



Setback Homes as Designed

251 Ripka St.
Developed by: BKN Realty LLC

251 Ripka Street Parcel A & B

(2) Single Family Dwellings

Philadelphia, PA

Drawing List

SHEET NUMBER	SHEET NAME
Z11	ZONING & GENERAL NOTES

Project Directory

OWNER:
BKN REALTY LLC
301 OXFORD VALLEY RD #503
YARDLEY, PA 19067
PHONE: (215) 833-8511

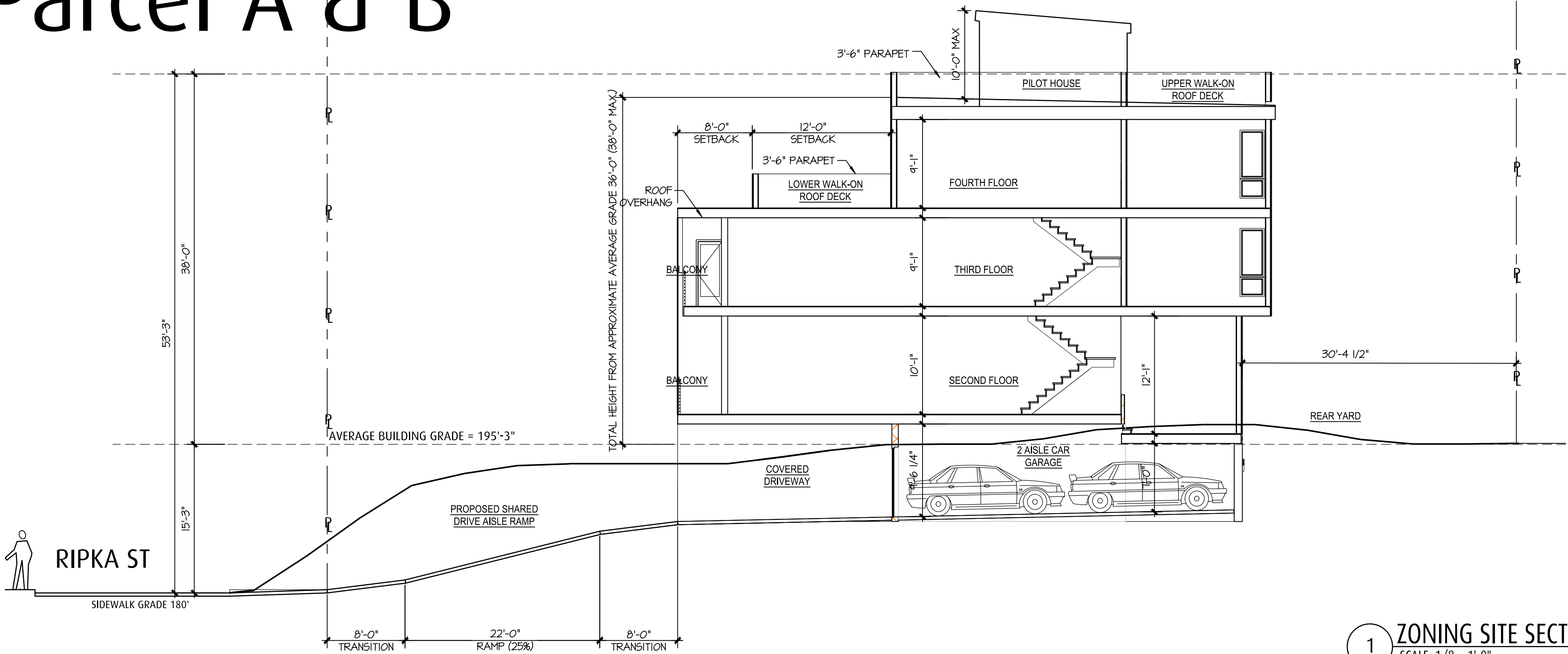
ARCHITECT:
FUSA DESIGNS, LLC.
622 N. THIRD ST.
PHILADELPHIA, PA 19123
REPRESENTATIVE: MR. ALEX DULLER
PHONE: (215) 422-4588
FAX: (215) 413-4012

Project Information

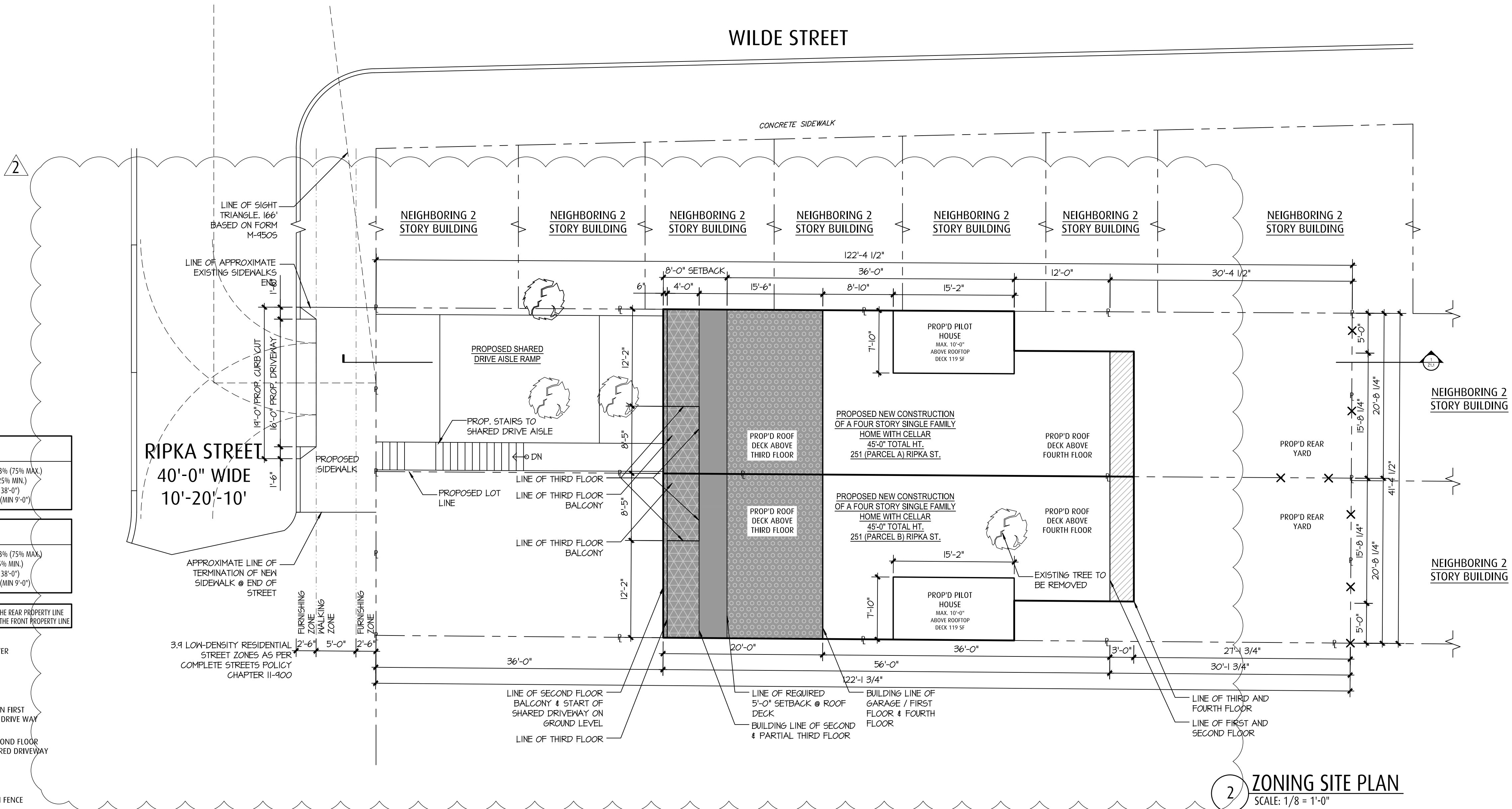
THE PROJECT CONSISTS OF LOT LINE RELOCATION AND CONSTRUCTION OF (2) NEW SINGLE FAMILY FOUR STORY BUILDINGS WITH GARAGE, BALCONIES, PILOT HOUSE, & (2) ROOF DECKS TO BE USED AS A SINGLE FAMILY DWELLING.

ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, SAFETY CODES AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE 2015 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE.

EXISTING ZONING: RSA-5



1 ZONING SITE SECTION
SCALE: 1/8" = 1'-0"



2 ZONING SITE PLAN
SCALE: 1/8" = 1'-0"

251 RIPKA (PARCEL A)
LOT AREA - 2,521.2 SF
BLDG. FOOTPRINT - 1,142.5 SF; 45.3% (75% MAX.)
OPEN SPACE - 1,378.7 SF; 54.7% (25% MIN.)
PROPOD BLDG. HEIGHT - 45'-0" (MAX 38'-0")
PROPOD REAR YARD DEPTH - 12'-0" (MIN 9'-0")

251 RIPKA (PARCEL B)
LOT AREA - 2,518.9 SF
BLDG. FOOTPRINT - 1,142.5 SF; 45.3% (75% MAX.)
OPEN SPACE - 1,376.4 SF 54.7% (25% MIN.)
PROPOD BLDG. HEIGHT - 45'-0" (MAX 38'-0")
PROPOD REAR YARD DEPTH - 12'-0" (MIN 9'-0")

BUILDING LINES ARE OFFSET FROM THE REAR PROPERTY LINE
DRIVEWAY LINES ARE OFFSET FROM THE FRONT PROPERTY LINE

- PORTION OF SECOND & THIRD FLOOR CANTILEVER
- PROPOSED ROOF DECK ABOVE SECOND FLOOR
- PROPOSED BALCONY ON FIRST FLOOR ABOVE SHARED DRIVE WAY
- PROPOSED FIRST & SECOND FLOOR CANTILEVER OVER SHARED DRIVEWAY
- BUILDING LINE
- PROPERTY LINE
- PROPOSED 6'-0" HIGH FENCE

ZONING & GENERAL NOTES



EDWARD FINK
RICHARD STANGE
tel 215.922.4588
fax 215.413.9012

Contact: BKN REALTY LLC
301 OXFORD VALLEY RD, #503
YARDLEY PA, 19067

CLIENT/PROJECT

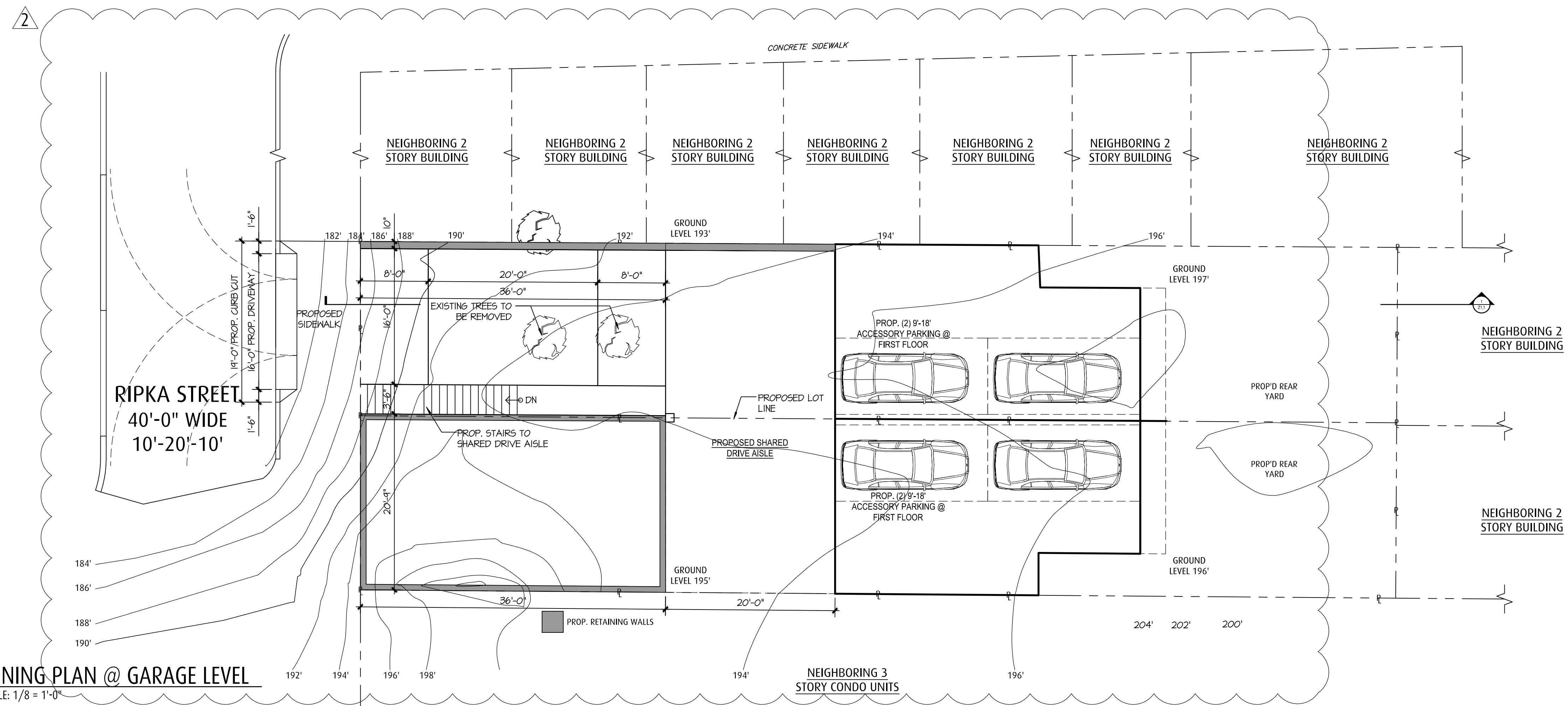
7/9/21 - REVISIONS

9/10/21 - REVISIONS

06/30/21 - ZONING

SEAL

Z1.1



3 ZONING PLAN @ GARAGE LEVEL
SCALE: 1/8" = 1'-0"

DRIVE AISLE PLAN & AXONOMETRIC VIEWS

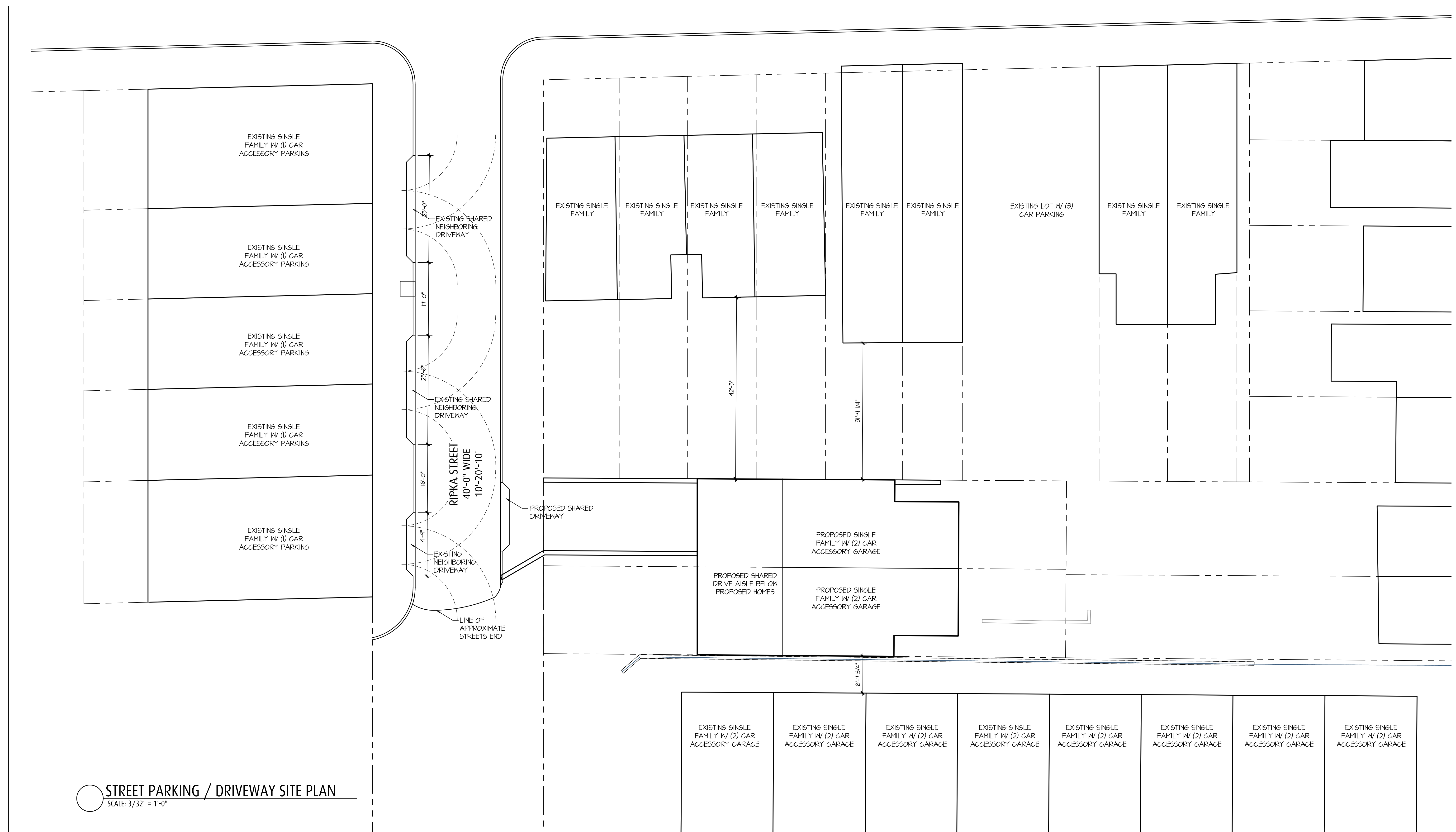


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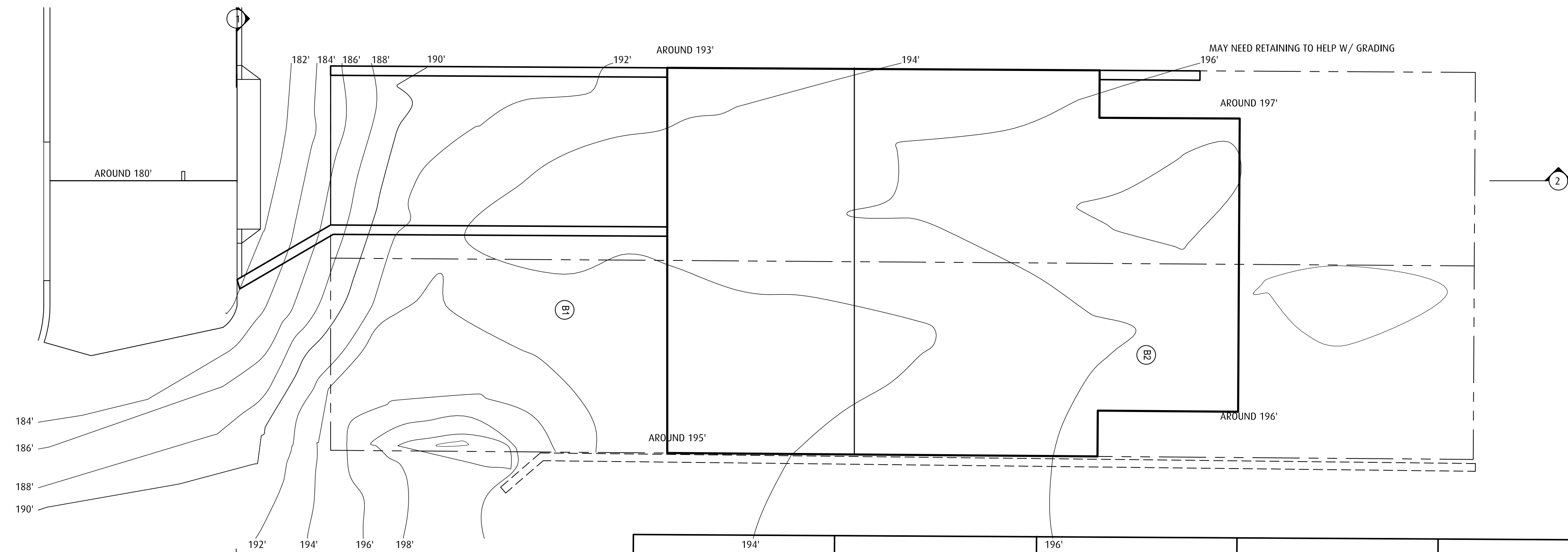
CLIENT/PROJECT
 7/9/21 - REVISIONS
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SEAL

2.1



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2 Single Family Homes
Philadelphia, Pennsylvania





APPROXIMATE BEDROCK EXCAVATION @

LITTLE TO BEDROCK 20' CUF

DRIVEWAY

235 SF X 20' (DRIVEWAY / STAIR WIDTH) = 4,700 CUF

APPROXIMATE SOIL GRADING @

NEIGHBORING RETAINING WALL - 440 SF

OTHER SIDE OF PROP. LINE - 480 SF

440 + 480 = 920/2 = 460'

460' X 41' = 18,860' CUF

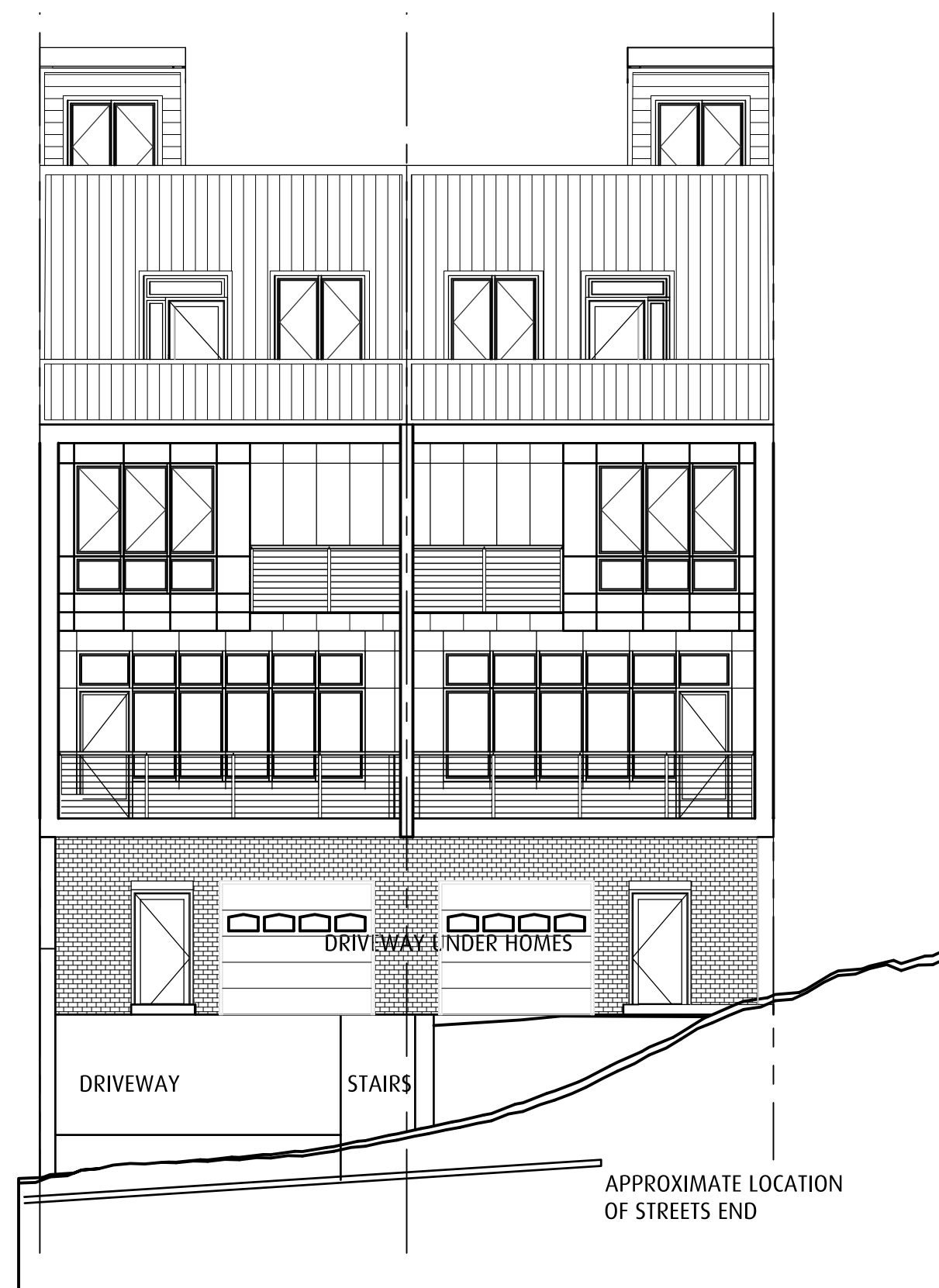
4,700 + 18,860 CUF = 23,560 CUF

152' OF RETAINING WALLS BETWEEN 3' & 8' (MORE LENGTH BUT SHORTER HEIGHTS OVERALL)

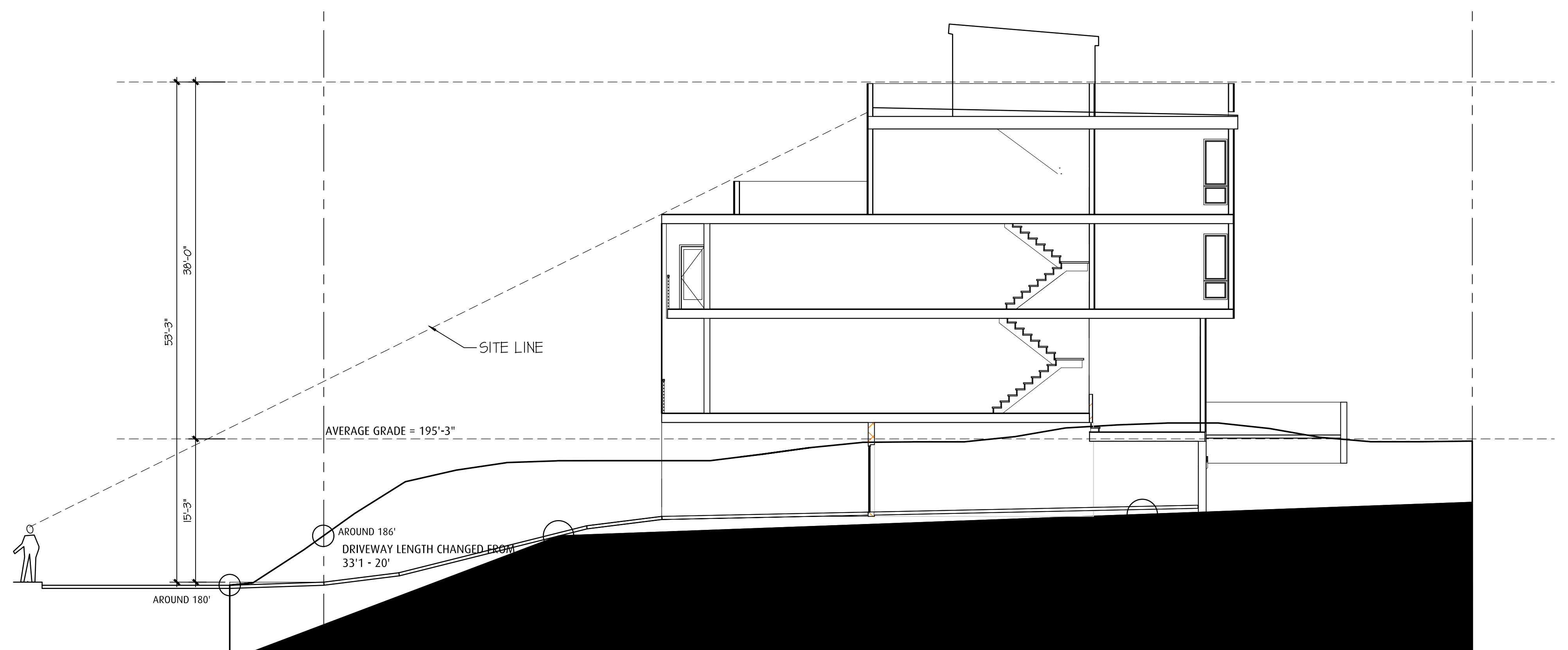
AVERAGE GRADE - 193' + 195' + 196' + 197' = 781'/4 = 195.25'

AFFECTING 3 HOMES ON HERMITAGE
AFFECTING 4 HOMES ON WILDE

1 SETBACK SITE PLAN
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

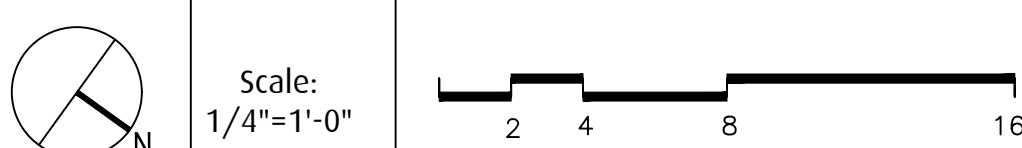
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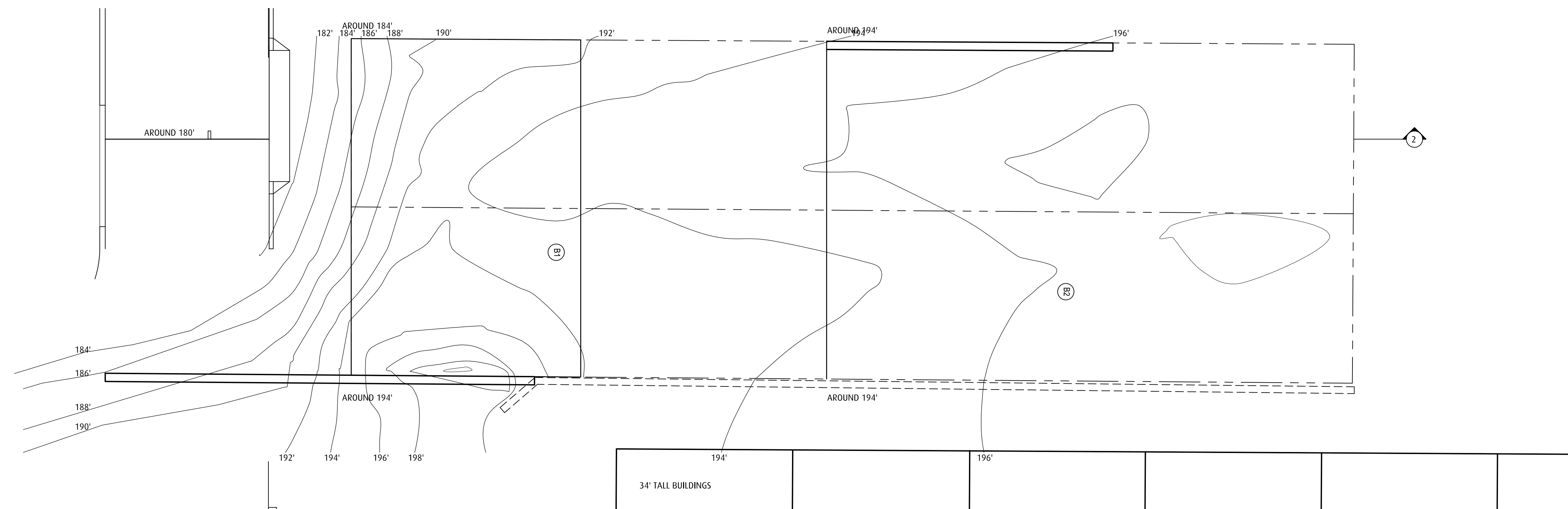
251 RIPKA STREET

Existing Proposed

a 622 North Third Street
Philadelphia, Pennsylvania 19123
p 215.922.4588
f 215.413.9012

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APPROXIMATE BEDROCK EXCAVATION @

NEIGHBORING RETAINING WALL - 55 SF
OTHER SIDE OF PROP. LINE - 107 SF
107 + 55 = 162/2 = 81 SF

APPROXIMATE SOIL GRADING ON SITE (DOES NOT INCLUDE STREET REMEDIATION)
(DOES NOT INCLUDE LEVELING @ REAR SITE)

NEIGHBORING RETAINING WALL - 370 SF
OTHER SIDE OF PROP. LINE - 418 SF
 $420 + 370 = 790/2 = 395'$
 $395' \times 41' = 16.195 \text{ CUF}$

GRADING @ STREET
300 SF X 5' (AVERAGE GRADE HGT.) = 1,500 CUF

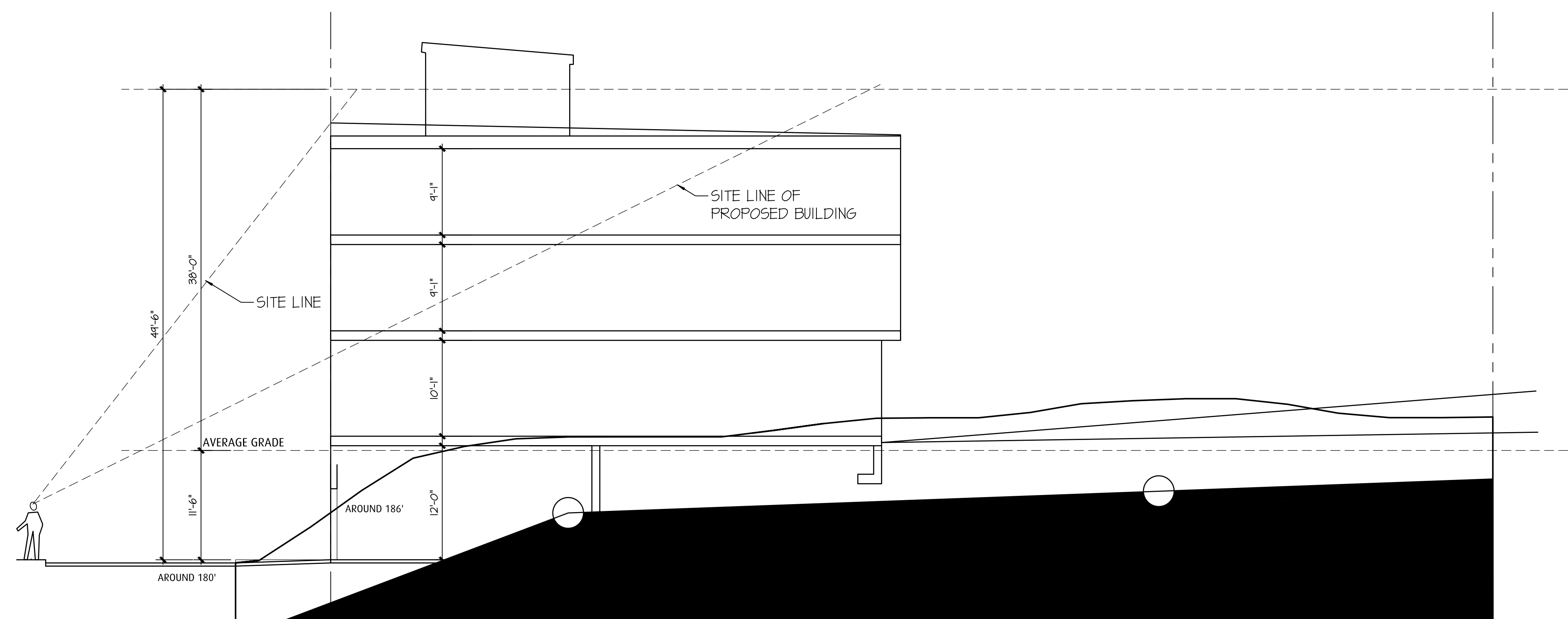
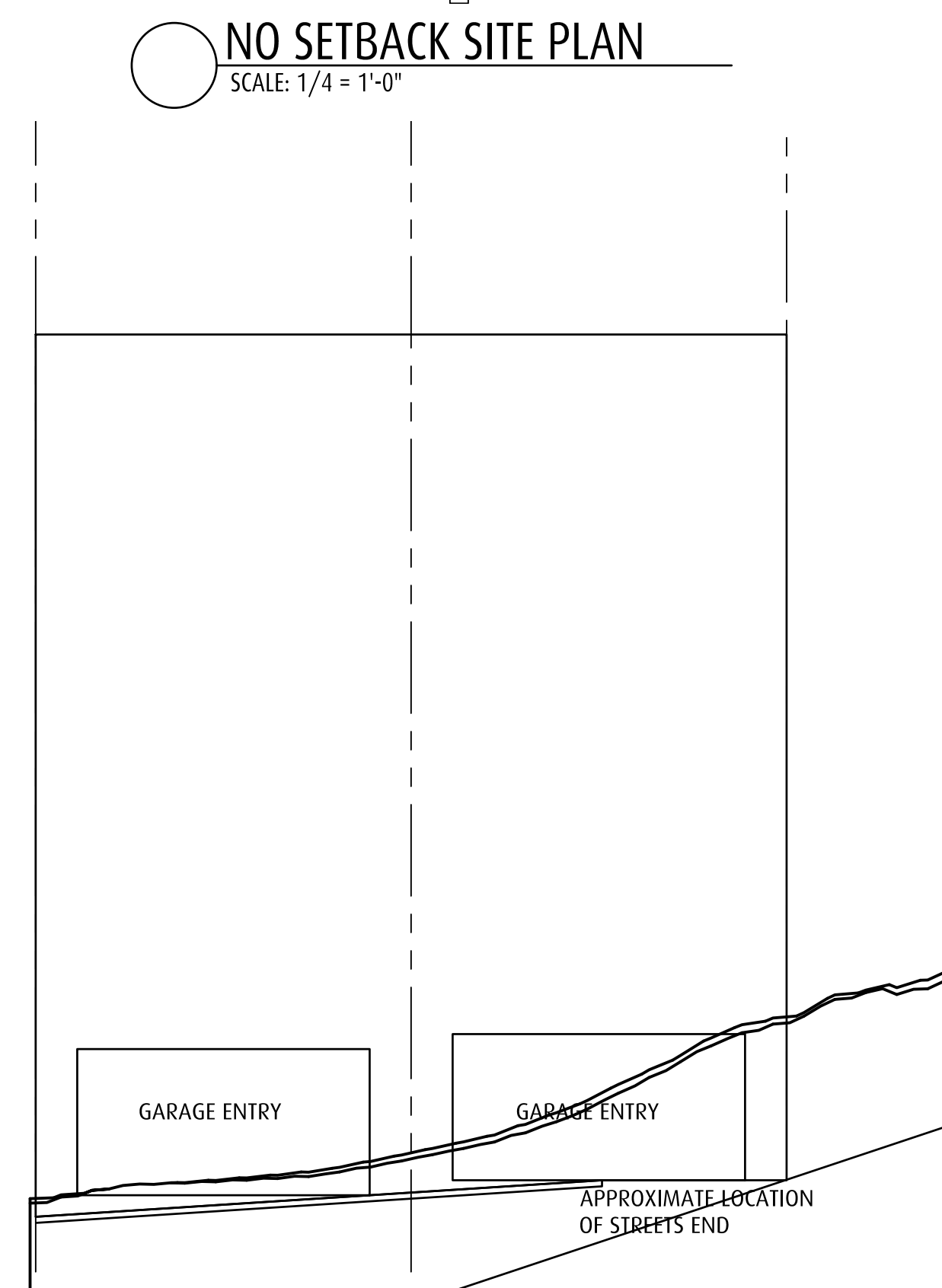
$$16,195 \text{ SF} + 1,500 = 17,695 \text{ CUF}$$

86' OF RETAINING WALLS BETWEEN 3' & 12'

AVERAGE GRADE - $194' + 194' + 194' + 184' = 766' / 4 = 191.5$

AFFECTING 1.5 HOMES ON HERMITAGE
AFFECTING 4 HOMES ON WILDE

AFFECTING 4 HOMES ON WILDE



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Scale:
1/4"=1'-0"

Figure 1 is a step function graph. The horizontal axis (x-axis) is labeled with values 2, 4, 8, and 16. The vertical axis (y-axis) represents the number of iterations required for convergence. The function starts at a value of 1 for the first two iterations (0 to 2), increases to 2 for the next two iterations (2 to 4), decreases back to 1 for the next four iterations (4 to 8), and finally drops to 0 for the last eight iterations (8 to 16).

251 RIPKA STREET

Example of Homes at the Front of the Lot

Example of Homes at the Front of the Lot

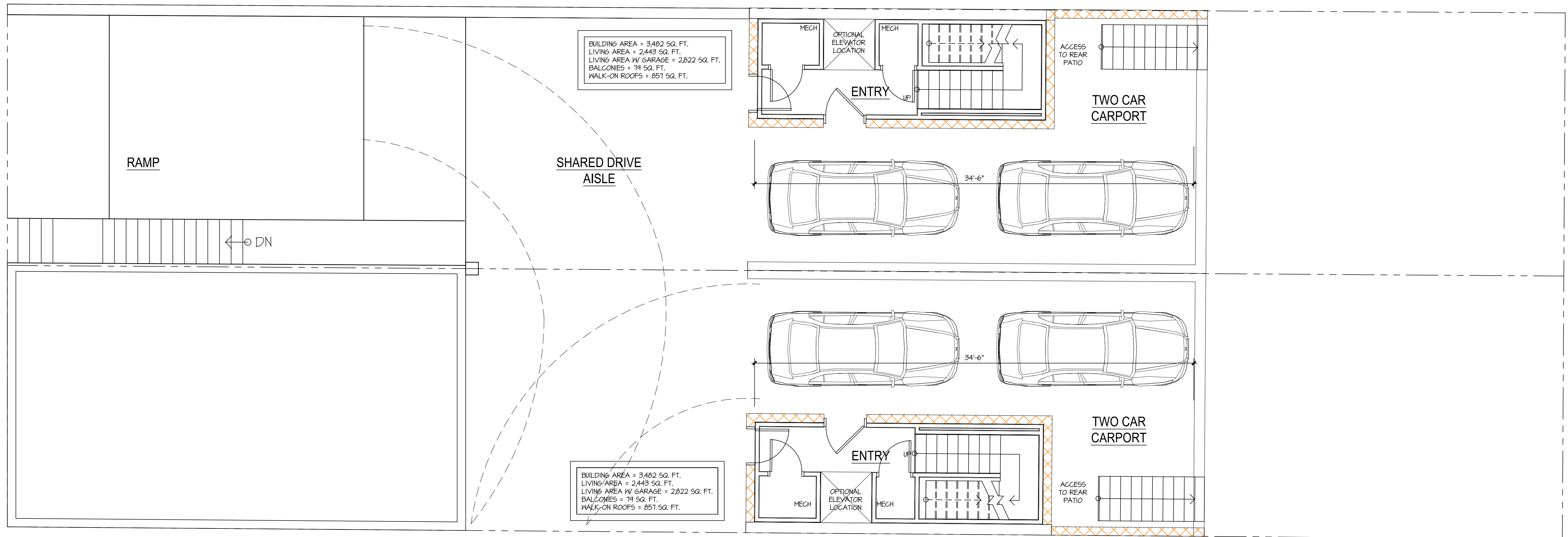
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1 GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"

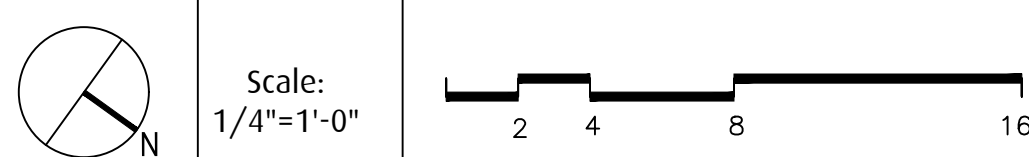
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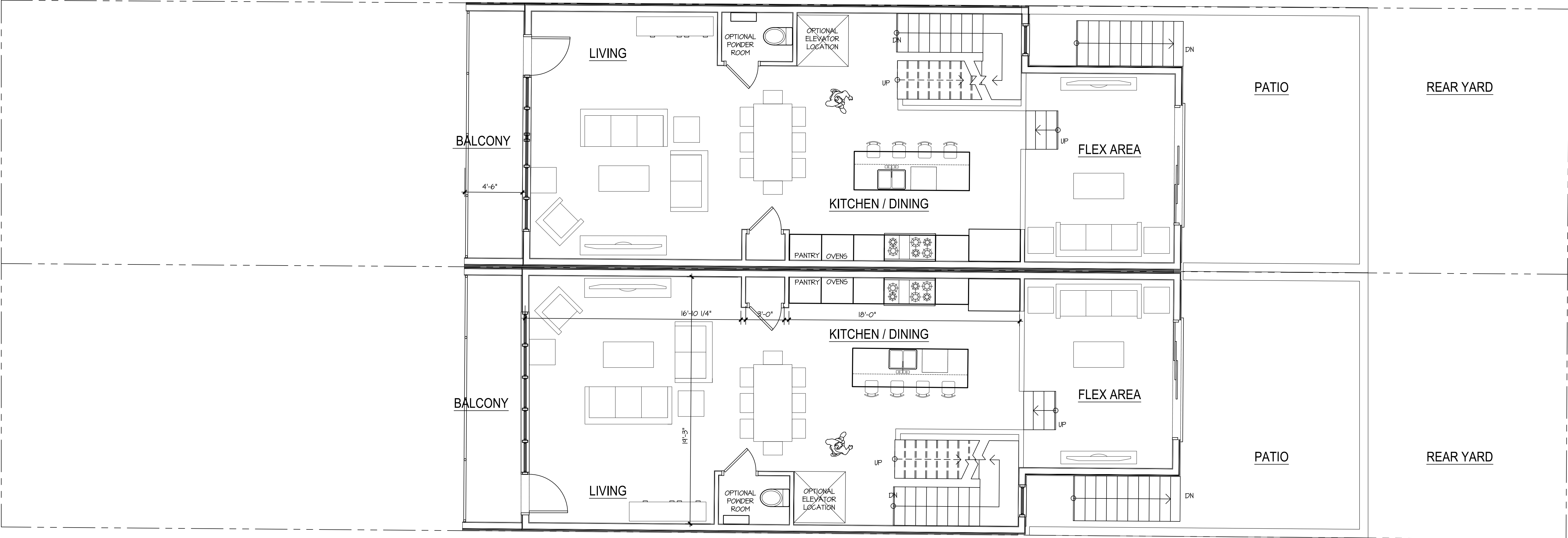
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Garage Plan

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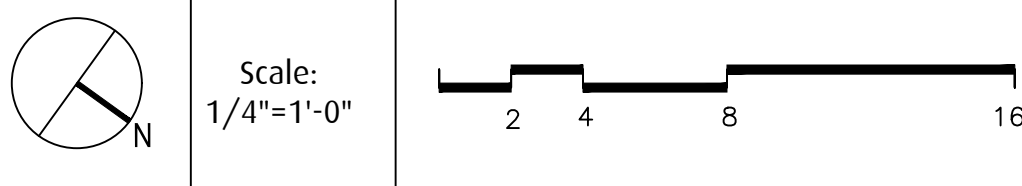
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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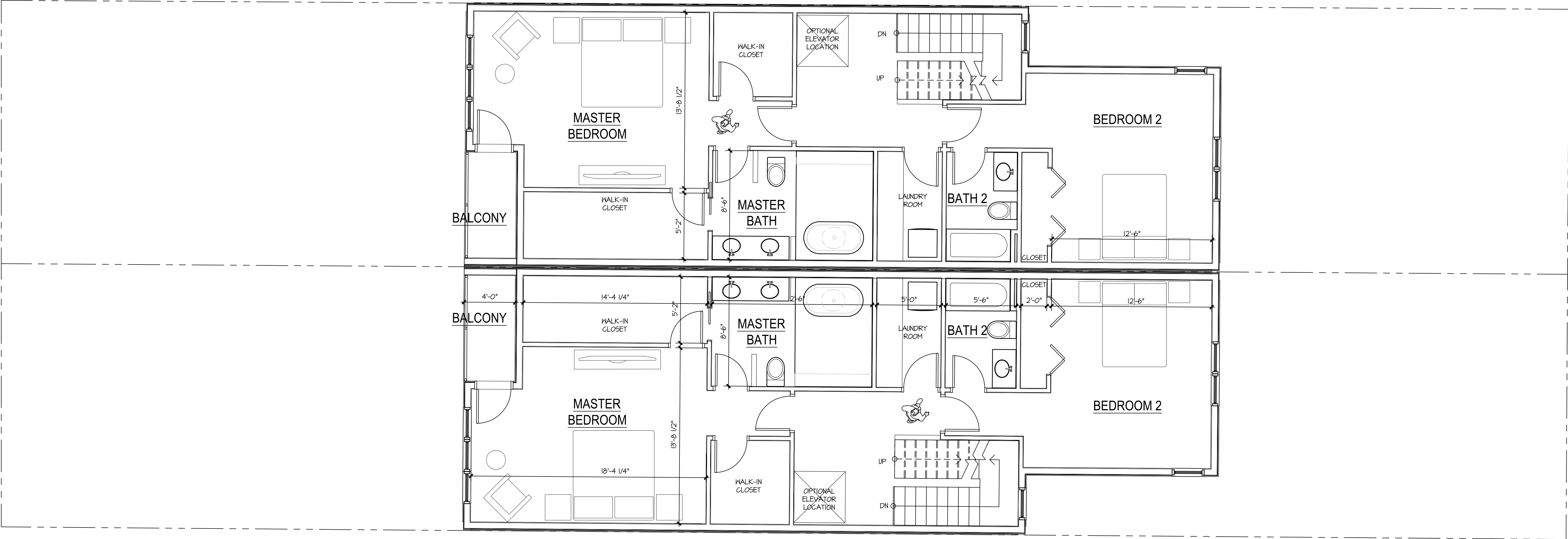
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Second Floor Plan

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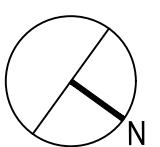


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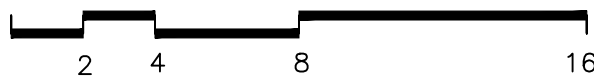


1 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Scale:
1/4"=1'-0"



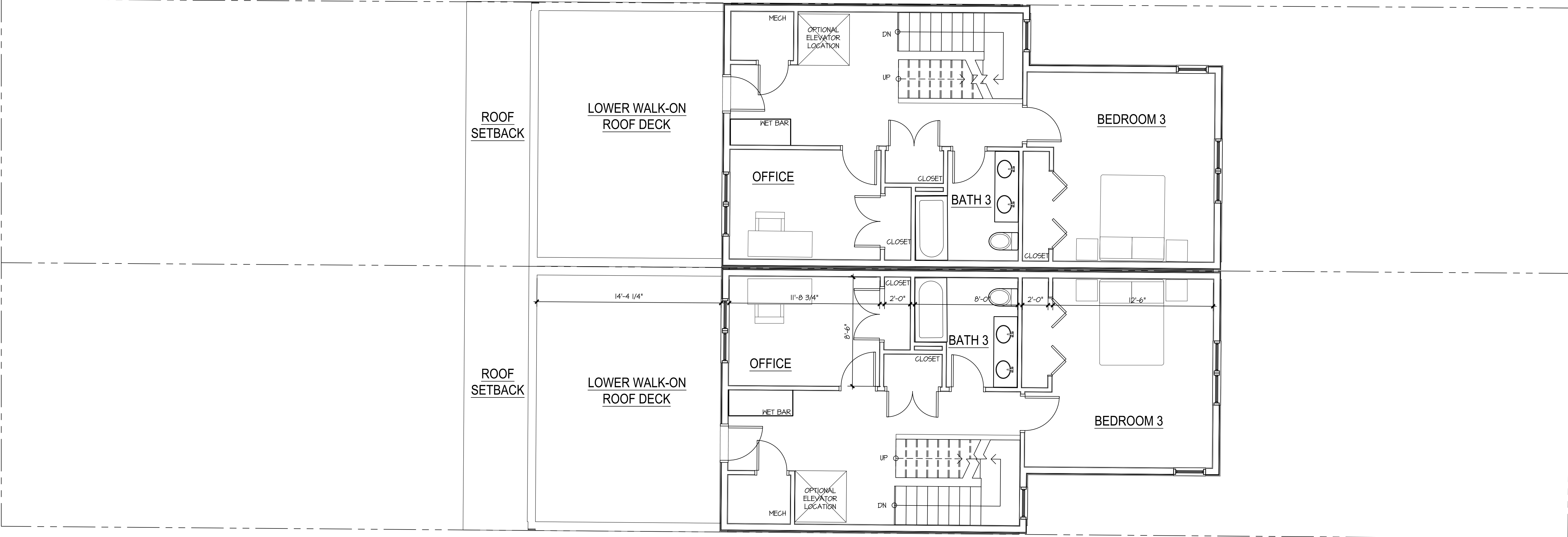
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Third Floor Plan

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1 FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

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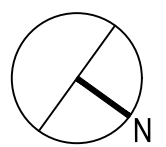
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Fourth Floor Plan

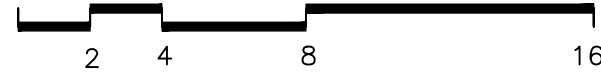
a 622 North Third Street
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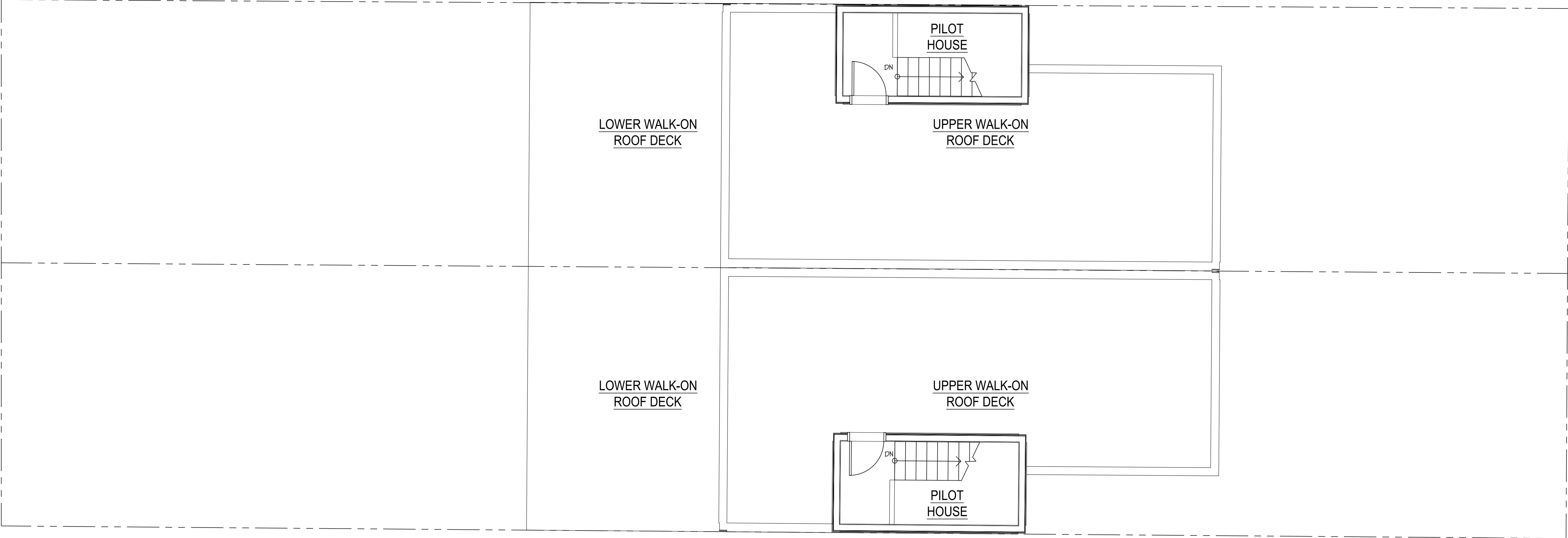


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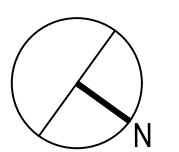
Scale:
1/4"=1'-0"



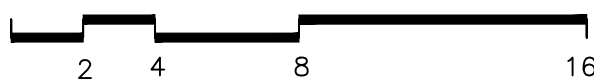


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

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Scale:
1/4"=1'-0"



251 RIPKA STREET

Roof Plan

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1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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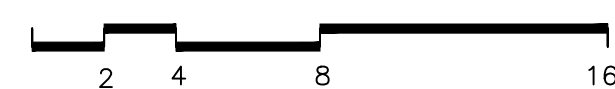
251 RIPKA STREET Elevations

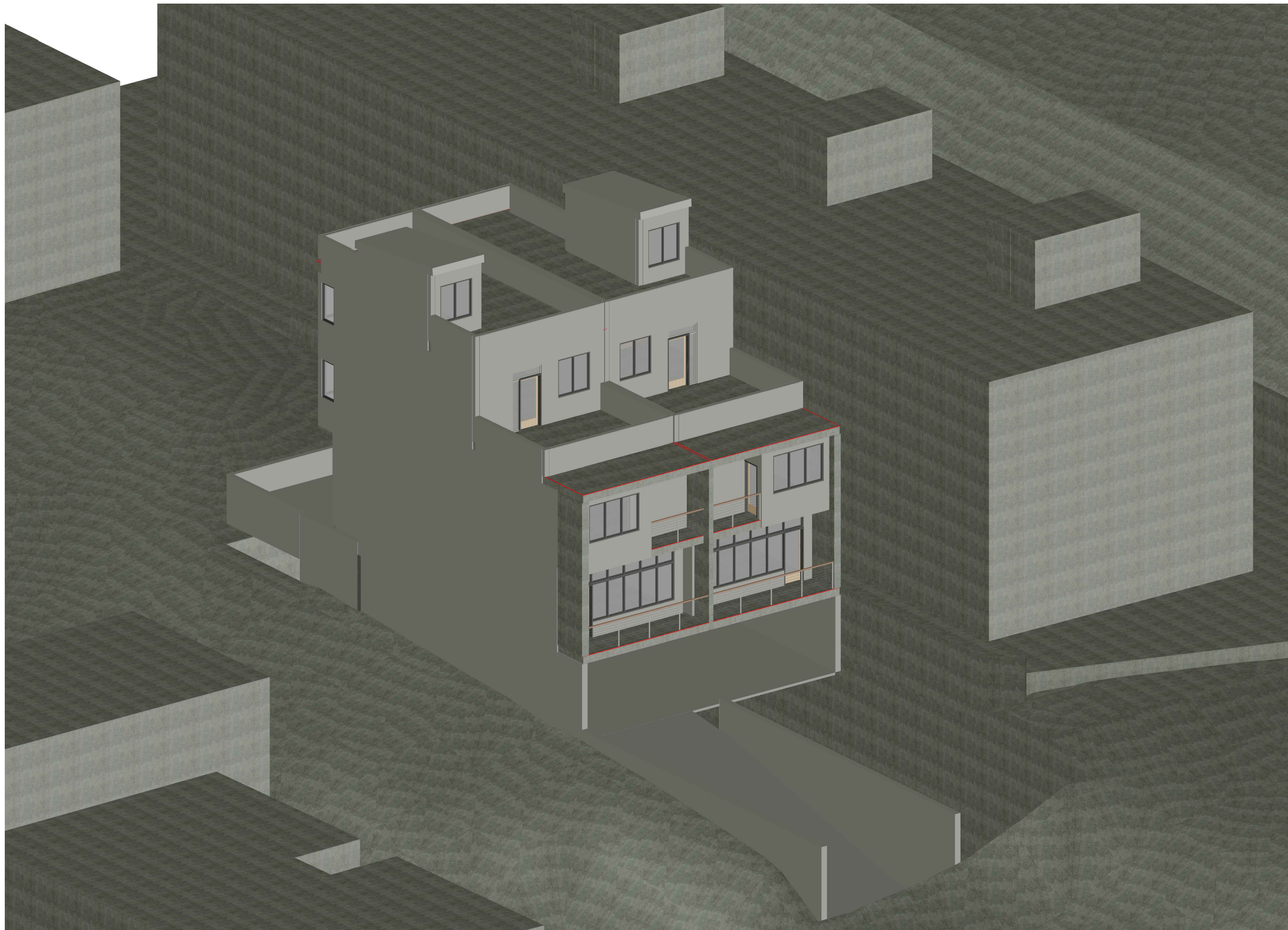
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Scale:
1/4"=1'-0"





1 MASSING
SCALE: N/A

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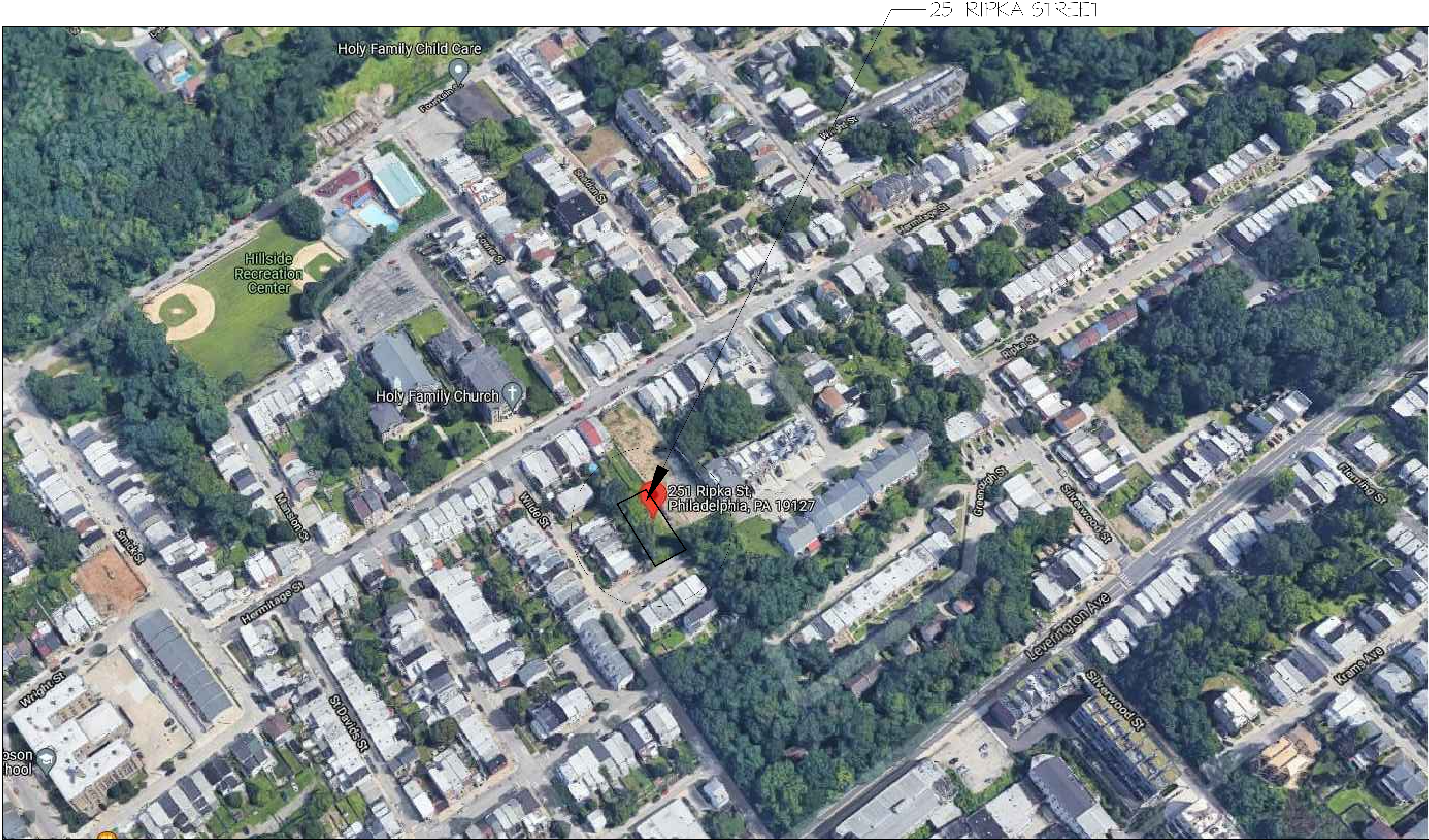
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Massing Rendering

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251 RIPKA STREET

Context Map

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2 Single Family Homes
Philadelphia, Pennsylvania

251 RIPKA STREET

Zoning Map

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VIEW OF RETAINING WALL
FOR NEIGHBORS TO THE WEST



VIEW OF 251 RIPKA STREET W/
NEIGHBORING HOMES TO THE WEST



VIEW OF 251 RIPKA STREET



251 RIPKA STREET
LOOKING EAST



VIEW OF 251 RIPKA NEIGHBORING
HOMES TO THE EAST



VIEW FROM 251 RIPKA
LOOKING SOUTH

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2 Single Family Homes
Philadelphia, Pennsylvania

251 RIPKA STREET

Context Pictures

a 622 North Third Street
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Alternate scheme

251 Ripka St.
Developed by: BKN Realty LLC

