



# Memorandum

**To:** Beige Berryman, Director Art Commission  
**From:** Aparna Palantino, Deputy Commissioner, PPR  
**Date:** 5 March 2021  
**Re:** Request for **Administrative Approval**

---

We respectfully request administrative approval for the **LEMON HILL MANSION REHABILITATION** project at the Lemon Hill Mansion, Lemon Hill Drive (East Fairmount Park).

The enclosed description and/or graphics show the intended extent of work.

This project covers the rehabilitation of electrical, mechanical and life safety systems at the historic Lemon Hill Mansion through: the installation of new chillers and upgrades to the cooling system; new electrical wiring, outlets and grounds; and various safety upgrades (fire alarm, security and lightning protection). The exterior impact of the project will be limited to the re-grading of select areas of the site to correct drainage patterns; the rehabilitation of underground drainage systems; and new exterior lighting of the Mansion and surrounding lawn area.

This scope of work has already been reviewed and approved by the Philadelphia Historic Commission.

You will find attached to this request:

- Color Photographs – showing current conditions of the exterior and select interior spaces (8 images)
- Drawings
  - C201 Enlarged Site Development Plan
  - C202 Enlarged Site Utilities Plan
  - A101 1<sup>st</sup> & 2<sup>nd</sup> Floor Plans and Ground & 1<sup>st</sup> Floor RCPs
  - A102 Basement & Ground Floor Plans and Roof Plan
- Bid Initiation paperwork – showing sources of funding.

Thank you for your attention. Please inform me directly if we will require a formal Art Commission presentation for this project.

cc: Aparna Palantino, Deputy Commissioner, PP&R  
Francesco Cerrai, Project Director  
Edward T. Schmitz, Design & Construction Project Manager

File: Project # 17-17-4806-01, Section 2.12



































F:\AEC\_Projects\0318\00500\Drawings\0101 Lemon Hill Site Plans.dwg, 8/26/2020 7:44:59 AM

A  
B  
C  
D  
E  
F

- SITE LIGHTING NOTES:**
- CONTRACTOR SHALL LOCATE POLES AND 'FL4' LIGHTS IN THE FIELD WITH LIGHTING DESIGNER PRIOR TO INSTALLATION.
  - CONTRACTOR TO PROVIDE LABOR AND EQUIPMENT TO AIM LIGHTING DURING HOURS OF DARKNESS.

CONSTRUCTION ENTRANCE NOT APPLICABLE - CONTRACTOR SHALL KEEP PAVEMENT FREE OF SEDIMENT (TYP.)

**LEGEND**

**EXISTING TO REMAIN**

**PROPOSED**

- GRADE LINE  
SPOT ELEVATION  
CATCH BASIN & INLET  
MANHOLE  
CLEAN OUT OR VALVE  
BUILDING FOOTPRINT  
ASPHALT PAVING  
CONCRETE  
BRICK PAVERS  
REGRADED & RESEDED LAWN AREAS  
TREES AND SHRUBS  
TREELINE  
FENCE

**NOTES:**

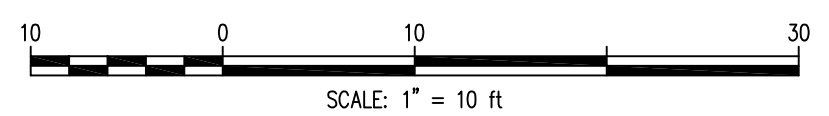
- SITE BENCHMARKS: SEE PLAN.
- DATUM: HORIZONTAL = PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83  
VERTICAL = PHILADELPHIA CITY DATUM
- SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL UNDERGROUND UTILITIES ARE BASED ON INFORMATION OBTAINED FROM PA ONE CALL, UTILITY RECORDS AND INFORMATION SUPPLIED BY THE CLIENT. THE ACCURACY REGARDING LOCATION AND OR DEPTH CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE SITE. FOR INFORMATION REGARDING UTILITIES CONSULT PENNSYLVANIA ONE CALL 1-800-242-1776.
- ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE.
- TOPOGRAPHIC INFO BASED ON TOPOGRAPHIC SURVEY PLAN PER HUNT ENGINEERING COMPANY. SEE REF PLAN 6.
- UNDERGROUND STORM DRAINAGE CONFIGURATION SHOWN BASED ON PROPOSED LAYOUT PER SAMUEL E. FARRINGTON. SEE REF PLAN 1.
- UNDERGROUND GAS SERVICE LINE LOCATION SCALED FROM PGW PLAN. SEE REF PLAN 4.

**REFERENCE PLANS:**

- SITE PLAN AIR CONDITIONING & PLUMBING PREPARED BY SAMUEL E. FARRINGTON, DATED MARCH 1986.
- BENJAMIN FRANKLIN PARKWAY-EAST RIVER DRIVE AREA PLAN PLATE 32, SHEET 8 OF 10, DATED 6-7-67 PREPARED BY WATER DEPARTMENT, PWD #215213.
- PLAN PROVIDED BY PWD SHEET 32, DATED OCT 10, 1966, CURRENT AS OF 11/24/2009 PREPARED BY WATER DEPT SURVEY DRAFTING, PWD #215942
- PLAN PROVIDED BY PHILADELPHIA GASWORKS FACILITY MAP L4-83, LAST REVISED MAR 14, 2007.
- RESTORATION OF LEMON HILL PREPARED BY FAIRMOUNT PARK COMMISSION, DATED SEPT 15, 1978.
- TOPOGRAPHIC SURVEY AND PHOTO LOCATIONS PLAN PREPARED BY HUNT ENGINEERING COMPANY, DATED 4-22-2010.

**ENLARGED SITE DEVELOPMENT PLAN**

SCALE: 1"=10'-0"



REVISIONS		
ISSUE	DATE	REVISIONS
0	10/08/19	Issued for Bid
1	08/28/20	Issued for Permit

**CIVIL SCOPE** (Sheets C101-C302)

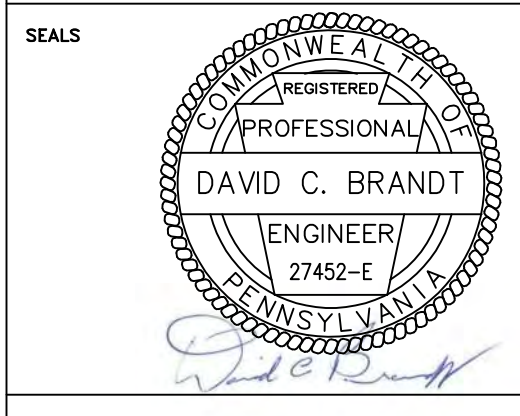
**BASE BID**  
Includes all site/utility work related to the Mansion House utilities (HVAC/Plumbing/Electric), including but not limited to lightning protection and removal and replacement of the exterior wood fence and concrete equipment pad related to the chiller.

**ALTERNATE NO. 1**  
Includes all remaining civil scope except as identified as Base Bid or Not In Contract. Includes but not limited to regrading, underground drainage systems, site lighting (FL1, FL3, FL4) and associated electrical lines.

**NOT IN CONTRACT**  
Downspouts.

**COORDINATION NOTE:** exterior entry lighting (BL1, DL1, EM2) and new wiring to the existing porch lighting is to be included in the Base Bid. See Electrical Scope note on E series drawings.

PROJECT COORDINATOR



Mark B. Thompson Associates LLC  
Architecture & Planning  
502 South 24th Street  
Philadelphia, PA 19146  
215.985.1000 www.mbtarchitects.com

Ann Rothmann Structural Engineering LLC  
Structural Engineering  
100 East Lancaster Avenue, Suite 203  
Wayne, PA 19087  
610.688.2566 www.arstructural.com

Associated Engineering Consultants, Inc.  
Mechanical & Electrical Engineering  
485 Devon Park Dr, Suite 113  
Wayne, PA 19087  
610.688.3980 www.aeceng.net

Streamlight Design LLC  
Lighting Designer  
2300 Ridge Road  
Elverson, PA 19520  
484.824.8757 www.streamlightdesign.com

**CITY OF PHILADELPHIA**  
**PHILADELPHIA PARKS & RECREATION**  
1515 ARCH STREET  
11TH FLOOR, ONE PARKWAY BUILDING  
PHILADELPHIA PENNSYLVANIA

**PROJECT TITLE**  
**Lemon Hill**  
Mansion Rehabilitation  
Lemon Hill Drive, East Fairmount Park, Philadelphia PA

**DRAWING TITLE**  
**ENLARGED SITE DEVELOPMENT PLAN**

PROJECT NO. (MBTA 9602)		DRAWING NO.
17-17-4806-01		C201
DATE	October 8, 2019	
SCALE	As Noted	
DRAWN BY	BJD	
CHECKED BY	KRM	
		COPYRIGHT MBTA
NOTE:	ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE SITE BEFORE PROCEEDING WITH THE WORK.	

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.



**SITE LIGHTING NOTES:**

- CONTRACTOR SHALL LOCATE POLES AND 'FL4' LIGHTS IN THE FIELD WITH LIGHTING DESIGNER PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE LABOR AND EQUIPMENT TO AIM LIGHTING DURING HOURS OF DARKNESS.

**LEGEND**

**EXISTING TO REMAIN**

**PROPOSED**

STORM SEWER	ST	ST
SANITARY SEWER	SAN	SAN
WATER SERVICE	WS	WS
TELEPHONE SERVICE	T	T
ELECTRIC SERVICE	E	E
CHILLED WATER SUPPLY	CHWS	CHWS
CHILLED WATER RETURN	CHWR	CHWR
GAS SERVICE	G	G
SITE LIGHTING	SL	SL
CATCH BASIN & INLET	□	□
MANHOLE	○	○
CLEAN OUT OR VALVE	○	○

**NOTES:**

- SITE BENCHMARKS: SEE PLAN.
- DATUM: HORIZONTAL = PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83  
VERTICAL = PHILADELPHIA CITY DATUM
- SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ALL UNDERGROUND UTILITIES ARE BASED ON INFORMATION OBTAINED FROM PA ONE CALL, UTILITY RECORDS AND INFORMATION SUPPLIED BY THE CLIENT. THE ACCURACY REGARDING LOCATION AND OR DEPTH CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING CONDITIONS AT THE SITE. FOR INFORMATION REGARDING UTILITIES CONSULT PENNSYLVANIA ONE CALL 1-800-242-1776.
- ALL UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE.
- TOPOGRAPHIC INFO BASED ON TOPOGRAPHIC SURVEY PLAN PER HUNT ENGINEERING COMPANY. SEE REF PLAN 6.
- UNDERGROUND STORM DRAINAGE CONFIGURATION SHOWN BASED ON PROPOSED LAYOUT PER SAMUEL E. FARRINGTON. SEE REF PLAN 1.
- UNDERGROUND GAS SERVICE LINE LOCATION SCALED FROM PGW PLAN. SEE REF PLAN 4.

**REFERENCE PLANS:**

- SITE PLAN AIR CONDITIONING & PLUMBING PREPARED BY SAMUEL E. FARRINGTON, DATED MARCH 1986.
- BENJAMIN FRANKLIN PARKWAY-EAST RIVER DRIVE AREA PLAN PLATE 32, SHEET 8 OF 10, DATED 6-7-67 PREPARED BY WATER DEPARTMENT, PWD #215213.
- PLAN PROVIDED BY PWD SHEET 32, DATED OCT 10, 1966, CURRENT AS OF 11/24/2009 PREPARED BY WATER DEPT SURVEY DRAFTING, PWD #215342.
- PLAN PROVIDED BY PHILADELPHIA GASWORKS FACILITY MAP L4-83, LAST REVISED MAR 14, 2007.
- RESTORATION OF LEMON HILL PREPARED BY FAIRMOUNT PARK COMMISSION, DATED SEPT 15, 1978.
- TOPOGRAPHIC SURVEY AND PHOTO LOCATIONS PLAN PREPARED BY HUNT ENGINEERING COMPANY, DATED 4-22-2010.

**REVISIONS**

ISSUE	DATE	REVISIONS
0	10/08/19	Issued for Bid
1	08/28/20	Issued for Permit

**CIVIL SCOPE (Sheets C101-C302)**

BASE BID  
Includes all site/utility work related to the Mansion House utilities (HVAC/Plumbing/Electric), including but not limited to lightning protection and removal and replacement of the exterior wood fence and concrete equipment pad related to the chiller.

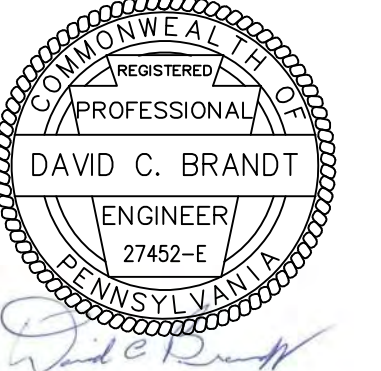
ALTERNATE NO. 1  
Includes all remaining civil scope except as identified as Base Bid or Not In Contract. Includes but not limited to regrading, underground drainage systems, site lighting (FL1, FL3, FL4) and associated electrical lines.

NOT IN CONTRACT  
Downspouts.

COORDINATION NOTE: exterior entry lighting (BL1, DL1, EM2) and new wiring to the existing porch lighting is to be included in the Base Bid. See Electrical Scope note on E series drawings.

**PROJECT COORDINATOR**

**SEALS**



Mark B. Thompson Associates LLC  
Architecture & Planning  
502 South 24th Street  
Philadelphia, PA 19146  
215.985.1000 www.mbtarchitects.com

Ann Rothmann Structural Engineering LLC  
Structural Engineering  
100 East Lancaster Avenue, Suite 203  
Wayne, PA 19087  
610.688.2566 www.arstructural.com

Associated Engineering Consultants, Inc.  
Mechanical & Electrical Engineering  
485 Devon Park Dr, Suite 113  
Wayne, PA 19087

610.688.3980 www.aeceng.net

Streamlight Design LLC  
Lighting Designer  
2300 Ridge Road  
Elverson, PA 19520  
484.824.8757 www.streamlightdesign.com

**CITY OF PHILADELPHIA**

**PHILADELPHIA PARKS & RECREATION**  
1515 ARCH STREET  
11TH FLOOR, ONE PARKWAY BUILDING

PHILADELPHIA PENNSYLVANIA

**PROJECT TITLE**

**Lemon Hill**  
Mansion Rehabilitation  
Lemon Hill Drive, East Fairmount Park, Philadelphia PA

**DRAWING TITLE**

**ENLARGED SITE**  
**UTILITIES PLAN**

**PROJECT NO.**

17-17-4806-01

**DATE**

October 8, 2019

**SCALE**

As Noted

**DRAWN BY**

BJD

**CHECKED BY**

KRM

**DRAWING NO.**

**C202**

**COPYRIGHT MBTA**

NOTE: ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE BEFORE PROCEEDING WITH THE WORK.

**ENLARGED SITE**  
**UTILITIES PLAN**

1  
C202

SCALE: 1"=10'-0"

