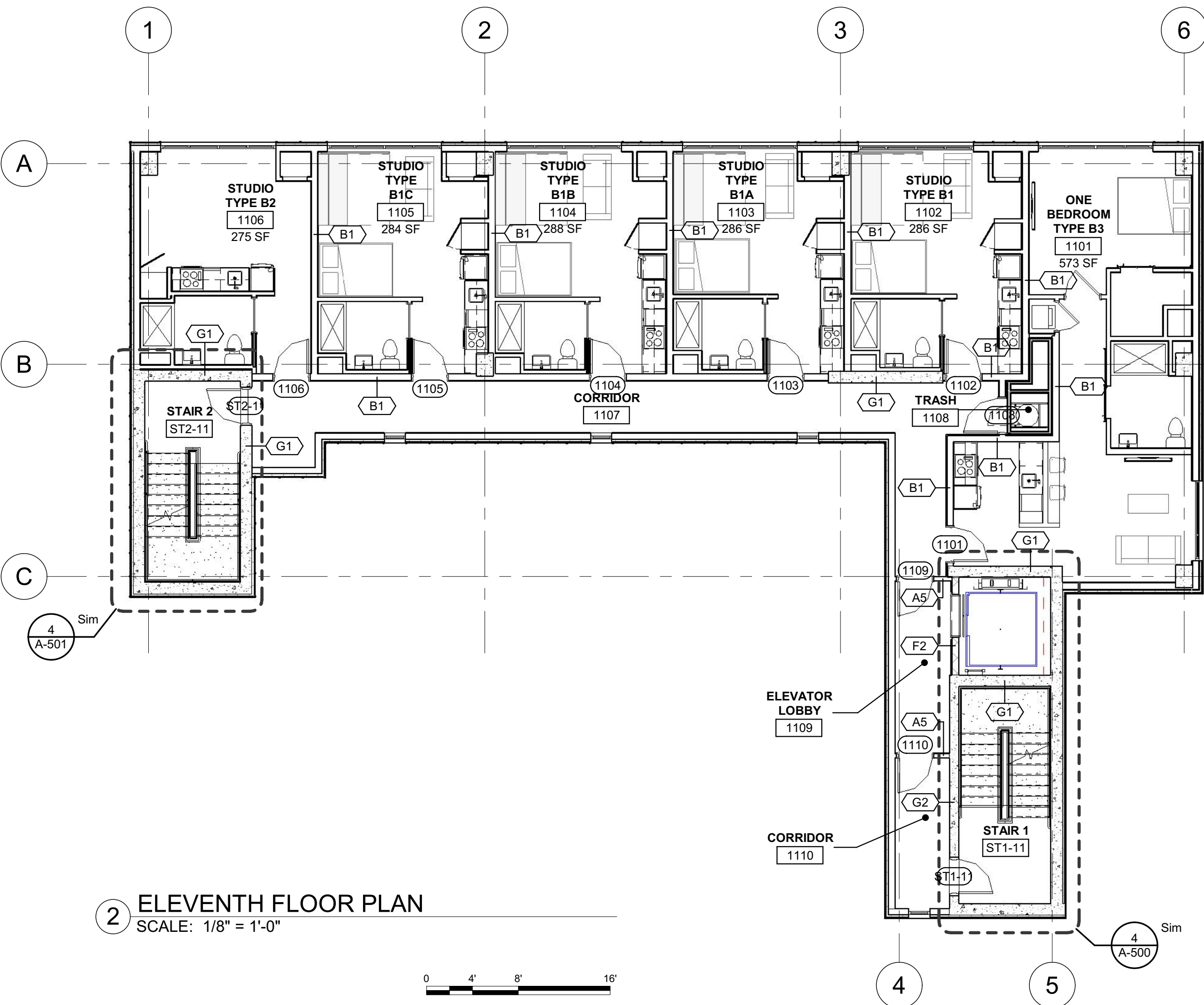
**NEW CONSTRUCTION MIXED
USE APARTMENT BUILDING**
AT
**1813 RANSTEAD STREET
APARTMENTS**
FOR
18th & Ludlow Properties LLC
1813 RANSTEAD ST., PHILADELPHIA, PA
19103-3716

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2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION
No.	Date	Issue or Revision

Drawing Title

**TENTH,
ELEVENTH AND
TWELFTH FLOOR
PLANS**

Scale 1/8" = 1'-0"	USA Project No. 2022-131
Drawing Date 04.25.23	Drawing No. A-105
Drawn By Author	Checked By Checker



GROSS BUILDING AREA

(REPEATED OPENINGS IN FLOOR AREA NOT INCLUDED)

BASEMENT	4,135 SF
FIRST FLOOR	4,312 SF
SECOND FLOOR	4,305 SF
THIRD FLOOR	4,305 SF
FOURTH FLOOR	4,305 SF
FIFTH FLOOR	4,305 SF
SIXTH FLOOR	4,305 SF
SEVENTH FLOOR	4,305 SF
EIGHTH FLOOR	3,205 SF (75% LOT COVERAGE)
NINTH FLOOR	3,205 SF (75% LOT COVERAGE)
TENTH FLOOR	3,205 SF (75% LOT COVERAGE)
ELEVENTH FLOOR	3,205 SF (75% LOT COVERAGE)
TWELFTH FLOOR	3,205 SF (75% LOT COVERAGE)
TOTAL BUILDING	50,380 SF

UNIT COUNTS

TYPE	DESCRIPTION	AREA	QUANTITY
A1	TYPE A - STUDIO	330 SF	2
B1	TYPE B - STUDIO	291 SF	11
B1A	TYPE B - STUDIO	288 SF	11
B1B	TYPE B - STUDIO	291 SF	11
B1C	TYPE B - STUDIO	288 SF	11
B2	TYPE B - STUDIO	286 SF	11
B3	TYPE B - ONE BEDROOM	573 SF	11
B4	TYPE B - ONE BEDROOM	347 SF	6
B5	TYPE B - STUDIO	358 SF	6
B6	TYPE B - STUDIO (SAME AS A1)	330 SF	4
TOTAL			84



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AT

**1813 RANSTEAD STREET
APARTMENTS**

FOR

18th & Ludlow Properties LLC

1813 RANSTEAD ST. PHILADELPHIA, PA
19103-3716

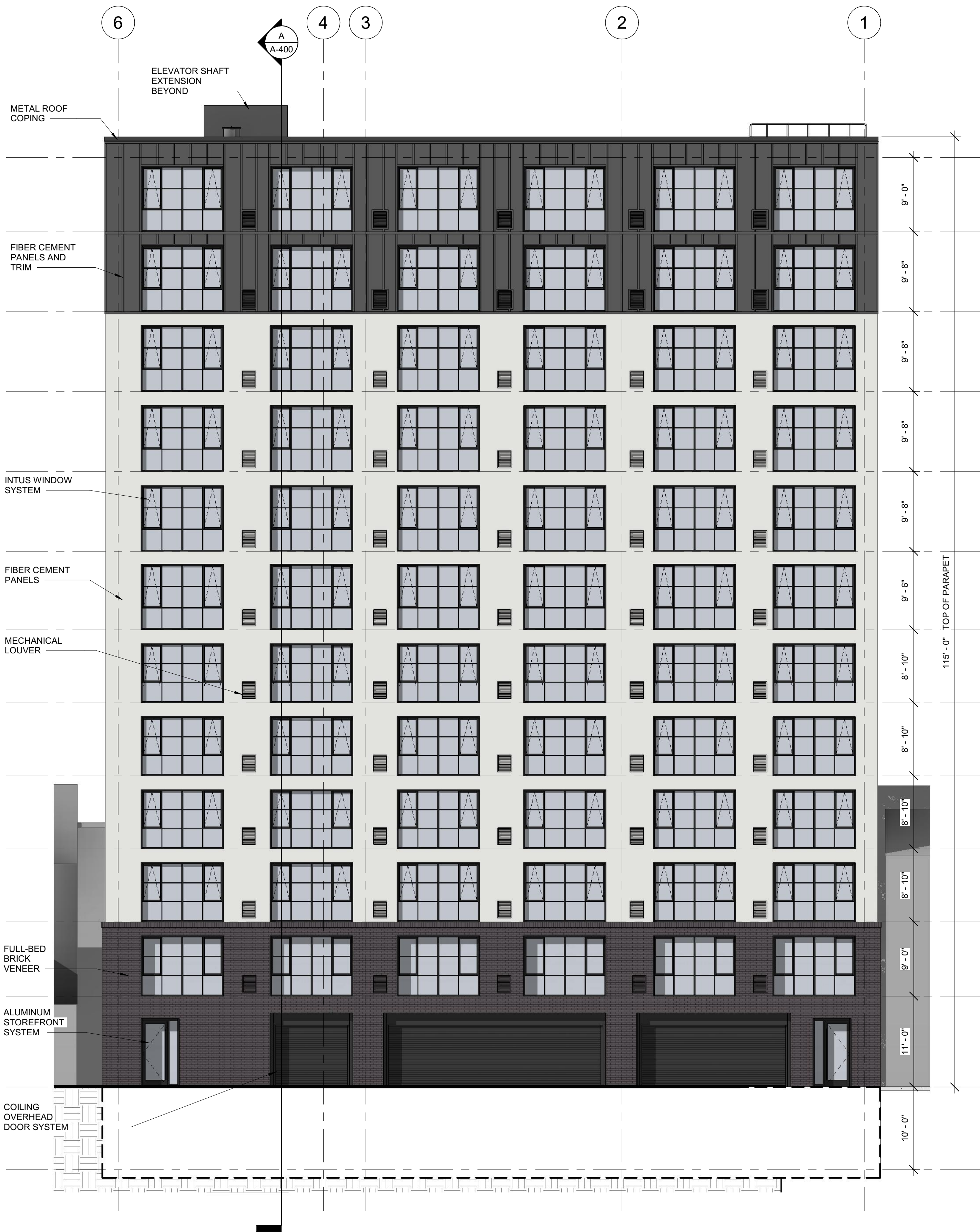
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2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION

No.	Date	Issue or Revision
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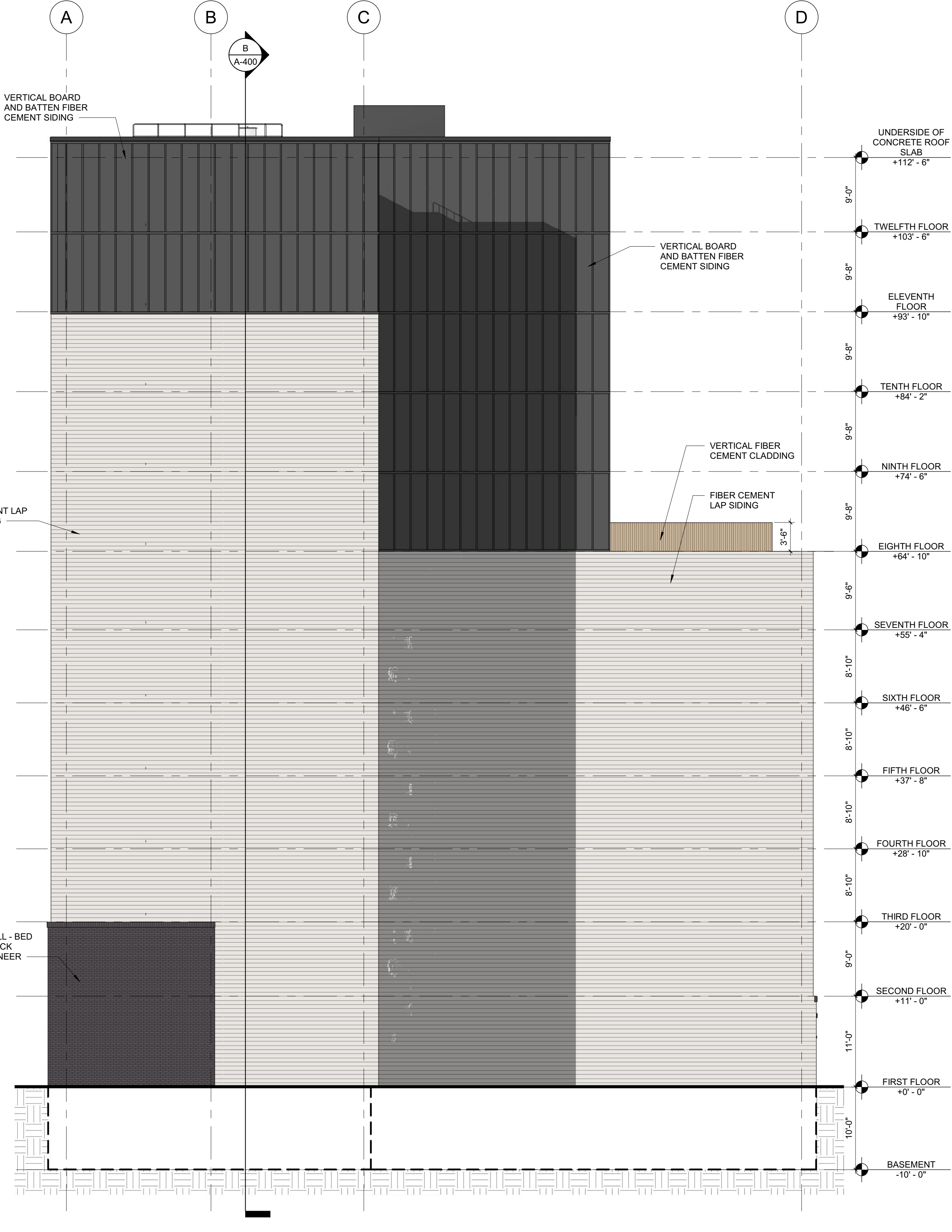
Drawing Title

**EXTERIOR
ELEVATIONS**

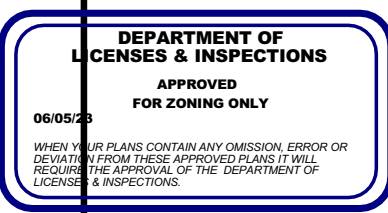
Scale 1/8" = 1'-0"	USA Project No. 2022-131
Drawing Date 04.25.23	Drawing No. A-300
Drawn By DC	Checked By PS/AL



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

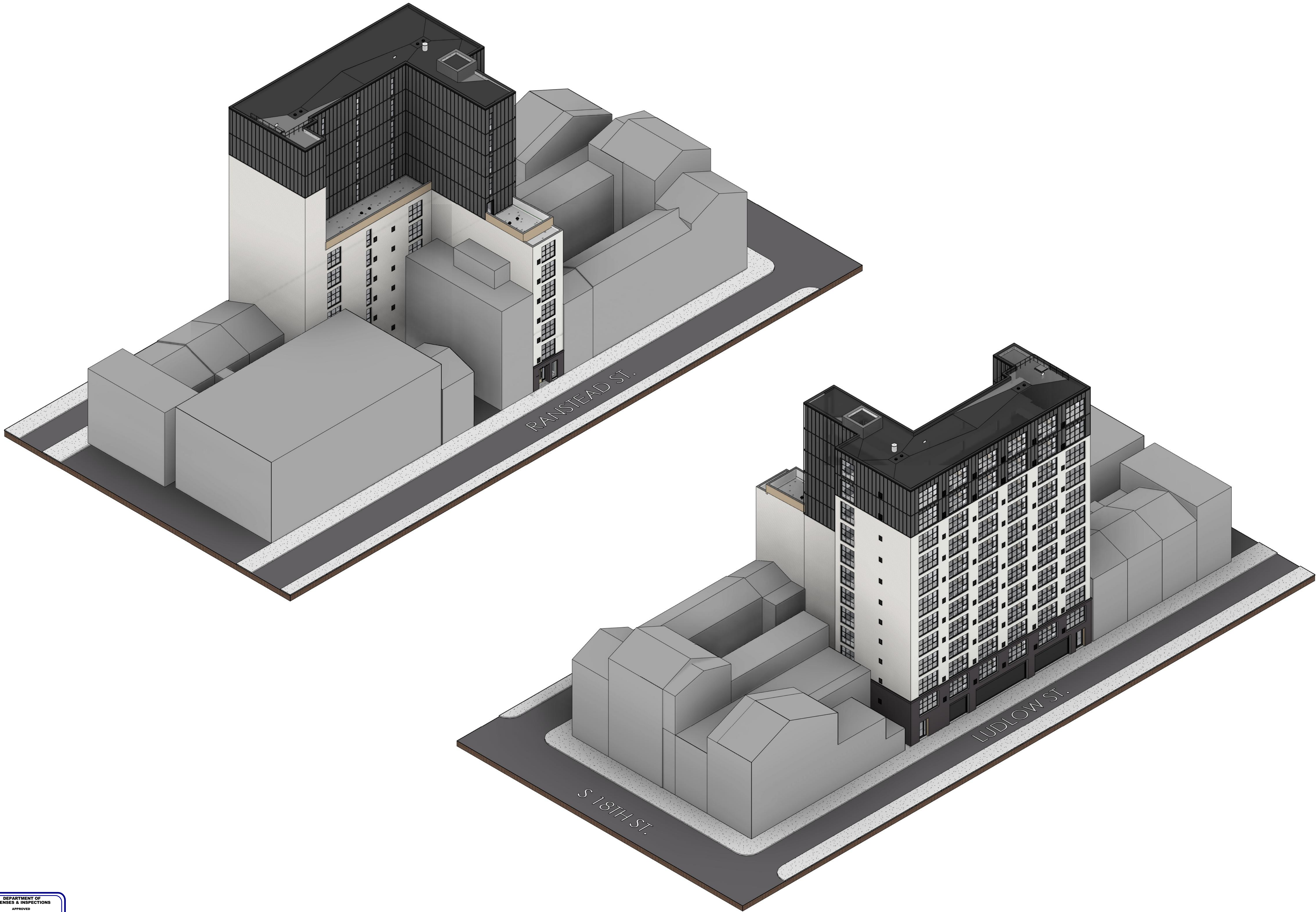


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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1	01.10.23	ZONING SUBMISSION

No.	Date	Issue or Revision
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Drawing Title

**BUILDING
MASSING VIEWS**

Scale	USA Project No. 2022-131
Drawing Date 04.25.23	Drawing No. A-350
Drawn By DC	Checked By PS/AL

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Peter C. Campisano, AIA Marlene Borruso, AIA
Andrew P. Adomato, AIA

USA Architects, Planners and Interior Designers, LTD.
No. 21AC00116100 PA: A0001602L DE: SP-000554 MD: 17644
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**NEW CONSTRUCTION MIXED
USE APARTMENT BUILDING**
AT

**1813 RANSTEAD STREET
APARTMENTS**

FOR
18th & Ludlow Properties LLC

1813 RANSTEAD ST. PHILADELPHIA, PA
19103-3716

No.	Date	Issue or Revision
3	04.25.23	ZONING RESUBMISSION
2	03.16.23	ZONING RESUBMISSION
1	01.10.23	ZONING SUBMISSION

Drawing Title

**BUILDING
SECTIONS**

Scale
1/8" = 1'-0"

USA Project No.
2022-131

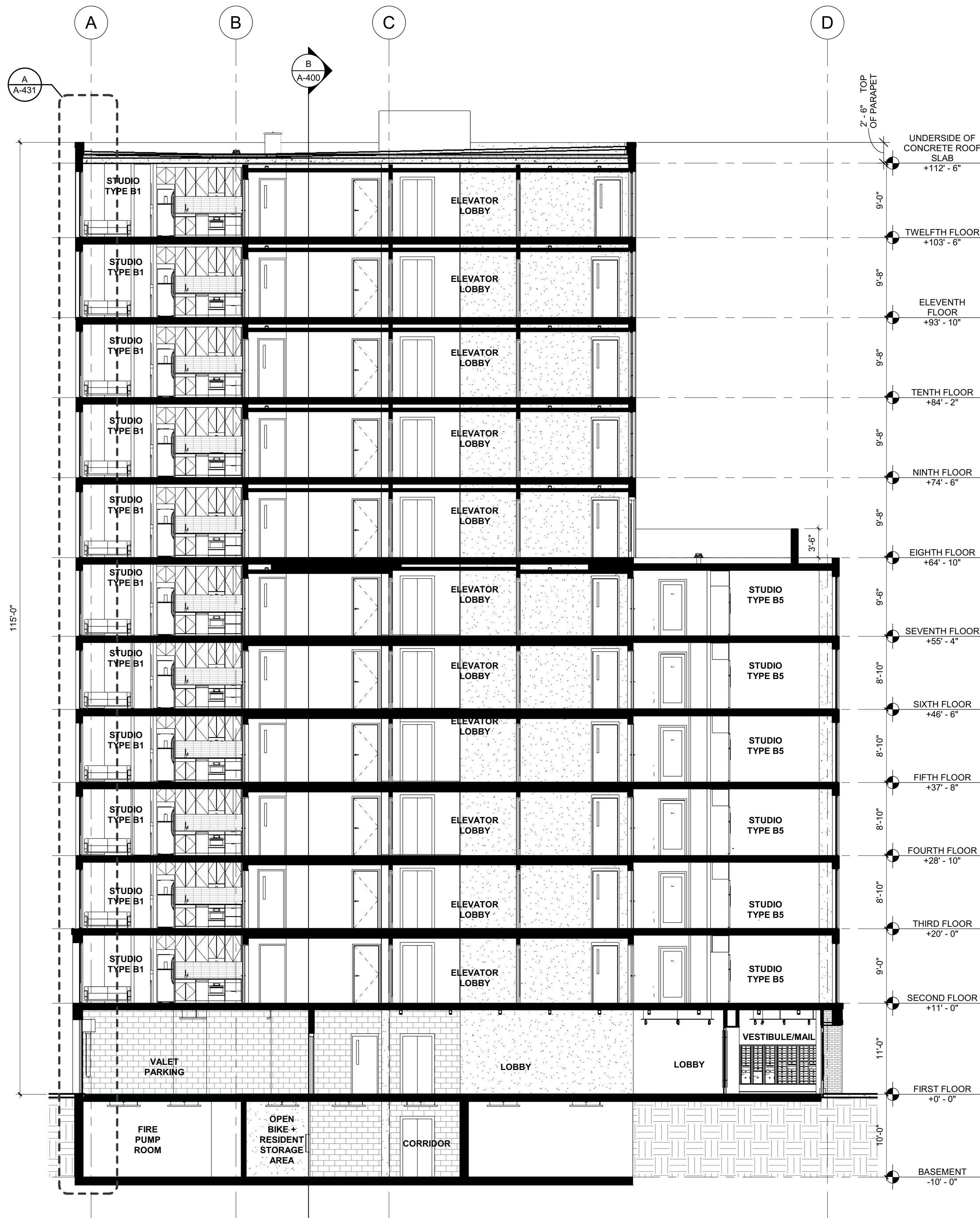
Drawing Date
04.25.23

Drawing No.

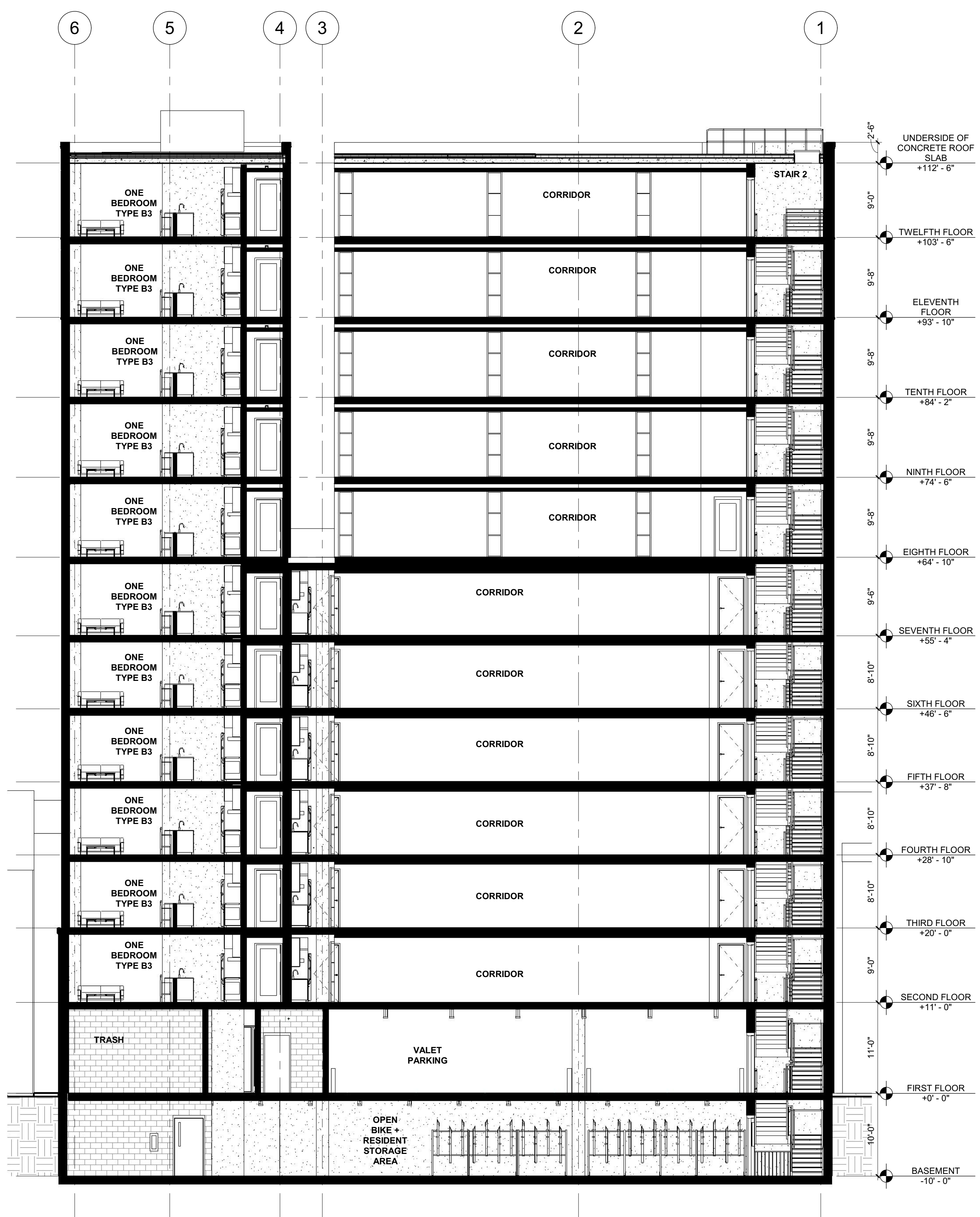
Drawn By
DC

Checked By
PS/AL

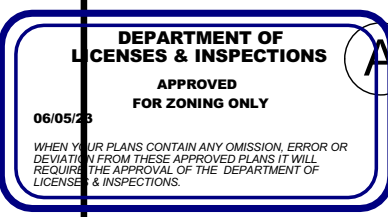
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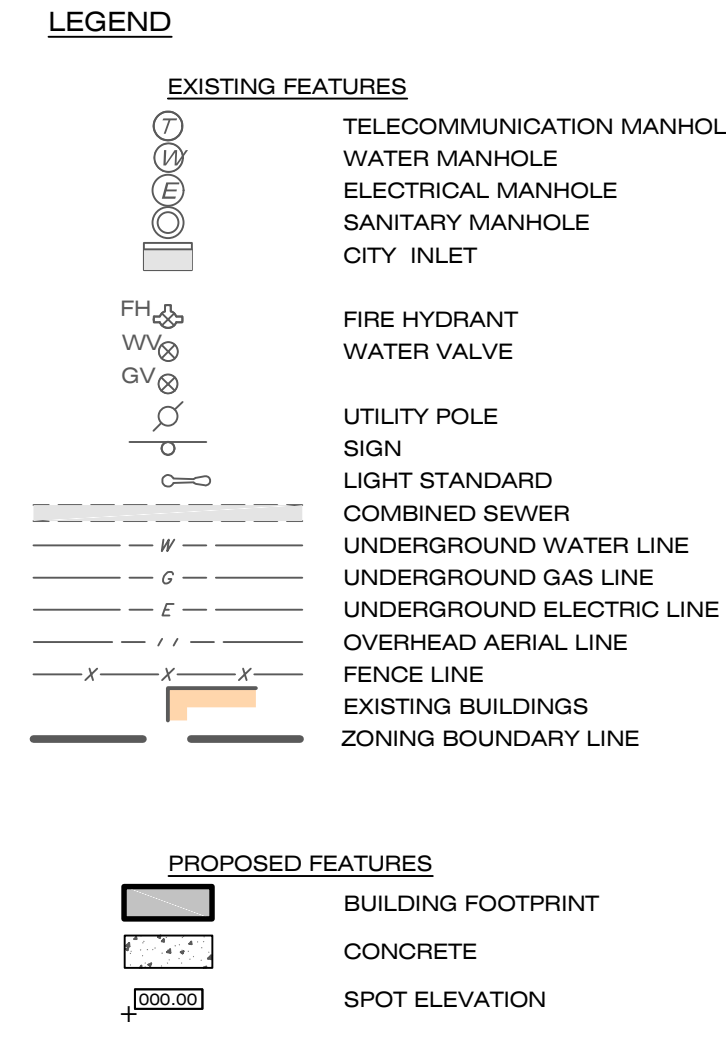
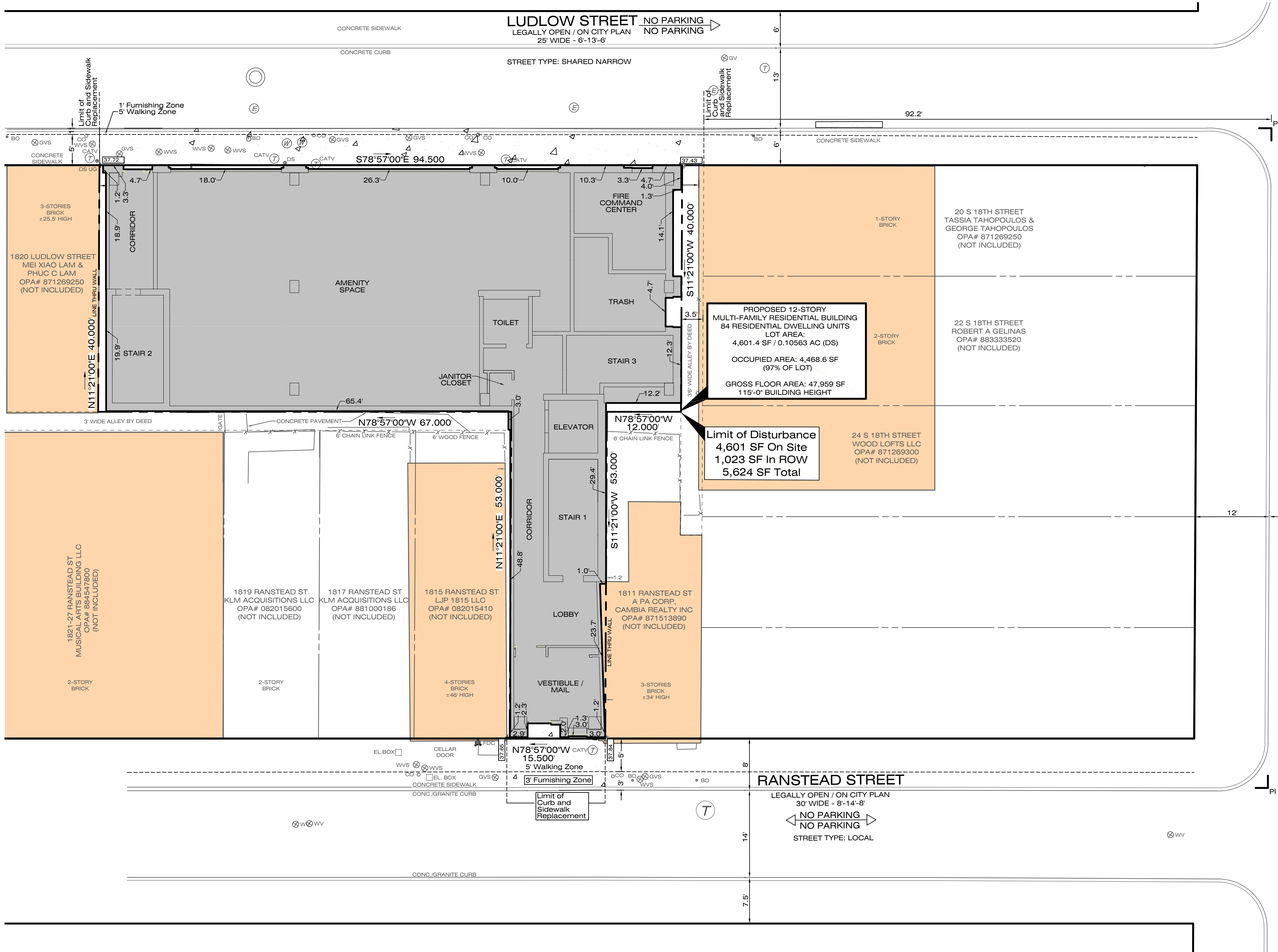
BUILDING SECTION A
SCALE: 1/8" = 1'-0"



BUILDING SECTION B
SCALE: 1/8" = 1'-0"



Applied by L&I: Haoying Ye



- NOTES**
- Boundary information is based on a Proposed Consolidation Plan prepared by Juron Surveying dated 10/18/2022, approved 11/29/2022. Topographic information is based on a field survey performed by Ruggiero Plante Land Design on September 30, 2022.
 - 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.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within Commercial (CMX-5) Zoning District.
 - A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 - Elevations shown on plan are based on City Plan #307. Benchmark is a manhole rim in Ludlow with an elevation of 37.45.

CMX-5 COMMERCIAL ZONING CRITERIA; Section 14-701-3

DISTRICT AND LOT DIMENSIONS	Required	Previously Approved	Proposed
Max. Occupied Area (% of lot)	Buildings 5 stories with 1 or more dwelling units: 90 Others: 100	N/A	no change
BUILDING DIMENSIONS - YARDS			
Min. Front Yard Depth (ft.)	N/A	N/A	no change
Min. Side Yard Width, Each (ft.)	If used: Buildings 4 stories with three or fewer dwelling units: 5; Others: 8 N/A	Not used	no change
Min. Rear Yard Depth (ft.)		N/A	no change
FLOOR AREA RATIO			
Max. Floor Area (% of lot area)	CMX-5: 1,200 [2] See also 14-701(5)	1,089	1,043

[2] The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to one thousand six hundred percent (1,600%) of lot area.

14-203 (131) Floor Area Ratio.

A ratio expressed as a percentage of lot area that is determined by dividing the gross floor area of all buildings on a lot by the area of that lot times 100.

Zoning Criteria Note: Note [2] not applicable to this site

Bicycle Parking Notes:

Per Table 14-804-1:

Proposed Residential Use with 84 Dwelling Units

Required: 1 Space per 3 Dwelling Units

84 DU / 3 = 28

Required: 28 Class 1A Bicycle Parking Spaces

Proposed: 38 Class 1A Bicycle Parking Spaces

Proposed in Basement

Parking Requirement Notes:

Per Table 14-802(2):

Required: 3 Spaces per 10 Dwelling Units

84 Dwelling Units Proposed

Required: 84 DU / 10 DU = 8.4 DU x 3 Spaces = 26 Spaces

2 Parking Space Reduction for Additional Bicycle Parking:

Required: 24 Spaces

Proposed: 26 Spaces off site*

*16 off-street parking spaces, including 3 ADA spaces, are provided at 1800 Market Street, pursuant to ZP-2023-002476.

10 off-street parking spaces to be reserved at 1900-34 JFK Blvd, including 1 ADA space, pursuant to ZP-2023-013008.

Per Table 14-802-4: Required Parking for Persons with Disabilities

Required: 1 ADA Space Minimum

Proposed: 4 ADA Spaces*

Street Tree Note:

14-705(2)(c)(2)(a) - At least one street tree per 35 ft. of linear frontage shall be provided.

- No street trees are proposed on site due to underground utility conflicts and Walking Zone Requirements. Street Tree species and locations to be ultimately decided by Parks and Recreation.

Heritage Tree Note:

14-203(145)

- No trees greater than 24" diameter breast height of Heritage species exist on site, therefore the site contains no Heritage Trees. Existing vegetation will be removed for proposed construction.

Earth Disturbance Note:

- On Site Earth Disturbance to be 4,624.4 SF.

Stormwater Management is not required.



UTILITY OWNERS

DISTRICT: 18th and Ludlow

SERIAL NUMBER: 20222592999; 20222593021

COMPANY: COMCAST CABLEVISION

ADDRESS: 4400 WAYNE AVE

PHILADELPHIA, PA 19140

CONTACT: BOB HARVEY

EMAIL: bob.harvey@cable.comcast.com

COMPANY: USIC

ADDRESS: 450 S HENDERSON RD, SUITE B

KING OF PRUSSIA, PA 19406

CONTACT: GAVIN HEWITT

EMAIL: gavinhe Witt@usicinc.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT

ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER

PHILADELPHIA, PA 19107

CONTACT: ERIC PONERT

EMAIL: eric.ponert@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS

ADDRESS: 1401 JFK BLVD, ROOM 940 MSB

PHILADELPHIA, PA 19102

CONTACT: MAUREEN WANGARI

EMAIL: maureen.wangari@phila.gov

COMPANY: PHILADELPHIA GAS WORKS

ADDRESS: 800 W MONTGOMERY AVE

PHILADELPHIA, PA 19122

CONTACT: JAMES BOCHANSKI

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY

ADDRESS: 1234 MARKET ST, 12TH FL

PHILADELPHIA, PA 19107

CONTACT: DAVID MONTYDAS

EMAIL: dmontydas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC

ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A

EXTON, PA 19341

CONTACT: KELLY BLOUNT

EMAIL: kelly.b.blount@verizon.com

OWNER OF RECORD

1808-10, 12-14, 16-18 LUDLOW STREET

1813 RANSTEAD STREET

18TH AND LUDLOW PROPERTIES

242 N. 22ND STREET

PHILADELPHIA, PA 19103

Contact information under prepared for:

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			
01	2023-02-22	ZONING REVIEW COMMENTS	
02	2023-03-03	ZONING REVIEW - BLDG. HT.	
03	2023-03-08	BLDG. ADA AND COVERAGE	
04	2023-03-16	BUILDING COVERAGE	
05	2023-04-25	BUILDING HEIGHT	
06	2023-11-29	SITE PLAN REVISION	

1813 RANSTEAD STREET & 1808-18 LUDLOW STREET

Philadelphia, PA 19103

8th Ward - OPA #88-1-0001-45

prepared for:

18th and Ludlow Properties LLC

1821 Ranstead Street

Philadelphia, PA, 19103

DAVID J. PLANTE, Professional Engineer

PA. No. PE-043820-E



Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: January 10, 2023

Scale: 1" = 10'-0"

Sheet Title: ZONING PLAN

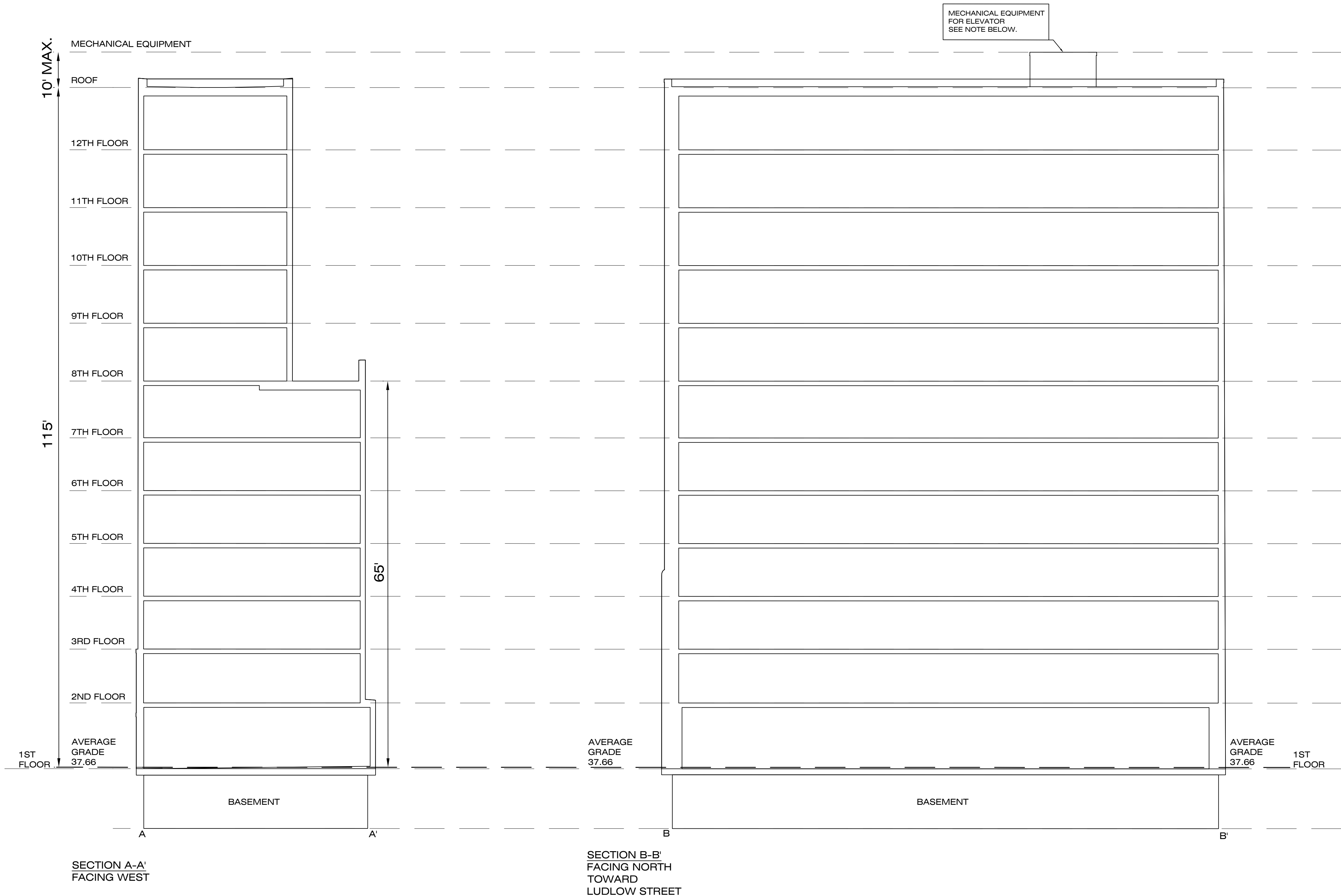
Sheet 1 of 2

DEPARTMENT OF LICENSES & INSPECTIONS

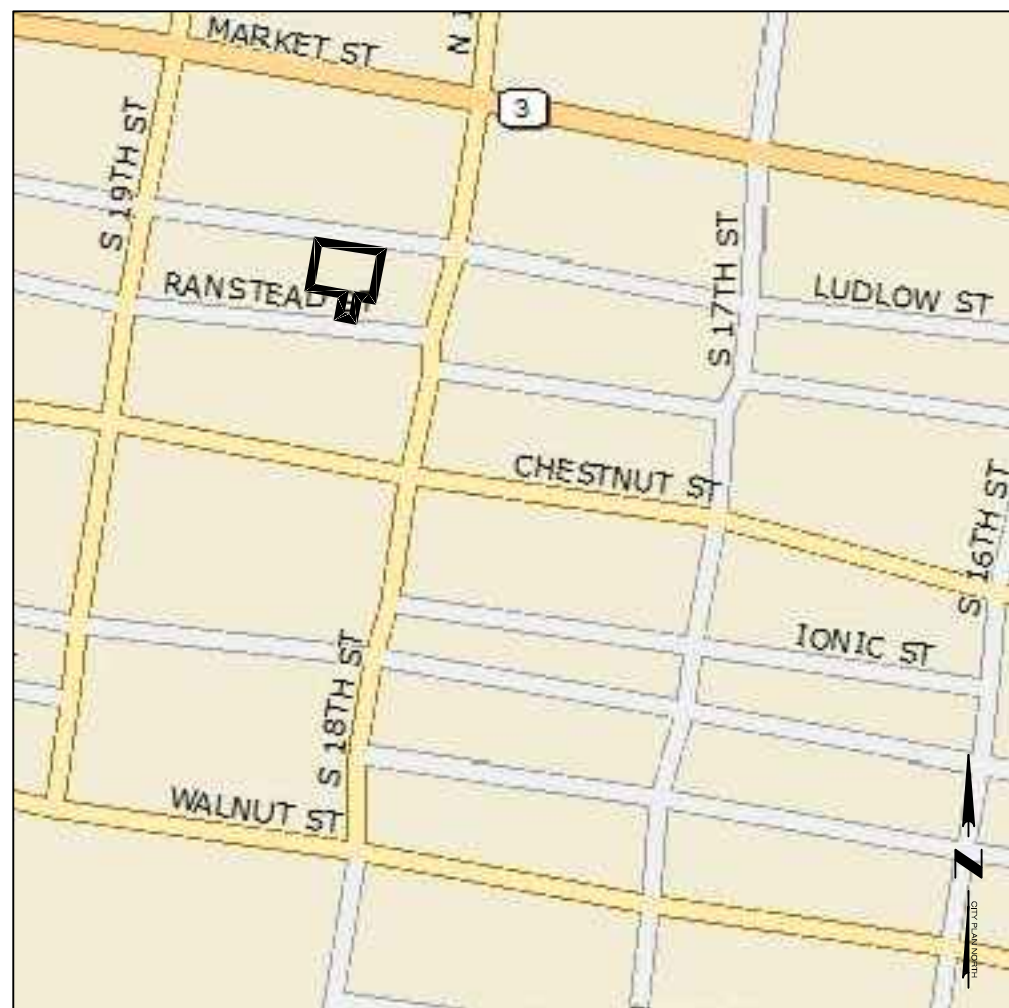
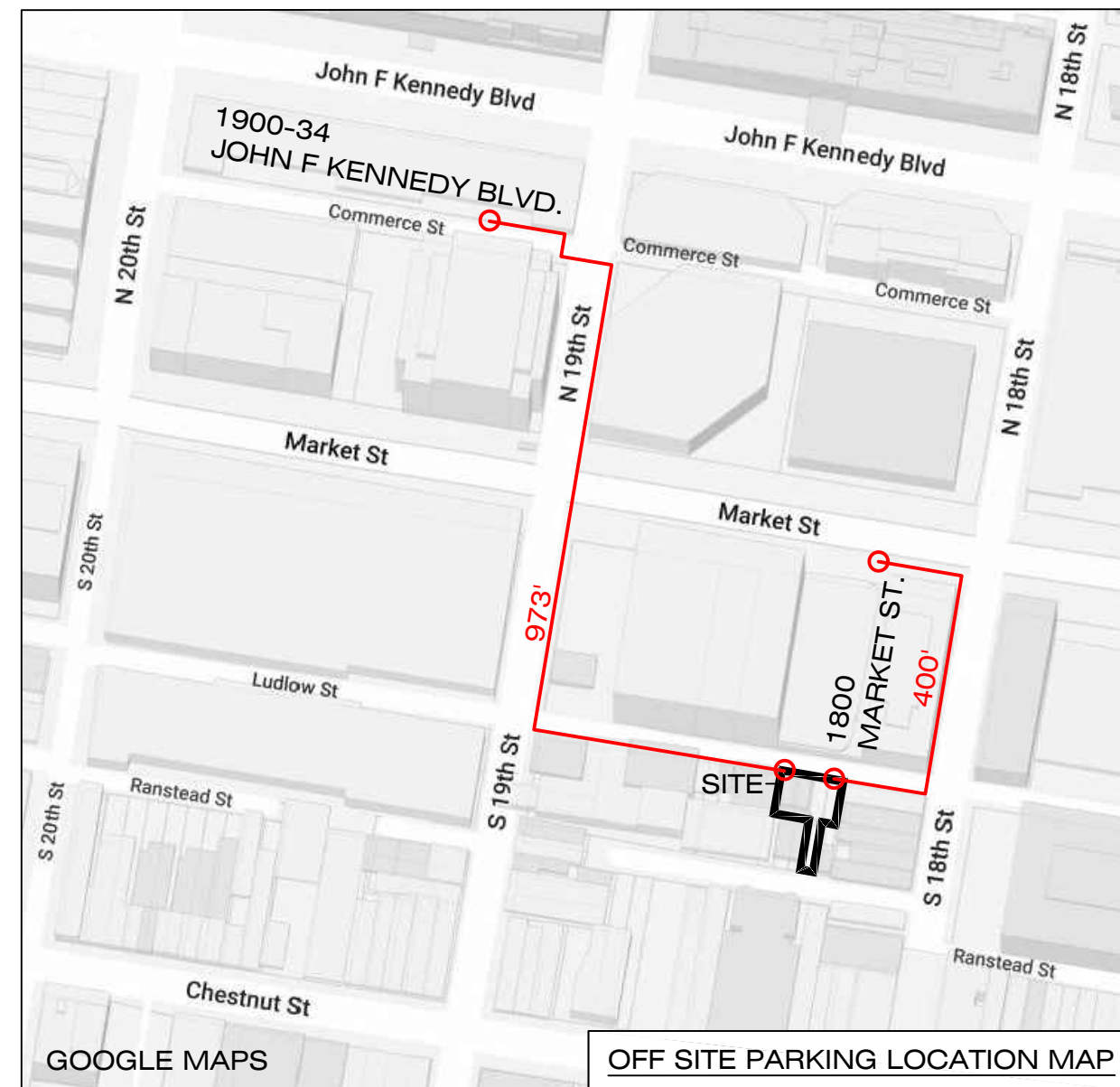
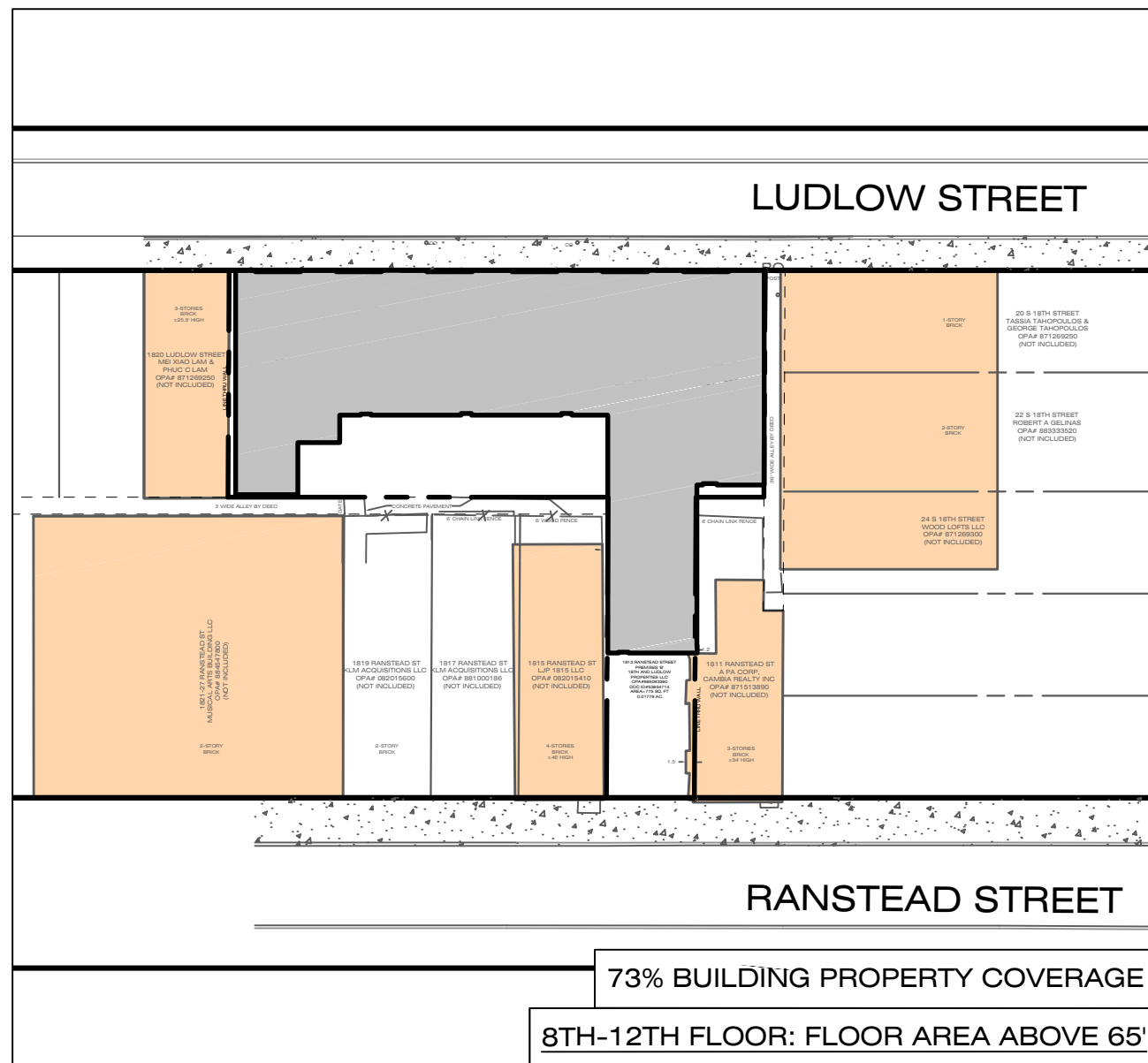
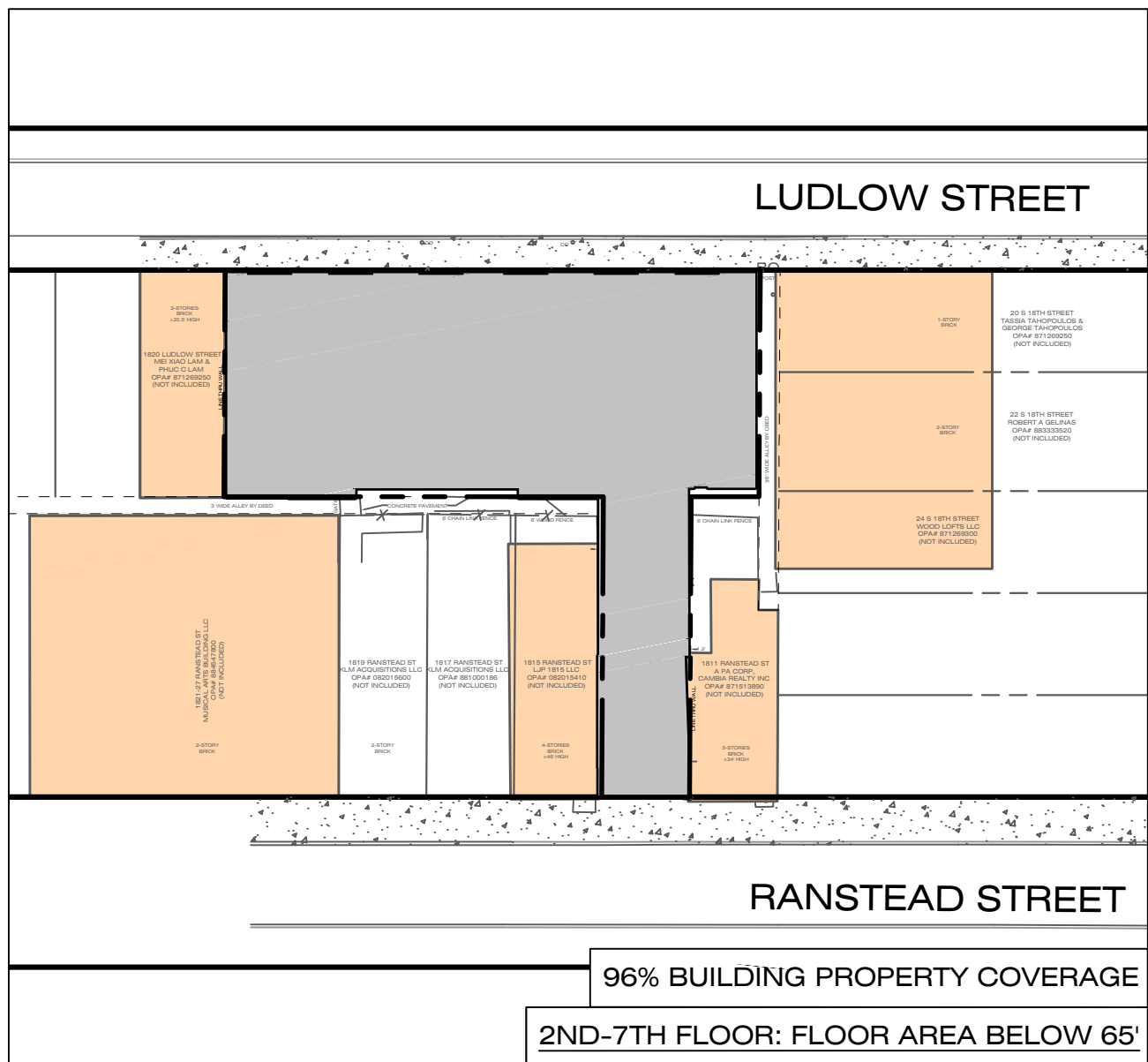
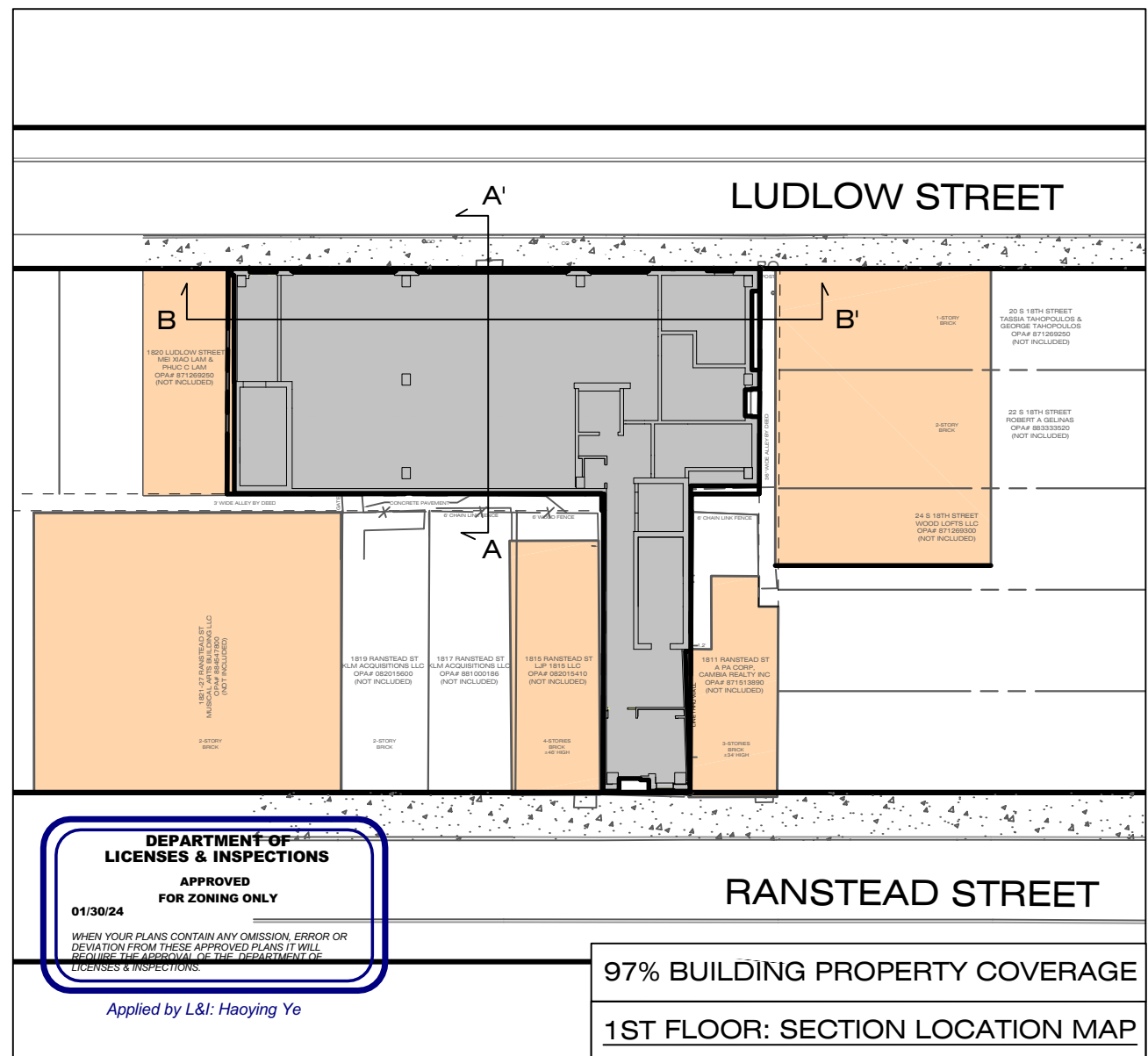
APPROVED FOR ZONING ONLY

01/30/2024

APPLIED BY: L&I HOANG YE



Average Grade (Site Building):
 $37.72 + 37.43 + 37.84 + 37.65 = 150.64$
Average Grade: $150.64 / 4 = 37.66$



LOCATION MAP SCALE 1"=500'

UTILITY OWNERS

DATE CONTACTED: September 9, 2022

SERIAL NUMBER: 20222592999; 20222593021

COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: bob_harvey@cable.comcast.com

COMPANY: USIC
ADDRESS: 450 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: GAVIN HEWITT
EMAIL: gavinhe Witt@usicinc.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER
PHILADELPHIA, PA 19107
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EMAIL: eric.ponert@phila.gov

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EMAIL: maureen.wangari@phila.gov

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ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: kelly.b.blount@verizon.com

OWNER OF RECORD

1808-10, 12-14, 16-18 LUDLOW STREET
1813 RANSTEAD STREET
18TH AND LUDLOW PROPERTIES
242 N. 22ND STREET
PHILADELPHIA, PA 19103
Contact information under prepared for:



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06	2023-11-29	SITE PLAN REVISION	

1813 RANSTEAD STREET & 1808-18 LUDLOW STREET

Philadelphia, PA 19103
8th Ward - OPA #88-1-0001-45

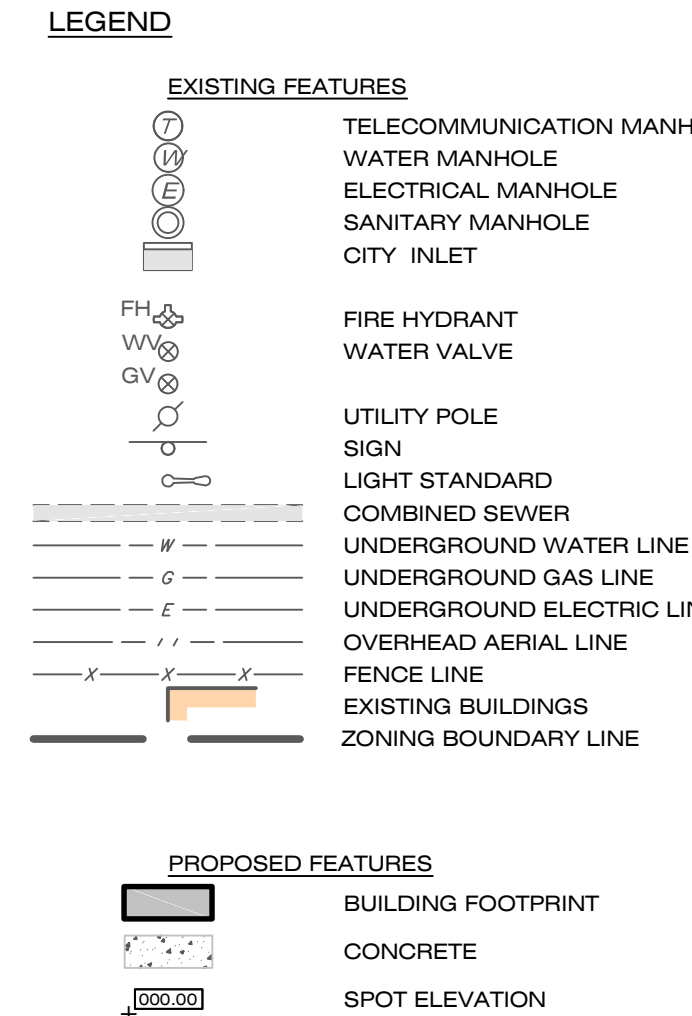
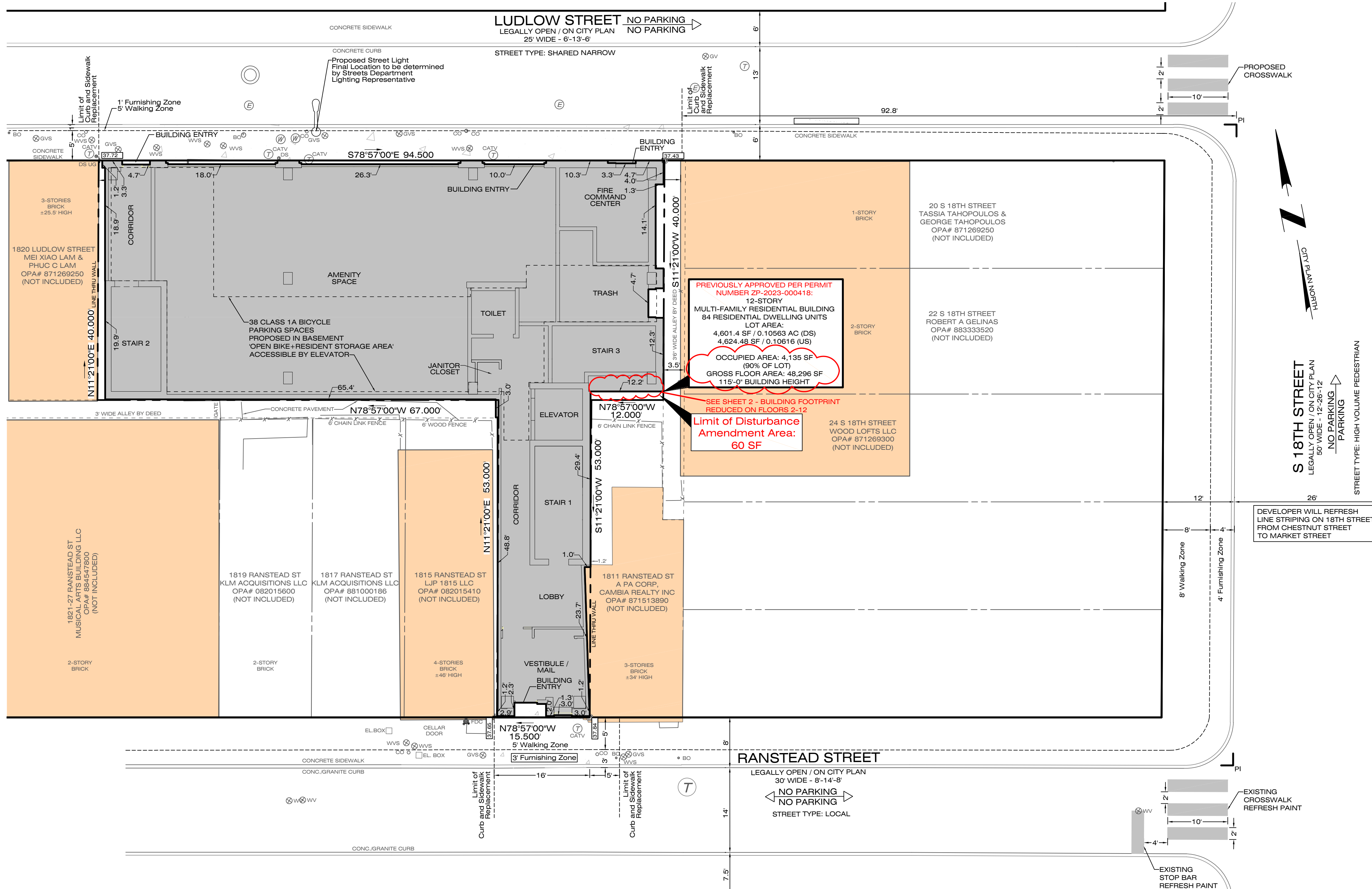
prepared for:
18th and Ludlow Properties LLC
1821 Ranstead Street
Philadelphia, PA, 19103

DAVID J. PLANTE, Professional Engineer
PA. No. PE-043820-E

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

Plan Date: January 10, 2023
Scale: 1" = 10'-0"

Sheet Title:
ZONING ELEVATIONS
Sheet 2 of 2



- NOTES**
- Boundary information is based on a Proposed Consolidation Plan prepared by Juron Surveying dated 10/18/2022, approved 11/29/2022. Topographic information is based on a field survey performed by Ruggiero Plante Land Design on September 30, 2022.
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 - Elevations shown on plan are based on City Plan #307. Benchmark is a manhole rim in Ludlow with an elevation of 37.45.

CMX-5 COMMERCIAL ZONING CRITERIA; Section 14-701-3

DISTRICT AND LOT DIMENSIONS	Required	Previously Approved	Proposed
Max. Occupied Area (% of lot)	Buildings 5 stories with 1 or more dwelling units: 90 Others: 100	N/A	N/A
BUILDING DIMENSIONS - YARDS			
Min. Front Yard Depth (ft.)	N/A	N/A	no change
Min. Side Yard Width, Each (ft.)	If used: Buildings 4 stories with three or fewer dwelling units: 5; Others: 8 N/A	Not used	no change
Min. Rear Yard Depth (ft.)		N/A	no change
FLOOR AREA RATIO			
Max. Floor Area (% of lot area)	CMX-5: 1,200 [2] See also 14-701(5)	1,043	1,044

[2] The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to one thousand six hundred percent (1,600%) of lot area.

14-203 (131) Floor Area Ratio.
A ratio expressed as a percentage of lot area that is determined by dividing the gross floor area of all buildings on a lot by the area of that lot times 100.

Zoning Criteria Note: Note [2] not applicable to this site

Bicycle Parking Notes:

Per Table 14-804-1:
Proposed Residential Use with 84 Dwelling Units

Required: 1 Space per 3 Dwelling Units
84 DU / 3 = 28
Required: 28 Class 1A Bicycle Parking Spaces
Proposed: 38 Class 1A Bicycle Parking Spaces
Proposed in Basement

Section 14-802(8)(e)
10 Additional Bicycle Parking Spaces Proposed
10 Bicycle Spaces = 2 Parking Space Reduction

Parking Requirement Notes:

Per Table 14-802(2):
Required: 3 Spaces per 10 Dwelling Units
84 Dwelling Units Proposed
Required: 84 DU / 10 DU = 8.4 DU x 3 Spaces = 26 Spaces
2 Parking Space Reduction for Additional Bicycle Parking:
Required: 24 Spaces
Proposed: 26 Spaces off site*

*16 off-street parking spaces, including 3 ADA spaces, are provided at 1800 Market Street, pursuant to ZP-2023-002476.
10 off-street parking spaces to be reserved at 1900-34 JFK Blvd, including 1 ADA space, pursuant to ZP-2023-013008.

Per Table 14-802-4: Required Parking for Persons with Disabilities
Required: 1 ADA Space Minimum
Proposed: 4 ADA Spaces*

Street Tree Note:

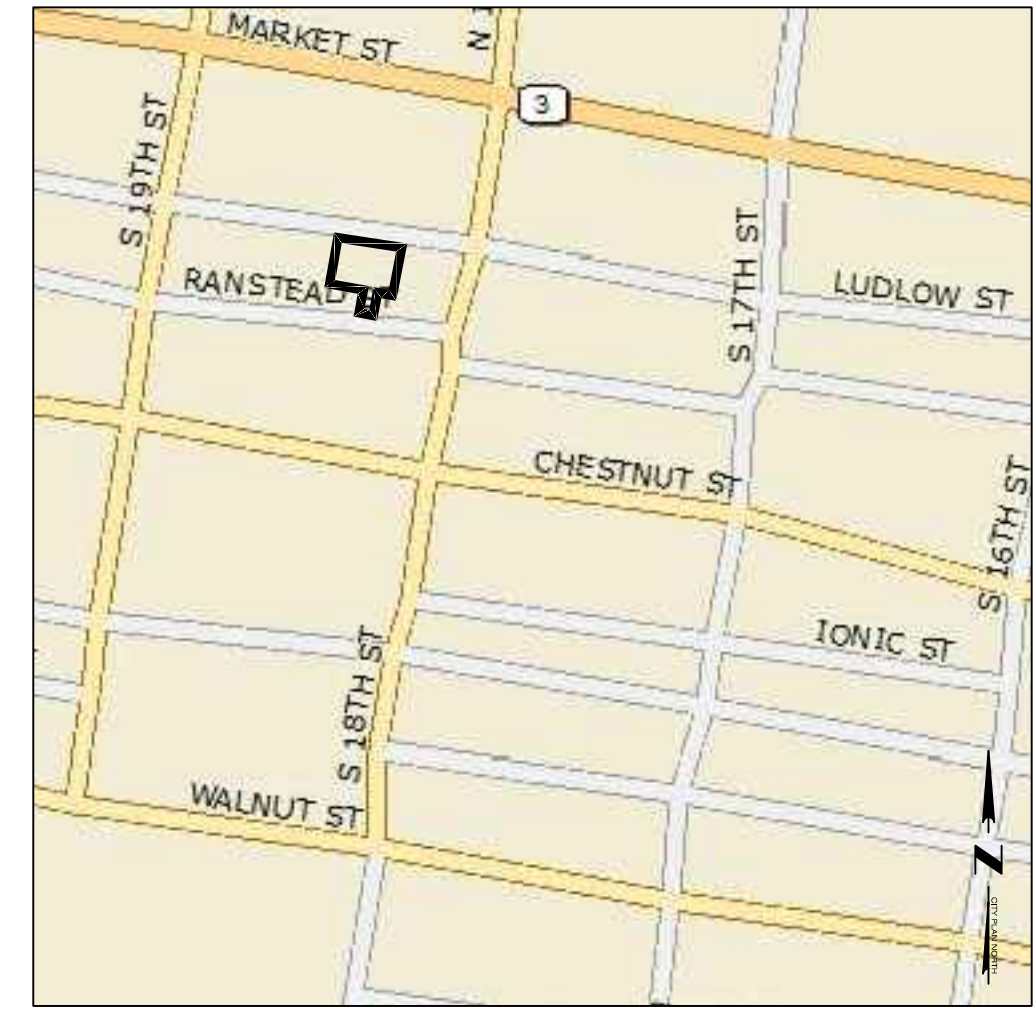
14-705(2)(c)(2)(a) - At least one street tree per 35 ft. of linear frontage shall be provided.
1. No street trees are proposed on site due to underground utility conflicts and Walking Zone Requirements. Street Tree species and locations to be ultimately decided by Parks and Recreation.

Heritage Tree Note:

14-203(145)
1. No trees greater than 24" diameter breast height of Heritage species exist on site, therefore the site contains no Heritage Trees. Existing vegetation will be removed for proposed construction.

Earth Disturbance Note:

1. On Site Earth Disturbance to be 4,624.4 SF.
Stormwater Management is not required.



SCALE 1"=500'

UTILITY OWNERS

DISTRICT CONTACTED: September 9, 2022

SERIAL NUMBER: 20222592999; 20222593021

- COMPANY: COMCAST CABLEVISION
ADDRESS: 4400 WAYNE AVE
PHILADELPHIA, PA 19140
CONTACT: BOB HARVEY
EMAIL: bob.harvey@cable.comcast.com
- COMPANY: USIC
ADDRESS: 450 S HENDERSON RD, SUITE B
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CONTACT: GAVIN HEWITT
EMAIL: gavinhe Witt@usicinc.com
- COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT
EMAIL: eric.ponert@phila.gov
- COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB
PHILADELPHIA, PA 19102
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EMAIL: maureen.wangari@phila.gov
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ADDRESS: 1234 MARKET ST, 12TH FL
PHILADELPHIA, PA 19107
CONTACT: DAVID MONTYDAS
EMAIL: dmontydas@septa.org
- COMPANY: VERIZON PENNSYLVANIA, LLC
ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A
EXTON, PA 19341
CONTACT: KELLY BLOUNT
EMAIL: kelley.b.blount@verizon.com

OWNER OF RECORD

1808-10, 12-14, 16-18 LUDLOW STREET
1813 RANSTEAD STREET
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REVISIONS		
DATE	REVISION	BY
01 2023-02-22	ZONING REVIEW COMMENTS	07 2025-02-18 BUILDING COVERAGE
02 2023-03-03	ZONING REVIEW - BLDG. HT.	
03 2023-03-06	BLDG. ADA AND COVERAGE	
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06 2023-11-29	SITE PLAN REVISION	

1813 RANSTEAD STREET & 1808-18 LUDLOW STREET

Philadelphia, PA 19103
8th Ward - OPA #88-1-0001-45

prepared for:
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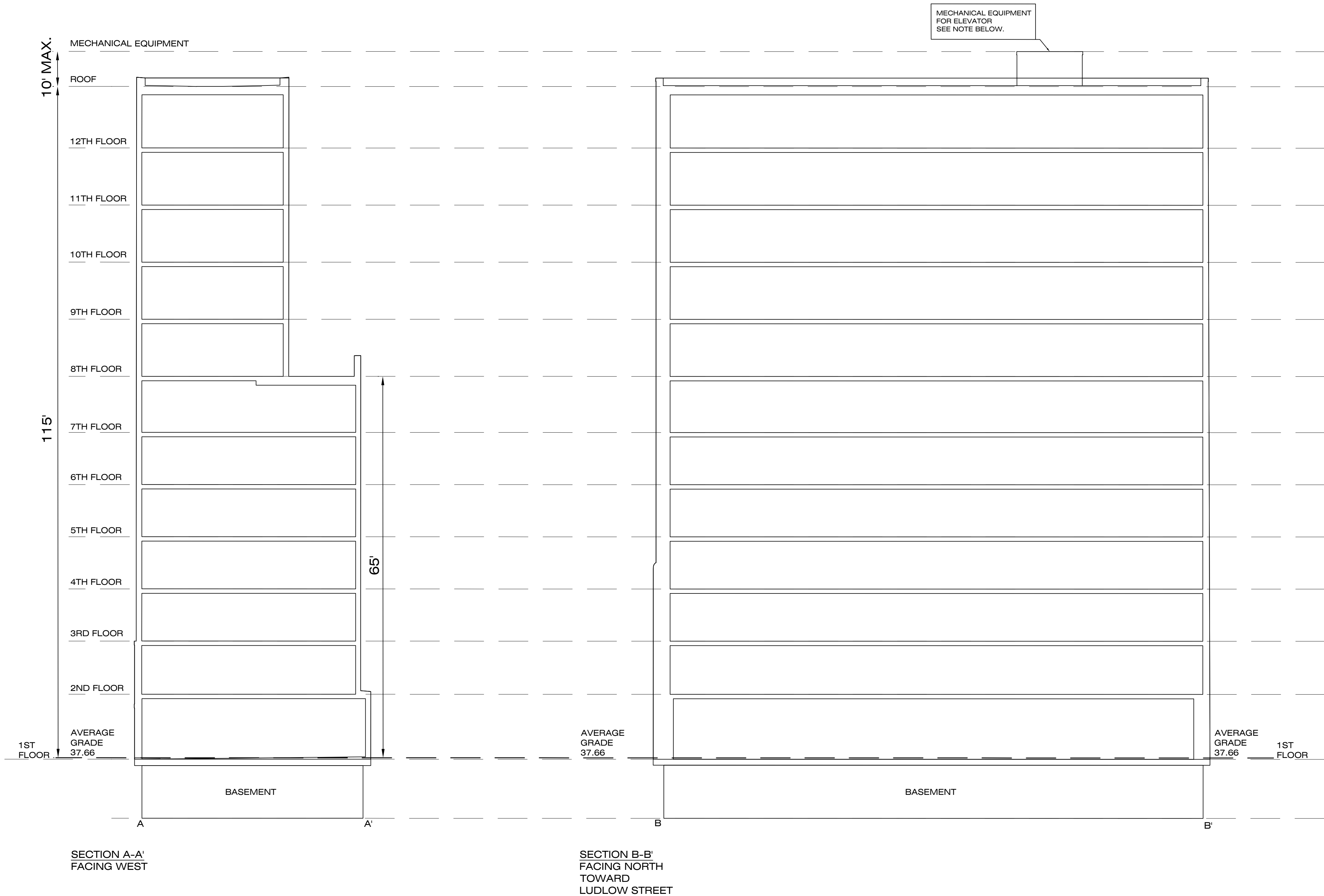
DAVID J. PLANTE, Professional Engineer
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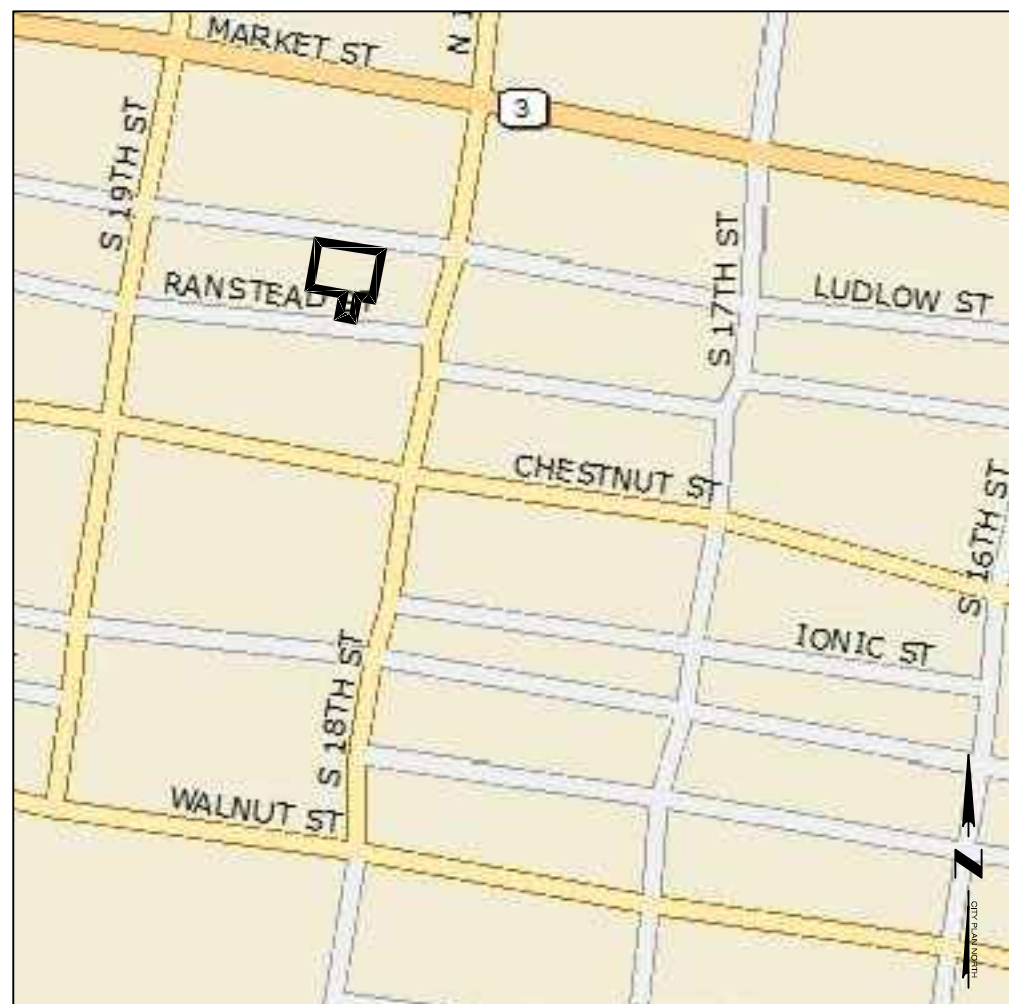
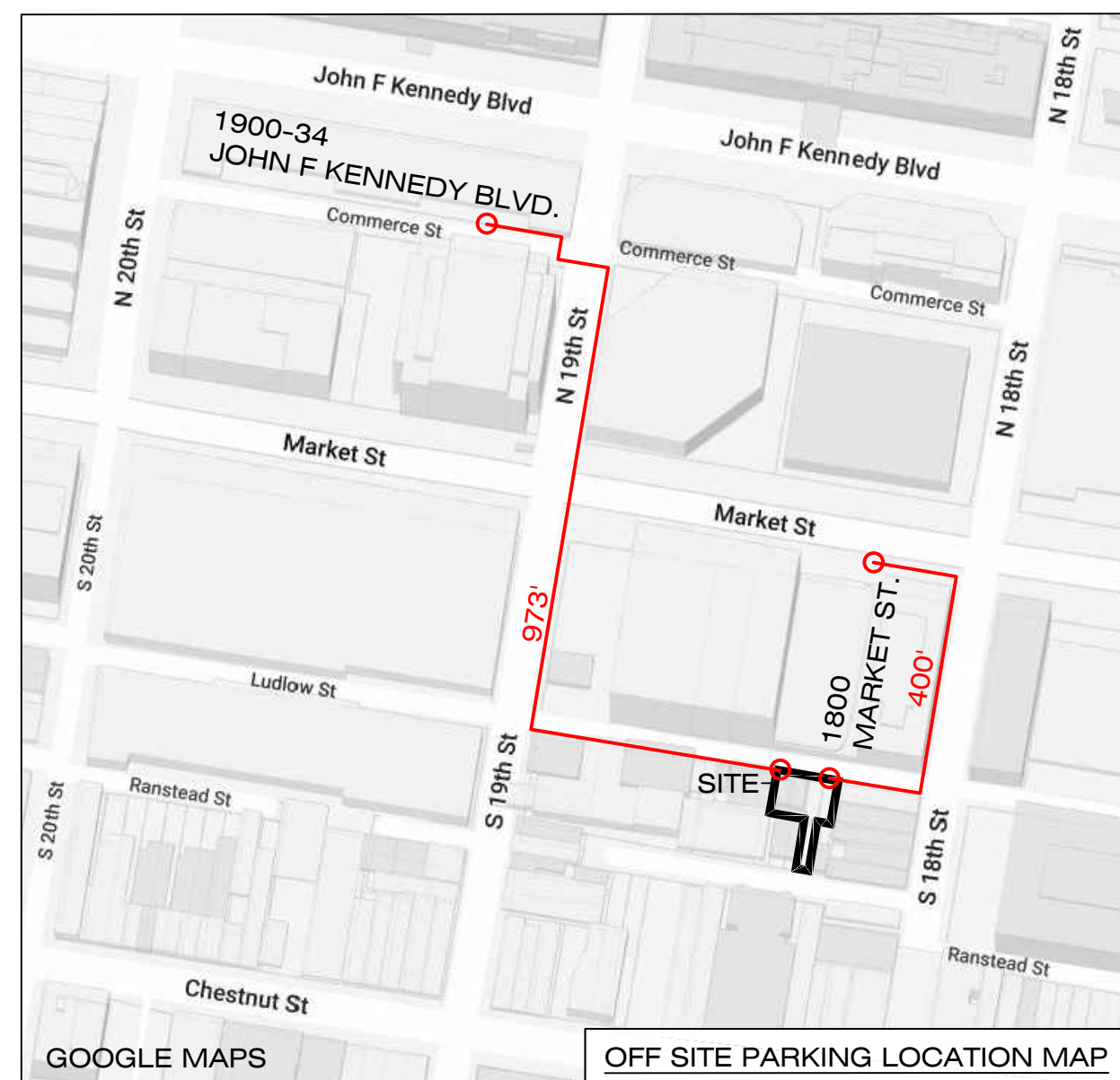
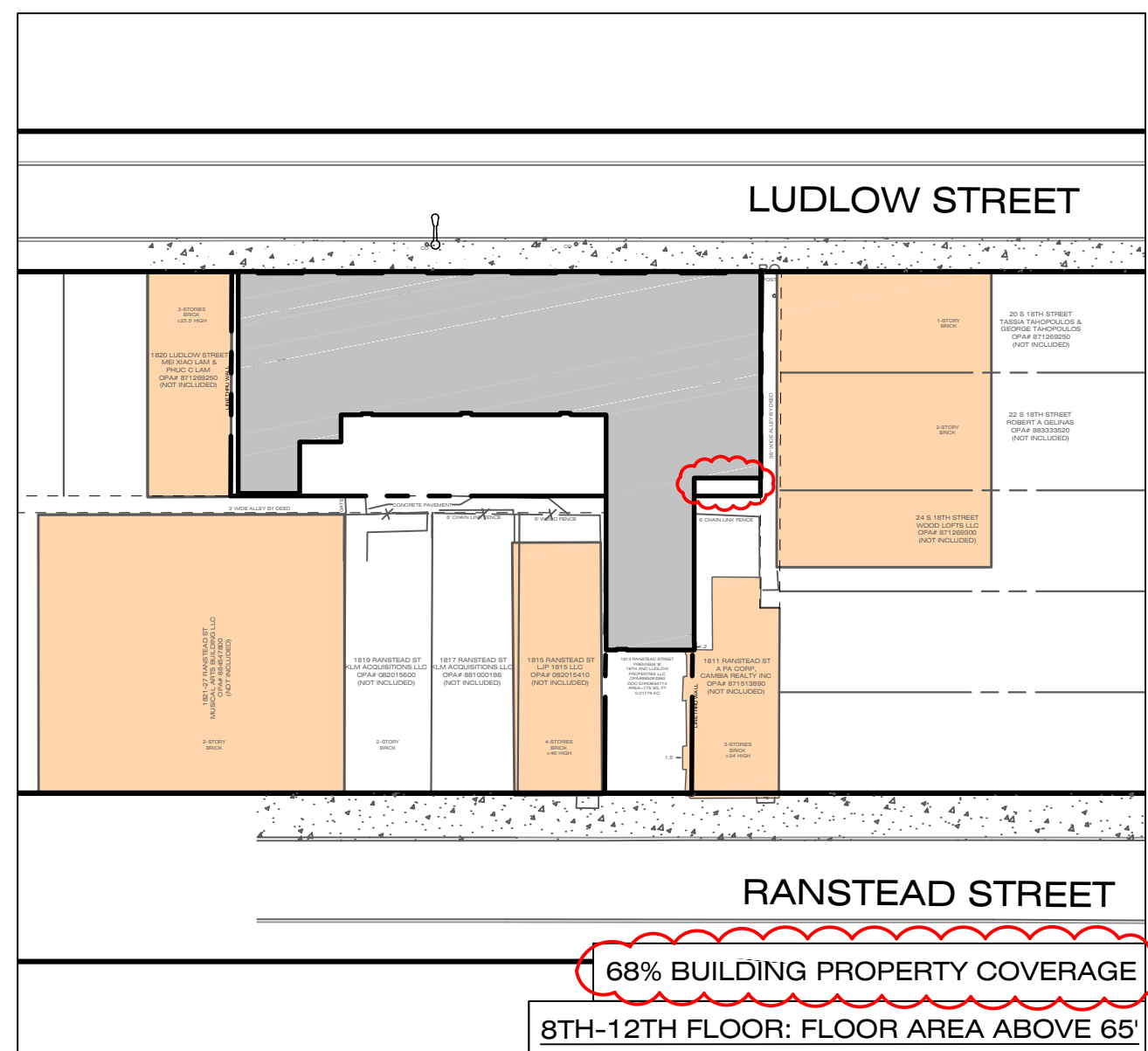
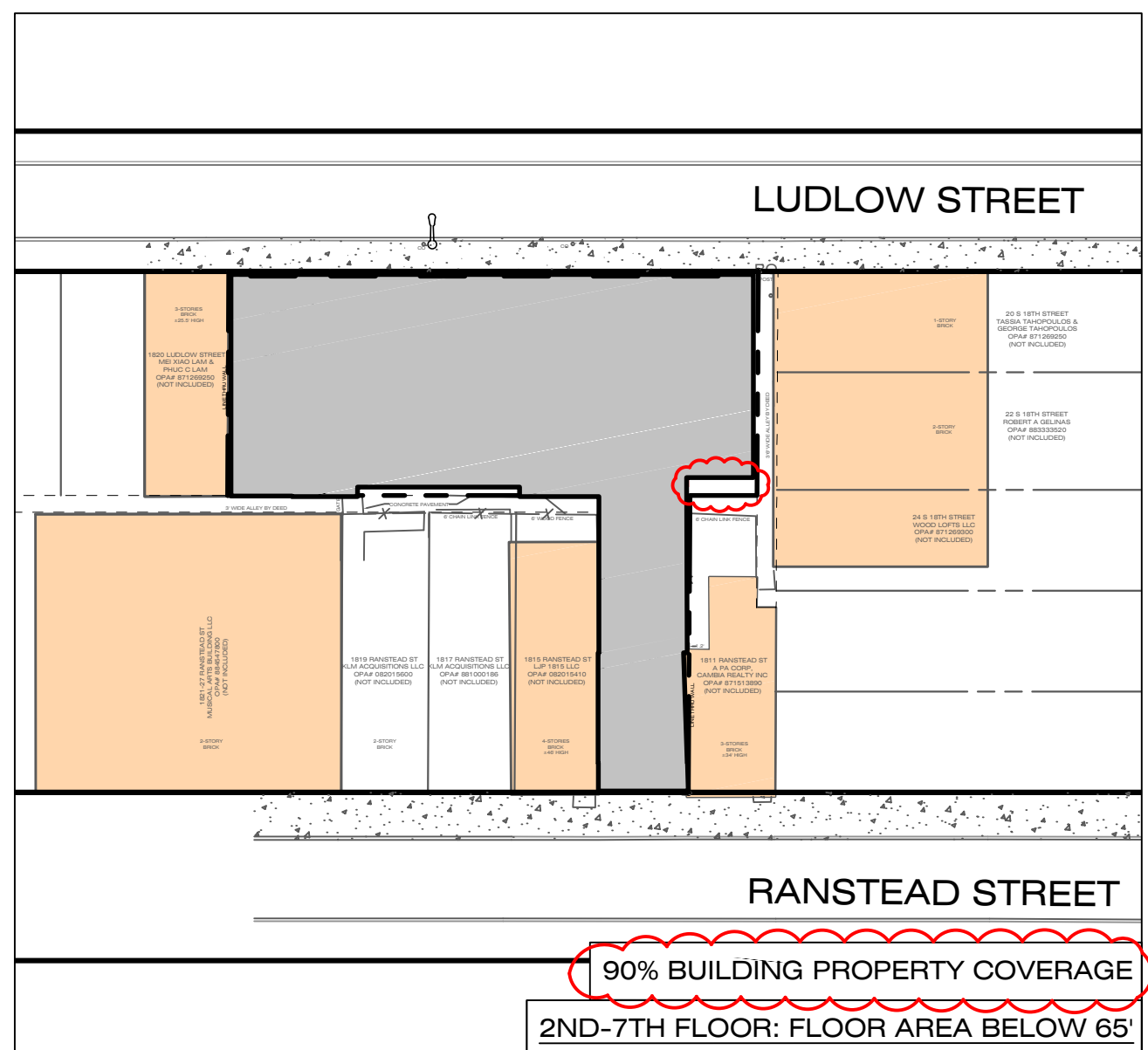
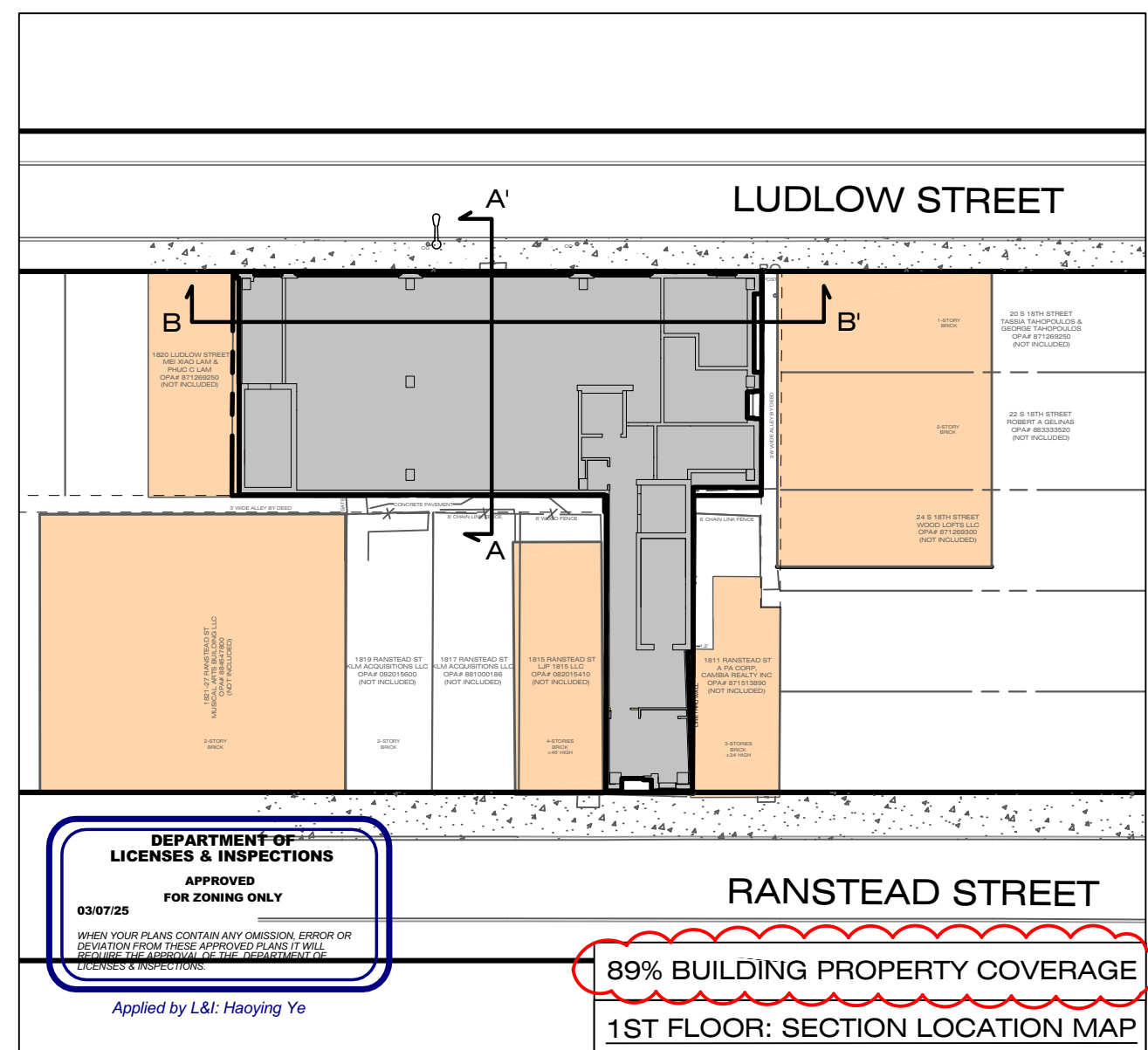
Plan Date: January 10, 2023
Scale: 1" = 10'-0"

Sheet Title: ZONING PLAN
Sheet 1 of 2





Average Grade (Site Building):
 $37.72 + 37.43 + 37.84 + 37.65 = 150.64$
Average Grade: $150.64 / 4 = 37.66$



LOCATION MAP SCALE 1"=500'

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1813 RANSTEAD STREET & 1808-18 LUDLOW STREET
Philadelphia, PA 19103
8th Ward - OPA #88-1-0001-45

prepared for:
18th and Ludlow Properties LLC
1821 Ranstead Street
Philadelphia, PA, 19103

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Plan Date: January 10, 2023 Scale: 1" = 10'-0"

Sheet Title: ZONING ELEVATIONS
Sheet 2 of 2

PHILADELPHIA ZONING CODE

PERMITS:

ART COMMISSION APPROVAL	NEW CONSTRUCTION - NOT REQUIRED IN CENTER CITY OVERLAY DISTRICT
HISTORIC COMMISSION	NOT ON PHILADELPHIA HISTORIC REGISTER
PARKING	AGREEMENT LETTER REQUIRED
FAIRMOUNT PARK	SITE IS NOT IN FAIRMOUNT PARK

CENTER CITY RESIDENTS ASSOCIATION (CCRA)

HEIGHT REGULATIONS		AREA DOES NOT INCLUDE SITE	N/A
SETBACK/BUILD-TO REGULATIONS		AREA DOES NOT INCLUDE SITE	N/A
PARKING AND LOADING REGULATIONS	MAPS 2,3,4	AREA DOES NOT INCLUDE SITE	N/A
SIGN REGULATIONS	MAPS 1,2	AREA DOES NOT INCLUDE SITE	N/A
SPECIAL REVIEW AREAS		AREA DOES NOT INCLUDE SITE	N/A
BULK AND MASS CONTROLS		CMX-3 ONLY	N/A

(2)	APPLICABILITY		
(b)	AREA BOUNDARIES		
(3)	CENTER CITY COMMERCIAL AREA		
(29)	CENTER CITY COMMERCIAL DISTRICT CONTROL AREA		
(30)	CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA		
(d)	TABLE 14-502-1 CTR SUMMARY TABLE		
	CENTER CITY COMMERCIAL AREA	SIGN CONTROL 14-502 (7)(b)	
	CENTER CITY COMMERCIAL DISTRICT CONTROL AREA	HEIGHT CONTROLS 14-502(3)(i)	
	CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA	SETBACK CONTROLS 14-502(4)(C)	
	MINIMUM BUILDING HEIGHT AREA	14-502(3)(j)	
	PARKING GARAGE GROUND FLOOR USE CONTROL AREA	14-502(6)(d)	
	RESIDENTIAL PARKING CONTROL AREA	14-502(6)(c)	
(3)	HEIGHT REGULATIONS		
(j)	BUILDINGS IN CMX-5 IN MINIMUM BUILDING HEIGHT AREA		
	MINIMUM 25 FT HEIGHT	HEIGHT CONTROL AREA MAP	
		AREA DOES NOT INCLUDE SITE	N/A
(4)	SETBACK/BUILD-TO REGULATIONS	SETBACK/BUILD-TO REGULATIONS MAP	
		AREA DOES NOT INCLUDE SITE	N/A
(6)	PARKING AND LOADING REGULATIONS	PARKING AND LOADING MAPS	
		AREA DOES NOT INCLUDE SITE	N/A
(7)	SIGN REGULATIONS	SIGN REGULATIONS MAPS	
		AREA DOES NOT INCLUDE SITE	N/A
(8)	SPECIAL REVIEW AREAS	PLANNING COMMISSION FACADE REVIEW MAP	
		AREA DOES NOT INCLUDE SITE	N/A
		ART COMMISSION REVIEW MAP	
		AREA DOES NOT INCLUDE SITE	N/A
(9)	BULK AND MASS CONTROLS	CENTER CITY COMMERCIAL CONTROL AREA	
		CMX-3 ONLY	N/A

(4) COMMERCIAL DISTRICTS
CMX-5 ZONE

TABLE 14-602-2 USES ALLOWED IN COMMERCIAL DISTRICTS
MULTI-FAMILY

(1)	MULTI-FAMILY RESIDENTIAL	PERMITTED USE
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(C) OPTION B: OPEN AREA, BUILDING WIDTH, HEIGHT CONTROLS
(1) OPEN AREA ABOVE GROUND LEVEL
(a) MAX LOT COVERAGE FOR FIRST 65' HEIGHT
(b) MAX LOT COVERAGE FOR BUILDINGS ABOVE 65'

(1) GENERAL
(b) TABLE 14-701(1) THROUGH 14-701(4)
(d) REQUIREMENTS FOR LOTS ON MULTIPLE STREETS
EACH STREET SHALL BE CONSIDERED A FRONT

MAXIMUM OCCUPIED AREA		
BUILDINGS OVER 5 STORIES, COVERAGE	100% PERMITTED	97.1% PROVIDED
BUILDINGS <= 5 STORIES, COVERAGE	90% COVERAGE	

SIDE SETBACK FOR BUILDINGS < 4 STORIES	8 FT	N/A
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(5) CMX BULK AND MASSING CONTROLS (OPTION B)
(c) (1) (a) OPEN AREA GROUND LEVEL
MAXIMUM COVERAGE 0'-65' 100% PERMITTED 97.3% PROVIDED (1ST FLOOR)

(b)	MAXIMUM COVERAGE 65'-300'	75% MAXIMUM	72.7% PROVIDED (8TH - 12TH FLOORS)
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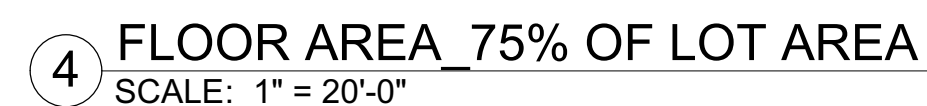
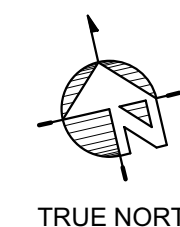
(6) EXCEPTION TO DIMENSIONAL STANDARDS
BALUSTRADES AND PARAPET WALLS MAY EXTEND ABOVE THE HEIGHT LIMITS BY 42"
PENTHOUSES FOR ELEVATORS, STAIRS, AND MECHANICAL MAY EXTEND

(9)	CENTER CITY COMMERCIAL DISTRICT APPLIES TO CMX-3 ZONE	N/A
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(2)	ELIGIBILITY	
(b)	CMX-5	
	MUST HAVE FRONTAGE ON TWO STREETS AT LEAST 50' WIDE	
	EXCEPTION: CMX-5 ALLOWED FOR HOUSING BONUSES	NOT USED

(2)(a)	APPLIES TO NEW CONSTRUCTION	PARKING AGREEMENT LETTER REQUIRED
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(3)	TABLE 14-802(2) REQUIRED PARKING - COMMERCIAL DISTRICTS CMX-5 ZONE MULTI-FAMILY	3 SPACES/10 UNITS	28 SPACES PROVIDED FOR 84 TOTAL UNITS
(5)	PARKING FOR PERSONS WITH DISABILITIES, IF PROVIDED TOTAL PARKING, 6-25 SPACES		3 PROVIDED
(9)	OFF SITE PARKING		
(d)	MAY BE PROVIDED IF PARKING ON LOT NOT UNDER SAME OWNERSHIP. A WRITTEN AGREEMENT BETWEEN OWNERS MUST BE SUBMITTED WITH ZONING PERMIT VALID FOR 50 YEARS.		



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**1813 RANSTEAD STREET
APARTMENTS**

18th & Ludlow Properties LLC
1813 RANSTEAD ST. PHILADELPHIA, PA
19103-3716

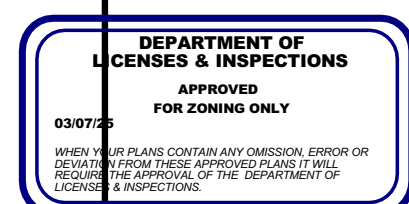
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4	02.11.25	ZONING RESUBMISSION
3	Date 12	FIELD BULLETIN #03
2	11.21.23	ZONING SUBMISSION
1	03.15.23	100% DESIGN DEVELOPMENT

Drawing Title

ZONING INFORMATION

Scale As indicated		USA Project No. 2022-131
Drawing Date 05.13.24		Drawing No. A-010
Drawn By JC/DC	Checked By PS/AL	



Applied by L&J: Haoying Ye