

ADDRESS: 268 AND 270 DUPONT ST

Proposal: Construct building

Review Requested: Final Approval

Owner: Jerry Hoggard

Applicant: Brett Harman, Harman Deutch Ohler Architecture

History: 1883

Individual Designation: None

District Designation: Victorian Roxborough Historic District, Contributing, 5/13/2022

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

OVERVIEW: This application proposes to construct an elevated three-story semi-detached structure with pilot house and roof deck at 268 Dupont Street in the Victorian Roxborough Historic District. The property was historically the side yard of 270 Dupont Street until it was subdivided in 2021. The newly defined property at 268 Dupont Street is enclosed by a historic stone site wall with the adjacent property at 270 Dupont Street, but does not have any other historic structures on it. This block of Dupont Street in the Victorian Roxborough Historic District is composed primarily of two to two-and-a-half-story twins and freestanding residential properties with gable and full mansard roofs with exposed stone and warm-hue stucco. The new construction is proposed to attach to the historically free-standing building at 270 Dupont and would be clad in white brick, cast stone, and white cement board lap siding. The front would feature a black standing seam metal mansard roof and black aluminum-clad windows. New steps would be cut into the historic retaining wall to provide access from Dupont Street, and a driveway and parking area would be created behind the property. This also necessitates the removal of a portion of the stone retaining wall on Fleming Street side of the property at 270 Dupont Street and partial paving of its rear yard to provide easement access.

SCOPE OF WORK:

- Construct three-story building with pilothouse and roof deck
- Remove portions of stone retaining walls at 268 and 270 Dupont Street
- Create paved driveway and parking areas.

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9 | New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - The proposed new construction is differentiated from the old but not compatible with the historic site and its context and alters the spatial relationships that characterize the properties. The scale, massing, materials, and colors are in stark contrast with the adjacent properties.
 - The application proposes to remove a large section of the historic stone retaining wall along the Fleming Street side of the property at 270 Dupont Street but does not include details of that removal, and also removes portions of the wall along Dupont Street.
 - The application fails to satisfy Standard 9.
- *Guidelines for New Exterior Additions to Historic Buildings and Related New Construction, Recommended:*

- *Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.*
- *Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.*
- *Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationships of solids to voids, and color.*
- *Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.*
- *Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.*
 - The proposed new construction is taller than the adjacent historic buildings and will be highly visible.
 - Construction against the historically freestanding building at 270 Dupont Street encapsulates an exterior wall of the historic building and alters the spatial relationships that characterize the property.
 - The application fails to satisfy this Guideline.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Guidelines for New Exterior Additions to Historic Buildings and Related New Construction.



Philadelphia Historical Commission

1515 Arch Street, 13th Floor

Philadelphia, PA 19102

ATTN: Philadelphia Historical Commission

Re: 268 Dupot St. Philadelphia PA.

Harman Deutsch Architecture has prepared this application on behalf of the owner of the property.

The project is proposing a 3 story Single Family home to be built on a vacant lot known as 268 Dupont St. Our work on this project predates the historic designation. Our office was placed under contract to design a new home on the property on October 19, 2021. The project was designed and submitted for zoning permits by January 13, 2022. It is our understanding that the property was historically nominated on January 28, 2022 after our projects design and zoning application. Being that our client recently purchased the property at the time their new owner information and mailing address was not up to date in the OPA and they did not receive a copy of the historical mailing notice sent out on February 9, 2022. This project as designed received zoning approval March 3rd, 2022. During this time since our client had no knowledge or notice of the pending historical nomination construction documents we completed and prepared for building permit submission on 04.12.2022, prior to historic designation on 05.13.2022. Our office and our client were not made aware of the pending nomination until our building permit review from L&I in April of 22.

We ask that the Philadelphia Historical Commission give deference to our project as designed given the above timeline and circumstances as significant time and financial investment were made into this project prior to the historical nomination was submitted and long before our client was provided any formal notice by the City of Philadelphia of the pending nomination.

This application is intended for final approval for proposed alteration, addition, and new construction as per the enclosed drawings Please let us know if you have any questions regarding our submission.

Ryan Solimeo

Harman Deutsch Ohler Architecture



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal. Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

<p>Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.</p>	1	<p>Parcel Address _____</p> <p>Specific Location _____</p> <p>Check box if this application is part of a project and provide project number: PR- 2 0 - </p>
<p>Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.</p>	2	<p>I am the: Property Owner Tenant Equitable Owner Licensed Professional or Tradesperson</p> <p>Name _____ Company _____</p> <p>Address _____</p> <p>Email _____ Phone </p>
<p>Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.</p>	3	<p>Name _____ Check box if new owner is being listed</p> <p>Address _____</p> <p>Email _____ Phone </p>
<p>Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.</p>	4	<p>Name _____ Firm _____</p> <p>PA License # _____ Phila. Commercial Activity License # _____</p> <p>Email _____ Phone </p>
<p>Project Scope Use this section to provide project details; all fields are mandatory.</p> <p>(a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code.</p> <p>(b) Identify if the project will be new construction, an addition, or interior/exterior alterations.</p> <p>(c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance.</p> <p>(d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately.</p> <p>(e) State the number of new or affected stories.</p> <p>(f) Provide a detailed description of the work proposed.</p> <p>(g) Select all conditions that apply to this project (if any).</p>	5	<p>(a) Occupancy Single-Family Two-Family Other, please describe: _____</p> <p>(b) Scope of Work New Construction Addition and/or Alteration Shell (No Fit Out) – Option for Commercial Permits Only</p> <p>(c) Earth Disturbance Area of Earth Disturbance _____ (Sq. Ft.)</p> <p>(d) Building Floor Areas New Floor Area _____ (Sq. Ft.) Existing Altered Area _____ (Sq. Ft.)</p> <p>(e) Number of Stories _____</p> <p>(f) Description of Work _____ _____ _____</p> <p>(g) Project Conditions Project Impacts Street/Right-of-Way New High Rise Green Roof Included Modular Construction Façade Work Initial Fit Out of Newly Constructed Space</p>



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

Building Mechanical & Fuel Gas Electrical Plumbing Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | | | - | | | | | | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | | | | | - | | | | | | | | | | | | | | |

(b) General Building Construction Contractor Information

Name _____ Cost of Building Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | |

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: Registers / Diffusers Appliances Hoods Phone | | | | | | | | | | | | | | |

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | |

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | |

Number of Fixtures _____ **Check one:** Interior Work Exterior Building Drainage

Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

New Installation Alteration *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone | | | | | | | | | | | | | | |


Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

6

Declaration & Signature

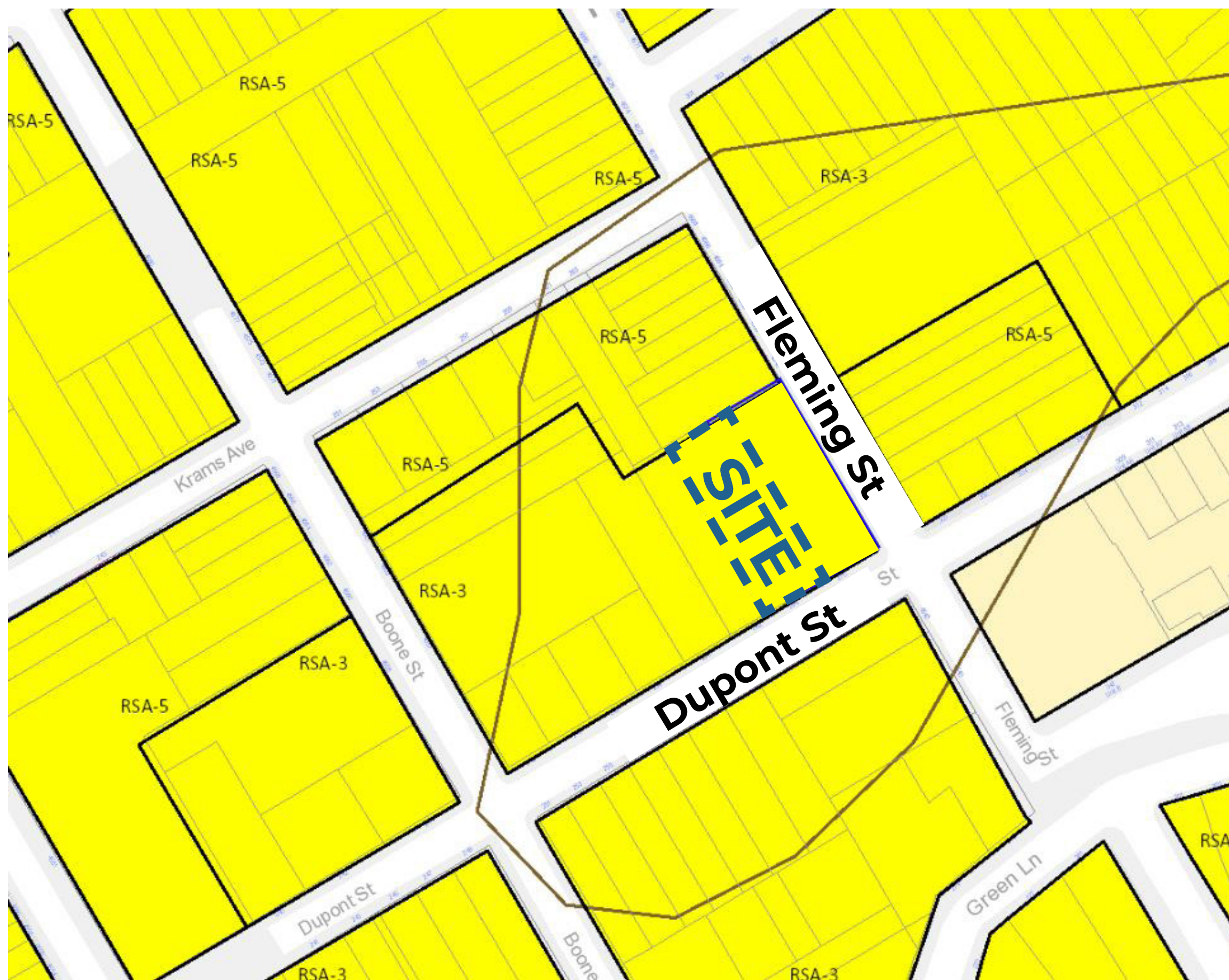
All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit, understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

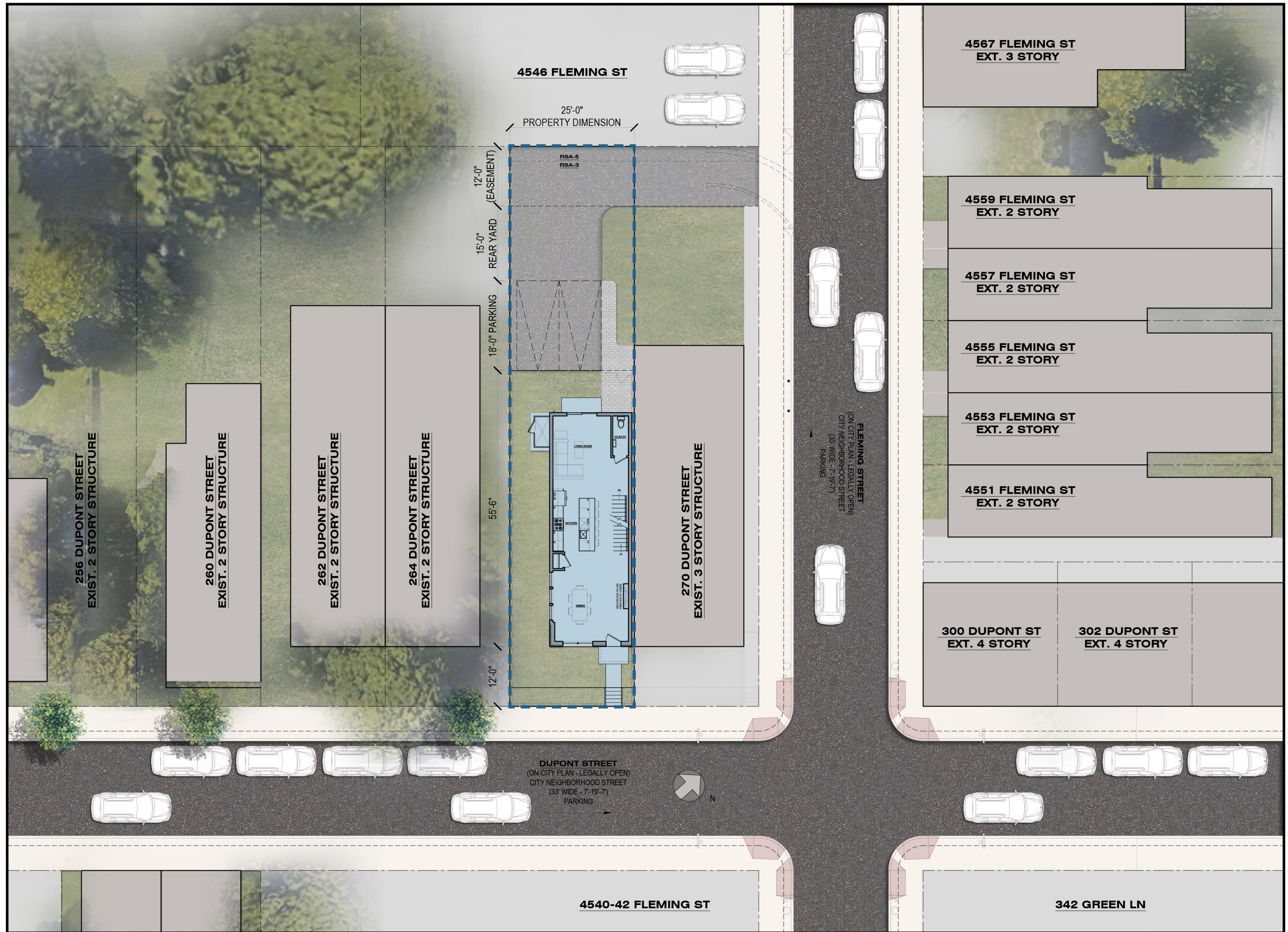
Applicant Signature:  _____ Date: _____ / _____ / _____

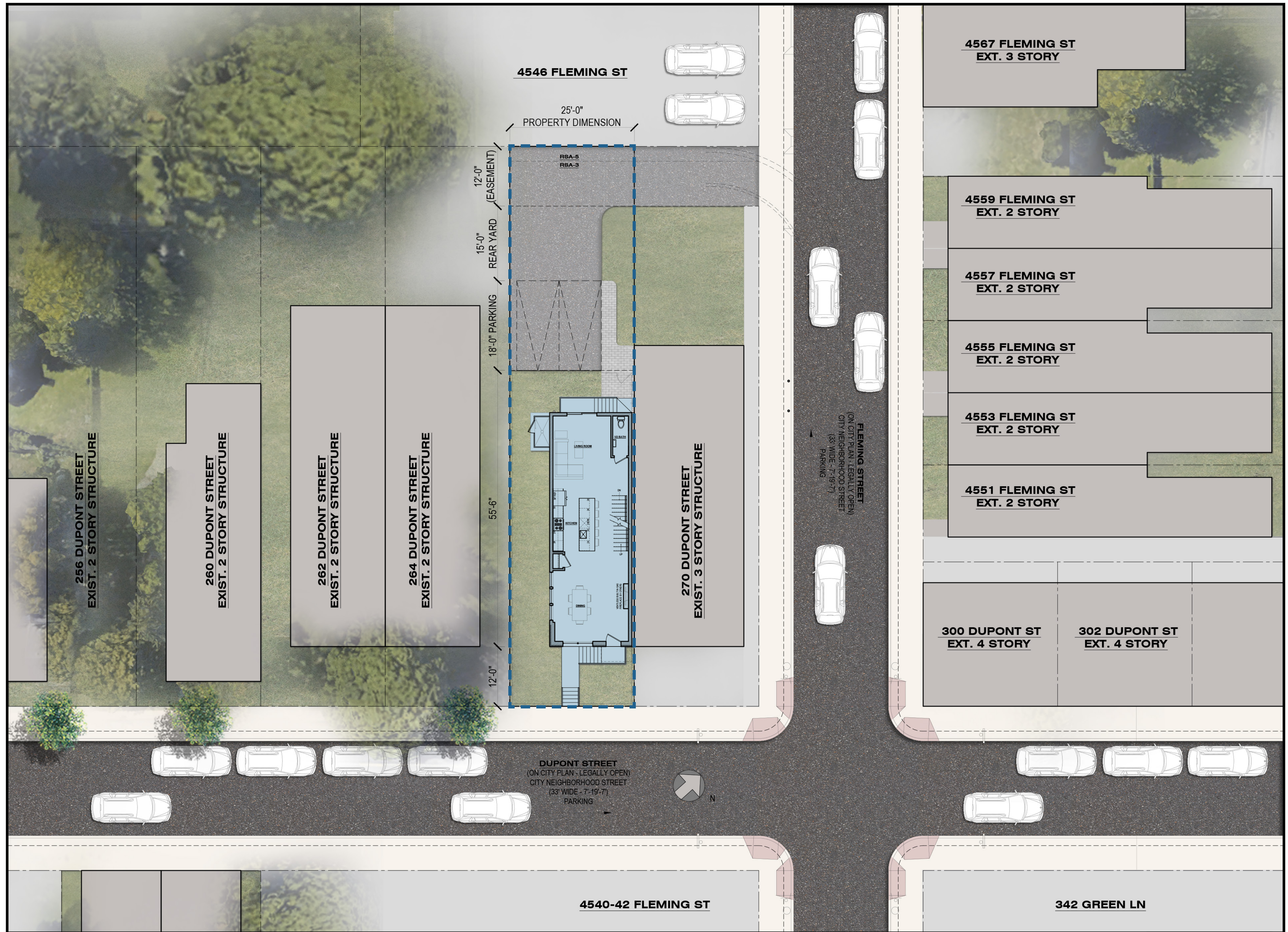
268 DUPONT ST.

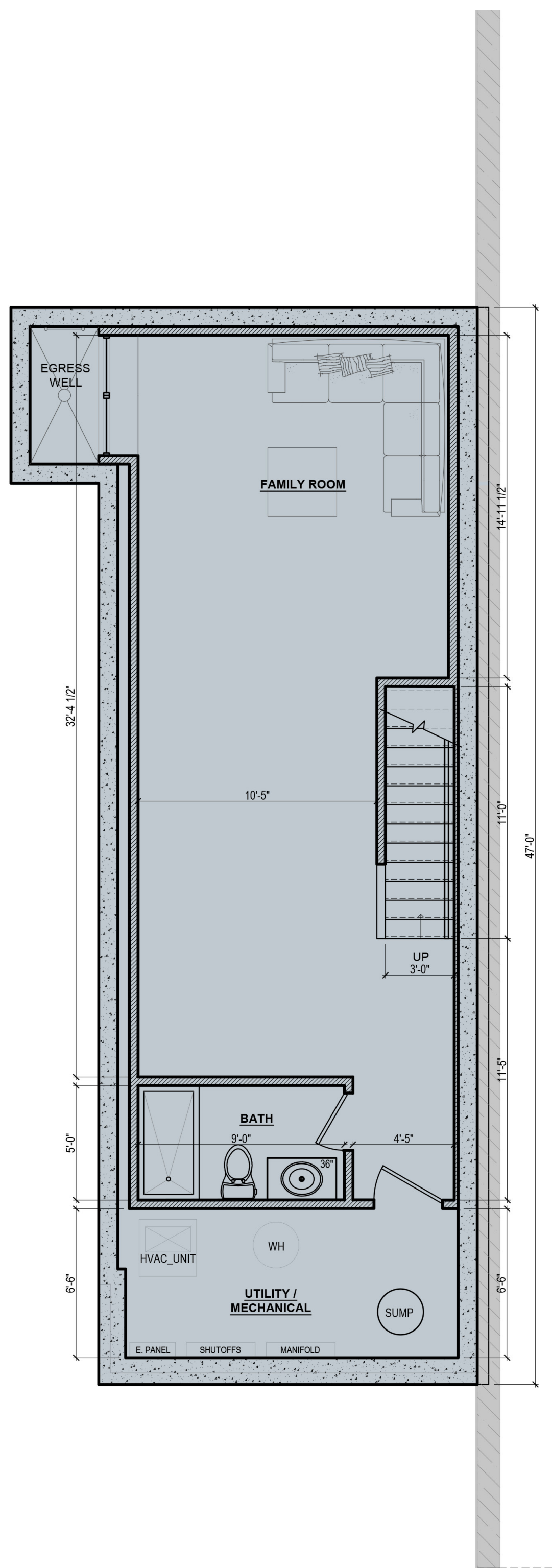
Historic Commission Hearing

Date: 2024.04.30

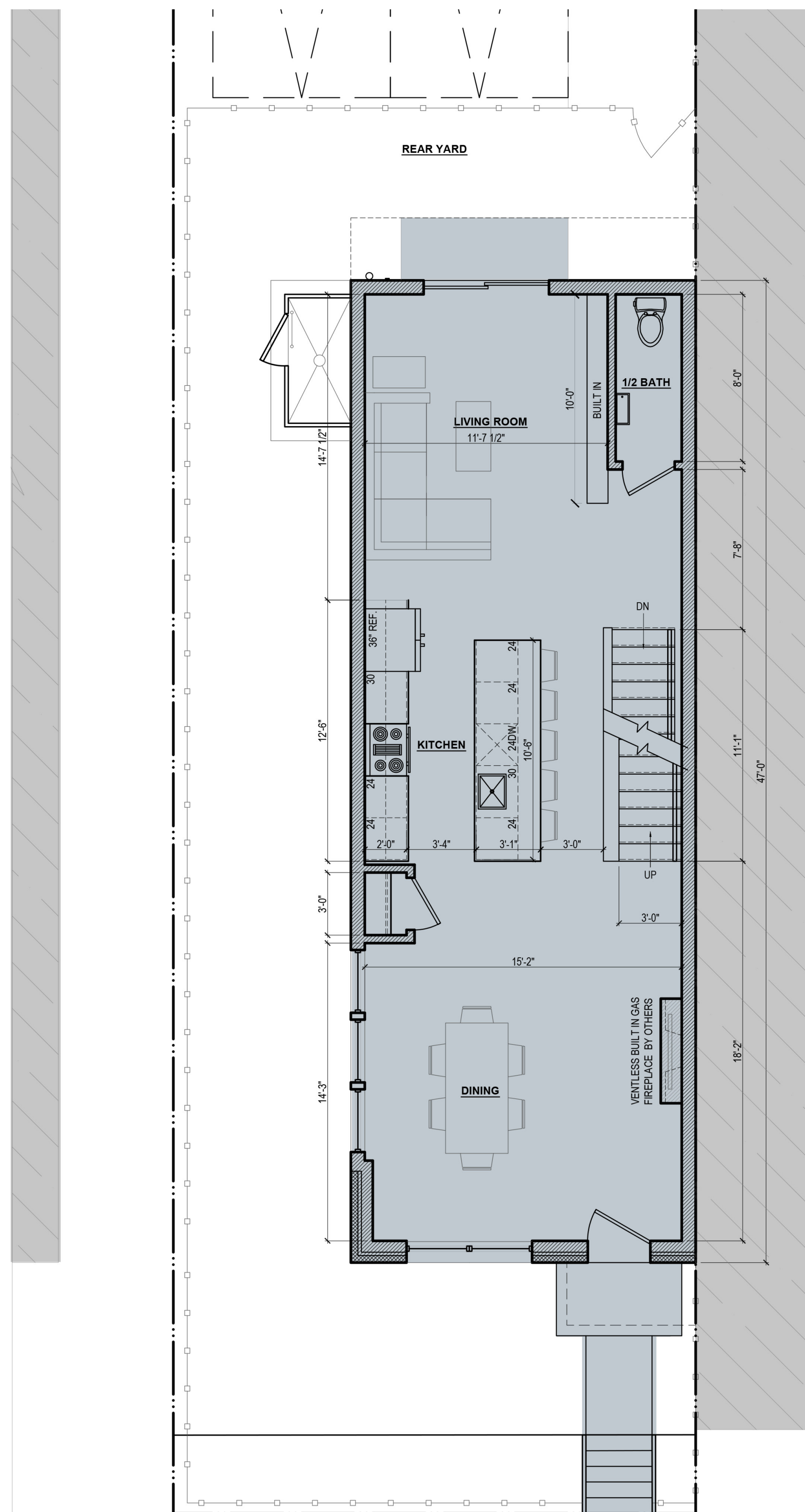




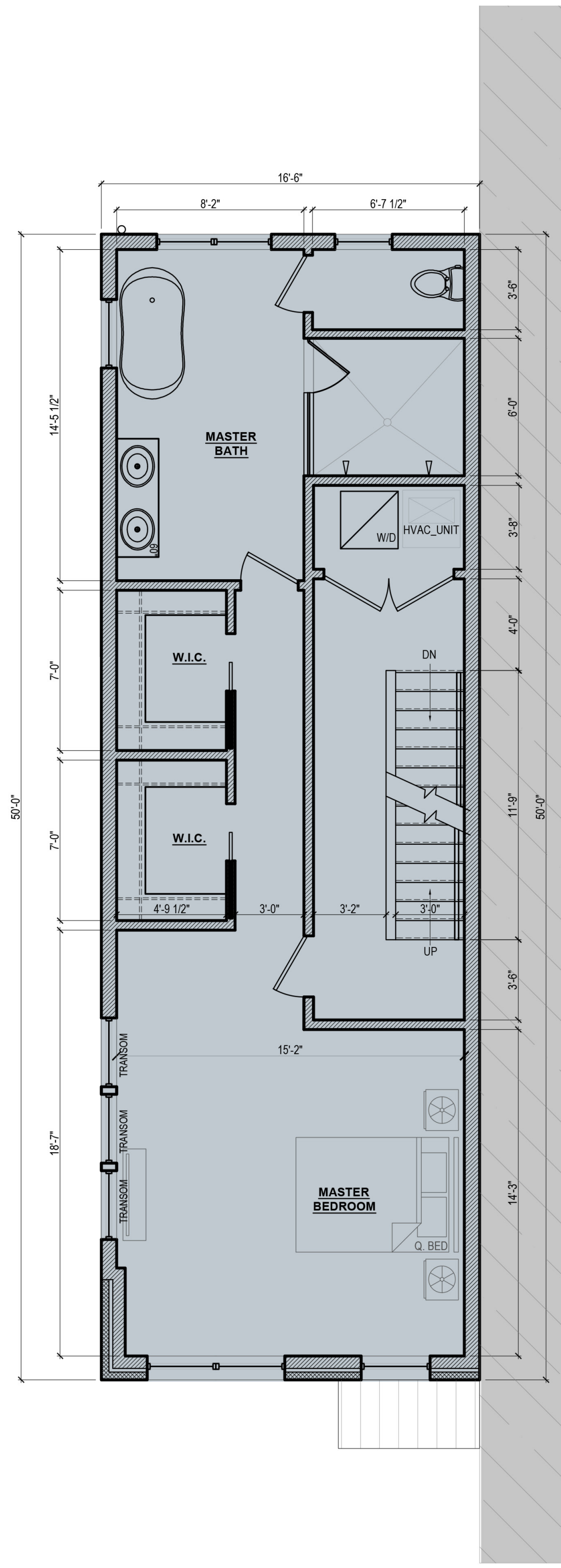




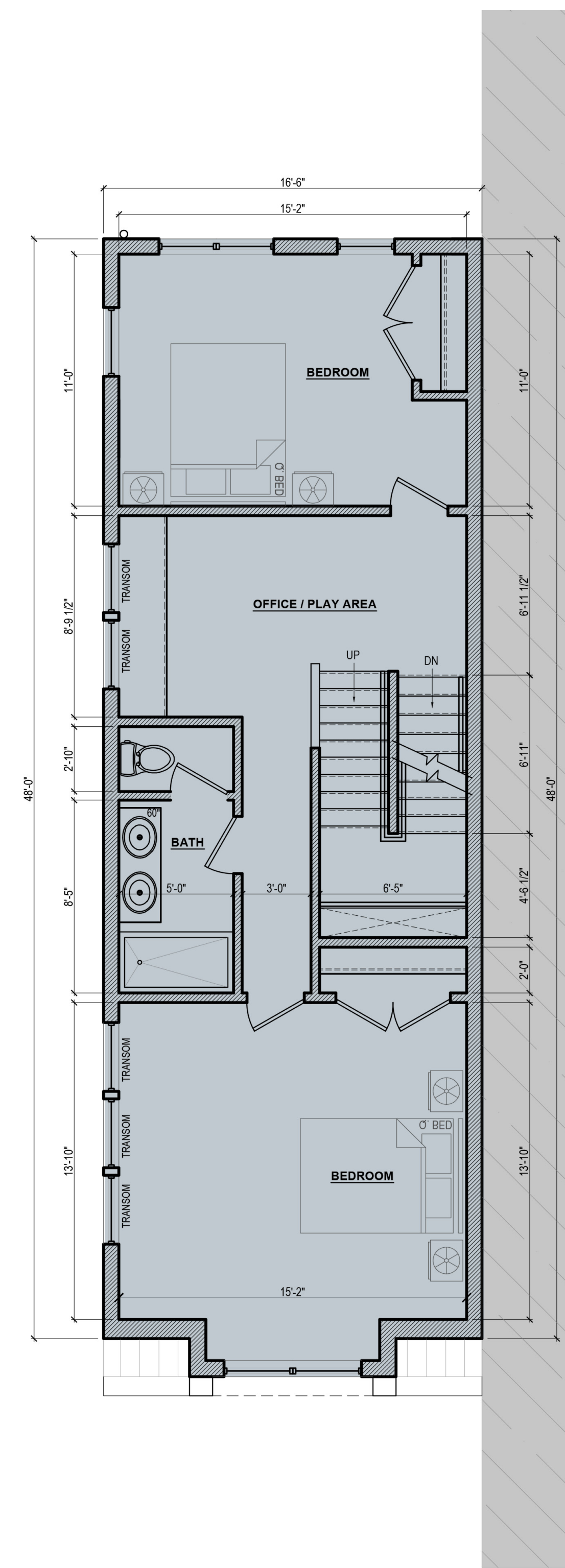
BASEMENT PLAN



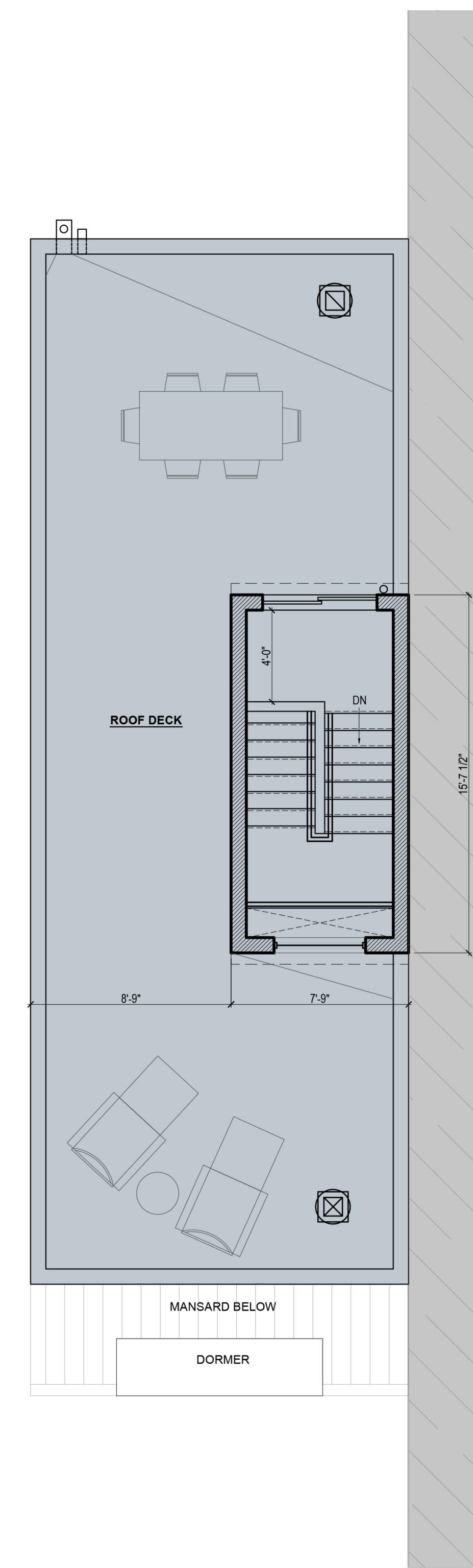
GROUND FLOOR PLAN



SECOND FLOOR PLAN

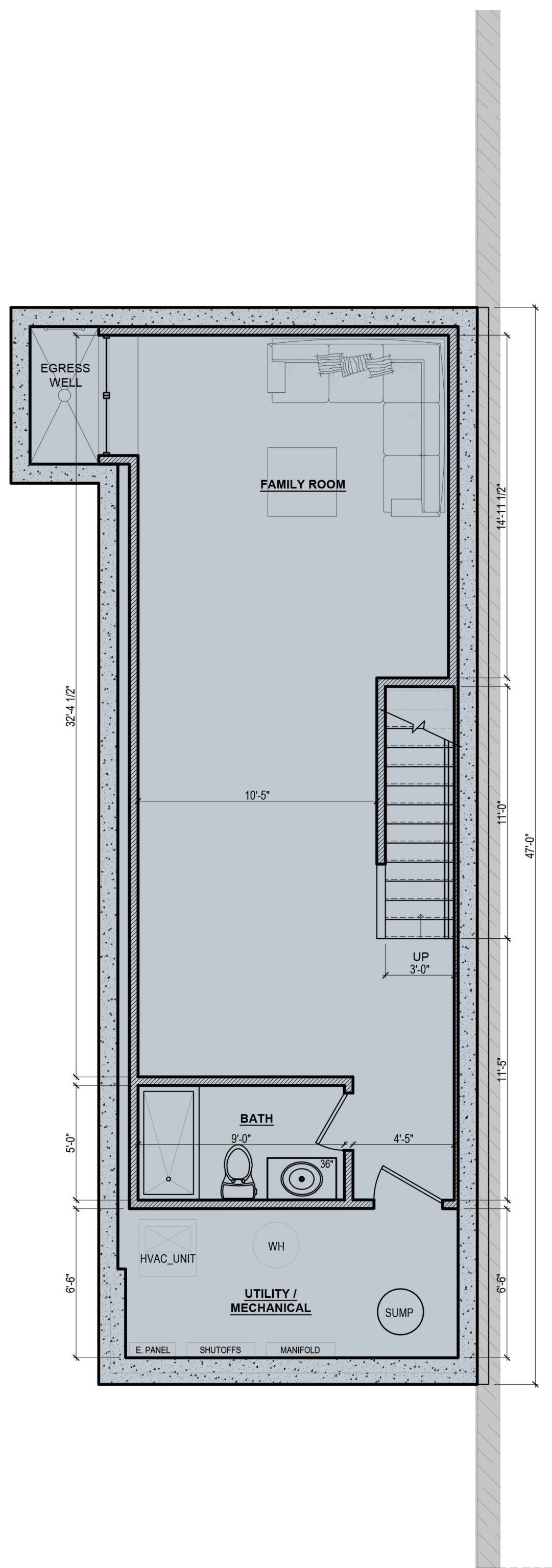


THIRD FLOOR PLAN

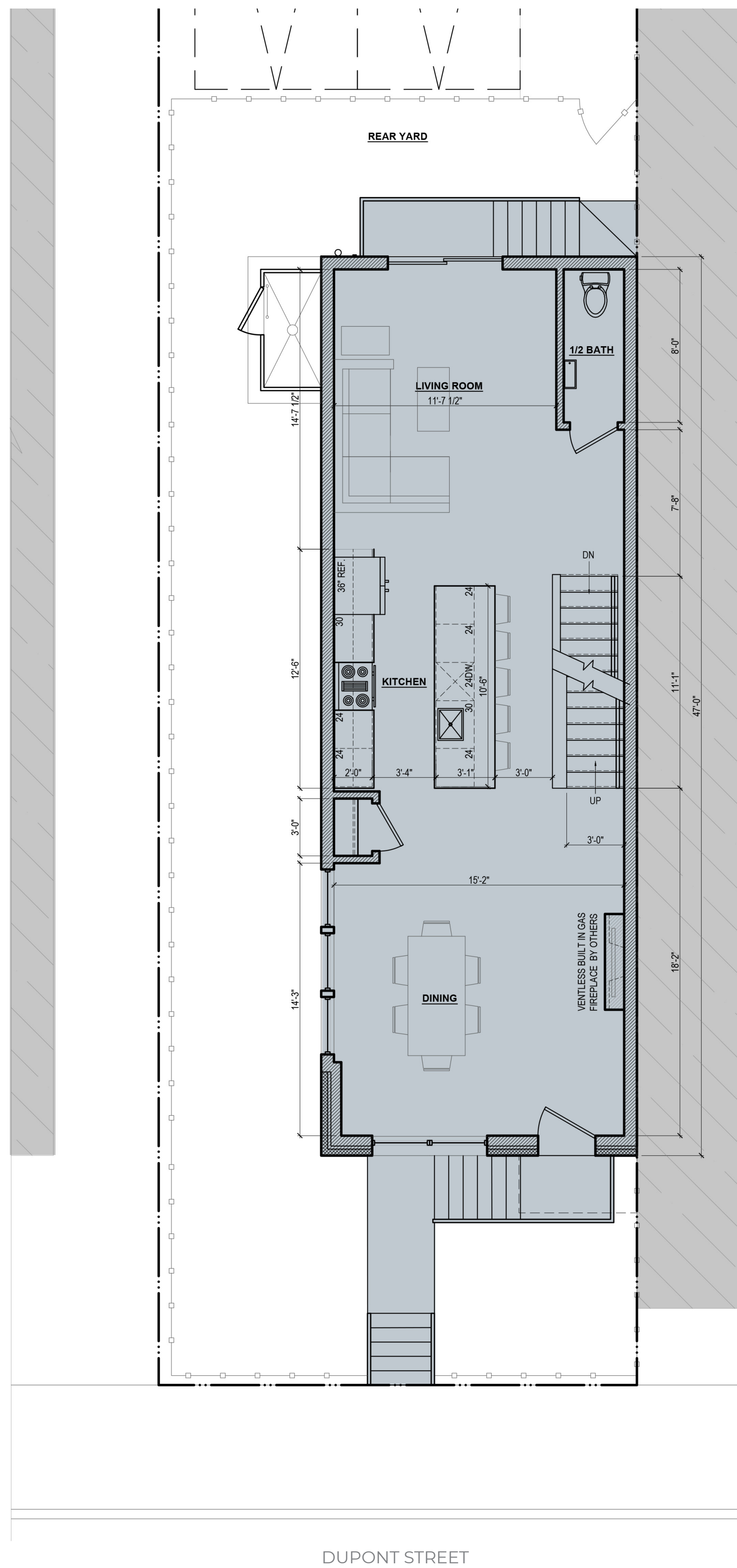


ROOF PLAN

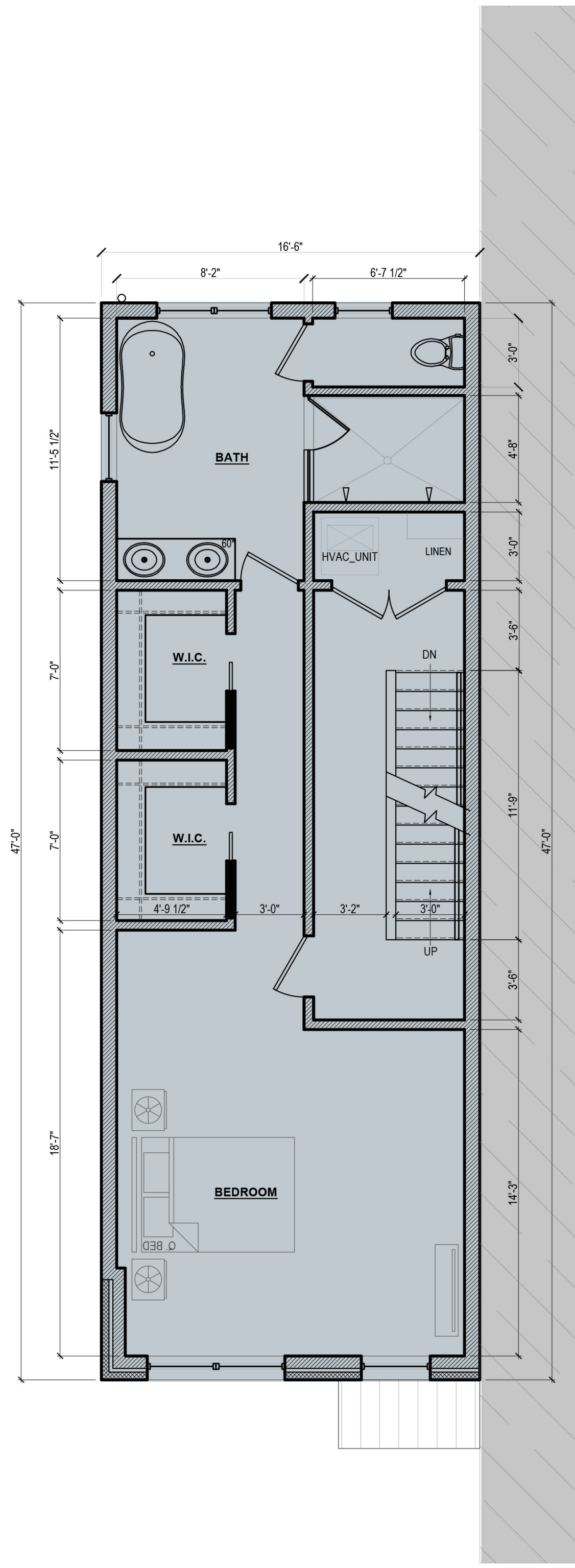
DUPONT STREET



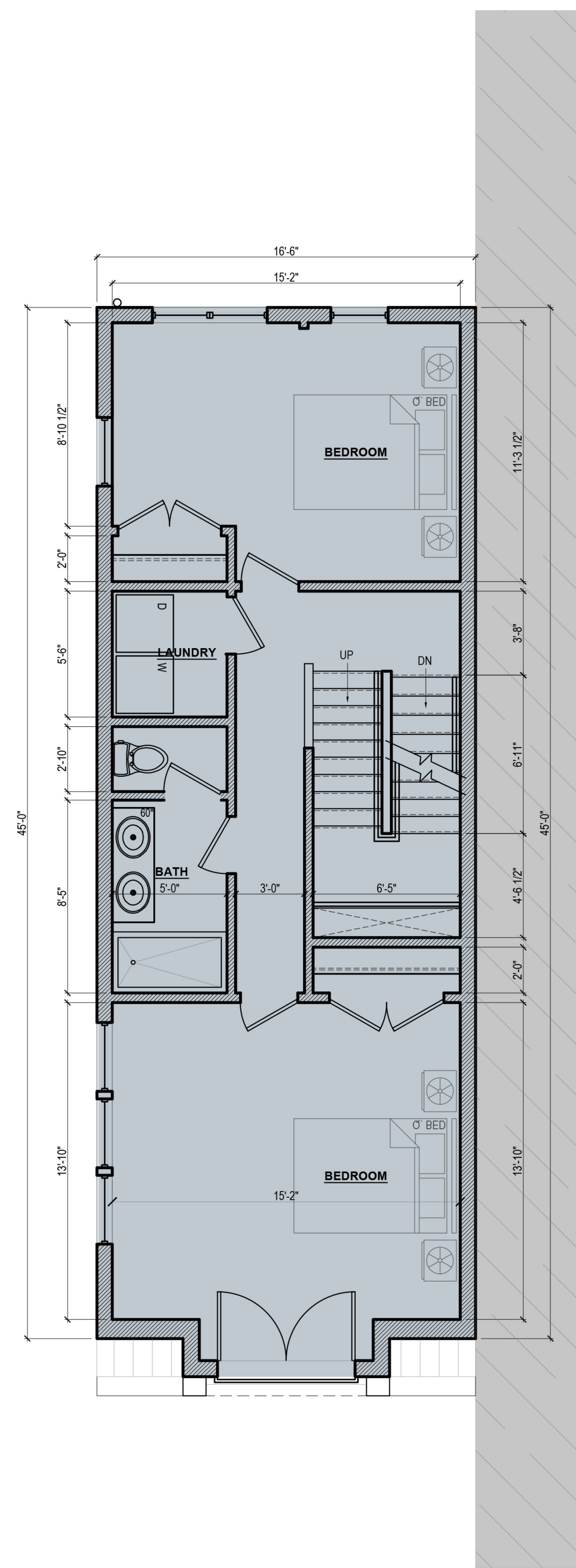
BASEMENT PLAN



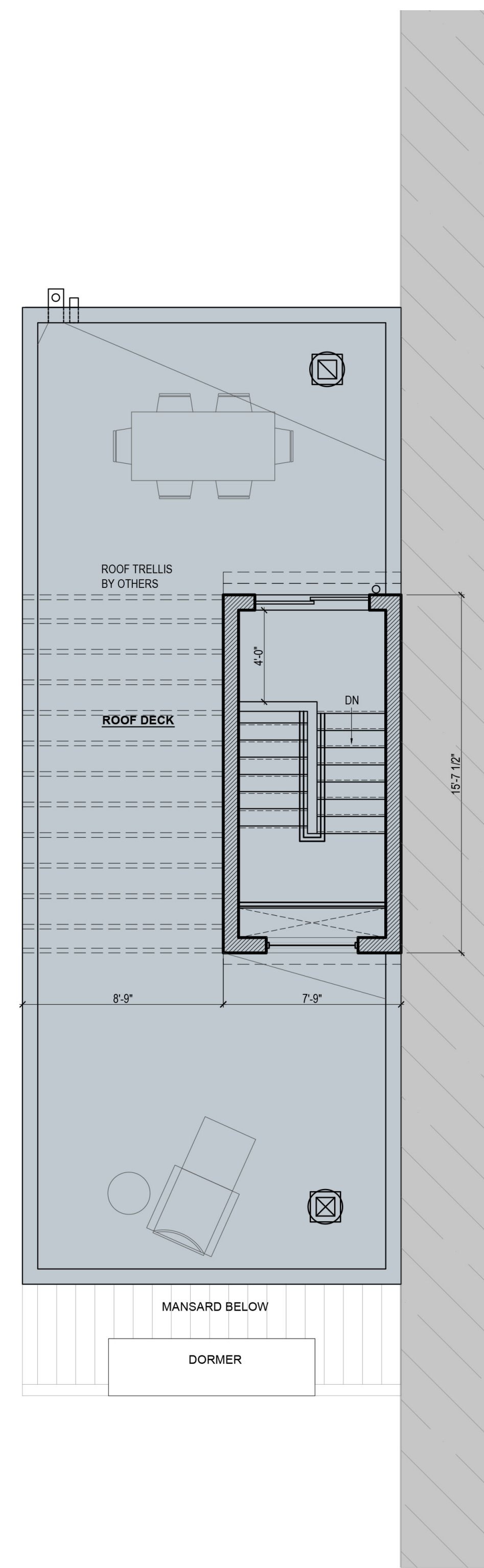
GROUND FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

KEYNOTES:

1. 4" BRICK VENEER (WHITE)
2. BRICK SOLDIER COURSE (WHITE)
3. BRICK ROWLOCK SILL (WHITE)
4. ALUMINUM CLAD 1 OVER 1 DOUBLE HUNG WINDOW (BLACK)
5. ALUMINUM CLAD AWNING WINDOW(S) (BLACK)
6. TOP LIGHT CRAFTSMAN STYLE ENTRY DOOR (PRIME AND PAINT BLACK)
7. ALUMINUM CLAD SLIDING WINDOW(S) (BLACK)

- ~~8. PRECAST STONE VENEER (PHC STAFF TO APPROVE SAMPLE PRIOR TO INSTALLATION)~~
- ~~9. ALUMINUM CLAD FRENCH DOORS (BLACK)~~
- ~~10. 12" HIGH JULIET BALCONY, PRIME/PAINT (BLACK)~~
11. EXTERIOR ENTRY STAIR W/ METAL GUARDRAIL
12. STUCCO BASE (COLOR TO MATCH CAST STONE)
13. CEMENT BOARD LAP SIDING 7" EXPOSURE (WHITE)
14. WRAPPED ALUMINUM COMPOSITE METAL PANEL EMBELLISHMENT (BLACK)

15. STANDING SEAM METAL PANEL (BLACK)
16. 42" HIGH METAL GUARDRAIL, PRIME/PAINT (BLACK)
17. 12" METAL COPING (BLACK)
18. EGRESS WELL W/ 42" H. METAL GUARDRAIL W/ 36" W/ GATE, PRIME/PAINT (BLACK)
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20. EXISTING STONE RETAILING WALL TO REMAIN
- ~~21. ALUMINUM ROOF TRELLIS (BLACK)~~
22. GAS METERS

23. ELECTRIC METERS AND SERVICE ENTRY MAST
24. ALUMINUM SCUPPER WITH DOWNSPOUT (BLACK)
25. ALUMINUM CLAD FIXED WINDOW(S) (BLACK)
26. WALL LIGHTING FIXTURE
27. PROJECTED STANDING SEAM METAL PORCH ROOF (BLACK)
28. METAL HOUSE NUMBER (BLACK)
29. 6'-0" HIGH PRESSURE TREATED FENCE WITH PHC STAFF TO REVIEW DETAILS



FRONT ELEVATION



REAR ELEVATION

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WEST SIDE ELEVATION

KEYNOTES:

- | | | | |
|--|---|--|---|
| <ol style="list-style-type: none"> 1. 4" BRICK VENEER (WHITE) 2. BRICK SOLDIER COURSE (WHITE) 3. BRICK ROWLOCK SILL (WHITE) 4. ALUMINUM CLAD 1 OVER 1 DOUBLE HUNG WINDOW (BLACK) 5. ALUMINUM CLAD AWNING WINDOW(S) (BLACK) 6. TOP LIGHT CRAFTSMAN STYLE ENTRY DOOR (PRIME AND PAINT BLACK) 7. PRECAST STONE CAP | <ol style="list-style-type: none"> 8. PRECAST STONE VENEER (PHC STAFF TO APPROVE SAMPLE PRIOR TO INSTALLATION) 9. ALUMINUM CLAD FRENCH DOORS (BLACK) 10. 42" HIGH JULIET BALCONY, PRIME/PAINT (BLACK) 11. EXTERIOR ENTRY STAIR W/ METAL GUARDRAIL 12. STUCCO BASE (COLOR TO MATCH CAST STONE) 13. CEMENT BOARD LAP SIDING 7" EXPOSURE (WHITE) 14. WRAPPED ALUMINUM COMPOSITE METAL PANEL EMBELLISHMENT (BLACK) | <ol style="list-style-type: none"> 15. STANDING SEAM METAL PANEL (BLACK) 16. 42" HIGH METAL GUARDRAIL, PRIME/PAINT (BLACK) 17. 12" METAL COPING (BLACK) 18. EGRESS WELL W/ 42" H. METAL GUARDRAIL W/ 36" W/ GATE, PRIME/PAINT (BLACK) 19. ALUMINUM CLAD SLIDING DOORS (BLACK) 20. EXISTING STONE RETAILING WALL TO REMAIN 21. ALUMINUM ROOF TRELLIS (BLACK) 22. GAS METERS | <ol style="list-style-type: none"> 23. ELECTRIC METERS AND SERVICE ENTRY MAST 24. ALUMINUM SCUPPER WITH DOWNSPOUT (BLACK) 25. ALUMINUM CLAD FIXED WINDOW(S) (BLACK) 26. WALL LIGHTING FIXTURE 27. PROJECTED STANDING SEAM METAL PORCH ROOF (BLACK) 28. METAL HOUSE NUMBER (BLACK) 29. 6'-0" HIGH PRESSURE TREATED FENCE WITH PHC STAFF TO REVIEW DETAILS |
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WEST SIDE ELEVATION

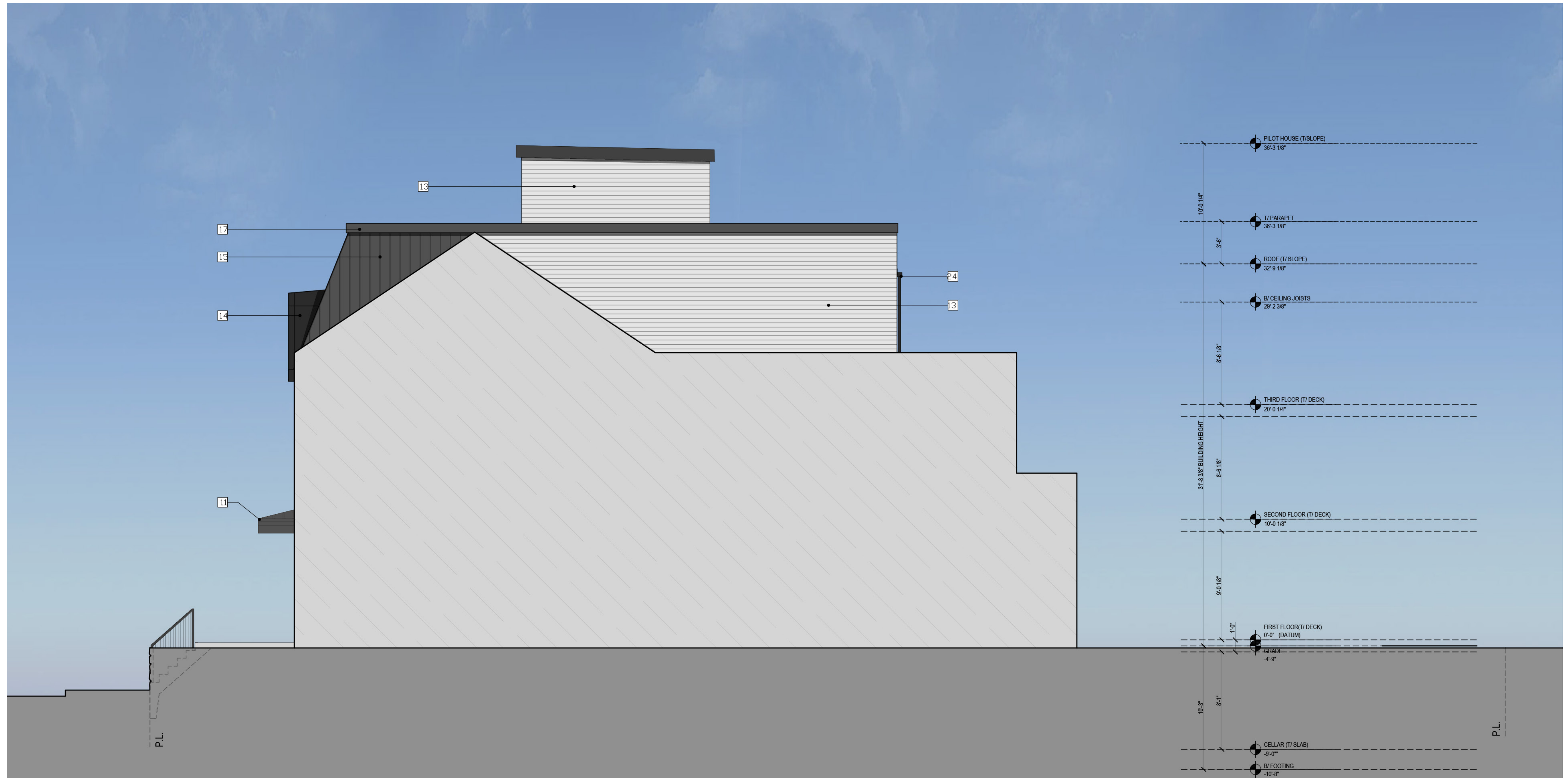
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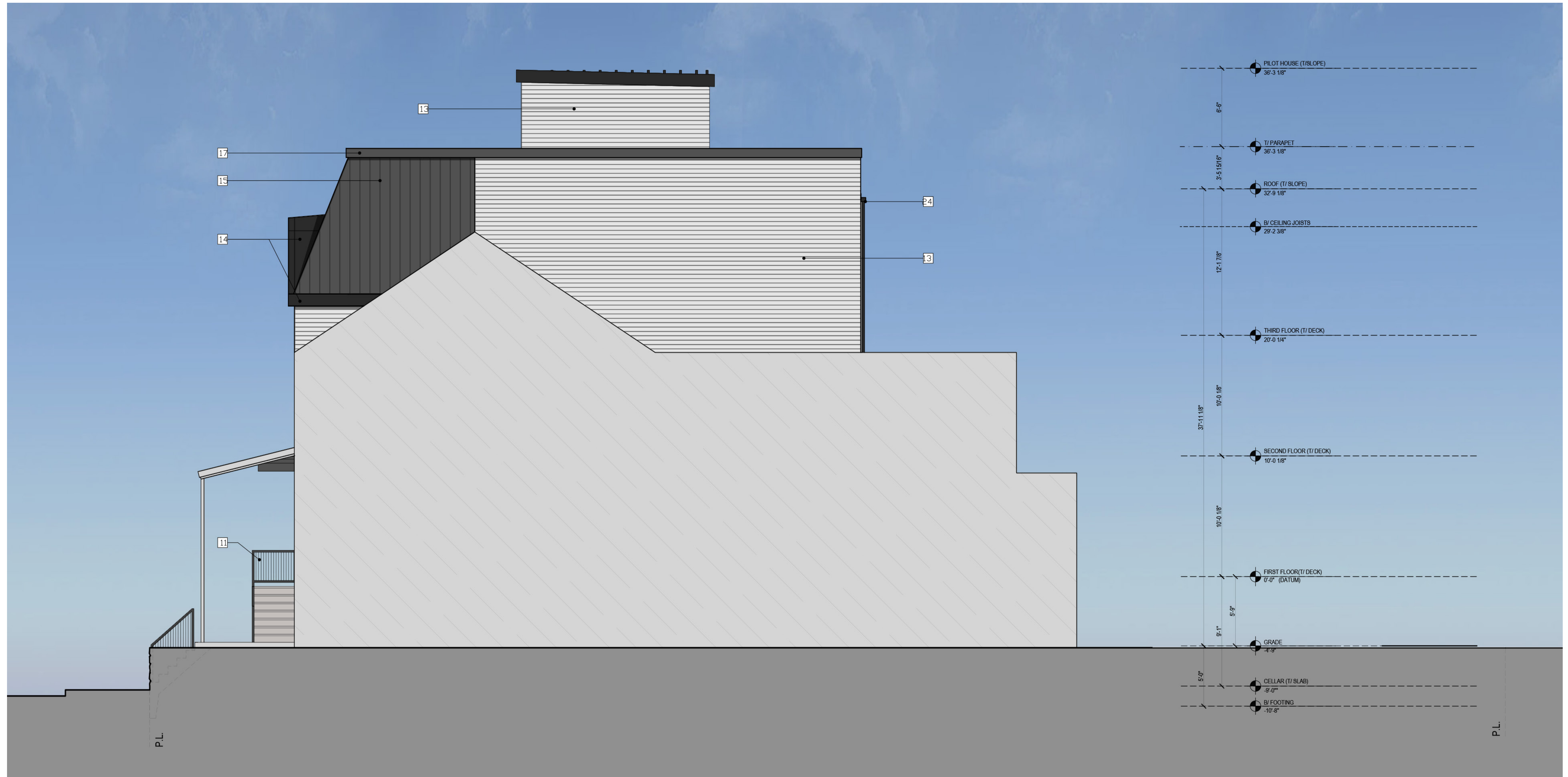
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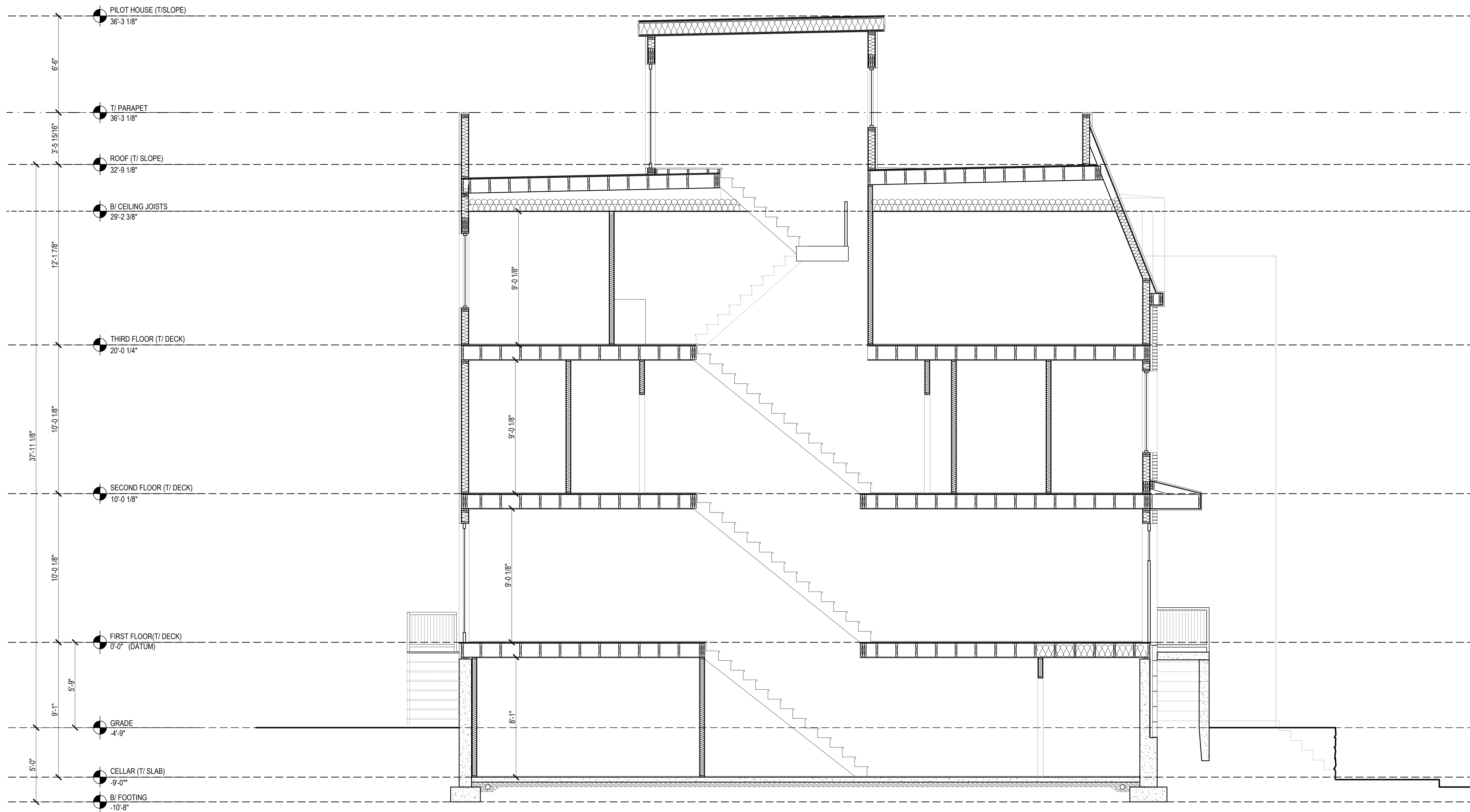
EAST SIDE ELEVATION

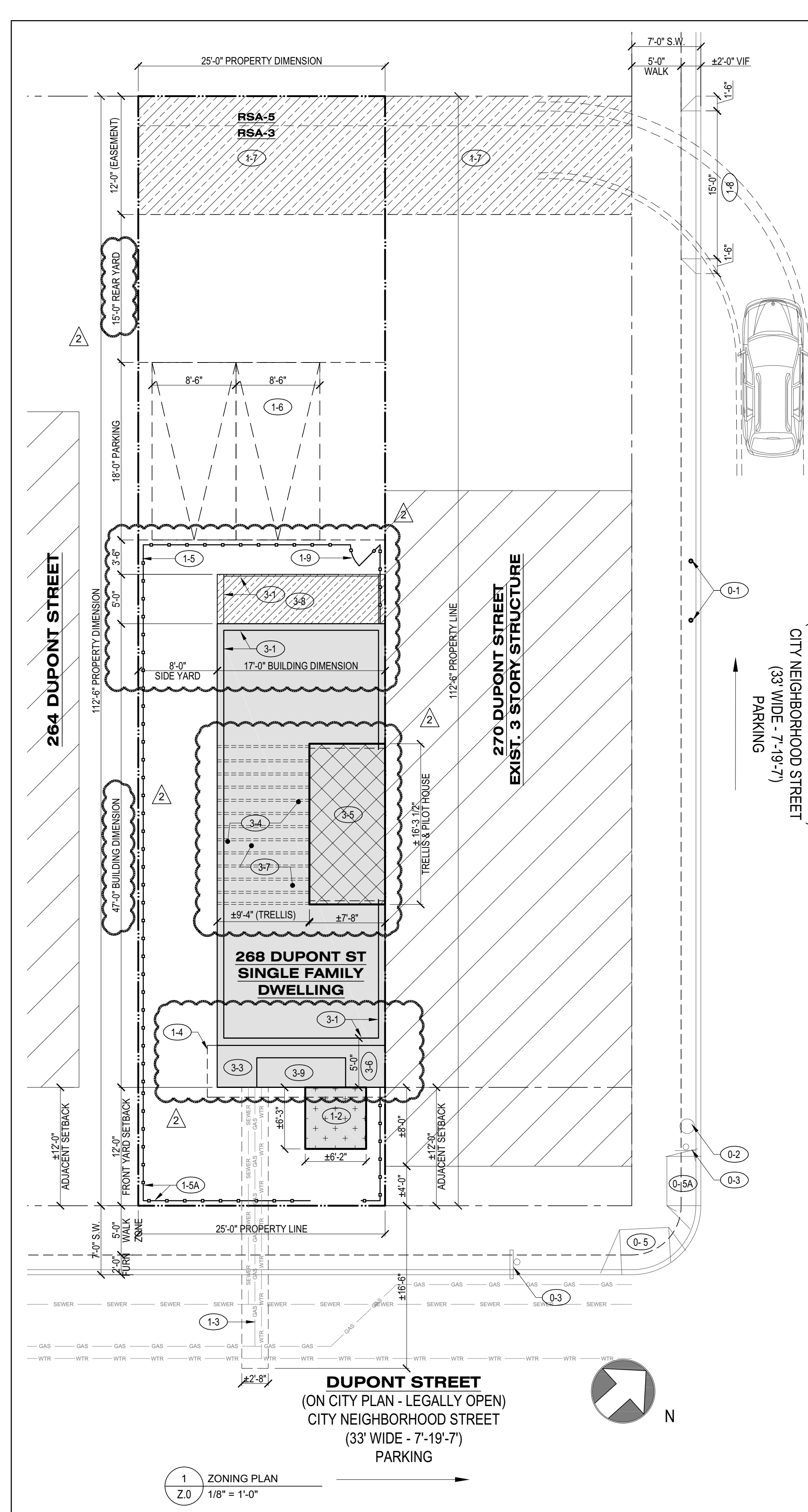
KEYNOTES:

- | | | | |
|--|---|--|---|
| <ul style="list-style-type: none"> 1. 4" BRICK VENEER (WHITE) 2. BRICK SOLDIER COURSE (WHITE) 3. BRICK ROWLOCK SILL (WHITE) 4. ALUMINUM CLAD 1 OVER 1 DOUBLE HUNG WINDOW (BLACK) 5. ALUMINUM CLAD AWNING WINDOW(S) (BLACK) 6. TOP LIGHT CRAFTSMAN STYLE ENTRY DOOR (PRIME AND PAINT BLACK) 7. PRECAST STONE CAP | <ul style="list-style-type: none"> 8. PRECAST STONE VENEER (PHC STAFF TO APPROVE SAMPLE PRIOR TO INSTALLATION) 9. ALUMINUM CLAD FRENCH DOORS (BLACK) 10. 42" HIGH JULIET BALCONY, PRIME/PAINT (BLACK) 11. EXTERIOR ENTRY STAIR W/ METAL GUARDRAIL 12. STUCCO BASE (COLOR TO MATCH CAST STONE) 13. CEMENT BOARD LAP SIDING 7" EXPOSURE (WHITE) 14. WRAPPED ALUMINUM COMPOSITE METAL PANEL EMBELLISHMENT (BLACK) | <ul style="list-style-type: none"> 15. STANDING SEAM METAL PANEL (BLACK) 16. 42" HIGH METAL GUARDRAIL, PRIME/PAINT (BLACK) 17. 12" METAL COPING (BLACK) 18. EGRESS WELL W/ 42" H. METAL GUARDRAIL W/ 36" W/ GATE, PRIME/PAINT (BLACK) 19. ALUMINUM CLAD SLIDING DOORS (BLACK) 20. EXISTING STONE RETAILING WALL TO REMAIN 21. ALUMINUM ROOF TRELLIS (BLACK) 22. GAS METERS | <ul style="list-style-type: none"> 23. ELECTRIC METERS AND SERVICE ENTRY MAST 24. ALUMINUM SCUPPER WITH DOWNSPOUT (BLACK) 25. ALUMINUM CLAD FIXED WINDOW(S) (BLACK) 26. WALL LIGHTING FIXTURE 27. PROJECTED STANDING SEAM METAL PORCH ROOF (BLACK) 28. METAL HOUSE NUMBER (BLACK) 29. 6'-0" HIGH PRESSURE TREATED FENCE WITH PHC STAFF TO REVIEW DETAILS |
|--|---|--|---|

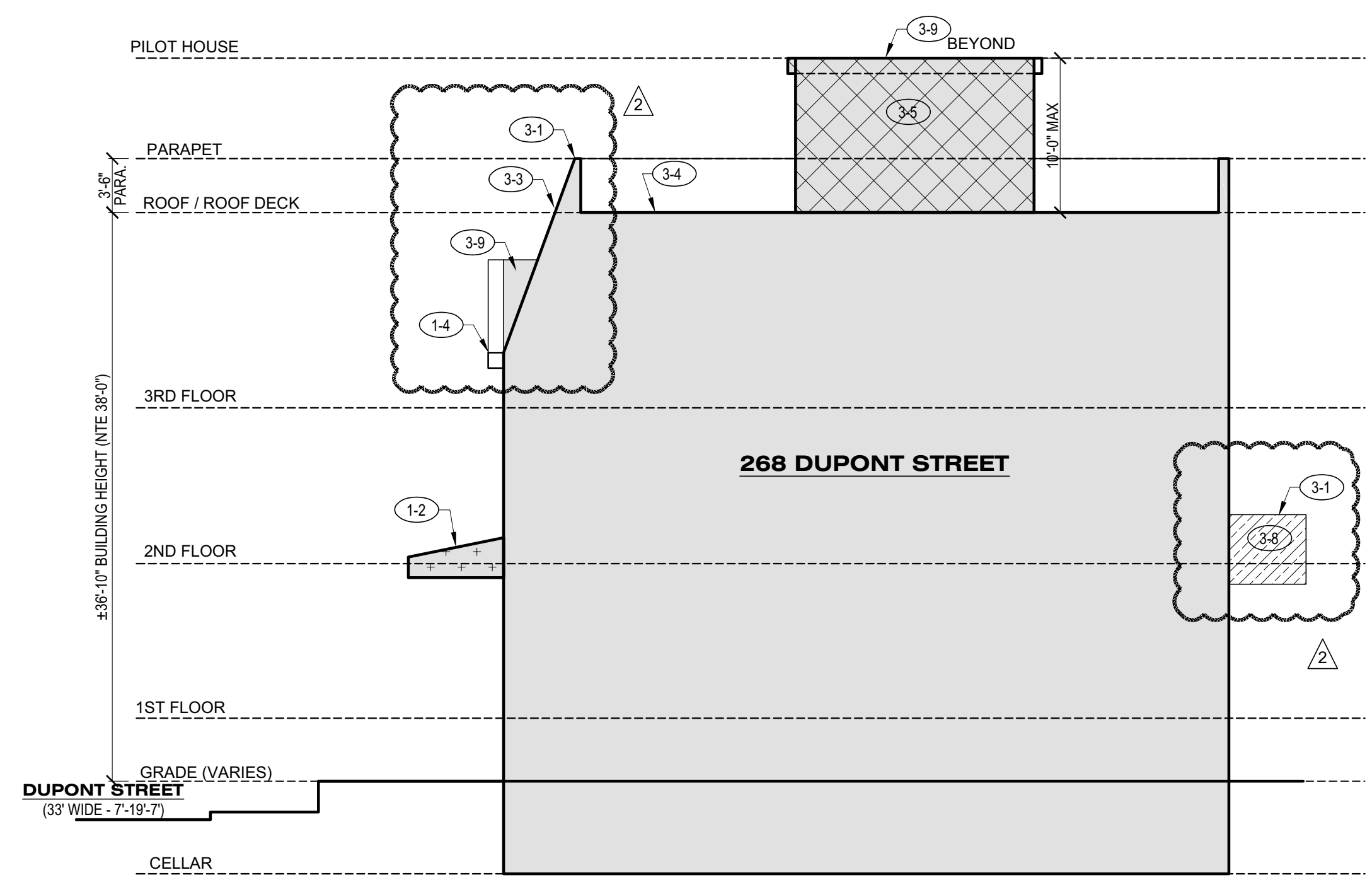


EAST SIDE ELEVATION

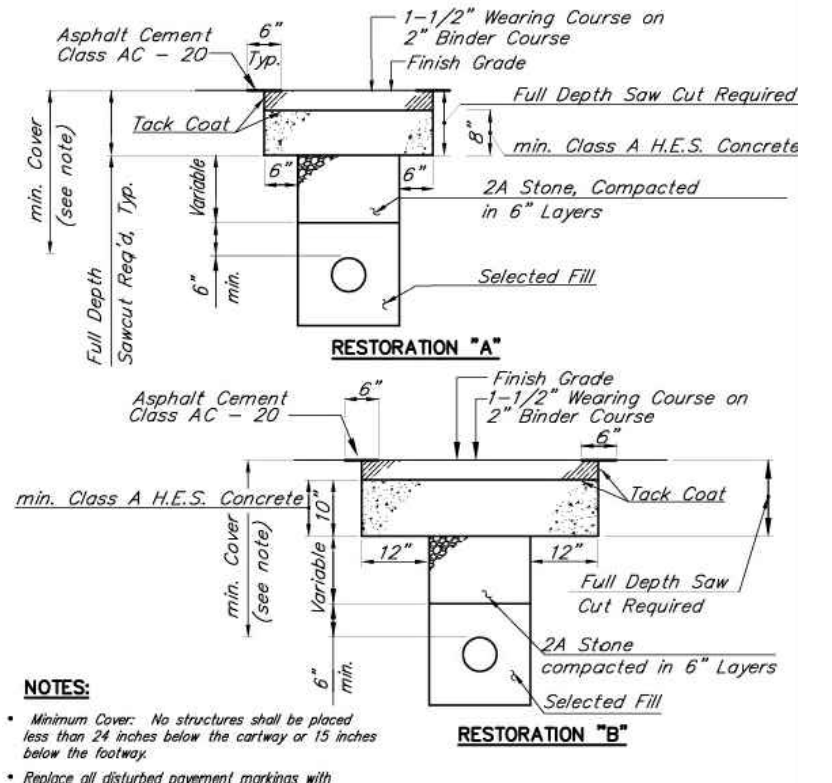




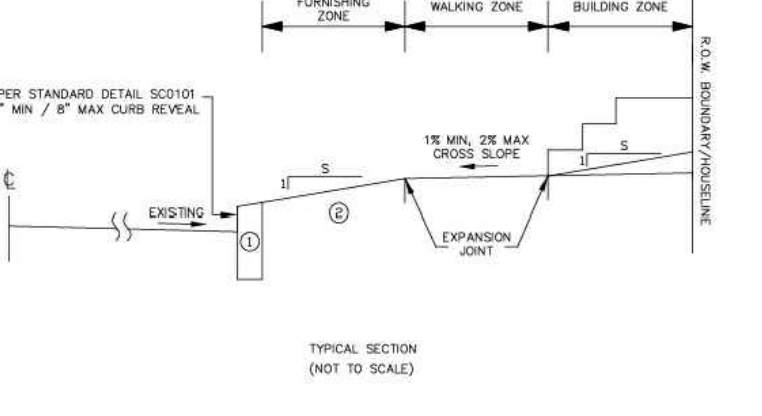
1 ZONING PLAN
Z.0 1/8" = 1'-0"



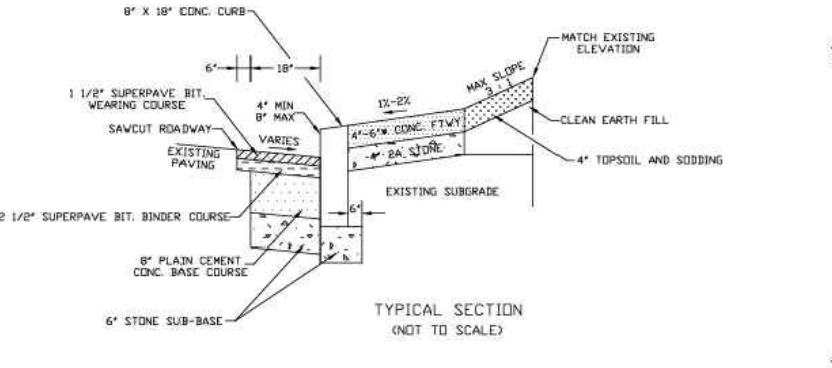
2 ZONING SITE SECTION
Z.0 1/8" = 1'-0"



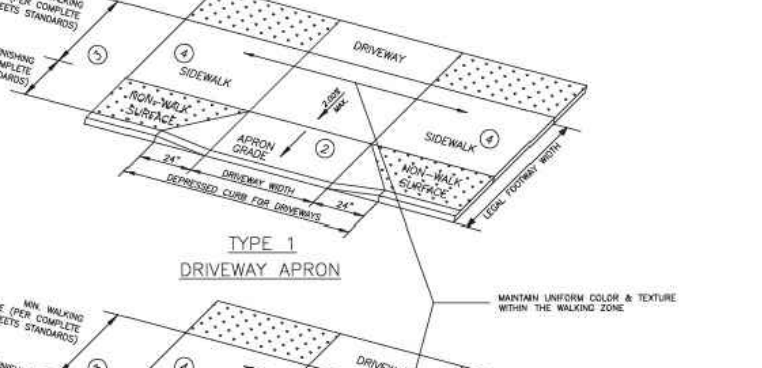
3 TRENCH DETAIL
Z.0 N.T.S.



4 STANDARD SIDEWALK GRADING DETAIL
Z.0 N.T.S.



5 TYPICAL DETAIL
Z.0 N.T.S.



6 STANDARD DRIVEWAY DETAIL
Z.0 N.T.S.

ZONING KEYED NOTES

3 - ROOF	3-1 42" HIGH GUARDRAIL / PARAPET
	3-2 PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
	3-3 SLOPED MANSARD ROOF: NOT TO BE OCCUPIED
	3-4 ROOF DECK
	3-5 PILOT HOUSE (NOT TO EXCEED 125 SF)
	3-6 ROOF DECK SETBACK (5'-0" MIN)
	3-7 PIT TRELLIS
	3-8 PROJECTED DECK @ 2ND FLOOR
	3-9 DORMER
1 - SITE	1-2 PORCH ROOF
	1-3 UTILITY TRENCH / LIMIT OF DISTURBANCE
	1-4 1'-0" DEEP CORNICE / EMBELLISHMENT
	1-5 6'-0" FENCE (AT PROPERTY LINE, TYPE)
	1-5A 4'-0" FENCE (50% OPAQUE, MAX.)
	1-6 AUTOMOBILE PARKING STALL (8'-6" x 18'-0", TYP.)
	1-7 DRIVE AISLE
	1-8 PROPOSED CURB CUT, REFER TO DETAIL
	1-9 GATE
	1-10 RECESSED PORTION @ CELLAR 1ST FLOOR
0 - EXISTING	0-1 BOLLARDS
	0-2 UTILITY POLE
	0-3 STREET SIGN
	0-4 CURB CUT (TO BE FILLED/REMOVED)
	0-5 ADA CORNER RAMP
	0-6 UPGRADABLE TO ADA STANDARDS
	0-7 STORM INLET
	0-8 CROSSWALK

PROJECT SUMMARY: 268 DUPONT STREET

ZONING: RSA-3 (2,738.5 SF / 97.4%) / RSA-5 (2,874 SF / 2.6%)
 ADJUTING ZONING DISTRICT: RSA-3 / RSA-5
 ZONING DISTRICT ACROSS STREET: RSA-3
 LOT AREA: 2,812.5 SF

USE: PROPOSED SINGLE FAMILY DWELLING

DWELLING UNITS	ALLOWED	PROPOSED
	1	1

DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	1406.25 SF (50%)	1,880.5 SF (70.2%)
OCCUPIED AREA	1406.25 SF (50%)	1,880.5 SF (29.8%)
FRONT YARD SETBACK	8'	12' (TO MATCH ADJ. NEIGHBOR)
SIDE YARD	8' IF USED	8'
REAR YARD	15'	15'-0"
HEIGHT	38'	23'-0" (NTE 38'-0")
PARKING	1 STALL	2 STALLS
TOTAL GFA	2,812.5 SF	2,812.5 SF

- ### ZONING NOTES:
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
 - PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
 - GUARD RAIL/TYPICAL PARAPETS ARE 42" AFF
 - 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

	DUPONT ST	FLEMING ST
PEDESTRIAN ZONE	5'-0"	5'-0"
FURNISHING ZONE	2'-0"	2'-0"
BUILDING ZONE	NA	NA

STAIR ENCROACHMENT - NA
EGRESS WELLS - NA

ADDITIONAL NOTES:

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED.

DRAWING 121724, 153614, H3-12 OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO THE INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. HARMAN DEUTSCH OHLER ARCHITECTURE IS NOT A FIRM WITH EXPERTISE IN MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS HARMAN DEUTSCH OHLER ARCHITECTURE A FIRM WITH EXPERTISE IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.

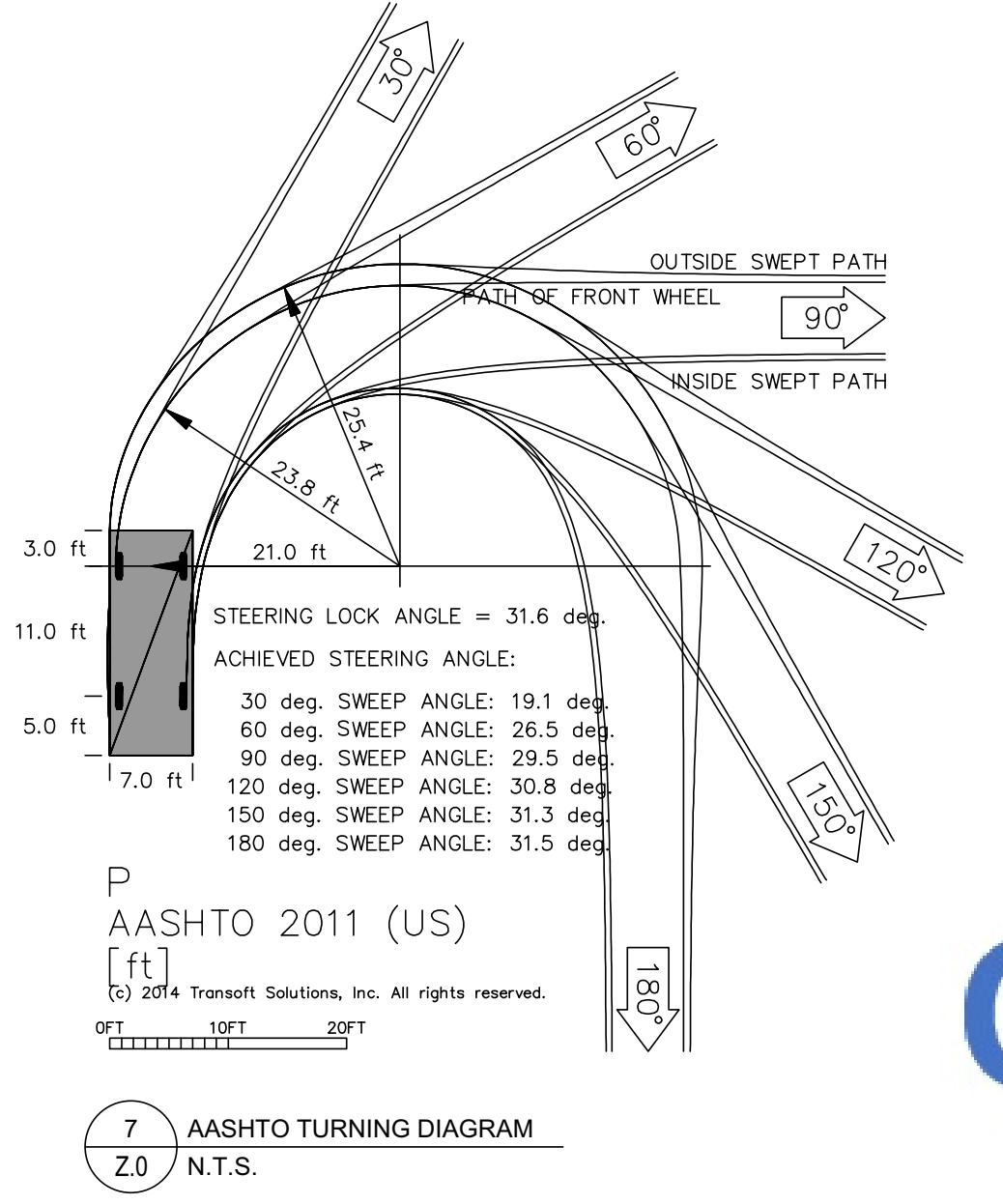
VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREOIN.

"CALL BEFORE YOU DIG" PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

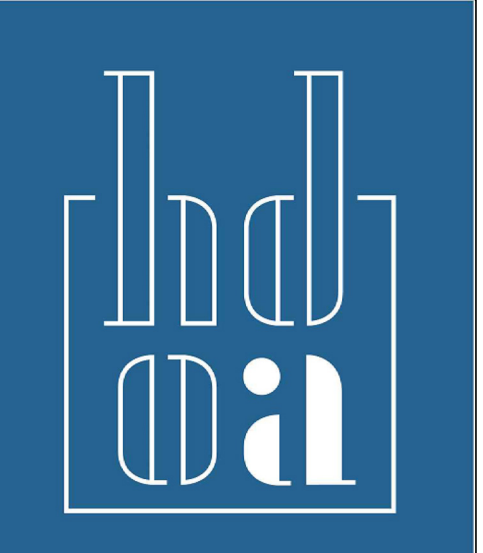
SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE. HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

- ### STREETS DEPARTMENT NOTES:
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- PENNSYLVANIA ONE CALL SYSTEM #2021 293 1489
WARD #21
 - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

- ### STREETS DEPARTMENT NOTES:
- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
 - NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-011
 - MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
 - THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
 - ALL EGRESS LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
 - SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
 - STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
 - FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
 - HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 9TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
 - PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 4TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.



7 AASHTO 2011 (US)
Z.0 N.T.S.



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 267.324.3601

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#	DATE	ISSUE / REVISION
1	01.17.2022	ZONING SUBMISSION
2	02.02.2022	ZONING RFI

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 BL
 DRAWINGS CHECKED BY:
 RS
 DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

ORIGINAL
 ZONING / R.O.W REVIEW

Z.0



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STAMP REGION