ADDRESS: 15-17 AND 19-25 S 2ND ST
Proposal: Construct three-story building
Review Requested: Review and Comment
Owner: Tun Legacy Foundation, Inc.
Applicant: Roxanne Marshall, Wolfe Scott Associates, Inc.
History: Parking lot
Individual Designation: None
District Designation: Old City Historic District, Non-contributing, 12/12/2003
Staff Contact: Jon Farnham, jon.farnham@phila.gov

OVERVIEW: This application proposes to construct a three-story structure for use as a restaurant at 15-17 and 19-25 S. 2nd Street in the Old City Historic District. The site is currently a surface parking lot and is classified as non-contributing in the historic district. Therefore, the Historical Commission's jurisdiction over the undeveloped site is review-and-comment only, meaning that the Historical Commission and its advisory Architectural Committee may offer non-binding comments on the application at public meetings, but may not approve or deny it.

The design of the proposed restaurant structure is based on the historic Tun Tavern. The historic tavern was constructed in 1683 about 250 yards southeast of the site in question. The original Tun Tavern is associated with the founding of six prominent organizations, the US Marine Corps, US Navy, Pennsylvania Freemasons, Society of St. George, St. Andrew's Society, and the Friendly Sons and Daughters of St. Patrick. The historic tavern was demolished in 1781. The design of the new structure is based on a historic drawing of Tun Tavern. The new structure would be three stories tall, clad in brick, with a gabled section along 2nd Street and a more contemporary section at the rear. An open plaza would be located at the northwest corner of the site.

SCOPE OF WORK:
- Construct a three-story building

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
    - The new structure will be compatible with the size, massing, scale, and architectural features of the property and the Old City Historic District.

STAFF COMMENT: The application satisfies Standard 9.

The Tun

Philadelphia Historical Commission

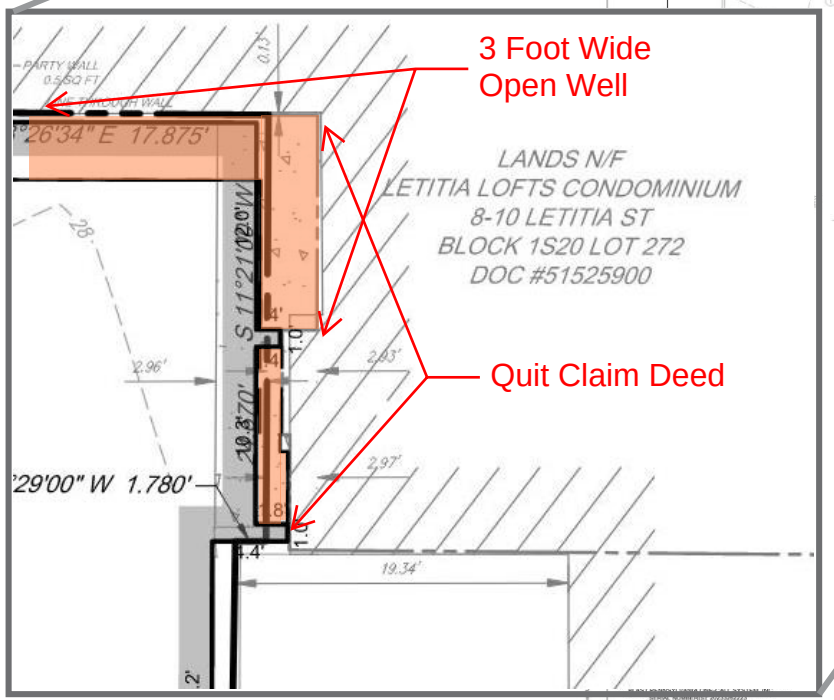
The Tun Legacy Foundation

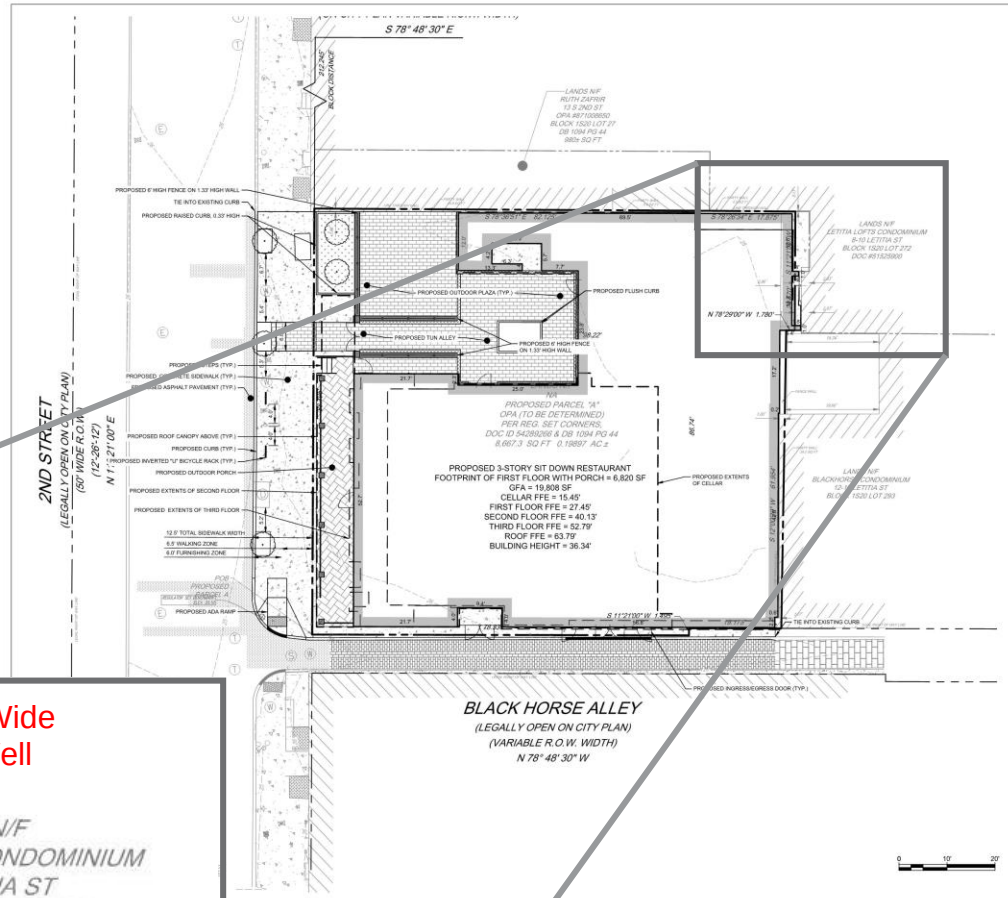
MARCH 25, 2025

THE TUN

- New Construction of a 170-Seat Restaurant

LOT PLAN





USGS MAP
Scale: 1" = 500'
DELAWARE DIRECT WATERSHED

GENERAL NOTES:

SITE ADDRESS:
15,25 S 2ND STREET
PHILADELPHIA, PA 19106

OWNER/APPLICANT
TUN TAVERN LEGACY FOUNDATION, INC.
P.O. BOX 52642
PHILADELPHIA, PA 19115

ENGINEER
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

NOTES:

LOCATION: THE PROJECT IS BOUND BY BLACK HORSE ALLEY TO THE SOUTH, 6-10 S 2ND STREET AND 12-16 S 2ND STREET TO THE EAST, 13 S 2ND STREET TO THE NORTH, AND S 2ND STREET TO THE WEST.
PREVIOUS OPA ACCOUNT FOR 15-17 S 2ND ST: 880769300
PREVIOUS OPA ACCOUNT FOR 19-25 S 2ND ST: 880769300
THE PROJECT IS COMPRISED OF 15 S 2ND ST AND 19-25 S 2ND ST. PROPOSED PARCEL "A", WAS APPROVED AND STAMPED BY CITY REGULATOR ON 05/07/2024. OPA TO BE DETERMINED.
SITE BENCHMARK NOTE:
TEMPORARY BIT BENCHMARK: 1001
ELEVATION = 28.13'
LOCATION: WITHIN THE SIDEWALK AT THE INTERSECTION OF THE SOUTH SIDE OF MARKET STREET AND THE EAST SIDE OF S 2ND STREET.

1. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A RESTAURANT WITH ASSOCIATED PROPOSED UTILITIES AND OTHER PROPOSED IMPROVEMENTS SUCH AS AN OUTDOOR PLAZA, A PORCH, AND ASSOCIATED LANDSCAPING.
2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED-USE (CMX-3) ZONING DISTRICT.
3. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, NO SOILS LISTED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (UA).
4. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY24-TUN-77120-01
6. THE PSID TRACKING NUMBERS FOR THIS PROJECT ARE SR-2024-020050 AND SR-2024-024711.
7. THE L&I ZONING TRACKING NUMBER FOR THIS PROJECT IS ZP-2024-002872.
8. UTILITY NOTES:
8.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
8.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
8.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
8.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
8.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. ALL BOUNDARY LINES ARE DRAWN IN UNITED STATES MEASURE (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM ASSIGNED SERIAL NUMBER 20233202223 IN ACCORDANCE WITH PA ACT 287 AS OF 1974, AS AMENDED, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW", (800-242-1776).

REFERENCE:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JULY OF 2023. BOUNDARY INFORMATION WAS TAKEN THROUGH AN EXISTING CONDITIONS SURVEY OF THE SITE, PERFORMED BY PENNONI ASSOCIATES INC. DATED DECEMBER 5, 2023, ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAN (V-0391)."
2. LOT CONSOLIDATION FOR 13 S 2ND ST, 17 S 2ND ST, AND 19-25 S 2ND ST INTO ONE LOT. PROPOSED PREMISES 15-25 S 2ND ST. WAS STAMPED AND APPROVED ON JUNE 7, 2024. PLAN ENTITLED "LOT CONSOLIDATION PLAN (V 0802)" BY PENNONI ASSOCIATES INC.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230 COMMUNITY MAP NO. 42101G184G, MAP REVISED AS EFFECTIVE DATE OF NOVEMBER 16, 2015, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PHILADELPHIA STREETS DEPARTMENT NOTES:

1. 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.
2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), 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 # 20233202223 AND WARD # 5.
3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
4. HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 2ND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #6-1040. 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.
5. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
6. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM # 6-1041 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.
7. 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.
8. ALL STREET TREES SHALL BE PLANTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 684-4363.
9. 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.

LEGEND

EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING BUILDING
EXISTING CURB
EXISTING SIDEWALK
EXISTING EDGE OF GRAVEL
EXISTING TRAFFIC MARKING
EXISTING FENCE
EXISTING TREE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SPOT ELEVATION
EXISTING SIGN
EXISTING UTILITY POLE
EXISTING PEDESTRIAN/STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING CITY INLET
EXISTING UNDERGROUND SEWER LINE
EXISTING UNDERGROUND WATER LINE
EXISTING UNDERGROUND COMMUNICATION LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND STORM LINE
EXISTING UTILITY STRUCTURES
PROPOSED BUILDING AT GRADE
PROPOSED BUILDING OVERHEAD
PROPOSED DOOR
PROPOSED OUTDOOR PORCH
PROPOSED PAVERS
PROPOSED STONE BANDING
PROPOSED CONCRETE
PROPOSED ASPHALT PAVEMENT
PROPOSED DETECTABLE WARNING SURFACE
PROPOSED CURB
PROPOSED BICYCLE RACK
PROPOSED TREE
PROPOSED LANDSCAPING
PROPOSED WALL
PROPOSED FENCING

ZONING REQUIREMENTS

CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED "COMMUNITY COMMERCIAL MIXED-USE" ZONE (CMX-3)

*CTR CENTER CITY OVERLAY, **HISTORIC DESIGNATION

LOT AREA = 8,667.3 SF (±0.) 0.19897 AC

SECTION		REQUIRED/ALLOWED	PROPOSED
TABLE 14-602-2	USE REGULATIONS	***SIT-DOWN RESTAURANT AND WEARING APPAREL/ACCESSORIES RETAIL	***SIT-DOWN RESTAURANT AND WEARING APPAREL/ACCESSORIES RETAIL
TABLE 14-701-3	MIN. LOT WIDTH (FT)	N/A	N/A
	MIN. LOT AREA (SF)	N/A	N/A
	MAX. OCCUPIED AREA (% OF LOT)	80% (6,933.84 SF)	78.6% (6,820 SF)
	MIN. FRONT YARD DEPTH (FT)	N/A	N/A
	MIN. SIDE YARD WIDTH (FT)	8 FT IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	N/A
	MIN. REAR YARD DEPTH (FT)	N/A	N/A
	MAX. HEIGHT (FT)	N/A	N/A
	MAX. FLOOR AREA RATIO (% OF LOT AREA)	500% (43,336.5 SF)	228.5% (19,808 SF)
*PER /CTR CENTER CITY OVERLAY	1. ART COMMISSION APPROVAL FOR SIGNAGE REQUIRED (PER ZONING SECTION 14-601 7(b))		
	2. ACCESSORY PARKING LOTS ARE PROHIBITED (PER ZONING SECTION 14-502 6(f))		
	3. OFF-STREET PARKING SPACES ARE PROHIBITED (PER ZONING SECTION 14-502 6(m))		
**PER HISTORIC DESIGNATION	HISTORICAL COMMISSION REVIEW AND APPROVAL IS REQUIRED		
***PER OLD CITY RESIDENTIAL AREA OVERLAY	EATING AND DRINKING ESTABLISHMENTS ARE SPECIAL EXCEPTION		

PARKING AND LOADING REQUIREMENTS

CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED "COMMUNITY COMMERCIAL MIXED-USE" ZONE (CMX-3)

SECTION		REQUIRED/ALLOWED	PROPOSED
TABLE 14-802-2	MINIMUM REQUIRED PARKING SPACES	0 SPACES	0 SPACES
TABLE 14-804-1	MINIMUM REQUIRED BICYCLE PARKING	7,501 SF - 20,000 SF = 2 BICYCLE SPACES	2 SPACES

BUILDING STATISTICS

FLOOR	GROSS FLOOR AREA
CELLAR	0 SF
FIRST FLOOR	6,820 SF
SECOND FLOOR	6,820 SF
THIRD FLOOR	6,168 SF
TOTAL	19,808 SF

THE TUN

ballinger
1525 Chestnut Street | Suite 1400
Philadelphia, PA 19102
215.440.8000 | f 215.440.8001 | ballinger.com

CONSULTANTS:

Reconsidered Ground
915 Spring Garden Street, Suite 603
Philadelphia, PA 19123
215.790.0337
www.groundreconsidered.com

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:

SEAL:

CONDITION OF USE

NO	DESCRIPTION	DATE	BY
5	L&I ZONING AMENDMENT	01-27-25	LBS
4	L&I ZONING	08-12-24	LBS
3	L&I ZONING	04-02-24	LBS
2	L&I ZONING	03-18-24	LBS
1	PSID ZONING	03-14-24	LBS

REVISIONS

DRAWING ISSUE

PROJECT: 23053.00
SCALE: 1"=10'
CIVIL
TITLE:
ZONING PLAN
NUMBER:
CS1301

SCHEMATIC DESIGN

THE TUN

Features:

- Re-create an Historic Maritime Tavern and Restaurant
- Coalition of Legacy Institutions Founded at The Tun
- 501(c)3 Non-Profit, Charitable Giving
- Family Restaurant for the Community and Tourists
- Educational Experience

THE TUN

Program:

- Location
- Site Photographs
- Zoning Plan
- Project Summary
- Site Plan
- Floor Plans
- Building Elevations

LOCATION PLAN

SITE PHOTOGRAPHS

Panoramic View Looking East

SITE PHOTOGRAPHS

Second Street Looking South Toward Chestnut St

Second Street Looking North Toward Market St

SITE PHOTOGRAPHS

Second Street Looking Northeast Toward Market St

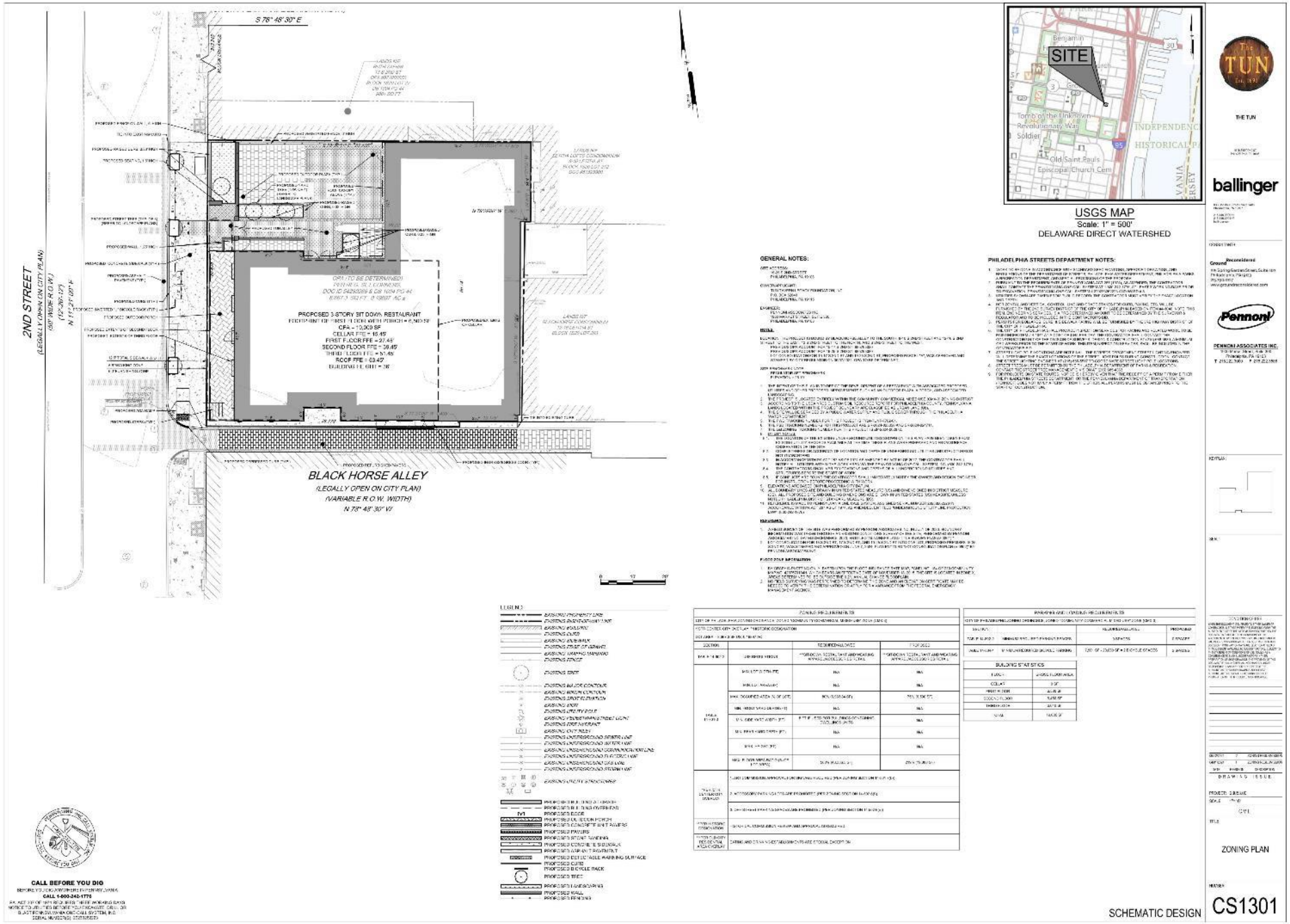
View From Site Looking Northwest

SITE PHOTOGRAPHS

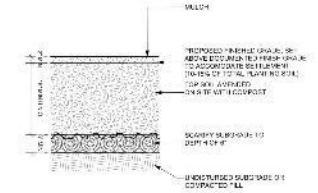
Black Horse Alley
Looking East

Site and Black Horse Alley Looking East

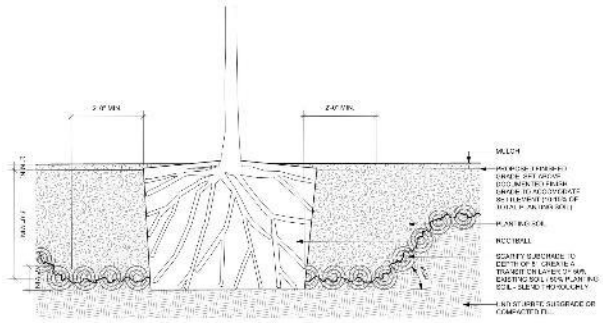
ZONING PLAN


S 76° 48' 30" E
2ND STREET
(LEGALLY OPEN ON CITY PLAN)
(50' WIDE R.O.W.)
(12'-26'-12')
N 13° 31' 05" E
PROPOSED 3-STORY SIT DOWN RESTAURANT
FOOTPRINT OF FIRST FLOOR WITH PORCH = 6,500 SF
GFA = 10,000 SF
CELLAR FFE = 16.45'
FIRST FLOOR FFE = 27.45'
SECOND FLOOR FFE = 38.45'
THIRD FLOOR FFE = 51.45'
ROOF FFE = 63.45'
BUILDING HEIGHT = 36'
BLACK HORSE ALLEY
(LEGALLY OPEN ON CITY PLAN)
(VARIABLE R.O.W. WIDTH)
N 73° 48' 30" W
LEGEND
CALL BEFORE YOU DIG
CALL 1-800-242-1776
SITE
USGS MAP
Scale: 1" = 500'
DELAWARE DIRECT WATERSHED
GENERAL NOTES:
PHILADELPHIA STREETS DEPARTMENT NOTES:
ZONING REQUIREMENTS
PARKING AND LOADING REQUIREMENTS
BUILDING STATISTICS
SCHEMATIC DESIGN
THE TUN
ballinger
Pennoni
PENNONI ASSOCIATES INC.
ZONING PLAN
CS1301

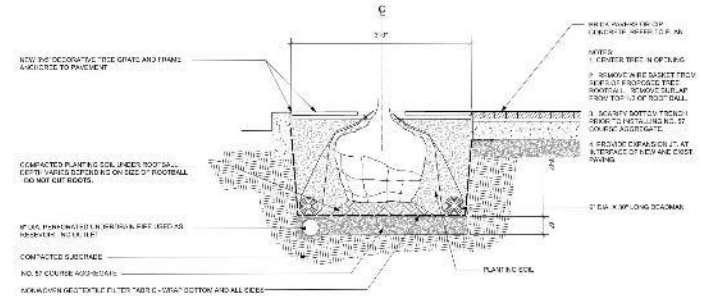
ZONING LANDSCAPE PLAN



2 DETAIL - TYPICAL PLANT BED SOIL PROFILE
Scale: 3/4" = 1'-0"



3 DETAIL - SOIL PROFILE AT TREE LOCATION
Scale: 3/4" = 1'-0"

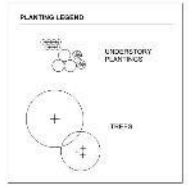


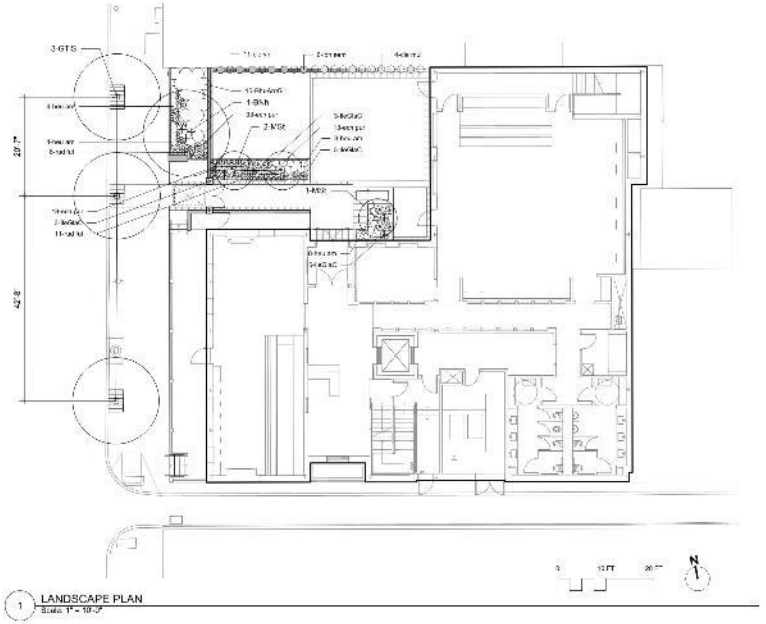
4 STREET TREE GRATE DETAIL
Scale: 3/4" = 1'-0"

Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Canopy Trees						
1	BNH	*Betula nigra 'Heritage'*	Heritage River Birch	10'- 12' ht.	As Shown	Specimen Quality, B&B, Multistem
3	GTIS	*Gleditsia triacanthos var. inermis 'Shademaster'*	Shademaster Thornless Honeylocust	2 - 2 1/2" cal	As Shown	Specimen Quality, B&B
3	MSt	*Magnolia stellata*	Star Magnolia	10'- 12' ht.	As Shown	Specimen Quality, B&B, Multistem
Shrubs						
15	IncGHC	*Ilex glabra 'Shamrock'*	Inkberry Holly	#3	As Shown	
19	RhuAroC	*Rhus aromatica 'Gro-Low'*	Gro-low Fragrant Sumac	#3	As Shown	
Perennials						
64	ech pur	*Echinacea purpurea*	Purple Coneflower	#1	12" o.c.	
24	hau sen	*Hesperis matronalis 'Dame's Stock'*	Coral Bells	#1	18" o.c.	
17	rud ful	*Rudbeckia fulgida var fulgida*	Orange Coneflower	#1	12" o.c.	
Vines						
4	clt mul	*Clematis x 'Multi blue'*	Multi blue clematis	#1	As shown	
11	cla vir	*Clematis virginiana*	Woodbine	#1	As shown	
6	lon sem	*Lonicera sempervirens*	Trumpet honeysuckle	#1	As shown	

LANDSCAPING REQUIREMENTS			
CITY OF PHILADELPHIA ZONING ORDINANCE ZONED "COMMUNITY COMMERCIAL MIXED-USE ZONE (CMX-3)			
LANDSCAPING AND TREE REQUIREMENTS SHALL APPLY TO ALL LOT CLEARING AND DEVELOPMENT ON EXISTING LOTS GREATER THAN 7,000 SF IN AREA			
EXISTING GROSS AREA: 0 SF PROPOSED GROSS AREA: 15,000 SF (ALL FLOORS) OPEN AREA (AS DEFINED BY ZONING CODE SECTION 14-702 [13]): 0 SF			
SECTION		REQUIRED/ALLOWED	PROPOSED
14-703(2)(a)	MINIMUM YARD TREE REQUIREMENTS	1 TREE PER 1,000 SF OF OPEN AREA = 0 TREES	4 TREES
14-703(2)(b)	MINIMUM STREET TREE REQUIREMENTS	1 TREE PER 15 LINEAR FEET OF STREET FRONTAGE (FRONTING 45 FT ON BAINBRIDGE)	3 TREES

NOTE: 14-303(5) DOES NOT APPLY AS NO PARKING LOT IS PROPOSED.





1 LANDSCAPE PLAN
Scale: 1" = 10'-0"

THE TUN

ballinger

LANDSCAPE ZONING PLAN

L1.0

PROJECT SUMMARY / SITE PLAN

FLOOR AREA / SF

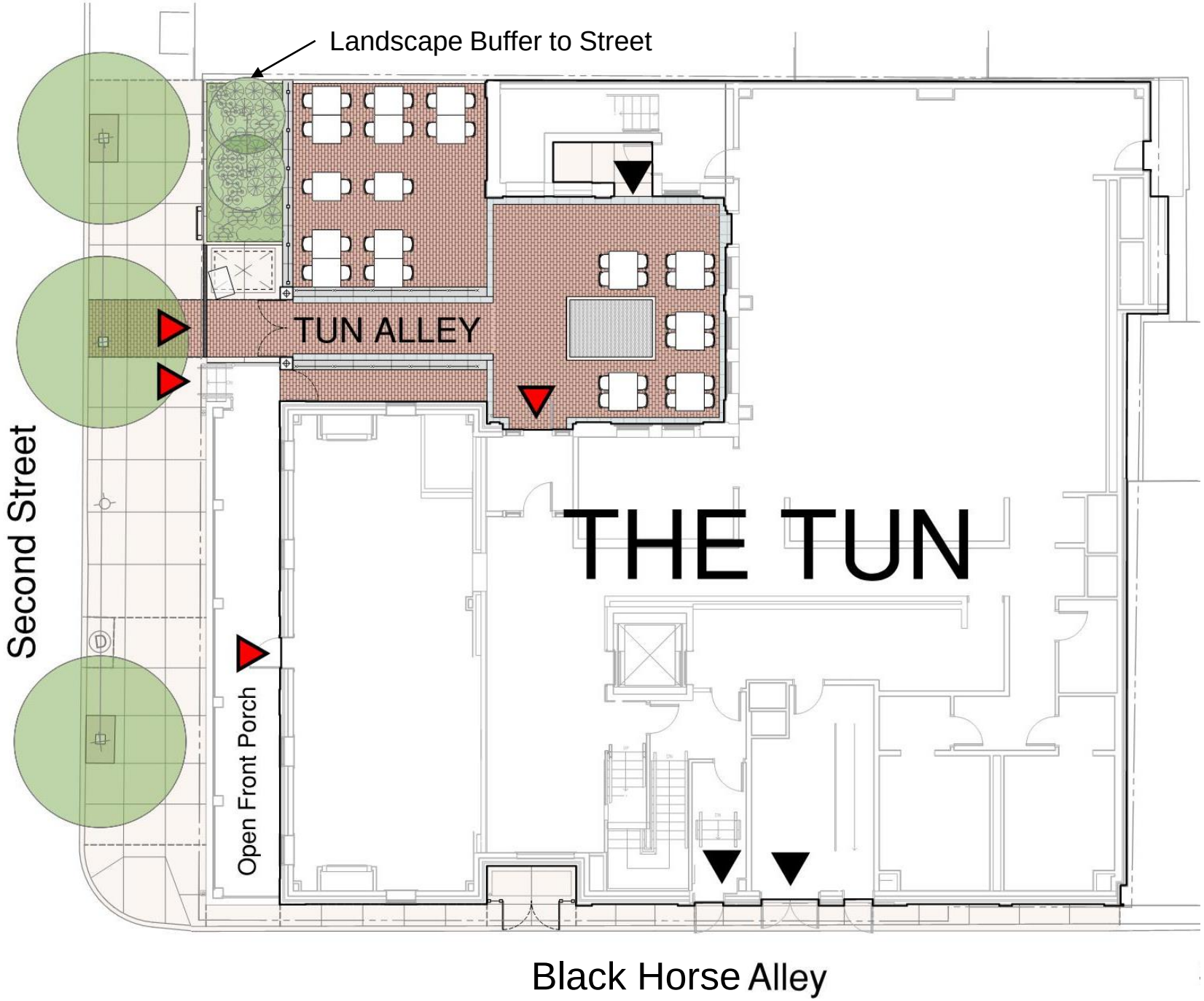
Cellar	0
First Floor	6,820
Second Floor	6,820
Third Floor	6,168
Total SF	19,808

DINING / BAR SEAT COUNT

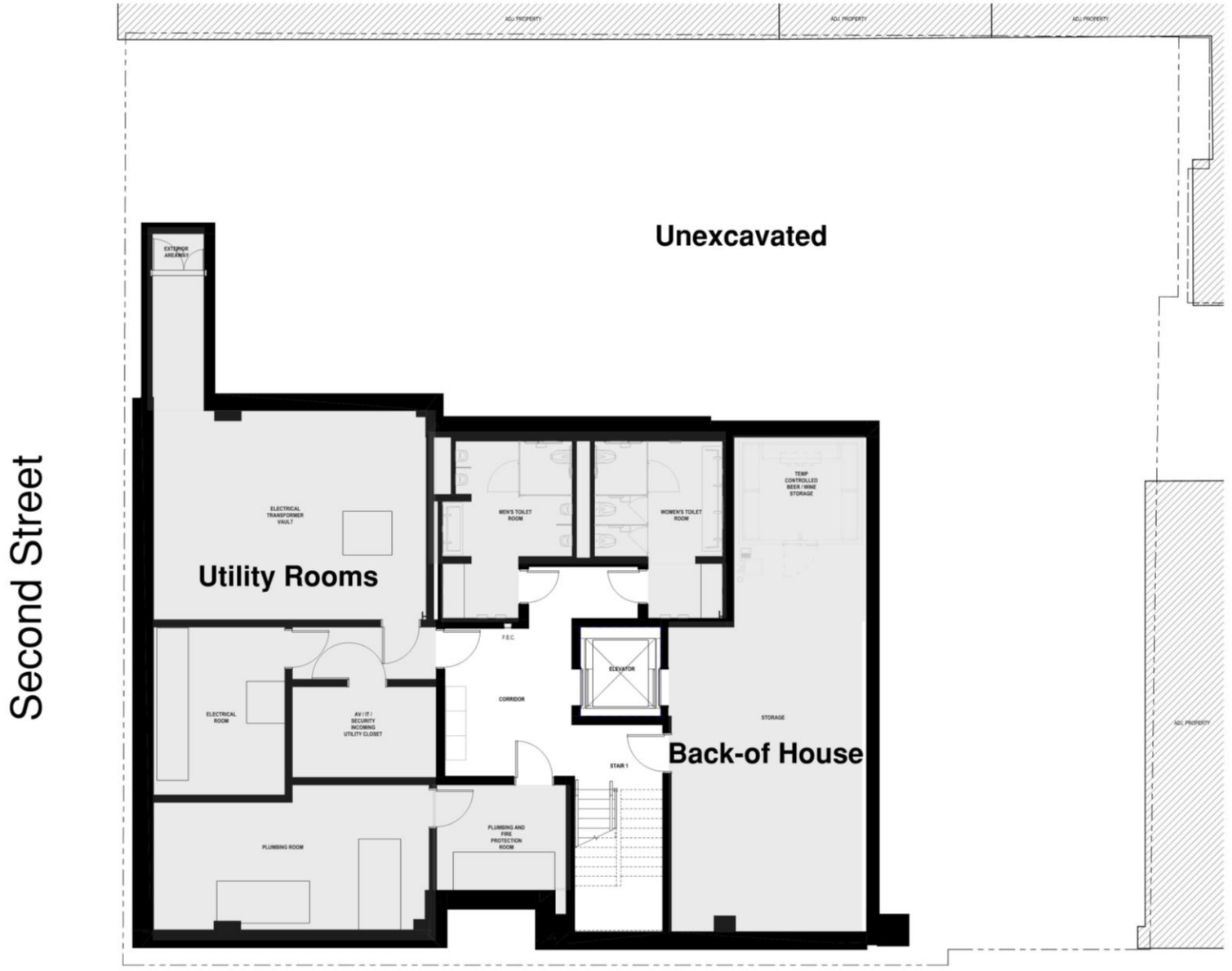
170 Dining Seats
45 Tavern and Bar Seats

SEASONAL DINING

44 Tun Alley Dining Seats
80 Third Floor Dining Seats

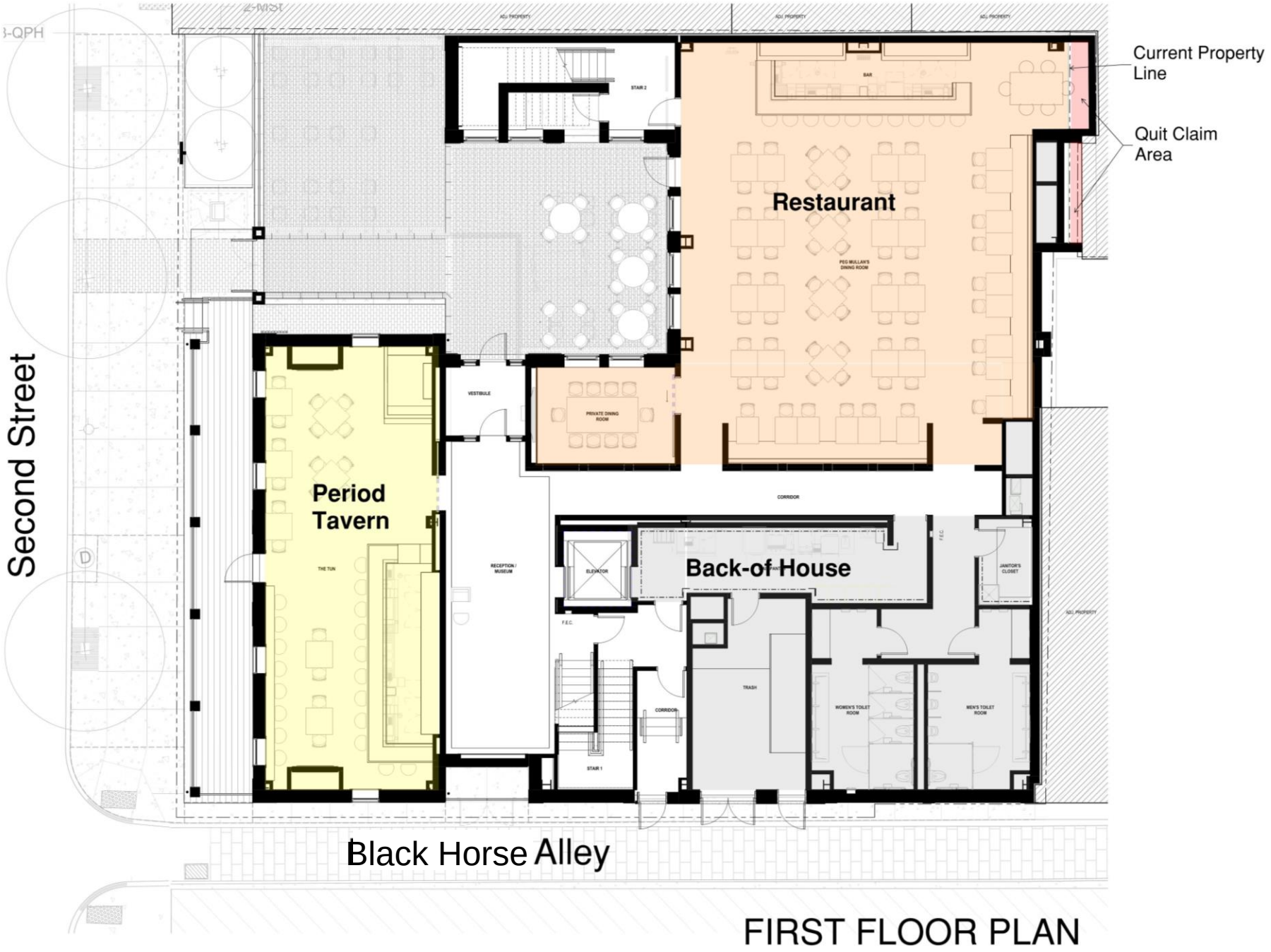


FLOOR PLANS

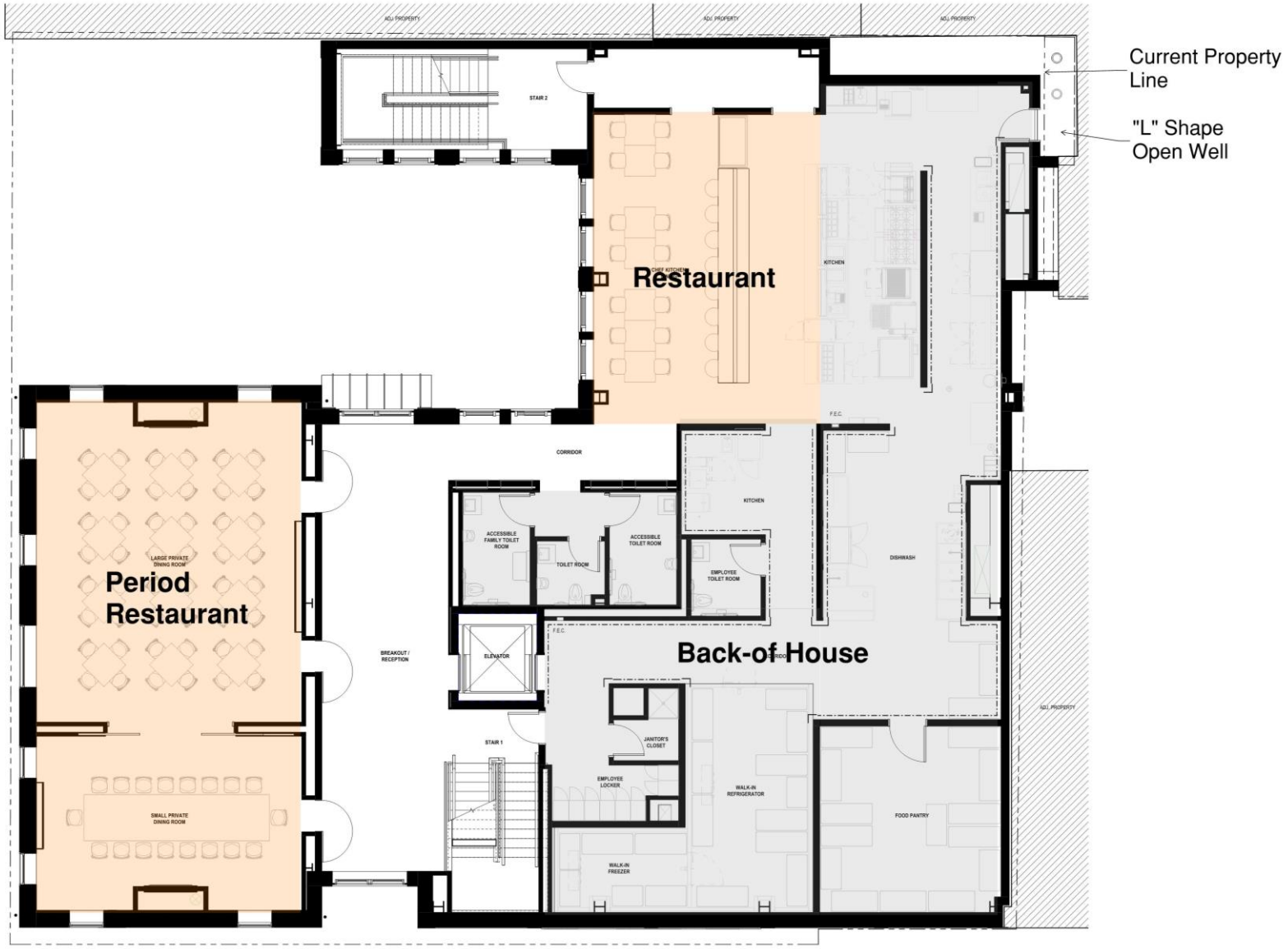


CELLAR FLOOR PLAN

FLOOR PLANS

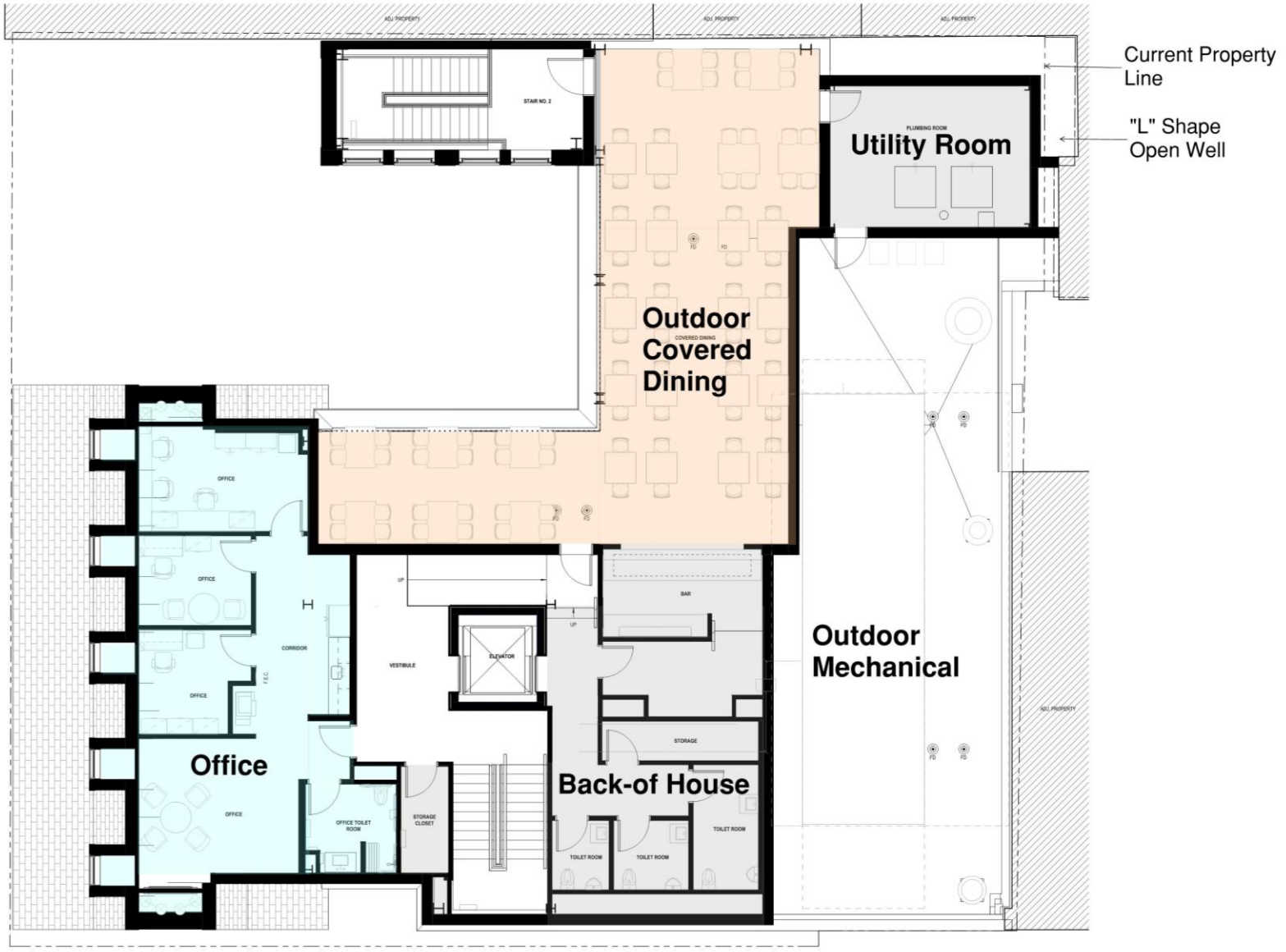

Current Property Line
Quit Claim Area
Restaurant
Period Tavern
Back-of-House
Second Street
Black Horse Alley
FIRST FLOOR PLAN

FLOOR PLANS



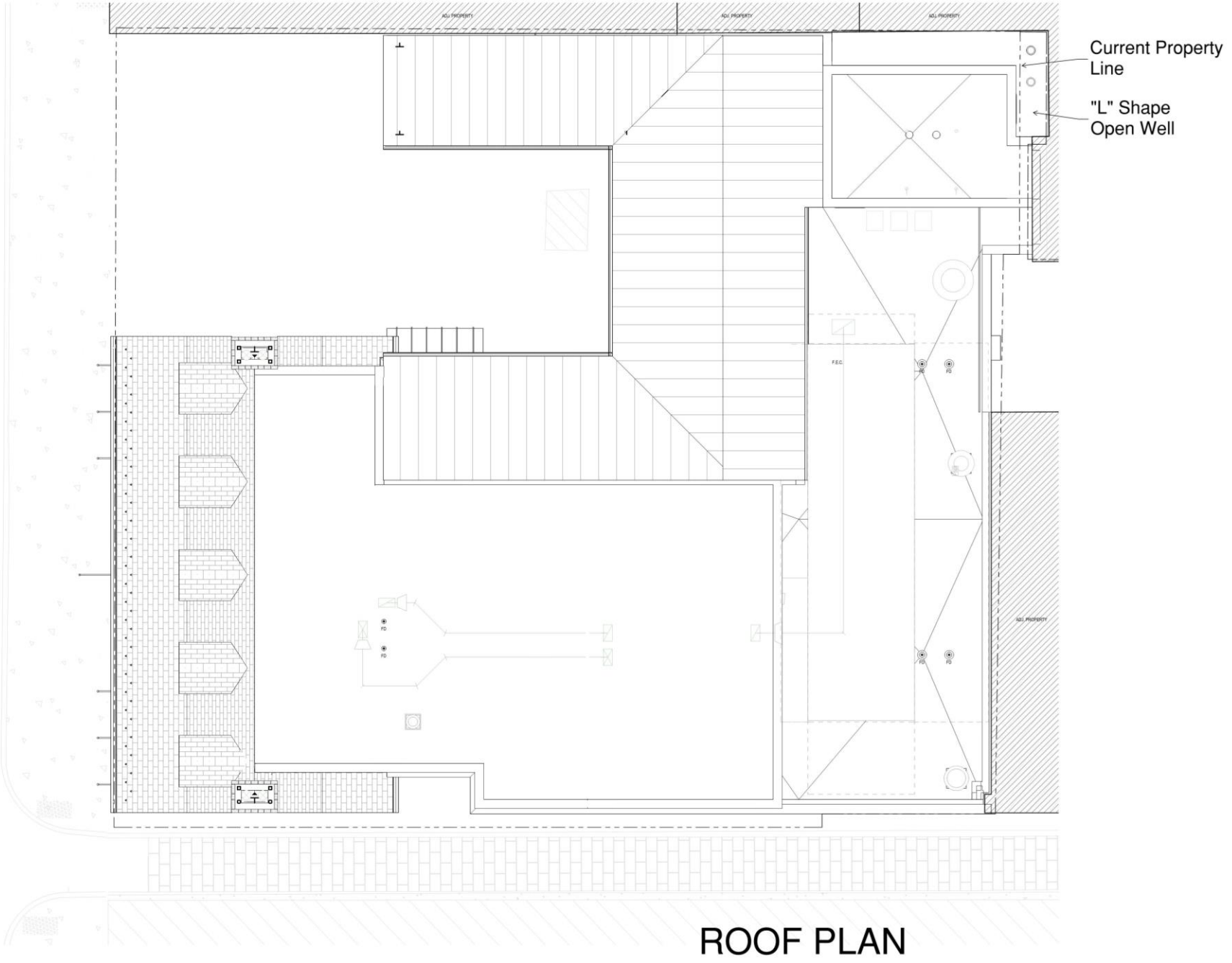
SECOND FLOOR PLAN

FLOOR PLANS



THIRD FLOOR PLAN

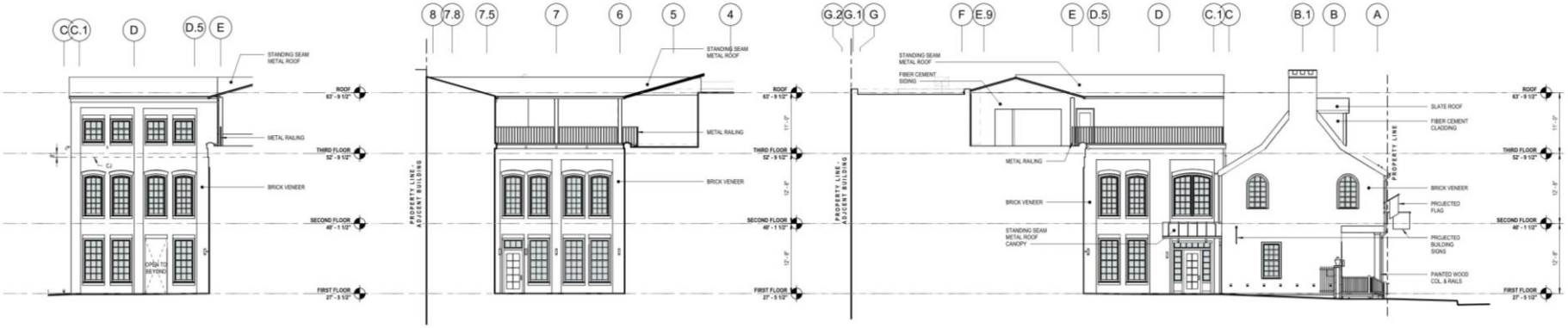
FLOOR PLANS



ROOF PLAN

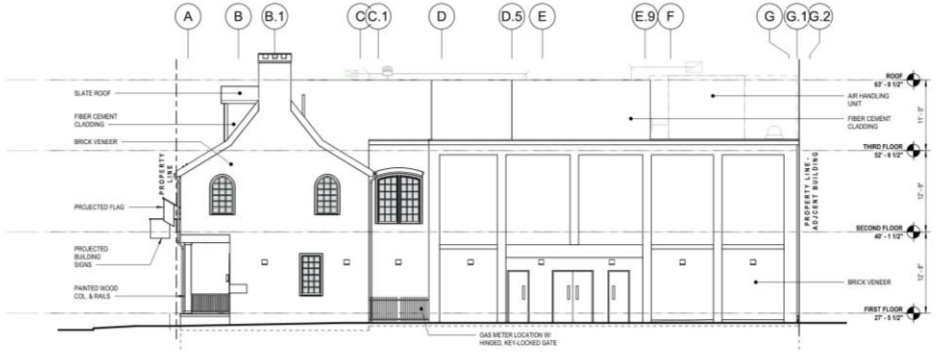
BUILDING ELEVATIONS – ZONING

Building Height – 38’-0” Above Grade



TUN ALLEY ELEVATIONS

SECOND STREET ELEVATION



BLACK HORSE ALLEY ELEVATION

BUILDING ELEVATIONS

THE TUN

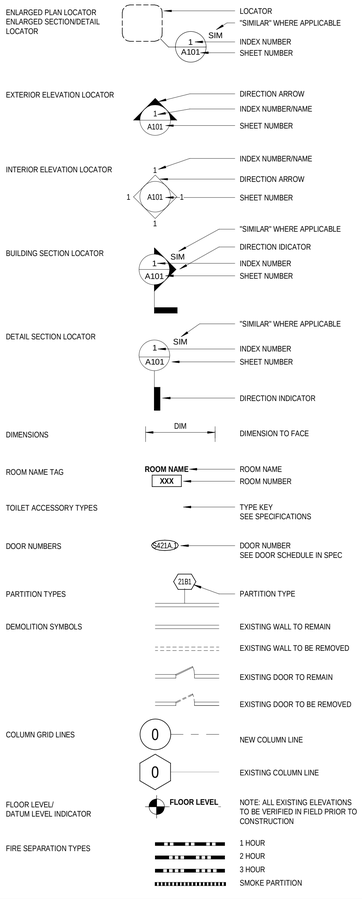
Project Schedule:

- Contract Documents Complete
- Trade Contract Award March 2025
- Zoning Approval April 2025
- Building Permit May 2025
- Commence Construction June 2025
- Grand Opening Fall / Winter 2026

THE TUN

15-25 S 2ND ST, PHILADELPHIA, PENNSYLVANIA, 19106

SYMBOLS



CONSULTANTS

CIVIL ENGINEER:

PENNONI
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

LIGHTING DESIGN:

THE LIGHTING PRACTICE
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PHILADELPHIA, PA 19109

ACOUSTICS / VIBRATION:

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THE TUN

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CONSULTANTS:

KEYPLAN:

SEAL:

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COMMONWEALTH OF PENNSYLVANIA

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 12" = 1'-0"

ARCHITECTURE

TITLE:

COVER SHEET

NUMBER:

CS001

THE TUN

15-25 S 2ND ST, PHILADELPHIA, PENNSYLVANIA, 19106

ABBREVIATIONS

ABBREV.	ABBREVIATION NAME
&	AND
@	AT
A.E.S.S.	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
A.F.F.	ABOVE FINISHED FLOOR
A.H.U.	AIR HANDLING UNIT
A.V.B.	AIR & VAPOR BARRIER
ABV	ABOVE
ALUM.	ALUMINUM
ANOD.	ANODIZED
APC	ACOUSTICAL PANEL CEILING
APPROX.	APPROXIMATE
APS	ALARM PULL STATION
APVD	APPROVED
AVFB	AUDIO/VISUAL FLOOR BOX
B.O.D.	BASIS OF DESIGN
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM	BEAM
BRS	BACKER ROD AND SEALANT
C'FLSH	COUNTER FLASHING
C.G.	CORNER GUARD
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
CA	COMPRESSED AIR
CAB.	CABINET
CD	CEILING DIFFUSER
CEM	CEMENT
CF	COLD-FORMED
CFCI	CONTRACTOR FURINISHED, CONTRACTOR INSTALLED
CFM	CUBIC FEET PER MINUTE
CH	CEILING HEIGHT
CL	CENTER LINE
CLG.	CEILING
CLR	CLEAR
CO	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITE
CONC.	CONCRETE
CONT.	CONTINUOUS
COORD.	COORDINATE
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CVT	CONDUCTIVE VINYL TILE
CW	COLD WATER
D	DEPTH
DBL	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
DL	DEAD LOAD
DN	DOWN
DP	DAMP PROOFING
DR	DOOR
DTL.	DETAIL
DWG.	DRAWING
E.O.S.	EDGE OF SLAB
E.W.C.	ELECTRIC WATER COOLER
EF	ELASTOMERIC FLASHING
EJ	EXPANSION JOINT
ELEC.	ELECTRIC
ELEV.	ELEVATION
EP	EMERGENCY PHONE
EPS	EXPANDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
ER	EXHAUST REGISTER
ERS	EXTERIOR ROLLER SHADE
EW	EACH WAY
EXH	EXHAUST
EXIST.	EXISTING
EXTING.	EXTINGUISHER
F.F.	FINISHED FLOOR
F.O.	FACE OF
F.O.G.	FACE OF GLASS
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FA	FIRE ALARM
FB	FLOOR BOX
FDC	FIRE DEPARTMENT CONNECTION
FDV	FIRE DEPARTMENT VALVE
FE	FIRE EXTINGUISHER (MULTIPURPOSE)
FE2	FIRE EXTINGUISHER (CARBON DIOXIDE)
FEC	FIRE EXTINGUISHER CABINET
FFE	FURNITURE, FIXTURES AND EQUIPMENT
FHC	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLSH	FLASHING
FP	FIRE PROTECTION
FPD	FLAT PANEL DISPLAY
FRAP	FIRE RATED ACCESS PANEL
FRC	FIBER REINFORCED CONCRETE PANELS
FT	FOOT
G.A.C.W.	GLAZED ALUMINUM CURTAIN WALL
G.W.B.	GYPSUM WALL BOARD
GA	GAUGE
GALV.	GALVANIZED
GEN	GENERATOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GRG	GLASS REINFORCED GYPSUM
GYP	GYPSUM
H	HIGH
HB	HOSE BIB
HDG	HOT DIPPED GALVANIZED
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HW	HOT WATER
I.D.	INSIDE DIAMETER
I.G.U.	INSULATED GLASS UNIT
IGRS	INTERIOR GLASS RAILING SYSTEM
IGWS	INTERIOR GLASS WALL SYSTEM
IMP	INSULATED METAL PANEL
INCAND	INCANDESCENT
INFO	INFORMATION
INSUL	INSULATION / INSULATED
INT	INTERIOR
INVT	INVERT
JC	JANITORS CLOSET
JT	JOINT
LAM	LAMINATE
LBL	LABEL
LNTL	LINTEL
LTG.	LIGHTING
MAS	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL	METAL
MW	MILLWORK
N	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
O.H.	OPPOSITE HAND
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
PL	PLATE
PLAM	PLASTIC LAMINATE
PLUMB.	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PRCST	PRECAST
PREP	PREPARE / PREPARATION
PS	PROJECTION SCREEN
PT	POKE THRU (ELEC./DATA)
PTD.	PAINTED
PTN	PARTITION
Q.C.	QUALITY CONTROL
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.T.	REVEAL TRIM
RA	ROOF ANCHOR (SAFETY TIEBACK)
RAD	RADIUS
RAF	RAISED ACCESS FLOOR
RCPT	RECEPTACLE
RD/OD	ROOF DRAIN OVERFLOW DRAIN COMBINATION
REF.	REFERENCE
REINF.	REINFORCED
REM	REMOVABLE
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISION
RFG	ROOFING
RFM	RECESSED FLOOR MAT
RG	RETURN GRILLE
RLF	RELIEF
RR	RETURN REGISTER
RS	ROLLER SHADE
RWC	RAINWATER CONDUCTOR
S	SOUTH
S.A.	SHELF ANGLE (CONTINUOUS)
S.F.	SQUARE FOOT
S.O.	STOREFRONT OPENING
S.S.	STAINLESS STEEL
SAN	SANITARY
SCHED	SCHEDULE
SFFA	SQUARE FOOT FREE AREA
SGP	SPANDREL GLASS PANEL
SIM	SIMILAR
SLV	SLEEVE
SPECS	SPECIFICATIONS
SQ	SQUARE
SR	SUPPLY REGISTER
SSM	SOLID SURFACE MATERIAL
STL	STEEL
STN	STONE
STOR.	STORAGE
STRUCT.	STRUCTURE
STW	STORM WATER
T	TREAD
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TELE	TELEPHONE
TEMP	TEMPORARY
TG	TRANSFER GRILLE
TYP.	TYPICAL
U.C.	UNDER COUNTER
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS OTHERWISE NOTED
V	VINYL
V.I.F.	VERIFY IN FIELD
VAC	VACUUM
VB	VAPOR BARRIER
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VGP	VISION GLASS PANEL
VNT	VENT
VR	VAPOR RETARDER
W	WIDE
W.C.	WATER CLOSET
W.O.	WINDOW OPENING
W.T.	WOOD TRIM
W.W.F.	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
WBL	WOOD BLOCKING
WD	WOOD
WK	WORK
WP	WATERPROOF (ING)
WPT	WORKPOINT
WR	WEATHER RESISTANT
WTHP	WEATHERPROOF
XPS	EXTRUDED POLYSTYRENE

DRAWING LIST

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE:

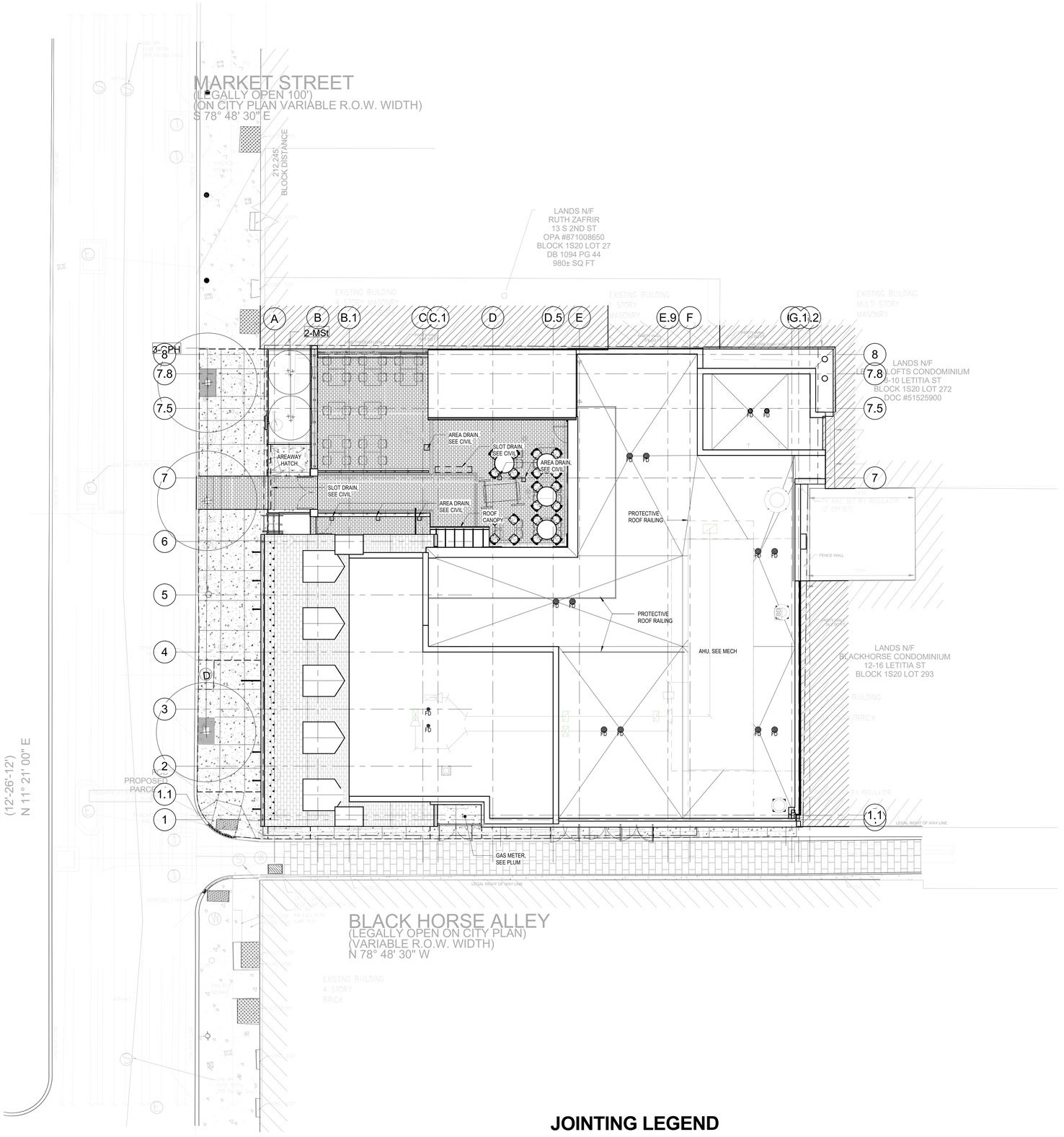
ARCHITECTURE

TITLE:

DRAWING LIST

NUMBER:

CS002



JOINTING LEGEND

1/8" = 1'-0" 1 SITE PLAN
A-SP-Site Plan

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

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

ARCHITECTURE

TITLE:

SITE PLAN

NUMBER:

AS101

CONTROL PLAN LEGEND

- SLAB DEPRESSION
- DELAYED POUR
- EQUIPMENT PAD, 4" HIGH U.N.O. COORDINATE SIZE & LOCATIONS W/ MEP DWGS
- FB — FLOOR BOX
- FD — FLOOR DRAIN
- RD — ROOF DRAIN
- FS — FLOOR SINK
- PT — POKE THRU

CONTROL PLAN GENERAL NOTES

1. REFER TO SITE PLANS AND CIVIL DRAWINGS FOR BUILDING LOCATION INFORMATION.
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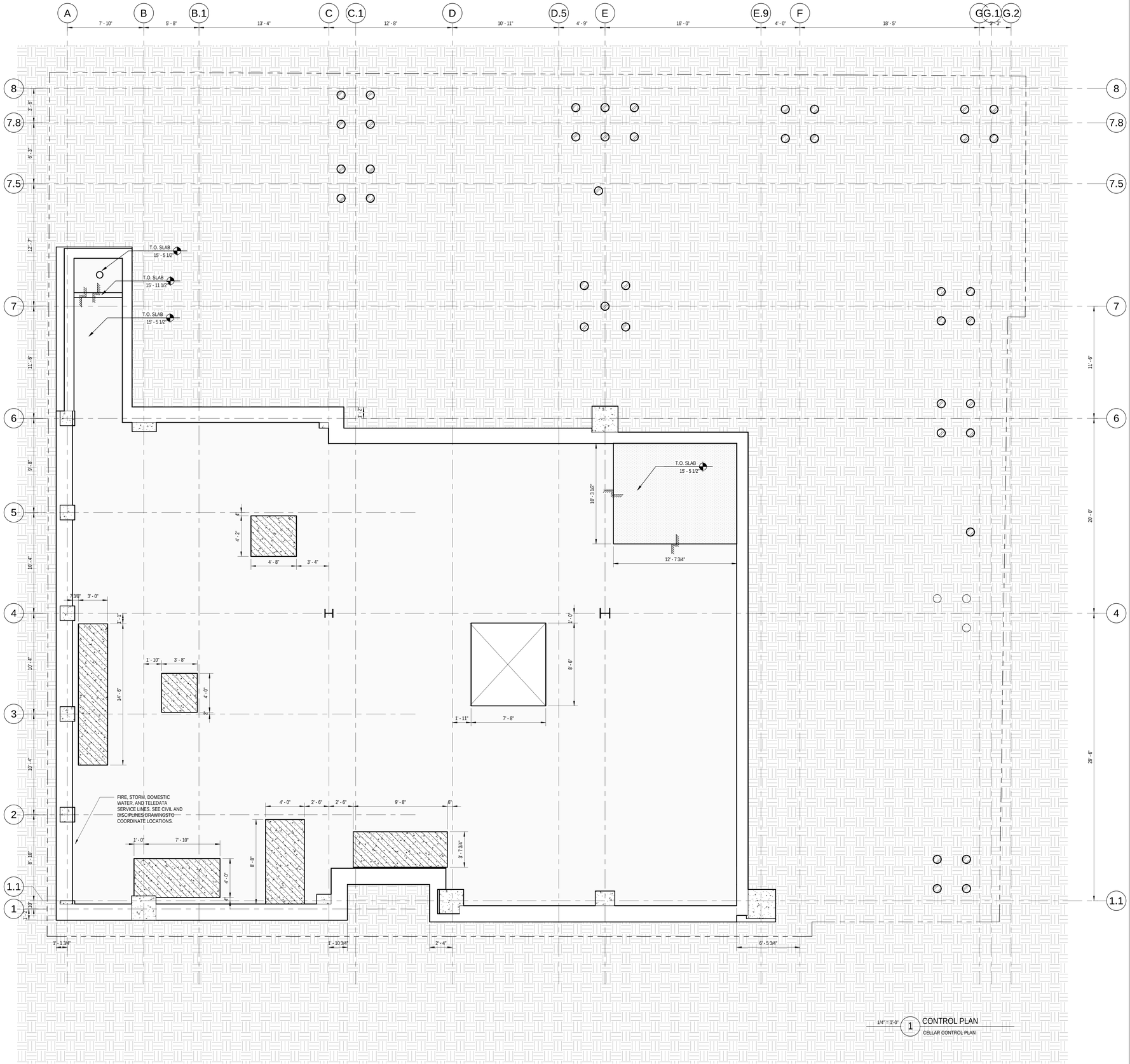

1/4" = 1'-0" 1 CONTROL PLAN
CELLAR CONTROL PLAN

The TUN Est. 1693

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: As indicated
Author
TITLE:

CELLAR CONTROL PLAN

NUMBER:

CP100

CONTROL PLAN LEGEND

- SLAB DEPRESSION
- DELAYED POUR
- EQUIPMENT PAD, 4" HIGH U.N.O. COORDINATE SIZE & LOCATIONS W/ MEP DWGS
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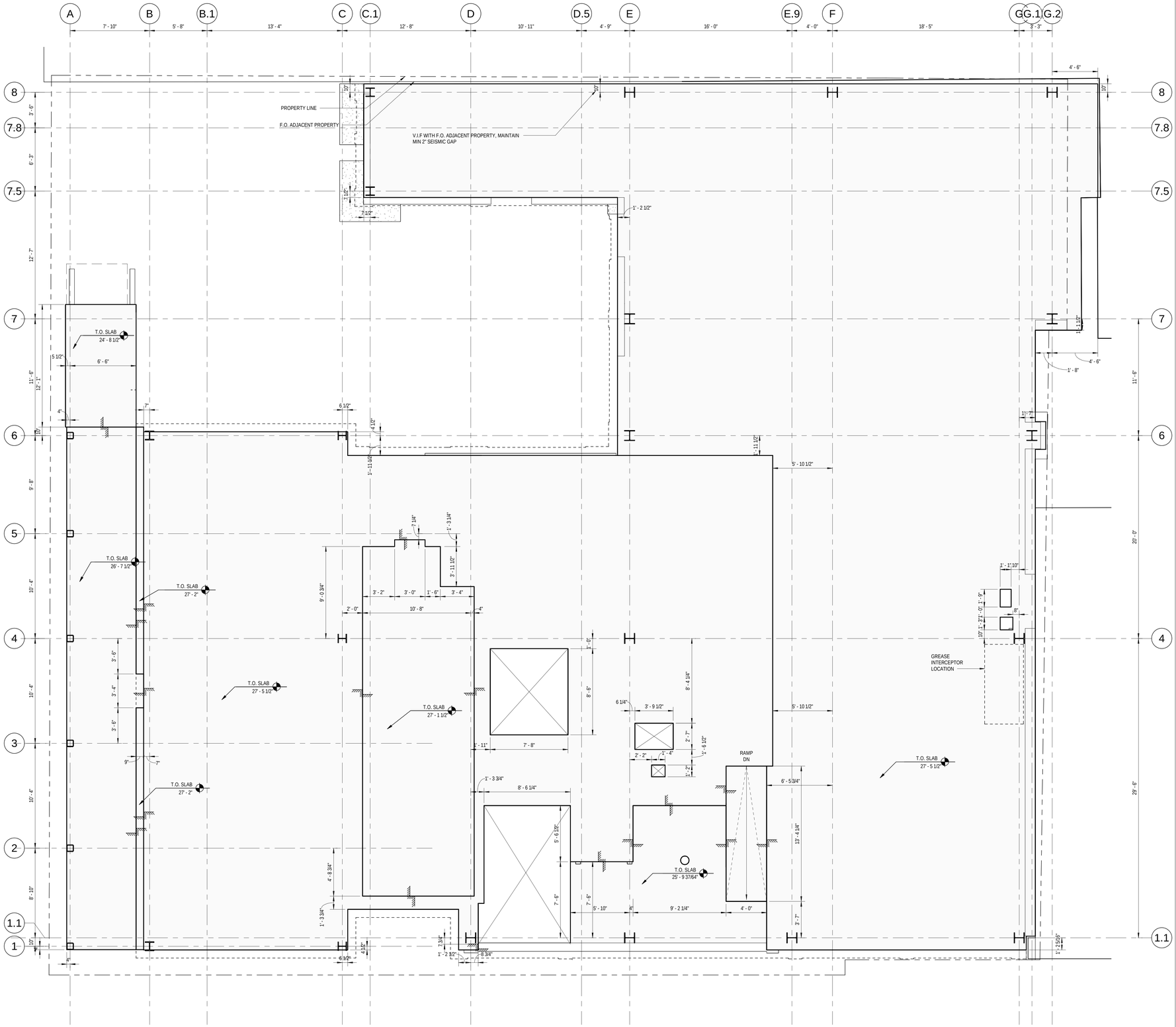

1/4" = 1'-0" 1 CONTROL PLAN
FIRST FLOOR CONTROL PLAN

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

Author

TITLE:

FIRST FLOOR CONTROL PLAN

NUMBER:

CP101

CONTROL PLAN LEGEND

- SLAB DEPRESSION
- DELAYED POUR
- EQUIPMENT PAD, 4" HIGH U.N.O. COORDINATE SIZE & LOCATIONS W/ MEP DWGS
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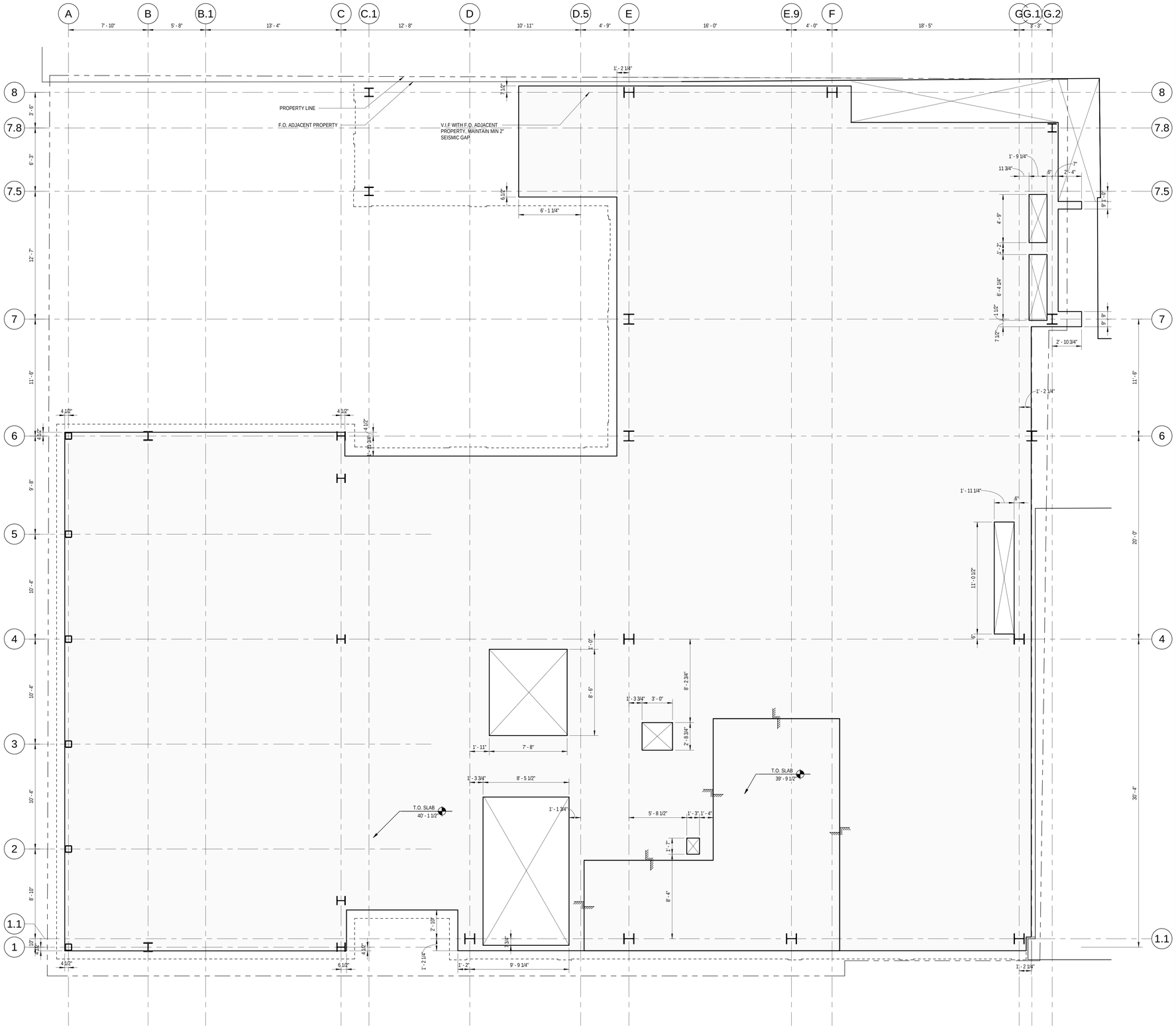

1/4" = 1'-0" 1 CONTROL PLAN
SECOND FLOOR CONTROL PLAN

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: As indicated
Author

TITLE:

SECOND FLOOR CONTROL PLAN

NUMBER:

CP102

CONTROL PLAN LEGEND

- SLAB DEPRESSION
- DELAYED POUR
- EQUIPMENT PAD, 4" HIGH U.N.O. COORDINATE SIZE & LOCATIONS W/ MEP DWGS
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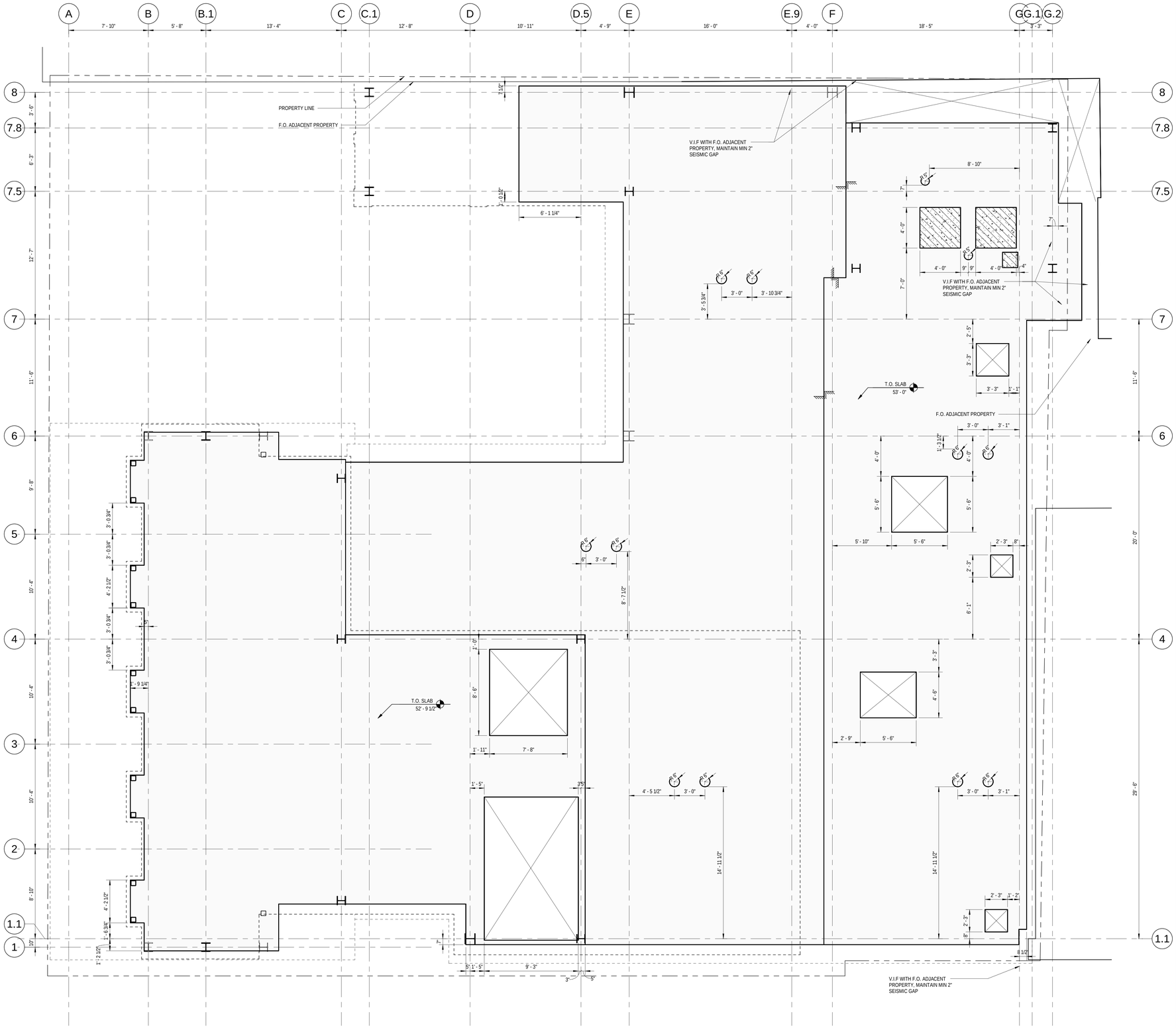

1/4" = 1'-0" 1 CONTROL PLAN
THIRD FLOOR CONTROL PLAN

The TUN Est. 1693

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02/28/2025	PERMIT SET
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DRAWING ISSUE

PROJECT: 23053.00
SCALE: As indicated
Author
TITLE:

THIRD FLOOR CONTROL PLAN

NUMBER:

CP103

CONTROL PLAN LEGEND

- SLAB DEPRESSION
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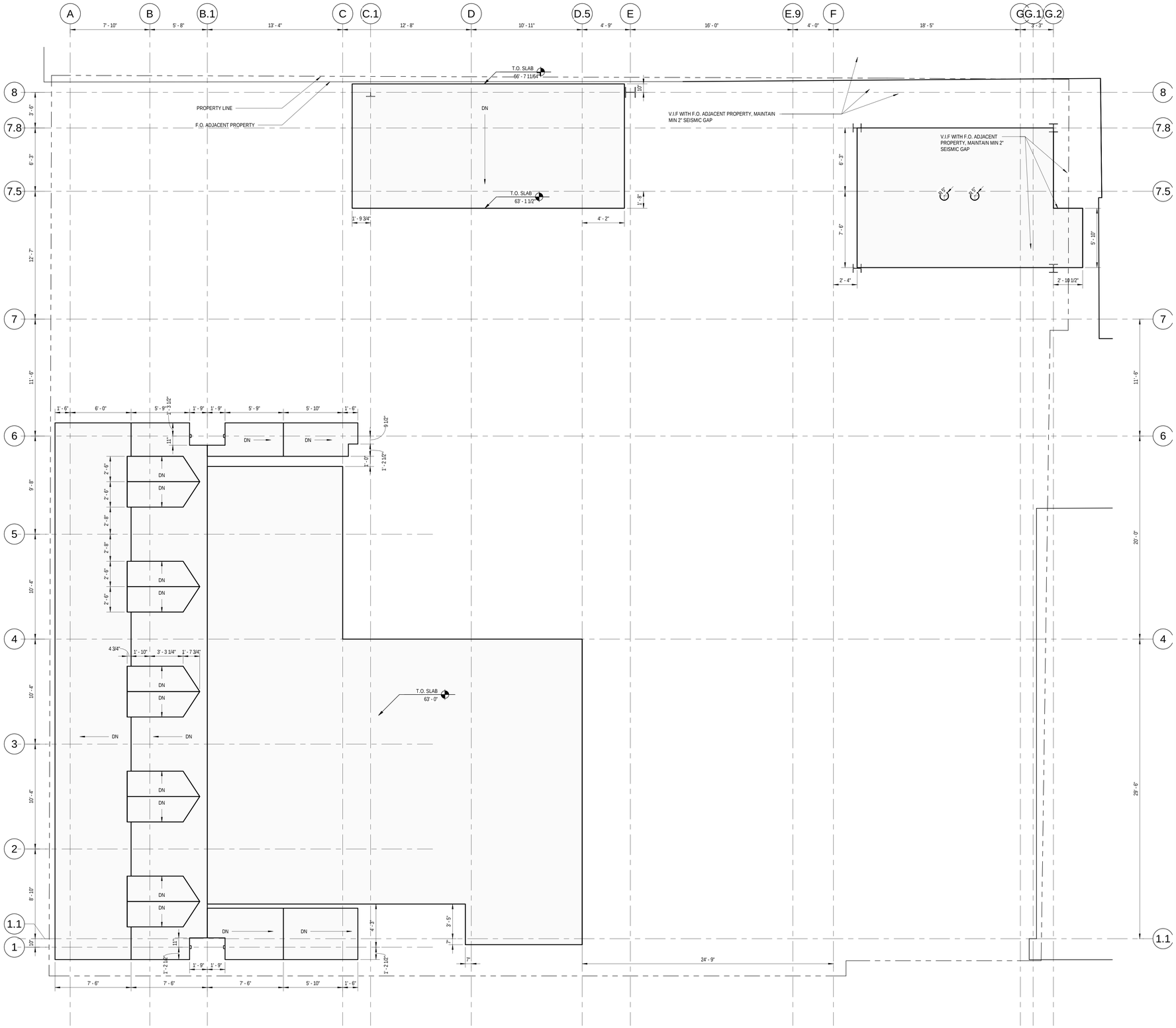

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

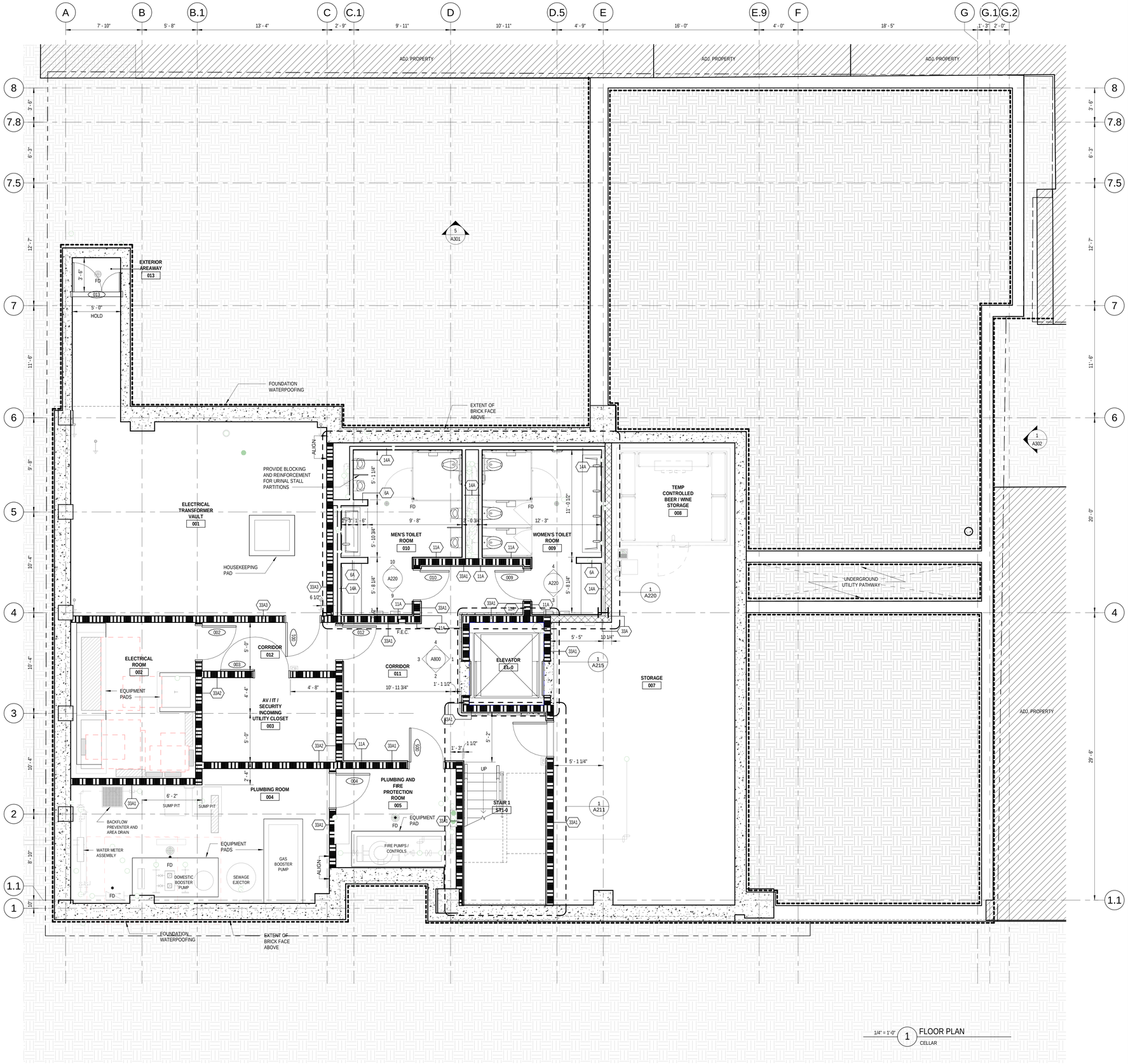
Author

TITLE:

ROOF CONTROL PLAN

NUMBER:

CP104



1/4" = 1'-0" 1 FLOOR PLAN
CELLAR

FLOOR PLAN GENERAL NOTES

1. REFER TO CS001 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO CONTROL PLANS FOR SLAB EDGES, DEPRESSIONS AND OPENING LOCATIONS.
3. REFER TO A501 FOR TYPICAL EXTERIOR SYSTEMS.
4. REFER TO A601 FOR PARTITION TYPES AND DETAILS.
5. REFER TO INTERIOR ELEVATIONS AND ENLARGED PLANS FOR ADDITIONAL TAGS NOT SHOWN IN A100 PLANS.
6. REFER TO AV & SEC DWGS FOR AV & SEC EQUIPMENT TYPES & QUANTITIES.
7. ALL PARTITIONS ON FIRST AND SECOND FLOOR ARE TO BE TYPE 3B U.N.O.
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9. EXTERIOR CURTAIN WALL DIMENSIONS ARE TO FACE OF GLASS.
10. FINAL SIZE AND LOCATION OF EXTERIOR EQUIPMENT PADS TO BE COORDINATED WITH ELEVTRICAL CONTRACTOR. SEE STRUCTURAL DWGS FOR DETAILS.
11. PROVIDE WATERPROOFING MEMBRANE EXTENDING 3'-0" FROM AREA FLOOR DRAINS AND FLOOR TROUGHS IN ALL TILED AREAS.

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SCALE: As indicated

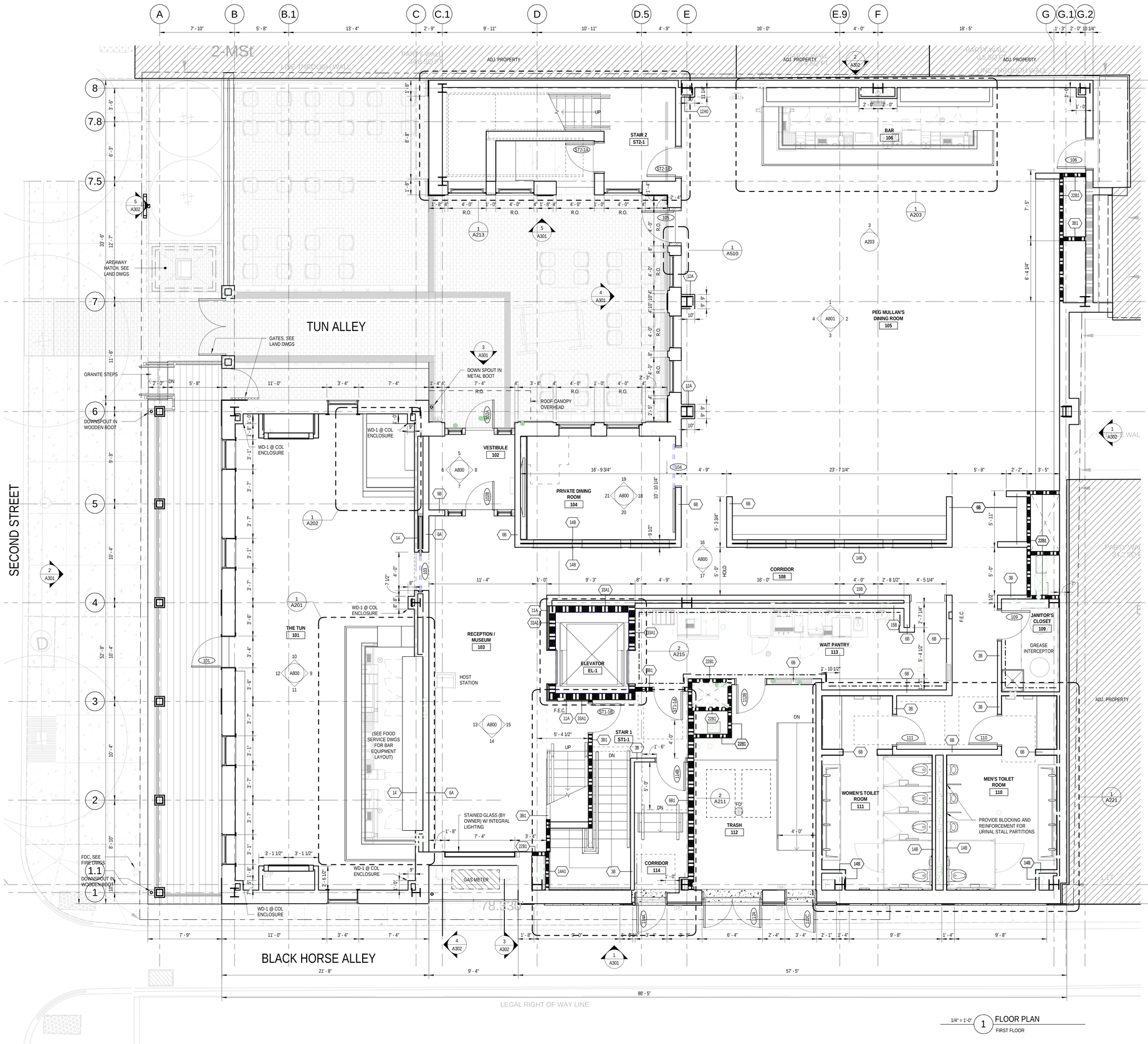
ARCHITECTURE

TITLE:

CELLAR PLAN

NUMBER:

A100



FLOOR PLAN GENERAL NOTES

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1/4" = 1'-0" 1 FLOOR PLAN
FIRST FLOOR

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PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

FIRST FLOOR PLAN

NUMBER:

A101

FLOOR PLAN GENERAL NOTES

1. REFER TO CS001 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO CONTROL PLANS FOR SLAB EDGES, DEPRESSIONS AND OPENING LOCATIONS.
3. REFER TO A501 FOR TYPICAL EXTERIOR SYSTEMS.
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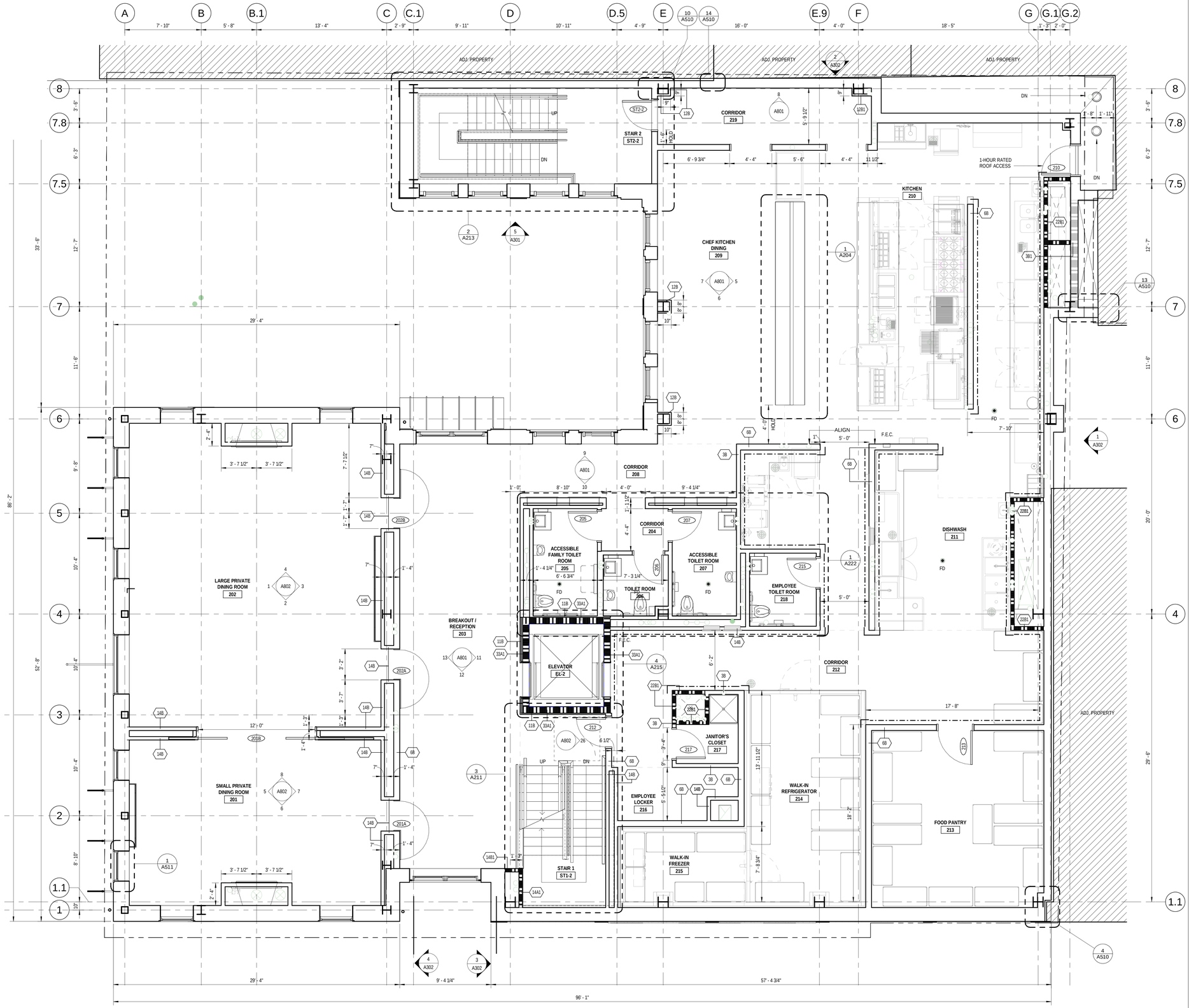

1/4" = 1'-0" 1 FLOOR PLAN
SECOND FLOOR

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SCALE: As indicated

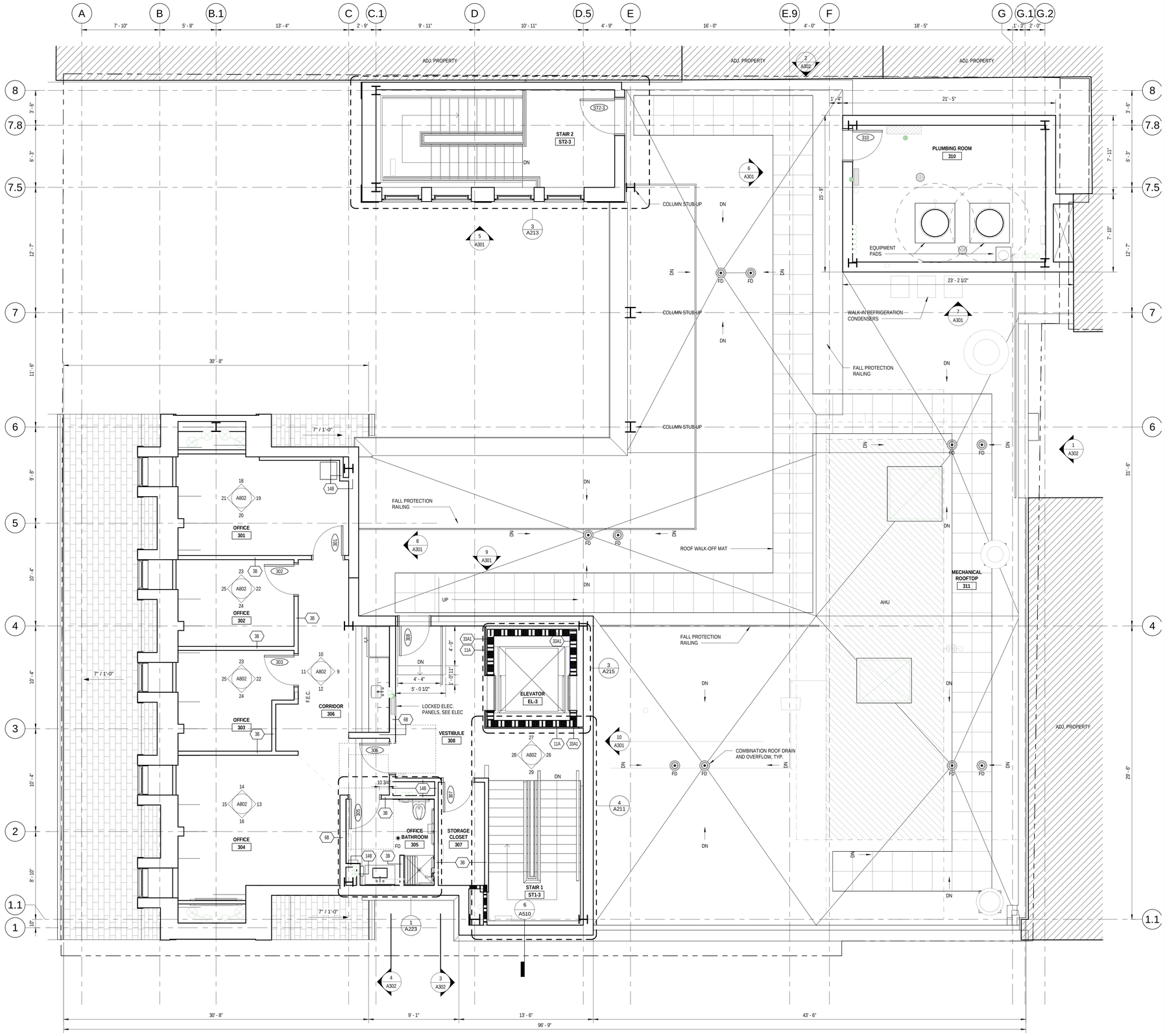
ARCHITECTURE

TITLE:

SECOND FLOOR PLAN

NUMBER:

A102



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

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11/10/2024	ISSUE 2

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PROJECT: 23053.00

SCALE: As indicated

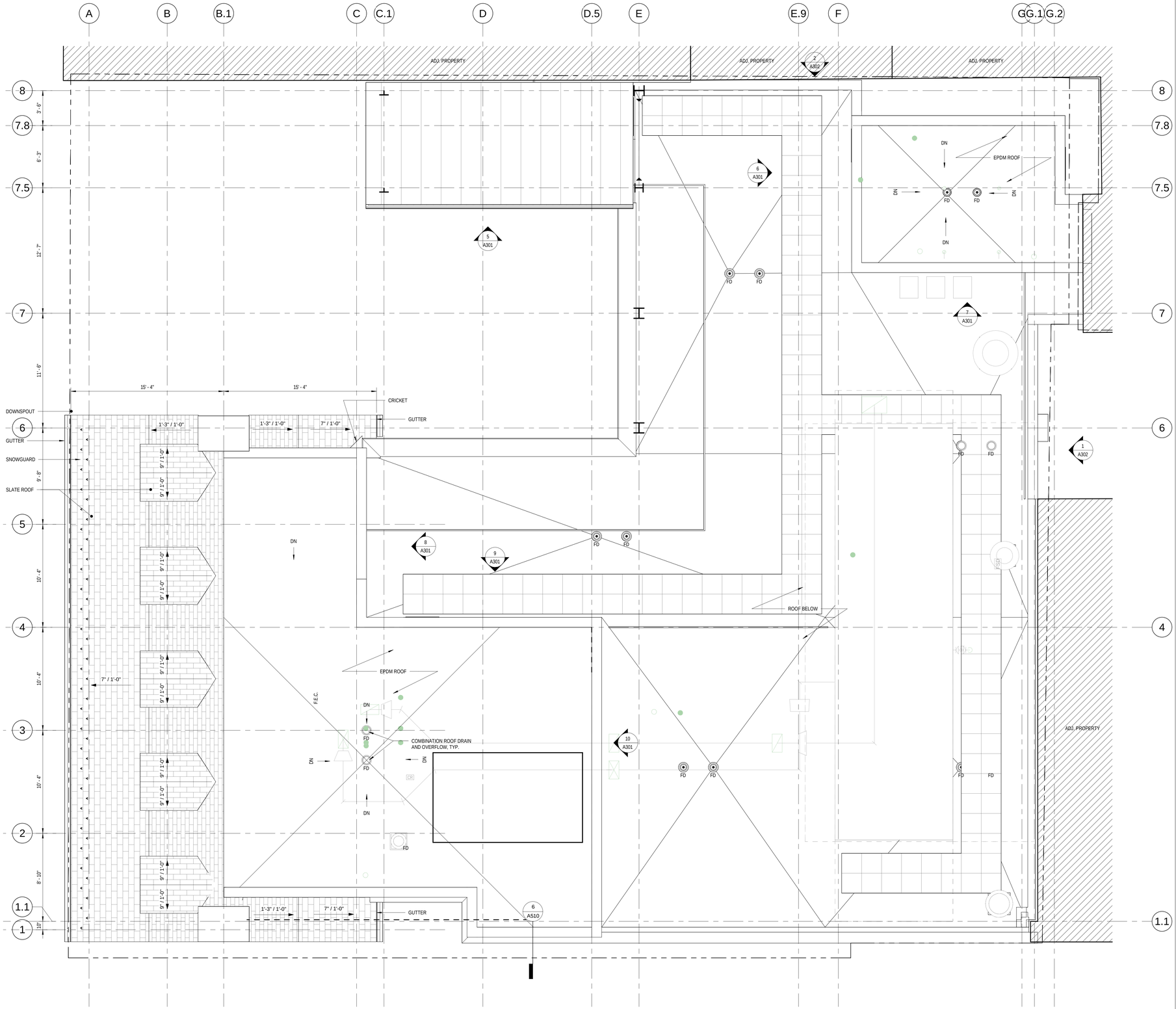
ARCHITECTURE

TITLE:

THIRD FLOOR PLAN

NUMBER:

A103



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1/4" = 1'-0" 1 FLOOR PLAN
ROOF

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

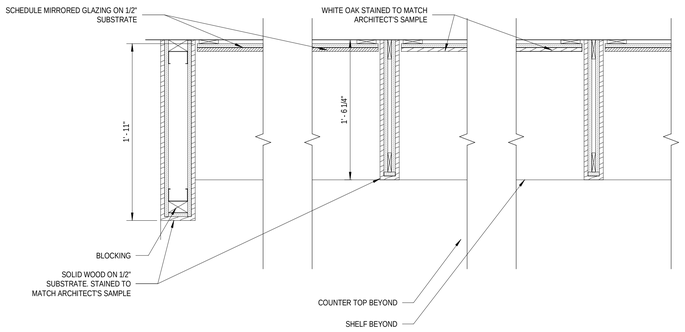
ARCHITECTURE

TITLE:

ROOF PLAN

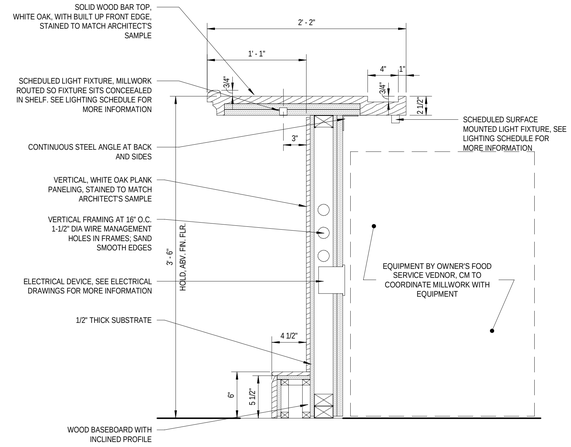
NUMBER:

A104



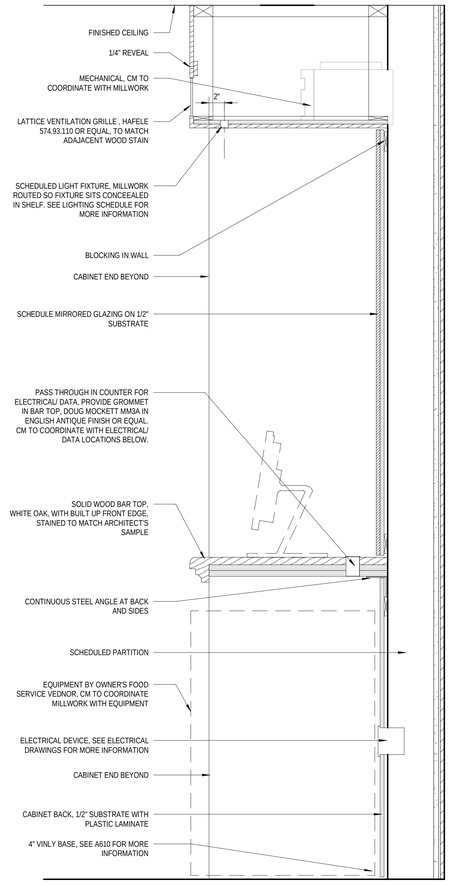
1 1/2" = 1'-0" 8 SECTION DETAIL

HORIZONTAL SECTION @ TUN TAVERN BACK BAR



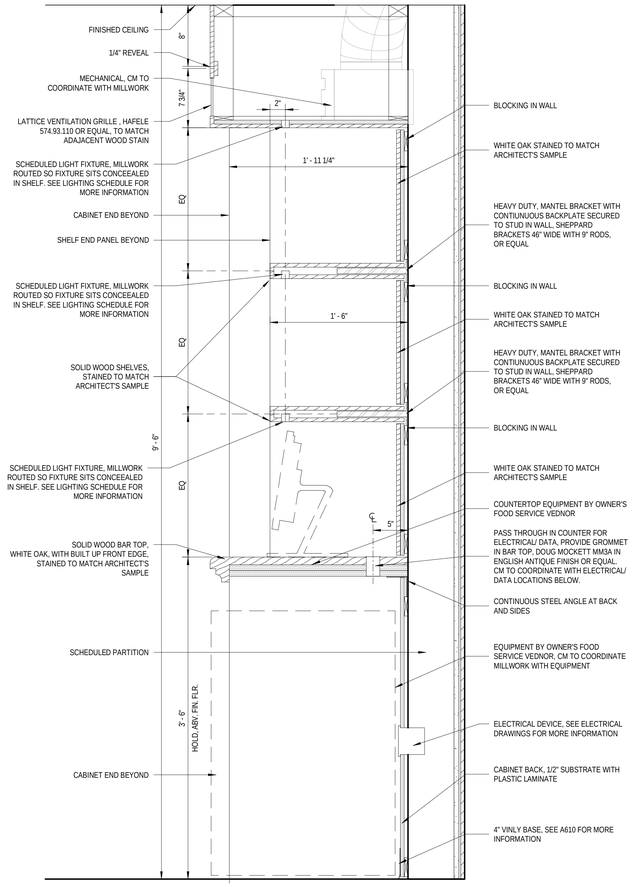
1 1/2" = 1'-0" 7 SECTION DETAIL

SECTION @ TUN BAR FRONT



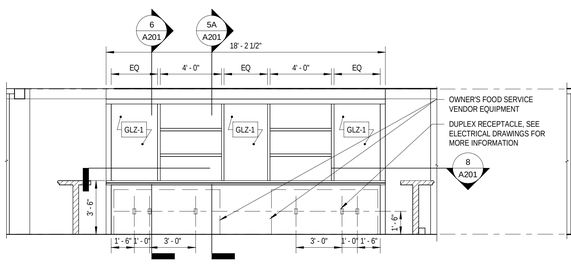
1 1/2" = 1'-0" 6 SECTION DETAIL

THE TUN BACK BAR @ MIRROR



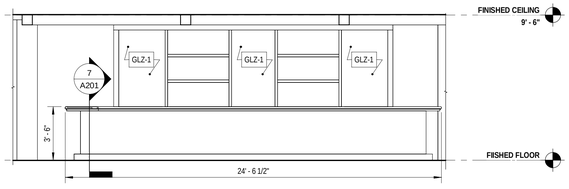
1 1/2" = 1'-0" 5A SECTION DETAIL

THE TUN BACK BAR @ SHELVES



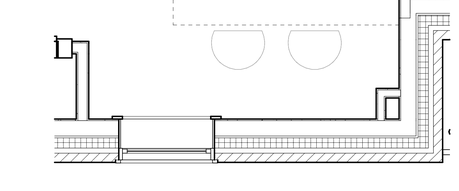
1/4" = 1'-0" 4 INTERIOR ELEVATION

TUN TAVERN BACK BAR



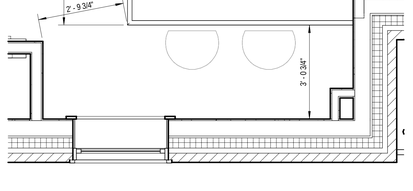
1/4" = 1'-0" 3 INTERIOR ELEVATION

TUN TAVERN BAR - FRONT



1/2" = 1'-0" 2 SECTION DETAIL

SECTION PLAN @ TUN TAVERN 101



1/2" = 1'-0" 1 DETAIL PLAN

ENLARGED PLAN - TUN TAVERN 101

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

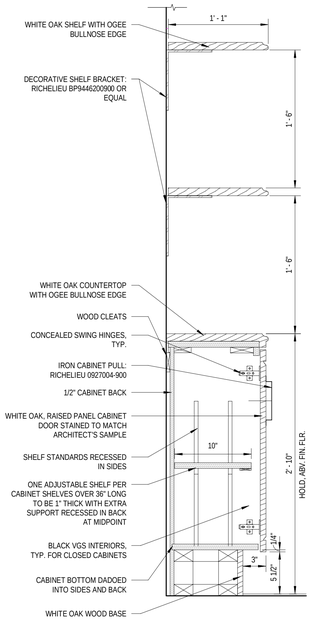
ARCHITECTURE

TITLE:

BAR DETAIL PLANS AND ELEVATIONS - THE TUN BAR

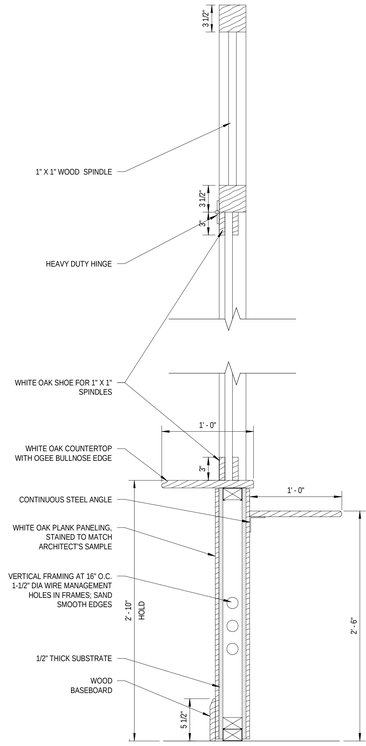
NUMBER:

A201



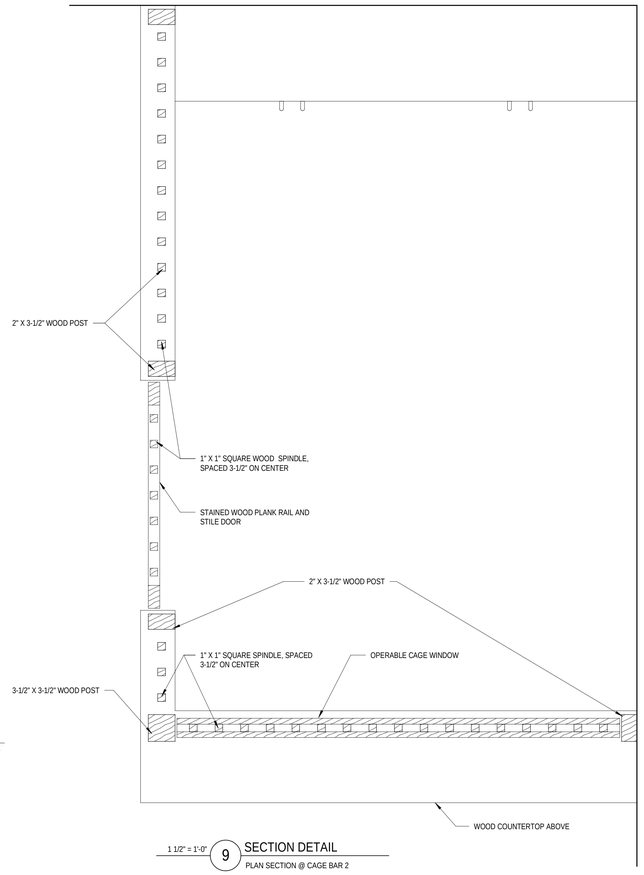
1 1/2" = 1'-0" 11 SECTION DETAIL

BASE CABINET @ CAGE BAR



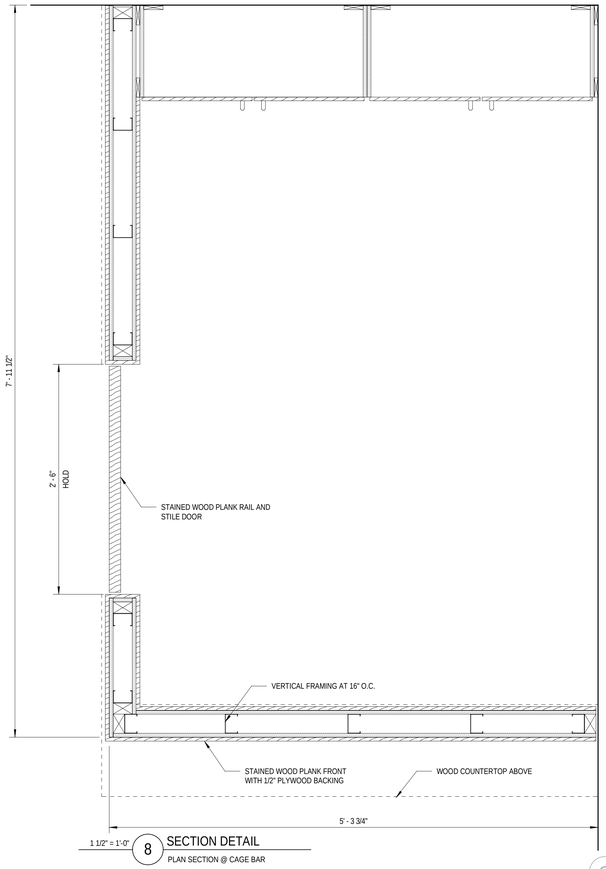
1 1/2" = 1'-0" 10 SECTION DETAIL

SECTION @ CAGE BAR FRONT



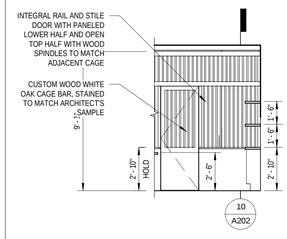
1 1/2" = 1'-0" 9 SECTION DETAIL

PLAN SECTION @ CAGE BAR 2



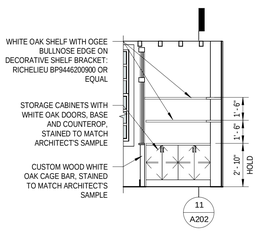
1 1/2" = 1'-0" 8 SECTION DETAIL

PLAN SECTION @ CAGE BAR



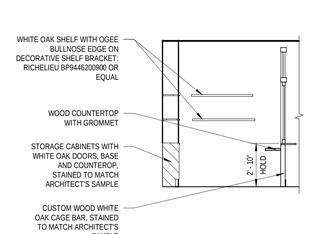
1/4" = 1'-0" 7 INTERIOR ELEVATION

WEST ELEVATION @ CAGE BAR - INTERIOR



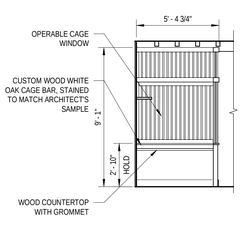
1/4" = 1'-0" 6 INTERIOR ELEVATION

NORTH ELEVATION @ CAGE BAR - INTERIOR



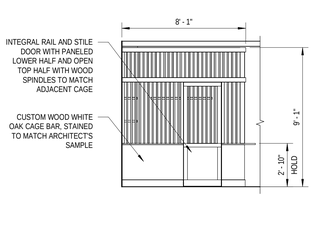
1/4" = 1'-0" 5 INTERIOR ELEVATION

EAST ELEVATION @ CAGE BAR - INTERIOR



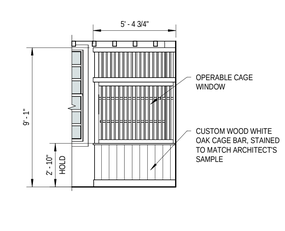
1/4" = 1'-0" 4 INTERIOR ELEVATION

SOUTH ELEVATION @ CAGE BAR - INTERIOR



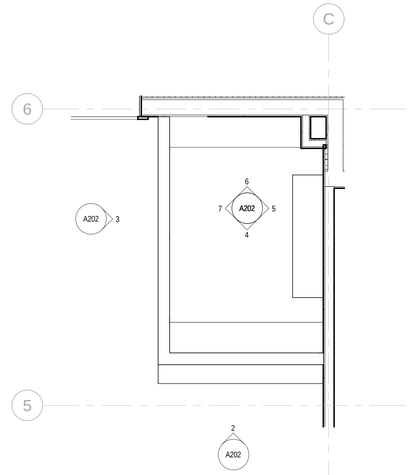
1/4" = 1'-0" 3 INTERIOR ELEVATION

EAST ELEVATION @ CAGE BAR



1/4" = 1'-0" 2 INTERIOR ELEVATION

NORTH ELEVATION @ CAGE BAR



1/2" = 1'-0" 1 DETAIL PLAN

THE TUN CAGED BAR

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01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

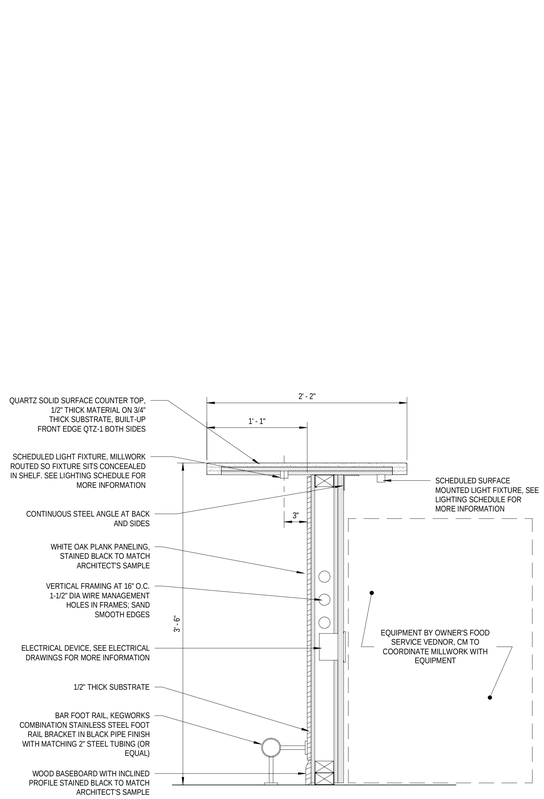
BAR DETAIL PLANS AND ELEVATIONS - CAGED BAR

NUMBER:

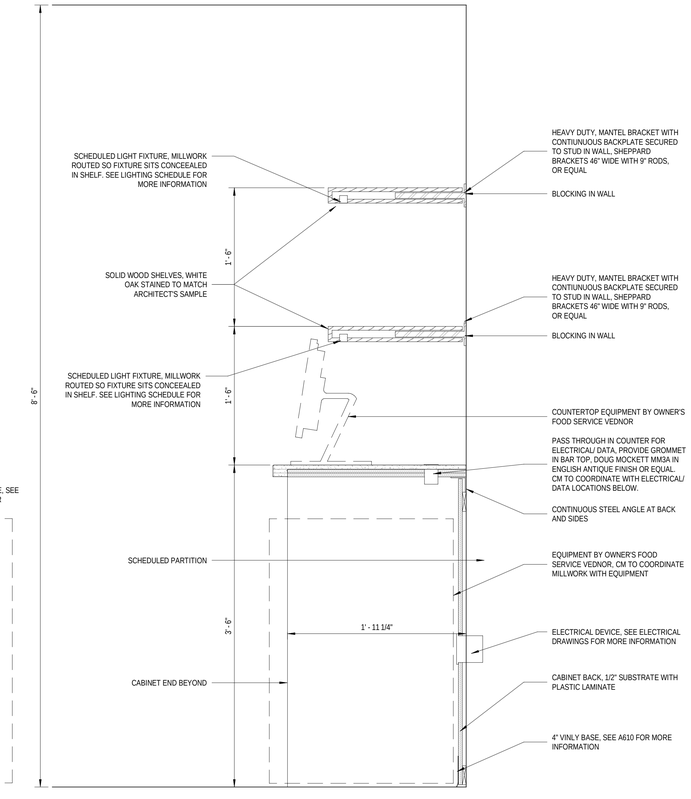
A202

NO LONGER USED

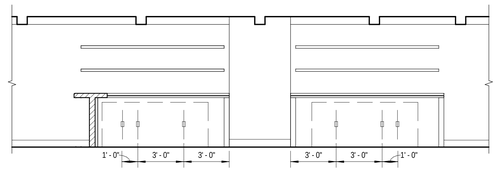
1 1/2" = 1'-0" 7 SECTION DETAIL
HORIZONTAL SECTION @ PEG MULLANS BACK BAR



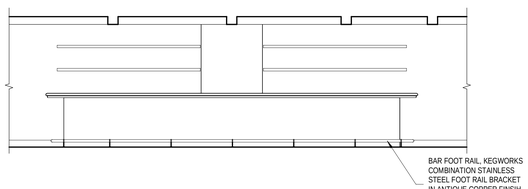
1 1/2" = 1'-0" 6 SECTION DETAIL
SECTION @ PEG MULLANS FRONT BAR



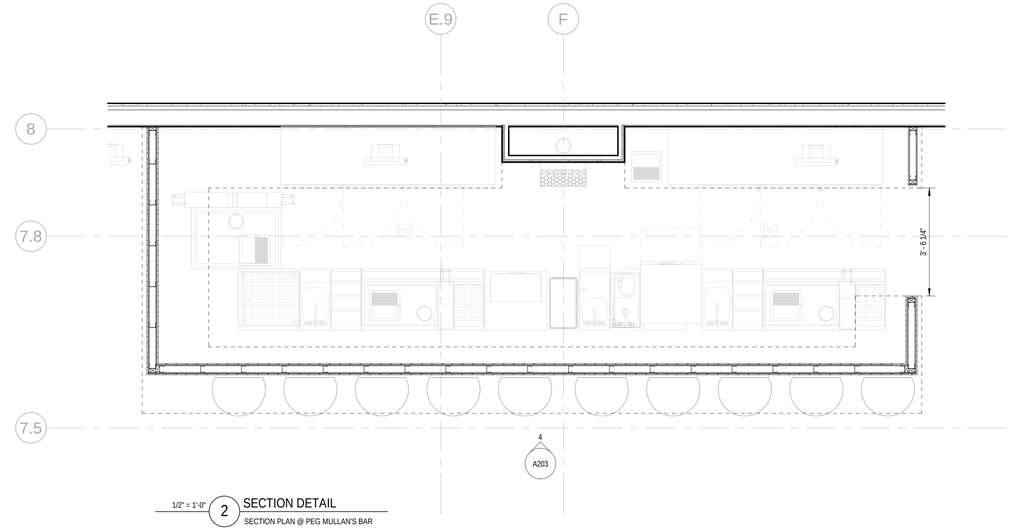
1 1/2" = 1'-0" 5 SECTION DETAIL
SECTION @ PEG MULLANS BACK BAR



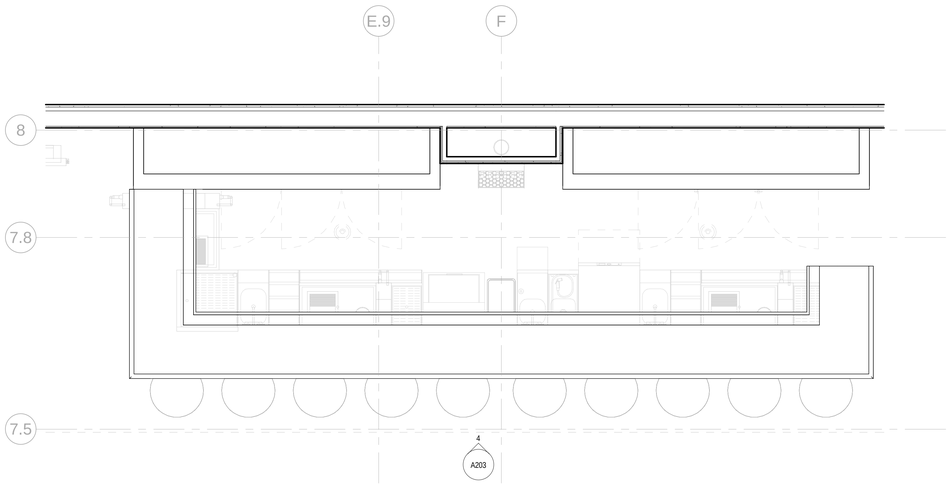
1/4" = 1'-0" 4 INTERIOR ELEVATION
PEG MULLANS BACK BAR



1/4" = 1'-0" 3 INTERIOR ELEVATION
PEG MULLANS BAR FRONT



1/2" = 1'-0" 2 SECTION DETAIL
SECTION PLAN @ PEG MULLAN'S BAR



1/2" = 1'-0" 1 DETAIL PLAN
PEG MULLAN'S BAR

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

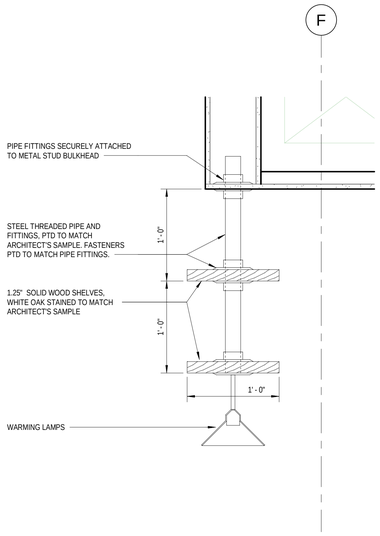
ARCHITECTURE

TITLE:

BAR DETAIL PLANS AND ELEVATIONS - PEG MULLAN'S BAR

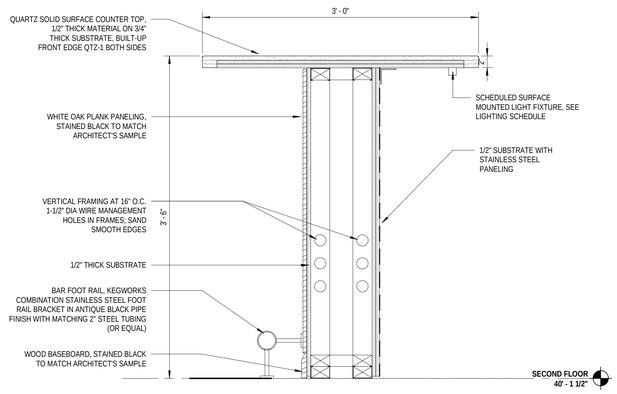
NUMBER:

A203



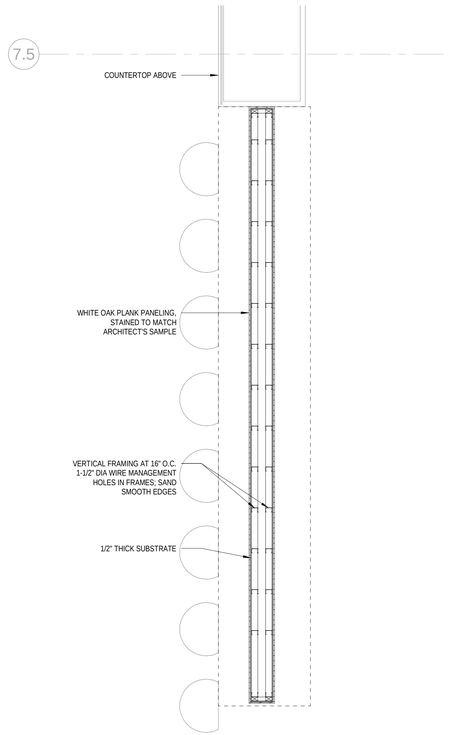
1 1/2" = 1'-0" 4 SECTION DETAIL

SECTION @ CHEF KITCHEN HANGING SHELVES



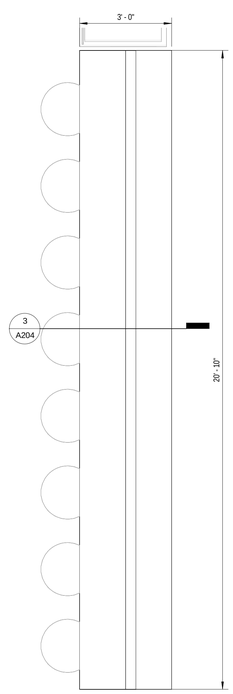
1 1/2" = 1'-0" 3 SECTION DETAIL

SECTION @ CHEF'S KITCHEN BAR



1/2" = 1'-0" 2 SECTION DETAIL

SECTION PLAN @ CHEF'S KITCHEN BAR



1/2" = 1'-0" 1 DETAIL PLAN

CHEF'S KITCHEN BAR

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D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

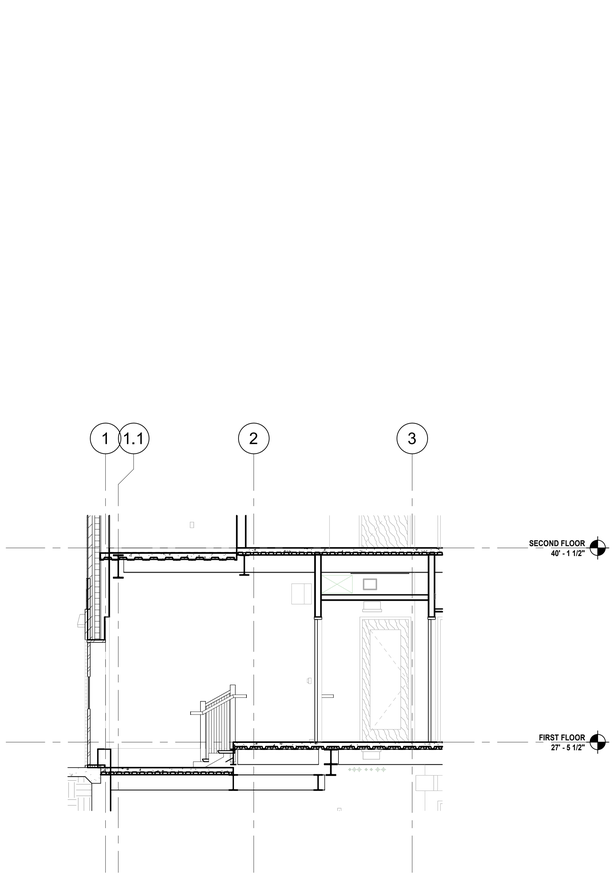
ARCHITECTURE

TITLE:

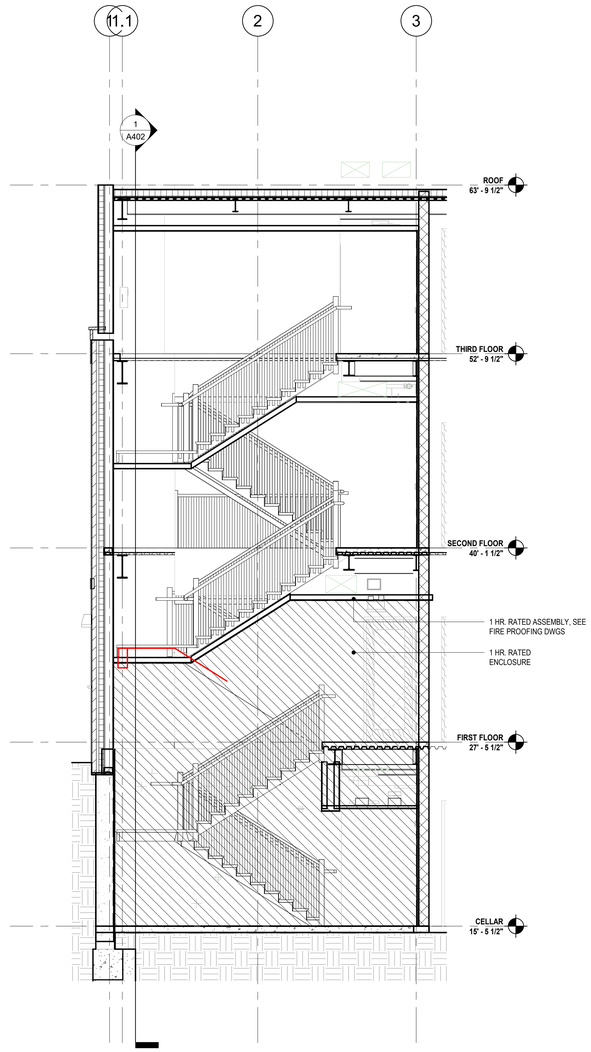
BAR DETAIL PLANS AND ELEVATIONS - CHEF'S KITCHEN BAR

NUMBER:

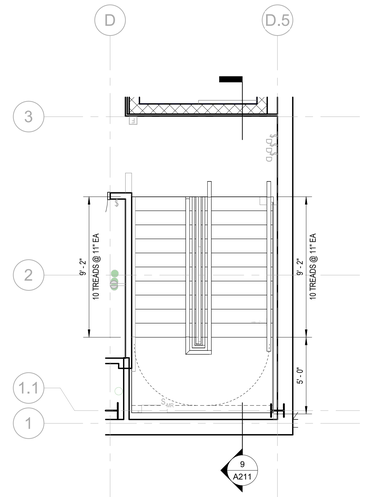
A204



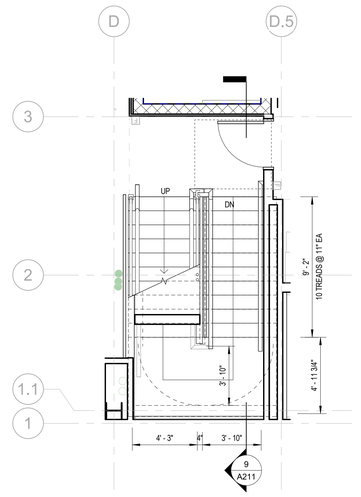
1/4" = 1'-0" 5 SECTION DETAIL
STAIR 1 - LONGITUDINAL SECTION 2



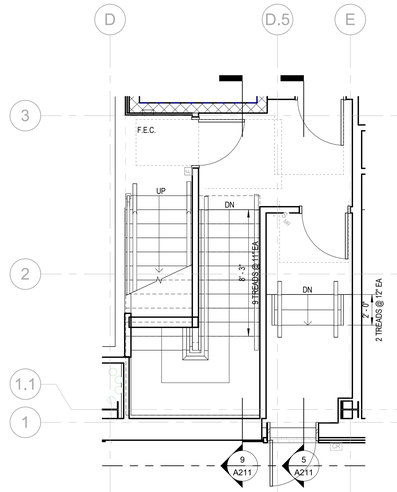
1/4" = 1'-0" 9 SECTION DETAIL
STAIR 1 - LONGITUDINAL SECTION 1



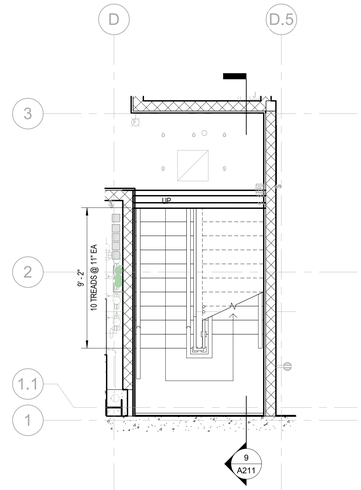
1/4" = 1'-0" 4 DETAIL PLAN
STAIR 1 - THIRD FLOOR



1/4" = 1'-0" 3 DETAIL PLAN
STAIR 1 - SECOND FLOOR



1/4" = 1'-0" 2 DETAIL PLAN
STAIR 1 - FIRST FLOOR



1/4" = 1'-0" 1 DETAIL PLAN
STAIR 1 - CELLAR

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DRAWING ISSUE

PROJECT: 23053.00

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

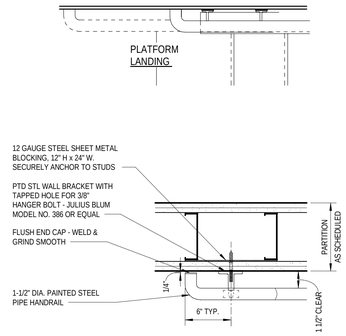
Author

TITLE:

STAIR 1 AND ELEVATOR PLANS AND ELEVATIONS

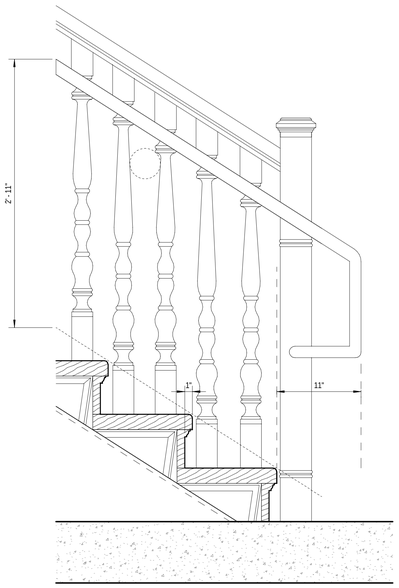
NUMBER:

A211



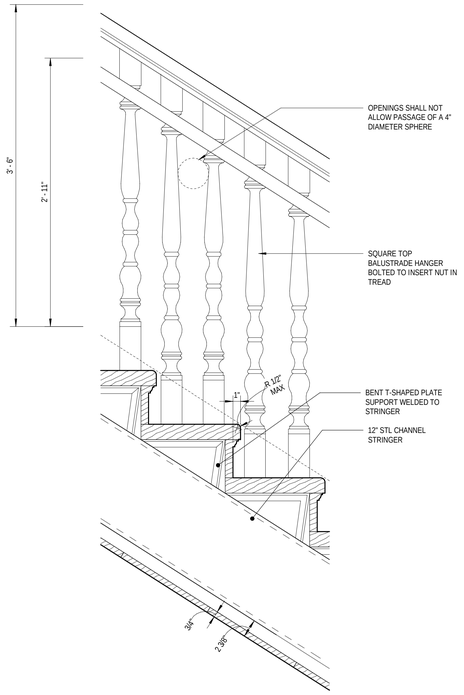
1 1/2" = 1'-0" 05 **PLAN DETAIL**

PLAN DETAIL AT HANDRAIL & WALL



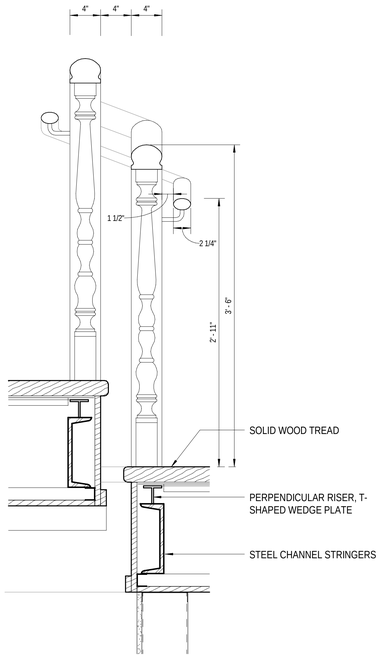
1 1/2" = 1'-0" 04 **SECTION DETAIL**

TYP TREAD / RISER AT LOWEST LEVEL W/ INSIDE STRINGER HANDRAIL



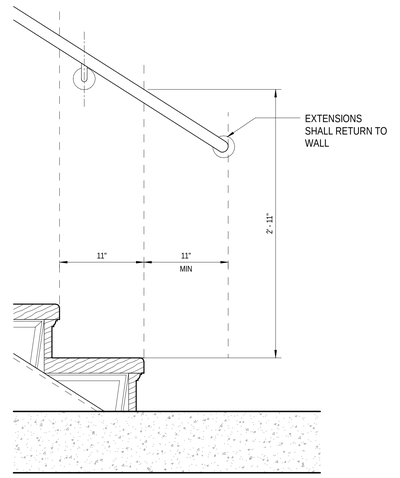
1 1/2" = 1'-0" 03 **SECTION DETAIL**

TYP TREAD / RISER W/ INTERMEDIATE POST



1 1/2" = 1'-0" 02 **SECTION DETAIL**

TYP SECTION AT INTERMEDIATE STRINGER



1 1/2" = 1'-0" 01 **SECTION DETAIL**

TYP TREAD / RISER AT LOWEST LEVEL W/ OUTSIDE STRINGER HANDRAIL

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D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

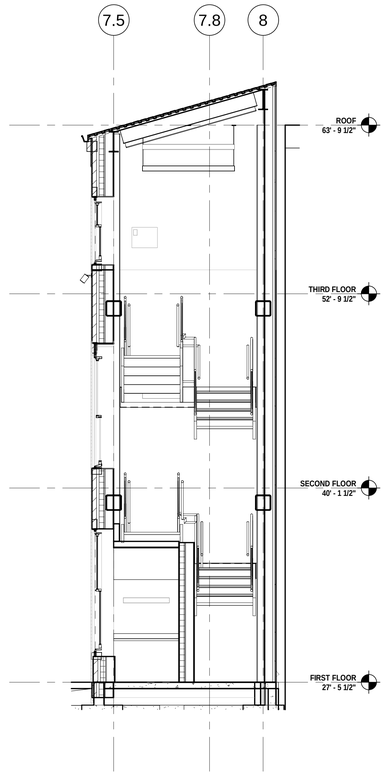
Author

TITLE:

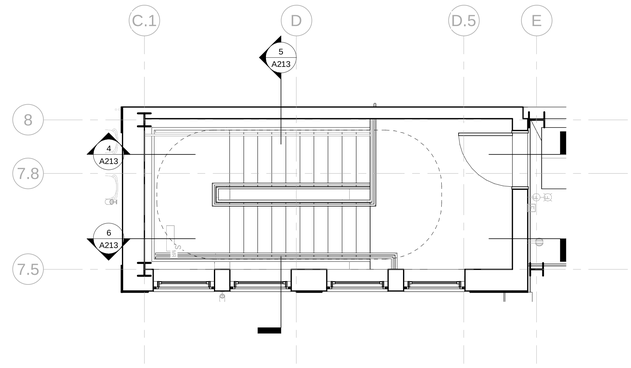
STAIR 1 DETAILS

NUMBER:

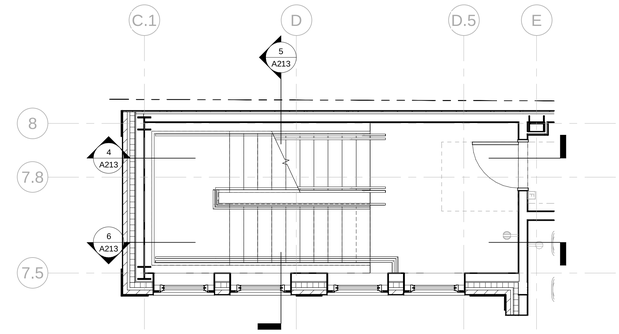
A212



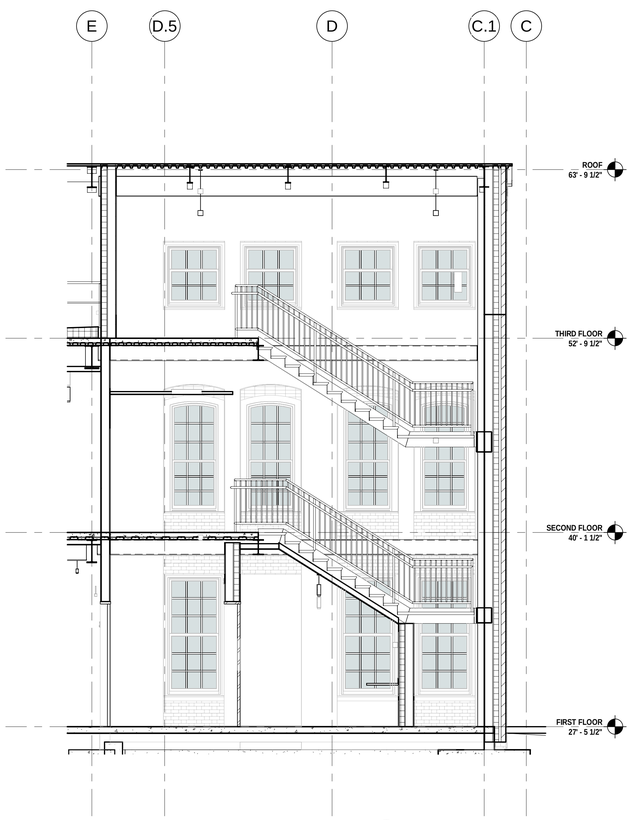
1/4" = 1'-0" 5 SECTION DETAIL
STAIR 2 - LONGITUDINAL SECTION1



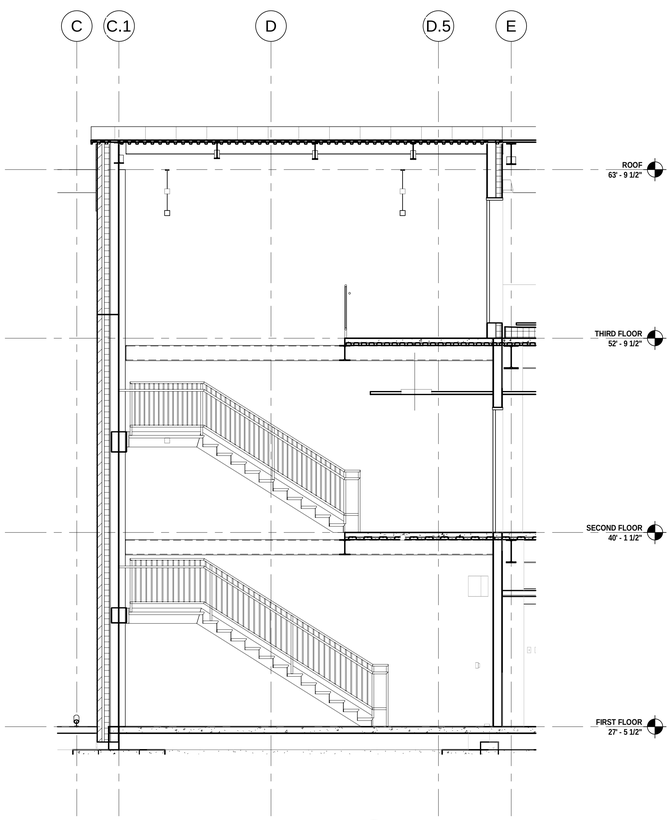
1/4" = 1'-0" 3 DETAIL PLAN
STAIR 2 - THIRD FLOOR



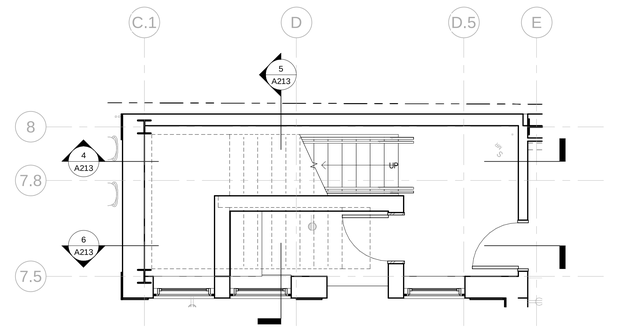
1/4" = 1'-0" 2 DETAIL PLAN
STAIR 2 - SECOND FLOOR



1/4" = 1'-0" 6 SECTION DETAIL
STAIR 2 - LONGITUDINAL SECTION2



1/4" = 1'-0" 4 SECTION DETAIL
STAIR 2 - LONGITUDINAL SECTION



1/4" = 1'-0" 1 DETAIL PLAN
STAIR 2 - FIRST FLOOR

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D R A W I N G I S S U E

PROJECT: 23053.00

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

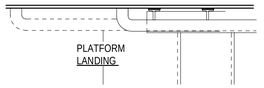
Author

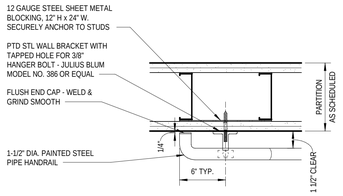
TITLE:

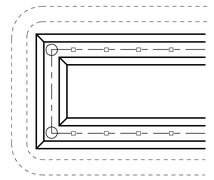
STAIR 2 PLANS AND ELEVATIONS

NUMBER:

A213

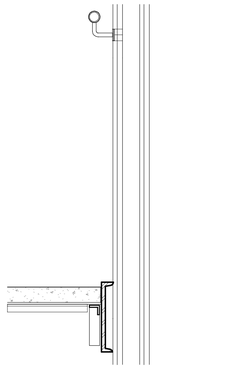




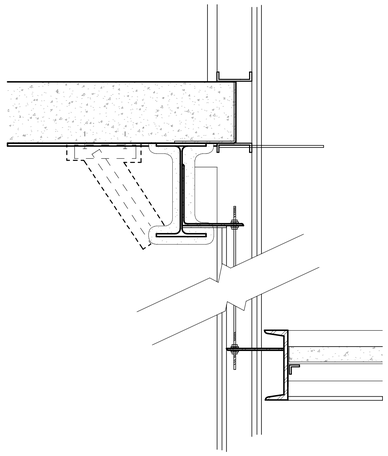


1 1/2" = 1'-0" 10 PLAN DETAIL
PLAN DETAIL AT HANDRAIL & WALL

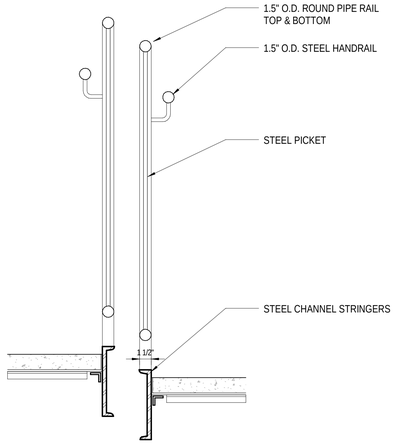
1 1/2" = 1'-0" 9 PLAN DETAIL
PLAN DETAIL AT SUPPORTS AND PICKETS



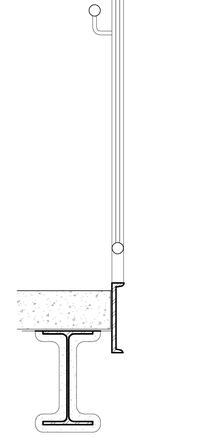
1 1/2" = 1'-0" 8 SECTION DETAIL
TYP SECTION AT STRINGER



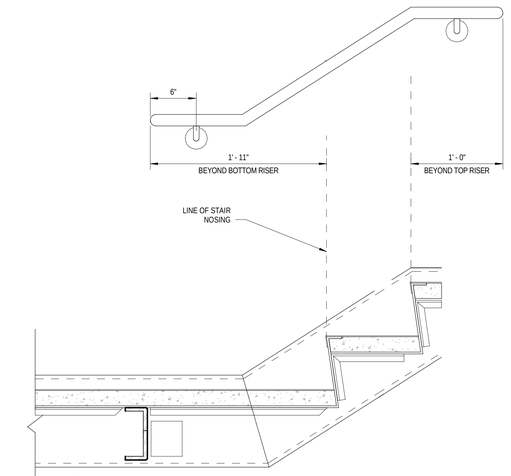
1 1/2" = 1'-0" 7 SECTION DETAIL
SECTION AT STRINGER AT INTERMEDIATE LANDING



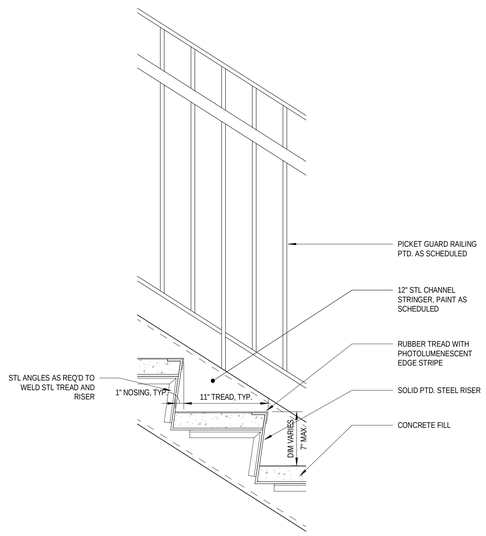
1 1/2" = 1'-0" 6 SECTION DETAIL
TYP SECTION AT INTERMEDIATE STRINGER



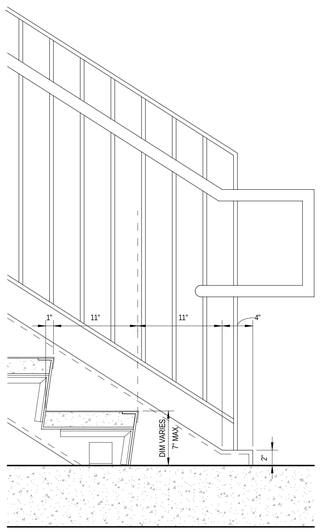
1 1/2" = 1'-0" 5 SECTION DETAIL
TYP. SECTION AT GUARDRAIL AT TOP STRINGER



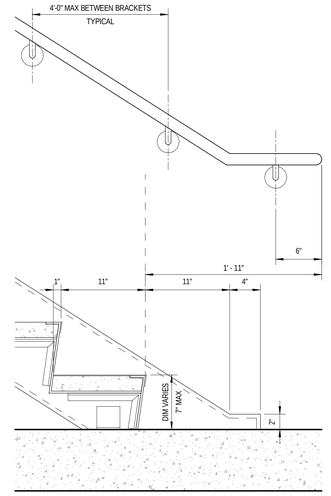
1 1/2" = 1'-0" 4 SECTION DETAIL
TYP. SECTION AT LANDING W/ OUTSIDE WALL HANDRAIL



1 1/2" = 1'-0" 3 SECTION DETAIL
TYP TREAD / RISER W/ INTERMEDIATE POST



1 1/2" = 1'-0" 2 SECTION DETAIL
TYP TREAD / RISER AT LOWEST LEVEL W/ INSIDE STRINGER HANDRAIL



1 1/2" = 1'-0" 1 SECTION DETAIL
TYP TREAD / RISER AT LOWEST LEVEL W/ OUTSIDE STRINGER HANDRAIL

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

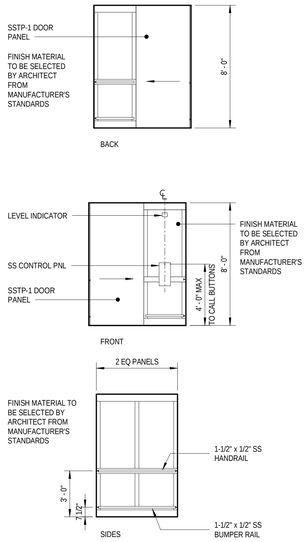
Author

TITLE:

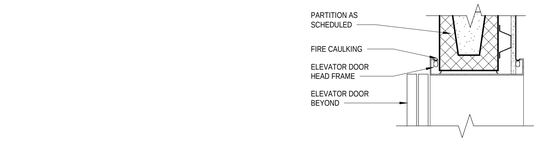
STAIR 2 DETAILS

NUMBER:

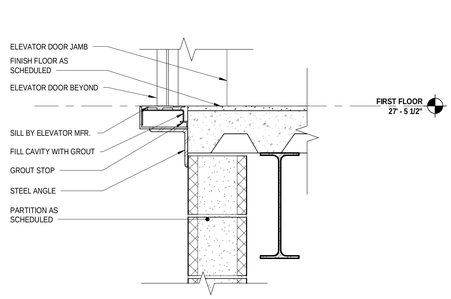
A214



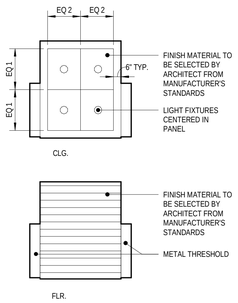
1/4" = 1'-0" 7 ELEVATION DETAIL
ELEVATOR ELEVATIONS



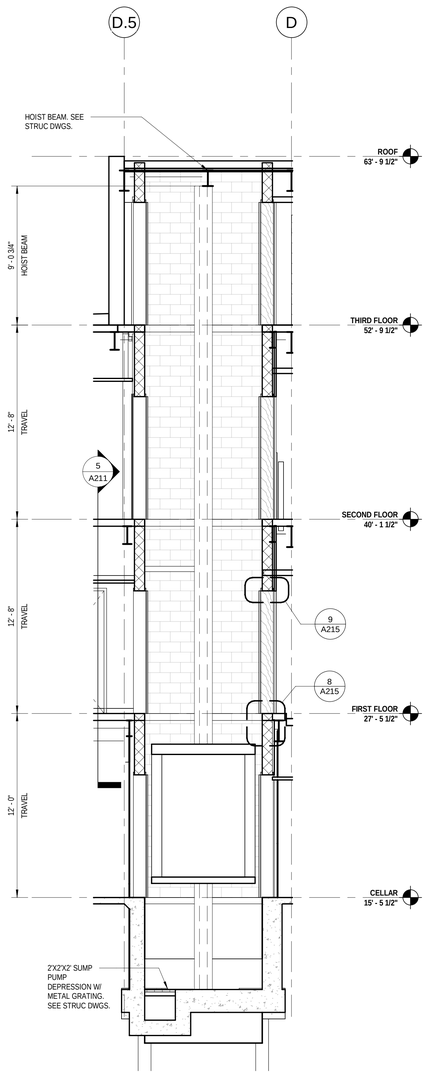
1 1/2" = 1'-0" 9 SECTION DETAIL
EL101 - DOOR HEAD



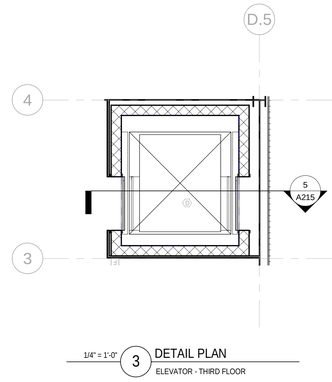
1 1/2" = 1'-0" 8 SECTION DETAIL
EL101 - DOOR THRESHOLD



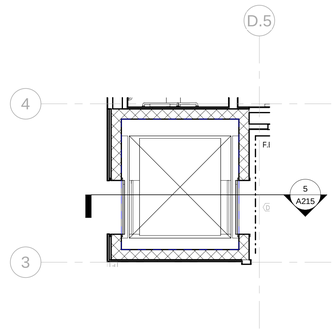
1/4" = 1'-0" 6 DETAIL PLAN
ELEVATOR PLAN AND RCP



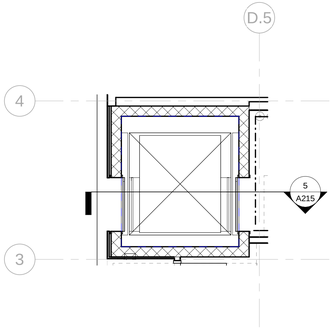
1/4" = 1'-0" 5 WALL SECTION
ELEVATOR SHAFT



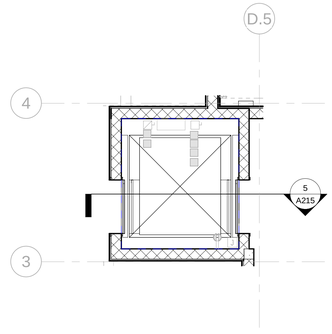
1/4" = 1'-0" 3 DETAIL PLAN
ELEVATOR - THIRD FLOOR



1/4" = 1'-0" 4 DETAIL PLAN
ELEVATOR - SECOND FLOOR



1/4" = 1'-0" 2 DETAIL PLAN
ELEVATOR - FIRST FLOOR



1/4" = 1'-0" 1 DETAIL PLAN
ELEVATOR - CELLAR

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11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

Author

TITLE:

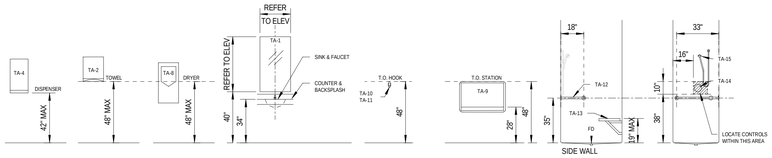
ELEVATOR PLANS AND ELEVATIONS

NUMBER:

A215

ENLARGED TOILET ROOM PLAN GENERAL NOTES

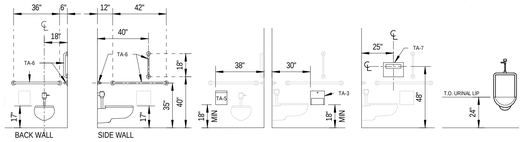
1. REFER TO CS001 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO CONTROL PLANS FOR SLAB EDGES, DEPRESSIONS AND OPENING LOCATIONS.
3. REFER TO PLUM DWGS FOR PLUMBING FIXTURES AND SCHEDULES.
4. REFER TO A220 FOR TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS.
5. REFER TO A220 FOR TOILET ACCESSORY SCHEDULE.
6. REFER TO A900S FOR FLOORING PATTERNS AND TILE ALIGNMENTS.
7. PROVIDE CONCEALED BLKG. WITHIN PARTITIONS AT ALL WALL-MOUNTED ITEMS, INCLUDING TOILET ACCESORIES, ADA GRAB BARS, AND EQUIPMENT PROVIDED BY OWNER. REFER TO ALL DISCIPLINES DWGS FOR EQUIPMENT, ACCESSORIES AND OTHER ITEMS THAT ARE WALL MOUNTED.
8. PROVIDE 3'-0" X 3'-0" WATERPROOFING MEMBRANE CENTERED ON AREA FLOOR DRAINS IN ALL TOILET ROOMS.
9. SLOPE FLOOR TILE TO DRAIN FROM HIGH POINTS AT ROOM PERIMETER TO LOW POINT AT AREA FLOOR DRAINS. AT SHOWER AREA IN LOCKER ROOMS, MINIMUM SLOPE = 1/4" / 12".
10. PROTECT SHOWER PAN AND ALL OTHER FINISHES FROM DAMAGE AFTER INSTALLATION THROUGHOUT CONSTRUCTION.



FEMININE HYGIENE PRODUCT DISPENSER (TA-4) | PAPER TOWEL DISPENSER (TA-2) | HAND DRYER & SS SHIELD (TA-8) | SINK & FAUCET (REFER TO DIV 22) MIRROR (TA-1) | COAT HOOK (TA-10) TOWEL HOOK (TA-11) | BABY CHANGING STATION (TA-9)

SIDE WALL

SHOWER ROOM
SHOWER SEAT (TA-13) | SHOWER CONTROL (TA-14)
GRAB BAR LAYOUT (TA-12) | SHOWER HEAD (TA-15)



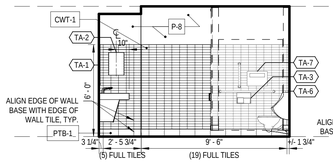
BACK WALL | SIDE WALL

TOILET ROOM:
WALL HUNG TOILET (REFER TO DIV 22) GRAB BAR LAYOUT

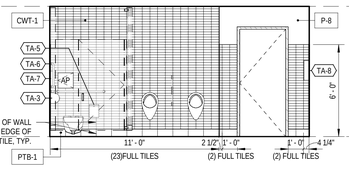
WALL HUNG TOILET (REFER TO DIV 22) GRAB BAR LAYOUT

SANITARY NAPKIN DISPOSAL (TA-5) | MULTI-ROLL TOILET TISSUE DISPENSER (TA-3) | TOILET SEAT COVER DISPENSER (TA-7) | WALL HUNG URINAL (REFER TO DIV 22)

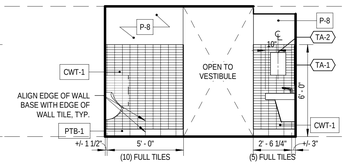
TOILET ACCESSORIES SCHEDULE		
TA-1	BEVELED MIRROR	
TA-2	PAPER TOWEL DISPENSER	BOBRICK
TA-3	TOILET PAPER DISPENSER	BOBRICK
TA-4	RECESSED FEMININE HYGIENE PRODUCT DISPENSER	BOBRICK
TA-5	SURFACE MOUNTED SANITARY NAPKIN DISPOSAL	BOBRICK
TA-6	3-PIECE GRAB BAR	SEE DIV 22 SPEC
TA-7	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	BOBRICK
TA-8	SURFACE MOUNTED HAND DRYER	DYSON
TA-9	SURFACE MOUNTED BABY CHANGING STATION	KOALA KARE
TA-10	COAT HOOK	
TA-11	TOWEL HOOK	
TA-12	SHOWER GRAB BAR	SEE DIV 22 SPEC
TA-13	ADA SHOWER SEAT	
TA-14	SHOWER CONTROL	
TA-15	SHOWER HEAD	



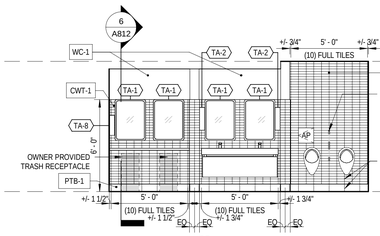
1/4" = 1'-0" 14 INTERIOR ELEVATION
MEN'S TOILET ROOM - NORTH



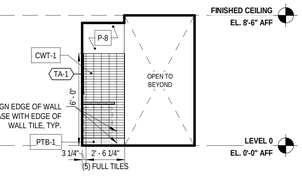
1/4" = 1'-0" 13 INTERIOR ELEVATION
MEN'S TOILET ROOM - EAST



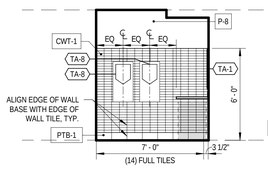
1/4" = 1'-0" 12 INTERIOR ELEVATION
MEN'S TOILET ROOM - SOUTH



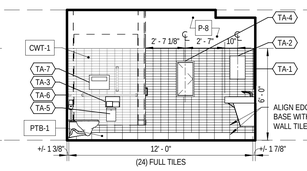
1/4" = 1'-0" 11 INTERIOR ELEVATION
MEN'S TOILET ROOM - WEST



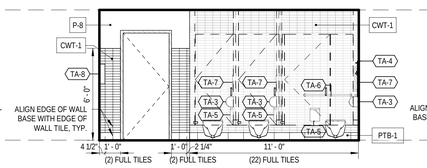
1/4" = 1'-0" 10 INTERIOR ELEVATION
MEN'S VESTIBULE - NORTH



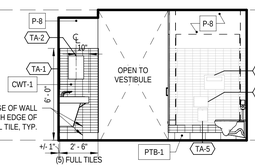
1/4" = 1'-0" 9 INTERIOR ELEVATION
MEN'S VESTIBULE - SOUTH



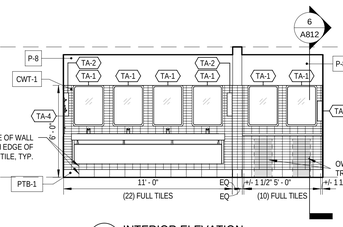
1/4" = 1'-0" 8 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - NORTH



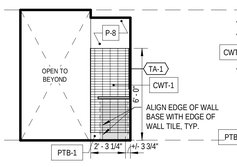
1/4" = 1'-0" 7 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - WEST



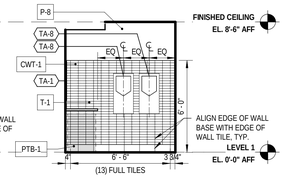
1/4" = 1'-0" 6 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - SOUTH



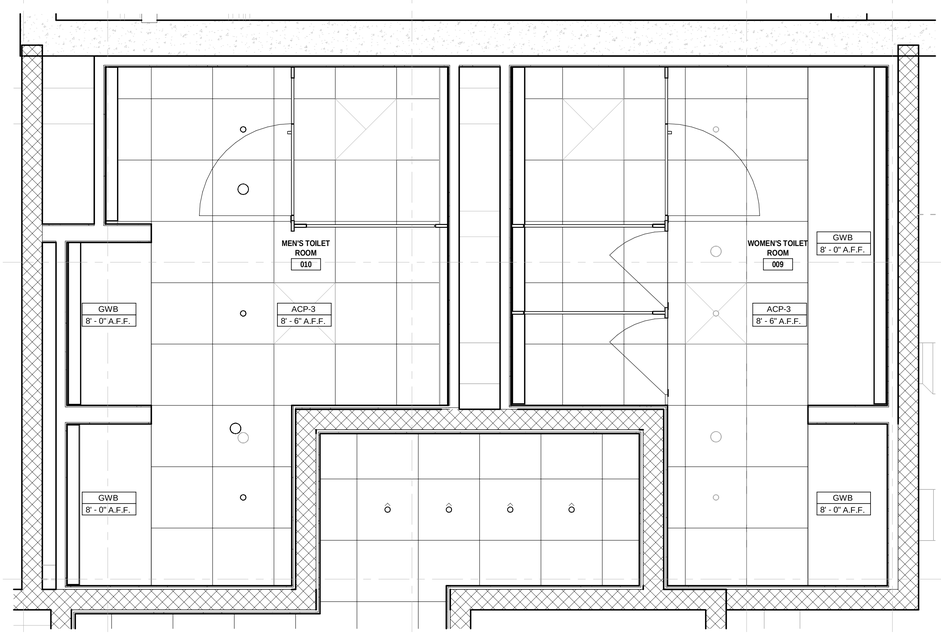
1/4" = 1'-0" 5 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - EAST



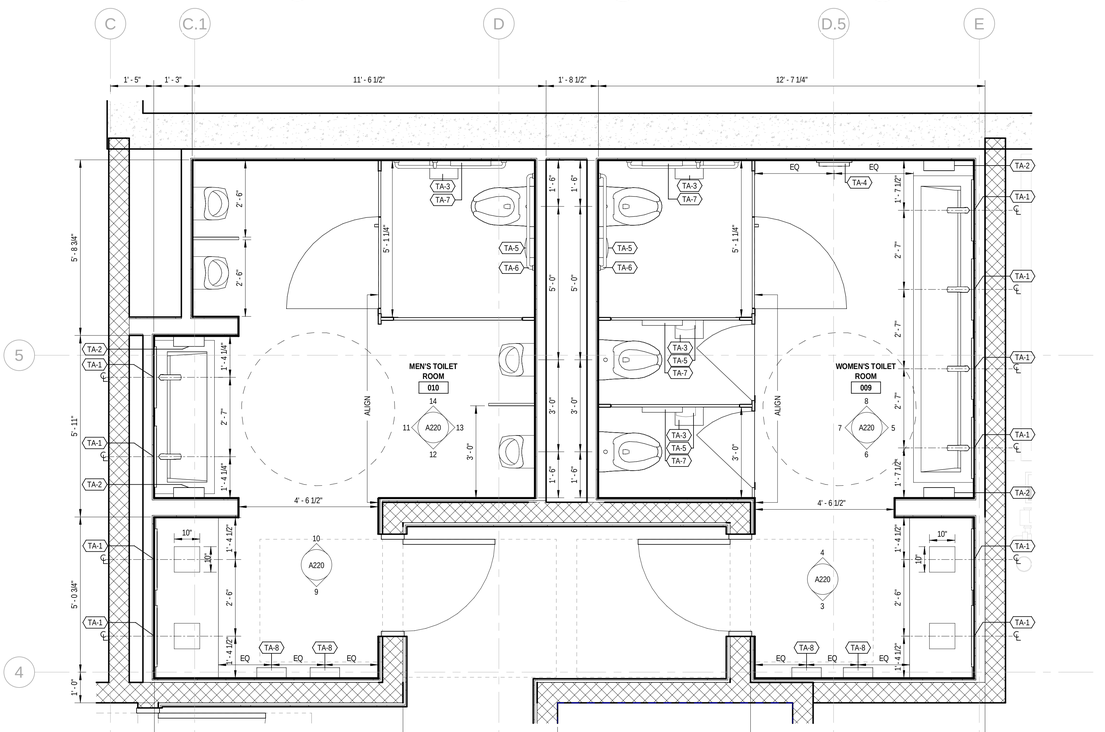
1/4" = 1'-0" 4 INTERIOR ELEVATION
WOMEN'S VESTIBULE - NORTH



1/4" = 1'-0" 3 INTERIOR ELEVATION
WOMEN'S VESTIBULE - SOUTH



1/2" = 1'-0" 2 REFLECTED CEILING PLAN
CELLAR TOILET ROOMS



1/2" = 1'-0" 1 ENLARGED PLAN
CELLAR TOILET ROOMS

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CARL R. MAXEY

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

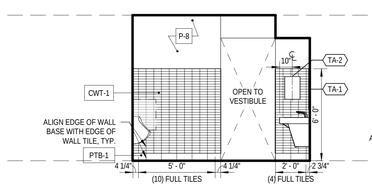
CELLAR TOILET ROOMS ENLARGED PLANS AND ELEVATIONS

NUMBER:

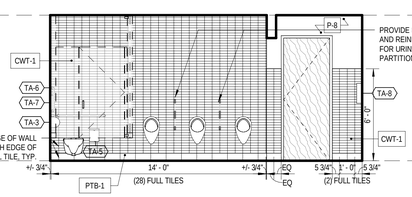
A220

ENLARGED TOILET ROOM PLAN GENERAL NOTES

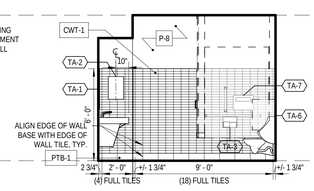
1. REFER TO CS001 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO CONTROL PLANS FOR SLAB EDGES, DEPRESSIONS AND OPENING LOCATIONS.
3. REFER TO PLUM DWGS FOR PLUMBING FIXTURES AND SCHEDULES.
4. REFER TO A220 FOR TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS.
5. REFER TO A220 FOR TOILET ACCESSORY SCHEDULE.
6. REFER TO A900S FOR FLOORING PATTERNS AND TILE ALIGNMENTS.
7. PROVIDE CONCEALED BLKG. WITHIN PARTITIONS AT ALL WALL-MOUNTED ITEMS, INCLUDING TOILET ACCESORIES, ADA GRAB BARS, AND EQUIPMENT PROVIDED BY OWNER. REFER TO ALL DISCIPLINE'S DWGS FOR EQUIPMENT, ACCESSORIES AND OTHER ITEMS THAT ARE WALL MOUNTED.
8. PROVIDE 3'-0" X 3'-0" WATERPROOFING MEMBRANE CENTERED ON AREA FLOOR DRAINS IN ALL TOILET ROOMS.
9. SLOPE FLOOR TILE TO DRAIN FROM HIGH POINTS AT ROOM PERIMETER TO LOW POINT AT AREA FLOOR DRAINS. AT SHOWER AREA IN LOCKER ROOMS, MINIMUM SLOPE = 1/4" / 12".
10. PROTECT SHOWER PAN AND ALL OTHER FINISHES FROM DAMAGE AFTER INSTALLATION THROUGHOUT CONSTRUCTION.



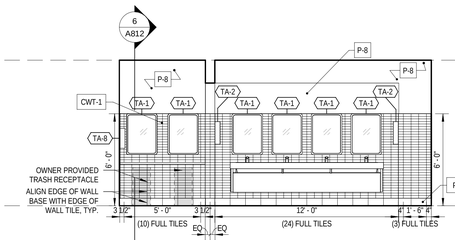
1/4" = 1'-0" 14 INTERIOR ELEVATION
MEN'S TOILET ROOM - NORTH



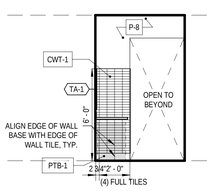
1/4" = 1'-0" 13 INTERIOR ELEVATION
MEN'S TOILET ROOM - WEST



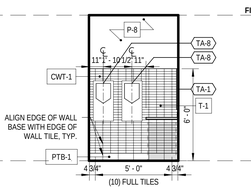
1/4" = 1'-0" 12 INTERIOR ELEVATION
MEN'S TOILET ROOM - SOUTH



1/4" = 1'-0" 11 INTERIOR ELEVATION
MEN'S TOILET ROOM - EAST



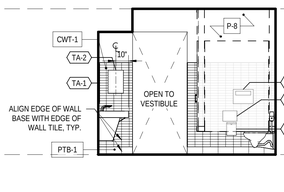
1/4" = 1'-0" 10 INTERIOR ELEVATION
MEN'S VESTIBULE - SOUTH



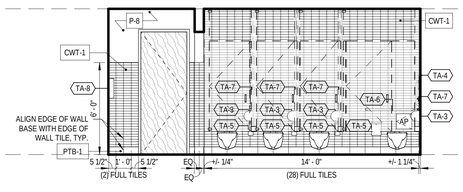
1/4" = 1'-0" 9 INTERIOR ELEVATION
MEN'S VESTIBULE - NORTH

FINISHED CEILING
EL. 9'-6" AFF

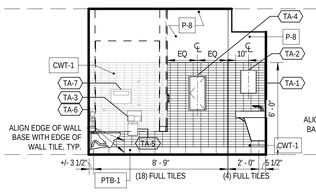
LEVEL 1
EL. 0'-0" AFF



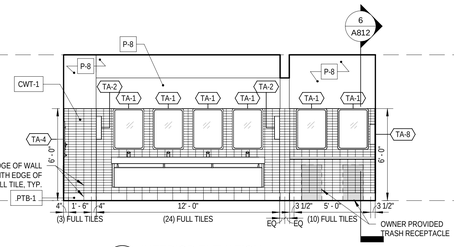
1/4" = 1'-0" 8 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - NORTH



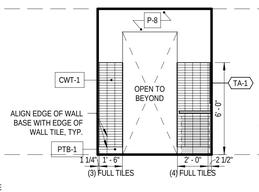
1/4" = 1'-0" 7 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - EAST



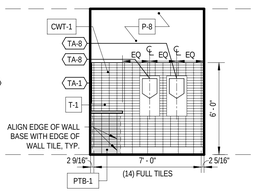
1/4" = 1'-0" 6 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - SOUTH



1/4" = 1'-0" 5 INTERIOR ELEVATION
WOMEN'S TOILET ROOM - WEST



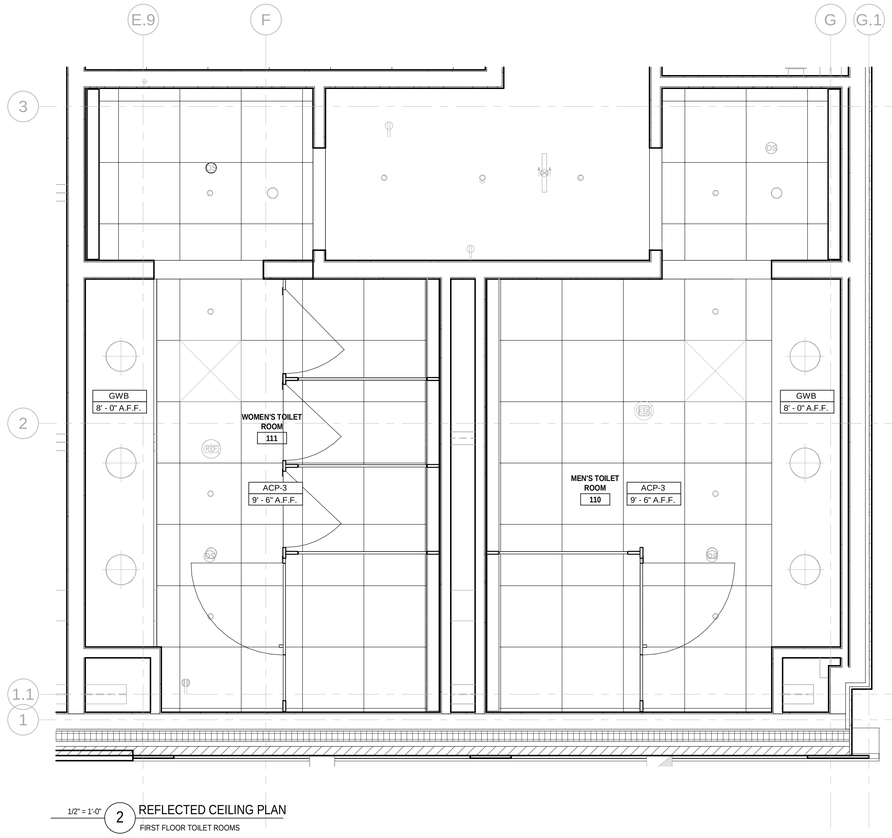
1/4" = 1'-0" 4 INTERIOR ELEVATION
WOMEN'S VESTIBULE - SOUTH



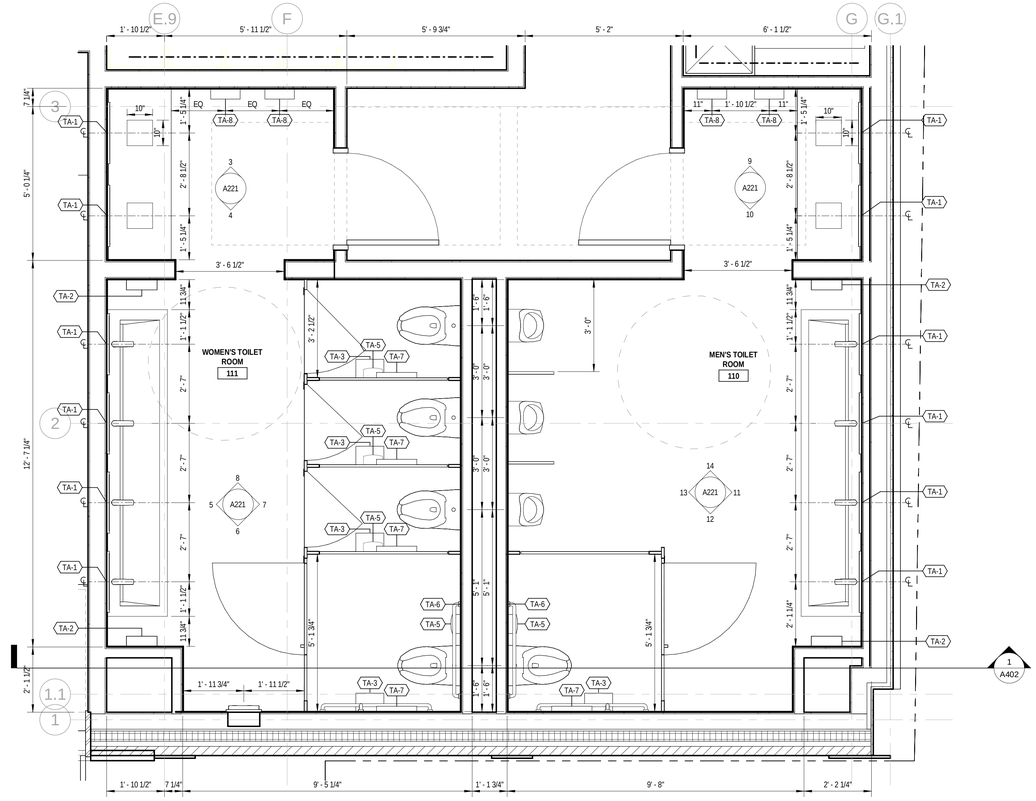
1/4" = 1'-0" 3 INTERIOR ELEVATION
WOMEN'S VESTIBULE - NORTH

FINISHED CEILING
EL. 9'-6" AFF

LEVEL 1
EL. 0'-0" AFF



1/2" = 1'-0" 2 REFLECTED CEILING PLAN
FIRST FLOOR TOILET ROOMS



1/2" = 1'-0" 1 ENLARGED PLAN
FIRST FLOOR TOILET ROOMS

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Author

TITLE:

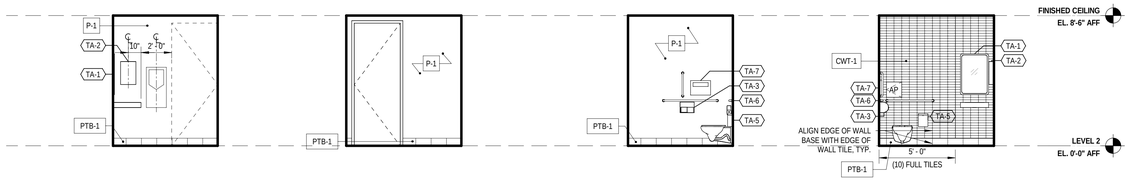
FIRST FLOOR TOILET ROOMS ENLARGED PLANS AND ELEVATIONS

NUMBER:

A221

ENLARGED TOILET ROOM PLAN GENERAL NOTES

1. REFER TO CS001 FOR SYMBOLS AND ABBREVIATIONS.
2. REFER TO CONTROL PLANS FOR SLAB EDGES, DEPRESSIONS AND OPENING LOCATIONS.
3. REFER TO PLUM DWGS FOR PLUMBING FIXTURES AND SCHEDULES.
4. REFER TO A220 FOR TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS.
5. REFER TO A220 FOR TOILET ACCESSORY SCHEDULE.
6. REFER TO A900S FOR FLOORING PATTERNS AND TILE ALIGNMENTS.
7. PROVIDE CONCEALED BLKG. WITHIN PARTITIONS AT ALL WALL-MOUNTED ITEMS, INCLUDING TOILET ACCESORIES, ADA GRAB BARS, AND EQUIPMENT PROVIDED BY OWNER. REFER TO ALL DISCIPLINES DWGS FOR EQUIPMENT, ACCESSORIES AND OTHER ITEMS THAT ARE WALL MOUNTED.
8. PROVIDE 3'-0" X 3'-0" WATERPROOFING MEMBRANE CENTERED ON AREA FLOOR DRAINS IN ALL TOILET ROOMS.
9. SLOPE FLOOR TILE TO DRAIN FROM HIGH POINTS AT ROOM PERIMETER TO LOW POINT AT AREA FLOOR DRAINS. AT SHOWER AREA IN LOCKER ROOMS, MINIMUM SLOPE = 1/4" / 12".
10. PROTECT SHOWER PAN AND ALL OTHER FINISHES FROM DAMAGE AFTER INSTALLATION THROUGHOUT CONSTRUCTION.

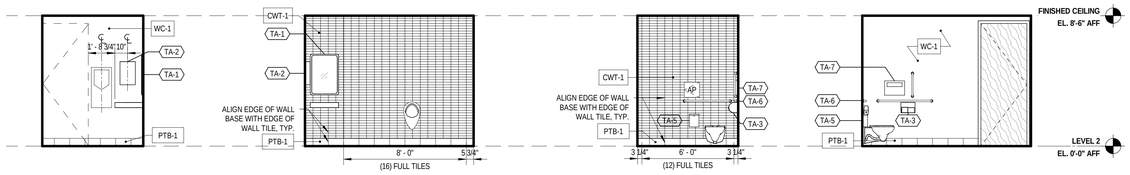


1/4" = 1'-0" 18 INTERIOR ELEVATION
EMPLOYEE TOILET ROOM - NORTH

1/4" = 1'-0" 17 INTERIOR ELEVATION
EMPLOYEE TOILET ROOM - EAST

1/4" = 1'-0" 16 INTERIOR ELEVATION
EMPLOYEE TOILET ROOM - SOUTH

1/4" = 1'-0" 15 INTERIOR ELEVATION
EMPLOYEE TOILET ROOM - WEST

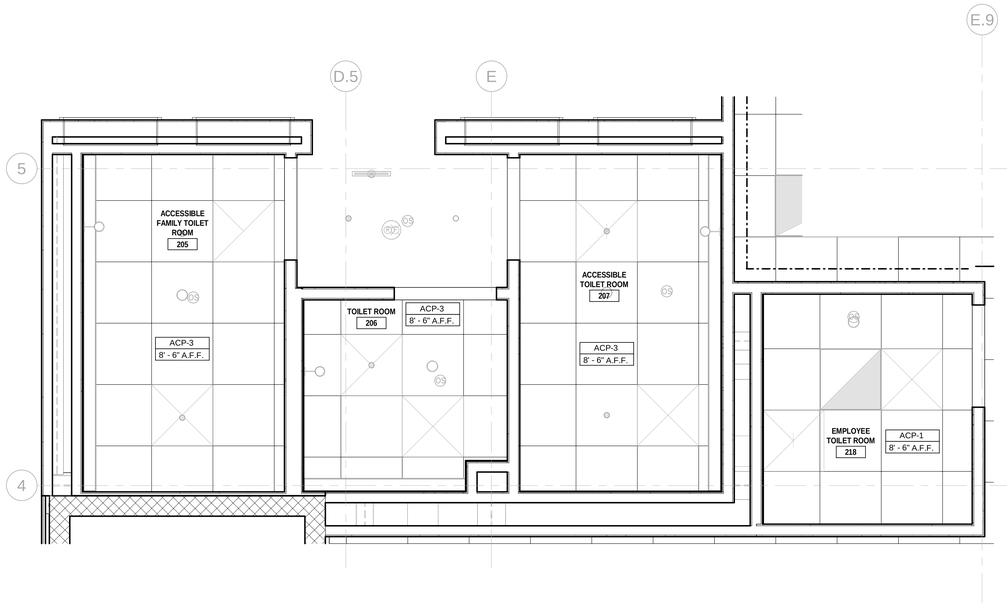


1/4" = 1'-0" 14 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 207 - NORTH

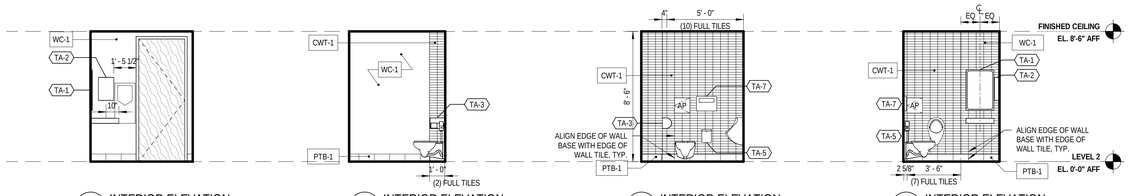
1/4" = 1'-0" 13 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 207 - EAST

1/4" = 1'-0" 12 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 207 - SOUTH

1/4" = 1'-0" 11 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 207 - WEST



1/2" = 1'-0" 2 REFLECTED CEILING PLAN
SECOND FLOOR TOILET ROOMS

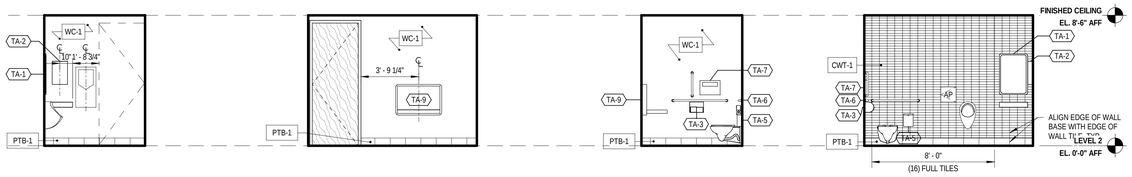


1/4" = 1'-0" 10 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 206 - NORTH

1/4" = 1'-0" 9 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 206 - EAST

1/4" = 1'-0" 8 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 206 - SOUTH

1/4" = 1'-0" 7 INTERIOR ELEVATION
ACCESSIBLE TOILET ROOM 206 - WEST

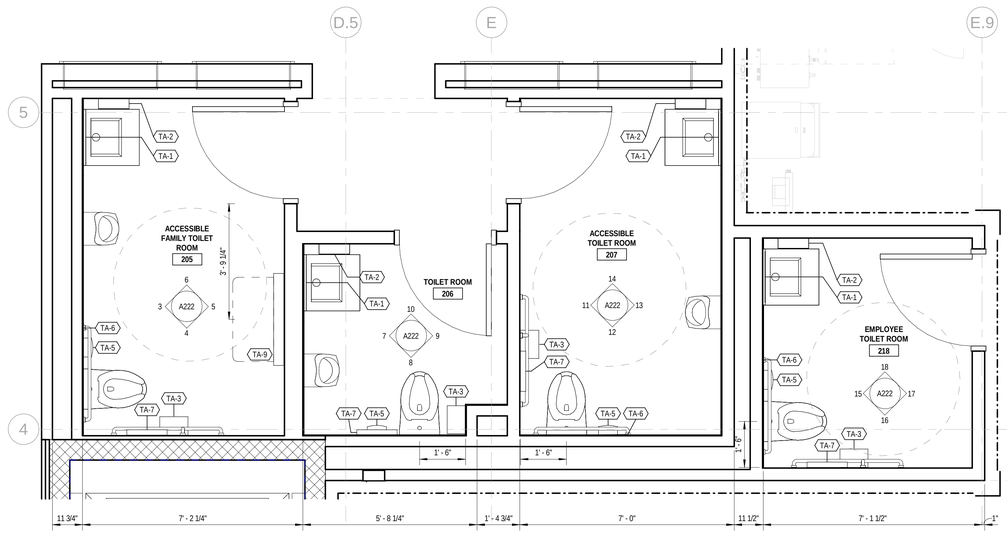


1/4" = 1'-0" 6 INTERIOR ELEVATION
TOILET ROOM 205 - NORTH

1/4" = 1'-0" 5 INTERIOR ELEVATION
TOILET ROOM 205 - EAST

1/4" = 1'-0" 4 INTERIOR ELEVATION
TOILET ROOM 205 - SOUTH

1/4" = 1'-0" 3 INTERIOR ELEVATION
TOILET ROOM 205 - WEST



1/2" = 1'-0" 1 ENLARGED PLAN
SECOND FLOOR TOILET ROOMS

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Author

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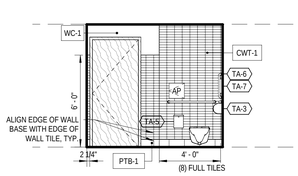
SECOND FLOOR TOILET ROOMS ENLARGED PLANS AND ELEVATIONS

NUMBER:

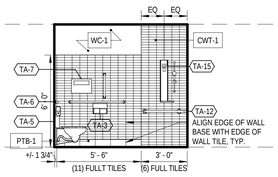
A222

ENLARGED TOILET ROOM PLAN GENERAL NOTES

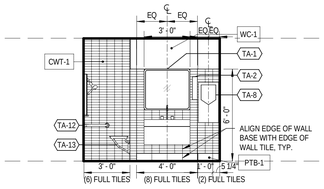
1. REFER TO CS001 FOR SYMBOLS AND ABBREVIATIONS
2. REFER TO CONTROL PLANS FOR SLAB EDGES, DEPRESSIONS AND OPENING LOCATIONS.
3. REFER TO PLUM DWGS FOR PLUMBING FIXTURES AND SCHEDULES.
4. REFER TO A220 FOR TOILET ACCESSORY TYPICAL MOUNTING HEIGHTS.
5. REFER TO A220 FOR TOILET ACCESSORY SCHEDULE.
6. REFER TO A900S FOR FLOORING PATTERNS AND TILE ALIGNMENTS.
7. PROVIDE CONCEALED BLKG. WITHIN PARTITIONS AT ALL WALL-MOUNTED ITEMS, INCLUDING TOILET ACCESORIES, ADA GRAB BARS, AND EQUIPMENT PROVIDED BY OWNER. REFER TO ALL DISCIPLINE'S DWGS FOR EQUIPMENT, ACCESSORIES AND OTHER ITEMS THAT ARE WALL MOUNTED.
8. PROVIDE 3'-0" X 3'-0" WATERPROOFING MEMBRANE CENTERED ON AREA FLOOR DRAINS IN ALL TOILET ROOMS.
9. SLOPE FLOOR TILE TO DRAIN FROM HIGH POINTS AT ROOM PERIMETER TO LOW POINT AT AREA FLOOR DRAINS. AT SHOWER AREA IN LOCKER ROOMS, MINIMUM SLOPE = 1/4" / 12".
10. PROTECT SHOWER PAN AND ALL OTHER FINISHES FROM DAMAGE AFTER INSTALLATION THROUGHOUT CONSTRUCTION.



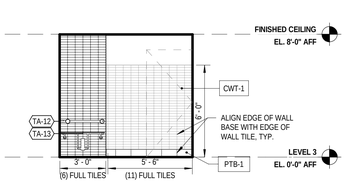
1/4" = 1'-0" 6 INTERIOR ELEVATION
OFFICE BATHROOM 305 - NORTH



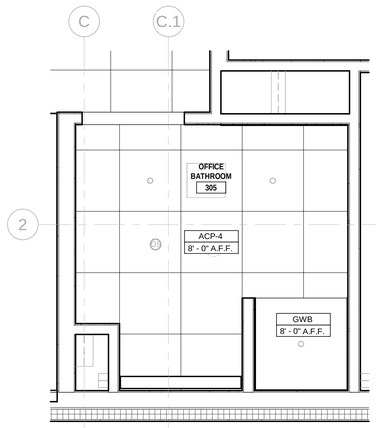
1/4" = 1'-0" 5 INTERIOR ELEVATION
OFFICE BATHROOM 305 - EAST



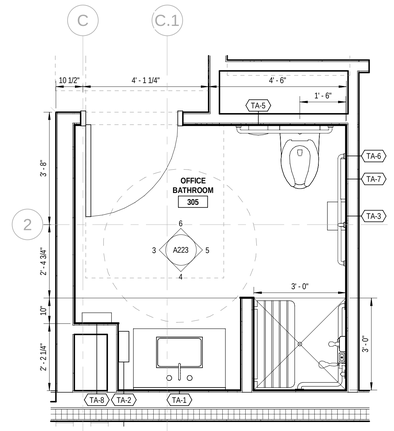
1/4" = 1'-0" 4 INTERIOR ELEVATION
OFFICE BATHROOM 305 - SOUTH



1/4" = 1'-0" 3 INTERIOR ELEVATION
OFFICE BATHROOM 305 - WEST



1/2" = 1'-0" 2 REFLECTED CEILING PLAN
THIRD FLOOR OFFICE BATHROOM 305



1/2" = 1'-0" 1 ENLARGED PLAN
THIRD FLOOR OFFICE BATHROOM 305

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SCALE: As indicated

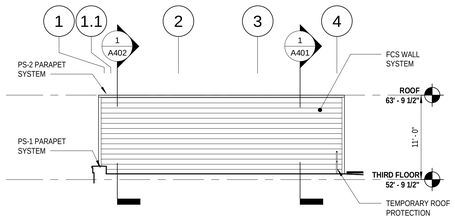
Author

TITLE:

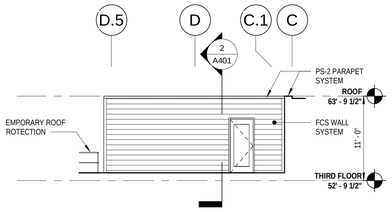
THIRD FLOOR TOILET ROOM ENLARGED PLANS AND ELEVATIONS

NUMBER:

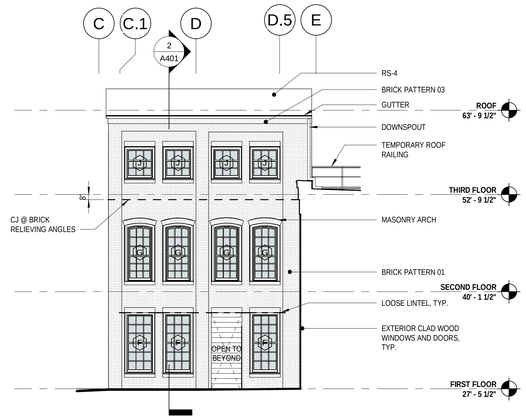
A223



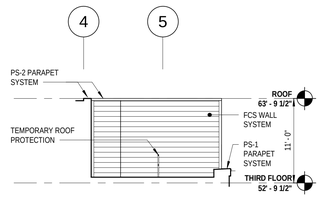
1/8" = 1'-0" 10 ELEVATION
ROOF DECK EAST 2



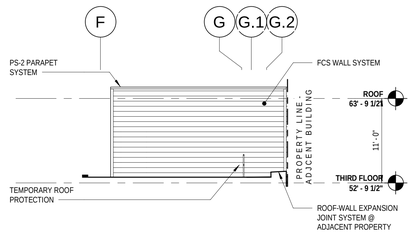
1/8" = 1'-0" 9 ELEVATION
ROOF DECK SOUTH



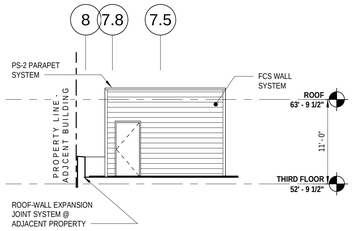
1/8" = 1'-0" 5 ELEVATION
SOUTH ELEVATION - TUN ALLEY



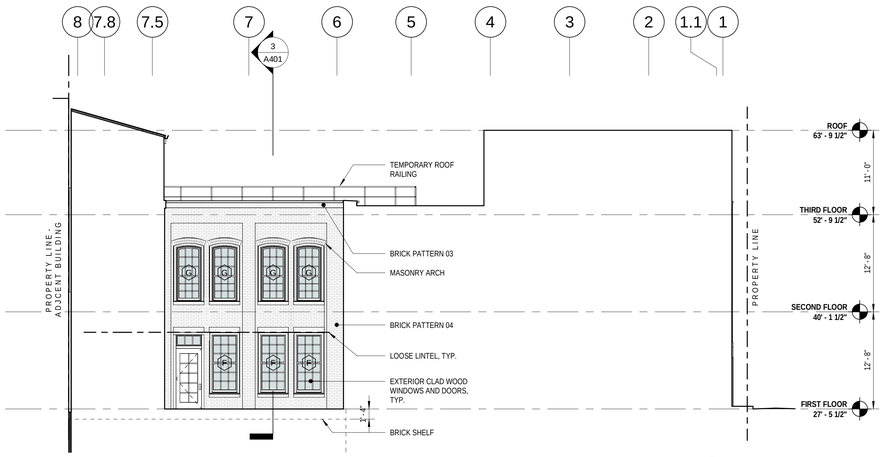
1/8" = 1'-0" 8 ELEVATION
ROOF DECK EAST 1



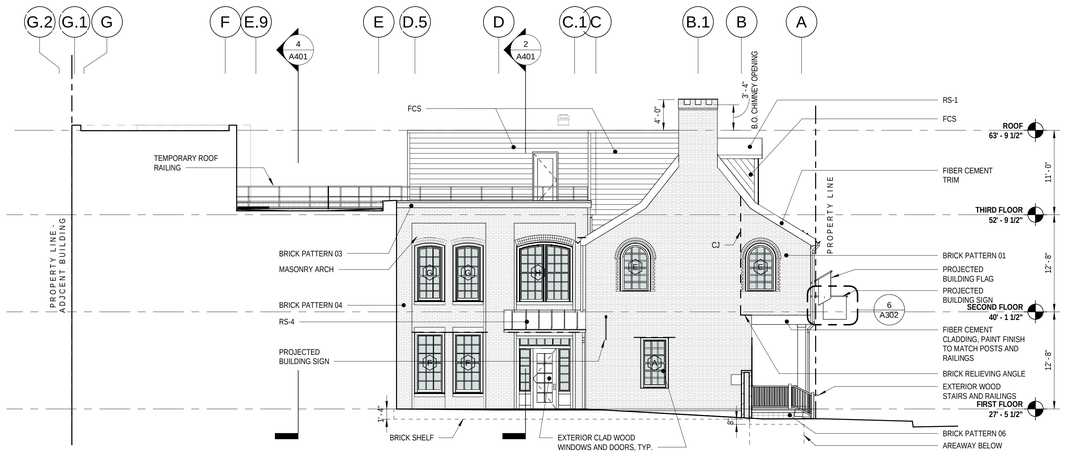
1/8" = 1'-0" 7 ELEVATION
STAIR 2 SOUTH



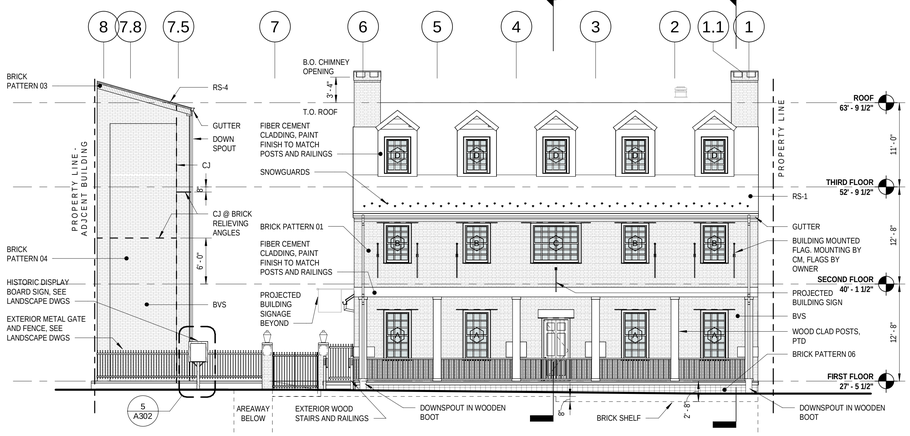
1/8" = 1'-0" 6 ELEVATION
STAIR 2 - WEST



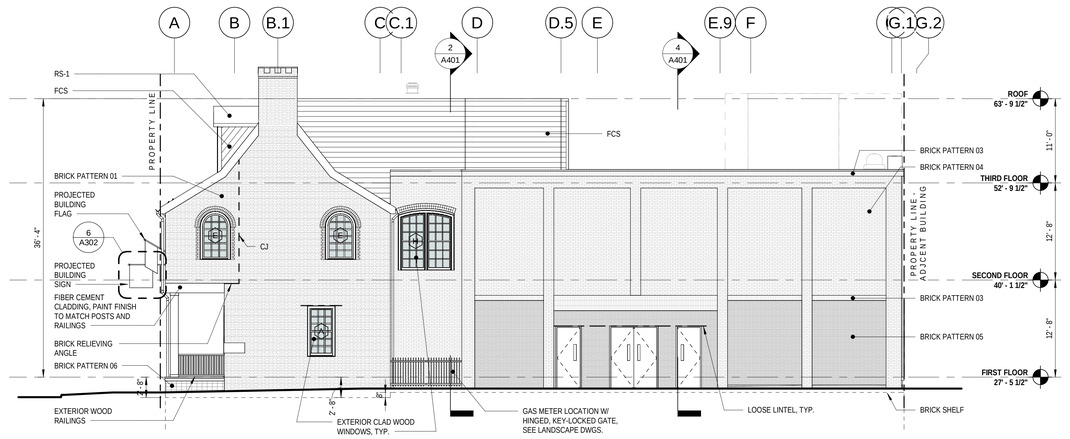
1/8" = 1'-0" 4 ELEVATION
WEST ELEVATION - REAR



1/8" = 1'-0" 3 ELEVATION
NORTH ELEVATION



1/8" = 1'-0" 2 ELEVATION
WEST ELEVATION - FRONT



1/8" = 1'-0" 1 ELEVATION
SOUTH ELEVATION - BLACK HORSE ALLEY

EXTERIOR ELEV. GENERAL NOTES

1. REFER TO SYSTEM SHEET (A501) FOR EXTERIOR ENVELOPE SYSTEM DETAILS
2. SEE WINDOW SCHEDULE (A611) FOR WINDOW DETAILS AND GLAZING INFORMATION.
3. WINDOW FRAME FINISH COLORS TO MATCH ARCHITECT'S CONTROL SAMPLES
4. SEE LOOSE STEEL LINTEL SCHEDULE, A302, FOR NON LOAD-BEARING BRICK

EXTERIOR ELEV. MATERIAL LEGEND

- BRICK VENEER SYSTEM
- FIBER CEMENT SIDING SYSTEM
- PARTY WALL SYSTEM
- LOOSE LINTEL

BRICK PATTERN LEGEND

- B-01: MODULAR BRICK IN FLEMISH BOND W/ GRAPEVINE MORTAR JOINT
- B-02: MODULAR BRICK IN STACKED BOND W/ CONCAVE MORTAR JOINT
- B-03: MODULAR BRICK IN SOLDIER BOND W/ CONCAVE MORTAR JOINT
- B-04: MODULAR BRICK IN RUNNING BOND W/ CONCAVE MORTAR JOINT
- B-05: MODULAR BRICK IN FLEMISH BOND, HEADERS PROTRUDE 1" FROM FACE OF BRICK W/ CONCAVE MORTAR JOINT
- B-06: NOMINAL 5X9 BELGIAN BLOCK IN RUNNING BOND W/ CONCAVE MORTAR JOINT

SEE SPECIFICATION SECTION 042113 BRICK MASONRY FOR DEFINITION

EXTERIOR GLAZING LEGEND

G-01 - CLEAR, TRANSPARENT, REFLECTIVE GLASS. MIN U-VALUE = 0.24.
SEE SPECIFICATION SECTION 088000 FOR DEFINITION

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DRAWING ISSUE

PROJECT: 23053.00

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

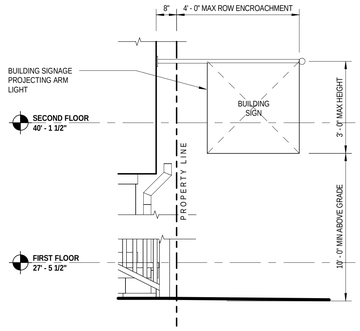
ARCHITECTURE

TITLE:

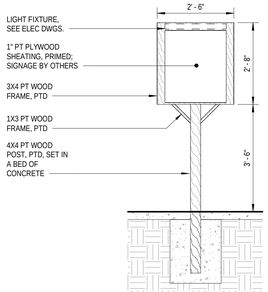
EXTERIOR ELEVATIONS

NUMBER:

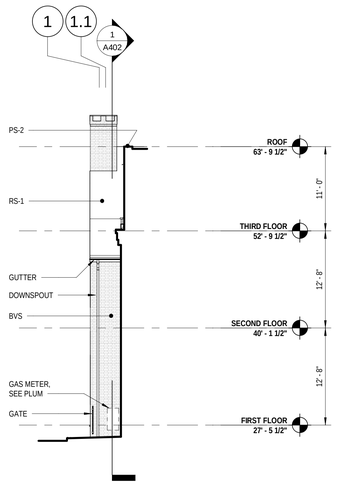
A301



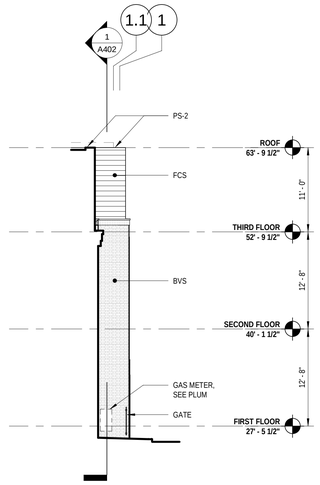
1/2" = 1'-0" 6 ELEVATION DETAIL
PROJECTED BUILDING SIGN



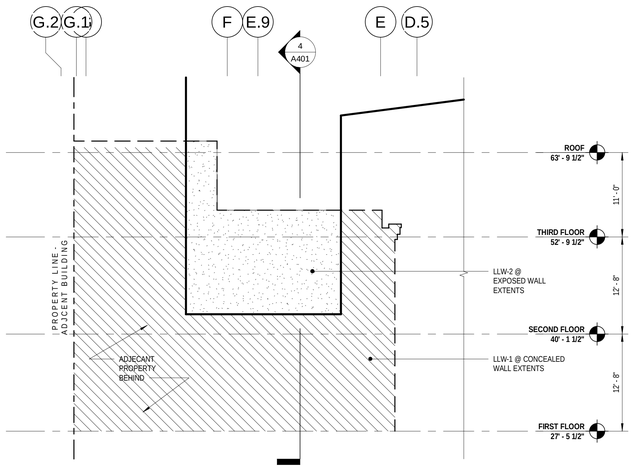
1/2" = 1'-0" 5 ELEVATION
HISTORIC SIGN DISPLAY



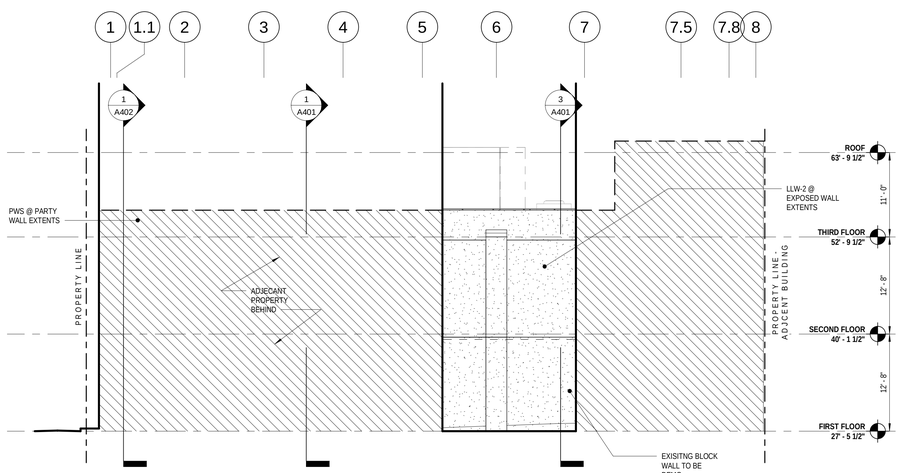
1/8" = 1'-0" 4 ELEVATION
BLACK HORSE ALLEY ALCOVE WEST



1/8" = 1'-0" 3 ELEVATION
BLACK HORSE ALLEY ALCOVE EAST



1/8" = 1'-0" 2 ELEVATION
NORTH (LOT LINE WALL)



1/8" = 1'-0" 1 ELEVATION
EAST (LOT LINE WALL)

LOOSE STEEL LINTEL SCHEDULE FOR NON LOAD-BEARING BRICK

(FOR EVERY 4" OF WALL WIDTH)

MAXIMUM OPENING	LINTEL	END BEARING
UP TO 4' - 0"	36 KSI GALVANIZED STEEL ANGLE L5 X 3.5 X 3/8 (L.L.V.)	MIN 8"
UP TO 8' - 0"	36 KSI GALVANIZED STEEL ANGLE L6 X 3.5 X 3/8 (L.L.V.)	MIN 8"

EXTERIOR ELEV. GENERAL NOTES

1. REFER TO SYSTEM SHEET (A501) FOR EXTERIOR ENVELOPE SYSTEM DETAILS
2. SEE WINDOW SCHEDULE (A611) FOR WINDOW DETAILS AND GLAZING INFORMATION.
3. WINDOW FRAME FINISH COLORS TO MATCH ARCHITECT'S CONTROL SAMPLES
4. SEE LOOSE STEEL LINTEL SCHEDULE, A302, FOR NON LOAD-BEARING BRICK

EXTERIOR ELEV. MATERIAL LEGEND

- BRICK VENEER SYSTEM
- FIBER CEMENT SIDING SYSTEM
- PARTY WALL SYSTEM
- LOOSE LINTEL

BRICK PATTERN LEGEND

- B-01: MODULAR BRICK IN FLEMISH BOND W/ GRAPEVINE MORTAR JOINT
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- B-03: MODULAR BRICK IN SOLDIER BOND W/ CONCAVE MORTAR JOINT
- B-04: MODULAR BRICK IN RUNNING BOND W/ CONCAVE MORTAR JOINT
- B-05: MODULAR BRICK IN FLEMISH BOND, HEADERS PROTRUDE 1" FROM FACE OF BRICK W/ CONCAVE MORTAR JOINT
- B-06: NOMINAL 5X9 BELGIAN BLOCK IN RUNNING BOND W/ CONCAVE MORTAR JOINT

SEE SPECIFICATION SECTION 042113 BRICK MASONRY FOR DEFINITION

EXTERIOR GLAZING LEGEND

G-01 - CLEAR, TRANSPARENT, REFLECTIVE GLASS.
MIN U-VALUE = 0.24.
SEE SPECIFICATION SECTION 088000 FOR DEFINITION

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01/31/2025	ISSUE 3	
11/10/2024	ISSUE 2	

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

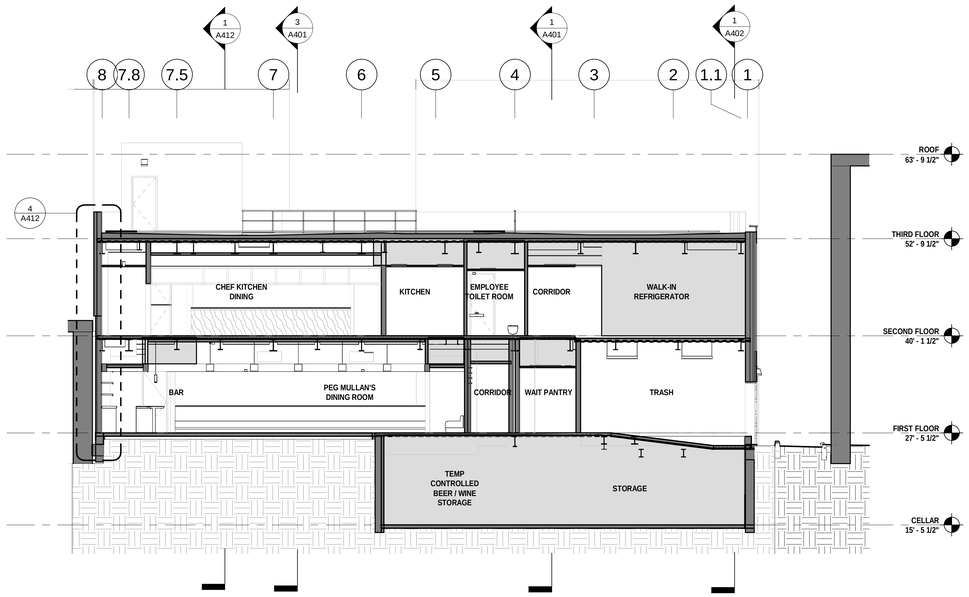
Author

TITLE:

EXTERIOR ELEVATIONS

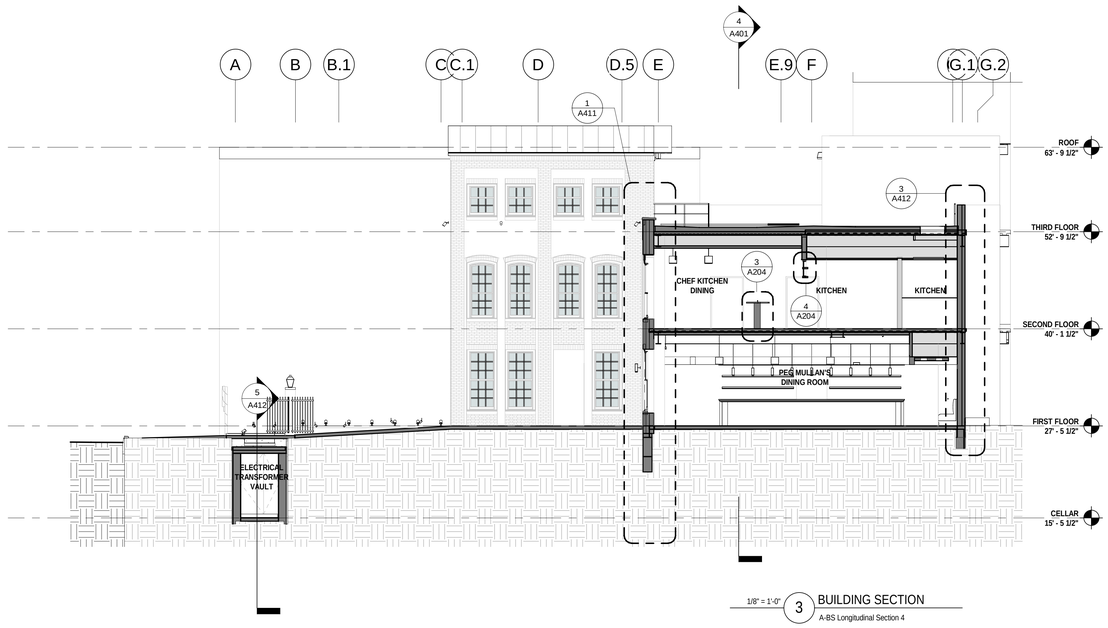
NUMBER:

A302



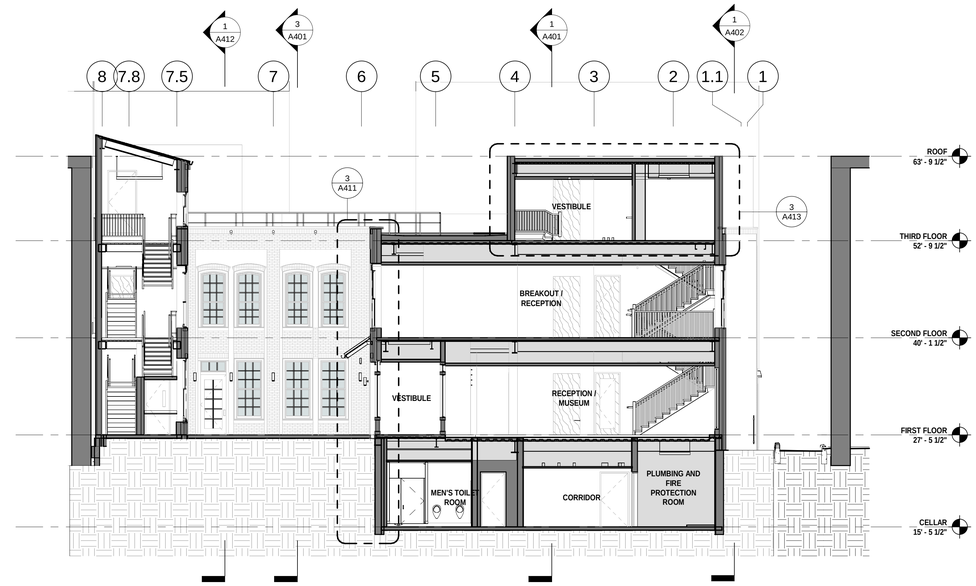
1/8" = 1'-0" 4 BUILDING SECTION

A-BS Transverse Section 3



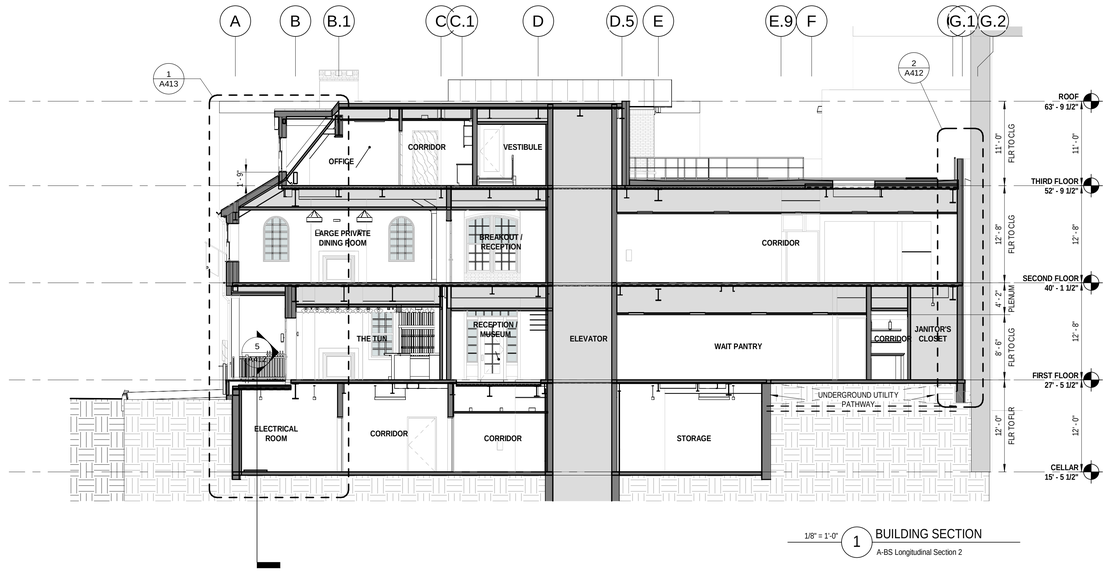
1/8" = 1'-0" 3 BUILDING SECTION

A-BS Longitudinal Section 4



1/8" = 1'-0" 2 BUILDING SECTION

A-BS Transverse Section 2



1/8" = 1'-0" 1 BUILDING SECTION

A-BS Longitudinal Section 2

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DRAWING ISSUE

PROJECT: 23053.00

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

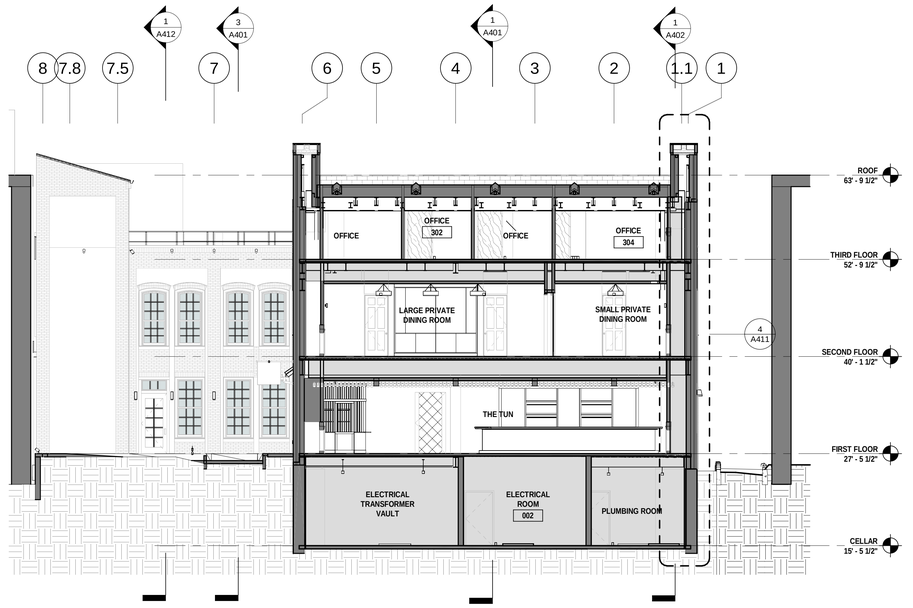
ARCHITECTURE

TITLE:

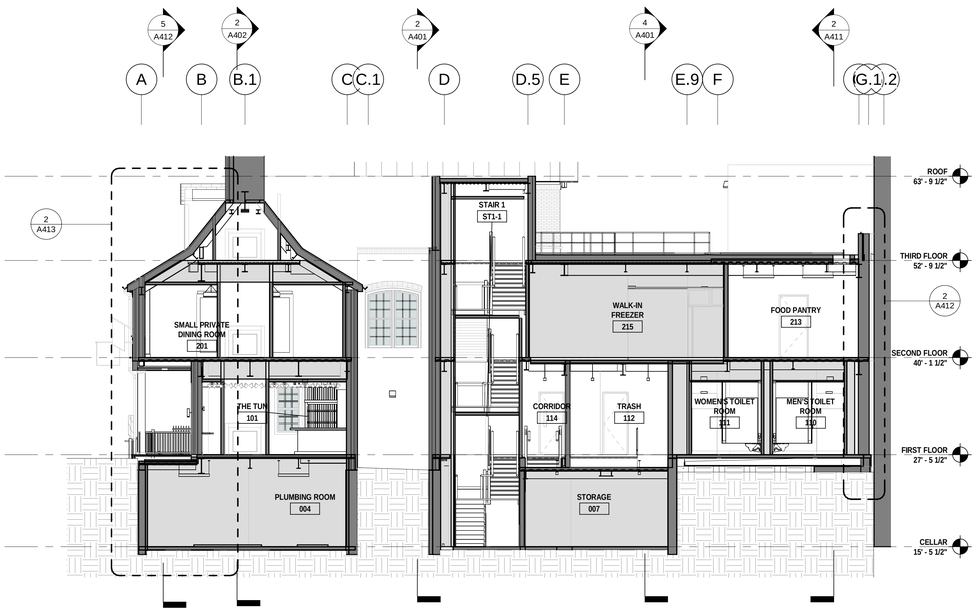
BUILDING SECTION

NUMBER:

A401



1/8" = 1'-0" 2 BUILDING SECTION
TAVERN CROSSSECTION



1/8" = 1'-0" 1 BUILDING SECTION
A-BS Longitudinal section 3

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

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

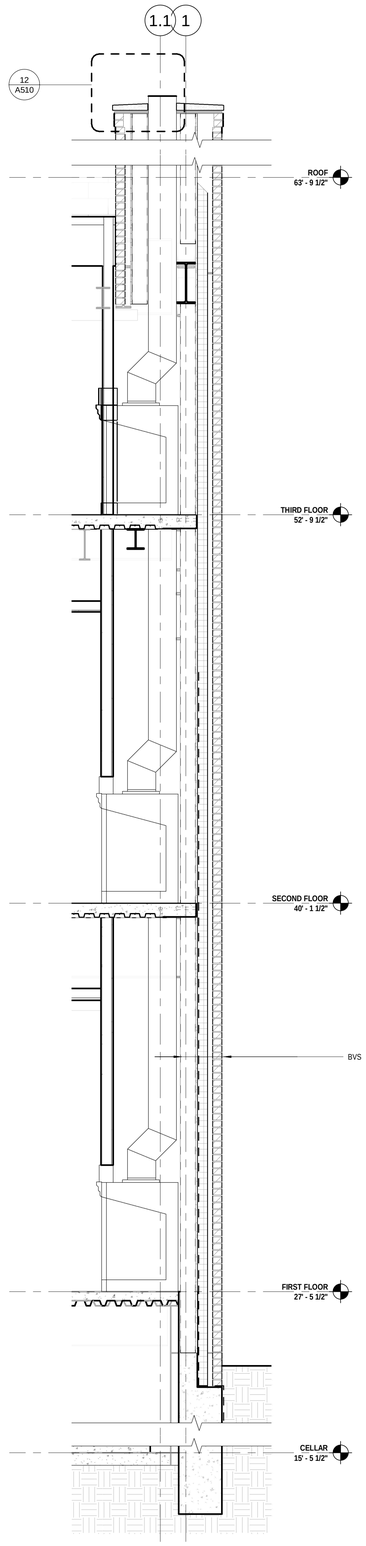
Author

TITLE:

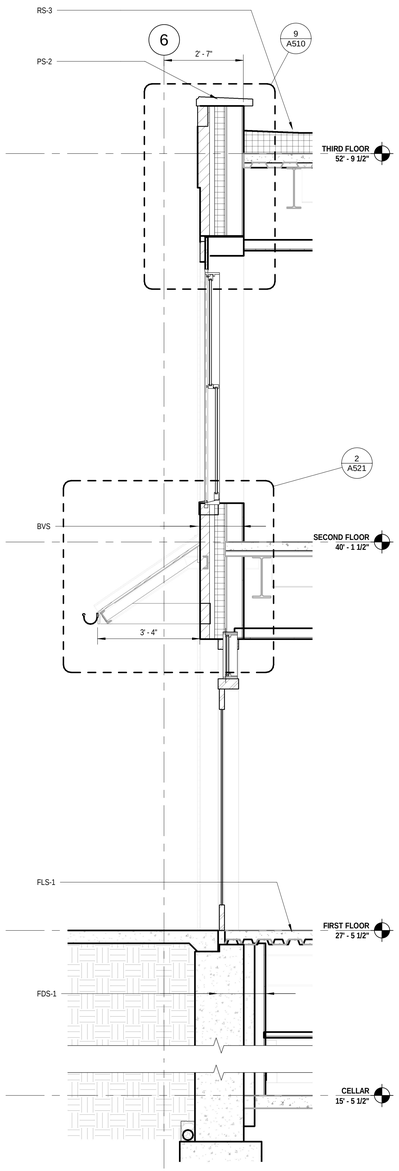
BUILDING SECTION

NUMBER:

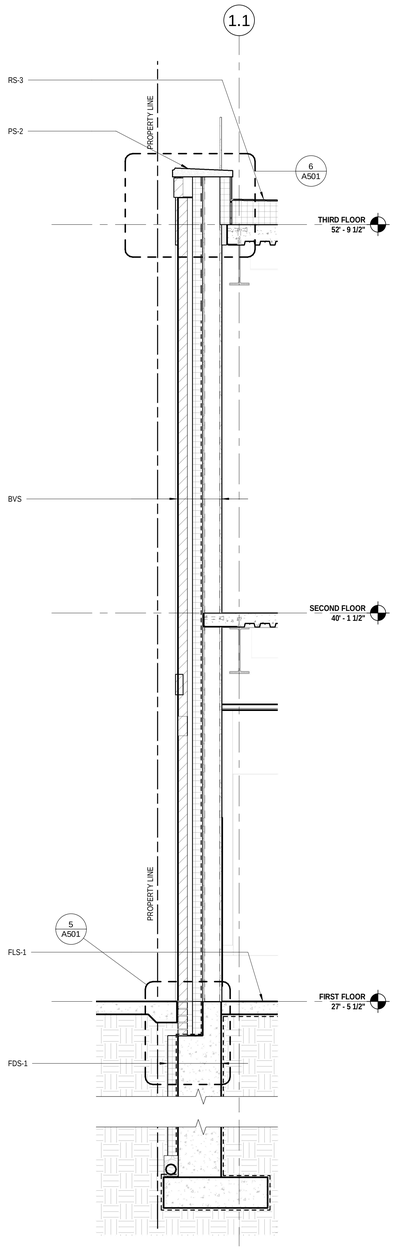
A402



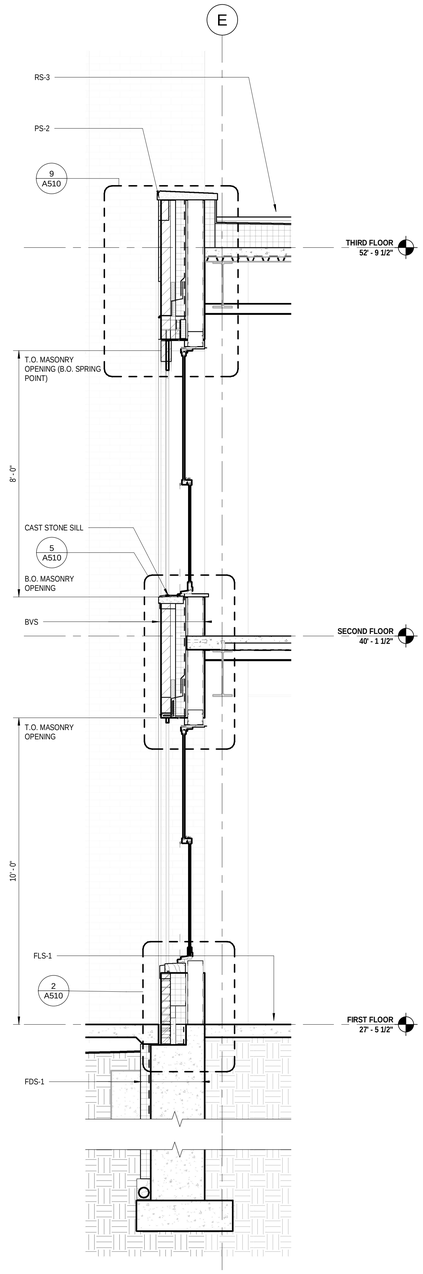
1/2" = 1'-0" 4 WALL SECTION
A-WS TAVERN CHIMNEY



1/2" = 1'-0" 3 WALL SECTION
PEG MULLAN'S ENTRY CANOPY



1/2" = 1'-0" 2 WALL SECTION
BACK OF HOUSE



1/2" = 1'-0" 1 WALL SECTION
PEG MULLAN'S

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DRAWING ISSUE

PROJECT: 23053.00

SCALE: 1/2" = 1'-0"

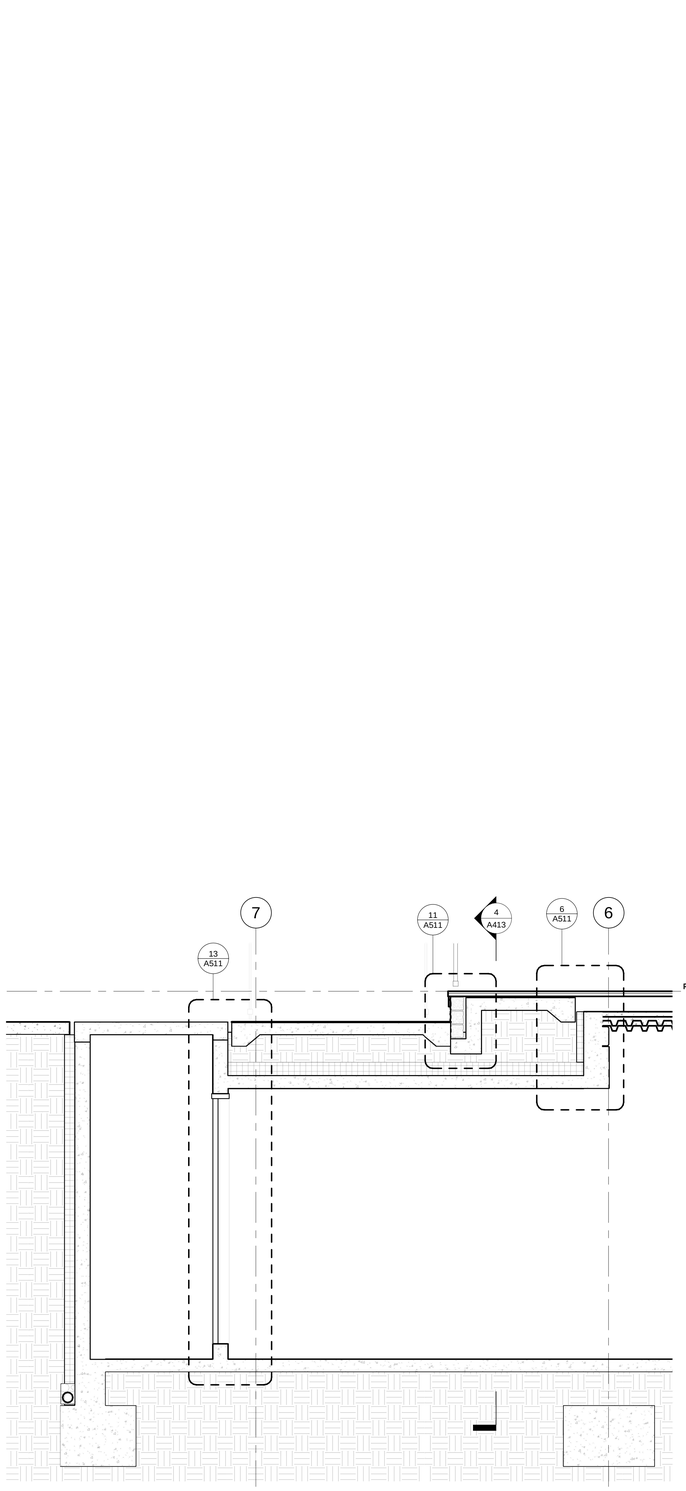
ARCHITECTURE

TITLE:

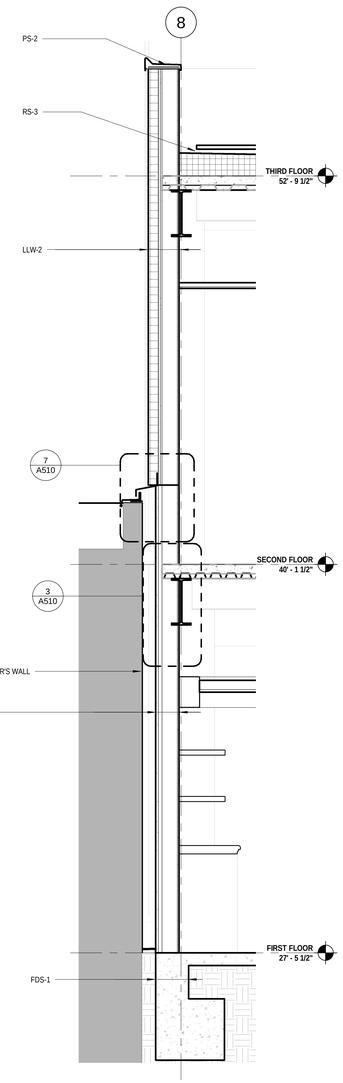
WALL SECTIONS

NUMBER:

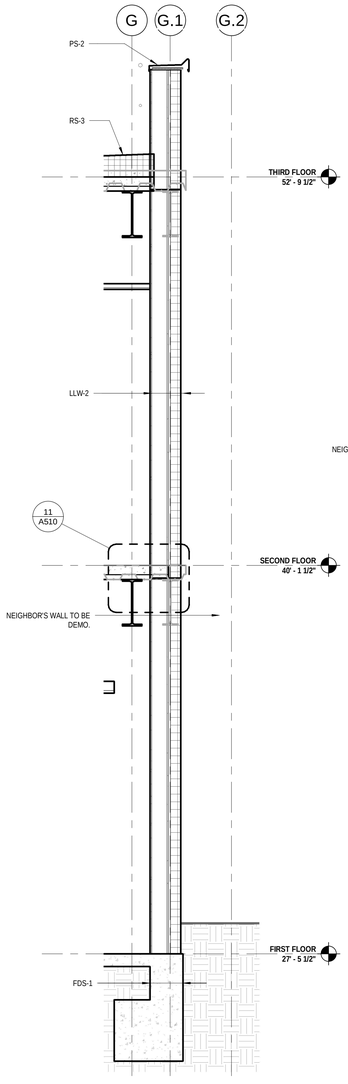
A411



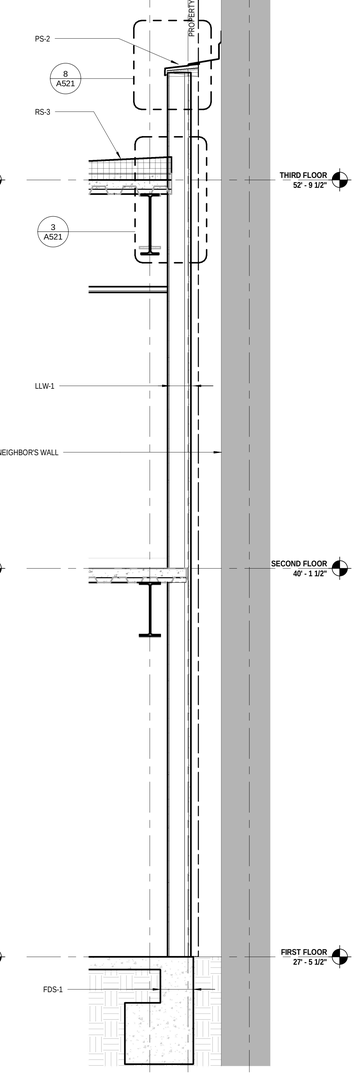
1/2" = 1'-0" 5 WALL SECTION
A-WS AREAWAY LONGITUDINAL SECTION



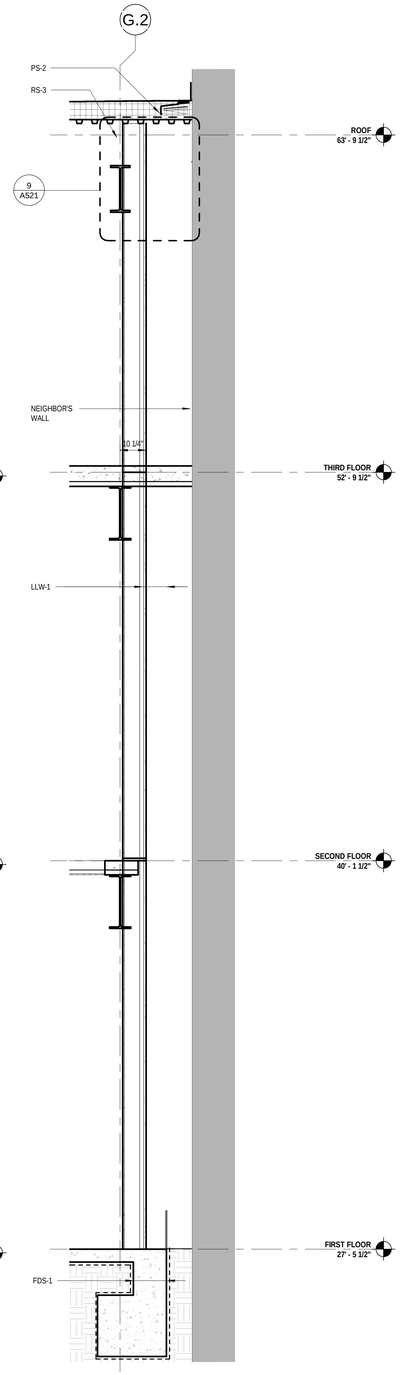
1/2" = 1'-0" 4 WALL SECTION
A-WS PEG MULLANS LOT LINE WALL @ LOWER NEIGHBOUR



1/2" = 1'-0" 3 WALL SECTION
A-WS PEG MULLANS LOT LINE WALL



1/2" = 1'-0" 2 WALL SECTION
A-WS PEG MULLANS LOT LINE WALL @ HIGHER NEIGHBOUR



1/2" = 1'-0" 1 WALL SECTION
A-WS- PEG MULLIONS LOT LINE @ DISTANT NEIGBOUR

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1/2" = 1'-0"

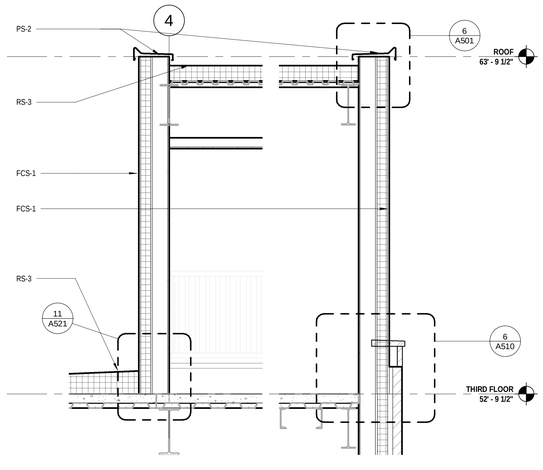
Author

TITLE:

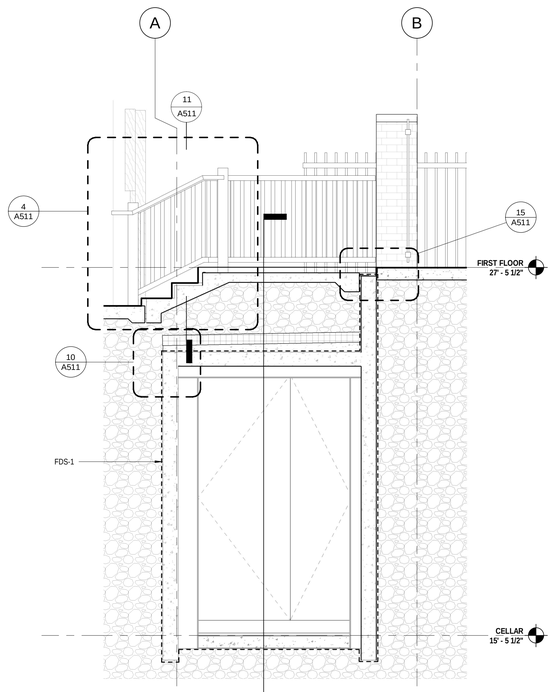
WALL SECTIONS

NUMBER:

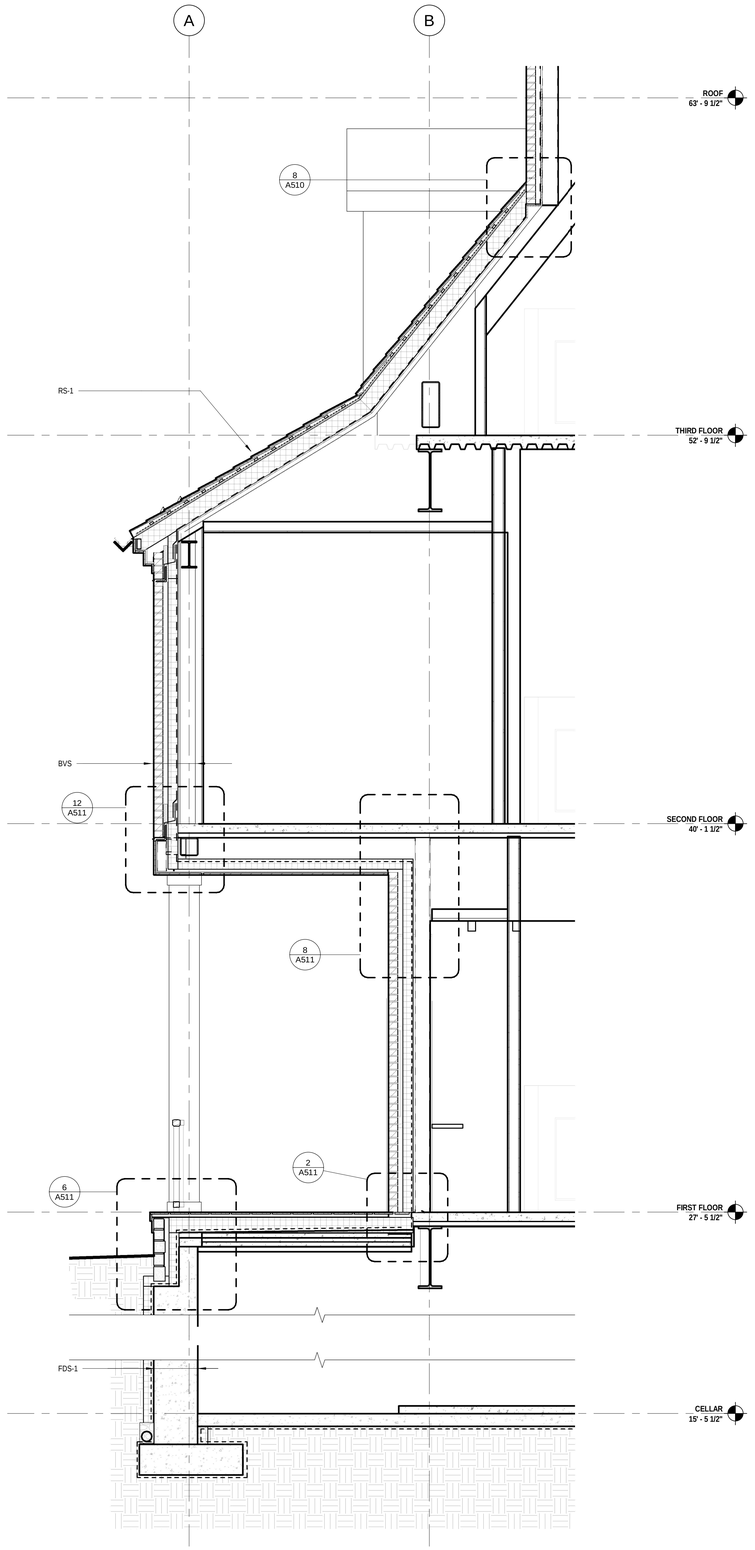
A412



1/2" = 1'-0" 3 WALL SECTION
A-WS TAVERN 3RD FL



1/2" = 1'-0" 4 WALL SECTION
A-WS TAVERN PORCH AND AREAWAY @STAIR



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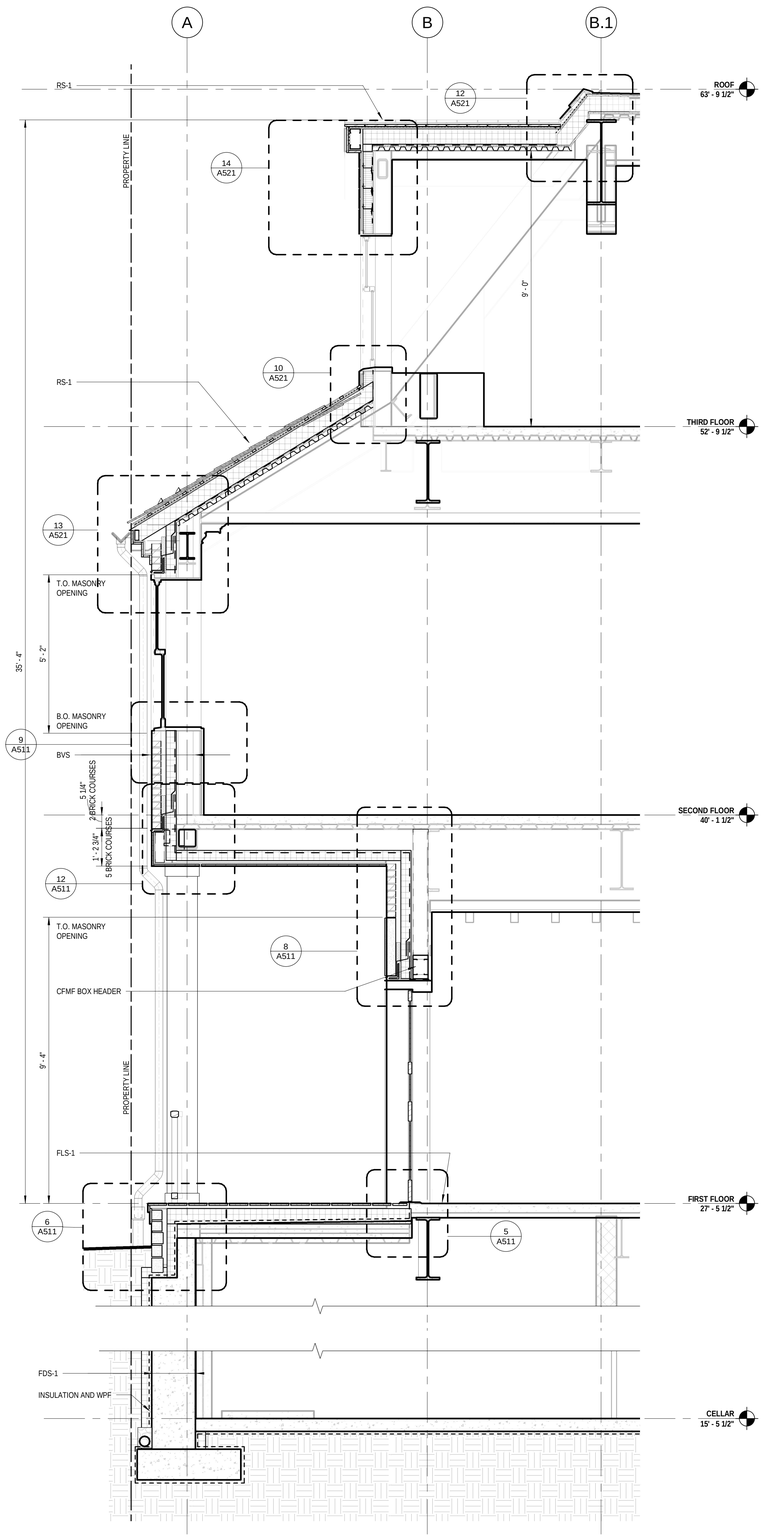
A-WS TAVERN PORCH



1/2" = 1'-0" 1 WALL SECTION
TAVERN PORCH

The TUN Est. 1693

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PROJECT: 23053.00

SCALE: 1/2" = 1'-0"

Author

TITLE:

WALL SECTIONS

NUMBER:

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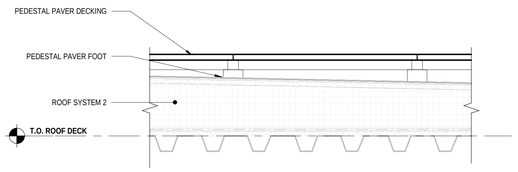
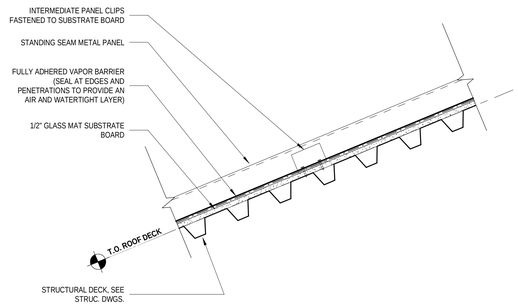
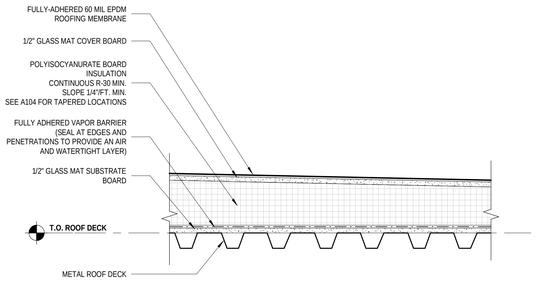
ROOF SYSTEMS



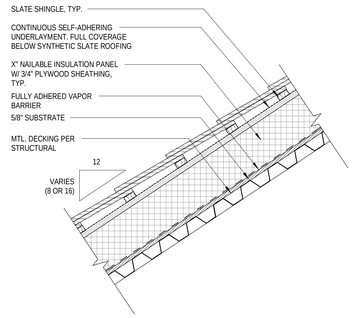
ROOF SYSTEM 3 (RS-3)
PEDESTAL PAVER (ALTERNATE)



ROOF SYSTEM 4 (RS-4)
STANDING SEAM METAL ROOF



ROOF SYSTEM 2 (RS-2)
EPDM FLAT ROOF

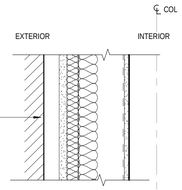


ROOF SYSTEM 1 (RS-1)
SLATE ROOF

EXTERIOR WALL SYSTEMS

LOT LINE WALL SYSTEM 1 (LLW-1) @ CONCEALED CONDITIONS

-1" TYPE X GYPSUM SHAFT LINER
- 2 1/2" SHAFTWALL METAL FRAMING
- 1 1/2" MINERAL WOOL BATT INSULATION
- 6" CFMF, FIRESTOPPING AT ALL JOINTS
- 2 1/2" MINERAL WOOL BATT INSULATION
- 5/8" TYPE X GYPSUM WALL BOARD



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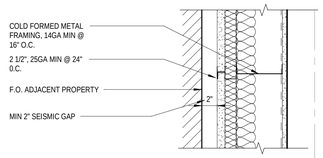
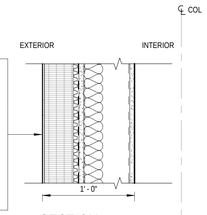


PLAN

LOT LINE WALL SYSTEM 2 (LLW-2) @ EXPOSED CONDITIONS

- 4" EIFS ASSEMBLY (XPS RIGID INSULATION, FIBER REINFORCED OR CEMENTITIOUS ADHESIVE BASE COAT, REINFORCING MESH, LEVELING COAT, FINISH COAT
-3/4" DRAINAGE BOARD
- ABV LAYER
- TYPE X 5/8" EXTERIOR GYPSUM SHEATHING
- 6" CFMF, FIRESTOPPING AT ALL JOINTS
- 2 1/2" MINERAL WOOL BATT INSULATION
- 5/8" TYPE X GYPSUM WALL BOARD

1-HR. FIRE BARRIER ASSEMBLY UL415



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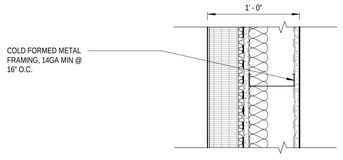


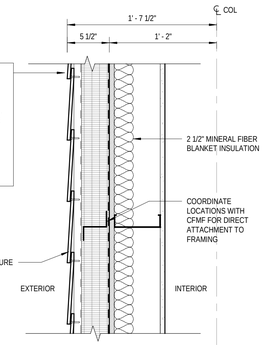
PLAN

LOT LINE WALL SYSTEM (LLW-1)

LOT LINE WALL SYSTEM (LLW-2)

FIBER CEMENT SIDING WALL SYSTEM (FCS)

- COMPOSITE PANEL
- ALUM SUB-FRAMING SYSTEM, PAINT VERTICAL STRUCTURE AND PROVIDE PTD CLOSURE STRIPS AT HORIZ. JOINTS
- 1"+/- AIR SPACE
- 4" SEMI-RIGID INSULATION
- AIR-VAPOR BARRIER



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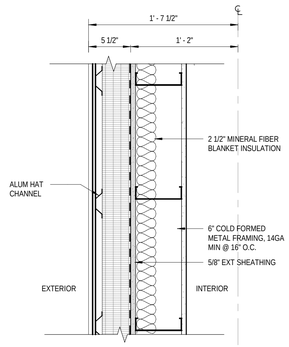
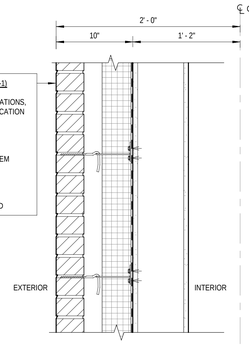


PLAN

BRICK VENEER SYSTEM (BVS-1)

- MODULAR BRICK (SEE ELEVATIONS, A301 FOR BRICK PATTERN LOCATION AND LEGEND)
- NOMINAL 2" +/- AIR SPACE
- S.S. BRICK TIES
- 4" RIGID INSULATION (R-20)
- AIR & VAPOR BARRIER SYSTEM
- MTL STUD BACKUP:
  - 5/8" EXT SHEATHING
  - 6" COLD FORMED METAL FRAMING
  - 5/8" GYPSUM WALL BOARD



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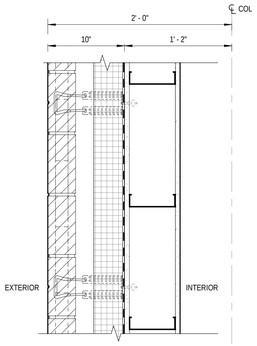
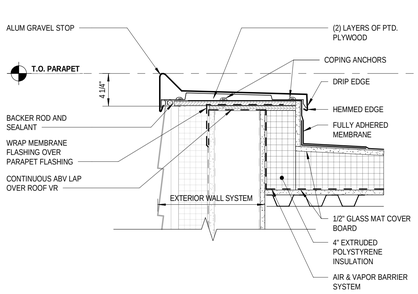


PLAN

FLY

PARAPET SYSTEMS



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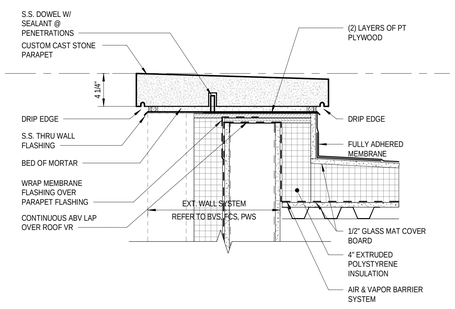
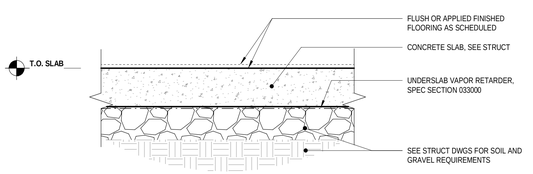
PARAPET SYSTEM 2 (PS-2)
ALUM GRAVEL STOP PARAPET



SECTION

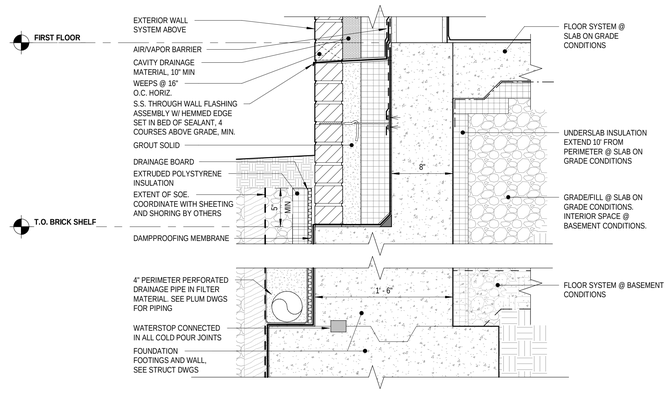
PARAPET SYSTEM 1 (PS-1)
CAST STONE PARAPET

FLOOR SYSTEMS



FLOOR SYSTEM (FLS-1)

FOUNDATION SYSTEMS



FOUNDATION SYSTEM (FDS-1)

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DRAWING ISSUE

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

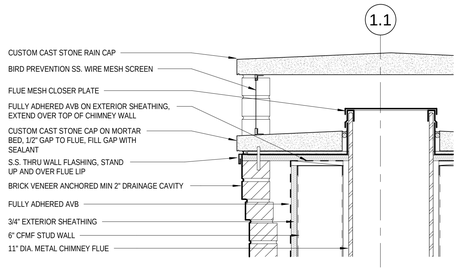
ARCHITECTURE

TITLE:

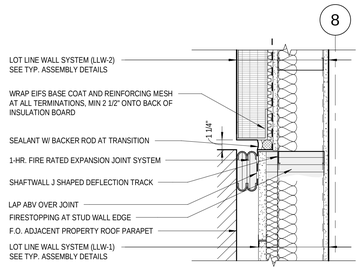
EXTERIOR SYSTEMS

NUMBER:

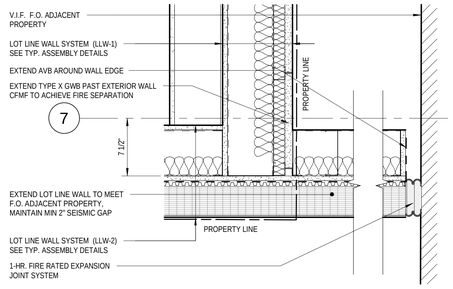
A501



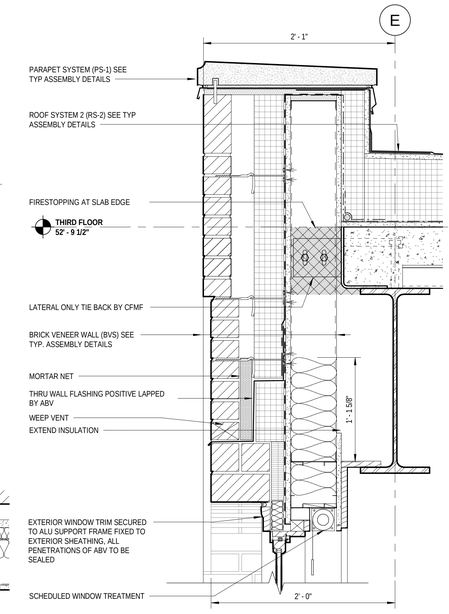
1 1/2" = 1'-0" 12 SECTION DETAIL
CHIMNEY @ RAINCAP



1 1/2" = 1'-0" 14 PLAN DETAIL
PWS @ INTERIOR EXTERIOR LINEAR TRANSITON - alt detail



1 1/2" = 1'-0" 13 PLAN DETAIL
PWS @ LOT LINE CORNER - ADD ALT



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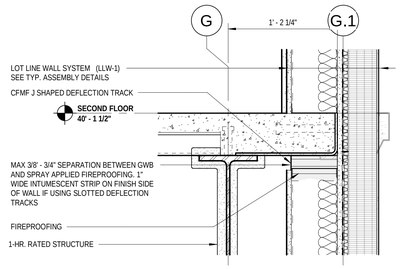
BVS @ TYP. PEG MULLANS PARAPET



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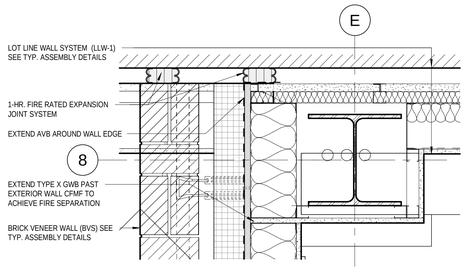
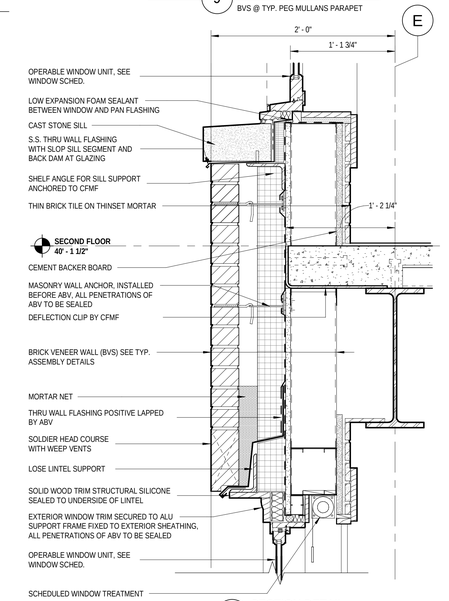
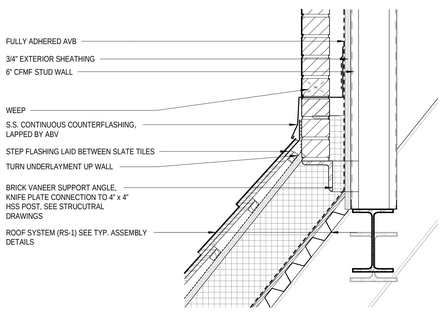
LLW @ EAST SLAB EDGE



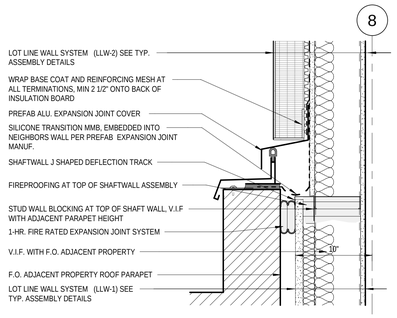
1 1/2" = 1'-0" 10 PLAN DETAIL
PWS @ PEG MULLANS BVS



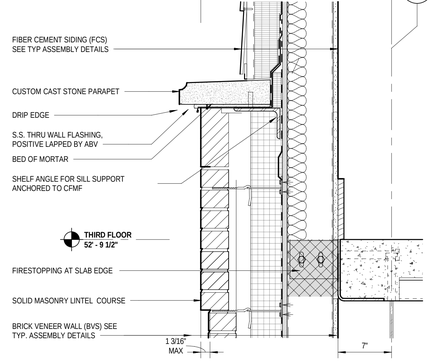
1 1/2" = 1'-0" 5 SECTION DETAIL
BVS @ TYP. PEG MULLANS SLAB EDGE



1 1/2" = 1'-0" 8 SECTION DETAIL
CHIMNEY @ SIDE WALL SLOPE ROO

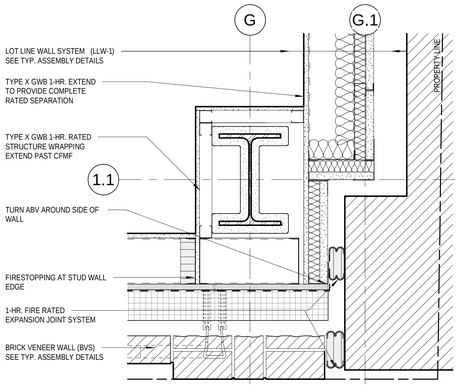


1 1/2" = 1'-0" 7 SECTION DETAIL
LLW @ LOWER NEIGHBOUR

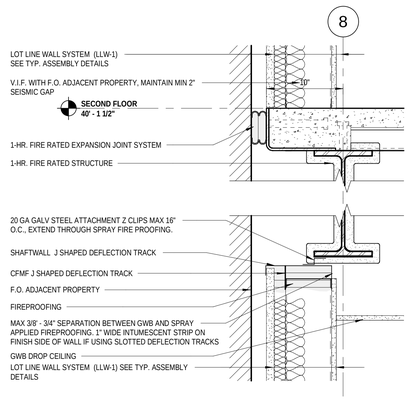


1 1/2" = 1'-0" 6 SECTION DETAIL
BVS @ TAVERN BVS FCS JOINT PARAPET

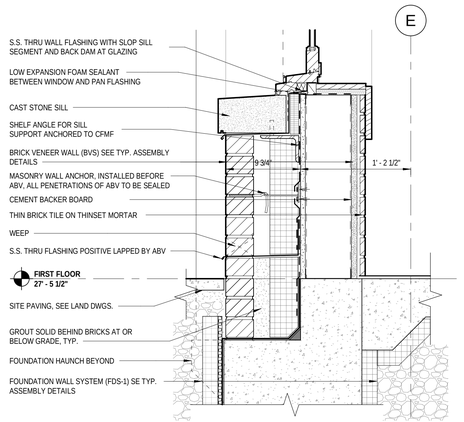
1 1/2" = 1'-0" 5 SECTION DETAIL
BVS @ TYP. PEG MULLANS SLAB EDGE



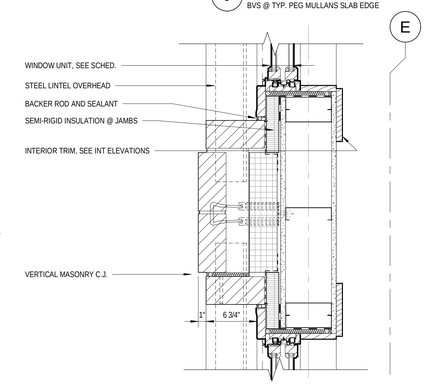
1 1/2" = 1'-0" 4 PLAN DETAIL
BVS @ LOT LINE CORNER TRANSITION



1 1/2" = 1'-0" 3 SECTION DETAIL
LLW @ NORTH SLAB EDGE



1 1/2" = 1'-0" 2 SECTION DETAIL
BVS @ TYP. PEG MULLIANS BASE FOUNDATION WALL



1 1/2" = 1'-0" 1 PLAN DETAIL
BVS @ TYP PEG MULLANS WINDOW

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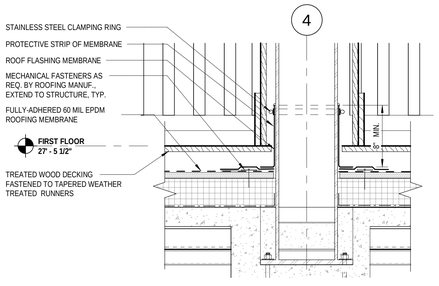
D R A W I N G I S S U E

PROJECT: 23053.00
SCALE: 1 1/2" = 1'-0"
Author
TITLE:

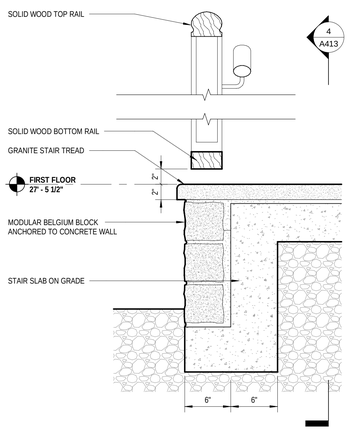
EXTERIOR DETAILS

NUMBER:

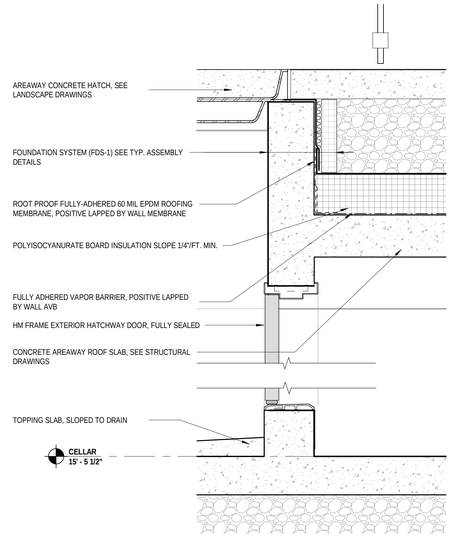
A510



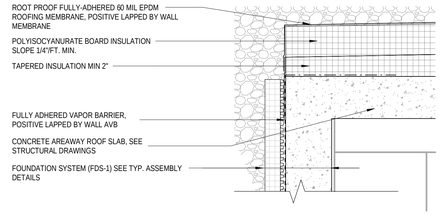
1 1/2" = 1'-0" 14 SECTION DETAIL
TAVERN PORCH @ COLUM BASE FOUNDATION WALL



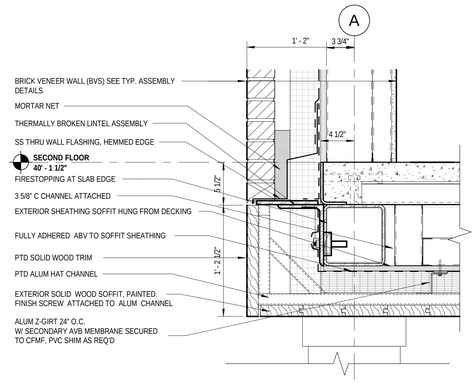
1 1/2" = 1'-0" 11 SECTION DETAIL
TAVERN PORCH @ STAIR GUARDRAIL



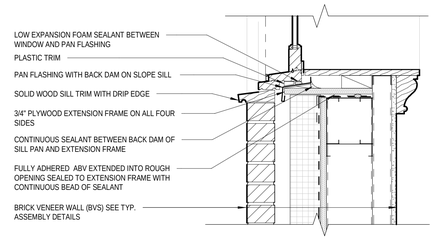
1 1/2" = 1'-0" 13 SECTION DETAIL
AREAWAY @ HATCH LID



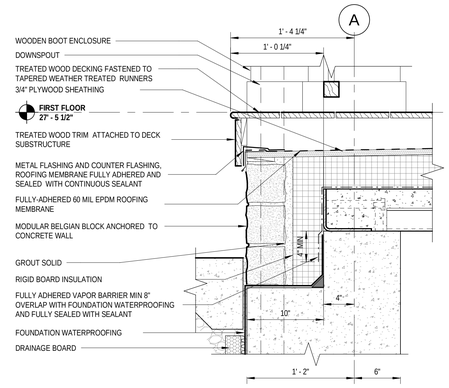
1 1/2" = 1'-0" 10 SECTION DETAIL
AREAWAY ROOF SLAB EDGE



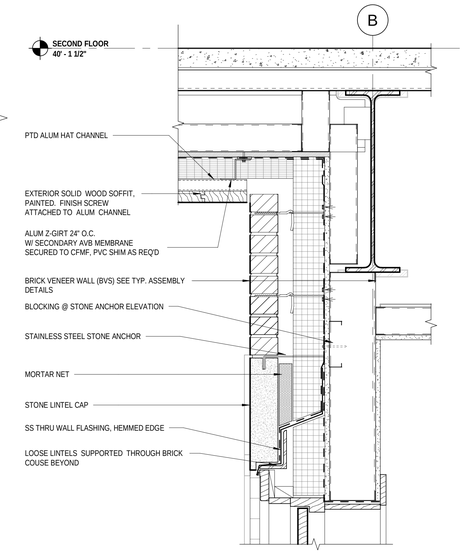
1 1/2" = 1'-0" 12 SECTION DETAIL
TAVERN PORCH @ SOFFIT OUTSIDE EDGE



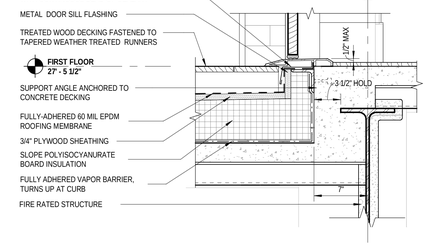
1 1/2" = 1'-0" 9 SECTION DETAIL
BVS @ TYP. TAVERN WINDOW SILL



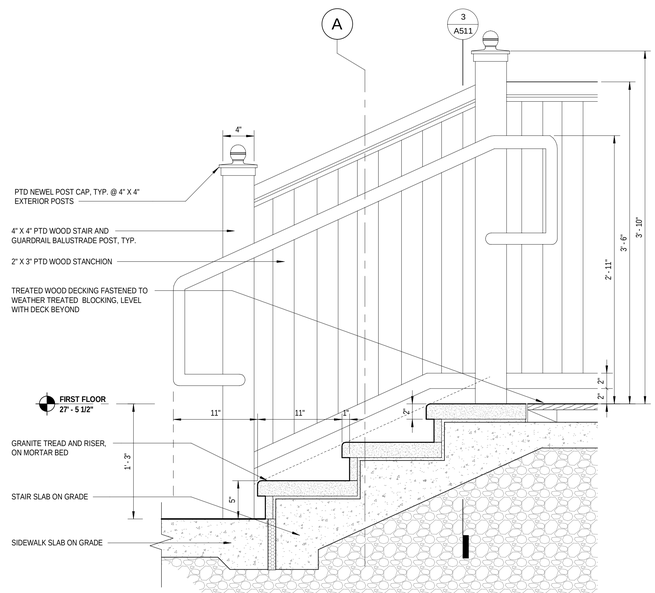
1 1/2" = 1'-0" 6 SECTION DETAIL
TAVERN PORCH @ DECK EDGE FOUNDATION WALL



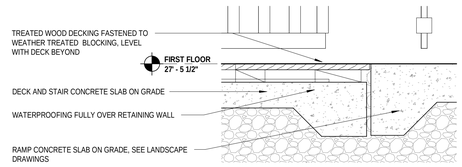
1 1/2" = 1'-0" 8 SECTION DETAIL
TAVERN PORCH @ SOFFIT INSIDE CORNER



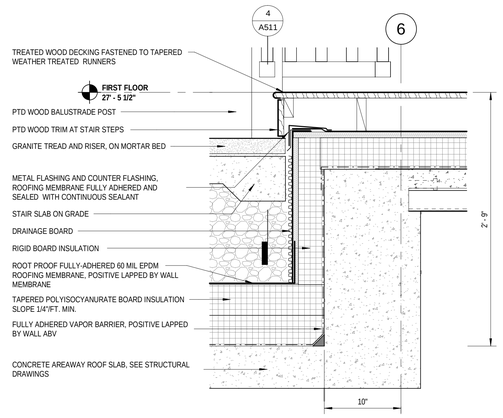
1 1/2" = 1'-0" 5 SECTION DETAIL
TAVERN PORCH @ DOOR SILL



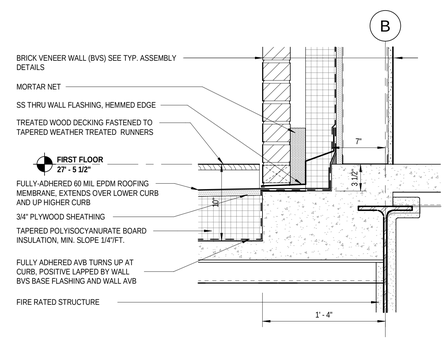
1 1/2" = 1'-0" 4 SECTION DETAIL
TAVERN PORCH @ STAIR LONG SECTION



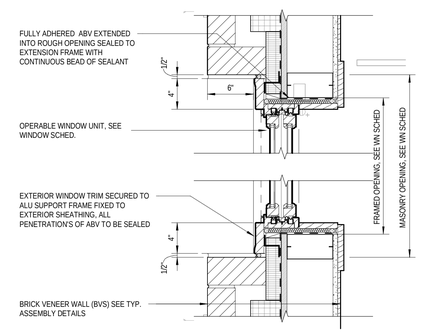
1 1/2" = 1'-0" 15 SECTION DETAIL
TAVERN PORCH @ DECK RAMP TRANSITION RETAINING WALL



1 1/2" = 1'-0" 3 SECTION DETAIL
TAVERN PORCH @ STAIR DECK CROSS SECTION



1 1/2" = 1'-0" 2 PLAN DETAIL
TAVERN PORCH @ BASE OF BVS WALL



1 1/2" = 1'-0" 1 PLAN DETAIL
BVS @ TYP TAVERN WINDOW

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

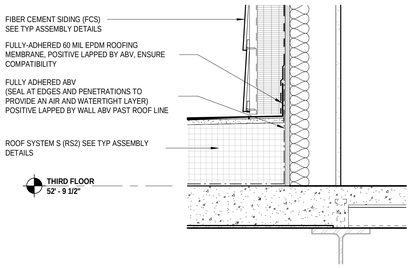
Author

TITLE:

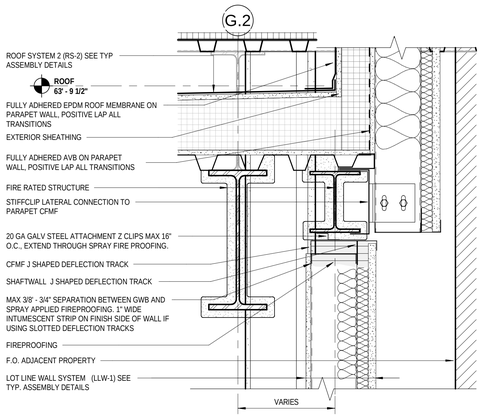
EXTERIOR DETAILS

NUMBER:

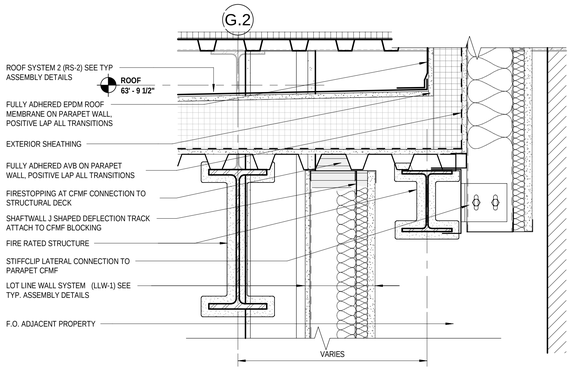
A511



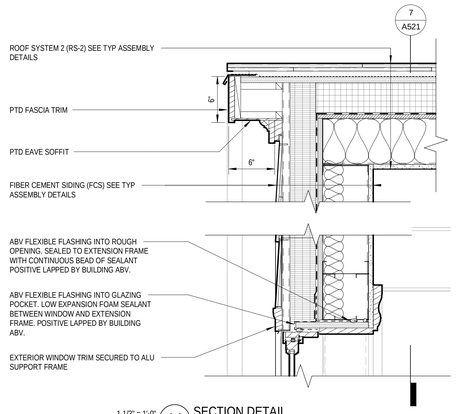
1 1/2" = 1'-0" 11 SECTION DETAIL
FCS @ ROOF



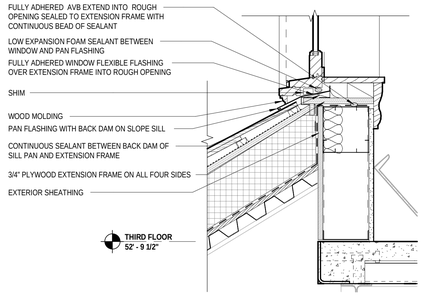
1 1/2" = 1'-0" 9 SECTION DETAIL
LLW @ SHORTER EXTENDED ROOF SLAB EDGE



1 1/2" = 1'-0" 4 SECTION DETAIL
LLW @ LONGER EXTENDED ROOF SLAB EDGE

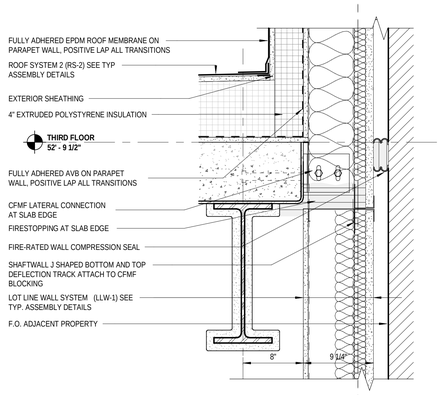


1 1/2" = 1'-0" 14 SECTION DETAIL
PITCHED ROOF @ DORMER ROOF EDGE AND WINDOW HEAD

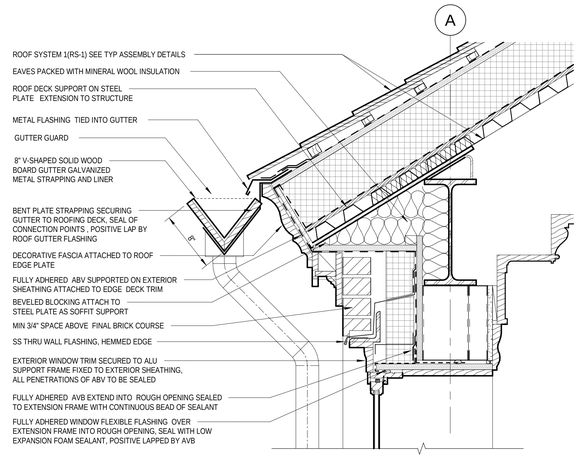


1 1/2" = 1'-0" 10 SECTION DETAIL
PITCHED ROOF @ DORMER WINDOW SILL G.1

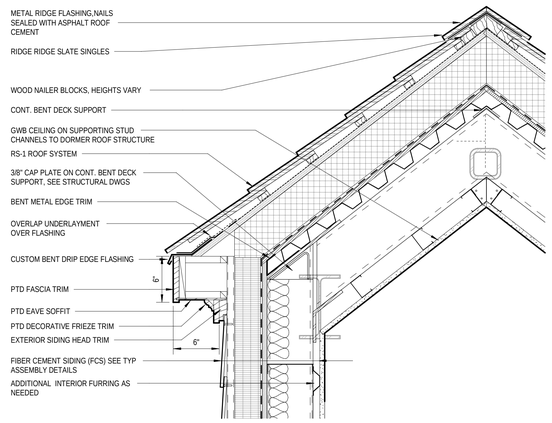
1 1/2" = 1'-0" 8 SECTION DETAIL
LLW @ PARAPET TOP W/ HIGHER NEIGHBOUR



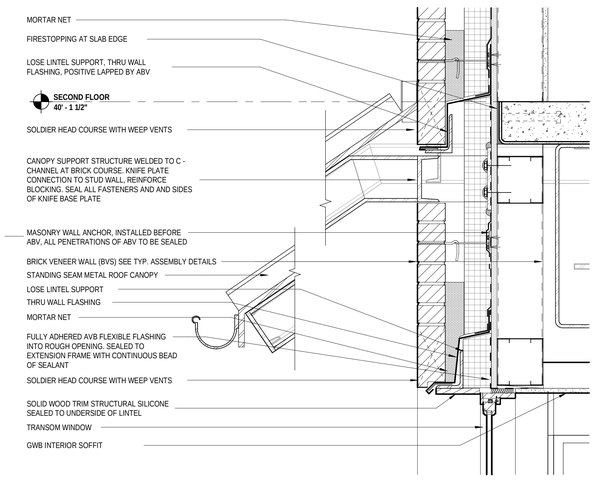
1 1/2" = 1'-0" 3 SECTION DETAIL
LLW @ PARAPET BASE W/ HIGHER NEIGHBOUR



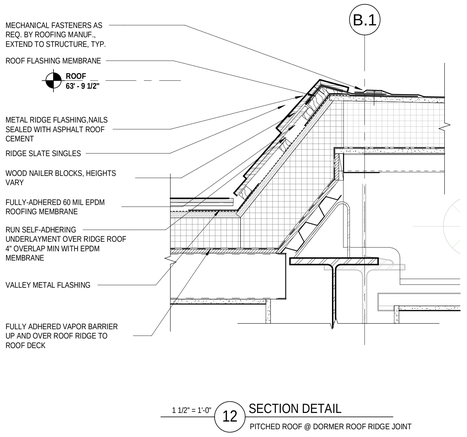
1 1/2" = 1'-0" 13 SECTION DETAIL
PTICHED ROOF @ TYP. EAVE



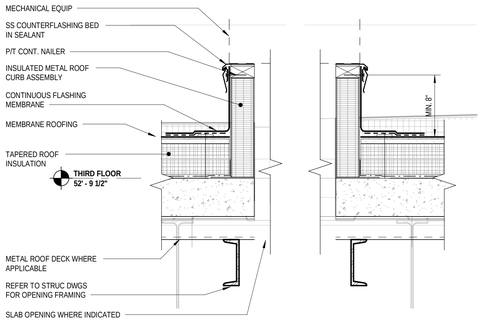
1 1/2" = 1'-0" 7 SECTION DETAIL
PITCHED ROOF@ DORMIER ROOF EAVE AND RIDGE



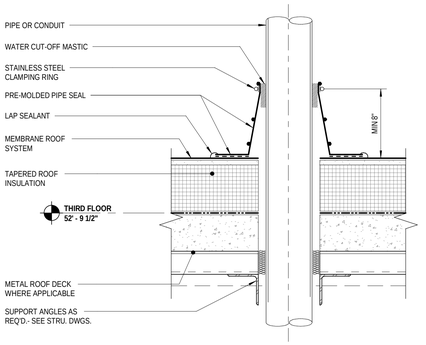
1 1/2" = 1'-0" 2 PLAN DETAIL
BVS @ ENTRANCE CANOPY



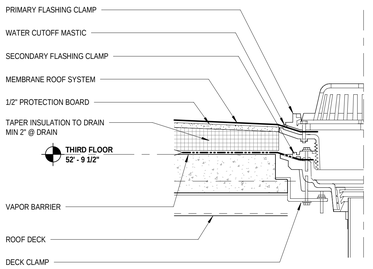
1 1/2" = 1'-0" 12 SECTION DETAIL
PITCHED ROOF @ DORMER ROOF RIDGE JOINT



1 1/2" = 1'-0" 6 SECTION DETAIL
TYPICAL RAISED CURB



1 1/2" = 1'-0" 5 SECTION DETAIL
TYPICAL PIPE OR CONDUIT PENETRATION



1 1/2" = 1'-0" 1 SECTION DETAIL
TYPICAL ROOF DRAIN

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

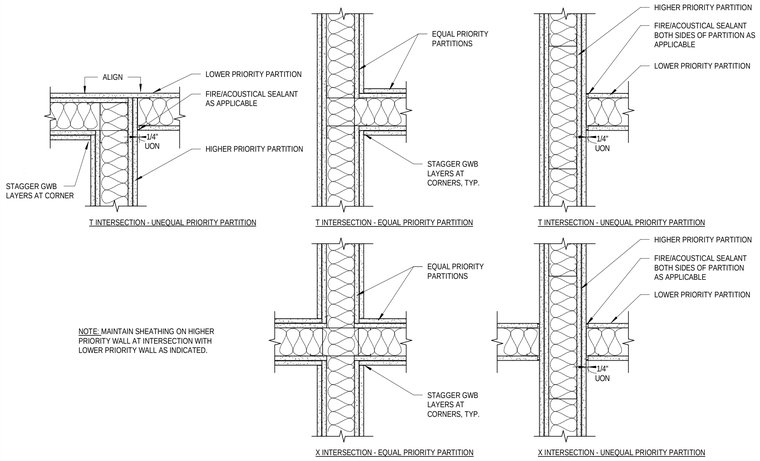
Author

TITLE:

ROOF DETAILS

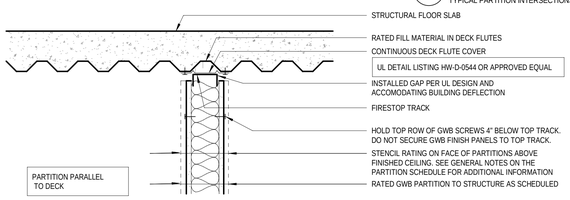
NUMBER:

A521



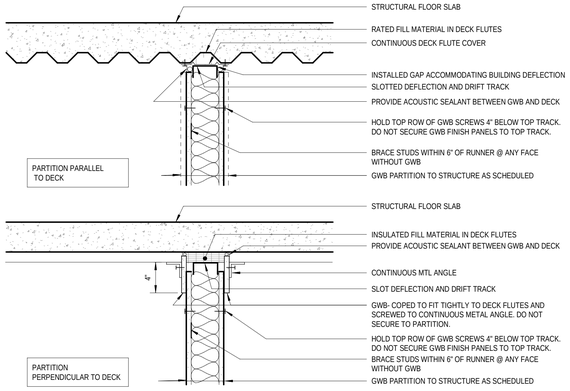
1 1/2" = 1'-0" 3 SECTION DETAIL

TYPICAL PARTITION INTERSECTIONS



1 1/2" = 1'-0" 2 SECTION DETAIL

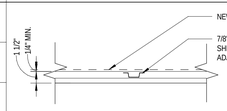
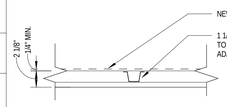
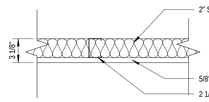
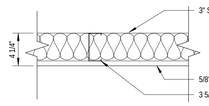
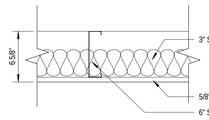
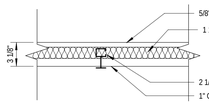
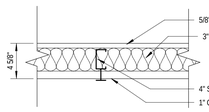
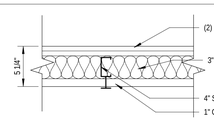
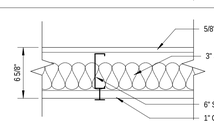
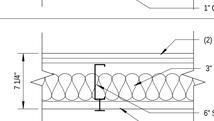
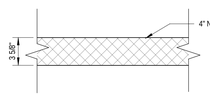
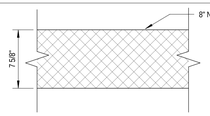
TYP. GWB PARTITION TO MTL. DECK @ RATED PARITIONS



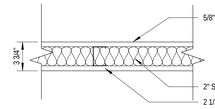
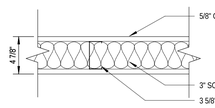
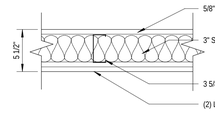
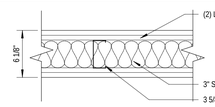
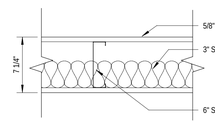
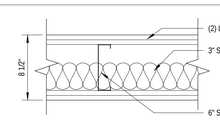
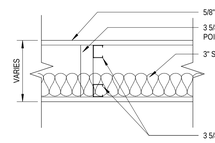
1 1/2" = 1'-0" 1 TYPICAL DETAIL

TYP. GWB PARTITION TO MTL. DECK @ NON-RATED PARITIONS

PARTITION SCHEDULE

TYPE	CONSTRUCTION	REMARKS
11A		G.W.B. & CHANNELS TO 6" ABOVE CEILING
12A		G.W.B. & CHANNELS TO 6" ABOVE CEILING
13A		G.W.B. & STUDS TO STRUCTURE
13B		G.W.B., STUDS & S.A.B. TO STRUCTURE
13C		G.W.B. & STUDS TO 6" ABOVE CEILING BRACE TO STRUCTURE @ 48" O.C. TYP.
13D		G.W.B., STUDS & S.A.B. TO 6" ABOVE CEILING BRACE TO STRUCTURE @ 48" O.C. TYP.
14A		G.W.B. & STUDS TO STRUCTURE
14B		G.W.B., STUDS & S.A.B. TO STRUCTURE
14C		G.W.B. & STUDS TO 6" ABOVE CEILING BRACE TO STRUCTURE @ 48" O.C. TYP.
14D		G.W.B., STUDS & S.A.B. TO 6" ABOVE CEILING BRACE TO STRUCTURE @ 48" O.C. TYP.
15A		G.W.B. & STUDS TO STRUCTURE
15B		G.W.B., STUDS & S.A.B. TO STRUCTURE
15C		G.W.B. & STUDS TO 6" ABOVE CEILING BRACE TO STRUCTURE @ 48" O.C. TYP.
15D		G.W.B., STUDS & S.A.B. TO 6" ABOVE CEILING BRACE TO STRUCTURE @ 48" O.C. TYP.
21A		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U469 / #U499 (1HR) WHERE INDICATED
21B		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U469 / #U499 (1HR) WHERE INDICATED STC 45
22A		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U469 / #U499 (1HR) WHERE INDICATED
22B		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U469 / #U499 (1HR) WHERE INDICATED STC 45
23A		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U415 / #U428 (2HR) WHERE INDICATED
23B		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U415 / #U428 (2HR) WHERE INDICATED STC 45
24A		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U469 / #U499 (1HR) WHERE INDICATED
24B		G.W.B., STUDS AND S.A.B. TO STRUCTURE FIRE RATING PER UL #U469 / #U499 (1HR) WHERE INDICATED STC 45
25A		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U415 / #U428 (2HR) WHERE INDICATED
25B		G.W.B., STUDS AND S.A.B. TO STRUCTURE FIRE RATING PER UL #U415 / #U428 (2HR) WHERE INDICATED STC 50
31A		C.M.U. TO STRUCTURE
31B		C.M.U. TO 12" MIN ABOVE FINISHED CEILING COORD. WITH BLOCK COURSING PROVIDE STEEL BRACING TO STRUCTURE
33A		C.M.U. TO STRUCTURE FIRE RATING PER UL #U905 (1 HR OR 2 HR) WHERE INDICATED STC 45
33B	NOTE: PROVIDE NO. 5 BAR REINFORCING AT 16" O.C., GROUT REINF. CELLS SOLID - TYP. DRILL AND EPOXY #4 REBAR INTO THICKENED SLAB, MIN 4"	C.M.U. TO 12" MIN ABOVE FINISHED CEILING COORD. WITH BLOCK COURSING PROVIDE STEEL BRACING TO STRUCTURE

PARTITION SCHEDULE

TYPE	CONSTRUCTION	REMARKS
1A_		G.W.B. & STUDS. TO STRUCTURE STC 32
1B_		G.W.B., STUDS & S.A.B. TO STRUCTURE STC 40
3A_		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #465 (1HR) WHERE INDICATED STC 32
3B_		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #465 (1HR) WHERE INDICATED STC 40
3C_		STUDS TO STRUCTURE G.W.B. TO 6" ABOVE CEILING
3D_		STUDS TO STRUCTURE G.W.B. & S.A.B. TO 6" ABOVE CEILING STC 32
3E_		(1) SIDE G.W.B. & STUDS TO STRUCTURE (1) SIDE G.W.B. TO 6" ABOVE CEILING
3F_		(1) SIDE G.W.B. & STUDS TO STRUCTURE (1) SIDE G.W.B. TO 6" ABOVE CEILING S.A.B. TO 6" ABOVE CEILING
3G_		G.W.B. & STUDS TO STRUCTURE ADDITIONAL LAYER OF G.W.B. AS INDICATED
4A_		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U465 (1HR) WHERE INDICATED STC 36
4B_		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U465 (1HR) WHERE INDICATED STC 45
5A_		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U411 (2HR) WHERE INDICATED STC 42
5B_		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U411 (2HR) WHERE INDICATED STC 50
6A_		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #465 (1HR) WHERE INDICATED STC 32
6B_		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #465 (1HR) WHERE INDICATED STC 40
6C_		STUDS TO STRUCTURE G.W.B. TO 6" ABOVE CEILING
6D_		STUDS TO STRUCTURE G.W.B. & S.A.B. TO 6" ABOVE CEILING
6E_		(1) SIDE G.W.B. & STUDS TO STRUCTURE (1) SIDE G.W.B. TO 6" ABOVE CEILING
6F_		(1) SIDE G.W.B. & STUDS TO STRUCTURE (1) SIDE G.W.B. TO 6" ABV CEILING S.A.B TO 6" ABOVE CEILING STC 32
6G_		G.W.B. & STUDS TO STRUCTURE ADDITIONAL LAYER OF G.W.B. AS INDICATED
8A_		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U411 (2HR) WHERE INDICATED STC 41
8B_		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U411 (2HR) WHERE INDICATED STC 50
9A_		G.W.B. & STUDS TO STRUCTURE FIRE RATING PER UL #U420 (1HR) WHERE INDICATED STC 49
9B_		G.W.B., STUDS & S.A.B. TO STRUCTURE FIRE RATING PER UL #U420 (1HR) WHERE INDICATED STC 55

GENERAL PARTITION NOTES

1. ALL G.W.B. IS TO BE TYPE X UNLESS OTHERWISE NOTED.

2. PROVIDE TYPE X MOISTURE RESISTANT G.W.B. AT ALL TILE PARTITIONS AND JANITOR CLOSET PARTITIONS. PROVIDE TYPE X TILE BACKING PANELS AT ALL SHOWER ENCLOSURE PARTITIONS.

3. SEE SPECS FOR MIN. STUD MATERIAL THICKNESS AND DEFLECTION CRITERIA.

4. ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS ARE TO BE SEALED PER DIVISION 7 SECTION "THROUGH PENETRATION FIRESTOP SYSTEMS." TOP OF FIRE-RATED PARTITIONS TO BE SEALED TO STRUCTURE PER DIVISION 7 SECTION "FIRE RESISTIVE JOINT SYSTEMS."

5. SET STUDS SO THAT FINISHED FACE OF G.W.B. AT DISSIMILAR PARTITIONS ALIGNS AS INDICATED ON DRAWINGS.

6. ACOUSTIC PARTITIONS IDENTIFIED WITH AN STC RATING (NON FIRE-RATED) ARE TO BE SEALED WITH ACOUSTIC SEALANT AT TOP AND BOTTOM.

7. AT C.M.U. PARTITIONS PROVIDE PRECAST CONCRETE LINTELS OVER OPENINGS, DOORS, WINDOWS, DUCTS, ETC., PER REQUIREMENTS OF DIVISION 4 SECTION "UNIT MASONRY ASSEMBLIES".

8. SEE SHEET A6XX FOR TYPICAL DETAILS OF C.M.U. PARTITION BRACING.

9. APPLY "LEVEL 4" FINISH TO ALL PARTITIONS UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.

10. PROVIDE BLOCKING FOR ALL FIXED AND ADJUSTABLE SHELVING UTILIZING ONE FULL HT. 16 GAUGE MTL. STUD LOCATED DIRECTLY BEHIND EACH STANDARD OR SUPPORT BRACKET. THIS STUD IS TO BE OF THE SAME DEPTH AS PARTITION STUDS. THESE STUDS ARE NOT TO REPLACE, BUT ARE TO BE IN ADDITION TO THE STUDS REQ'D TO ACHIEVE THE DOCUMENTED PARTITION ASSEMBLY.

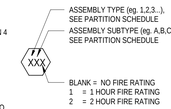
11. PROVIDE 2 ROWS OF 6" WIDE, 16 GA GALV. STRAP METAL FOR ALL WALL CABINET AND WALL MOUNTED EQUIPMENT AND ACCESSORIES LOCATIONS.

12. PROVIDE DOUBLE STUDS (BACK TO BACK OR NESTED) AT ALL DOOR JAMBS.

13. ALL DOOR FRAMES LOCATED ADJACENT TO PERPENDICULAR PARTITIONS ARE TO BE SET WITH INSIDE FACE OF FRAME 4" FROM FACE OF PARTITION U.O.N.

14. PROVIDE A SLIP TRACK ALLOWING 3/4" DEFLECTION AT ALL STUD FRAMING THAT EXTENDS TO STRUCTURE.

PARTITION SYMBOL KEY:



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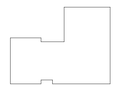
CONSULTANTS:

KEYPLAN:



SEAL:

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

ARCHITECTURE

TITLE:

PARTITION SCHEDULE

NUMBER:

A601

ROOM FINISH SCHEDULE - FINISH GROUP LEGEND

NUMBER	ROOM NAME	FLOORS	WALLS	BASE	MISC.	REMARKS
FG-1A	UTILITY SPACE	SC-1	P-1	RWB-1		
FG-1B	NO LONGER USED					
FG-2	NO LONGER USED					
FG-3	STAIR 2 (BOH)	RST-1	P-4	RWB-1		SEE DEDUCT ALTERNATE #2
FG-4	LL CORRIDOR (PATRON FACING)	WDF-1, CFT-1	P-2	PWD-1		SEE A900 SERIES FOR FLOORING EXTENTS
FG-5A	TOILET ROOM	CFT-1	CWT-1, P-8PTB-1	PTB-1	SS-1, CP-3	SEE 200 SERIES FOR TILE EXTENTS
FG-5B	TOILET ROOM	CFT-1	CWT-1, P-8PTB-1	PTB-1	WC-1, CP-3	SEE 200 SERIES FOR TILE EXTENTS
FG-6	NO LONGER USED					
FG-7	STAIR (PATRON FACING)	WDF-1	P-1, P-2	PWD-1	CP-2	SEE A900 SERIES FOR ACCENT PAINT LOCATIONS
FG-8	WAIT PANTRY / EMPLOYEE SPACE	CFT-2	P-1	CTB-1	FRP-1, CG-1	SEE A900 SERIES FOR WALL PROTECTION LOCATIONS
FG-9	JANITOR'S CLOSET	RES-1	P-1	IRESB-1	FRP-1	SEE ADD ALTERNATE #1
FG-10	VESTIBULE	BR-2, WKF-1	P-1	PWD-1	BV-1, CP-2	
FG-11	TUN TAVERN	WDF-1, CFT-2	P-3	PWD-1	BV-1, CM-1, GLZ-1	
FG-12	RECEPTION/ MUSEUM	BR-1, BR-2	P-1	PWD-1	BV-1, CP-2	
FG-13	CORRIDOR (PATRON FACING)	WDF-1	P-1	PWD-1	CP-2	
FG-14	TRASH/ EXTERIOR CORRIDOR	RES-1	P-1	IRESB-1		SEE DEDUCT ALTERNATE #3
FG-15	PEG MULLAN'S	WDF-1, CFT-2	P-4	PWD-1	BV-1, UP-1, UP-2, QTZ-1, CP-1, WT-1	
FG-16A	PRIVATE DINING - FIRST FLOOR	WDF-1	P-1, P-5	PWD-1	BV-1, CM-2, CR-1, WT-1	
FG-16B	PRIVATE DINING - SECOND FLOOR	WDF-1	P-1, P-5	PWD-1	CM-2, CR-1, DR-1	
FG-17	TOILET ROOM (EMPLOYEE)	CFT-1	CWT-1/ P-1	PTB-1		
FG-18	KITCHEN (OPEN)	CFT-2	CWT-2/ P-1	CTB-1	FRP-1, CG-1	SEE ADD ALTERNATE #2, SEE 900 SERIES FOR WALL PROTECTION EXTENTS
FG-19	KITCHEN (BOH)	RES-2	P-1	IRESB-2	FRP-1, CG-1	SEE ADD ALTERNATE #2, SEE 900 SERIES FOR WALL PROTECTION EXTENTS
FG-20	CHEF'S KITCHEN	WDF-1	P-4	PWD-2	BV-1, QTZ-1, CP-1, WT-1	
FG-21	KITCHEN (BOH)	SC-1	P-1	RWB-1		SEE 900 SERIES FOR WALL PROTECTION EXTENTS
FG-22	THIRD FLOOR CORRIDOR	CPT-1	P-1	PWD-1	CP-2	
FG-23	EMPLOYEE OFFICE	CPT-1, LVT-1	P-6	RWB-2	PL-1, SS-1	

FINISH NOTES

1. PROVIDE FINISH COLORS AS SPECIFIED WITHOUT SUBSTITUTION.
2. REFER TO PRODUCT SPECIFICATIONS FOR PROPER INSTALLATION METHODS, PROJECT CONDITIONS, ETC. OF INTERIOR FINISHES.
3. FLOOR FINISH TRANSITIONS ARE TO OCCUR AT CENTERLINE OF DOORS, TYPICAL, UNLESS OTHERWISE NOTED. REFER TO SHEETS SERIES A810 FOR TRANSITION DETAILS.
4. ALL SEALANT AROUND CASEWORK SHALL BE CLEAR IN COLOR.
5. GENERAL PAINT TO BE EGGSHELL, TOILET ROOMS, KITCHEN AND FOOD SERVICE SPACES TO RECEIVE SEMI-GLOSS, CEILING PAINT TO BE FLAT FINISH.
7. REFER TO INTERIOR ELEVATIONS AND DETAILS FOR LOCATIONS OF SPECIFIC FINSHES INCLUDING, BUT NOT LIMITED TO, CROWN MOLDING, DECORATIVE BASE, ETC.
8. FINISHES IN CLOSETS AND ALCOVES SHALL MATCH ADJACENT SPACE OR ROOM UNLESS OTHERWISE NOTED.
9. CARPET PATTERN TO BE CONTINUOUS AT THRESHOLDS BETWEEN CARPET TO CARPET FLOORING AREAS, DO NOT BREAK PATTERN AT DOOR OPENINGS, UNLESS OTHERWISE NOTED.
10. REFER TO THE REFLECTED CEILING PLANS A700 SERIES FOR LOCATION OF FINISHES.

FINISH ALTERNATES

DEDUCT ALTERNATES
#1 NO LONGER USED
#2 CM TO PRICE OUT COST FOR FG-3 FLOORINT TO BE SEALED CONCRETE (SC-1) INSTEAD OF RUBBER FLOORING
#1 CM TO PRICE OUT COST FOR FG-14 FLOORING TO BE SEALED CONCRETE (SC-1) AND RUBBER WALL BASE (RWB-1) INSTEAD OF RESINUOUS FLOORING WITH INTEGRAL BASE.

ADD ALTERNATES
#1 CM TO PRICE OUT COST FOR FG-9 FLOORING TO BE QUARRY TILE (CFT-2) WITH CERAMIC TILE BASE (CTB-1) INSTEAD OF RESINUOUS FLOORING WITH INTEGRAL BASE
#2 NO LONGER USED

CEILING FINISH LEGEND

FINISH	MATERIAL	MANUFACTURER	STYLE/MFR. NO.	COLOR/ FINISH	SIZE/ DIMENSIONS	REMARKS
ACP-1	ACOUSTICAL CEILING PANEL	ARMSTRONG	ULTIMA HEALTHZONE HIGH NRC 1446 9/16" BEVELED TEGULAR	WHITE	24" X 24" X 7/8"	SQUARE TEGULAR; FOR BACK OF HOUSE SERVICE AREAS
ACP-2	ACOUSTICAL CEILING PANEL	ARMSTRONG	CERAMAGUARD UNPERFORATED #605 15/16" PRELUDE PLUS XL FIRE GUARD GRID WITH HOLD DOWN CLIPS	WHITE	24" X 48" X 5/8"	SQUARE LAY-IN; FOR KITCHEN AND FOOD PREP AREAS
ACP-3	ACOUSTICAL CEILING PANEL	ARMSTRONG	ULTIMA HIGH NRC 9/16" BEVELED TEGULAR 2082	BLACK	24" X 24" X 1"	SQUARE TEGULAR; FOR TOILET ROOMS
ACP-4	ACOUSTICAL CEILING PANEL	ARMSTRONG	ULTIMA HIGH NRC 9/16" BEVELED TEGULAR 2082	WHITE	24" X 24" X 1"	SQUARE TEGULAR; FOR OFFICE AREAS
ACP-5	WOOD CEILING PANEL WITH ACOUSTICAL INFILL	ARMSTRONG	WOODWORKS LINEAR VENEERED PANEL 6690FO1W1 WITH INFILL 1318 (BLACK) PRELUDE 15/16" SUSPENSION SYSTEM	RIFT WHITE OAK (NRO)	24" X 96" X 3/4"	NOMINAL 4" WIDE PLANKS WITH 3/4" ON PANEL SYSTEM.
CP-1	CEILING PAINT	SHERWIN WILLIAMS	SW6258	TRICORN BLACK	N/A	EXPOSED STRUCTURE ABOVE WOOD CEILING IN PEG MULLAN'S & CHEF'S KITCHEN
CP-2	CEILING PAINT	BENJAMIN MOORE	1560	ANTIQUE PEWTER	N/A	GWB CEILING; FLAT FINISH
CP-3	CEILING PAINT	SHERWIN WILLIAMS	SW6258	TRICORN BLACK	N/A	GWB SOFFITS IN TOILET ROOMS ONLY; FLAT FINISH
WD-1	RECLAIMED WOOD TONGUE AND GROOVE CEILING	BOD: NORTHERN WIDE PLANK	ARTIFAX, NORTH AMERICAN RECLAIMED OAK	TBD	VARIES	TONGUE AND GROOVE CEILING SYSTEM WITH MATCHING BEAM ENCLOSURES.

WALL FINISH LEGEND

FINISH	MATERIAL	MANUFACTURER	STYLE/MFR. NO.	COLOR/ FINISH	SIZE/ DIMENSIONS	REMARKS
BV-1	BRICK VENEER	CHURCH	THIN BRICK	PHILADELPHIA, TO MATCH EXTERIOR	MODULAR 2-1/4" X 7-5/8"	MODULAR THIN BRICK SYSTEM. USE MANUFACTURER'S STANDARD CORNER PIECES AT CORNERS. MORTAR COLOR: TBD
CWT-1	CERAMIC WALL TILE	DALTILE	COLOR WHEEL LINEAR	MATTE BISCUIT K775	3" X 6" X 5/16"	TOILET ROOMS; EPOXY GROUT: MAPEI 5220 EGGSHELL
CWT-2	CERAMIC WALL TILE	ROYAL MOSA	GLOBAL COLLECTION	16790-1515	6" X 6" X 7MM	KITCHEN; EPOXY GROUT: LATICRETE 39 MUSHROOM
FRP-1	FIBERGLASS REINFORCED PLASTIC PANEL	MARLITE	STANDARD FRP	P-145 SILVER/SMOOTH	4'-0" x 8'-0" PANELS	INSTALLED AS 4'-0" HIGH, PROVIDE MANUFACTURER'S STANDARD TRIM PIECES
P-1	PAINT - INTERIOR	BENJAMIN MOORE	963	MARITIME WHITE	N/A	GENERAL PAINT COLOR
P-2	PAINT - INTERIOR	BENJAMIN MOORE	HC-49	MAYFLOWER RED	N/A	ACCENT PAINT COLOR; CELLAR
P-3	PAINT - INTERIOR	BENJAMIN MOORE	963	MARITIME WHITE	N/A	GENERAL PAINT COLOR; TUN TAVERN. 3-COAT, KNOCKDOWN INSTALLATION: 1ST COAT KNOCKDOWN: BENJAMIN MOORE ACRYLIC KNOCKDOWN FLAT 343, TO BE SPRAYED 2ND COAT KNOCKDOWN: BENJAMIN MOORE ACRYLIC KNOCKDOWN FLAT 343, TO BE SPRAYED AS A SPLATTER COAT THEN "KNOCKED DOWN" 3RD COAT: BENJAMIN MOORE ULTRA SPEC 500 INTERIOR EGGSHELL N538: MARITIME WHITE AS SCHEDULED
P-4	PAINT - INTERIOR	BENJAMIN MOORE	1560	ANTIQUE PEWTER	N/A	GENERAL PAINT COLOR; PEG MULLANS & CHEFS KITCHEN
P-5	PAINT - INTERIOR	BENJAMIN MOORE	1560	ANTIQUE PEWTER	N/A	ACCENT, CHAIR RAIL & CROWN MOLDING; PRIVATE DINING
P-6	PAINT - INTERIOR	BENJAMIN MOORE	963	MARITIME WHITE	N/A	GENERAL PAINT COLOR; OFFICE
P-7	PAINT - INTERIOR	SHERWIN WILLIAMS	SW7069	IRON ORE	N/A	DOOR & WINDOW TRIM, PAINT COLOR FOR WOOD BASE
P-8	PAINT- INTERIOR	SHERWIN WILLIAMS	SW6258	TRICORN BLACK	N/A	GENERAL PAINT COLOR; TOILET ROOMS
WC-1	WALLCOVERING - VINYL	SPOONFLOWER	TYPE II VINYL WALLCOVERING	DESIGN 17009398, GEORGE WASHINGTON	2'-0" X 27'-0"	PVC-FREE WALLCOVERING, CONTACT: MARCY.SULLIVAN@SPOONFLOWER.COM, TELEPHONE: 865-414-4501

WALL BASE FINISH LEGEND

FINISH	MATERIAL	MANUFACTURER	STYLE/MFR. NO.	COLOR/ FINISH	SIZE/ DIMENSIONS	REMARKS
CTB-1	QUARRY TILE BASE	DALTILE	QUARRY TILE; ROUND TOP COVE BASE	ARID GRAY 0Q42	5" X 6" X 1/2"	KITCHEN & FOOD PREP; SEE 900 SRIES FOR EXTENTS. EPOXY GROUT: MAPEI 5004 BAHAMA BEIGE
PTB-1	PORCELAIN TILE BASE	GARDEN STATE TILE	REVOLUTION	SAND MATTE	6" x 12"	TOILET ROOMS; EPOXY GROUT: LATICRETE 24 NATURAL GRAY
IRESB-1	INTEGRAL RESINOUS BASE	DEX-O-TEX	TEK-CRETE SL-B	431 BRIGHT GRAY	N/A	STANDARD COVE BASE WITH CAP STRIP
IRESB-2	INTEGRAL RESINOUS BASE	STONHARD	STONCLAD	BEECHWOOD	N/A	STANDARD COVE BASE WITH CAP STRIP
PWD-1	PAINTED WOOD WALL BASE		5-1/2" HIGH, INCLINED	P-7 (SEE ABOVE)	5-1/2" H X 3/4"THICK	INCLINED WALL BASE; SEE A800 SERIES FOR DETAILS
RWB-1	RUBBER BASE	TARKETT	JOHNSONITE BASEWORKS	29 MOON ROCK	4" HIGH	COVE BASE FOR SEALED CONCRETE LOCATIONS
RWB-2	RUBBER BASE	TARKETT	JOHNSONITE BASEWORKS	194 ANTIQUE WHITE	4" HIGH	STRAIGHT BASE AT CARPET, COVE BASE AT LUXURY VINYL TILE

FLOOR FINISH LEGEND

FINISH	MATERIAL	MANUFACTURER	STYLE/MFR. NO.	COLOR/ FINISH	SIZE/ DIMENSIONS	REMARKS
BR-1	BRICK FLOORING	CHURCH	BRICK PAVERS	TBD	3 5/8" x 7 5/8" x 2 1/4"	BRICK PAVERS WITH DONOR PLAQUES TO MATCH EXTERIOR
BR-2	BRICK FLOORING	CHURCH	BRICK PAVERS	TBD	3 5/8" x 7 5/8" x 2 1/4"	BRICK PAVERS WITH DONOR PLAQUES TO MATCH EXTERIOR
CFT-1	PORCELAIN FLOOR TILE	GARDEN STATE TILE	REVOLUTION	SAND MATTE	12" X 24" X 5/16"	TOILET ROOMS; EPOXY GROUT: LATICRETE 24 NATURAL GRAY
CFT-2	QUARRY FLOOR TILE	DALTILE	QUARRY TILE	ARID GRAY 0Q42 MATTE	6" X 6" X 1/2"	KITCHEN; GROUT:
CPT-1	CARPET TILE	INTERFACE	SUBTEXT TILE 5T409	05485 QUIP	9.845" X 39.38" X 25CM	THIRD FLOOR OFFICE, ASHLER INSTALLATION
LVT-1	LUXURY VINYL TILE	INTERFACE				
RES-1	RESINOUS FLOORING	DEX-O-TEX	TEK-CRETE SL-B	431 BRIGHT GRAY	N/A	FOR SELECT MEP SPACES, SEE FINISH GROUP SCHEDULE AND PLANS
RES-2	RESINOUS FLOORING	STONEHARD	STONCLAD	BEECHWOOD	N/A	FOR FOOR STORAGE AND PREP AREAS, SEE FINISH GROUP SCHEDULE AND PLANS
RST-1	RUBBER FLOORING	TARKETT - JOHNSONITE	ANGLE FIT RUBBER TREADS & RISERS	80 FAWN	N/A	STAIR TRED, RISERS AND LANDING
SC-1	SEALED CONCRETE	SHERWIN WILLIAMS	H&C CLARISHIELD WATER BASED NATURAL LOOK SEALER			SEE ARCHITECTURAL SPECIFICATION
WKF-1	RECESSED WALK-OFF CARPET	CONSTRUCTION SPECIALTIES	PEDIMAT M1	9322 SLATE	N/A	AT ENTRY VESTIBULE, SEE 900 SERIES FOR EXTENTS
WDF-1	RECLAIMED WOOD FLOORING	NORTHERN WIDE PLANK	ARTIFAX NORTH AMERICAN RECLAIMED OAK	TBD	VARIES	RECLAIMED, ENGINEERED WOOD, TOUNGE AND GROOVE FLOOR

MISCELLANEOUS FINISH LEGEND

FINISH	MATERIAL	MANUFACTURER	STYLE/MFR. NO.	COLOR/ FINISH	SIZE/ DIMENSIONS	REMARKS
CG-1	CORNER GUARD	MARLITE	CORNER GUARD M961	145 SILVER	STANDARD	SEE 900 SERIES FOR LOCATIONS
CM-1	DECORATIVE CROWN MOLDING		WHITE OAK	STAINED TO MATCH ARCHITECT'S SAMPLE	8" H X 3/4" THICK	SEE 800 SERIES FOR DETAILS
CM-2	DECORATIVE CROWN MOLDING		PAINTED WOOD TRIM	P-5, 1560 ANTIQUE PEWTER	5 1/2" H X 3/4" THICK	SEE 800 SERIES FOR DETAILS
CR-1	DECORATIVE CHAIR RAIL		PAINTED WOOD TRIM	P-5, 1560 ANTIQUE PEWTER	3 1/2"H X 3/4" THICK	SEE 800 SERIES FOR DETAILS
CS-1	CASING TRIM AT DOORS AND WINDOWS		PAINTED WOOD TRIM	P-7, SW7069 IRON ORE	4" H X 1/4 - 3/4" THICK	SEE 800 SERIES FOR DETAILS
DR-1	DRAPERY					FOR PRIVATE DINING. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
WT-1	MANUAL WINDOW SHADE	MECHOSHADE	URBANSHADE, EUROTWILL SHADECLOTH 6000 SERIES, 3% OPEN	6018 STONE	VERIFY IN FIELD	REVERSE ROLL, CEILING MOUNT. CONCEALED STEEL MOUNTING PLATE WITH SQUARE END PLATE.
GLZ-1	MIRRORED GLAZING	MCGRORY GLASS	BA-1319	N/A	CUSTOM	FOR TUN TAVERN BACK BAR
PL-1	PLASTIC LAMINATE	FORMICA	8844-WR	AGED ASH	N/A	THIRD FLOOR PANTRY MILLWORK, PROVIDE MATCHING ABS EDGEBANDING
SS-1	SOLID SURFACE	CORIAN	BISQUE	N/A	N/A	SEE 800 SERIES FOR LOCATIONS
QTZ-1	QUARTZ	CAESARSTONE	5111	STATUARIO NUVO	N/A	PEG MULLAN'S & CHEF'S KITCHEN BARS
UP-1	UPHOLSTERY	DESIGNTEX	SILICONE NAPPA	704 BRANDY	N/A	BUILT-IN SEATING, SEAT
UP-2	UPHOLSTERY	MAHARAM	METERED STRIPE BY PAUL SMITH 466630	001 LONGWING	N/A	BUILT-IN SEATING, SEAT BACK

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE:

ARCHITECTURE

TITLE:

FINISH SCHEDULE

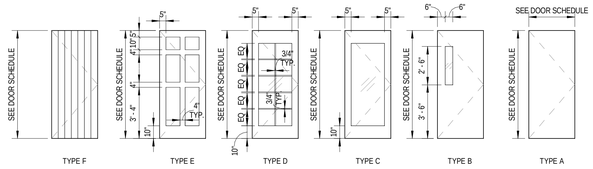
NUMBER:

A610

DOOR SCHEDULE

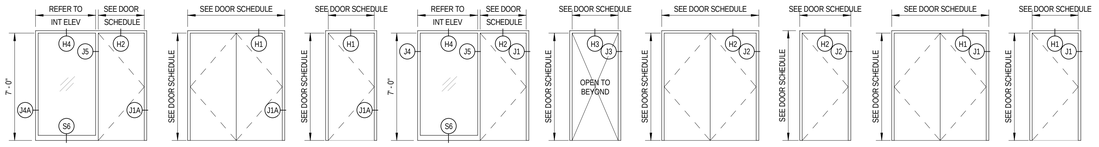
DOOR NUMBER	ROOM NAME	DOOR TYPE	DOOR MATERIAL	WIDTH	HEIGHT	FINISH	GLASS TYPE	FRAME TYPE	FRAME MATERIAL	FIRE RATING	DOOR HARDWARE	REMARKS
CELLAR												
001	ELECTRICAL TRANSFORMER VAULT	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	180	5	
002	ELECTRICAL ROOM	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	60	5	
003	AV / IT / SECURITY INCOMING UTILITY CLOSET	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	120	4.1	
004	PLUMBING ROOM	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	60	3.1	
005	PLUMBING AND FIRE PROTECTION ROOM	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	60	3	
007	STAIR 1	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	60	3	
009	WOMEN'S TOILET ROOM	A	HM	3' - 0"	7' - 0"	HM	-	F1	WD	60	7	
010	MEN'S TOILET ROOM	A	HM	3' - 0"	7' - 0"	HM	-	F1	WD	60	7	
012	CORRIDOR	A	HM	3' - 6"	7' - 0"	HM	-	F1	HM	60	3	
013	ELECTRICAL TRANSFORMER VAULT	A	HM	5' - 0"	8' - 0"	HM	-	F1	HM		5a	
FIRST FLOOR												
101	THE TUN	F	WD	3' - 2"	8' - 0"	PT		F1	PT		10	HISTORIC REPRODUCTION DOOR (EXTERIOR)
102A	VESTIBULE	C	WD	3' - 0"	7' - 10 1/2"	PT	G-01	F4	-		9	
102B	VESTIBULE	C	WD	3' - 0"	7' - 10 1/2"	PT	G-01	F4	-		9.1	
103	THE TUN	E	WD	4' - 0"	8' - 0"	PT	-		PT		-	POCKET DOOR, HISTORIC REPRODUCTION DOOR (INTERIOR)
104	PRIVATE DINING ROOM		WD	8' - 8"	8' - 10"	PT	-	F1	-		-	BARN DOOR, HISTORIC REPRODUCTION DOOR (INTERIOR)
105	PEG MULLAN'S DINING ROOM	C	WD	3' - 4"	7' - 10 1/2"	PT	G-01	F4	-		6.2	
106	BAR	A	HM	3' - 0"	8' - 0"	PT	-	F1	HM	60	3.4	
109	JANITOR'S CLOSET	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		3	
110	MEN'S TOILET ROOM	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		7	
111	WOMEN'S TOILET ROOM	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		7	
112A	TRASH	B	HM	6' - 0"	8' - 0"	PT	G-01	F1	PT		3.2	
112B	WAIT PANTRY	A	HM	3' - 0"	8' - 0"	HM	-	F1	HM		3.3	
112C	TRASH	B	HM	3' - 0"	8' - 0"	PT	G-01	F1	PT		3.4	
114A	CORRIDOR	B	HM	3' - 0"	8' - 0"	PT	G-01	F1	PT		6.1	
114B	STAIR 1	B	HM	3' - 0"	8' - 0"	HM	G-01	F1	HM		6	
ST1-1A	STAIR 1	B	HM	3' - 0"	8' - 0"	HM	G-01	F1	HM	60	4	
ST1-1B	STAIR 1	C	WD	3' - 0"	8' - 0"	WD	G-01	F1	HM	60	6	
ST2-1A	STAIR 2	B	HM	3' - 0"	8' - 0"	PT	G-01	F1	PT		3.4	
ST2-1B	STAIR 2	B	WD	3' - 0"	8' - 0"	WD	G-01	F1	HM	60	6	
SECOND FLOOR												
201A	SMALL PRIVATE DINING ROOM	E	WD	3' - 0"	8' - 0"	PT		F1	PT		11	HISTORIC REPRODUCTION DOOR (INTERIOR)
201B	SMALL PRIVATE DINING ROOM	E	WD	1'2" - 0"	8' - 0"	PT		F1	PT		12	HISTORIC REPRODUCTION DOOR (INTERIOR)
202A	LARGE PRIVATE DINING ROOM	E	WD	3' - 0"	8' - 0"	PT		F1	PT		11	HISTORIC REPRODUCTION DOOR (INTERIOR)
202B	LARGE PRIVATE DINING ROOM	E	WD	3' - 0"	8' - 0"	PT		F1	PT		11	HISTORIC REPRODUCTION DOOR (INTERIOR)
205	CORRIDOR	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		7.2	
206	TOILET ROOM	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		7.2	
207	ACCESSIBLE TOILET ROOM	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		7.2	
210	KITCHEN	A	HM	3' - 0"	8' - 0"	PT	-	F1	HM	60	3	
212	STAIR 1	A	WD	3' - 0"	8' - 0"	WD	-	F1	HM		14	
213	FOOD PANTRY	A	HM	3' - 6"	8' - 0"	HM	-	F1	HM		15	
215	EMPLOYEE TOILET ROOM	A	HM	3' - 0"	8' - 0"	HM	-	F1	HM		7.1	
217	JANITOR'S CLOSET	A	HM	3' - 0"	8' - 0"	HM	-	F1	HM		3.1	
ST2-2	STAIR 2	B	WD	3' - 0"	8' - 0"	WD	G-01	F1	HM	60	6	
THIRD FLOOR												
301	CORRIDOR	A	WD	3' - 0"	7' - 0"	WD	-	F1	WD		1	
302	CORRIDOR	A	WD	3' - 0"	7' - 0"	WD	-	F1	WD		1	
303	CORRIDOR	A	WD	3' - 0"	7' - 0"	WD	-	F1	WD		1	
305	CORRIDOR	A	WD	3' - 0"	7' - 0"	WD	-	F1	WD		7.2	
306	CORRIDOR	A	WD	3' - 0"	7' - 0"	WD	-	F1	WD		4	
307	STORAGE CLOSET	A	WD	3' - 0"	7' - 0"	WD	-	F1	WD		3	
308	VESTIBULE	C	HM	3' - 0"	7' - 0"	HM	G-01	F1	HM		13	
310		A	HM	3' - 0"	7' - 0"	HM	-	F1	HM		16	
ST2-3		A	HM	3' - 6"	8' - 0"	HM	-	F1	HM		4.1	

DOOR TYPES



TYPE F | TYPE E | TYPE D | TYPE C | TYPE B | TYPE A

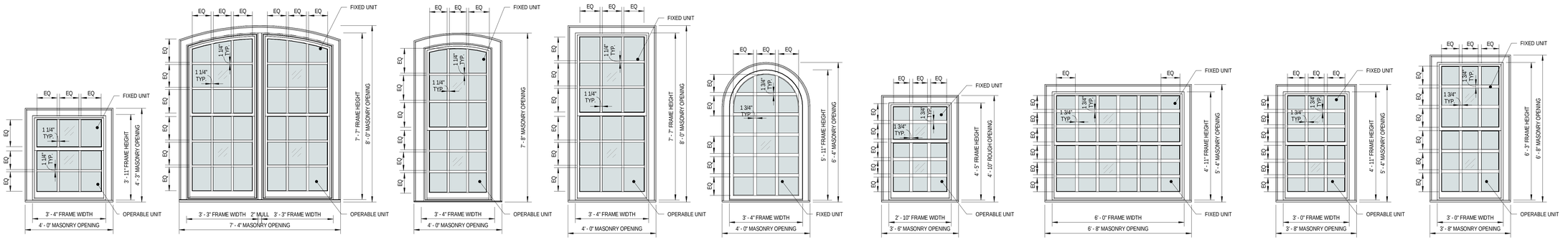
FRAME TYPES



F9 | F8 | F7 | F6 | F5 | F4 | F3 | F2 | F1

F9 HM - GWB, PTD W/ SIDE GLASS LIGHT @ WALL TILE
F8 HM - GWB, PTD (DOUBLE DR) @ WALL TILE
F7 HM - GWB, PTD @ WALL TILE
F6 HM - GWB, PTD W/ SIDE GLASS LIGHT
F5 HM - GWB, PTD (FRAMED OPENING)
F4 HM - MASONRY, PTD (DOUBLE DR)
F3 HM - MASONRY, PTD
F2 HM - GWB, PTD (DOUBLE DR)
F1 HM - GWB, PTD

WINDOW TYPES



J SINGLE HUNG COTTAGE STYLE TRUE DIVIDED LITE EXT - ALUM INT - PRIMED WD

H SINGLE HUNG EYEBROW ARCH TOP SHOP MULLED TRUE DIVIDED LITE EXT - ALUM INT - PRIMED WD

G SINGLE HUNG EYEBROW ARCH TOP TRUE DIVIDED LITE EXT - ALUM INT - PRIMED WD

F SINGLE HUNG TRUE DIVIDED LITE EXT - ALUM INT - PRIMED WD

E FIXED ROUND TOP TRUE DIVIDED LITE EXT - PRIMED WD INT - PRIMED WD

D SINGLE HUNG COTTAGE STYLE TRUE DIVIDED LITE EXT - PRIMED WD INT - PRIMED WD

C FIXED TRUE DIVIDED LITE EXT - PRIMED WD INT - PRIMED WD

B SINGLE HUNG TRUE DIVIDED LITE EXT - PRIMED WD INT - PRIMED WD

A SINGLE HUNG TRUE DIVIDED LITE EXT - PRIMED WD INT - PRIMED WD

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: As indicated

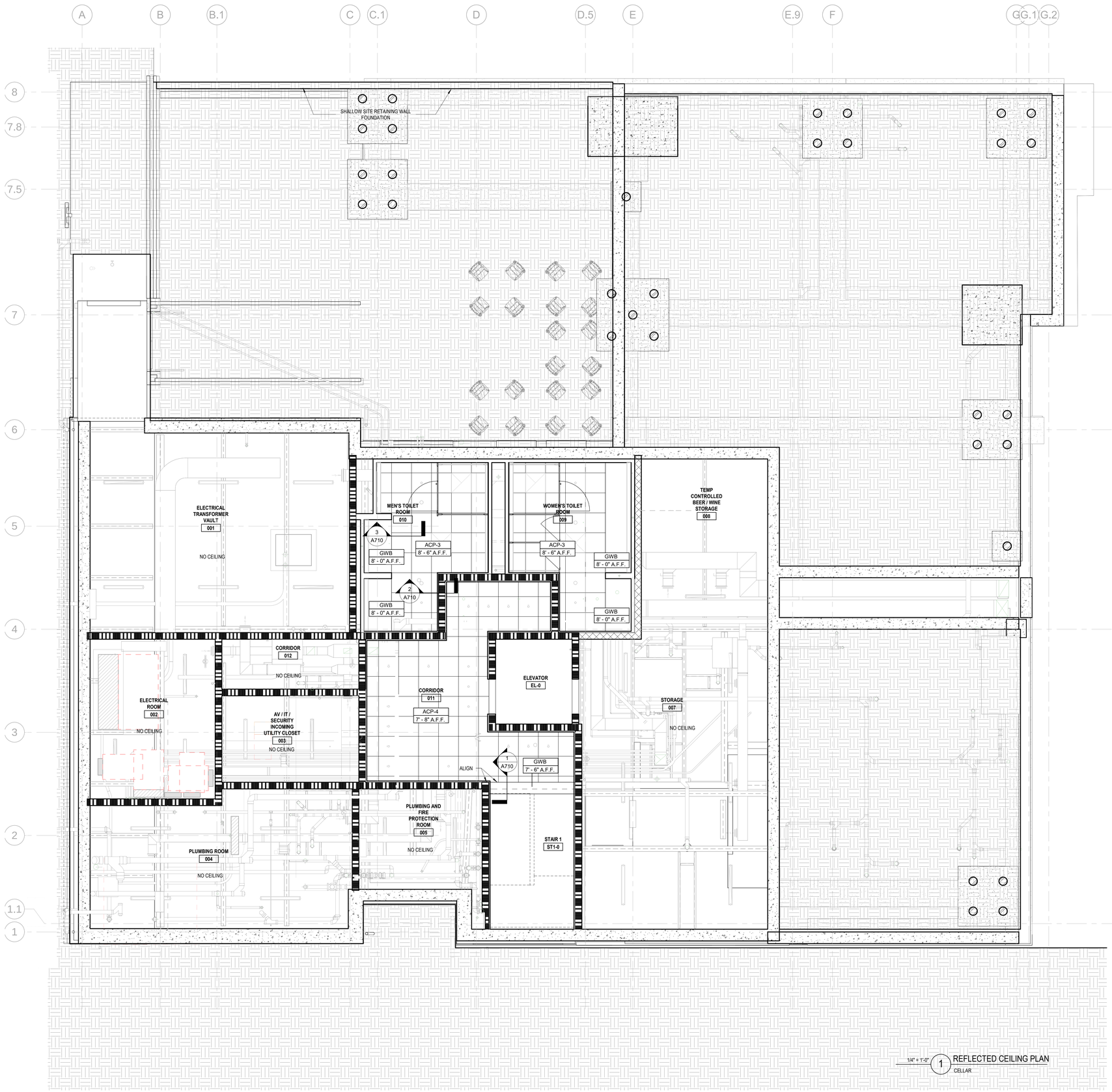
ARCHITECTURE

TITLE:

DOOR AND WINDOW SCHEDULE AND DETAILS

NUMBER:

A611



1/4" = 1'-0" 1 REFLECTED CEILING PLAN
CELLAR

RCP GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
2. SEE FINISH SCHEDULE, A610, FOR CEILING FINISH SCHEDULE.
3. SEE A900 FOR WINDOW ROLLER SHADE MATERIALS AND ROLLER LENGTHS. SEE RCP'S FOR SHADE HOUSINGS.
4. ALL SPRINKLERS, RECESSED LIGHT FIXTURES, SPEAKERS, DETECTORS AND GRILLES ARE TO BE CENTERED IN CEILING TILE IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED.
5. ALL CEILING HEIGHTS MEASURED TO FACE OF FINISHED CEILING.
6. PROVIDE UNDERCABINET TASK LTG. AT ALL UPPER CABINETS AND SHELVES UNLESS OTHERWISE NOTED.
7. AT CEILINGS WITH TEGULAR APC PROVIDE FACTORY CUT AND FINISHED TEGULAR EDGES FOR PANELS ADJACENT TO 6" NOMINAL LINEAR LIGHT FIXTURES.
8. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL FIXTURES AND TYPES.
9. CONFIRM FINAL FURNITURE CLEARANCE BEFORE CONSTRUCTION OF 5'-6" G.W.B. SOFFITS AT LATERAL FILE ALCOVES.

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: As indicated

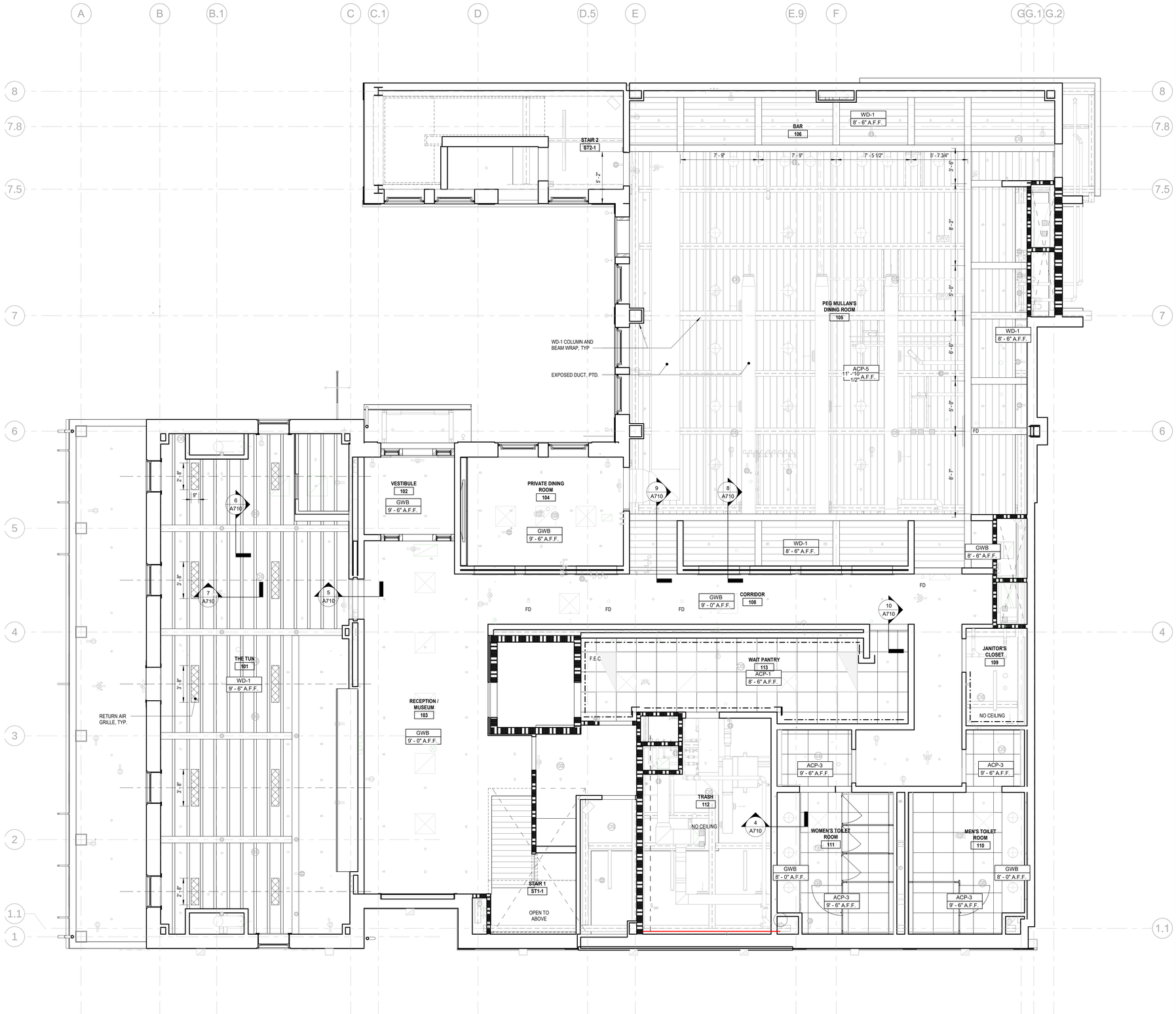
ARCHITECTURE

TITLE:

CELLAR REFLECTED CEILING PLAN

NUMBER:

A700



1/4" = 1'-0" 1 REFLECTED CEILING PLAN
FIRST FLOOR

RCP GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
2. SEE FINISH SCHEDULE, A610, FOR CEILING FINISH SCHEDULE.
3. SEE A900 FOR WINDOW ROLLER SHADE MATERIALS AND ROLLER LENGTHS. SEE RCP'S FOR SHADE HOUSINGS.
4. ALL SPRINKLERS, RECESSED LIGHT FIXTURES, SPEAKERS, DETECTORS AND GRILLES ARE TO BE CENTERED IN CEILING TILE IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED.
5. ALL CEILING HEIGHTS MEASURED TO FACE OF FINISHED CEILING.
6. PROVIDE UNDERCABINET TASK LTG. AT ALL UPPER CABINETS AND SHELVES UNLESS OTHERWISE NOTED.
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8. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL FIXTURES AND TYPES.
9. CONFIRM FINAL FURNITURE CLEARANCE BEFORE CONSTRUCTION OF 5'-6" G.W.B. SOFFITS AT LATERAL FILE ALCOVES.

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

FIRST FLOOR REFLECTED CEILING PLAN

NUMBER:

A701

1/4" = 1'-0" 1 REFLECTED CEILING PLAN
SECOND FLOOR

RCP GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
2. SEE FINISH SCHEDULE, A610, FOR CEILING FINISH SCHEDULE.
3. SEE A900 FOR WINDOW ROLLER SHADE MATERIALS AND ROLLER LENGTHS. SEE RCP'S FOR SHADE HOUSINGS.
4. ALL SPRINKLERS, RECESSED LIGHT FIXTURES, SPEAKERS, DETECTORS AND GRILLES ARE TO BE CENTERED IN CEILING TILE IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED.
5. ALL CEILING HEIGHTS MEASURED TO FACE OF FINISHED CEILING.
6. PROVIDE UNDERCABINET TASK LTG. AT ALL UPPER CABINETS AND SHELVES UNLESS OTHERWISE NOTED.
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CONDITION OF USE

WHEN THIS DOCUMENT IS SUPPLIED TO EITHER OWNER OR CONTRACTOR, IN EITHER PAPER OR ELECTRONIC FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER. AND TO BALLINGER'S COPYRIGHT AND OTHER SIMILAR RIGHTS IN THIS DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS. THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT MAKE BALLINGER RESPONSIBLE IN ANY WAY FOR ANY ASPECT OF THE SUBCONTRACTOR'S SHOP DRAWINGS, NOR RELIEVE SUBCONTRACTORS FROM FULL RESPONSIBILITY FOR PREPARATION OF THEIR REQUIRED SHOP DRAWINGS.

02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

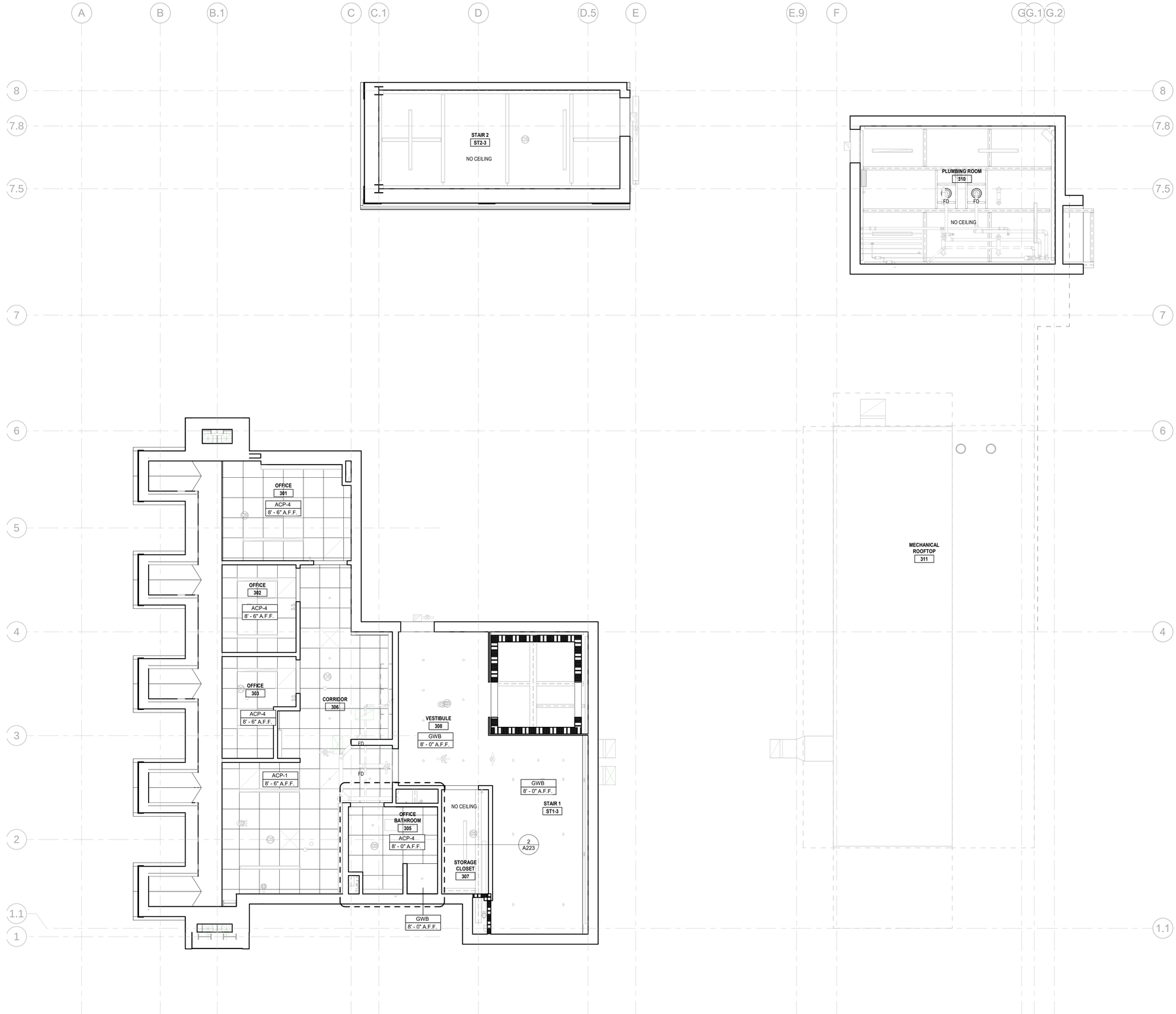
ARCHITECTURE

TITLE:

SECOND FLOOR REFLECTED CEILING PLAN

NUMBER:

A702



RCP GENERAL NOTES

1. REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE SCHEDULE.
2. SEE FINISH SCHEDULE, A610, FOR CEILING FINISH SCHEDULE.
3. SEE A900 FOR WINDOW ROLLER SHADE MATERIALS AND ROLLER LENGTHS. SEE RCP'S FOR SHADE HOUSINGS.
4. ALL SPRINKLERS, RECESSED LIGHT FIXTURES, SPEAKERS, DETECTORS AND GRILLES ARE TO BE CENTERED IN CEILING TILE IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED.
5. ALL CEILING HEIGHTS MEASURED TO FACE OF FINISHED CEILING.
6. PROVIDE UNDERCABINET TASK LTG. AT ALL UPPER CABINETS AND SHELVES UNLESS OTHERWISE NOTED.
7. AT CEILINGS WITH TEGULAR APC PROVIDE FACTORY CUT AND FINISHED TEGULAR EDGES FOR PANELS ADJACENT TO 6" NOMINAL LINEAR LIGHT FIXTURES.
8. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL FIXTURES AND TYPES.
9. CONFIRM FINAL FURNITURE CLEARANCE BEFORE CONSTRUCTION OF 5'-6" G.W.B. SOFFITS AT LATERAL FILE ALCOVES.

1/4" = 1'-0" 1 REFLECTED CEILING PLAN
THIRD FLOOR

THE TUN

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KEYPLAN:

SEAL:

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

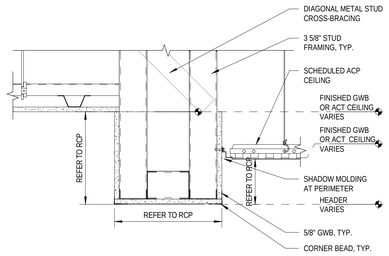
ARCHITECTURE

TITLE:

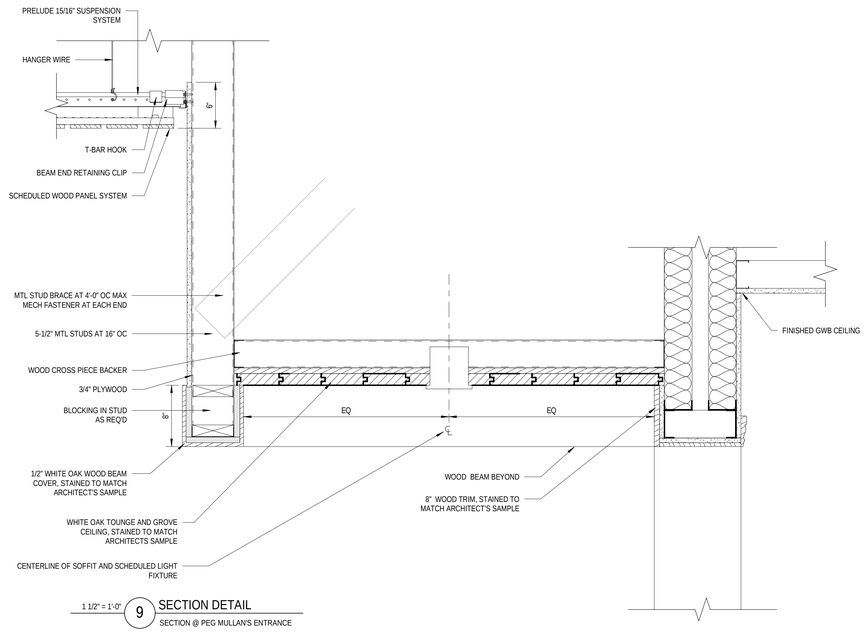
THIRD FLOOR REFLECTED CEILING PLAN

NUMBER:

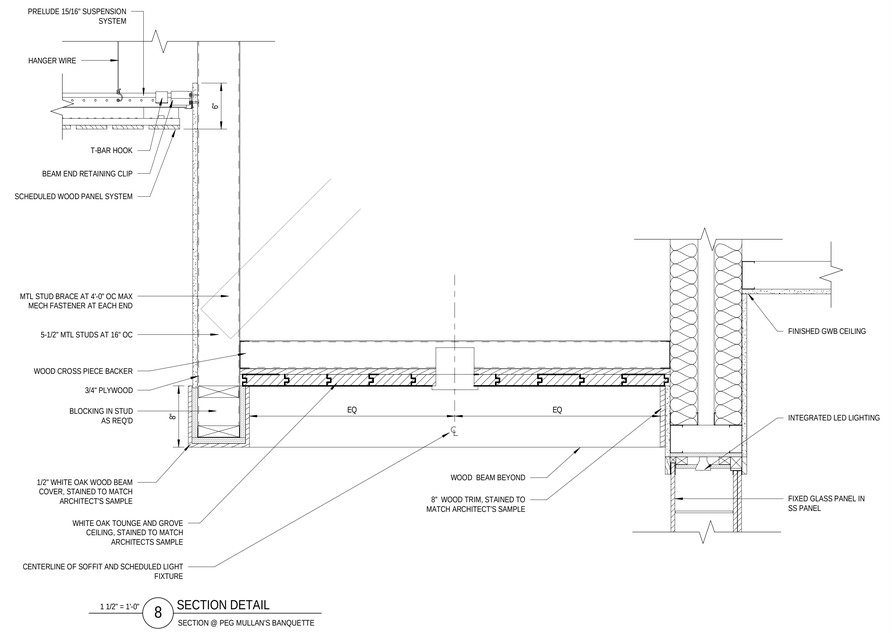
A703



1 1/2" = 1'-0" 10 SECTION DETAIL
HEADER TRANSITION @ GWB TO ACP



1 1/2" = 1'-0" 9 SECTION DETAIL
SECTION @ PEG MULLAN'S ENTRANCE



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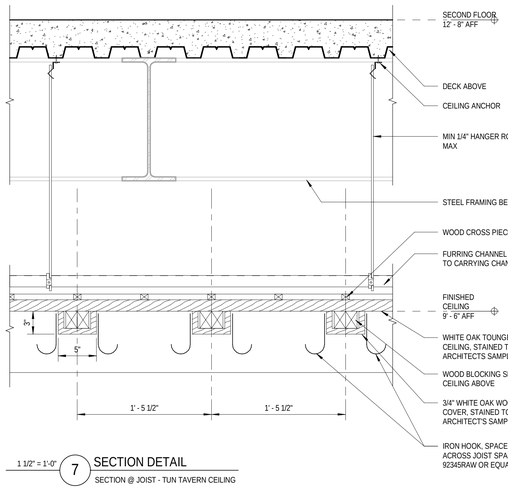
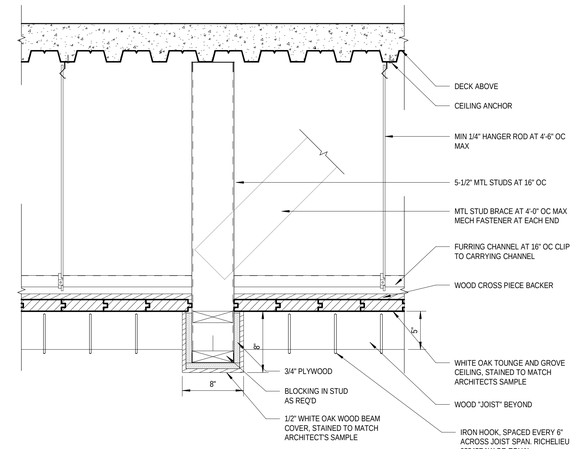
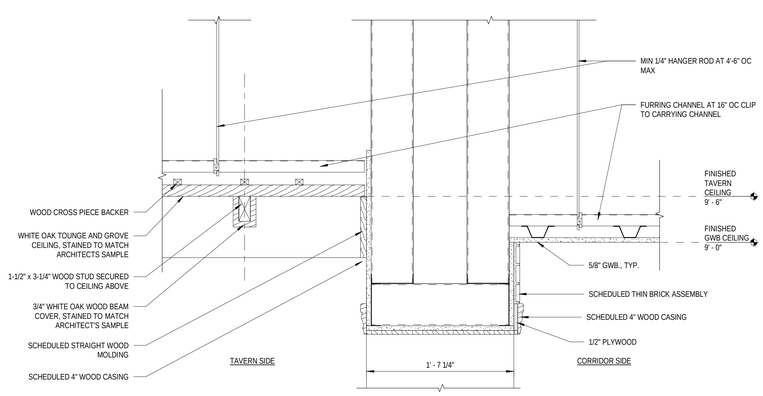
SECTION @ PEG MULLAN'S BANQUETTE



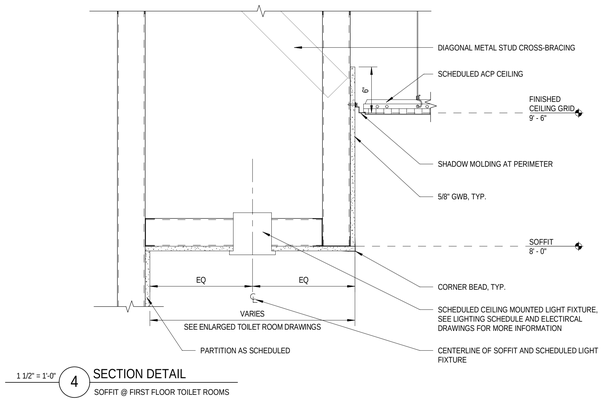
1 1/2" = 1'-0" 7 SECTION DETAIL
SECTION @ JOIST - TUN TAVERN CEILING



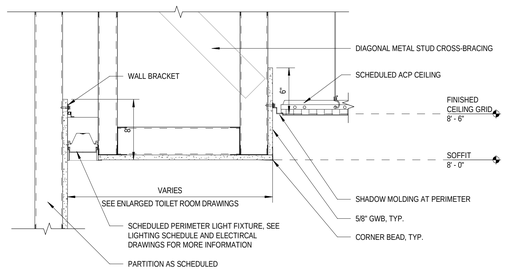
1 1/2" = 1'-0" 6 SECTION DETAIL
SECTION @ BEAM - TUN TAVERN CEILING



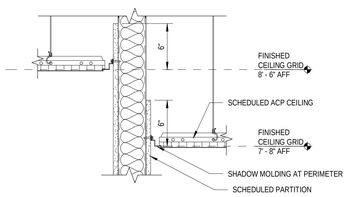
1 1/2" = 1'-0" 5 SECTION DETAIL
SECTION @ TAVERN CEILING HEADER



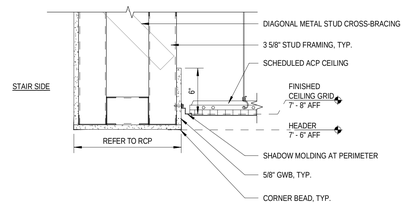
1 1/2" = 1'-0" 4 SECTION DETAIL
SOFFIT @ FIRST FLOOR TOILET ROOMS



1 1/2" = 1'-0" 3 SECTION DETAIL
SOFFIT @ CELLAR TOILET ROOMS



1 1/2" = 1'-0" 2 SECTION DETAIL
GWB WALL TRANSITION TO ACOUSTIC CEILING



1 1/2" = 1'-0" 1 SECTION DETAIL
SOFFIT @ CELLAR STAIR LANDING

THE TUN

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

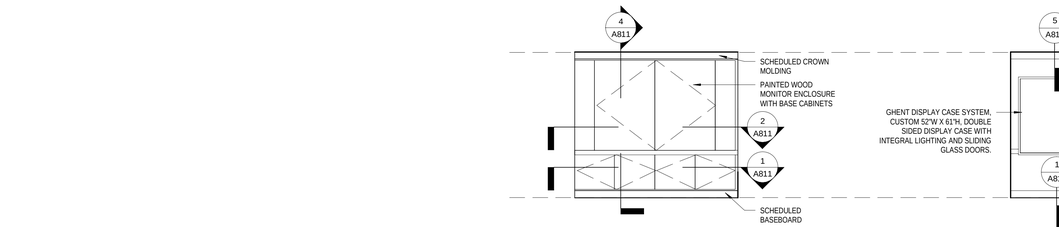
Author

TITLE:

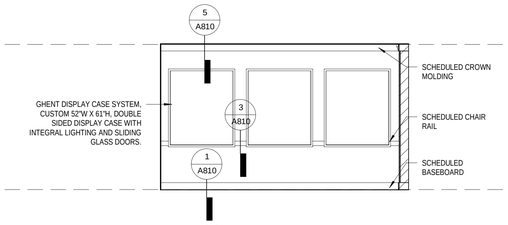
CEILING DETAILS

NUMBER:

A710

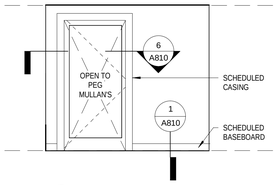


1/4" = 1'-0" 21 INTERIOR ELEVATION
PRIVATE DINING ROOM 104 - WEST

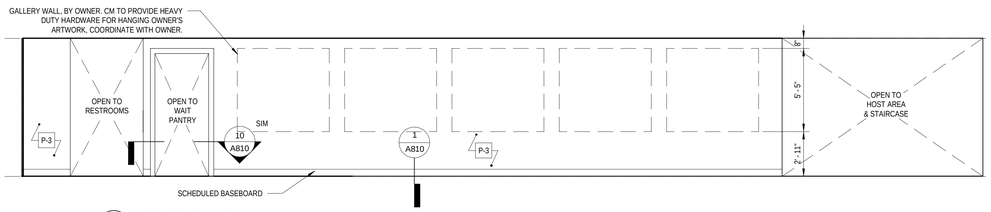


1/4" = 1'-0" 20 INTERIOR ELEVATION
PRIVATE DINING ROOM 104 - SOUTH

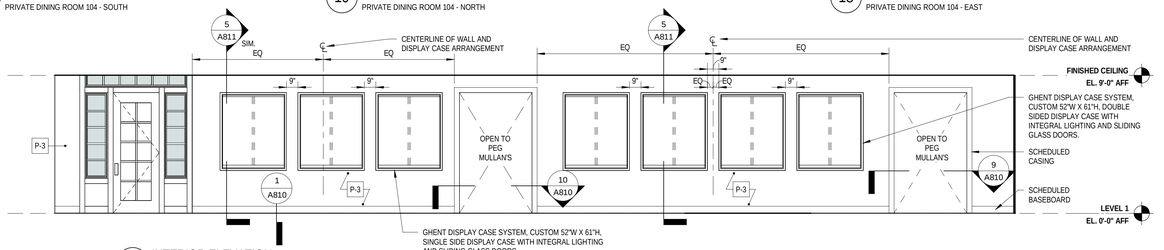
1/4" = 1'-0" 19 INTERIOR ELEVATION
PRIVATE DINING ROOM 104 - NORTH



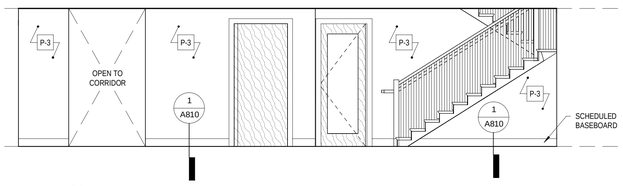
1/4" = 1'-0" 18 INTERIOR ELEVATION
PRIVATE DINING ROOM 104 - EAST



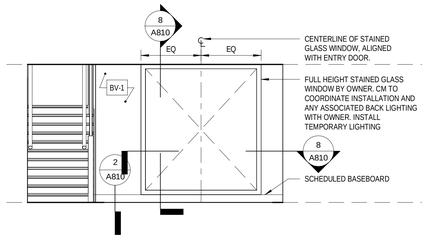
1/4" = 1'-0" 17 INTERIOR ELEVATION
CORRIDOR 108 - SOUTH



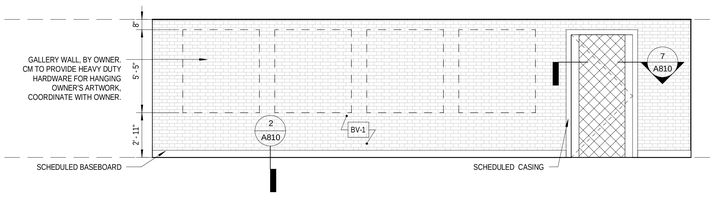
1/4" = 1'-0" 16 INTERIOR ELEVATION
CORRIDOR 108 - NORTH



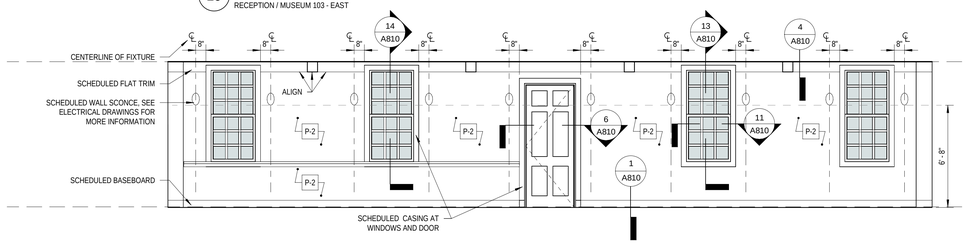
1/4" = 1'-0" 15 INTERIOR ELEVATION
RECEPTION / MUSEUM 103 - EAST



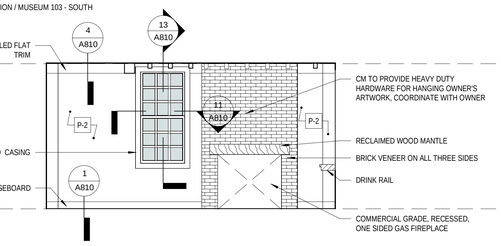
1/4" = 1'-0" 14 INTERIOR ELEVATION
RECEPTION / MUSEUM 103 - SOUTH



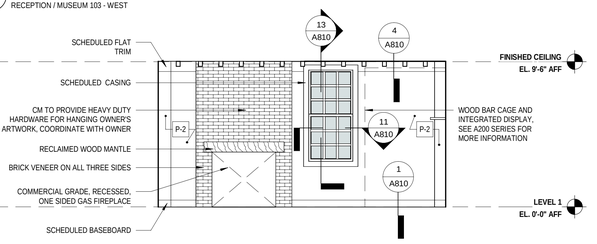
1/4" = 1'-0" 13 INTERIOR ELEVATION
RECEPTION / MUSEUM 103 - WEST



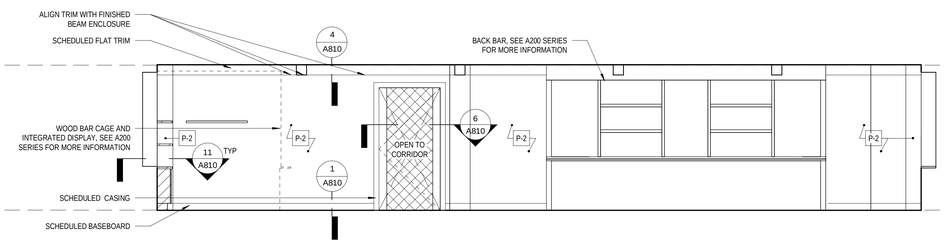
1/4" = 1'-0" 12 INTERIOR ELEVATION
TUN TAVERN 101 - WEST



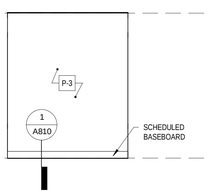
1/4" = 1'-0" 11 INTERIOR ELEVATION
TUN TAVERN 101 - SOUTH



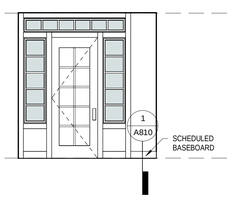
1/4" = 1'-0" 10 INTERIOR ELEVATION
TUN TAVERN 101 - NORTH



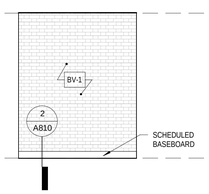
1/4" = 1'-0" 9 INTERIOR ELEVATION
TUN TAVERN 101 - EAST



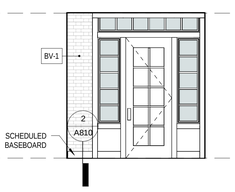
1/4" = 1'-0" 8 INTERIOR ELEVATION
VESTIBULE 102 - EAST



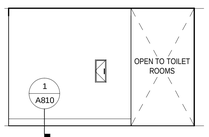
1/4" = 1'-0" 7 INTERIOR ELEVATION
VESTIBULE 102 - SOUTH



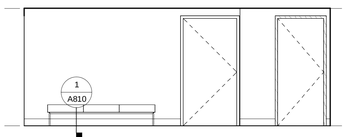
1/4" = 1'-0" 6 INTERIOR ELEVATION
VESTIBULE 102 - WEST



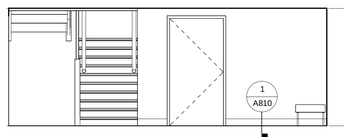
1/4" = 1'-0" 5 INTERIOR ELEVATION
VESTIBULE 102 - NORTH



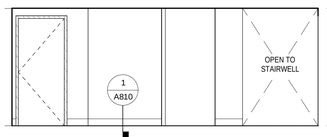
1/4" = 1'-0" 4 INTERIOR ELEVATION
CELLAR CORRIDOR 011 - NORTH



1/4" = 1'-0" 3 INTERIOR ELEVATION
CELLAR CORRIDOR 011 - WEST



1/4" = 1'-0" 2 INTERIOR ELEVATION
CELLAR CORRIDOR 011 - SOUTH



1/4" = 1'-0" 1 INTERIOR ELEVATION
CELLAR CORRIDOR 011 - EAST

FINISHED CEILING
EL. 7'-8" AFF
LEVEL 0
EL. 0'-0" AFF

THE TUN

15-25 S 2ND ST
PHILADELPHIA, PA, 19106

ballinger

833 Chestnut Street / Suite 1400
Philadelphia, PA 19107

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

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

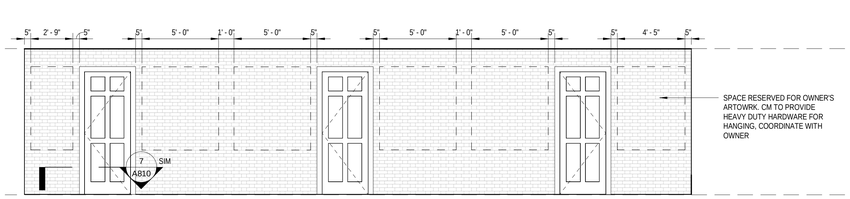
ARCHITECTURE

TITLE:

CELLAR AND FIRST FLOOR INTERIOR ELEVATIONS

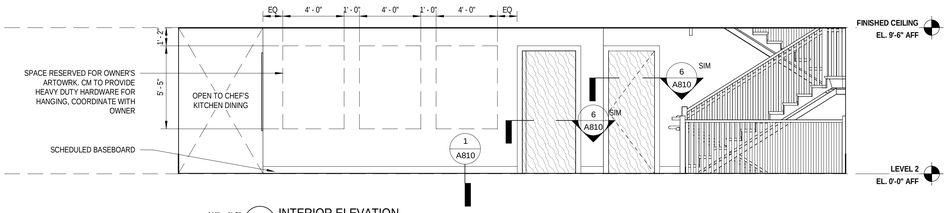
NUMBER:

A800

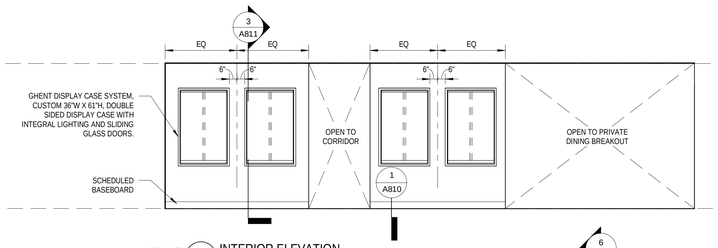


1/4" = 1'-0" 13 INTERIOR ELEVATION
BREAKOUT/ RECEPTION 203 - WEST

1/4" = 1'-0" 12 INTERIOR ELEVATION
BREAKOUT/ RECEPTION 203 - SOUTH

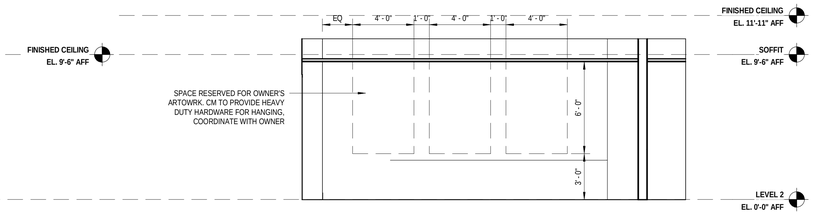


1/4" = 1'-0" 11 INTERIOR ELEVATION
BREAKOUT / RECEPTION 203 - EAST



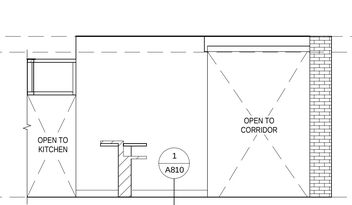
1/4" = 1'-0" 10 INTERIOR ELEVATION
DISPLAY CORRIDOR - SOUTH

1/4" = 1'-0" 9 INTERIOR ELEVATION
DISPLAY CORRIDOR 208 - NORTH

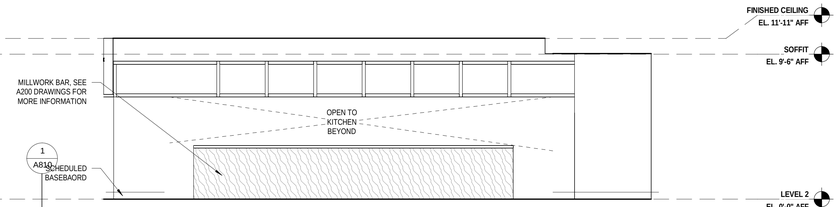


1/4" = 1'-0" 8 INTERIOR ELEVATION
CHEFS KITCHEN 209 - NORTH

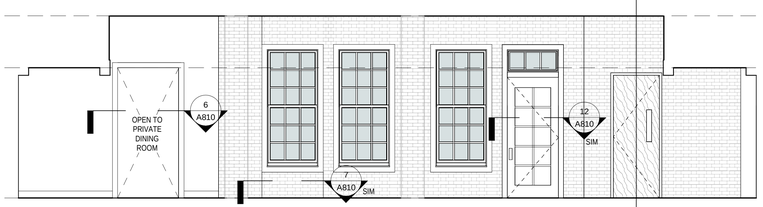
1/4" = 1'-0" 7 INTERIOR ELEVATION
CHEFS KITCHEN 209 - WEST



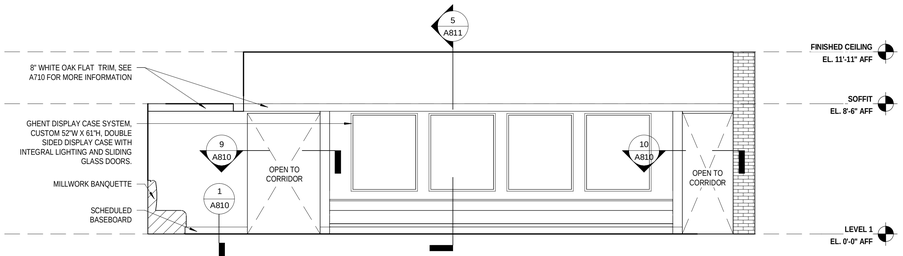
1/4" = 1'-0" 6 INTERIOR ELEVATION
CHEFS KITCHEN 209 - SOUTH



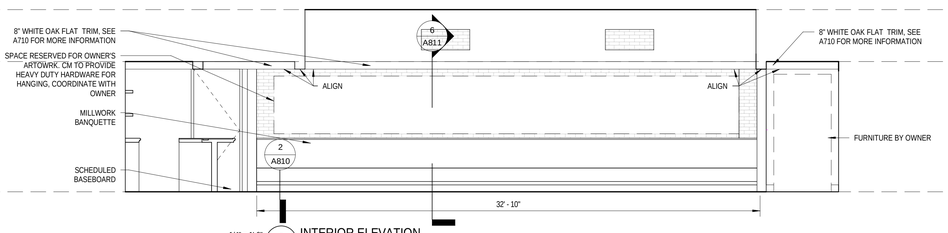
1/4" = 1'-0" 5 INTERIOR ELEVATION
CHEF KITCHEN 209 - EAST



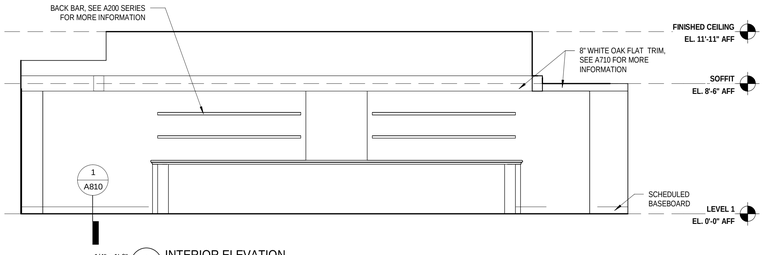
1/4" = 1'-0" 4 INTERIOR ELEVATION
PEG MULLANS 105 - WEST



1/4" = 1'-0" 3 INTERIOR ELEVATION
PEG MULLANS 105 - SOUTH



1/4" = 1'-0" 2 INTERIOR ELEVATION
PEG MULLANS 105 - EAST



1/4" = 1'-0" 1 INTERIOR ELEVATION
PEG MULLANS 105 - NORTH

THE TUN

15-25 S 2ND ST
PHILADELPHIA, PA, 19106

ballinger
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107
215.446.0900 / f
215.446.0901 / f
ballinger.com

CONSULTANTS:

KEYPLAN:

SEAL:

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

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

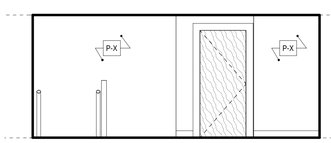
ARCHITECTURE

TITLE:

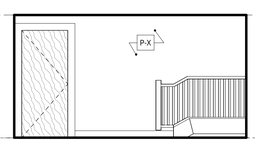
FIRST AND SECOND FLOOR INTERIOR ELEVATIONS

NUMBER:

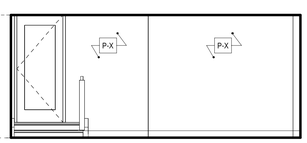
A801



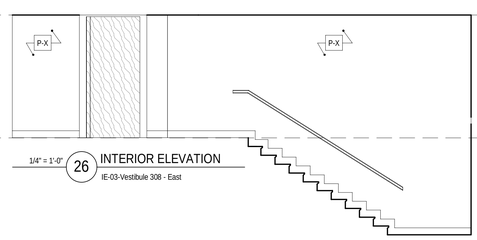
1/4" = 1'-0" 29 INTERIOR ELEVATION
IE-03-Vestibule 308 - South



1/4" = 1'-0" 28 INTERIOR ELEVATION
IE-03-Vestibule 308 - West



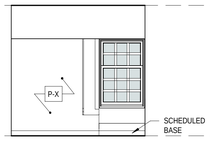
1/4" = 1'-0" 27 INTERIOR ELEVATION
IE-03-Vestibule 308 - North



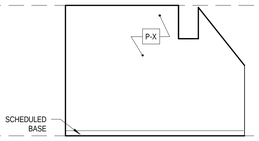
1/4" = 1'-0" 26 INTERIOR ELEVATION
IE-03-Vestibule 308 - East

FINISHED CEILING
EL. 8'-6" AFF

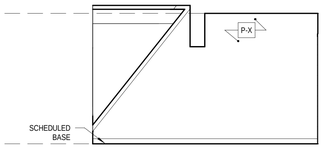
LEVEL 3
EL. 0'-0" AFF



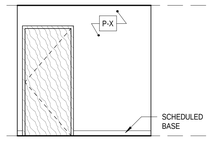
1/4" = 1'-0" 25 INTERIOR ELEVATION
OFFICE 302 -WEST



1/4" = 1'-0" 24 INTERIOR ELEVATION
OFFICE 302 - SOUTH



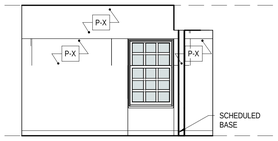
1/4" = 1'-0" 23 INTERIOR ELEVATION
OFFICE 302 - NORTH



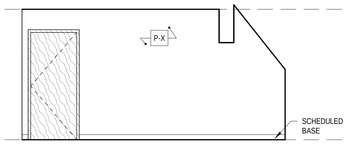
1/4" = 1'-0" 22 INTERIOR ELEVATION
OFFICE 302 - EAST

FINISHED CEILING
EL. 8'-6" AFF

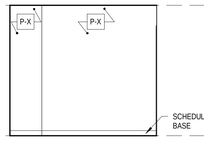
LEVEL 3
EL. 0'-0" AFF



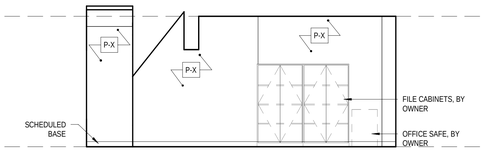
1/4" = 1'-0" 21 INTERIOR ELEVATION
OFFICE 301 - WEST



1/4" = 1'-0" 20 INTERIOR ELEVATION
OFFICE 301 - SOUTH



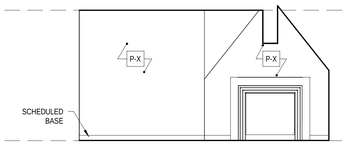
1/4" = 1'-0" 19 INTERIOR ELEVATION
OFFICE 301 - EAST



1/4" = 1'-0" 18 INTERIOR ELEVATION
OFFICE 301 - NORTH

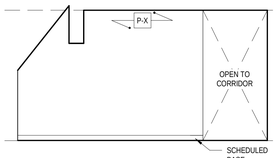
FINISHED CEILING
EL. 8'-6" AFF

LEVEL 3
EL. 0'-0" AFF

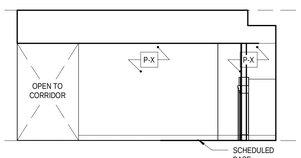


1/4" = 1'-0" 16 INTERIOR ELEVATION
OFFICE 304 - SOUTH

1/4" = 1'-0" 15 INTERIOR ELEVATION
OFFICE 304 - WEST



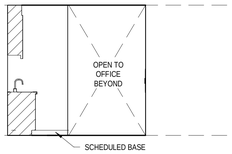
1/4" = 1'-0" 14 INTERIOR ELEVATION
OFFICE 304 - NORTH



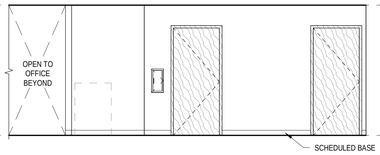
1/4" = 1'-0" 13 INTERIOR ELEVATION
OFFICE 304 - EAST

FINISHED CEILING
EL. 8'-6" AFF

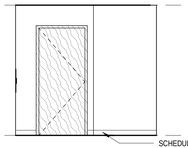
LEVEL 3
EL. 0'-0" AFF



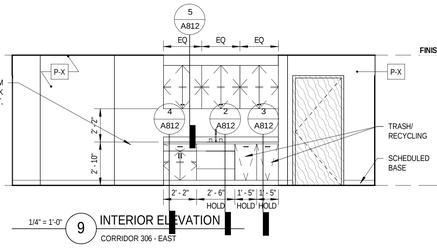
1/4" = 1'-0" 12 INTERIOR ELEVATION
CORRIDOR 306 - SOUTH



1/4" = 1'-0" 11 INTERIOR ELEVATION
CORRIDOR 306 - WEST



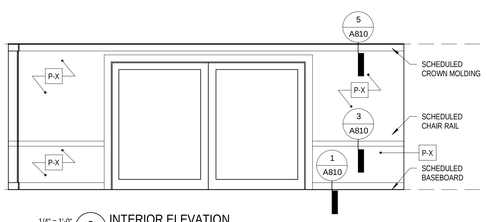
1/4" = 1'-0" 10 INTERIOR ELEVATION
CORRIDOR 306 - NORTH



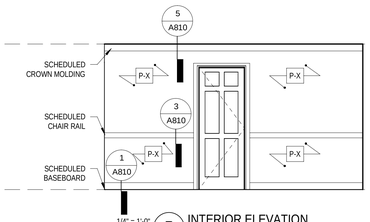
1/4" = 1'-0" 9 INTERIOR ELEVATION
CORRIDOR 306 - EAST

FINISHED CEILING
EL. 8'-6" AFF

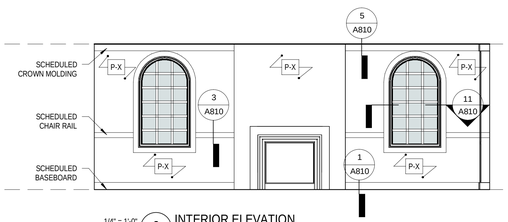
LEVEL 3
EL. 0'-0" AFF



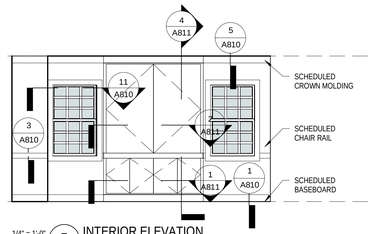
1/4" = 1'-0" 8 INTERIOR ELEVATION
SMALL PRIVATE DINING ROOM 201 - NORTH



1/4" = 1'-0" 7 INTERIOR ELEVATION
SMALL PRIVATE DINING ROOM 201 - EAST



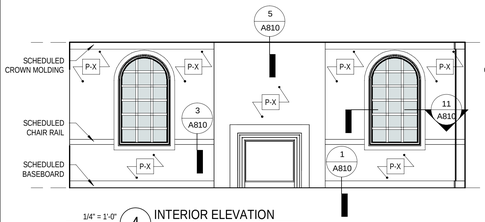
1/4" = 1'-0" 6 INTERIOR ELEVATION
SMALL PRIVATE DINING ROOM 201 - SOUTH



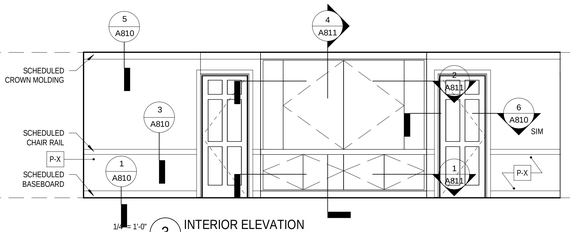
1/4" = 1'-0" 5 INTERIOR ELEVATION
SMALL PRIVATE DINING ROOM 201 -WEST

FINISHED CEILING
EL. 9'-6" AFF

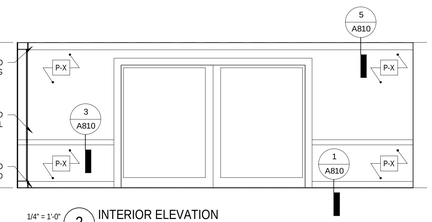
LEVEL 2
EL. 0'-0" AFF



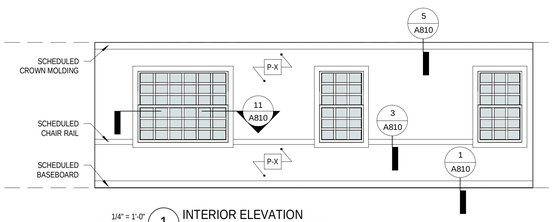
1/4" = 1'-0" 4 INTERIOR ELEVATION
LARGE PRIVATE DINING ROOM 202 - NORTH



1/4" = 1'-0" 3 INTERIOR ELEVATION
LARGE PRIVATE DINING ROOM 202 - EAST



1/4" = 1'-0" 2 INTERIOR ELEVATION
LARGE PRIVATE DINING ROOM 202 - SOUTH



1/4" = 1'-0" 1 INTERIOR ELEVATION
LARGE PRIVATE DINING ROOM 202 - WEST

FINISHED CEILING
EL. 9'-6" AFF

LEVEL 2
EL. 0'-0" AFF

The TUN Est. 1693

THE TUN

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PHILADELPHIA, PA, 19106

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Philadelphia, PA 19107

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COMMONWEALTH OF PENNSYLVANIA
RICHARD M. KELLY

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

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

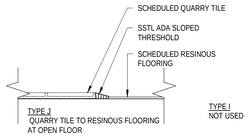
ARCHITECTURE

TITLE:

SECOND AND THIRD FLOOR INTERIOR ELEVATIONS

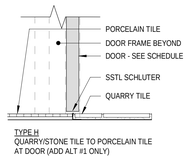
NUMBER:

A802

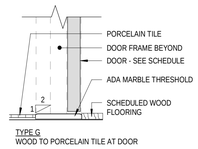


TYPE J
QUARRY TILE TO RESINOUS FLOORING AT OPEN FLOOR

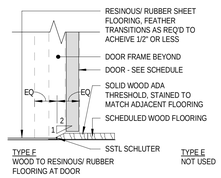
TYPE I
NOT USED



TYPE H
QUARRYSTONE TILE TO PORCELAIN TILE AT DOOR (ADD ALT #1 ONLY)

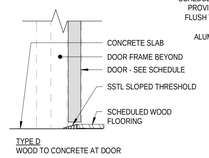


TYPE G
WOOD TO PORCELAIN TILE AT DOOR

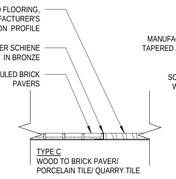


TYPE F
WOOD TO RESINOUS/ RUBBER FLOORING AT DOOR

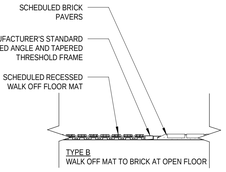
TYPE E
NOT USED



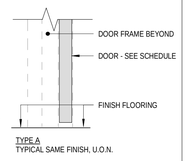
TYPE D
WOOD TO CONCRETE AT DOOR



TYPE C
WOOD TO BRICK PAVER/ PORCELAIN TILE/ QUARRY TILE

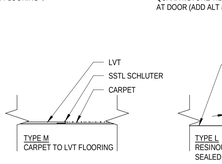


TYPE B
WALK OFF MAT TO BRICK AT OPEN FLOOR

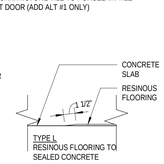


TYPE A
TYPICAL SAME FINISH, U.O.N.

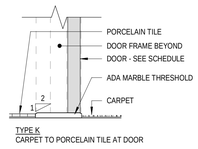
1 1/2" = 1'-0" 15 SECTION DETAIL
TYPICAL TRANSITION DETAILS



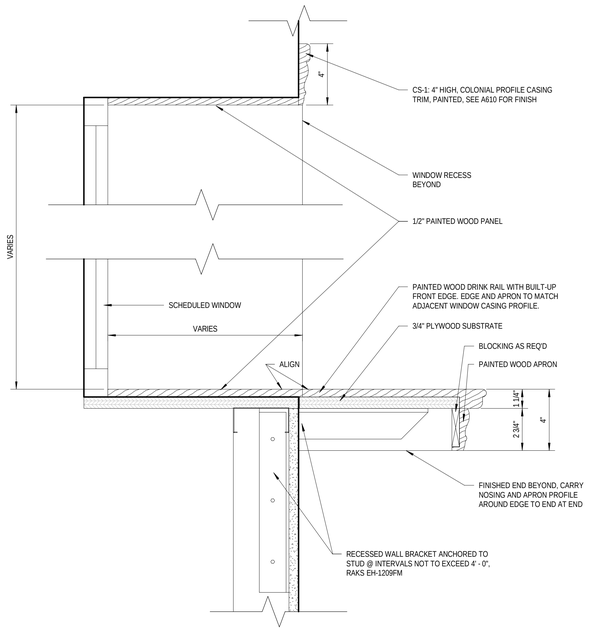
TYPE M
CARPET TO LVT FLOORING



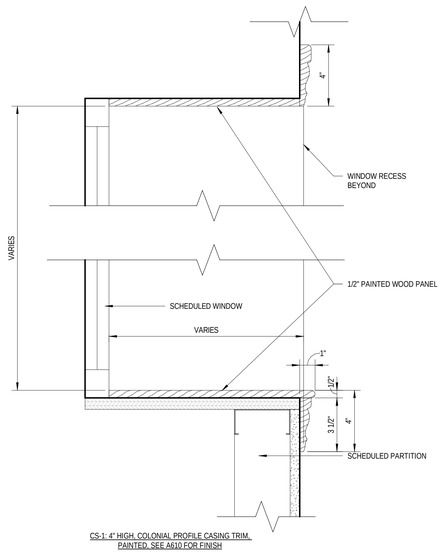
TYPE L
RESINOUS FLOORING TO SEALED CONCRETE



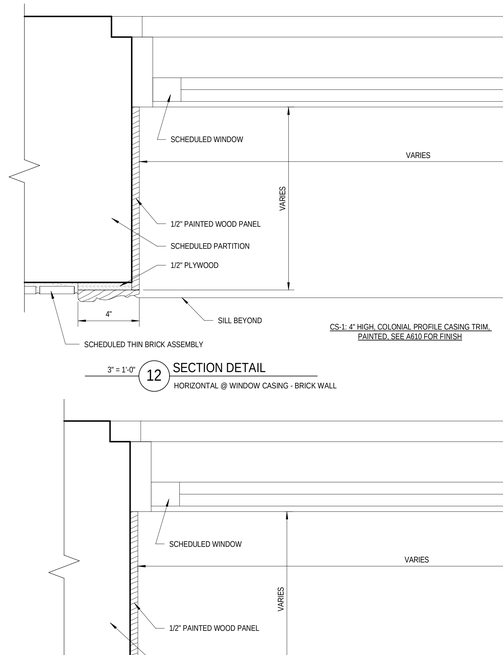
TYPE K
CARPET TO PORCELAIN TILE AT DOOR



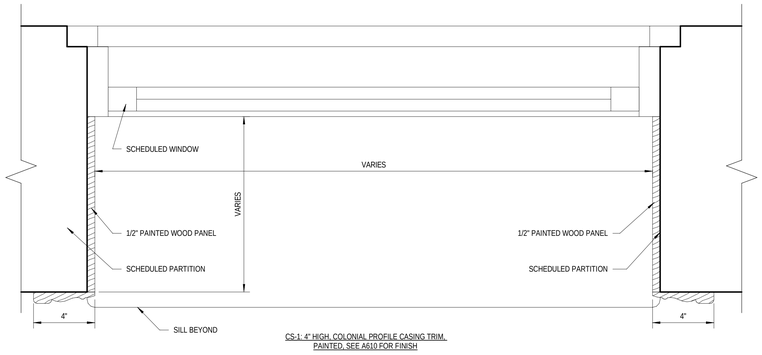
3" = 1'-0" 14 SECTION DETAIL
VERTICAL @ WINDOW CASING AND DRINK RAIL



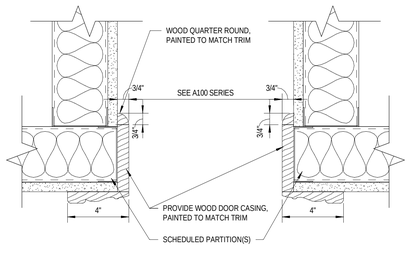
3" = 1'-0" 13 SECTION DETAIL
VERTICAL @ WINDOW CASING



3" = 1'-0" 12 SECTION DETAIL
HORIZONTAL @ WINDOW CASING - BRICK WALL

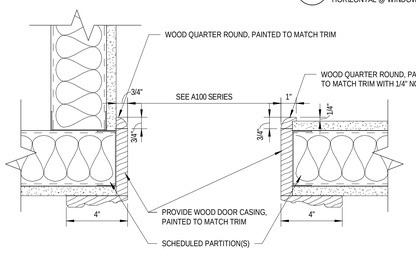


3" = 1'-0" 11 SECTION DETAIL
HORIZONTAL @ WINDOW CASING



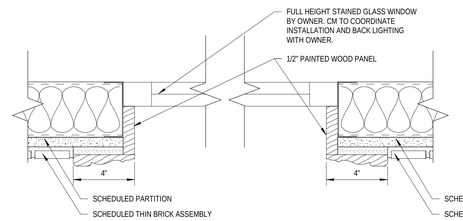
CS-1: 4" HIGH, COLONIAL PROFILE CASING TRIM, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 10 SECTION DETAIL
TRIM @ CASED OPENING - PEG MULLAN'S WEST ENTRANCE



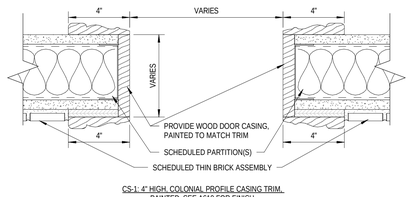
CS-1: 4" HIGH, COLONIAL PROFILE CASING TRIM, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 9 SECTION DETAIL
TRIM @ CASED OPENING - PEG MULLAN'S EAST ENTRANCE



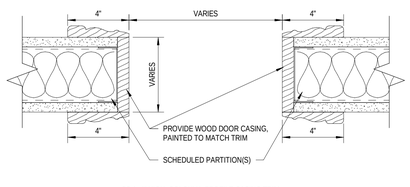
CS-1: 4" HIGH, COLONIAL PROFILE CASING TRIM, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 8 SECTION DETAIL
TRIM @ STAINED GLASS WINDOW



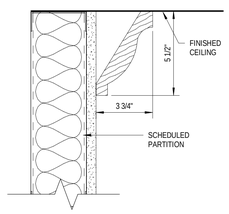
CS-1: 4" HIGH, COLONIAL PROFILE CASING TRIM, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 7 SECTION DETAIL
TRIM @ CASED OPENINGS WITH BRICK VENEER



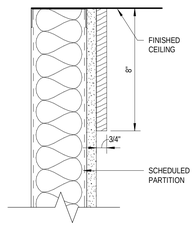
CS-1: 4" HIGH, COLONIAL PROFILE CASING TRIM, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 6 SECTION DETAIL
TRIM @ CASED OPENINGS



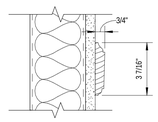
CM-2: 5 1/2" HIGH, FLAT WOOD TRIM, SEE A610 FOR FINISH

3" = 1'-0" 5 SECTION DETAIL
CROWN MOULDING TRIM DETAIL



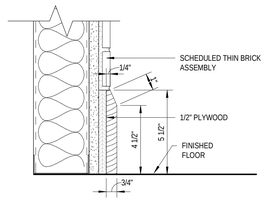
CM-1: 8" HIGH, FLAT WOOD TRAIM, SEE A610 FOR FINISH

3" = 1'-0" 4 SECTION DETAIL
FLAT WOOD TRIM @ CEILING



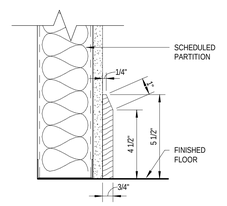
CR-1: 3 1/2" HIGH, CHAIR RAIL, SEE A610 FOR FINISH

3" = 1'-0" 3 SECTION DETAIL
CHAIR RAIL TRIM DETAIL



PWD-1: 5-1/2" HIGH, INCLINED WOOD BASE, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 2 SECTION DETAIL
BASEBOARD TRIM DETAIL @ BRICK VENEER



PWD-1: 5-1/2" HIGH, INCLINED WOOD BASE, PAINTED, SEE A610 FOR FINISH

3" = 1'-0" 1 SECTION DETAIL
BASEBOARD TRIM DETAIL

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

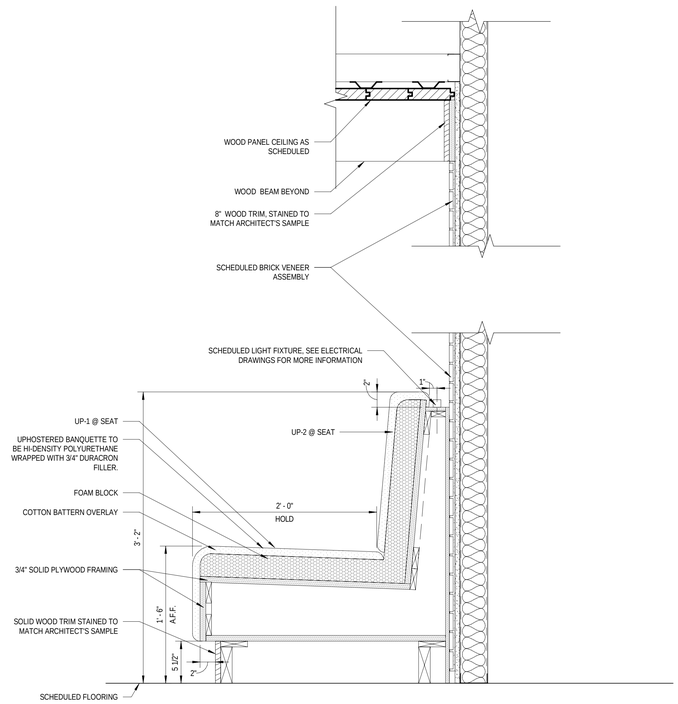
ARCHITECTURE

TITLE:

INTERIOR DETAILS - FINISH & TRIM DETAILS

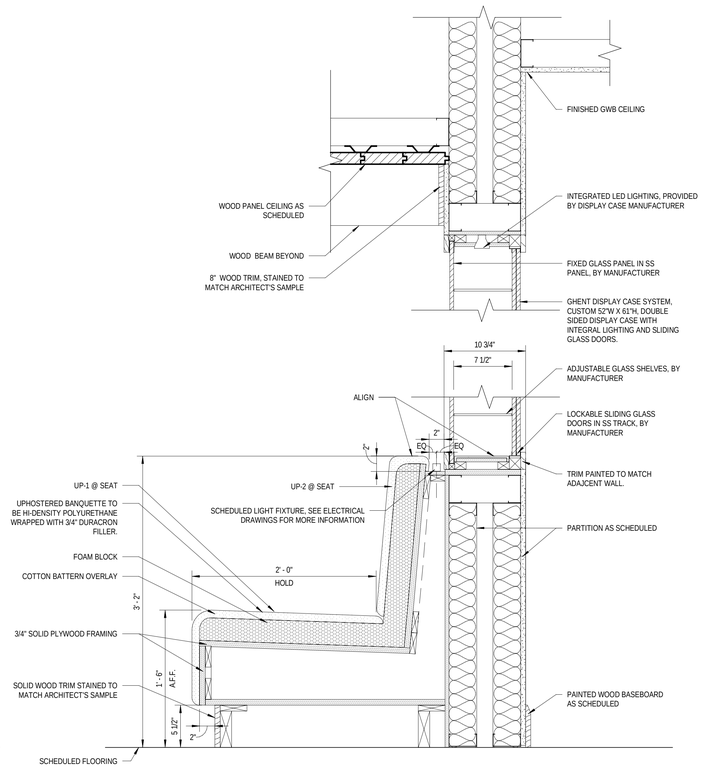
NUMBER:

A810



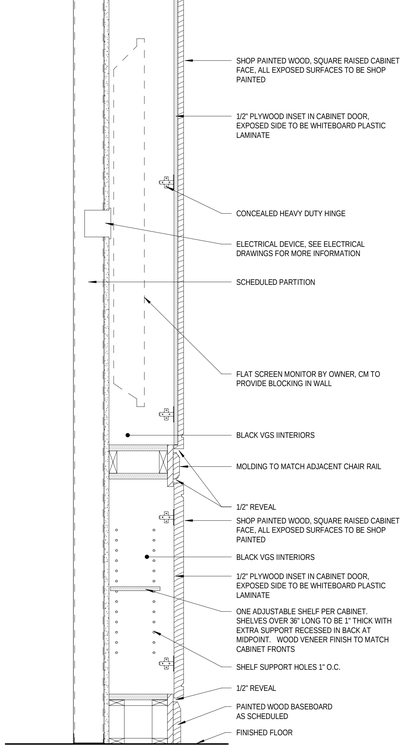
1 1/2" = 1'-0" 6 SECTION DETAIL

SECTION @ BANQUETTE



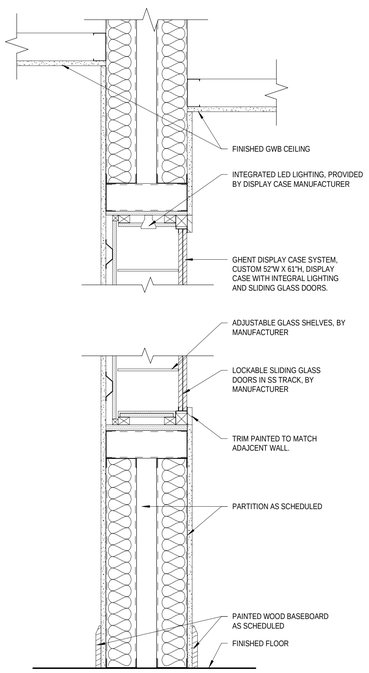
1 1/2" = 1'-0" 5 SECTION DETAIL

SECTION @ DISPLAY CASE + BANQUETTE



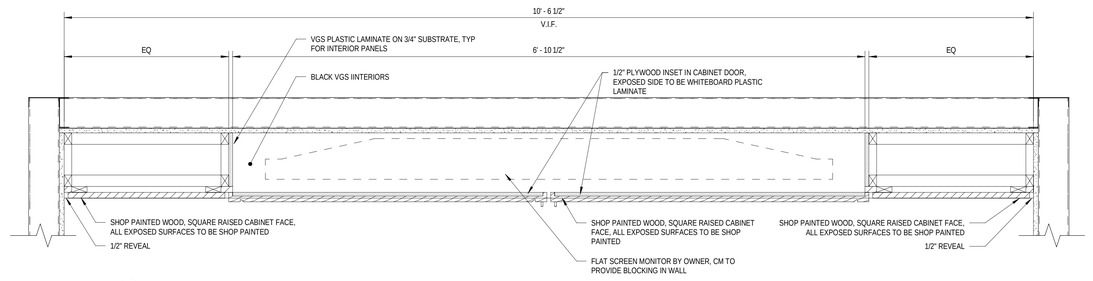
1 1/2" = 1'-0" 4 SECTION DETAIL

SECTION @ PRIVATE DINING MONITOR CABINET



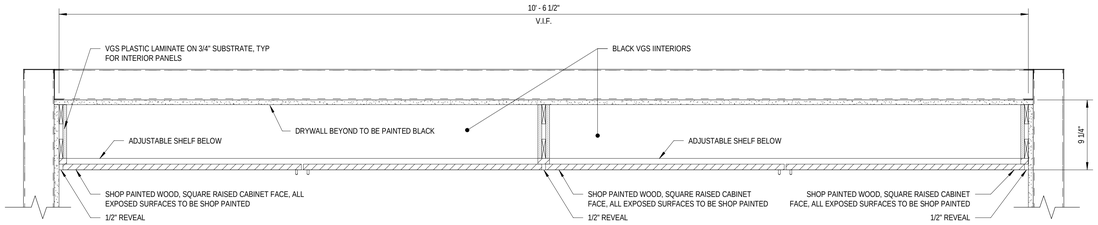
1 1/2" = 1'-0" 3 SECTION DETAIL

SECTION @ DISPLAY CASE



1 1/2" = 1'-0" 2 SECTION DETAIL

HORIZONTAL @ PRIVATE DINING CABINET WITH MONITOR



1 1/2" = 1'-0" 1 SECTION DETAIL

HORIZONTAL @ PRIVATE DINING BASE CABINET

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11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

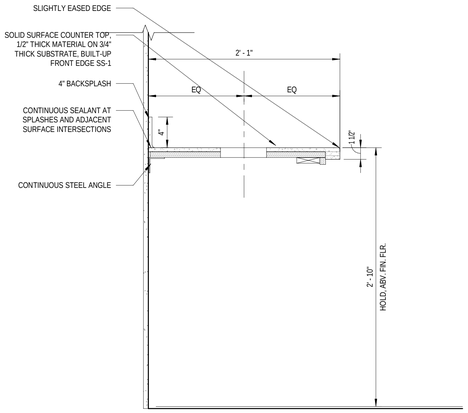
Author

TITLE:

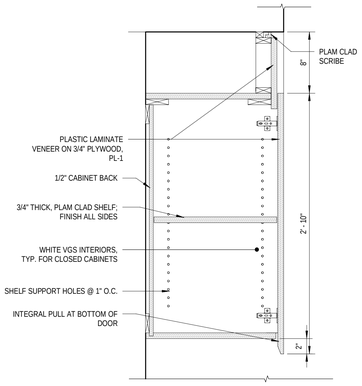
INTERIOR DETAILS - MILLWORK

NUMBER:

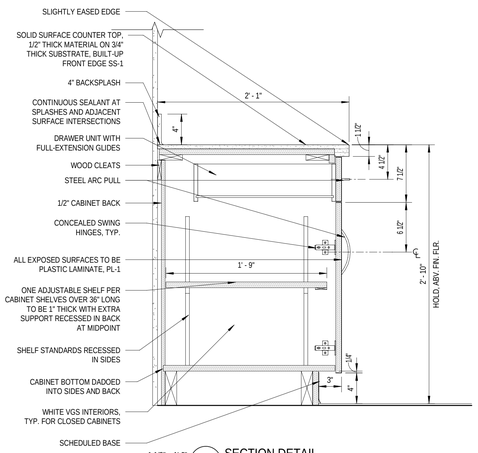
A811



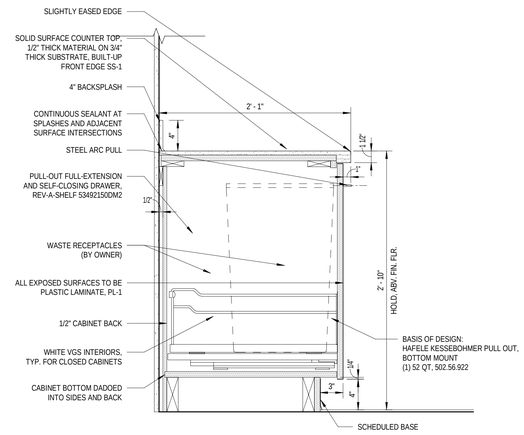
1 1/2" = 1'-0" 6 SECTION DETAIL
BASE CABINET TRASH DRAWER



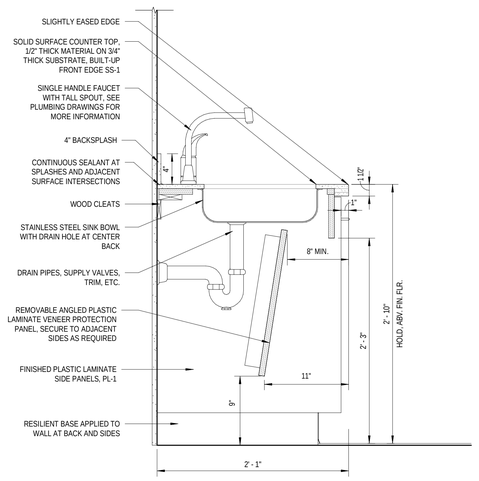
1 1/2" = 1'-0" 5 SECTION DETAIL
TYPICAL UPPER CABINET



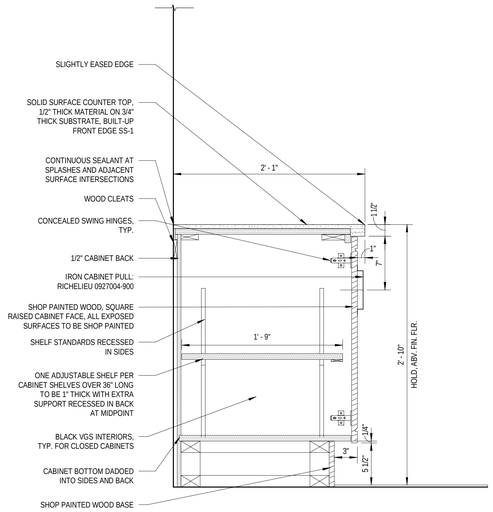
1 1/2" = 1'-0" 4 SECTION DETAIL
BASE CABINET WITH DRAWER



1 1/2" = 1'-0" 3 SECTION DETAIL
BASE CABINET TRASH DRAWER



1 1/2" = 1'-0" 2 SECTION DETAIL
BASE CABINET WITH SINK



1 1/2" = 1'-0" 1 SECTION DETAIL
BASE CABINET @ PEG MULLANS

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Est. 1693

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

SCALE: 1 1/2" = 1'-0"

Author

TITLE:

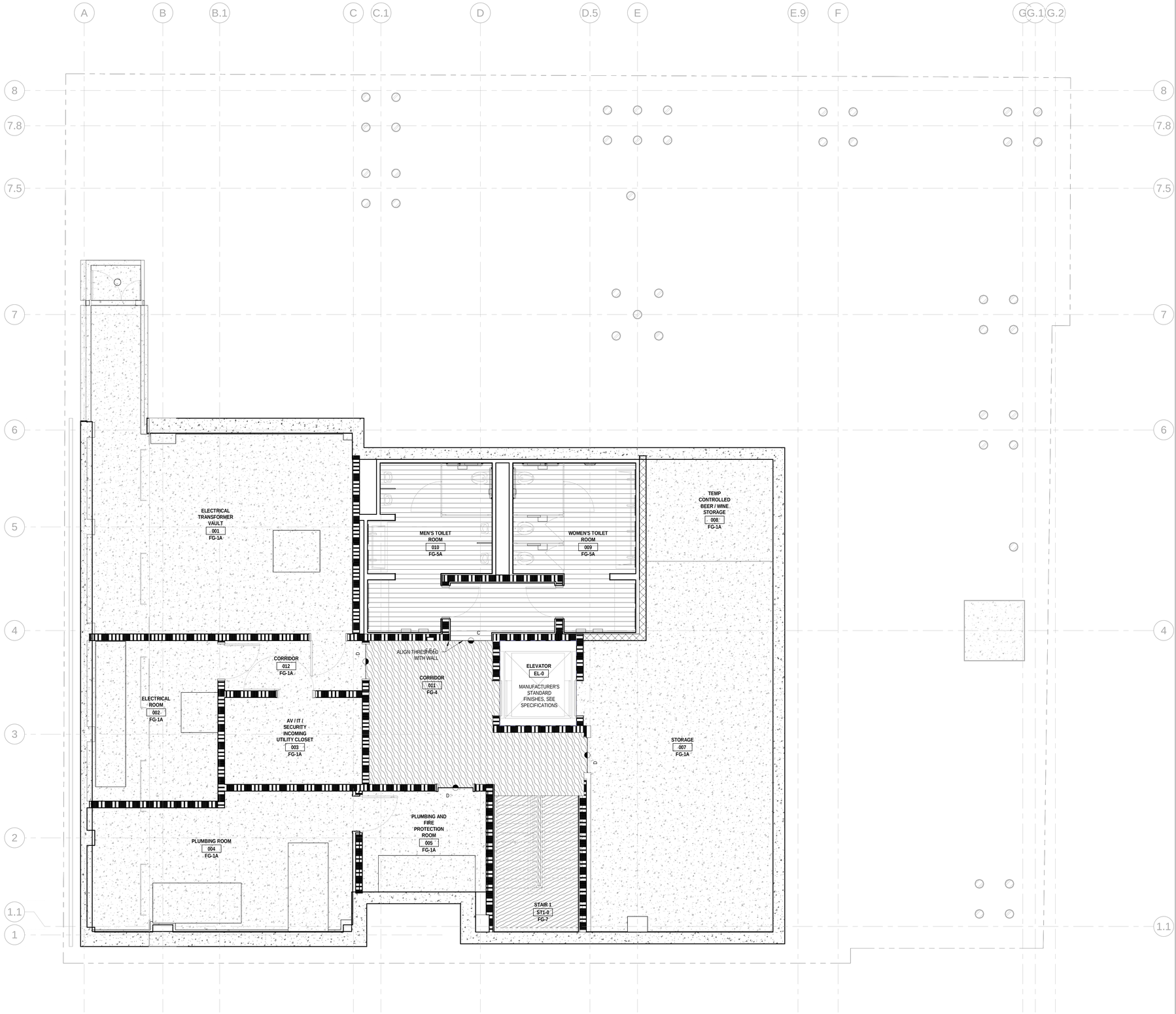
INTERIOR DETAILS - MILLWORK DETAILS

NUMBER:

A812

FINISH LEGEND

	CFT-1 PORCELAIN FLOOR TILE
	CFT-2 QUARRY FLOOR TILE
	CPT-1 CARPET TILE
	RES-1 RESINOUS FLOORING
	RES-2 RESINOUS FLOORING
	RST-1 RUBBER FLOORING
	SC-1 SEALED CONCRETE
	WDF-1 RECLAIMED WOOD FLOORING
	WT-1 WOOD STAIR TREAD
	BR-1 BRICK
	BR-2 DONOR BRICK
	WKF-1 WALK OFF MAT
	LUXURY VINYL TILE FLOORING



1/4" = 1'-0" 1 FINISH PLAN
CELLAR FINISH PLAN

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

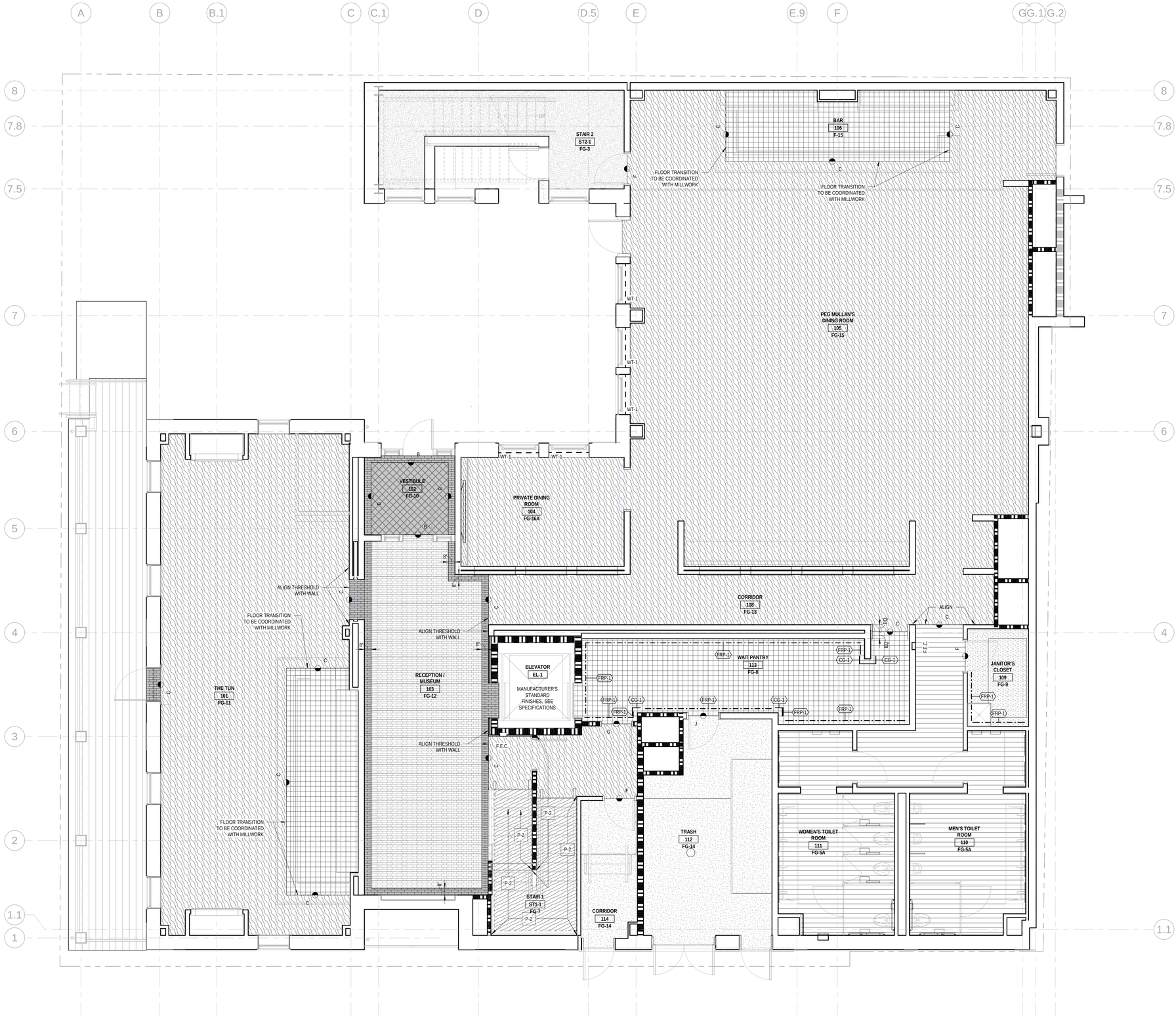
CELLAR FINISH PLAN

NUMBER:

A900

FINISH LEGEND

	CFT-1 PORCELAIN FLOOR TILE
	CFT-2 QUARRY FLOOR TILE
	CPT-1 CARPET TILE
	RES-1 RESINOUS FLOORING
	RES-2 RESINOUS FLOORING
	RST-1 RUBBER FLOORING
	SC-1 SEALED CONCRETE
	WDF-1 RECLAIMED WOOD FLOORING
	WT-1 WOOD STAIR TREAD
	BR-1 BRICK
	BR-2 DONOR BRICK
	WKF-1 WALK OFF MAT
	LUXURY VINYL TILE FLOORING



1/4" = 1'-0" 1 FINISH PLAN
FIRST FLOOR FINISH PLAN

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DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

FIRST FLOOR FINISH PLAN

NUMBER:

A901

FINISH LEGEND

	CFT-1 PORCELAIN FLOOR TILE
	CFT-2 QUARRY FLOOR TILE
	CPT-1 CARPET TILE
	RES-1 RESINOUS FLOORING
	RES-2 RESINOUS FLOORING
	RST-1 RUBBER FLOORING
	SC-1 SEALED CONCRETE
	WDF-1 RECLAIMED WOOD FLOORING
	WT-1 WOOD STAIR TREAD
	BR-1 BRICK
	BR-2 DONOR BRICK
	WKF-1 WALK OFF MAT
	LUXURY VINYL TILE FLOORING

1/4" = 1'-0" 1 FINISH PLAN
SECOND FLOOR FINISH PLAN

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KEYPLAN:

SEAL:

REGISTERED ARCHITECT

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: As indicated

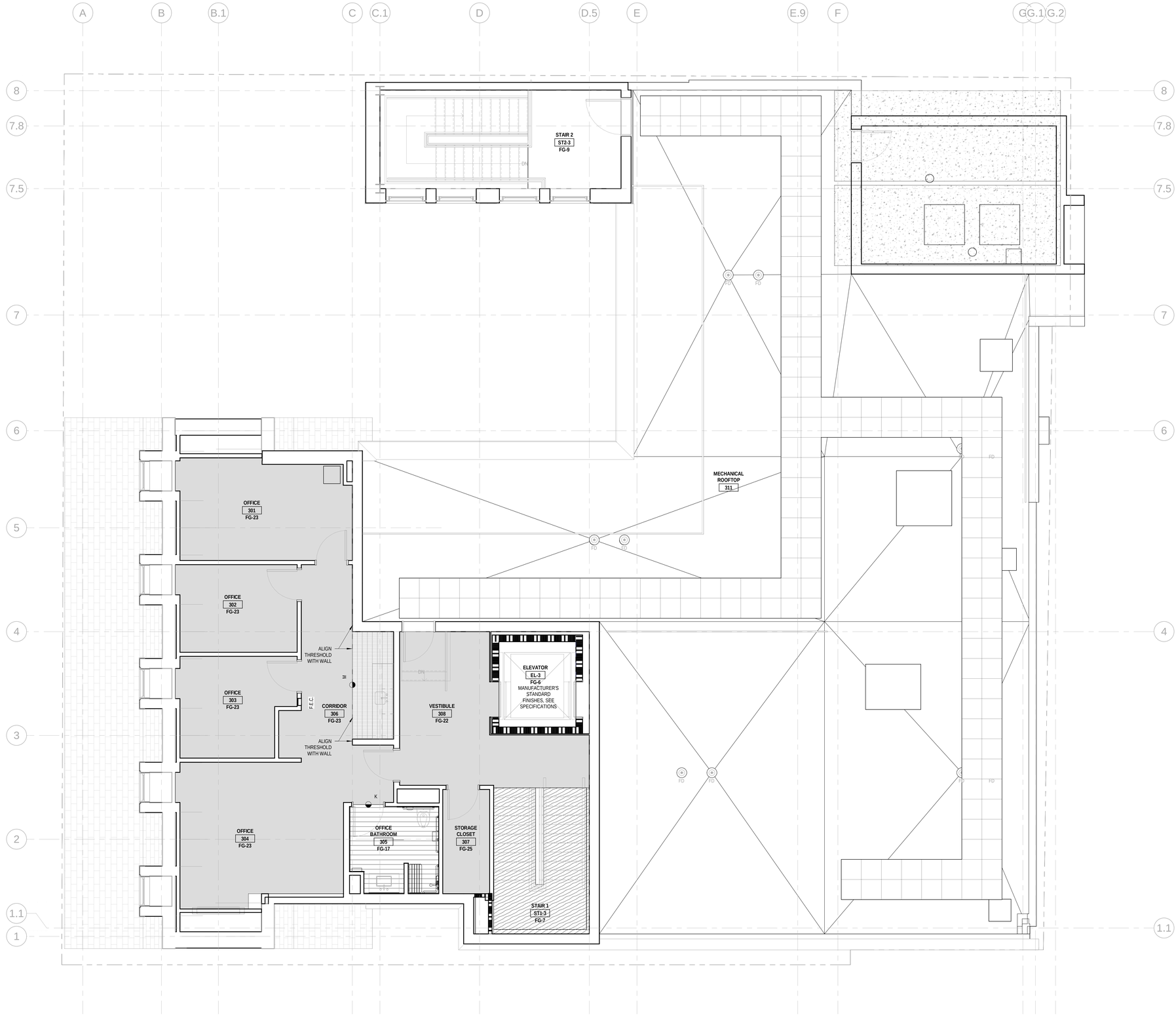
ARCHITECTURE

TITLE:

SECOND FLOOR FINISH PLAN

NUMBER:

A902



FINISH LEGEND

	CFT-1 PORCELAIN FLOOR TILE
	CFT-2 QUARRY FLOOR TILE
	CPT-1 CARPET TILE
	RES-1 RESINOUS FLOORING
	RES-2 RESINOUS FLOORING
	RST-1 RUBBER FLOORING
	SC-1 SEALED CONCRETE
	WDF-1 RECLAIMED WOOD FLOORING
	WT-1 WOOD STAIR TREAD
	BR-1 BRICK
	BR-2 DONOR BRICK
	WKF-1 WALK OFF MAT
	LUXURY VINYL TILE FLOORING

1/4" = 1'-0" 1 FINISH PLAN
THIRD FLOOR FINISH PLAN

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

THIRD FLOOR FINISH PLAN

NUMBER:

A903

1/4" = 1'-0" 1 FURNITURE PLAN
CELLAR FURNITURE PLAN

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

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

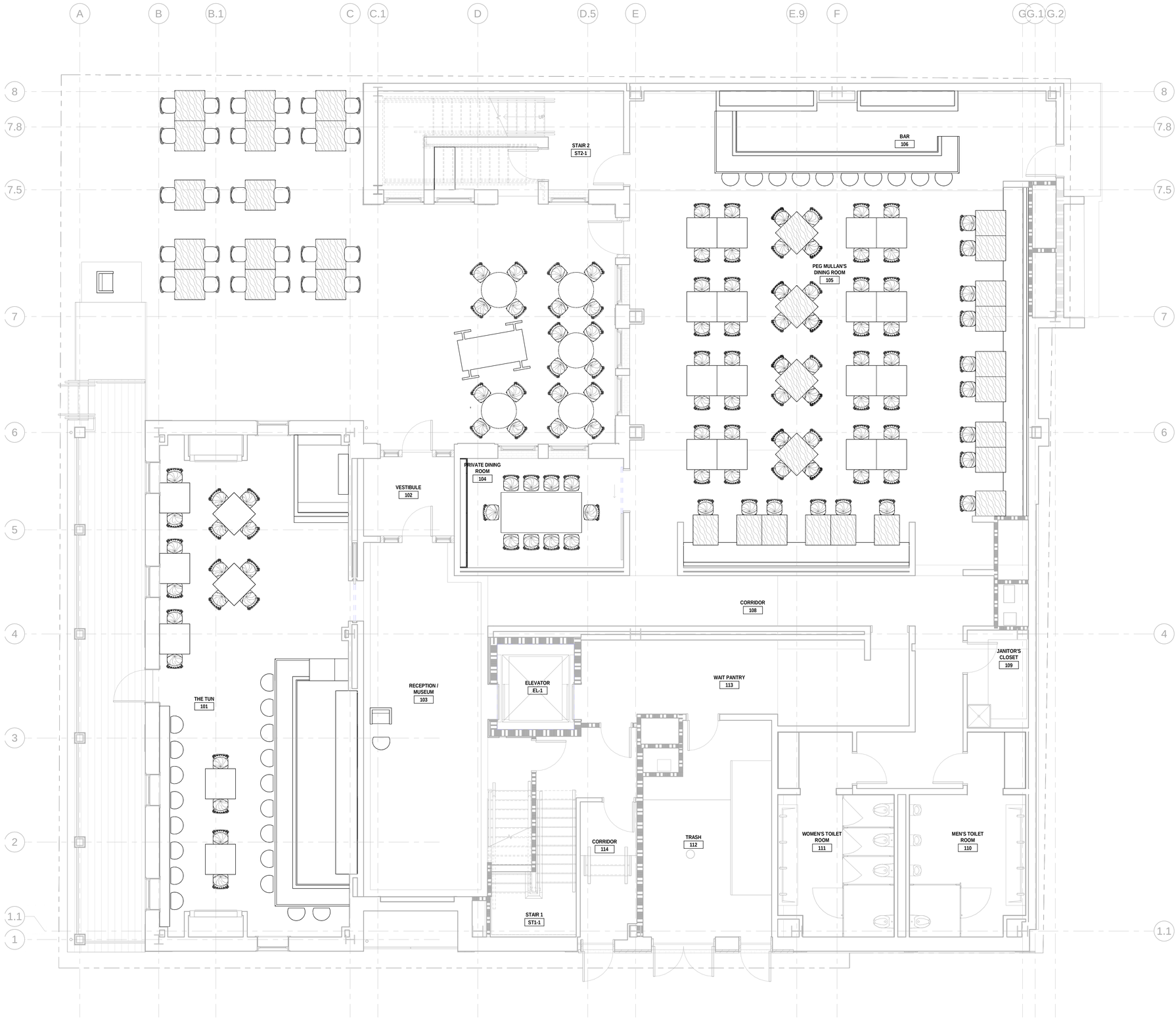
ARCHITECTURE

TITLE:

CELLAR FURNITURE PLAN

NUMBER:

A950



1/4" = 1'-0" 1 FURNITURE PLAN
FIRST FLOOR FURNITURE PLAN

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11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

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

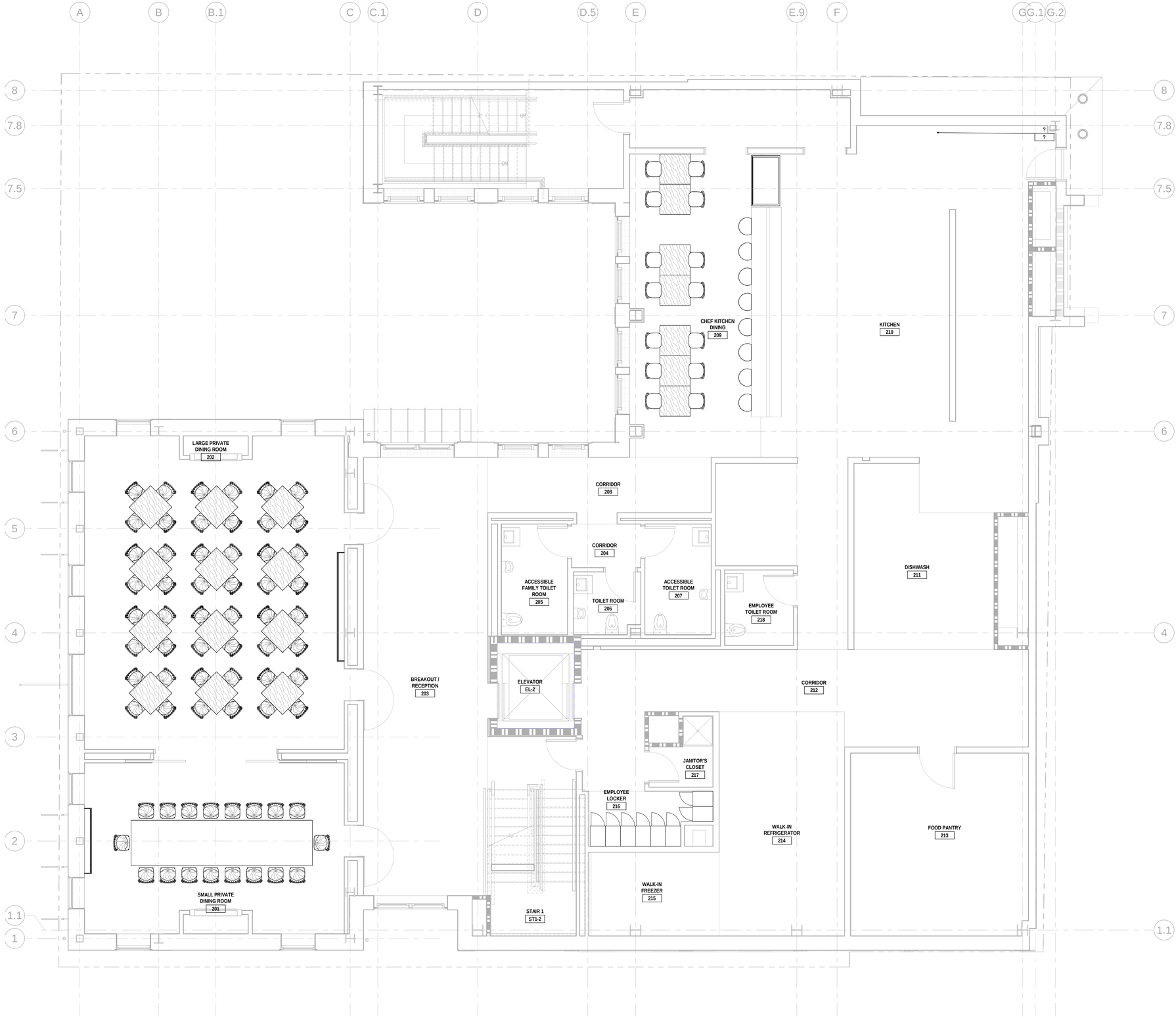
ARCHITECTURE

TITLE:

FIRST FLOOR
FURNITURE PLAN

NUMBER:

A951



1/4" = 1'-0" 1 FURNITURE PLAN
SECOND FLOOR FURNITURE PLAN

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DRAWING ISSUE

PROJECT: 23053.00

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

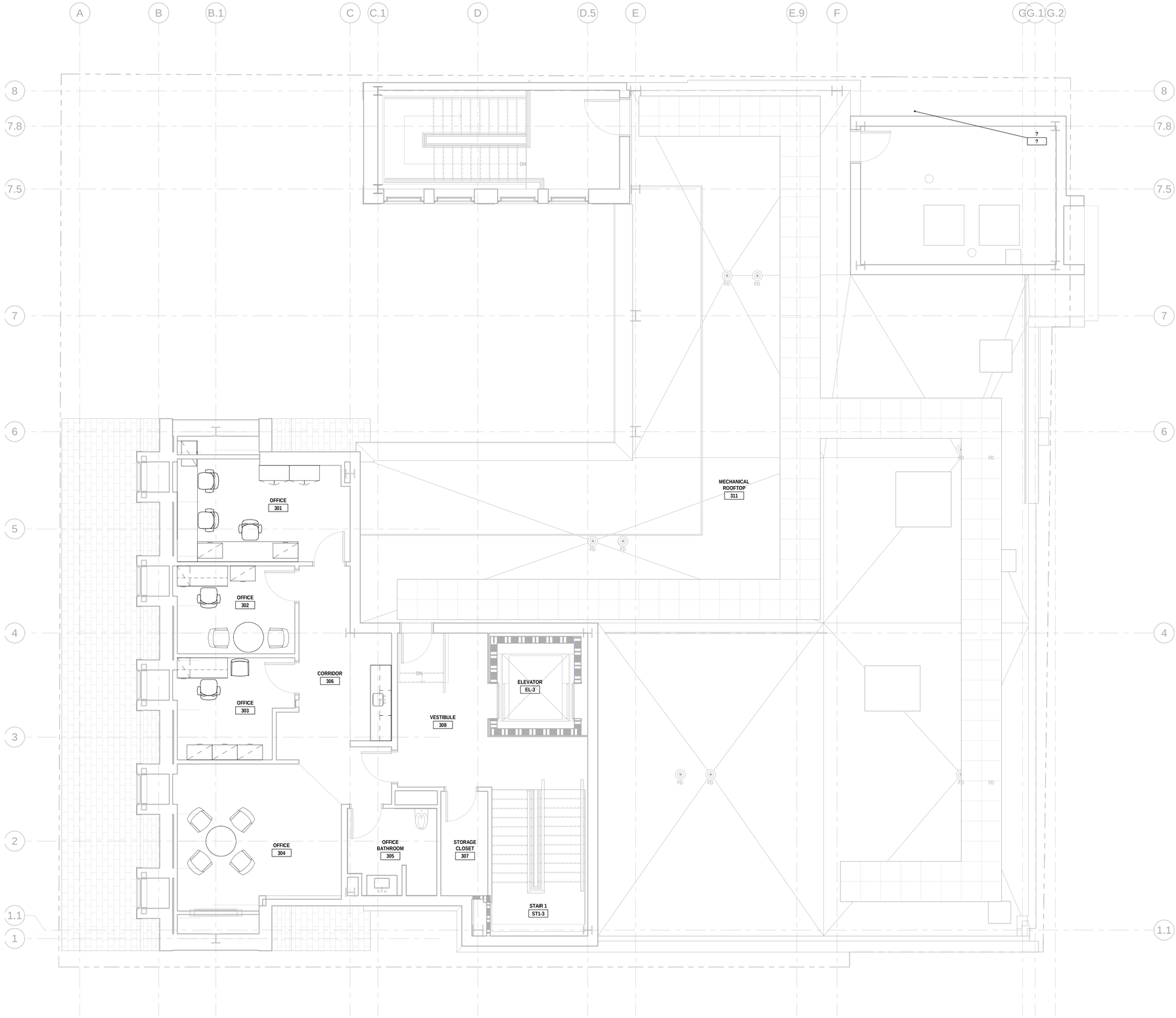
ARCHITECTURE

TITLE:

SECOND FLOOR FURNITURE PLAN

NUMBER:

A952



1/4" = 1'-0" 1 FURNITURE PLAN
THIRD FLOOR FURNITURE PLAN

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DRAWING ISSUE

PROJECT: 23053.00

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

ARCHITECTURE

TITLE:

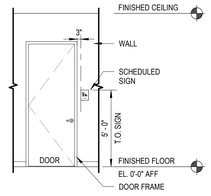
THIRD FLOOR FURNITURE PLAN

NUMBER:

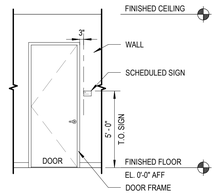
A953

MOUNTING HEIGHT TYPICALS

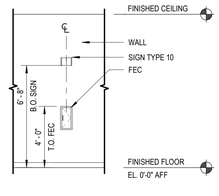
TYPICAL A
SIGN TYPE 1 AND 3



TYPICAL B
SIGN TYPES 2, 4, AND 5



TYPICAL D
SIGN TYPE 6



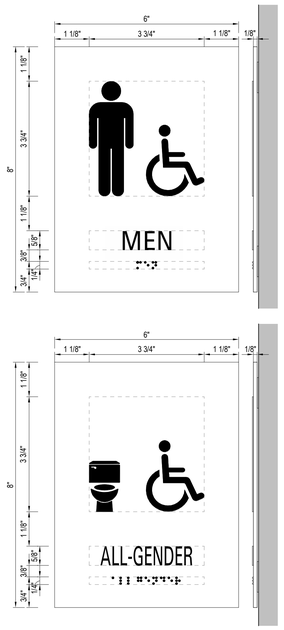
NOTE: SIGNS ARE TO BE INSTALLED 9" FROM CENTER OF SIGN TO FACE OF FRAME ONLY IF DOOR SWINGS TOWARDS.

COMPONENT TYPICALS

BACK PLATE	ACRYLIC REVERSE ENGRAVING STOCK MANUFACTURER: ROWMARK BY JOHNSON PLASTICS ULTRA MATTE SERIES, COLOR: ASH, no.342-221 1/8" THICK
TACTILE TEXT AND RAISED CHARACTER APPLIQUE	ACRYLIC ENGRAVING STOCK MANUFACTURER: ROWMARK BY JOHNSON PLASTICS COLOR: ADA ALTERNATIVE BLACK, no.311-401, MATTE, 1/32" THICK
BRAILLE	ACRYLIC RASTER SPHERES, GRADE 2 BRAILLE MANUFACTURER: ACCENT SIGNAGE SYSTEMS, INC. PART NUMBER: RSB700 COLOR: CLEAR
BACKER SHEET	ANODIZED ALUMINUM SHEET, 0.025 THICK MANUFACTURER: JOHNSON PLASTICS COLOR: SATIN SILVER
MOUNTING METHOD	DOUBLE-SIDED ADHESIVE FOAM TAPE MANUFACTURER: 3M OR EQUAL TROPHY TAPE (FOR BACKER PLATES)
APPLIED NUMBERS, TEXT	ADHESIVE VINYL, CUT, 1ST SURFACE APPLIED COLOR: BLACK
FONT STYLE	UNIVERS 57 CONDENSED

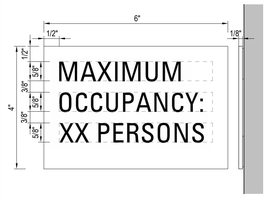
SIGNAGE TYPES

SIGN TYPE 1
REST ROOM SIGN (MEN'S, WOMEN'S, ALL GENDER)



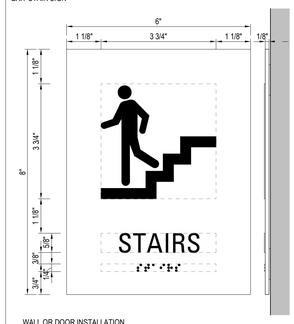
WALL OR DOOR INSTALLATION
6" WIDE x 8" HIGH x 1/8" THICK BACK PLATE
3-3/4" HIGH x 3-3/4" WIDE TACTILE PICTOGRAM GRAPHICS OF UNIVERSAL MAN OR WOMAN, OR TOILET ICON, AND INTERNATIONAL SYMBOL OF ACCESSIBILITY
5/8" HIGH x 1/32" THICK TACTILE ROOM NAME - TEXT, UPPERCASE: "MEN", "WOMEN", "ALL-GENDER", "SHOWER ROOM", "TESTING TOILET"
BRAILLE ROOM NAME

SIGN TYPE 2
INFORMATIONAL SIGN "MAXIMUM ROOM CAPACITY"



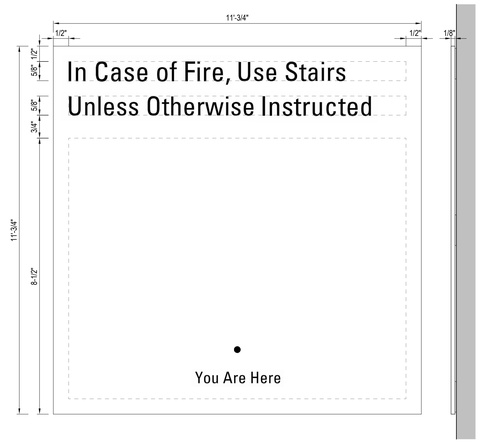
WALL OR GLASS INSTALLATION
6" WIDE x 4" HIGH x 1/8" THICK BACK PLATE
5/8" HIGH APPLIED CUT VINYL LETTERS, ON THREE LINES - TEXT UPPERCASE:
FIRST LINE: "MAXIMUM"
SECOND LINE: "OCCUPANCY:"
THIRD LINE: "XX PERSONS"
XX TO BE REPLACED BY NUMBER AS INDICATED

SIGN TYPE 3
EXIT STAIR SIGN



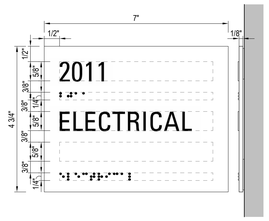
WALL OR DOOR INSTALLATION
6" WIDE x 8" HIGH x 1/8" THICK BACK PLATE
3-3/4" HIGH x 3-3/4" WIDE TACTILE PICTOGRAM GRAPHIC OF STAIR
5/8" HIGH TACTILE ROOM NAME - TEXT, UPPERCASE: "STAIRS"
BRAILLE ROOM NAME

SIGN TYPE 4
EGRESS SIGN



WALL INSTALLATION
12" WIDE x 12" HIGH x 1/8" THICK BACK PLATE
5/8" HIGH APPLIED CUT VINYL LETTERS, ON TWO LINES - TEXT, UPPER AND LOWER CASE:
FIRST LINE: "In Case of Fire, Use Stairs"
SECOND LINE: "Unless Otherwise Instructed"
11" WIDE x 8-1/2" HIGH APPLIED CUT VINYL GRAPHIC
WITHIN GRAPHIC INCLUDE 3/8" DIAMETER DOT AND 3/8" HIGH TEXT, UPPER AND LOWER CASE: "You Are Here"
GRAPHIC FLOOR PLAN BACKGROUND TO BE PROVIDED BY OWNER

SIGN TYPE 5
SUPPORT AND CORE ROOM SIGN



WALL INSTALLATION
7" WIDE x 3-1/2" HIGH x 1/8" THICK BACK PLATE
5/8" HIGH x 1/32" THICK TACTILE ROOM NUMBER
BRAILLE ROOM NUMBER
5/8" HIGH TACTILE ROOM NAME ON ONE LINE - TEXT, UPPER CASE:
"ELECTRICAL","MECHANICAL", "CSR", "JANITOR", "FILE ROOM", "STORAGE", "CAFE", "PANTRY","PRINT CENTER", "CLOSET", "COLLABORATION", OR OTHER ROOM NAME AS INDICATED
BRAILLE ROOM NAME

SIGN TYPE 6
FIRE EXTINGUISHER SIGN

WALL INSTALLATION
CONDOR, HIGH VISIBILITY SAFETY SIGN, FIRE EXTINGUISHER, SIGN HEADER.NO HEADER, PETG, 6" HIGH x 8-1/2" WIDE x 0.06" THICK, BY GRAINGER. ITEM #480Z19
V-SHAPE SIGN PROJECTS AT A 45 ANGLE.
FLANGED EDGES HAVE PREDILLED HOLES FOR MOUNTING TO WALLS AND COLUMNS.

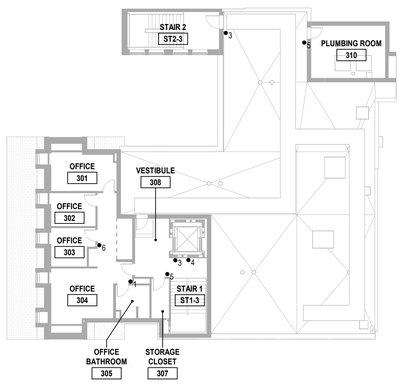
SIGN LEGEND: FIRE EXTINGUISHER
SIGN LEGEND BACKGROUND COLOR: RED
SIGN MATERIAL: PETG

GENERAL NOTES:

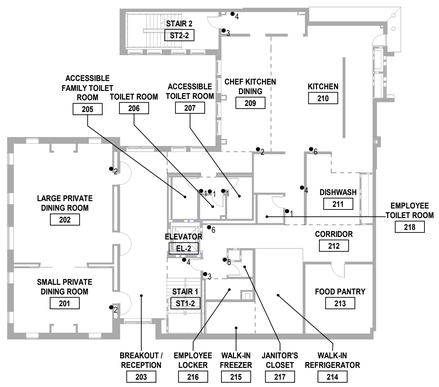
1. DRAWINGS NOT TO SCALE
2. TEXT SHOWN IS FOR DIAGRAM ONLY AND DOES NOT REPRESENT FINAL PRODUCT
3. PROVIDE A MOCK-UP FOR EACH SIGNAGE TYPE FOR REVIEW PRIOR TO OVERALL INSTALLATION
4. FINAL TEXT TO BE APPROVED BY OWNER

SIGNAGE SCHEDULE / SIGNAGE TYPES

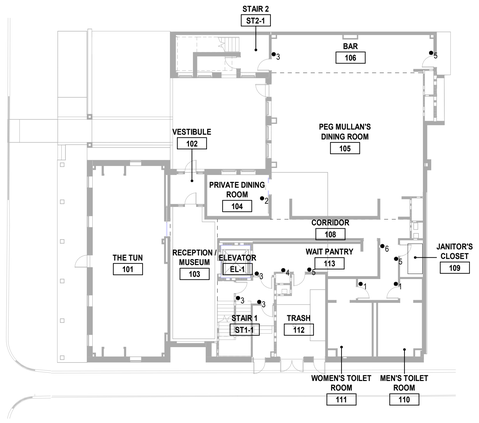
● 1	REST ROOM SIGN (MEN'S, WOMEN'S, ALL GENDER)
● 2	INFORMATIONAL SIGN "MAXIMUM ROOM CAPACITY"
● 3	EXIT STAIR SIGN
● 4	EGRESS SIGN
● 5	SUPPORT AND CORE ROOM SIGN
● 6	FIRE EXTINGUISHER SIGN



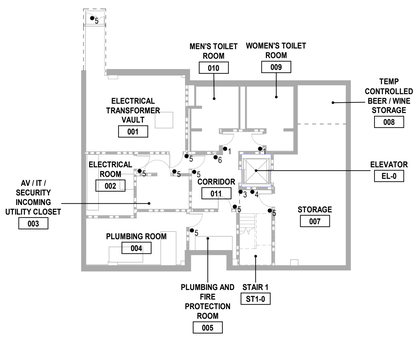
1/16" = 1'-0" 4 SIGNAGE PLAN
THIRD FLOOR



1/16" = 1'-0" 3 SIGNAGE PLAN
SECOND FLOOR



1/16" = 1'-0" 2 SIGNAGE PLAN
FIRST FLOOR



1/16" = 1'-0" 1 SIGNAGE PLAN
BASEMENT

THE TUN

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02/28/2025 PERMIT SET
01/31/2025 ISSUE 3
DRAWING ISSUE

PROJECT: 23053.00

SCALE: As indicated

ARCHITECTURE

TITLE:

SIGNAGE PLANS AND DETAILS

NUMBER:

A970

THE TUN

PERMIT SET

PHILADELPHIA, PENNSYLVANIA

FEBRUARY 28, 2025

PREPARED FOR:

OWNER/DEVELOPER

TUN TAVERN LEGACY FOUNDATION, INC.

27 N. HILL TOP DRIVE

CHURCHVILLE, PENNSYLVANIA 18966

UTILITY USERS LIST

REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20233262223, IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA, VIA THE PENNSYLVANIA ONE CALL SYSTEM, A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION. (800) 242-1776

COMPANY: AT&T
ADDRESS: 1100 3RD AVE
ALTOONA, PA 16602
CONTACT: PAT SUTTON
EMAIL: PS4364@ATT.COM
PHONE: 814-321-6470

COMPANY: COMCAST
ADDRESS: 1250 HADDONFIELD-BERLIN RD
CHERRY HILL, NJ 08034
CONTACT: WYATT PARRISH
EMAIL: WYATT_PARRISH@CABLE.COMCAST.COM
PHONE: 484-368-4391

COMPANY: INDEPENDENCE NATIONAL HISTORIC PARK
ADDRESS: 143 S 3RD ST
PHILADELPHIA, PA 19106
CONTACT: RICARDO NIEVES
EMAIL: RICARDO_NIEVES@NPS.GOV
PHONE: 267-250-1457

COMPANY: PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON RD, SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
PHONE: 484-681-5720

COMPANY: LUMEN FORMERLY LEVEL 3
ADDRESS: 1025 ELDORADO BLVD
BROOMFIELD, CO 80021
CONTACT: LUMEN OPERATOR PERSONNEL
EMAIL: RELOCATIONS@LUMEN.COM
PHONE: 877-366-8344 EXT. 3

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET ST
JEFFERSON TOWER, 2ND FLOOR
PHILADELPHIA, PA 19111
CONTACT: ERIC PONERT
EMAIL: ERIC.PONERT@PHILA.GOV
PHONE: 215-685-6353

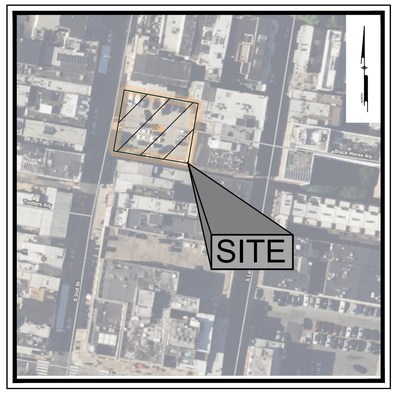
COMPANY: ZAYO BANDWIDTH FORMERLY PPL TELECOM LLC
ADDRESS: 170 ROBBINS RD
DOWNINGTOWN, PA 19335
CONTACT: JOHN HOWELLS
EMAIL: JOHN.HOWELLS@ZAYO.COM
PHONE: 610-476-1634

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 4501 G ST
PHILADELPHIA, PA 19124
CONTACT: JAMES CUMMINGS
EMAIL: JAMES.CUMMINGS@PGWORKS.COM
PHONE: 215-684-6415

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST, 12TH FLOOR
PHILADELPHIA, PA 19107
CONTACT: TYLER LADD
EMAIL: TLADD@SEPTA.ORG
PHONE: 215-580-8015

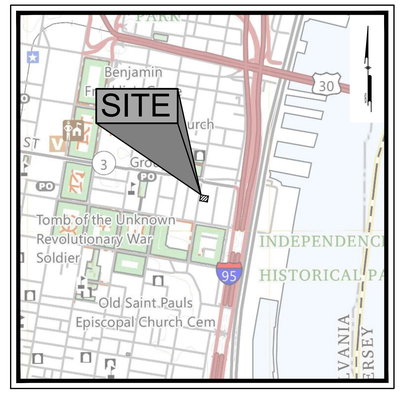
COMPANY: VICINITY ENERGY
ADDRESS: 2600 CHRISTIAN ST
PHILADELPHIA, PA 19146
CONTACT: ERIC ELZEY
EMAIL: ERIC.ELZEY@VICINITYENERGY.US
PHONE: 267-350-5846

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 7000 WESTON PKWY
CARY, NC 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.S.WOOD@VERIZON.COM
PHONE: 919-414-2782



SOILS MAP
Scale: 1" = 30'

FEMA MAP
Scale: 1" = 500'



USGS MAP
Scale: 1" = 500'

PREPARED BY:

PENNONI ASSOCIATES INC.

1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000
F 215.222.3588

SHEET LIST TABLE				
SHEET	PAGE	SHEET TITLE	ISSUED DATE	REVISED DATE
CS0001	1	COVER SHEET	5/24/2024	1/31/2025
CS0201	2	EXISTING CONDITIONS PLAN	5/24/2024	1/31/2025
CS0501	3	DEMOLITION PLAN	5/24/2024	1/31/2025
CS1001	4	SITE PLAN	5/24/2024	1/31/2025
CS1501	5	GRADING PLAN	5/24/2024	1/31/2025
CS1701	6	UTILITY PLAN	5/24/2024	1/31/2025
CS6001	7	SITE DETAILS	5/24/2024	1/31/2025
CS6002	8	SITE DETAILS	5/24/2024	1/31/2025
CS6003	9	SITE DETAILS	7/10/2024	1/31/2025
CS8001	10	EROSION & SEDIMENT CONTROL PLAN	5/24/2024	1/31/2025
CS8501	11	EROSION & SEDIMENT CONTROL DETAILS	5/24/2024	1/31/2025
CS8502	12	EROSION & SEDIMENT CONTROL NOTES	5/25/2024	1/31/2025

THE TUN

15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger

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ballinger.com

CONSULTANTS:

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Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:

SEAL:

CONDITION OF USE

WHEN THIS DOCUMENT IS SUPPLIED TO EITHER OWNER OR CONTRACTOR, IN EITHER REPRODUCIBLE OR ELECTRONIC FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER AND TO BALLINGER 'S COPYRIGHT AND OTHER SUCH RIGHTS IN THIS DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS. THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT MAKE BALLINGER RESPONSIBLE IN ANY WAY FOR ANY ASPECT OF THE SUBCONTRACTOR'S SHOP DRAWINGS, NOR RELIEVE SUBCONTRACTORS FROM FULL RESPONSIBILITY FOR PREPARATION OF THEIR REQUIRED SHOP DRAWINGS.

02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: AS SHOWN
CIVIL
TITLE:

COVER SHEET

NUMBER:

CS0001

PLOTTED: 2/27/2025 5:28 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni MCS.ctb
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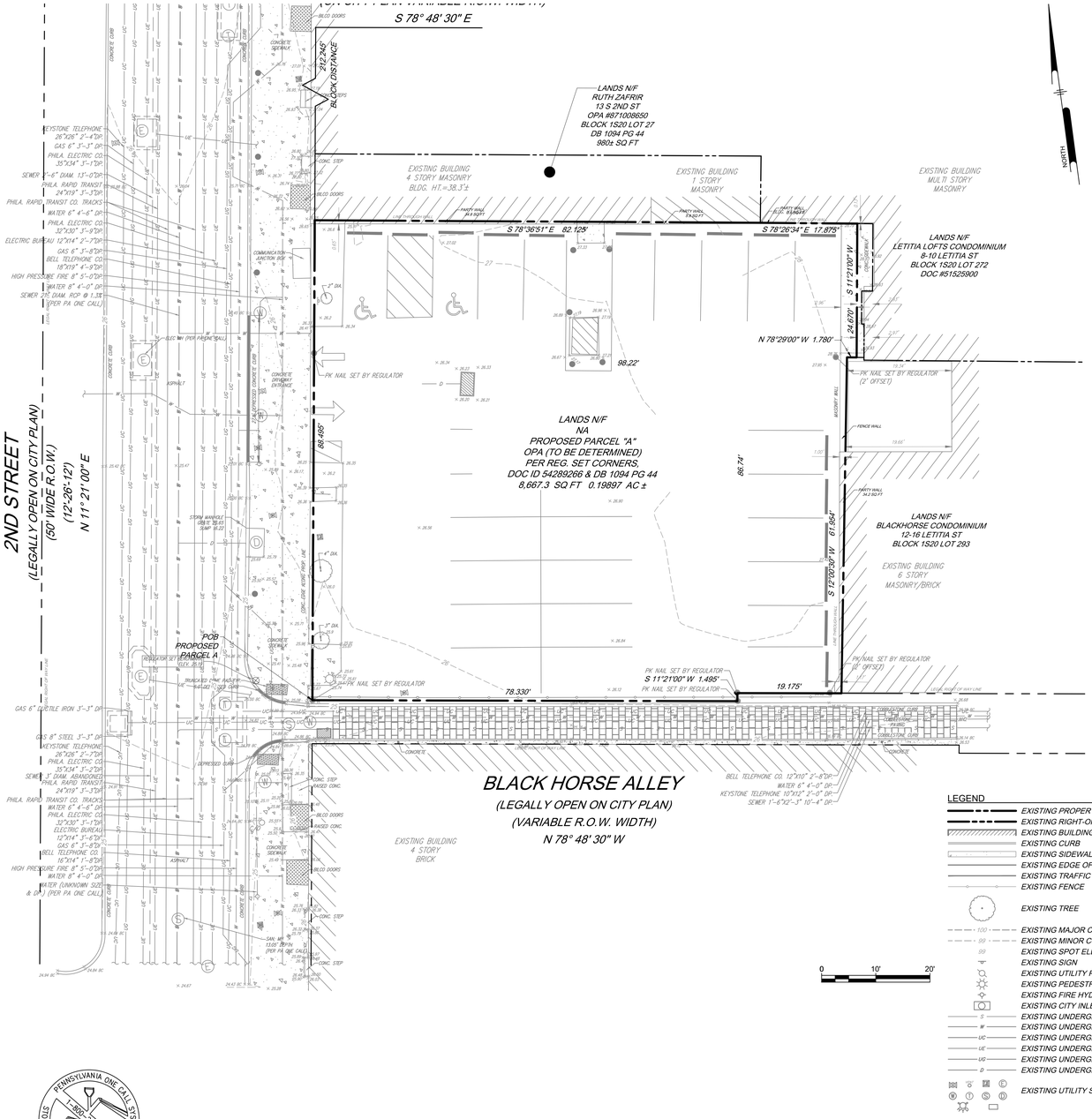

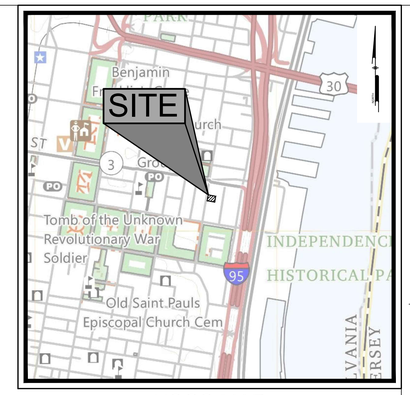

USGS MAP
Scale: 1" = 500'
DELAWARE DIRECT WATERSHED

GENERAL NOTES:

SITE ADDRESS:
15-25 S 2ND STREET
PHILADELPHIA, PA 19106

OWNER/APPLICANT:
TUN TAVERN LEGACY FOUNDATION, INC.
P.O. BOX 52649
PHILADELPHIA, PA 19115

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

NOTES:

LOCATION: THE PROJECT IS BOUND BY BLACK HORSE ALLEY TO THE SOUTH, 8-10 S 2ND STREET AND 12-16 S 2ND STREET TO THE EAST, 13 S 2ND STREET TO THE NORTH, AND S 2ND STREET TO THE WEST.
PREVIOUS OPA ACCOUNT FOR 15-17 S 2ND ST: 885765020
PREVIOUS OPA ACCOUNT FOR 19-25 S 2ND ST: 885765080
LOT CONSOLIDATION FOR 15-17 S 2ND ST AND 19-25 S 2ND ST, PROPOSED PARCEL "A", WAS APPROVED AND STAMPED BY CITY REGULATOR ON 06/07/2024. OPA TO BE DETERMINED.
SITE BENCHMARK NOTE:
TEMPORARY SET BENCHMARK 1001
ELEVATION = 28.15'
LOCATION: WITHIN THE SIDEWALK AT THE INTERSECTION OF THE SOUTH SIDE OF MARKET STREET AND THE EAST SIDE OF S 2ND STREET.

1. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A RESTAURANT WITH ASSOCIATED PROPOSED UTILITIES AND OTHER PROPOSED IMPROVEMENTS SUCH AS AN OUTDOOR PLAZA, A PORCH, AND ASSOCIATED LANDSCAPING.
2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED USE (CMX-3) ZONING DISTRICT.
3. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
4. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY24-TUNT-7702-01.
6. THE PSD TRACKING NUMBERS FOR THIS PROJECT ARE SR-2024-023050 AND SR-2024-024711.
7. THE L&I ZONING TRACKING NUMBER FOR THIS PROJECT IS ZP-2024-002872.
8. UTILITY NOTES:
   8.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   8.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   8.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   8.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
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10. ALL BOUNDARY LINES ARE DRAWN IN UNITED STATES MEASURE (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20233262223 IN ACCORDANCE WITH PA ACT 287 AS OF 1974, AS AMENDED, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)

REFERENCE:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JULY OF 2023. BOUNDARY INFORMATION WAS TAKEN THROUGH AN EXISTING CONDITIONS SURVEY OF THE SITE, PERFORMED BY PENNONI ASSOCIATES INC. DATED DECEMBER 5, 2023, ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAN (V-0301)."
2. LOT CONSOLIDATION FOR 15 S 2ND ST, 17 S 2ND ST, AND 19-25 S 2ND ST INTO ONE LOT, PROPOSED PREMISES 15-25 S 2ND ST, WAS STAMPED AND APPROVED ON JUNE 7, 2024. PLAN ENTITLED "LOT CONSOLIDATION PLAN (V 0802)" BY PENNONI ASSOCIATES INC.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230 COMMUNITY MAP NO. 42075701844H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223

THE TUN
15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107
215.446.0900 / f
215.446.0901 / f
ballinger.com

CONSULTANTS:

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

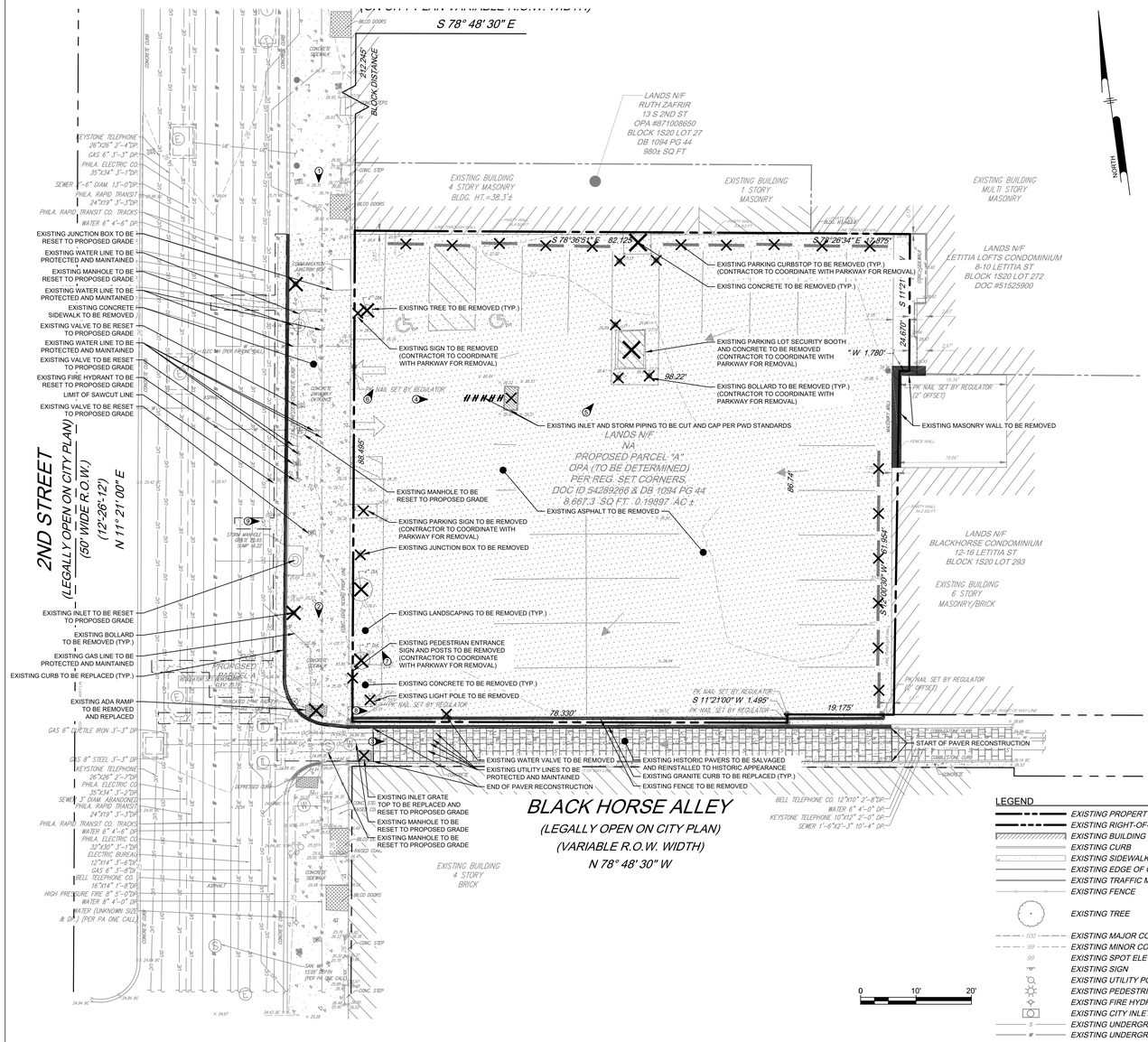
PROJECT: 23053.00
SCALE: 1"=10'
CIVIL
TITLE:

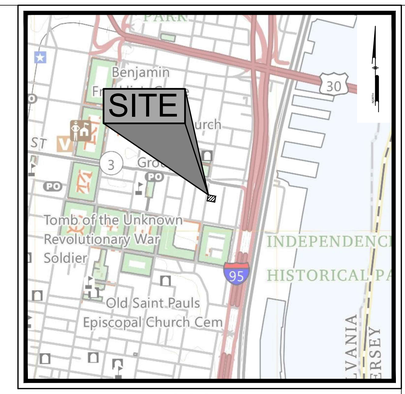
EXISTING CONDITIONS PLAN

NUMBER:

CS0201

U:\Accounts\TUN\TUN123001 - 1st Tavern\DESIGN_SHEETS\CS0201.dwg PLOTTED: 2/27/2025 9:08 AM BY: Danielle Andrews PLOTSTYLE: Pennoni MCS.ctb





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DEMOLITION NOTES:

1. DEMOLITION SHALL BE FULLY COORDINATED WITH THE CONSTRUCTION PHASING PLANS.
2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 OF 1974, AS AMENDED BY ACT 121 (OCTOBER 9,2008), THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST THREE (3) WORKING DAYS PRIOR TO EXCAVATION.
3. DEMOLITION WILL BEGIN UPON RECEIPT OF NECESSARY APPROVALS AND PERMITS FROM APPLICABLE GOVERNMENTAL AGENCIES. WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE AREAS FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC BE SAFE, CLEAN, AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
5. CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM (1-800-242-1776) PER ACT 287, AS AMENDED, NOT LESS THAN THREE DAYS NOR MORE THAN TEN WORKING DAYS BEFORE COMMENCING WITH DEMOLITION.
6. CONTRACTOR IS RESPONSIBLE FOR UTILIZING APPLICABLE EROSION CONTROL MEASURES PRIOR TO AND DURING DEMOLITION. THE EROSION AND SEDIMENTATION PLANS ARE TO BE SUBMITTED TO THE PHILADELPHIA WATER DEPARTMENT. REFER TO CS8000 SERIES FOR THIS PROJECT FOR EROSION AND SEDIMENT CONTROL PROCEDURES.
7. THE CONTRACTOR SHALL ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS THAT COULD ADVERSELY IMPACT WATER QUALITY. DEMOLITION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIAL, CONCRETE WASTE WATER, SANITARY WASTES, ETC. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSE KEEPING, MATERIAL MANAGEMENT AND LITTER CONTROL WHEREVER POSSIBLE. RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DIRECT PUMP DISCHARGES RESULTING FROM DEWATERING OPERATIONS TO A SUITABLE FILTERING DEVICE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLANS.
8. SAFETY DEVICES (I.E. BARRICADES, WARNING TAPE, CHAIN LINK FENCING, ETC.) SHALL BE USED DURING DEMOLITION PROCEDURE TO INSURE THE SAFETY OF THE SURROUNDING PUBLIC. REFER TO SITE LOGISTICS PLAN FOR ADDITIONAL INFORMATION REGARDING LANE CLOSURES, AND CONSTRUCTION ENTRANCES. THE CONTRACTOR IS RESPONSIBLE FOR THE PREPARATION OF THE SITE LOGISTICS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING, PREPARING, AND OBTAINING PERMITS RELATED TO STREET AND SIDEWALK CLOSURES RELATED TO CONSTRUCTION COMPONENTS OF THIS PROJECT.
9. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY DEBRIS THAT MAY FALL ON THE ROADWAY AND/OR MAY BE TRACKED ONTO THE ROADWAY.
10. STRUCTURES, PAVEMENT, SUBBASE AND MISCELLANEOUS ITEMS SHALL BE REMOVED IN THEIR ENTIRETY. OPEN EXCAVATION AS A RESULT OF DEMOLITION WORK (I.E. FOUNDATIONS, BASEMENTS, TRENCHES, MANHOLES, INLETS, CLEANOUTS AND STORMWATER PIPING) SHALL BE BACKFILLED TO SURROUNDING GRADE LEVEL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AFTER DEMOLITION IS COMPLETE.
11. SIGNS, POSTS, FIRE HYDRANTS, VAULTS, VALVES, ETC. IN THE WALKWAYS AND STREETS ARE TO BE PROTECTED AND MAINTAINED IN OPERABLE CONDITION THROUGH OUT DEMOLITION AND CONSTRUCTION. PEDESTRIAN STREET LIGHTS, SIGNAGE, AND PARKING METERS SHALL BE REMOVED AND SALVAGED FOR REUSE / INSTALLATION BY CONTRACTOR (IF NECESSARY) AND COORDINATED WITH THE APPROPRIATE AUTHORITIES.
12. STREET LIGHT CONDUITS AND U/G WIRING LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY WILL NOT BE MARKED BY PA ONE-CALL AND A SEPARATE CONTACT MUST BE MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY WORK TO RELOCATE ANY STREET LIGHTING EQUIPMENT.
13. ALL LINES TO BE ABANDONED SHALL BE SEALED WITH A MINIMUM OF 12-INCH DEEP MASONRY PLUG UNLESS OTHERWISE NOTED OR REQUIRED BY LOCAL UTILITY REQUIREMENTS.
14. CONTRACTOR SHALL DIG TEST PITS AT UTILITY CROSSINGS TO VERIFY THE ELEVATION OF THE EXISTING UTILITY MAINS A MINIMUM OF TWO WEEKS PRIOR TO COMMENCEMENT OF ANY WORK. THE ENGINEER SHALL BE PROVIDED WITH SURVEYED LOCATIONS AND ELEVATIONS AT PROPOSED TEST PIT. REFER TO PLAN FOR SPECIFIC AREAS OF CONCERN, ALTHOUGH CROSSINGS ARE THE CONTRACTOR'S RESPONSIBILITY.
15. UTILITIES TO BE CAPPED AND REMOVED ARE NOT SHOWN. CONTRACTOR TO CAP AND REMOVE EXISTING UTILITIES WHICH INTERFERE WITH PROPOSED SITE CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM UTILITY OWNERS PRIOR TO REMOVAL OF FACILITIES.
16. CONTRACTOR TO PROTECT AND SUPPORT EXISTING UTILITY STRUCTURES WITHIN THE RIGHT-OF-WAY DURING DEMOLITION AND CONSTRUCTION.
17. EXISTING UTILITIES AND STRUCTURES ARE TO BE PROTECTED AND MAINTAINED UNLESS OTHERWISE NOTED.
18. CONTRACTOR ONLY TO REMOVE ABANDONED UTILITIES ENCOUNTERED DURING EXCAVATION. UTILITIES NOT ENCOUNTERED MAY REMAIN IN PLACE, AND UNAFFECTED, UNLESS NOTED OTHERWISE ON THE PLANS.
19. NO UNSUITABLE MATERIAL IS TO BE USED ON-SITE. REMOVE ANY SUBGRADE THAT CANNOT BE PROPERLY COMPACTED AND THAT IS UNSUITABLE MATERIAL. UNDERCUTTING AND/OR SUBGRADE STABILIZATION MAY BE REQUIRED.
20. MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
21. REMOVAL OF ANY FIRE HYDRANT SHALL BE REVIEWED AND APPROVED BY THE LOCAL FIRE OFFICIALS. CONTRACTOR TO COORDINATE HYDRANT REMOVAL AND APPROVAL WITH THE MUNICIPALITY/AUTHORITY AND UTILITY COMPANY. CONTRACTOR TO PROVIDE NEW/TEMPORARY AND OR PERMANENT RELOCATION OF HYDRANTS PER MUNICIPALITY/AUTHORITY REQUIREMENTS.
22. CONTRACTOR WILL BE RESPONSIBLE TO REMOVE ANY UNDERGROUND FOUNDATION OR ABANDONED UTILITY REQUIRED TO FACILITATE THE PROPOSED IMPROVEMENTS.
23. UTILITY REMOVAL/ABANDONMENT SHALL BE IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL SPECIFICATIONS:
   23.1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
   23.2. CONTRACTOR TO NOTIFY APPROPRIATE UTILITY COMPANY PRIOR TO INTERRUPTION, RELOCATION, OR REMOVAL/ABANDONMENT OF SUCH UTILITY.
   23.3. REMOVAL/ABANDONMENT OF PRIVATE UTILITY COMPANY SERVICES TO BE IN ACCORDANCE WITH EACH RESPECTIVE UTILITY COMPANY STANDARD SPECIFICATIONS OR THE FOLLOWING PROCEDURE, WHICH EVER IS MORE RESTRICTIVE.
   23.4. PIPES TO BE ABANDON SHALL BE EITHER EXCAVATED, REMOVED AND THE TRENCH BACKFILLED WITH COURSE AGGREGATE MATERIAL OR ALTERNATE MATERIAL APPROVED BY THE ENVIRONMENTAL ENGINEER OF RECORD OR THE PIPE SHALL BE COMPLETED FILLED WITH FLOWABLE FILL/SAND AND THE ENDS SEALED WITH WATERTIGHT GROUT.
   23.5. STRUCTURES TO BE ABANDONED IN-PLACE SHALL HAVE AT MINIMUM THE FIRST 5 FEET BELOW PROPOSED GRADE REMOVED. THE REMAINING STRUCTURE SHALL BE COMPLETELY FILLED WITH FLOWABLE FILL, CAPPED WITH A WATERTIGHT CONCRETE COVER AND SEALED WITH WATERTIGHT GROUT. WHERE SITE GRADING NECESSITATES STRUCTURE REMOVAL, THE ASSOCIATED PIPES SHALL BE FILLED WITH FLOWABLE FILL AND THE ENDS SEALED WITH WATERTIGHT GROUT. THE CONTRACTOR SHALL FIELD VERIFY THE FLOW PATH OF ALL PIPES TO ENSURE THAT PLUGGING PIPES WILL NOT ADVERSELY AFFECT DRAINAGE ON ANY ADJACENT ROADWAY OR PROPERTY.
24. MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED WASTE DISPOSAL SITE, OR SHALL BE RECYCLED IN ACCORDANCE WITH PROJECT REQUIREMENTS.
25. REMOVAL AND DISPOSAL OF BITUMINOUS MATERIAL SHALL BE IN COMPLETED IN ACCORDANCE WITH DETAILS AND REGULATIONS OF THE MUNICIPALITY, PADEP, AND PENNDOT, AS APPLICABLE AND IS SUBJECT TO INSPECTION AND APPROVAL AS APPROPRIATE.
26. CONTRACTOR TO COLLECT AND REMOVE ALL TRASH/ DEBRIS ON SITE.

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223

THE TUN
15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107
215.446.0900 / f
215.446.0901 / f
ballinger.com

CONSULTANTS:

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:

SEAL:

CONDITION OF USE
WHEN THIS DOCUMENT IS DISTRIBUTED TO EITHER OWNER OR CONTRACTOR, IN EITHER PAPER OR ELECTRONIC FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER AND TO BALLINGER 'S COPYRIGHT AND OTHER SUCH RIGHTS IN THIS DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS. THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT MAKE BALLINGER RESPONSIBLE IN ANY WAY FOR ANY ASPECT OF THE SUBCONTRACTOR'S SHOP DRAWINGS, NOR RELIEVE

02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: 1"=10'
CIVIL
TITLE:

DEMOLITION PLAN

NUMBER:
CS0501

PLOTTED: 2/27/2025 9:29 AM BY: Danielle Andrews PLOTSTYLE: Pennoni NCS.stb
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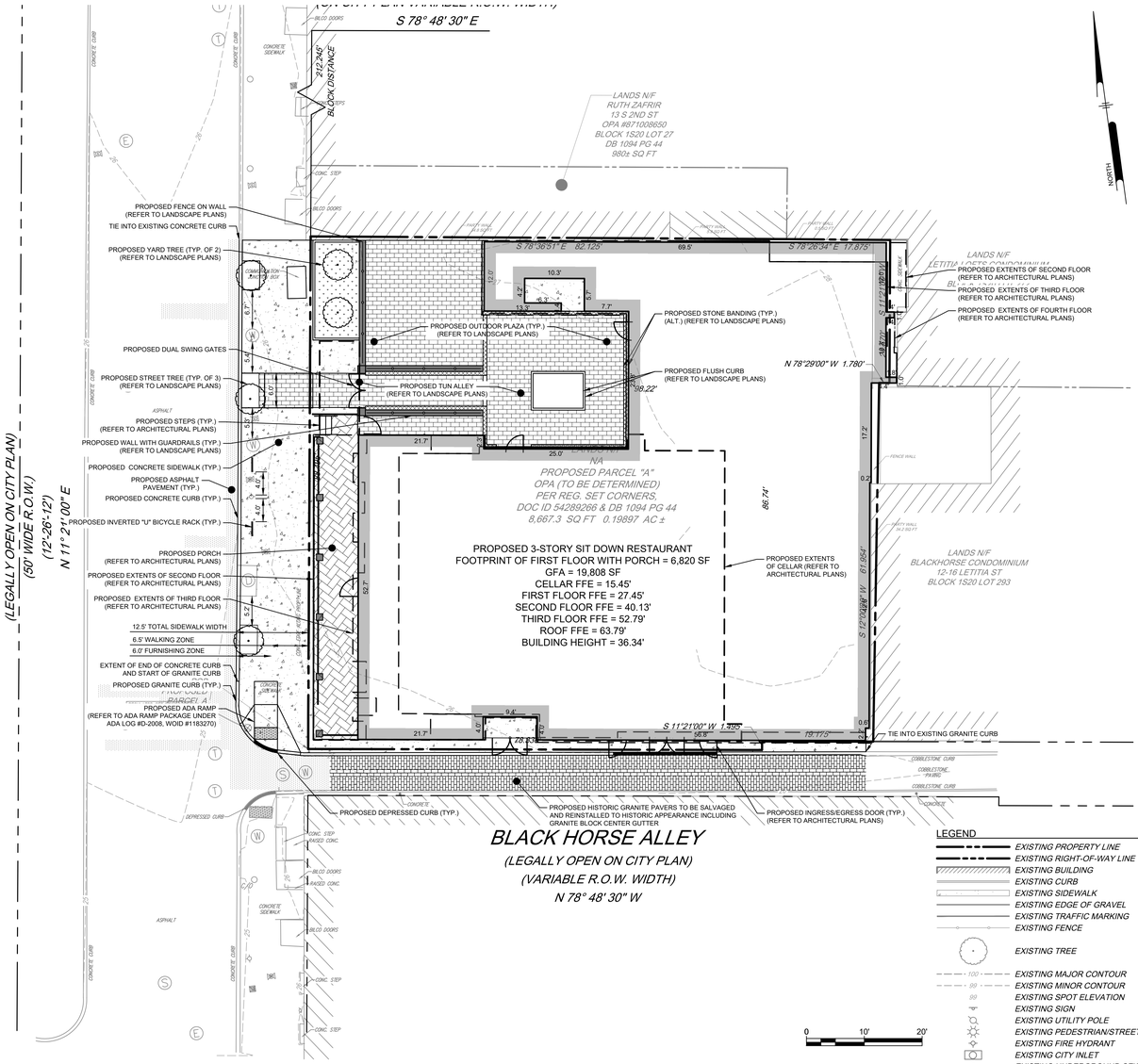

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- 100 EXISTING MAJOR CONTOUR
- 99 EXISTING MINOR CONTOUR
- 99 EXISTING SPOT ELEVATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- S EXISTING UNDERGROUND SEWER LINE
- W EXISTING UNDERGROUND WATER LINE
- UC EXISTING UNDERGROUND COMMUNICATION LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- UG EXISTING UNDERGROUND GAS LINE
- D EXISTING UNDERGROUND STORM LINE
- EXISTING UTILITY STRUCTURES
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHEAD
- PROPOSED DOOR
- PROPOSED OUTDOOR PORCH
- PROPOSED PAVERS
- PROPOSED STONE BANDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED CURB
- PROPOSED BICYCLE RACK
- PROPOSED TREE
- PROPOSED LANDSCAPING
- PROPOSED WALL
- PROPOSED FENCING

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223

USGS MAP

Scale: 1" = 500'

DELAWARE DIRECT WATERSHED

GENERAL NOTES:

SITE ADDRESS:
15-25 S 2ND STREET
PHILADELPHIA, PA 19106

OWNER/APPLICANT:
TUN TAVERN LEGACY FOUNDATION, INC.
P.O. BOX 52649
PHILADELPHIA, PA 19115

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

NOTES:

LOCATION: THE PROJECT IS BOUND BY BLACK HORSE ALLEY TO THE SOUTH, 8-10 S 2ND STREET AND 12-16 S 2ND STREET TO THE EAST, 13 S 2ND STREET TO THE NORTH, AND S 2ND STREET TO THE WEST.
PREVIOUS OPA ACCOUNT FOR 15-17 S 2ND ST: 885765020
PREVIOUS OPA ACCOUNT FOR 19-25 S 2ND ST: 885765080
LOT CONSOLIDATION FOR 15-17 S 2ND ST AND 19-25 S 2ND ST, PROPOSED PARCEL "A", WAS APPROVED AND STAMPED BY CITY REGULATOR ON 06/07/2024. OPA TO BE DETERMINED.
SITE BENCHMARK NOTE:
TEMPORARY SET BENCHMARK 1001
ELEVATION = 28.15'
LOCATION: WITHIN THE SIDEWALK AT THE INTERSECTION OF THE SOUTH SIDE OF MARKET STREET AND THE EAST SIDE OF S 2ND STREET.

1. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A RESTAURANT WITH ASSOCIATED PROPOSED UTILITIES AND OTHER PROPOSED IMPROVEMENTS SUCH AS AN OUTDOOR PLAZA, A PORCH, AND ASSOCIATED LANDSCAPING.
2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED USE (CMX-3) ZONING DISTRICT.
3. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
4. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY24-TUNT-7702-01.
6. THE PSD TRACKING NUMBERS FOR THIS PROJECT ARE SR-2024-023050 AND SR-2024-024711.
7. THE L&I ZONING TRACKING NUMBER FOR THIS PROJECT IS ZP-2024-002872.
8. UTILITY NOTES:
   8.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   8.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   8.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   8.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   8.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. ALL BOUNDARY LINES ARE DRAWN IN UNITED STATES MEASURE (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20233262223 IN ACCORDANCE WITH PA ACT 287 AS OF 1974, AS AMENDED, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW", (800-242-1776)

REFERENCE:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JULY OF 2023. BOUNDARY INFORMATION WAS TAKEN THROUGH AN EXISTING CONDITIONS SURVEY OF THE SITE, PERFORMED BY PENNONI ASSOCIATES INC. DATED DECEMBER 5, 2023, ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAN (V-0301)."
2. LOT CONSOLIDATION FOR 15 S 2ND ST, 17 S 2ND ST, AND 19-25 S 2ND ST INTO ONE LOT, PROPOSED PREMISES 15-25 S 2ND ST, WAS STAMPED AND APPROVED ON JUNE 7, 2024. PLAN ENTITLED "LOT CONSOLIDATION PLAN (V 0802)" BY PENNONI ASSOCIATES INC.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230 COMMUNITY MAP NO. 42075701184H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY

SITE NOTES:

1. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.
5. SIDEWALK CONSTRUCTION SHOWN IN THESE PLANS SHALL MEET ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED, TITLE II, TITLE III, AND ANY STATE, COUNTY, LOCAL OR OTHER APPLICABLE LAWS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PROTECTION OF WORK AREAS DURING CONSTRUCTION.
7. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB, OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
8. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB, OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE WORK WITHOUT CHARGE TO THE OWNER.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS PRIOR TO START OF WORK.
10. CURB RAMPS TO BE CONSTRUCTED IN ACCORDANCE TO PENNDOT RC-67M AND PHILADELPHIA STREETS DEPARTMENT SPECIFICATIONS.
11. PROPOSED UTILITIES ARE SUBJECT TO FINAL DESIGN AND APPROVAL BY THE LOCAL UTILITY COMPANIES.
12. UTILITIES ENTER THE PREMISES FROM SURROUNDING STREETS.
13. SUBSURFACE DETENTION IS PROPOSED ONSITE. THE IMPERVIOUS ROOF WILL BE CONNECTED DIRECTLY TO, AND MANAGED BY THE BASINS. AT GRADE STORMWATER RUNOFF WILL BE CONVEYED TO AND MANAGED BY THE SUBSURFACE DETENTION AND INFILTRATION BASINS.
14. THE PROPOSED STORMWATER DESIGN SHALL COMPLY WITH THE CITY OF PHILADELPHIA STORMWATER REGULATIONS.
15. POTABLE AND FIRE WATER SYSTEMS AND SANITARY AND DRAINAGE SEWER SYSTEMS ARE TO BE CONNECTED TO THE CITY OF PHILADELPHIA WATER SYSTEM.
16. PROPOSED UTILITY SERVICE AND CONNECTIONS (SANITARY SEWER, STORM SEWER, AND WATER SERVICE) ARE SUBJECT TO FINAL DESIGN AND APPROVAL BY THE CITY OF PHILADELPHIA.
17. NO STORAGE OF TRASH, GARBAGE, REFUSE, EXPLOSIVE OR FLAMMABLE MATERIALS, HAZARDOUS SUBSTANCES, ANIMALS, ANIMAL CARCASSES OR SKINS, OR SIMILAR ITEMS ARE PERMITTED ON SITE.
18. CONTRACTOR TO REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ADDITIONAL DESIGN DETAILS.
19. CONTRACTOR TO MAINTAIN FIRE DEPARTMENT ACCESS TO THE SITE AT ALL TIMES AND EXISTING FIRE HYDRANTS ARE TO REMAIN UNOBSTRUCTED.

GENERAL CONSTRUCTION AND GRADING NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS, AS APPLICABLE:
   1.1. PENNDOT SPECIFICATION, PUB 408/2007 OR LATEST REVISION.
   1.2. PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72, LAST REVISED 9/19/08 OR LATEST REVISION.
   1.3. PENNDOT HANDBOOK OF APPROVED SIGNS, PUB 236/2006 OR LATEST REVISION.
   1.4. AMERICANS WITH DISABILITIES ACT OF JULY 1991 AS AMENDED.
   1.5. THE PENNSYLVANIA CLEAN STREAM LAW (35 P.S. SECTION 691.1 ET. SEQ.).
   1.6. REGULATIONS OF PA CODE TITLE 25, CHAPTER 102.
   1.7. CITY OF PHILADELPHIA STANDARDS AND SPECIFICATIONS (LATEST EDITION).
   1.8. IN EVENT OF A CONFLICT AMONG THESE REQUIREMENTS AND/OR PLANS, THE MORE RESTRICTIVE REGULATION SHALL APPLY OR A CLARIFICATION SHALL BE OBTAINED FROM THE ENGINEER.
2. THE CONTRACTOR SHALL BE REQUIRED TO REVIEW AND ABIDE BY SPECIFICATIONS OF THE PLAN AND ALL SUPPORTING DOCUMENTS, PERMITS, AND REPORTS FOR THIS SITE, INCLUDING NOT BUT NOT LIMITED TO:
   2.1. EROSION AND SEDIMENTATION CONTROL PLAN
   2.2. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERROR THEY DISCOVER IN THE PLANS.
4. EXISTING GRADES AND ELEVATIONS TO BE TIED INTO AROUND THE SITE SHALL BE VERIFIED BY THE CONTRACTOR. DEVIATIONS OF EXISTING GRADES AND ELEVATIONS FOUND IN THE FIELD BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE OF THE WORK TO BE UNACCEPTABLE.
6. CONTRACTOR SHALL RESET EXISTING MANHOLE RIMS AND UTILITY STRUCTURES TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DETAIL WITH RESPECTIVE UTILITY COMPANIES.
7. MAXIMUM SIDEWALK CROSS SLOPE IS 2% AND MINIMUM SIDEWALK CROSS SLOPE IS 0.5%.
8. MINIMUM PAVEMENT GRADE SHALL BE 1.0% UNLESS NOTED OTHERWISE.
9. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION. THE CONTRACTOR SHOULD SEEK ASSISTANCE FROM ALL UTILITY COMPANIES TO LOCATE AND PROTECT THEIR FACILITIES. IF CONFLICTS ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
10. MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER AND TENANT.
11. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AREA AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
12. TRAFFIC CONTROL METHODS, SUCH AS BARRICADES, SUFFICIENT LIGHTS, SIGNS, ETC., MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINS THROUGHOUT THE CONSTRUCTION.
13. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO BUILDINGS NEAR CONSTRUCTION. IN TIME OF RAIN OR MUD, ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STONE BASE, ETC., WITH A MINIMUM WIDTH OF 20 FEET. ACCESS TO BUILDINGS THAT HAVE SPRINKLER OR STANDPIPE SYSTEMS SHALL BE WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTOR. (NFPA 1141 3-1)
15. BEDDING REQUIREMENTS SPECIFIED HEREIN ARE TO BE CONSIDERED AS MINIMUMS FOR RELATIVELY DRY, STABLE EARTH CONDITIONS. ADDITIONALLY BEDDING SHALL BE REQUIRED FOR ROCK TRENCHES AND WET AREAS. CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO PROVIDE SUCH ADDITIONAL BEDDING AS MAY BE REQUIRED TO PROPERLY CONSTRUCT THE WORK.
16. BACKFILL OF TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACKFILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX (6) INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
17. THE CONTRACTOR WILL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR REGRADING AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS AND HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE FOR ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
18. THE CONTRACTOR SHALL PROVIDE ANY AND ALL EXCAVATION AND MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
19. SOIL TESTING AND ON-SITE INSPECTION SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. A GEOTECHNICAL ENGINEER IS REQUIRED TO INSPECT, TEST AND CERTIFY TO THE COMPACTION OF ALL LOAD BEARING FILLS. THE GEOTECHNICAL ENGINEER SHALL PROVIDE COPIES OF TEST REPORTS TO THE CONTRACTOR, THE OWNER, AND TO THE OWNER'S REPRESENTATIVE AND SHALL PROMPTLY NOTIFY THE OWNER, HIS REPRESENTATIVE AND THE CONTRACTOR, SHOULD WORK PERFORMED BY THE CONTRACTOR FAIL TO MEET THESE SPECIFICATIONS.
20. IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE MUNICIPAL STANDARDS AND SPECIFICATIONS.
21. PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
22. PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL CONFORM TO CURRENT MUTCD STANDARDS.
23. UNSTABLE SOILS TO BE UNDERCUT, REMOVED, AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STAIR, RAMP, AND WALL DESIGNS AND DETAILS.
25. PAVEMENT MARKINGS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPAINTED.
26. MATERIALS TO BE INSTALLED/CONSTRUCTED SHALL BE DONE SO IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
27. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF MATERIALS TO BE INSTALLED/CONSTRUCTED FOR REVIEW AND APPROVAL BY THE OWNER AND ENGINEER.

PHILADELPHIA STREETS DEPARTMENT NOTES:

1. 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.
2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), 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 # 220233262223 AND WARD # 5.
3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
4. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 2ND 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 A REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
5. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
6. 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.
7. 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.
8. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
9. 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.

THE TUN

15-25 S SECOND ST
PHILADELPHIA, PA, 19106

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833 Chestnut Street / Suite 1400
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215.446.0900 / f
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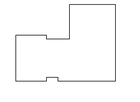
ballinger.com

CONSULTANTS:

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:



SEAL:

CONDITION OF USE

WHEN THIS DOCUMENT IS SUPPLIED TO EITHER OWNER OR CONTRACTOR, IN EITHER PAPER OR ELECTRONIC FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER AND TO BALLINGER 'S COPYRIGHT AND OTHER SUCH RIGHTS IN THIS DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS, THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT MAKE BALLINGER RESPONSIBLE IN ANY WAY FOR SHOP DRAWINGS. CONTRACTOR SHALL COORDINATE SHOP DRAWINGS OF SUBCONTRACTORS FROM FULL RESPONSIBILITY FOR PREPARATION OF THEIR REQUIRED SHOP DRAWINGS.

02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: 1"=10'

CIVIL

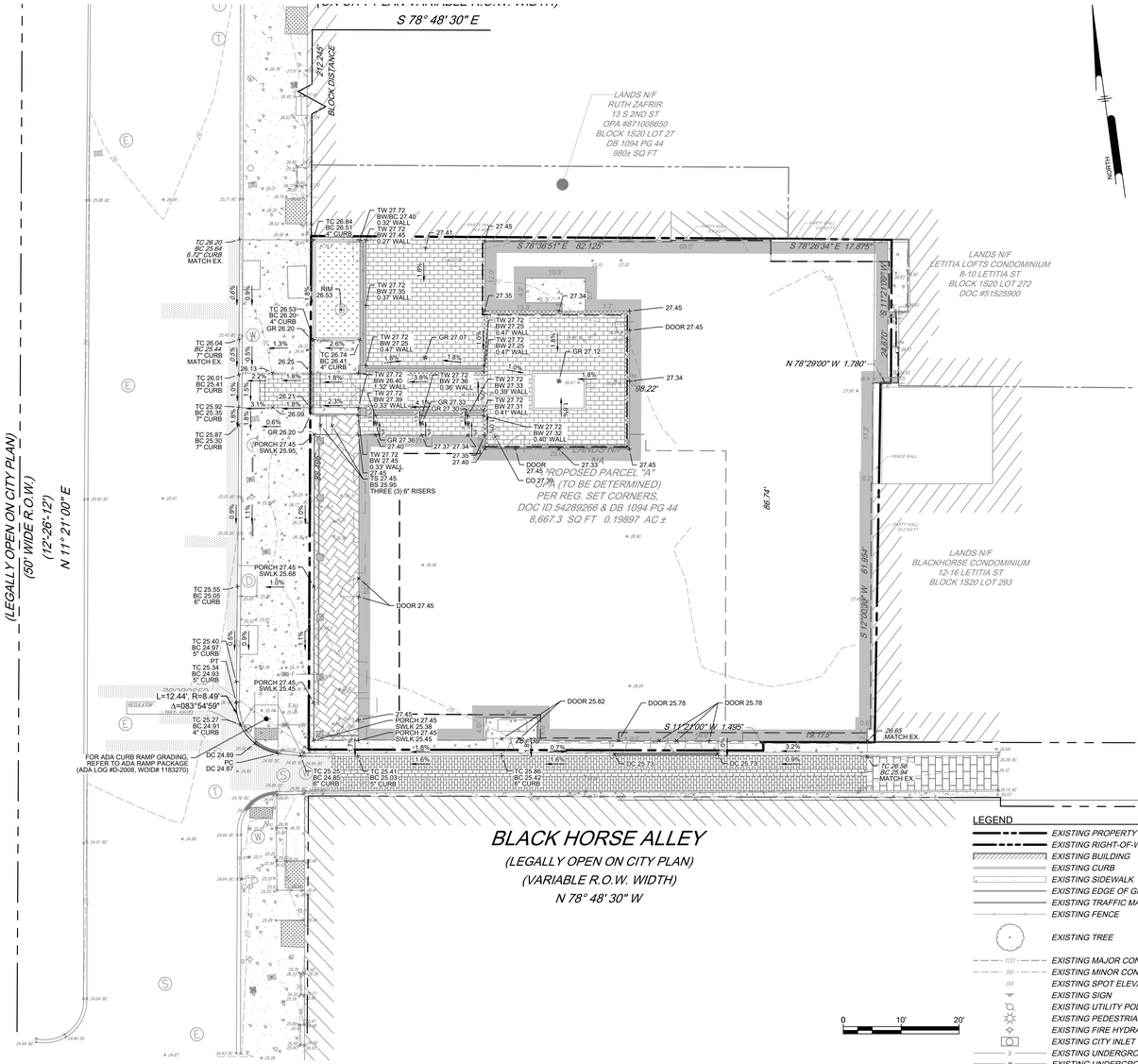
TITLE:

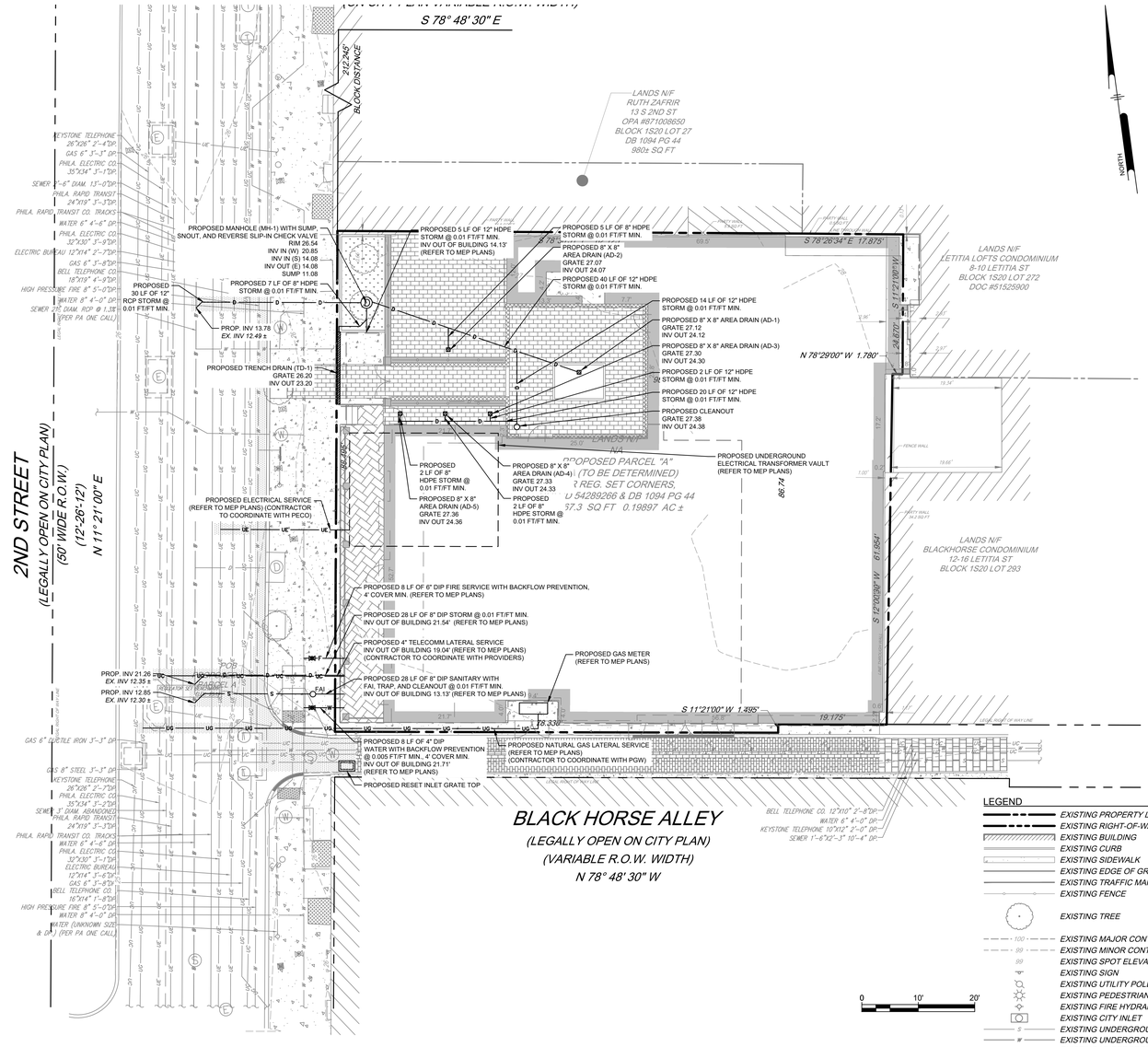
SITE PLAN

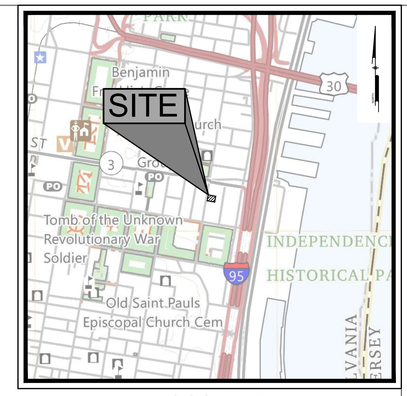
NUMBER:

CS1001

U:\Accounts\TUN\TUN23001 - Tun Tavern\DESIGN\PLANS\CS1001.dwg PLOTTED: 2/27/2025 9:55 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni MCS.ctb


S 78° 48' 30" E
212.24'
BLOCK DISTANCE
LANDS N/F
RUTH ZAFRIR
13 S 2ND ST
OPA #871008650
BLOCK 1S20 LOT 27
DB 1094 PG 44
980± SQ FT
S 78°36'51" E 82.125'
S 78°26'34" E 17.875'
LANDS N/F
LETITIA LOFTS CONDOMINIUM
8-10 LETITIA ST.
BLOCK 1S20 LOT 272
DOC #51525900
N 78°2900" W 1.780'
S 11°2'100" W
24.670'
98.22'
86.74'
S 11°2'100" W 1.395'
19.175'
26.65
MATCH EX.
DOOR 27.45
DOOR 25.82
DOOR 25.78
DOOR 25.78
PROPOSED PARCEL "A"
CITA (TO BE DETERMINED)
PER REG. SET CORNERS,
DOC ID 54289266 & DB 1094 PG 44
8,667.3 SQ FT 0.19897 AC ±
LANDS N/F
BLACKHORSE CONDOMINIUM
12-16 LETITIA ST
BLOCK 1S20 LOT 293
2ND STREET
(LEGALLY OPEN ON CITY PLAN)
(50' WIDE R.O.W.)
(12'-26'-12")
N 11° 21' 00" E
BLACK HORSE ALLEY
(LEGALLY OPEN ON CITY PLAN)
(VARIABLE R.O.W. WIDTH)
N 78° 48' 30" W
FOR ADA CURB RAMP GRADING, REFER TO ADJUST MP PACUMEN (ADA LOG #D-2008, WOID# 1183270)
PORCH 27.45
SWLK 25.68
1.0%
PORCH 27.45
SWLK 25.45
PORCH 27.45
SWLK 25.38
PORCH 27.45
SWLK 25.45
L=12.44', R=8.49'
Δ=083°54'59"
TW 27.72
BWBC 27.40
0.32' WALL
TW 27.72
BW 27.40
0.47' WALL
TW 27.72
BW 27.35
0.37' WALL
TW 27.72
BW 27.25
0.47' WALL
TW 27.72
BW 27.25
0.47' WALL
TW 27.72
BW 27.33
0.39' WALL
TW 27.72
BW 27.31
0.41' WALL
TW 27.72
BW 27.32
0.40' WALL
TW 27.72
BW 26.40
1.20' WALL
TW 27.72
BW 27.30
0.33' WALL
TW 27.72
BW 27.45
0.33' WALL
TS 27.45
BS 25.95
THREE (3) 6" RISERS
GR 27.07
GR 27.12
GR 27.33
0.36' WALL
GR 27.30
GR 27.36
GR 27.40
27.37 27.34
27.35
27.40
27.33
27.45
CO 27.39
TC 26.84
BC 26.51
4" CURB
TC 26.20
BC 26.64
6.72" CURB
MATCH EX.
TC 26.53
BC 26.20
4" CURB
GR 26.20
TC 26.04
BC 25.44
7" CURB
MATCH EX.
TC 26.01
BC 25.41
7" CURB
TC 25.92
BC 25.35
7" CURB
TC 25.87
BC 25.30
7" CURB
TC 25.55
BC 25.05
6" CURB
TC 25.40
BC 24.97
5" CURB
PT
TC 25.34
BC 24.93
5" CURB
TC 25.27
BC 24.91
4" CURB
DC 24.89
PT
DC 24.87
TC 25.25
BC 24.85
6" CURB
TC 25.41
BC 25.03
5" CURB
TC 25.86
BC 25.42
6" CURB
DC 25.73
DC 25.73
TC 26.96
BC 25.94
MATCH EX.
RIM
26.53
27.41
27.45
27.34
1.8%
2.6%
1.3%
2.2%
1.8%
3.1%
1.8%
0.6%
2.3%
4.1%
1.6%
0.7%
3.2%
0.9%
1.1%
2.6%
1.9%
0.5%
2.0%
1.6%
1.8%
1.6%
1.6%
1.6





USGS MAP
Scale: 1" = 500'
DELAWARE DIRECT WATERSHED

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING UTILITY STRUCTURES
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHEAD
- PROPOSED DOOR
- PROPOSED OUTDOOR PORCH
- PROPOSED PAVERS
- PROPOSED STONE BANDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED CURB
- PROPOSED BICYCLE RACK
- PROPOSED TREE
- PROPOSED LANDSCAPING
- PROPOSED WALL
- PROPOSED FENCING
- D — PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- UG — PROPOSED NATURAL GAS LINE
- UT — PROPOSED CABLE/TELEPHONE LINE
- UE — PROPOSED ELECTRIC LINE
- UC — PROPOSED COMMUNICATION LINE
- PROPOSED STORM INLET
- PROPOSED AREA DRAIN
- PROPOSED SLOT DRAIN
- PROPOSED STORM MANHOLE

GENERAL NOTES:

SITE ADDRESS:
15-25 S 2ND STREET
PHILADELPHIA, PA 19106

OWNER/APPLICANT:
TUN TAVERN LEGACY FOUNDATION, INC.
P.O. BOX 52649
PHILADELPHIA, PA 19115

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

NOTES:

LOCATION: THE PROJECT IS BOUND BY BLACK HORSE ALLEY TO THE SOUTH, 8-10 S 2ND STREET AND 12-16 S 2ND STREET TO THE EAST, 13 S 2ND STREET TO THE NORTH, AND S 2ND STREET TO THE WEST.
PREVIOUS OPA ACCOUNT FOR 15-17 S 2ND ST: 885765020
PREVIOUS OPA ACCOUNT FOR 19-25 S 2ND ST: 885765080
LOT CONSOLIDATION FOR 15-17 S 2ND ST AND 19-25 S 2ND ST, PROPOSED PARCEL "A", WAS APPROVED AND STAMPED BY CITY REGULATOR ON 06/07/2024. OPA TO BE DETERMINED.
SITE BENCHMARK NOTE:
TEMPORARY SET BENCHMARK 1001
ELEVATION = 28.15'
LOCATION: WITHIN THE SIDEWALK AT THE INTERSECTION OF THE SOUTH SIDE OF MARKET STREET AND THE EAST SIDE OF S 2ND STREET.

1. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A RESTAURANT WITH ASSOCIATED PROPOSED UTILITIES AND OTHER PROPOSED IMPROVEMENTS SUCH AS AN OUTDOOR PLAZA, A PORCH, AND ASSOCIATED LANDSCAPING.
2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED USE (CMX-3) ZONING DISTRICT.
3. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
4. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY24-TUNT-7702-01.
6. THE PSD TRACKING NUMBERS FOR THIS PROJECT ARE SR-2024-023050 AND SR-2024-024711.
7. THE L&I ZONING TRACKING NUMBER FOR THIS PROJECT IS ZP-2024-002872.
8. UTILITY NOTES:
   - 8.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   - 8.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   - 8.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   - 8.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   - 8.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. ALL BOUNDARY LINES ARE DRAWN IN UNITED STATES MEASURE (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20233262223 IN ACCORDANCE WITH PA ACT 287 AS OF 1974, AS AMENDED, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)

REFERENCE:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JULY OF 2023. BOUNDARY INFORMATION WAS TAKEN THROUGH AN EXISTING CONDITIONS SURVEY OF THE SITE, PERFORMED BY PENNONI ASSOCIATES INC. DATED DECEMBER 5, 2023, ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAN (V-0301)."
2. LOT CONSOLIDATION FOR 15 S 2ND ST, 17 S 2ND ST, AND 19-25 S 2ND ST INTO ONE LOT, PROPOSED PREMISES 15-25 S 2ND ST, WAS STAMPED AND APPROVED ON JUNE 7, 2024. PLAN ENTITLED "LOT CONSOLIDATION PLAN (V 0802)" BY PENNONI ASSOCIATES INC.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230 COMMUNITY MAP NO. 42075701844H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GENERAL UTILITY NOTES:

1. IN ACCORDANCE WITH PA ACT 287 (1974), AS AMENDED, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.
2. UTILITY COORDINATION SHALL BE INCLUDED IN THE PROJECT SCHEDULE AND IT IS THE EXPLICIT RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT SCHEDULE INCLUDES THE NECESSARY RELOCATIONS. THE CONTRACTOR WILL NOT BE PAID ADDITIONALLY FOR THIS COORDINATION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK AND TO TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION. THE ENGINEER HAS DILIGENTLY ATTEMPTED TO LOCATE AND INDICATE ALL EXISTING FACILITIES ON THESE PLANS; HOWEVER, THIS INFORMATION IS SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF UTILITIES SHOWN OR NOT SHOWN. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXACT LOCATION AND PROTECTION OF THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND REPLACE ANY AND ALL DAMAGE MADE TO UTILITIES BY THE CONTRACTOR.
5. CONTRACTOR MUST APPLY FOR ALL UTILITY CONNECTION APPLICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTION FEES FOR CONSTRUCTION.
6. CONTRACTOR MUST OBTAIN ANY REQUIRED UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS.
7. THE LOCATION OF THE EXISTING OVERHEAD UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM FIELD OBSERVATION.
8. THE CONTRACTOR SHALL COORDINATE LOCATION AND INSTALLATION OF ALL UNDERGROUND UTILITIES AND APPURTENANCES TO MINIMIZE DISTURBANCE TO CURBING, PAVING, AND COMPACTED SUB-GRADE.
9. A COPY OF THE EMERGENCY OPERATIONS PLAN WILL BE PROVIDED TO THE MUNICIPALITY BEFORE A CLEAR CERTIFICATE OF OCCUPANCY IS OBTAINED.
10. THE MINIMUM DISTANCE BETWEEN THE PLACEMENT OF TREES, LIGHT POLES, ETC. AND UTILITY SERVICE LINES SHALL BE 10'.
11. PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.
12. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
13. CONTRACTOR IS CAUTIONED TO PROTECT ANY STRUCTURES IMMEDIATELY ADJACENT TO HIS EXCAVATION AREAS. ANY DAMAGE TO STRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT HIS OWN COST.
14. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 12 INCH CLEARANCE BETWEEN PROPOSED AND EXISTING UNDERGROUND UTILITIES AND STRUCTURES. CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER / ENGINEER IMMEDIATELY AFTER UNCOVERING EXISTING UTILITIES IF CLEARANCE CANNOT BE ACHIEVED. NO CHANGES ARE TO BE MADE, WITHOUT THE CONSTRUCTION MANAGER'S / ENGINEER'S APPROVAL.
15. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES ARE APPROXIMATE. THE ELEVATIONS OF THE EXISTING UTILITIES AT THE TERMINATING CONNECTION POINTS TO THE PROPOSED UTILITIES AND AT PROPOSED UTILITY CROSSINGS MUST BE FIELD CHECKED PRIOR TO CONSTRUCTING THE NEW UTILITIES.
16. THE THICKNESS OF THE ARCHES AND THE CHARACTER AND THE EXTENT OF THE CRADLES OF THE EXISTING SEWERS ARE UNKNOWN.
17. SEAL OPEN ENDS OF SANITARY SEWER WITH VITRIFIED PIPE STOPPERS AND OPEN ENDS OF STORMWATER CONDUITS WITH BRICK BULKHEADS.
18. REMOVE EXISTING PIPE STOPPERS AND BRICK BULKHEADS PRIOR TO CONNECTING TO EXISTING SEWERS OR STORMWATER CONDUITS.
19. WATER MAINS SHALL BE DUCTILE IRON PIPE. ALL WATER MAINS AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE CITY OF PHILADELPHIA WATER DEPARTMENT STANDARD SPECIFICATIONS AND THE PHILADELPHIA PLUMBING CODE. ALL FIRE HYDRANT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE PHILADELPHIA FIRE DEPARTMENT. ALL METERING AND BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY THE CITY OF PHILADELPHIA WATER DEPARTMENT
20. WATER MAINS SHALL BE POLYETHYLENE COATED AND ALL FITTINGS SHALL BE TAPED AND COATED WITH BITUMASTIC.
21. WATER MAINS SHALL BE INSTALLED AT 4'-0" MINIMUM COVER UNLESS OTHERWISE INDICATED.
22. CONNECTIONS TO EXISTING SEWERS SHALL BE MADE PER PHILADELPHIA WATER DEPARTMENT REQUIREMENTS AND APPROVALS, AND USING APPROVED MATERIALS. APPROVED DIELECTRIC COUPLINGS SHALL BE USED BETWEEN DISSIMILAR MATERIALS.
23. CLEANOUTS & F.A.I. BOXES TO BE PER PHILA PLUMBING CODE AND HIGHWAY LOAD RATED. RIMS TO BE AT GRADE.
24. EXTERIOR STORM AND SANITARY SEWER BUILDING LATERALS LOCATED WITHIN 10' OF BUILDINGS TO BE DUCTILE IRON PIPE INSTALLED IN ACCORDANCE WITH THE PHILADELPHIA PLUMBING CODE.
25. STORM SEWERS SHALL BE DUCTILE IRON PIPE (DIP) WITH MECHANICAL WATER TIGHT JOINTS OR REINFORCED CONCRETE PIPE (RCP) WITH O-RING GASKETED JOINTS UNLESS OTHERWISE NOTED. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH PHILADELPHIA WATER DEPARTMENT STANDARD SPECIFICATIONS.
26. THE CONTRACTOR SHALL PROVIDE O-RING GASKETED JOINTS, CLASS 3 OR CLASS 4 ON ALL STORMWATER RCP JOINTS.
27. ON SITE STORM SEWERS SHALL BE CONNECTED WITH WYE PIPE FITTINGS. CONNECTIONS SHALL NOT BE MADE FROM MANHOLE TO MANHOLE, INLET TO INLET, INLET TO MANHOLE, AND MANHOLE TO INLET.
28. IF UTILITY CONFLICTS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSTRUCTION MANAGER / ENGINEER AND MAKE ARRANGEMENTS WITH THE UTILITY OWNER FOR THE RELOCATION OF THE NECESSARY UTILITIES AT NO COST TO THE OWNER OR THE ENGINEER.
29. MANHOLE RIM AND INLET GRATE ELEVATIONS ARE APPROXIMATE, CONTRACTOR SHALL ADJUST RIMS TO MATCH FINAL GRADE ADJACENT TO SAME.
30. CLEANOUT CAPS, GRATES, VALVE BOXES, ETC. SHALL HAVE BLACK FINISH TOPS.
31. IF CONFLICTS EXIST BETWEEN PROPOSED SEWERS SHOWN ON SEWER PROFILES AND THOSE SHOWN ON UTILITY PLANS, CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER / ENGINEER IMMEDIATELY.
32. CONTRACTOR IS RESPONSIBLE FOR THE SUPPORT OF ALL EXCAVATIONS AND OF EXISTING UTILITIES WITHIN THE EXCAVATIONS PER OSHA REQUIREMENTS, STATE AND LOCAL CODES, UTILITY COMPANY REQUIREMENTS, ACCEPTED INDUSTRY STANDARDS,OR SPECIFIED REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
33. UTILITY TRENCHES TO BE BACKFILLED WITH SAFE CLEAN STRUCTURAL FILL MATERIAL APPROVED BY AND UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
34. CONTRACTOR TO CONFIRM GRATE, RIM, AND JUNCTION BOX ELEVATIONS OF UTILITIES. ADJUST PER PROPOSED GRADE AS NECESSARY.
35. CONTRACTOR SHALL CONFIRM SIZE AND MATERIAL OF PROPOSED UTILITY SERVICES AND LOCATION OF APPROVED SERVICE CONNECTIONS WITH MEP. CONNECTIONS BETWEEN BUILDING UTILITY LATERALS AND BUILDING UTILITY SERVICES TO BE COORDINATED WITH THE MEP. CONTRACTOR SHALL ALSO COORDINATE THE LOCATION OF ANY PROPOSED UTILITY EQUIPMENT WITH MEP. ALL UTILITIES TO BE IN ACCORDANCE WITH MEP.
36. CONTRACTOR TO CONSTRUCT MANHOLE AND INLET STRUCTURES IN ACCORDANCE WITH THE LATEST EDITION OF PHILADELPHIA STREETS DEPARTMENT, PHILADELPHIA WATER DEPARTMENT, AND PENNDOT PUBLICATION 72M STANDARDS FOR ROADWAY CONSTRUCTION.
37. CONTRACTOR SHALL CONFIRM THE LOCATION, SIZE, AND INVERTS OF EXISTING STORM AND SANITARY SEWER AT PROPOSED TIE-IN LOCATIONS AND NOTIFY THE ENGINEER IF CONDITIONS VARY.
38. SANITARY SEWER CONSTRUCTION MUST CONFORM TO PHILADELPHIA WATER DEPARTMENT SEWER REGULATIONS, STANDARDS, AND SPECIFICATIONS.
39. LOW PRESSURE AIR TESTING REQUIRED FOR SANITARY SEWER SYSTEMS. THIS TEST, AT A MINIMUM, MUST MEET ALL REQUIREMENTS AS OUTLINED IN ASTM C-828-80 OR CURRENT REVISION.
40. STORM DRAINAGE PIPE SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT JOINTS.
41. UTILITY CONNECTION AND UTILITY COMPANY DETAILS FOR RECONNECTION AND NEW SERVICE WERE NOT PROVIDED BY THE UTILITY COMPANIES. CONTRACTOR MUST OBTAIN ANY UTILITY DETAILS FOR RECONNECTION OF EXISTING SERVICES OR NEW SERVICE AND IS RESPONSIBLE FOR THE CONSTRUCTION OF EACH NEW SERVICE PER THE APPROPRIATE UTILITY COMPANIES SPECIFICATIONS.
42. PIPE LENGTHS AND DISTANCES BETWEEN STRUCTURES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE ALONG A HORIZONTAL PLANE.
43. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH TRENCH FOR WHICH PIPE CAN BE INSTALLED AND TRENCH BACKFILLED BY THE END OF EACH WORK DAY.
44. EXISTING UTILITY LATERALS FOR THE PREVIOUS USE ARE NOT TO BE REUSED UNLESS NOTED ON THE PLANS.
45. UTILITIES TO BE ABANDONED AND/OR REMOVED WILL BE FILLED AND CAPPED.
46. RUNOFF FROM IMPERVIOUS AREAS SHALL NOT BE DIRECTED INTO THE SANITARY SEWER NOR ONTO ADJACENT PROPERTIES.
47. WATER MAINS SHALL BE DUCTILE IRON PIPE. ALL WATER MAINS AND APPURTENANCES SHALL MEET THE REQUIREMENTS OF THE CITY OF PHILADELPHIA STANDARD SPECIFICATIONS. WATER MAINS ARE TO BE INSTALLED AT 4'-0" MINIMUM COVER UNLESS OTHERWISE INDICATED.
48. CONTRACTOR SHALL CONFIRM LOCATION OF EXISTING WATER MAIN AND COORDINATE SERVICE CONNECTIONS WITH THE PHILADELPHIA WATER DEPARTMENT.
49. WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE PHILADELPHIA WATER DEPARTMENT STANDARDS AND SPECIFICATIONS. CONTACT THE PHILADELPHIA WATER DEPARTMENT BEFORE TAPPING EXISTING WATER MAIN. WATER LINE SHALL HAVE BEDDING CONSISTENT WITH THE PHILADELPHIA WATER DEPARTMENT'S REQUIREMENTS AND SPECIFICATIONS.
50. DOMESTIC AND FIRE WATER METERING AND BACKFLOW PREVENTION DEVICES ARE TO BE INSTALLED WITHIN THE BUILDING AND APPROVED BY THE CITY OF PHILADELPHIA WATER DEPARTMENT.
51. FINAL LOCATIONS OF HOSE BIBBS AND ROUTING OF SERVICE PIPING SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD AND IN ACCORDANCE WITH THE MEP PLANS.
52. ELECTRICAL TRANSFORMERS, PAD SIZES, AND LOCATIONS TO BE COORDINATED WITH THE UTILITY COMPANY, OWNER/DEVELOPER, AND ARCHITECT.
53. PROPOSED CONNECTIONS TO THE CITY SEWER MUST BE INSPECTED BY PWD WATER TRANSPORT RECORDS.
54. ALL VALVES, VENTS, MANHOLES, INLETS AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223

THE TUN
15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107
215.446.0900 / f
215.446.0901 / f
ballinger.com

CONSULTANTS:

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:

SEAL:

CONDITION OF USE

WHEN THIS DOCUMENT IS SUPPLIED TO EITHER OWNER OR CONTRACTOR, IN EITHER PAPER OR ELECTRONIC FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER AND TO BALLINGER'S COPYRIGHT AND OTHER SUCH RIGHTS IN THIS DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS. THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT WAIVE BALLINGER RESPONSIBILITY IN ANY WAY FOR ANY ASPECT OF THE SUBCONTRACTOR'S SHOP DRAWINGS, NOR RELIEVE SUBCONTRACTORS FROM FULL RESPONSIBILITY FOR PREPARATION OF THEIR REQUIRED SHOP DRAWINGS.

02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: 1"=10'

CIVIL

TITLE:

UTILITY PLAN

NUMBER:

CS1701

PLOTTED: 2/7/2025 8:51 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni NCS.ctb
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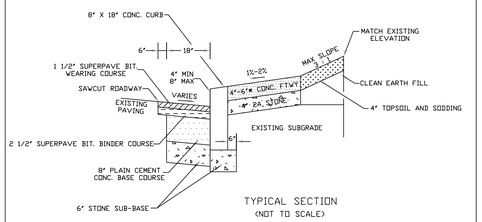
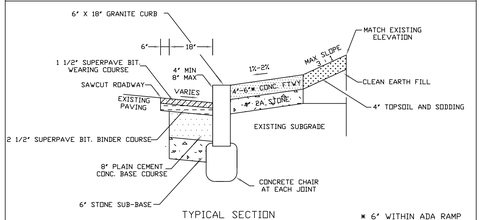


TYPICAL SECTION
(NOT TO SCALE)

CONCRETE CURB

* 6' WITHIN ADA RAMP CONSTRUCTION LIMITS

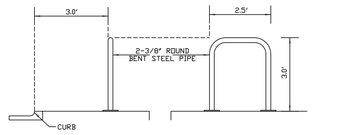


TYPICAL SECTION
(NOT TO SCALE)

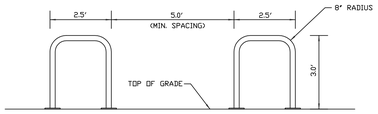
* 6' WITHIN ADA RAMP CONSTRUCTION LIMITS

GRANITE CURB

CITY OF PHILADELPHIA			
DEPARTMENT OF STREETS			
TYPICAL CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION CONCRETE & GRANITE			
DATE 6-12-12	SHEET 1 OF 1		DRAWING NO. SC0101
REVISED 3-1-15			
APPROVED: V.L.F.			

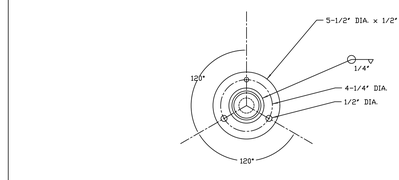


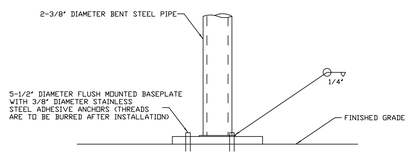
INVERTED "U" BICYCLE RACK



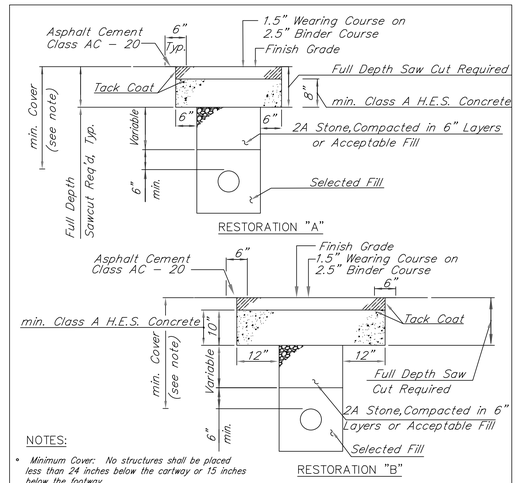
SPACE REQUIREMENTS - INVERTED "U"

CITY OF PHILADELPHIA			
DEPARTMENT OF STREETS			
INVERTED "U" BIKE RACK			
DATE 11/04/14	SHEET 1 OF 1		DRAWING NO. FZ0101A
REVISED 3/06/15			
APPROVED: V.L.F.			





CITY OF PHILADELPHIA			
DEPARTMENT OF STREETS			
BIKE RACK INSTALLATION			
DATE 11/04/14	SHEET 1 OF 1		DRAWING NO. FZ0101B
REVISED 3/01/15			
APPROVED: V.L.F.			

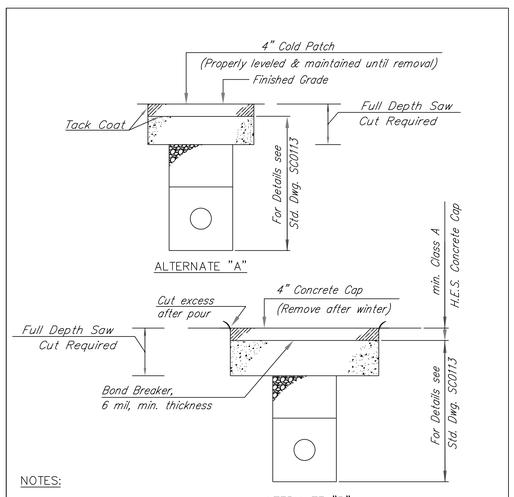


NOTES:

- *Minimum Cover: No structures shall be placed less than 24 inches below the cartway or 15 inches below the footway.*
- *Replace all disturbed pavement markings with thermoplastic tape.*
- *Pavement Markings must be restored within 7 days of trench restoration.*
- *All restoration by permittee to be in accordance with the latest Streets Department standards.*
- *Restoration "B" shall be used for all streets within Center City and all arterial streets outside Center City. Elsewhere, Restoration "A" shall be used. Historic Streets shall be restored in kind.*

(REPLACES FORMER DETAIL L-901)

CITY OF PHILADELPHIA			
DEPARTMENT OF STREETS			
PERMANENT TRENCH RESTORATION			
DATE 2-4-02	SHEET 1 OF 1		DRAWING NO. SC0113
REVISED 3-1-15	1-10-17		
APPROVED: V.L.F.			

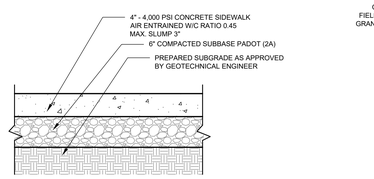


NOTES:

- *Alternate "B" may be used in winter months at the direction of the Chief Engineer.*
- *Steel plates, properly anchored and maintained, may be used in lieu of Alternate "A", only at the direction of the Chief Engineer.*
- *Schedule concrete cap pour for concrete to cure before start of morning rush hour (5 a.m.).*
- *Concrete Cap / Cold Patch removal to be scheduled around weather and at direction of Chief Engineer.*

(REPLACES FORMER DETAIL L-902)

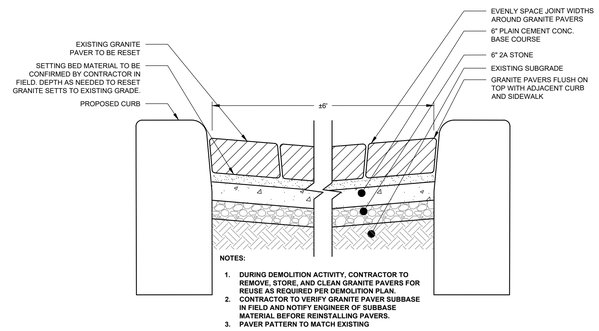
CITY OF PHILADELPHIA			
DEPARTMENT OF STREETS			
TEMPORARY TRENCH RESTORATION			
DATE 2-4-02	SHEET 1 OF 1		DRAWING NO. SC0114
REVISED 3-1-15	1-10-17		
APPROVED: V.L.F.			



NOTES:
1. ALL CONCRETE SHALL BE 4,000 PSI AT 28 DAYS.
2. PLACE EXPANSION JOINTS WHEREVER SIDEWALK MEETS RAMPS OR ADJACENT CURB.
3. 5' WIDTH TYPICAL, UNLESS NOTED OTHERWISE ON PLANS.
4. SLOPES SHALL BE IN ACCORDANCE WITH THE GRADING PLAN AND NOTES.
5. SIDEWALK TO BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPAL AND PENNDOT SPECIFICATIONS.

4" CONCRETE SIDEWALK WITHIN RIGHT-OF-WAY

NOT TO SCALE

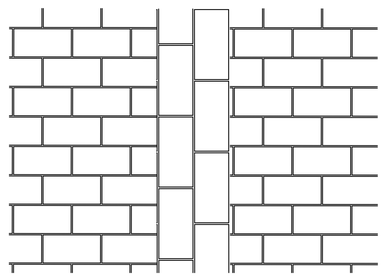


NOTES:

1. **DURING DEMOLITION ACTIVITY, CONTRACTOR TO REMOVE, STORE, AND CLEAN GRANITE PAVERS FOR REUSE AS REQUIRED PER DEMOLITION PLAN.**
2. **CONTRACTOR TO VERIFY GRANITE PAVER SUBBASE IN FIELD AND NOTIFY ENGINEER OF SUBBASE MATERIAL BEFORE REINSTALLING PAVERS.**
3. **PAVER PATTERN TO MATCH EXISTING**

BLACK HORSE ALLEY PAVERS

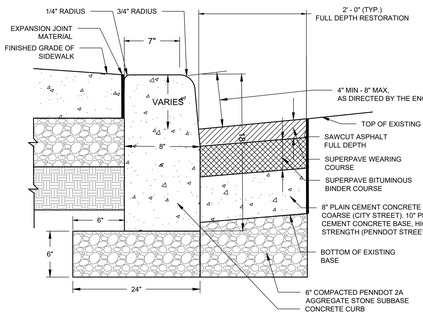
NOT TO SCALE



NOTES: HISTORIC GRANITE BLOCK PAVERS ON BLACK HORSE ALLEY SHALL BE SALVAGED AND REINSTALLED TO HISTORIC APPEARANCE INCLUDING GRANITE BLOCK CENTER GUTTER

BLACK HORSE ALLEY PAVERS

NOT TO SCALE



CONCRETE CURB RECONSTRUCTION (WITHIN CITY ROW)

NOT TO SCALE

NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408 (LATEST EDITION).
2. ALL TRENCHES AND SERVICE CONNECTION DITCHES SHALL BE SAWCUT FULL DEPTH, PRIOR TO THE START OF EXCAVATION. LINE CUTTING WITH JACKHAMMERS AND RAMMING THE EXISTING PAVEMENT PRIOR TO SAWCUTTING WILL NOT BE PERMITTED.
3. RESTORE ROADWAY DISTURBANCE WITH PLAIN CEMENT CONCRETE BASE COARSE (HIGH EARLY STRENGTH), SUPERPAVE BINDER COARSE, 64-22 PG, AND SUPERPAVE WEARING COARSE, 64-22 PG, TYPE A. USE BITUMINOUS TACK COAT BETWEEN BASE AND BINDER COURSES.
4. PROVIDE AN ADDITIONAL 12" CUTBACK FOR ALL TRENCHES.
5. SEAL ALL EDGES AND JOINTS WITH AN APPROVED MATERIAL.
6. CONTACT PENNDOT PHILADELPHIA COUNTY PERMIT INSPECTOR AT LEAST THREE (3) WORKING DAYS PRIOR TO START OF WORK FOR THE NECESSARY PERMITTING AT (215) 225-1415.
7. PERMITTEE SHALL CONTACT PENNDOT DISTRICT BONDED ROAD COORDINATOR TO DETERMINE IF HAULING ROADS ARE RESTRICTED.
8. PENNDOT MUST BE NOTIFIED IN WRITING AT LEAST TWO WEEKS IN ADVANCE OF ANY PRE-CONSTRUCTION MEETINGS.
9. PENNDOT MUST BE NOTIFIED IN WRITING UPON COMPLETION OF WORK.
10. ALL AUTHORIZED TEMPORARY PAVEMENT RESTORATIONS SHALL BE CONSISTENT WITH PENNDOT SECTION 459.8 (K).
11. ALL DISTURBED AREAS OUTSIDE THE PAVEMENT OR SHOULDER SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT WHICH EXISTED BEFORE THE START OF WORK.

THE TUN

15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger

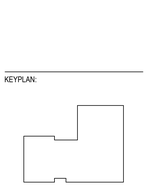
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107

215.446.0900 / t
215.446.0901 / f
ballinger.com

CONSULTANTS:

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:



SEAL:

CONDITION OF USE

WHEN THIS DOCUMENT IS SUPPLIED TO EITHER OWNER OR CONTRACTOR IN EITHER REPRODUCIBLE OR PRINTED FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER AND TO BALLINGER'S COPYRIGHT AND OTHER SUCH RIGHTS IN THIS DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS. THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT MAKE BALLINGER RESPONSIBLE IN ANY WAY FOR ANY ASPECT OF THE SUBCONTRACTOR'S SHOP DRAWINGS, NOR RELIEVE SUBCONTRACTORS FROM FULL RESPONSIBILITY FOR PREPARATION OF THEIR REQUIRED SHOP DRAWINGS.

02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: AS SHOWN

CIVIL

TITLE:

SITE DETAILS

NUMBER:

CS6001

PLOTTED: 2/27/2025 3:52 PM BY: Danielle Andrews PLOTSTYLE: Pennoni ACS.ctb

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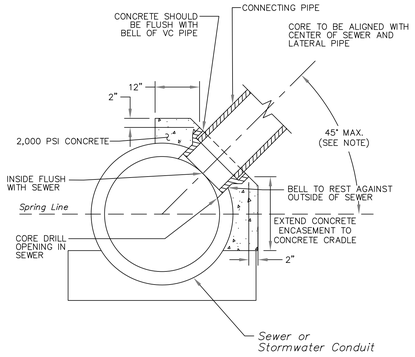
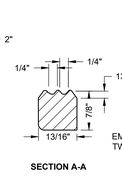
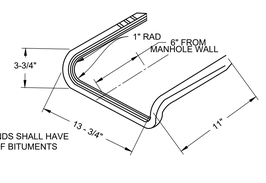


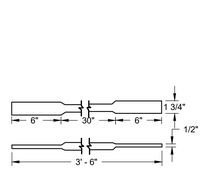
NOTE:
CONNECTIONS REQUIRING ANGLES GREATER THAN 45° SHALL USE LATERAL RISERS – PIPE–05

PHILADELPHIA WATER DEPARTMENT	SADDLE CONNECTION		
DRAWN BY: D&B GUARINO	DATE: JAN. 2019		
CHECKED BY: WD	DETAIL ID: CONN–03	REV.: 1	

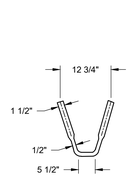


ALUMINUM STEPS



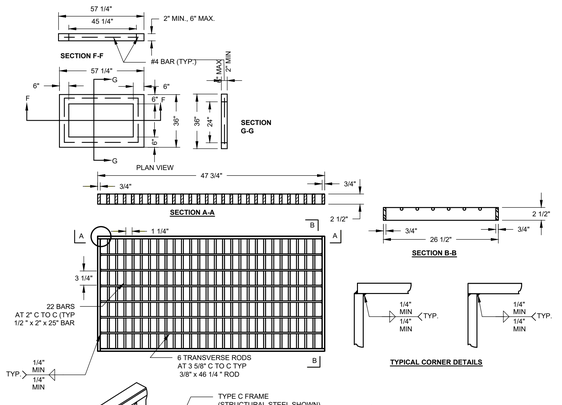


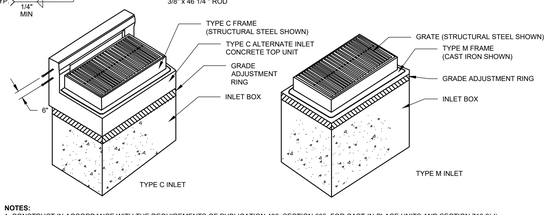
DUCTILE IRON LADDER BAR GALVANIZED



DUCTILE IRON STEP BAR GALVANIZED

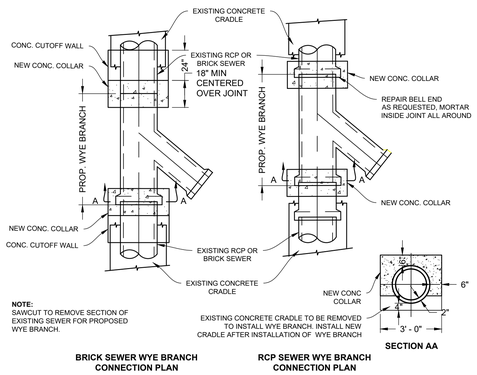
MANHOLE STEPS AND LADDER
NOT TO SCALE





NOTES:
1. CONSTRUCT IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 605, FOR CAST-IN-PLACE UNITS AND SECTION 713.2(d) FOR PRECAST CEMENT CONCRETE UNITS. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(R). WELDING SHOPS ARE NOT REQUIRED TO BE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CERTIFIED.

INLET BOXES, FRAMES, AND GRATE (REFER TO PENNDOT PUB. 72M)
NOT TO SCALE



NOTE:
SAWCUT TO REMOVE SECTION OF EXISTING SEWER FOR PROPOSED WYE BRANCH.

BRICK SEWER WYE BRANCH CONNECTION PLAN

RCP SEWER WYE BRANCH CONNECTION PLAN

DIVERSION OF FLOWS
A. THE WATER DEPARTMENT DOES NOT GUARANTEE THE ABILITY TO DAM OR DIVERT FLOWS. THE WATER DEPARTMENT SHALL APPROVE ALL DAMMING AND DIVERTING OF FLOWS PRIOR TO INSTALLATION.
B. ONE WEEK PRIOR TO DAMMING AND DIVERTING OF ANY FLOW THE CONTRACTOR SHALL NOTIFY BOTH OF THE FOLLOWING:
- SEWER MAINTENANCE SUPERINTENDENT AT 215-685-2034.
- FLOW CONTROL SUPERINTENDENT AT 215-685-2004.

C. IN ADDITION, BOTH SEWER MAINTENANCE AND INTERCEPTOR SERVICES SHALL BE NOTIFIED ONE WEEK PRIOR TO REMOVAL OF ANY DAM AND THE RESUMPTION OF FLOW. UPON COMPLETION OF THE REMOVAL OF THE DAM, THE CONTRACTOR SHALL SCHEDULE AN INSPECTION OF THE SEWER AT THE LOCATION OF THE DAM. ANY DAMAGE FOUND DURING THIS INSPECTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY.
D. IF FOR ANY REASON IT BECOMES NECESSARY TO REMOVE THE DAM PRIOR TO COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE THE DAM, RESTORE FLOW, AND UTILIZE AN ALTERNATE MEANS OF FLOW CONTROL TO COMPLETE THE PROJECT, AT NO ADDITIONAL COST TO THE CITY.

CONCRETE CUT-OFF WALLS
A. BEFORE REMOVING EARTH FILL OVER ARCH OF THE EXISTING SEWER, CONSTRUCT A CONCRETE CUT-OFF WALL WHERE CALLED FOR ON THE CONTRACT DRAWINGS.
B. THE CUT-OFF WALL SHALL BE CONSTRUCTED ACROSS THE ENTIRE WIDTH OF TRENCH DOWN TO THE SPRING LINE OF THE SEWER. AFTER THE CUT-OFF WALL HAS BEEN CONSTRUCTED AND SET, THE REMAINING PORTION OF EARTH OVER THE SEWER SHALL BE REMOVED DOWN THE SPRING LINE.

FLUMING
A. FLUME THE EXISTING SEWER FLOW DURING CONSTRUCTION. USE ONLY SUCH DAMS AS WILL NOT RESTRICT FULL FLOW DURING STORMS. REPAIR ALL DAMAGE DUE TO RESTRICTION OF FLOW.

WYE BRANCH INSTALLATION PROCEDURE:

1. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING THE FLOW DURING THE CONNECTION.
2. THE CONTRACTOR IS TO OBTAIN INFORMATION ABOUT THE FLOW RATE PRIOR TO COMMENCING THE CONNECTION. THIS MAY BE OBTAINED BY OPENING A MANHOLE AND MEASURING THE FLOW (FLOW CAN VARY).
3. FOR HIGH FLOW RATE THE CONTRACTOR SHALL SUBMIT A BY-PASS METHOD FOR APPROVAL.
4. FOR LOW FLOW RATE THE CONTRACTOR MAY BE ABLE TO DIRECT THE FLOW THROUGH THE OPENED SECTION.
5. THE CONTRACTOR MUST SELECT THE PROPER SIZE WYE AND ALIGN THE INVERTS.
6. EXCAVATE SAFELY TO EXPOSE THE EXISTING SEWER PIPE WITHOUT DAMAGING IT.
7. EXCAVATE A DITCH WIDE ENOUGH TO ACCOMMODATE THE WYE AND THE CUT-OFF WALLS.
8. CONTRACTORS SHOULD PERFORM THE CONNECTION IN A SAFE MANNER AND PER OSHA REGULATIONS.
9. SHORING SHALL BE INSTALLED IN DITCHES AND TRENCHES AS PER OSHA REGULATIONS OR AS REGULATED BY PWD. VIOLATION OF THIS PROVISION WILL RESULT IN A STOP WORK ORDER AND/OR PENALTIES PRESCRIBED BY LAW. (REFER TO PHILADELPHIA PLUMBING CODE 2004 SECTION P- 1503.2 SHORING).
10. FOR CONNECTIONS TO BRICK SEWER, CONSTRUCT A 2-FOOT WIDE BY 8-INCH HIGH, CONCRETE CUTOFF WALL TO THE SPRING LINE, ON BOTH SIDES OF THE WYE, 12-INCH FROM THE LOCATION TO CUT THE SEWER PIPE.
11. USE A MINIMUM OF 3000 PSI CONCRETE FOR THE CONCRETE CUT-OFF WALL.
12. ALLOW AT LEAST 24 HOURS FOR THE CONCRETE TO HARDEN BEFORE CUTTING THE SEWER PIPE.
13. CUT THE SEWER PIPE SO THAT THE WYE SECTION WILL FIT IN TIGHTLY.
14. PREVENT ANY DEBRIS FROM FLOWING INTO THE SEWER.
15. CLEAN THE BOTTOM OF THE OPENED AREA FROM LOOSE AND SOFT SOIL IF NO CRADLE, AND PLACE STONE IN THE MIDDLE LEAVING 12 INCH BELOW THE JOINTS FOR CONCRETE COLLAR.
16. INSERT THE WYE SECTION IN PLACE IMMEDIATELY, SEAL THE JOINTS AND CONSTRUCT A 24-INCH CONCRETE COLLAR AROUND BOTH JOINTS.
17. USE A MINIMUM OF 3000 PSI CONCRETE COLLAR, 12 INCH DEEP AND EXTENDING 24 INCH WIDE AROUND THE JOINT.
18. ALLOW AT LEAST 24 HOURS FOR THE CONCRETE TO HARDEN BEFORE BACKFILLING.
19. ANY OTHER PIPELINE EXPOSED AND UNDERMINED DURING THIS OPERATION MUST BE SUPPORTED IMMEDIATELY AND BACKFILLED WITH CONTROLLED LOW STRENGTH MATERIAL (CLSM) AFTER THE COMPLETION OF THE CONNECTION.

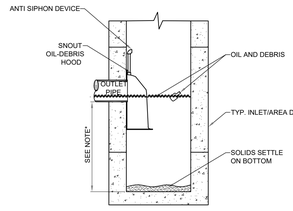
WYE CONNECTION
NOT TO SCALE

SNOUT* OIL-WATER-DEBRIS SEPARATOR

NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD., LYME, CT 06371
   (860)434-0277, (860)434-3195 FAX TOLL FREE: (800)504-8008 OR (888)354-7585 WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE PLACED OVER THE OUTLET PIPE OF THE NOTED STRUCTURES.
4. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
5. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
6. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
7. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
8. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
    A. INSTALLATION INSTRUCTIONS
    B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
    C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
    D. 3/8" STAINLESS STEEL BOLTS
    E. ANCHOR SHIELDS

NOTE:
1. POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF 1/2 OUTLET PIPE DIAMETER(MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES <12" I.D. IS 6".

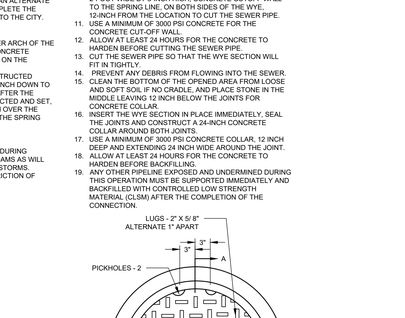
INSTALLATION DETAIL



NOTE:
* SUMP DEPTH OF 36" MIN. FOR <OR=12" DIAM. OUTLET
* FOR OUTLETS > OR=15", DEPTH=2.5-3X DIAM.

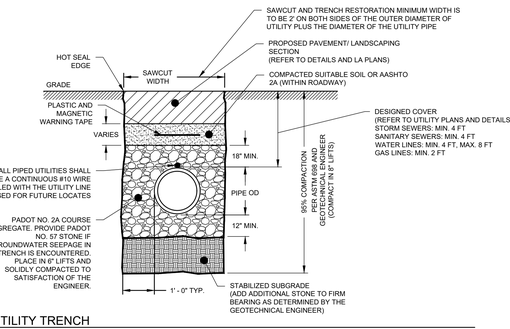
TYPICAL INSTALLATION

BMP INC.SNOUT OIL-WATER-DEBRIS SEPERATOR INSTALLATION DETAIL
NOT TO SCALE

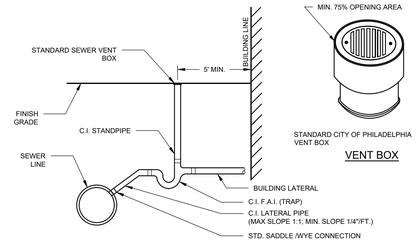


CONTRACTOR TO SUBMIT SHOP DRAWINGS

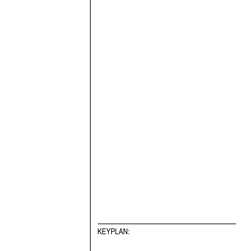
GRAY IRON MANHOLE FRAME AND COVERS
NOT TO SCALE



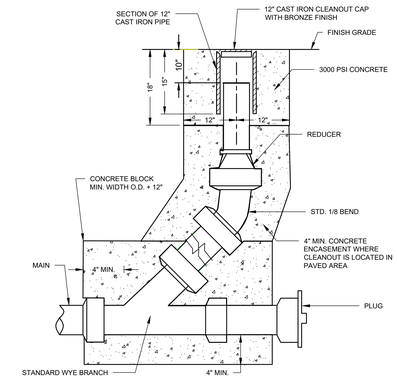
UTILITY TRENCH
NOT TO SCALE



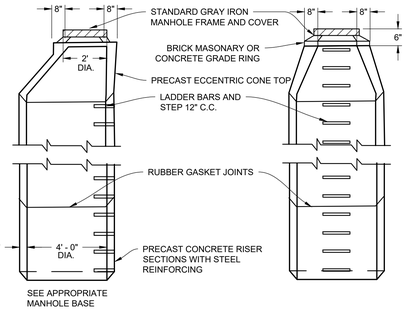
FAI, LATERAL TRAP, AND CLEANOUT
NOT TO SCALE



VENT BOX



CLEANOUT DETAIL
NOT TO SCALE



48" ECCENTRIC MANHOLE
NOT TO SCALE

THE TUN

15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger

833 Chestnut Street / Suite 1400
Philadelphia, PA 19107

215.446.0900 / t
215.446.0901 / f
ballinger.com

CONSULTANTS:

Pennoni

PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:

SEAL:

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: AS SHOWN
CIVIL
TITLE:

SITE DETAILS

NUMBER:

CS6002

PLOTTED: 2/27/2025 9:52 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni NCS.ctb
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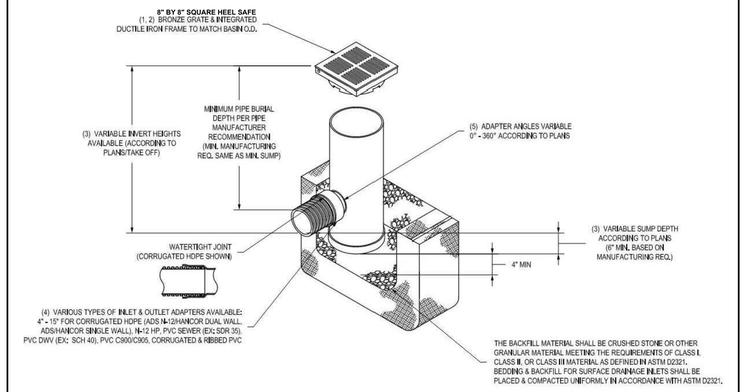
8" - 15" NYLOPLAST DRAIN BASIN WITH BRONZE GRATE



1 - 8" - 15" GRATES SHALL BE SOLID BRASS METAL.
2 - 12" & 15" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
8" & 10" BRONZE GRATES FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP., SEE DRAWING NO.,7001-110405.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO.,7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°., TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO.,7001-110-012.
6 - 8" - 15" BRONZE GRATES HAVE NO LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREON. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO/NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:20 SHEET 1 OF 1	

ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 933-2443 FAX (770) 933-2490 www.nyloplastinc.com

TITLE: DRAIN BASIN WITH BRONZE GRATE QUICK SPEC INSTALLATION DETAIL

DWG NO. 7001-110-396 REV C

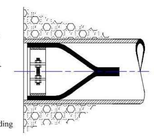
NYLOPLAST DRAIN BASIN (8" BY 8") (OR APPROVED EQUAL)
NOT TO SCALE

Series DBRS

Reverse Slip-In Check Valve

The series DBRS slip-in check valve, like the series DBCP, offers a cost effective method of backflow prevention. It is designed for installation inside of a non-flanged pipe secured by expanding band clamp.

The series DBRS slip-in check valve eliminates the mechanical parts which can wear and jam in conventional check

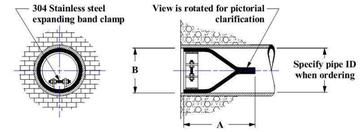


Performance Features:

- Low pressure drop
- Frost proof
- Silent operation
- Corrosion resistant

Options:

- Sleeve Elastomer
- 316 Stainless steel expanding band clamp



All Dimensions are in Inches.

Size	2	2.5	3	4	5	6	8	10	12	14
A	6.00	6.00	8.50	12.00	15.00	15.00	17.00	19.00	20.00	20.00
B	1.87	2.25	2.75	3.75	4.75	5.75	7.62	9.62	11.50	13.50
Wt. lb	5	8	10	15	17	20	25	35	60	90

Size	16	18	20	24	30	32	36	42	48	60
A	23.00	26.00	29.00	32.00	51.00	57.00	63.00			
B	15.50	17.50	19.50	23.00	29.00	31.00	35.00			
Wt. lb	120	200	300	400	550	600	650			

ONYX VALVE CO

835 Industrial Hwy
P: 856-829-2888
www.onyxvalve.com

Cinnaminson NJ 08077
Fax: 856-829-3080

4

REVERSE SLIP-IN CHECK VALVE (OR APPROVED EQUAL)
NOT TO SCALE

ACO DRAIN

Type 476D Longitudinal ductile iron grate (ADA)

Product Features

- Certified to EN 1433 Load Class C - 56,000 lbs - 1,162 psi
- Uses 'DrainLok' boltless locking system
- Suitable for use with K100, KS100, and H100K-8 channels
- Manufactured from ductile iron to ASTM A 536-84 - Grade 65-45-12
- E- coated for improved resistance against rust
- Complies with ADA - American Disabilities Act of 1990 Section 4.5.4
- Bicycle Tire Penetration Resistant to AS 3996 - 2006

Specifications

General
The surface drainage system shall be ACO Drain K100, KS100, and H100K-8 channels*, complete with ACO Type 476D longitudinal ductile iron grate with 'DrainLok' locking as manufactured by ACO, Inc. or similar approved.

Materials
The covers shall be manufactured from ductile iron and have **minimum** properties as follows:

- ***Independently certified to meet Load Class C to EN 1433 - 56,000 lbs - 1,162 psi***
- ***Ductile iron to ASTM A 536-84 - Grade 65-45-12***
- ***Intake area of 22.6 sq. in. (145.16 cm²) per half meter of grate***

The overall width of 4.85" (123mm) and overall length of 19.69" (500mm). Slots measure at 2.1" (53.34mm) by 0.24" (6.09mm).

Installation
The trench drain system and grates shall be installed in accordance with the manufacturer's installation instructions and recommendations.
* delete as appropriate

April 2018

www.ACODrain.us

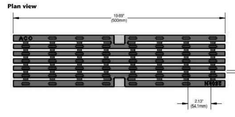
TRENCH DRAIN DUCTILE IRON GRATE (OR APPROVED EQUAL)
NOT TO SCALE

ACO Specification Information

ACO DRAIN

Type 476D Longitudinal ductile iron grate (ADA)

Plan view



Side elevation

Description	Part No.	Length inches (mm)	Width inches (mm)	Weight lbs.
DrainLok grate Type 476D Ductile iron longitudinal grate	**142171**	19.69 (500)	4.85 (123.2)	7.0

'DrainLok' locking mechanism

ACO DrainLok™ is a patented, boltless locking system that removes the need for bolts and bars and improves the hydraulic capacity of the channel. The DrainLok™ mechanism simply clips into the channel edge rail for rapid installation. ACO DrainLok™ grates are fitted with an anti-shunt mechanism that restricts unwanted grate movement when installed, improving durability and longevity of the system.

ACO, Inc.
Northeast Sales Office
9410 Pinecone Drive
Mentor, OH 44060
Tel: (440) 639-7230
Toll free: (800) 543-4764
Fax: (440) 639-7235

West Sales Office
825 W. Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 421-9988
Toll Free: (888) 490-9552
Fax: (520) 421-9899

Southeast Sales Office
4211 Pleasant Road
Fort Mill, SC 29708
Toll free: (800) 543-4764
Fax: (803) 802-1063

Follow us on

Electronic Contact:
info@ACODrain.us
www.ACODrain.us

© April 2018, ACO, Inc. This information is believed to be accurate but it is not guaranteed to be so. We cannot assume liability for results that buyer obtains with our product since conditions of use are beyond the control of the company. It is the customer's responsibility to evaluate suitability and safety of product for his own use. ACO, Inc. reserves the right to change the product and specifications without notice.

SPEC ACO INFO

April 2018

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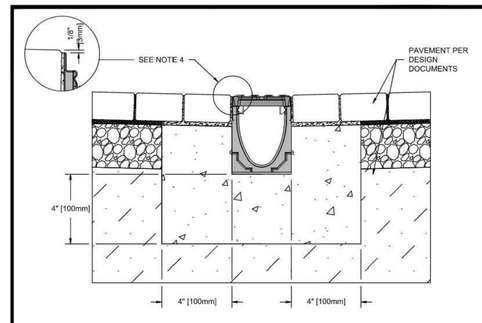
ACO Specification Information



NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

KS100 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE KS100 CHANNEL SYSTEM WITH STAINLESS STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN STAINLESS STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO POLYMER PRODUCTS, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO POLYMER PRODUCTS, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

KS1D-A-HPP ACO DATE: 11/16/16	KS100 - KLASSIKDRAIN - LOAD CLASS: A Haunched Paver Pavement INSTALLATION DRAWING - ACO DRAIN	**ACO Polymer Products, Inc.** 825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899 9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235 4211 Pleasant Rd. Fort Mill, SC 29708 Tel: 440-639-7230 Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

KS100 TRENCH DRAIN (OR APPROVED EQUAL)
NOT TO SCALE

THE TUN
15-25 S SECOND ST
PHILADELPHIA, PA. 19106

ballinger
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107
215.446.0900 / f
215.446.0901 / f
ballinger.com

CONSULTANTS:

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
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T 215.222.3000 F 215.222.3588

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00

SCALE: AS SHOWN

CIVIL

TITLE:

SITE DETAILS

NUMBER:

CS6003

PLOTTED: 2/27/2025 9:52 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni NCS.ctb
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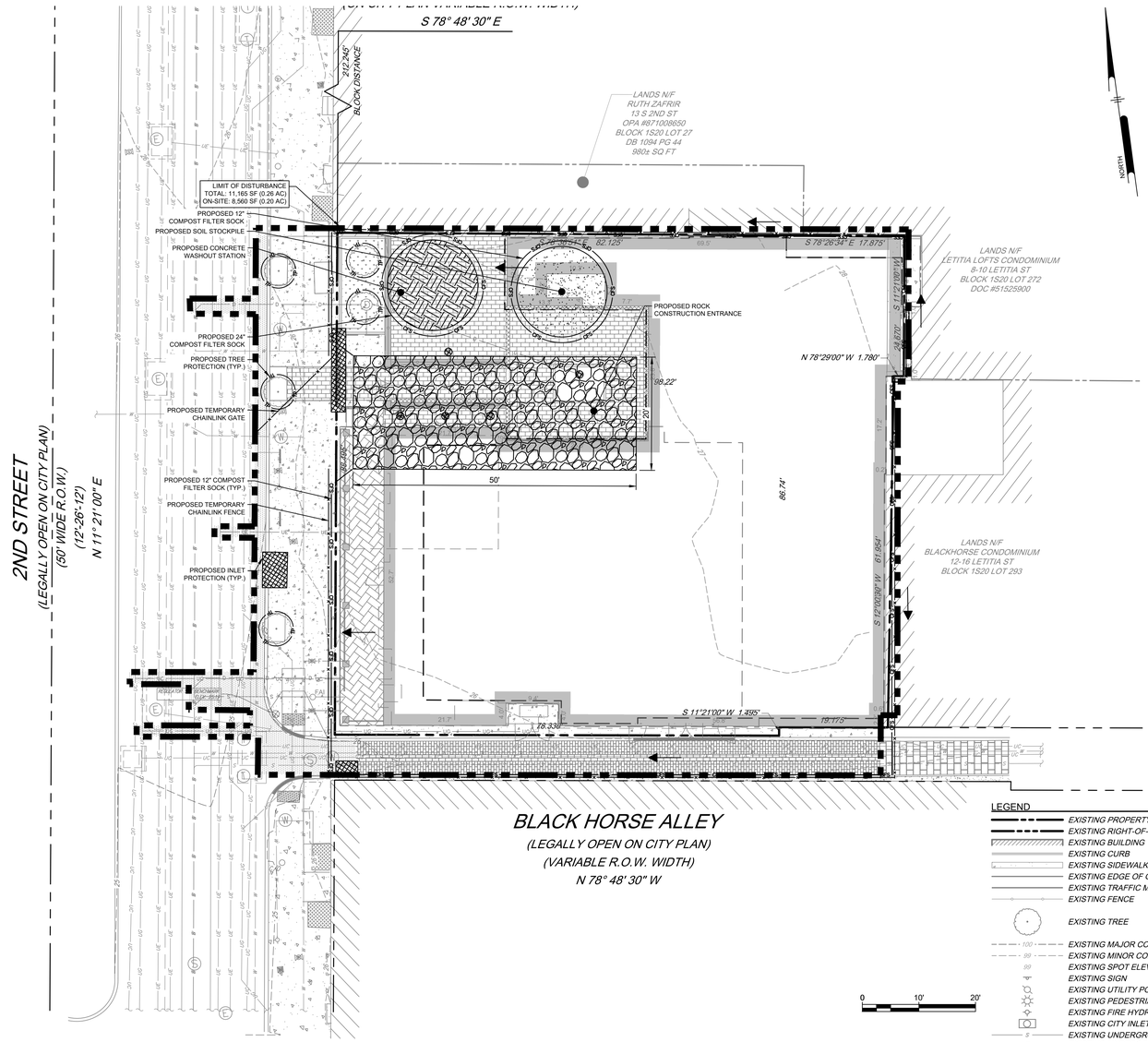


LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING BUILDING
- EXISTING CURB
- EXISTING SIDEWALK
- EXISTING EDGE OF GRAVEL
- EXISTING TRAFFIC MARKING
- EXISTING FENCE
- EXISTING TREE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING PEDESTRIAN/STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING CITY INLET
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING UTILITY STRUCTURES

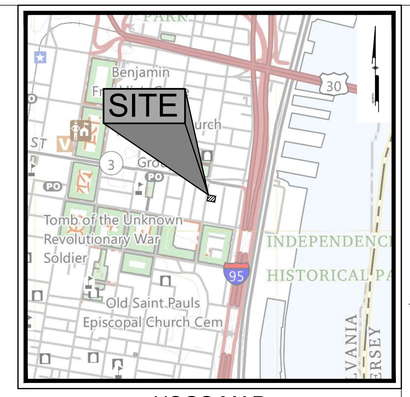
- PROPOSED BUILDING AT GRADE
- PROPOSED BUILDING OVERHEAD
- PROPOSED DOOR
- PROPOSED OUTDOOR PORCH
- PROPOSED PAVERS
- PROPOSED STONE BANDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED CURB
- PROPOSED BICYCLE RACK
- PROPOSED TREE
- PROPOSED LANDSCAPING
- PROPOSED WALL
- PROPOSED FENCING
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED NATURAL GAS LINE
- PROPOSED CABLE/TELEPHONE LINE
- PROPOSED ELECTRIC LINE
- PROPOSED COMMUNICATION LINE
- PROPOSED STORM INLET
- PROPOSED AREA DRAIN
- PROPOSED SLOT DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED FIRE DEPT. CONNECTION (FDC)
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED ROCK CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE
- PROPOSED INLET PROTECTION
- PROPOSED TEMPORARY CHAIN LINK FENCE
- PROPOSED CONCRETE WASHOUT
- PROPOSED COMPOST FILTER SOCK
- PROPOSED TREE PROTECTION
- PROPOSED DIRECTIONAL FLOW ARROW

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223



USGS MAP
Scale: 1" = 500'
DELAWARE DIRECT WATERSHED

GENERAL NOTES:

SITE ADDRESS:
15-25 S 2ND STREET
PHILADELPHIA, PA 19106

OWNER/APPLICANT:
TUN TAVERN LEGACY FOUNDATION, INC.
P.O. BOX 52649
PHILADELPHIA, PA 19115

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

NOTES:

LOCATION: THE PROJECT IS BOUND BY BLACK HORSE ALLEY TO THE SOUTH, 8-10 S 2ND STREET AND 12-16 S 2ND STREET TO THE EAST, 13 S 2ND STREET TO THE NORTH, AND S 2ND STREET TO THE WEST.
PREVIOUS OPA ACCOUNT FOR 15-17 S 2ND ST: 885765020
PREVIOUS OPA ACCOUNT FOR 19-25 S 2ND ST: 885765080
LOT CONSOLIDATION FOR 15-17 S 2ND ST AND 19-25 S 2ND ST, PROPOSED PARCEL "A", WAS APPROVED AND STAMPED BY CITY REGULATOR ON 06/07/2024. OPA TO BE DETERMINED.
SITE BENCHMARK NOTE:
TEMPORARY SET BENCHMARK 1001
ELEVATION = 28.15'
LOCATION: WITHIN THE SIDEWALK AT THE INTERSECTION OF THE SOUTH SIDE OF MARKET STREET AND THE EAST SIDE OF S 2ND STREET.

1. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A RESTAURANT WITH ASSOCIATED PROPOSED UTILITIES AND OTHER PROPOSED IMPROVEMENTS SUCH AS AN OUTDOOR PLAZA, A PORCH, AND ASSOCIATED LANDSCAPING.
2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED USE (CMX-3) ZONING DISTRICT.
3. ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (Ub).
4. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
5. THE PWD TRACKING NUMBER FOR THIS PROJECT IS FY24-TUNT-7702-01.
6. THE PSD TRACKING NUMBERS FOR THIS PROJECT ARE SR-2024-023050 AND SR-2024-024711.
7. THE L&I ZONING TRACKING NUMBER FOR THIS PROJECT IS ZP-2024-002872.
8. UTILITY NOTES:
   - 8.1. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
   - 8.2. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
   - 8.3. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
   - 8.4. THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
   - 8.5. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
9. ELEVATIONS ARE BASED ON PHILADELPHIA CITY DATUM.
10. ALL BOUNDARY LINES ARE DRAWN IN UNITED STATES MEASURE (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
11. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20233262223 IN ACCORDANCE WITH PA ACT 287 AS OF 1974, AS AMENDED, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". (800-242-1776)

REFERENCE:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JULY OF 2023. BOUNDARY INFORMATION WAS TAKEN THROUGH AN EXISTING CONDITIONS SURVEY OF THE SITE, PERFORMED BY PENNONI ASSOCIATES INC. DATED DECEMBER 5, 2023, ENTITLED "ALTA/NSPS LAND TITLE SURVEY PLAN (V-0301)."
2. LOT CONSOLIDATION FOR 15 S 2ND ST, 17 S 2ND ST, AND 19-25 S 2ND ST INTO ONE LOT, PROPOSED PREMISES 15-25 S 2ND ST, WAS STAMPED AND APPROVED ON JUNE 7, 2024. PLAN ENTITLED "LOT CONSOLIDATION PLAN (V 0802)" BY PENNONI ASSOCIATES INC.

FLOOD ZONE INFORMATION:

1. BY GRAPHIC PLOTTING ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP, PANEL NO. 184 OF 230 COMMUNITY MAP NO. 42075701844H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015, THE SITE IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PWD TRACKING NUMBER FY24-TUNT-7702-01

THE TUN

15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger
833 Chestnut Street / Suite 1400
Philadelphia, PA 19107
215.446.0900 / t
215.446.0901 / f
ballinger.com

CONSULTANTS:

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

KEYPLAN:

SEAL:

CONDITION OF USE

WHEN THIS DOCUMENT IS SUPPLIED TO EITHER OWNER OR CONTRACTOR, IN EITHER PAPER OR ELECTRONIC FORM, THE SUBSEQUENT USE OF THE INFORMATION CONTAINED ON THE DOCUMENT IS SUBJECT TO THE CONDITIONS OF THE AGREEMENT BETWEEN THE OWNER AND BALLINGER AND TO BALLINGER'S COPYRIGHT AND OTHER SUCH RIGHTS IN THE DOCUMENT. CONTRACTOR MAY MAKE ELECTRONIC FILES OF THIS DOCUMENT AVAILABLE TO SUBCONTRACTORS, SUBJECT TO THIS STATEMENT OF CONDITIONS OF USE, SOLELY AS A CONVENIENCE TO SUCH SUBCONTRACTORS IN THEIR PREPARATION OF SHOP DRAWINGS. THE PROVISION OF THIS DOCUMENT BY BALLINGER SHALL NOT WAIVE BALLINGER RESPONSIBILITY IN ANY WAY FOR ANY ASPECT OF THE SUBCONTRACTOR'S SHOP DRAWINGS, NOR RELIEVE SUBCONTRACTORS FROM FULL RESPONSIBILITY FOR

02/28/2025	PERMIT SET	
01/31/2025	ISSUE 3	
11/10/2024	ISSUE 2	

DRAWING ISSUE

PROJECT: 23053.00
SCALE: 1"=10'
CIVIL

TITLE:

EROSION & SEDIMENT CONTROL PLAN

NUMBER:

CS8001

PLOTTED: 2/27/2025 9:36 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni MCS.ctb
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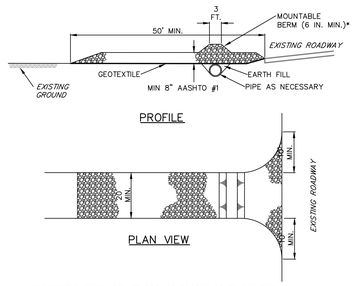


* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

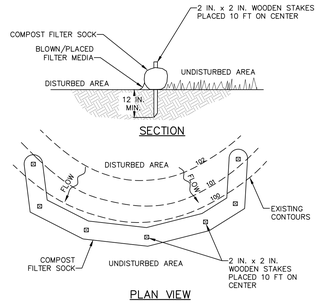
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

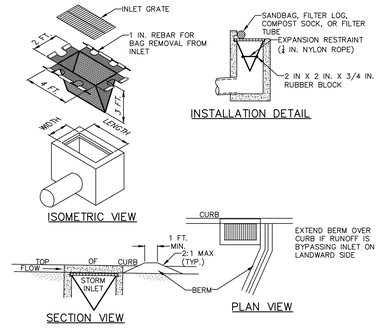
COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

NOT TO SCALE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

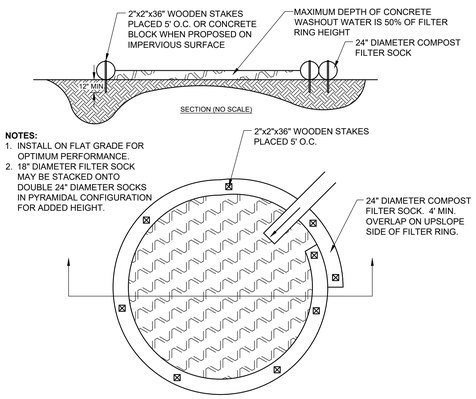
ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT. AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-15
FILTER BAG INLET PROTECTION - TYPE C INLET

NOT TO SCALE



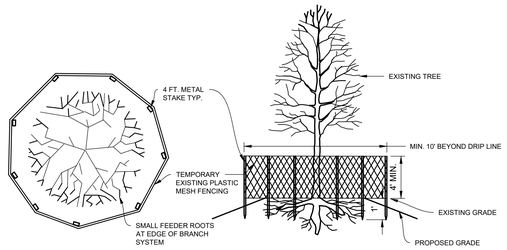
NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

NOTES:

1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS
2. WHENEVER COMPOST SOCK WASHOUTS ARE USED, A SUITABLE IMPERVIOUS GEOMEMBRANE SHOULD BE PLACED AT THE LOCATION OF THE WASHOUT. COMPOST SOCKS SHOULD BE STAKED IN THE MANNER RECOMMENDED BY THE MANUFACTURER AROUND THE PERIMETER OF THE GEOMEMBRANE SO AS TO FORM A RING WITH THE ENDS OF THE SOCK LOCATED AT THE UPSLOPE CORNER (AS SHOWN ABOVE). CARE SHOULD BE TAKEN TO ENSURE CONTINUOUS CONTACT OF THE SOCK WITH THE GEOMEMBRANE AT ALL LOCATIONS. WHERE NECESSARY, SOCKS MAY BE STACKED AND STAKED SO AS TO FORM A TRIANGULAR CROSS SECTION.
3. ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY. ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

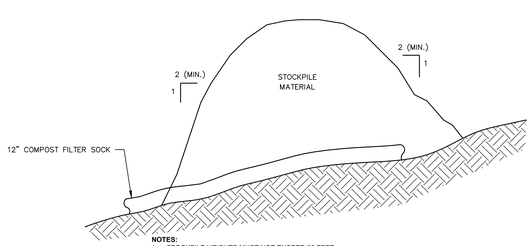
TYPICAL COMPOST SOCK / CONCRETE WASHOUT

NOT TO SCALE



TREE PROTECTION

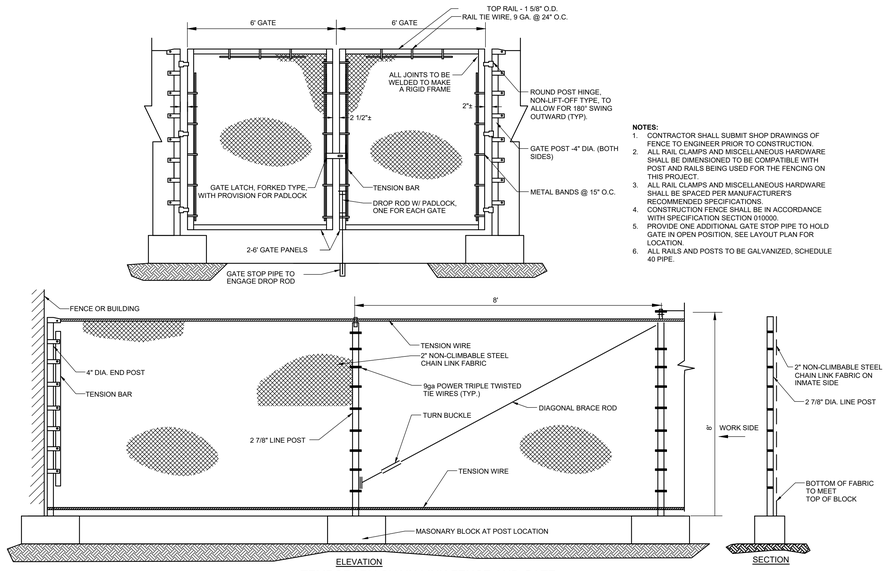
NOT TO SCALE



NOTES:
1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET.
2. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
3. REFER TO DETAILS FOR COMPOST FILTER SOCK INSTALLATION.

STOCKPILE

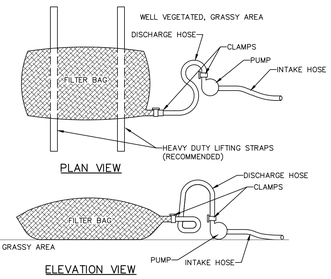
NOT TO SCALE



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF FENCE TO ENGINEER PRIOR TO CONSTRUCTION.
2. ALL RAIL CLAMPS AND MISCELLANEOUS HARDWARE SHALL BE DIMENSIONED TO BE COMPATIBLE WITH POST AND RAILS BEING USED FOR THE FENCING ON THIS PROJECT.
3. ALL RAIL CLAMPS AND MISCELLANEOUS HARDWARE SHALL BE SPACED PER MANUFACTURER'S RECOMMENDED SPECIFICATIONS.
4. CONSTRUCTION FENCE SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 010000.
5. PROVIDE ONE ADDITIONAL GATE STOP PIPE TO HOLD GATE IN OPEN POSITION, SEE LAYOUT PLAN FOR LOCATION.
6. ALL RAILS AND POSTS TO BE GALVANIZED, SCHEDULE 40 PIPE.

TEMPORARY CHAIN LINK FENCE AND GATE

NOT TO SCALE



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG

NOT TO SCALE

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP - CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223

PWD TRACKING NUMBER FY24-TUNT-7702-01

PLOTTED: 2/27/2025 8:56 AM, BY: Danielle Andrews PLOTSTYLE: Pennoni NCS.ctb
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KEYPLAN:

SEAL:

CONDITION OF USE

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

DRAWING ISSUE

PROJECT: 23053.00
SCALE: AS SHOWN
CIVIL
TITLE:

EROSION & SEDIMENT CONTROL DETAILS

NUMBER:

CS8501

PWD STANDARD EROSION AND SEDIMENTATION CONTROL NOTES:

1. AN INDUSTRIAL WASTE PERMIT WILL BE REQUIRED SHOULD PUMPING TO CITY-OWNED INFRASTRUCTURE BECOME NECESSARY DURING CONSTRUCTION. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
2. INLET PROTECTION SHOULD BE PROVIDED FOR ALL INLETS OWNED BY PWD THAT ARE LOCATED WITHIN ONE BLOCK OF THE PROJECT SITE.
3. PWD IS NOT RESPONSIBLE FOR ANY CLEANING OR REPAIRS NEEDED ON CITY-OWNED INFRASTRUCTURE DUE TO FAILURE OF ANY EROSION AND SEDIMENT CONTROL PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEANING OR REPAIRS NEEDED.
4. INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT BEST MANAGEMENT PRACTICES SHALL OCCUR ON A WEEKLY BASIS, BEFORE ANY ANTICIPATED PRECIPITATION EVENTS, AND AFTER ALL PRECIPITATION EVENTS.
5. THE MAXIMUM HEIGHT FOR STOCKPILES AREAS SHALL BE 20 FEET. THE MAXIMUM SIDE SLOPE FOR STOCKPILE AREAS SHALL NOT EXCEED 2:1.
6. THE ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED ON-SITE. A STOCKPILE SHALL BE MAINTAINED ON-SITE FOR THIS PURPOSE, AT THE END OF EACH CONSTRUCTION DAY. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
7. FILTER FABRIC FENCE AND/OR COMPOST FILTER SOCK SHOULD BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE/SOCK SECTION SHOULD BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. SUPPORT STAKES SHALL BE SPACED AT A MAXIMUM OF 8 FEET. OBJECTS OF CONSIDERABLE MASS (E.G. CONCRETE BLOCKS, SAND BAGS, ETC.) SHALL BE USED IMMEDIATELY DOWNSLOPE OF COMPOST FILTER SOCKS PLACED ON PAVED SURFACES IN LIEU OF STAKES TO HOLD THE SOCK IN PLACE. OBJECTS TO BE PLACED AT INTERVALS PER THE COMPOST FILTER SOCK MANUFACTURER'S SPECIFICATION OR PA DEP MAXIMUM SPACING OF 10' ON CENTER. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FILTER FENCE/FILTER SOCK.
8. ANY FENCE/SOCK SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET
9. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER WITHIN 50 FEET OF A SURFACE WATER AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY PWD AND PA DEP.
11. UNTIL THE SITE IS STABILIZED, ALL E&S BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL E&S BMPS PRIOR TO ANY ANTICIPATED STORM EVENT, AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, MUST BE PERFORMED IMMEDIATELY IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
12. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING, AS WELL AS CUTS AND FILLS, SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. PWD SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. PWD MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
13. AT LEAST THREE(3) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
14. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING BY PWD AND THE PA DEP PRIOR TO IMPLEMENTATION.
15. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL
16. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
17. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
18. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO PWD AT THE TIME OF INSPECTION.
19. ALL SEDIMENT REMOVED FROM E&S BMPS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE, FEDERAL, AND LOCAL REGULATIONS.
20. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE TO FIVE INCHES – SIX TO 12 INCHES ON COMPACTED SOILS – PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM FOUR INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF TWO INCHES OF TOPSOIL.
21. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES
22. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED NINE INCHES IN THICKNESS.
23. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
24. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
25. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
26. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
27. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
28. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN ONE YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN ONE YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
29. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
30. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY PWD AND PA DEP.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY E&S BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE E&S BMPS SHALL BE STABILIZED IMMEDIATELY, IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. SEDIMENT BASINS AND/OR TRAPS SHALL BE KEPT FREE OF ALL CONSTRUCTION WASTE, WASH WATER, AND OTHER DEBRIS HAVING POTENTIAL TO CLOG THE BASIN/TRAP OUTLET STRUCTURES AND/OR POLLUTE THE SURFACE WATERS.
33. DURING CONSTRUCTION, THE SELECTED CONTRACTOR IS EXPECTED TO FOLLOW THE PCSMP APPROVED BY PWD. NO CHANGE OR DEVIATION FROM THE APPROVED PCSMP IS PERMITTED WITHOUT PRIOR APPROVAL FROM PWD.
34. ALL WORK ASSOCIATED WITH PWD WATER CONVEYANCE AND SEWER INFRASTRUCTURE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA WATER DEPARTMENT "WATER MAIN STANDARD DETAILS AND CORROSION CONTROL SPECIFICATIONS", 1985 EDITION, AND "STANDARD DETAILS AND STANDARD SPECIFICATIONS FOR SEWERS", 2019 EDITION.
35. CONTACT PWD WATER TRANSPORT RECORDS (1101 MARKET STREET, 2ND FLOOR, PHONE: 215-685-6271) FOR ADDITIONAL APPROVALS AND PERMITS REQUIRED FOR ALL WATER SERVICES, METERS, AND CONNECTIONS TO THE EXISTING AND/OR PROPOSED PWD FACILITIES.
36. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE PADEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1, AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
37. A DUST CONTROL PERMIT WILL BE REQUIRED WHEN COMPLETELY DEMOLISHING A BUILDING OR STRUCTURE THAT IS MORE THAN THREE (3) STORIES, GREATER THAN FORTY (40) FEET TALL, OR ENCOMPASSES MORE THAN TEN THOUSAND (10,000) SQUARE FEET; COMPLETELY OR PARTIALLY DEMOLISHING ANY BUILDING OR STRUCTURE BY IMPLOSION; OR ENGAGING IN EARTHWORKS, DEFINED AS "CLEARING, GRUBBING, OR EARTH DISTURBANCE OF ANY LAND IN EXCESS OF 5,000 SQUARE FEET."

TEMPORARY EROSION AND SEDIMENT CONTROL:

1. INLET PROTECTION SHALL BE APPLIED, AS DETAILED ON THE PLAN, TO EVERY INLET WHICH HAS BEEN CONSTRUCTED TO THE ROADWAY SUBBASE ELEVATION. INLET PROTECTION MUST BE PROVIDED FOR ALL CITY OWNED INLETS LOCATED WITHIN ONE CITY BLOCK OF THE PROJECT SITE.
2. SILT FENCES/COMPOST FILTER SOCKS SHALL BE INSTALLED DOWNSLOPE OF ALL AREAS TO BE DISTURBED BEFORE ANY WORK BEGINS. SILT FENCE/COMPOST FILTER SOCKS AND ROCK FILTERS SHALL BE INSTALLED AS NEAR AS POSSIBLE TO THE LOCATIONS SHOWN ON THE PLAN. FILTER FABRIC/COMPOST FILTER SOCKS SHOULD BE INSTALLED AT LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION SHOULD BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. SUPPORT STAKES AND/OR OBJECTS OF CONSIDERABLE MASS SHALL BE SPACED AT A MAXIMUM OF 8 FEET. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FILTER FENCE/FILTER SOCK. REFER TO SOIL MANAGEMENT
3. STOCKPILED TOPSOIL MOUNDS SHALL BE STABILIZED BY APPLYING TEMPORARY SEED AND A PERIMETER SILT FENCE/FILTER SOCK SHALL BE INSTALLED AROUND EACH MOUND. TEMPORARY SEEDING SHALL BE PER PENNDOT FORM 408, SECTION 804(B).
4. ALL STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS NEAR AS POSSIBLE TO THE LOCATION SHOWN ON THE PLAN. THE ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED ON SITE. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.
5. FREQUENT INSPECTION SHALL BE MADE ON THE FILTER FABRIC FENCE/COMPOST FILTER SOCK. DAMAGED FENCES/SOCK SHALL BE IMMEDIATELY REPLACED. SEDIMENT MUST BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHTS OF FENCE/SOCK. SILT FENCE/COMPOST FILTER SOCK WHICH HAS BEEN TOPPED OR UNDERMINED IS TO BE REPLACED WITH A ROCK FILTER OUTLET. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

PROCEDURE FOR STABILIZATION OF SOILS FOUND OR SUSPECTED TO BE CONTAMINATED:

1. DISTURBED EARTH TO BE IMMEDIATELY STABILIZED WITH SEEDING THROUGH THE USE OF HYDROSEEDING TECHNIQUES AND HAY OR STRAW MULCHING TO CONTAIN CONTAMINATED SOILS.
2. PLASTIC LINER TO BE INSTALLED BELOW TEMPORARY TOPSOIL STOCKPILES. TOPSOIL STOCKPILE TO BE STABILIZED WITH SEEDING AND TO BE COVERED BY A TEMPORARY DAILY COVER IMMEDIATELY PER THE REQUIREMENTS OF THE PA DEP E&S GUIDELINES.
3. EXPOSED SOILS TO BE SPRINKLED WITH WATER ON A DAILY BASIS UNTIL MOIST TO PREVENT DUST GENERATION AND TRANSPORT.
4. UTILIZE APPROVED PA DEP EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL FROM LEAVING THE SITE. METHODS INCLUDE, BUT ARE NOT LIMITED TO WHEEL WASH, SILT FENCE, INLET FILTER PROTECTION, ROCK CONSTRUCTION ENTRANCE, ETC.

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CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20233262223

PWD STANDARD SEQUENCE OF CONSTRUCTION NOTES:

1. AT LEAST SEVEN (7) DAYS PRIOR TO ANY EARTH DISTURBANCE, THE INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) MUST BE CALLED TO SCHEDULE A PRECONSTRUCTION MEETING.
2. AT LEAST THREE (3) DAYS PRIOR TO RAIN GARDEN, GREEN ROOF, JELLYFISH FILTER, AND SUBSURFACE DETENTION BASIN INSTALLATION, THE INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) MUST BE CALLED TO SCHEDULE AN INSPECTION (FOR EACH BMP).
3. ALL STONE THAT MAKES UP THE SUBSURFACE DETENTION BASIN AND RAIN GARDEN MUST REMAIN FREE OF SEDIMENT. IF SEDIMENT ENTERS THE STONE, THE CONTRACTOR MAY BE REQUIRED TO REMOVE THE SEDIMENT AND REPLACE IT WITH CLEAN-WASHED STONE.
4. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT INSPECTIONS COORDINATOR OF PWD (OFFICE: 215-685-6387) FOR A FINAL INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
5. AS SOON AS SLOPES, CHANNELS, DITCHES, AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE STABILIZED. CESSATION OF ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.
6. WATER PUMPED FROM WORK AREAS SHOULD BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGING TO A "SURFACE WATER".
7. DISTURBANCE OF THE PROJECT SITE MUST BE KEPT TO THE ABSOLUTE MINIMUM.
8. ALL SOIL MOVEMENT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.
9. EXISTING PEDESTRIAN TRAFFIC SHALL BE MAINTAINED OR PROPERLY DIRECTED AROUND THE SITE THROUGHOUT THE DURATION OF THE PROJECT.
10. DELINEATE LIMITS OF DISTURBANCE AS OUTLINED ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS WITH ORANGE CONSTRUCTION FENCING OR TEMPORARY CHAIN LINK FENCE. LINEAR UTILITY TRENCHES, AS OUTLINED ON THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS, DO NOT NEED TO BE DELINEATED WITH FENCE. UTILITY TRENCHES SHALL BE BACKFILLED AT THE END OF EACH DAY AND TEMPORARILY STABILIZED. CONTRACTOR SHALL NOT PERFORM ANY OTHER WORK OUTSIDE OF THE APPROVED LIMITS OF DISTURBANCE. CONTRACTOR TO COORDINATE ON-STREET PARKING REMOVAL WITH THE CITY OF PHILADELPHIA.
11. INSTALL INLET PROTECTION.
12. THE STAGING AREA SHALL BE ESTABLISHED AS SHOWN ON THE APPROVED PLAN AND SHALL NOT IMPEDE RUNOFF FROM REACHING THE EXISTING INLETS. STAGING AREAS NOT CREATED ON EXISTING PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DETAIL.
13. INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE APPROVED PLAN. EXISTING SUBGRADE TO BE REMOVED WITHIN THE FOOTPRINT OF THE ROCK CONSTRUCTION ENTRANCE FOR CONSTRUCTION PER THE APPROVED DETAIL. CONTRACTOR SHALL EXCAVATE ONLY ENOUGH AREA FOR ROCK THAT CAN BE PLACED. CONSTRUCTION ENTRANCE CAN BE INSTALLED BY THE END OF EACH WORK DAY. CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE THROUGH THE ENTRANCE. ROCK CONSTRUCTION ENTRANCE TO BE RESTORED AND SEDIMENT IS TO BE REMOVED ON A DAILY BASIS.
14. CONCRETE WASHOUT TO BE INSTALLED ADJACENT TO THE ROCK CONSTRUCTION ENTRANCE PER THE APPROVED PLANS.
15. CONTRACTOR SHALL TEMPORARILY STABILIZE THE SITE AT THE END OF EACH WORK DAY (WHENEVER POSSIBLE) AND AT THE START OF A RAINFALL EVENT. CESSATION OF EARTH DISTURBANCE ACTIVITIES FOR AT LEAST 4 DAYS REQUIRES TEMPORARY STABILIZATION.
16. INSTALL COMPOST FILTER SOCKS DOWN GRADE AND ON CONTOUR OF DISTURBED AREAS PER THE APPROVED PLAN. DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED AND GRADED TO SLOPE TOWARDS THE SITE AND COMPOST FILTER SOCK.
17. CONTRACTOR TO HAVE PUMPED WATER FILTER BAG ONSITE AND AVAILABLE FOR DEWATERING OF EXCAVATED AREAS WHEN REQUIRED. FILTER BAG TO DISCHARGE OVER UNDISTURBED VEGETATED AREAS OR GEOTEXTILE IN ACCORDANCE WITH THE APPROVED PLANS.
18. CONTRACTOR TO BEGIN DEMOLITION OF THE EXISTING SITE FEATURES. REMOVE VEGETATION AND BEGIN BULK EXCAVATION AND CONSTRUCTION OF THE BUILDING FOUNDATION. DISTURBED AREAS SHALL BE STABILIZED WHENEVER POSSIBLE AND AS REQUIRED. PROVIDE DUST CONTROL DURING DEMOLITION AND CONSTRUCTION AS REQUIRED TO PREVENT AIR BOURNE SEDIMENT FROM LEAVING THE SITE. IF MATERIALS ARE ENCOUNTERED WHICH, THROUGH LABORATORY ANALYSES OR PREVIOUS INVESTIGATIONS, ARE DETERMINED TO BE ABOVE THEPADEP MSC'S AND REQUIRE OFSITE EXPORTATION, THE SOILS SHALL BE TRANSPORTED OFF-SITE AND PROPERLY DISPOSED. EACH SOIL DISPOSAL OR RECYCLING FACILITY HAS SPECIFIC SAMPLING AND ANALYSIS REQUIREMENTS.
19. CONTRACTOR TO BEGIN CONSTRUCTION, CONCURRENTLY WITH FOUNDATION AND BUILDING CONSTRUCTION, STORM AND SANITARY SEWER, BUILDING UTILITY LATERALS, AND UTILITY CONNECTIONS TO BE CONSTRUCTED. CONTRACTOR SHALL ONLY DISTURB AND EXCAVATE TRENCH FOR THAT AMOUNT OF UTILITY THAT CAN BE INSTALLED, BACKFILLED, AND STABILIZED WITHIN ONE WORKING DAY. TRENCH SOIL SPOILS ARE TO BE PLACED ON THE UPSLOPE SIDE OF THE UTILITY TRENCH. CONTRACTOR SHALL IMMEDIATELY RESTORE THE ROCK CONSTRUCTION ENTRANCE WHEN STORM SEWER CONSTRUCTION BENEATH IT IS COMPLETE. NO VEHICLE SHALL ENTER OR LEAVE THE SITE WHILE THE ROCK CONSTRUCTION ENTRANCE IS DISTURBED FOR THE STORM SEWER CONSTRUCTION.
20. PERFORM REMAINING ROUGH GRADING OF THE SITE AND INSTALL CONCRETE CURB, STONE SUBBASE, AND SIDEWALKS. CONTRACTOR TO UTILIZE FILL MATERIAL FROM THE STOCKPILE TO COMPLETE ROUGH GRADING. DISTURBED AREAS SHALL BE IMMEDIATELY STABILIZED AND GRADED TO SLOPE TOWARDS THE SITE AND COMPOST FILTER SOCK.
21. COMPLETE GRADING, SIDEWALKS, AND OTHER CONCRETE SURFACES AROUND THE PROPOSED BUILDING. CONSTRUCT LANDSCAPED AREAS AND STABILIZE AS REQUIRED.
22. REMOVE ROCK CONSTRUCTION ENTRANCES AND CONCRETE WASHOUTS WHEN CONCRETE WORK IS COMPLETE AND CONSTRUCTION EQUIPMENT NO LONGER NEEDS ACCESS AND CONSTRUCT REMAINING SITE FEATURES.
23. COMPLETE UTILITY HOOK UPS TO THE PROPOSED BUILDING.
24. COMPLETE BUILDING CONSTRUCTION.
25. ONCE THE PROPOSED STRUCTURE NO LONGER REQUIRES HEAVY EQUIPMENT FOR ITS CONSTRUCTION, THE CONTRACTOR SHALL SWEEP ALL PAVEMENT AREAS AND PERFORM FINAL MILL AND OVERLAY, PAVING, AND LINE STRIPING AS INDICATED ON THE APPROVED PLANS.
26. ONCE THE SITE AREA HAS ACHIEVED A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION, REMOVE TEMPORARY EROSION AND SEDIMENTATION BMP'S INCLUDING ROCK CONSTRUCTION ENTRANCES AND INLET PROTECTION. ANY AREA DISTURBED DURING THE REMOVAL OF A TEMPORARY BMP SHALL BE IMMEDIATELY STABILIZED WITH SEEDING AND STRAW MULCH.
27. REMOVAL AND DISPOSAL OF BITUMINOUS MATERIAL SHALL BE IN COMPLETED IN ACCORDANCE WITH DETAILS AND REGULATIONS OF THE MUNICIPALITY, PADEP, AND PENNDOT, AS APPLICABLE AND IS SUBJECT TO INSPECTION AND APPROVAL AS APPROPRIATE.
28. CONTRACTOR TO COLLECT AND REMOVE ALL TRASH/DEBRIS ON SITE.

TEMPORARY SEEDING SITE PREPARATION :

TEMPORARY STABILIZATION OF ALL EXPOSED EARTH SURFACES WHERE CONSTRUCTION ACTIVITY HAS CEASE, INCLUDING TOPSOIL STOCKPILES SHALL BE STABILIZED IMMEDIATELY BY THE FOLLOWING METHODS AND MATERIALS.

21. APPLY ONE (1) TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE PLUS FERTILIZER (10-10-10) AT THE RATE OF 1000 LBS PER ACRE AND WORK INTO SOIL WHEREVER POSSIBLE.
22. APPLY 100% ANNUAL RYEGRASS SEED AT A RATE OF 4 TO 5 LBS PER 1000 SQUARE FEET.
23. AFTER SEEDING MULCH WITH HAY OR STRAW AT A RATE OF THREE (3) TONS PER ACRE.

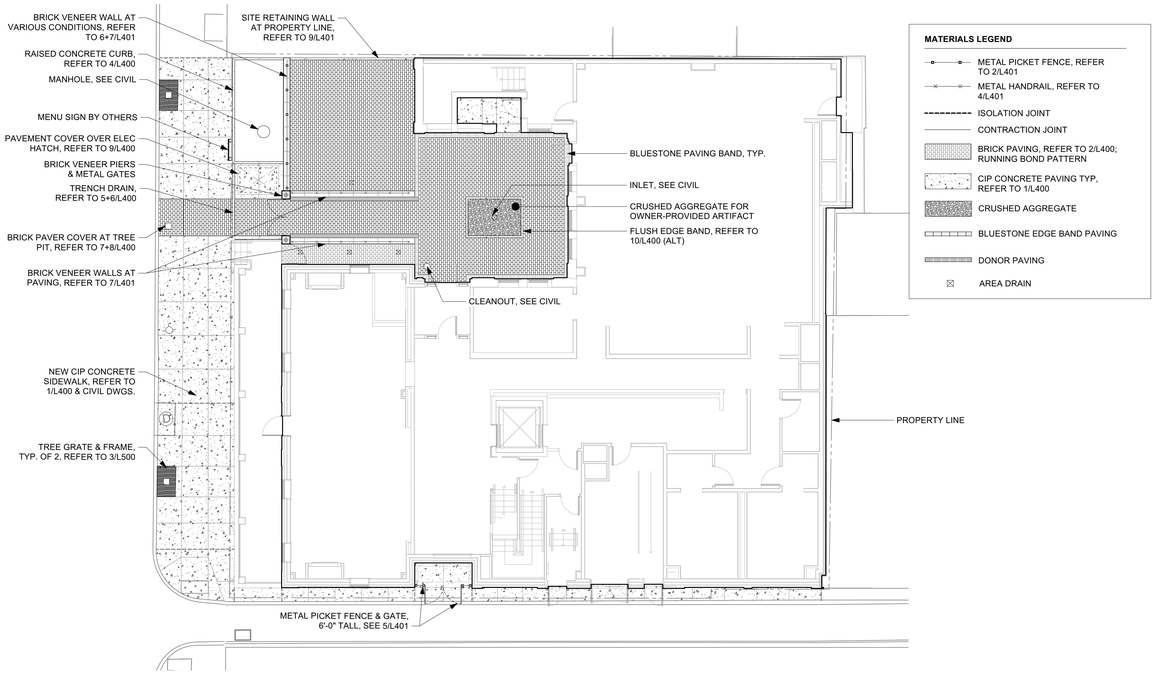
PERMANENT SEEDING SITE PREPARATION:

PERMANENT STABILIZATION OF THE ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS:

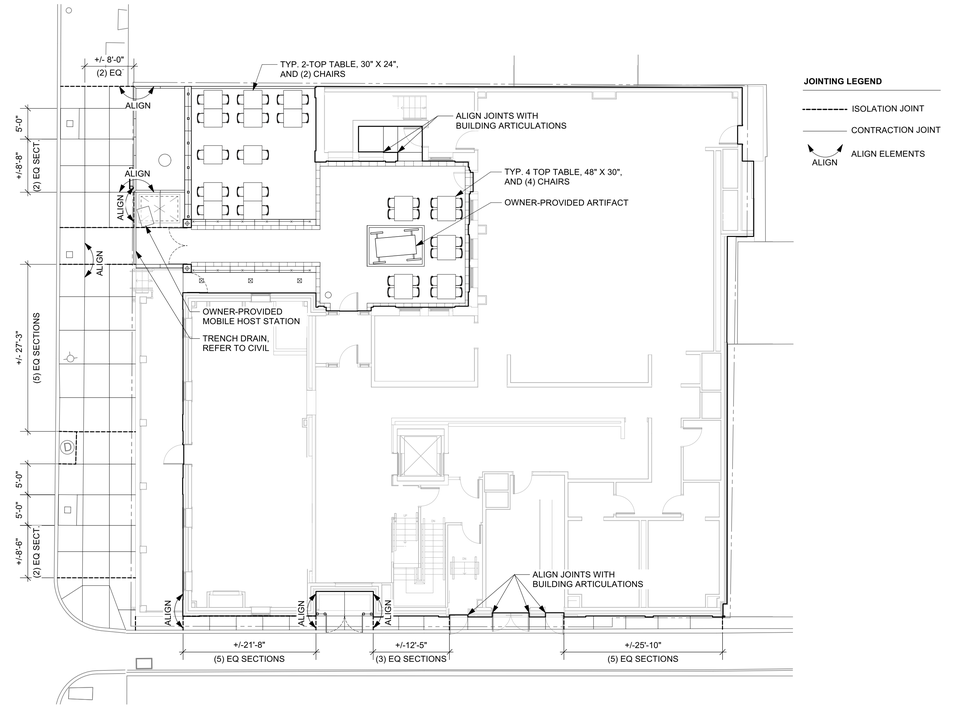
1. AFTER INSTALLATION OF THE NEEDED SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
2. OBTAIN SOILS TESTING FROM AN INDEPENDENT LABORATORY TO DETERMINE NECESSARY SOILS MODIFICATIONS.
3. IN THE ABSENCE OF SOILS TESTING, APPLY AGRICULTURAL GRADE LIMESTONE AT THE MINIMUM RATE OF SIX TONS LIMESTONE PER ACRE.(276 LBS. PER 1,000 SQUARE FEET)
4. IN THE ABSENCE OF SOILS TESTING, WORK IN FERTILIZER AT THE RATE OF 1000 LBS. OF 10-20-20 OR EQUIVALENT PER ACRE.
5. SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
6. APPLY SEED.
7. COVER GRASS SEEDS WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
8. APPLY STRAW MULCH AT A RATE OF 3.0 TON PER ACRE IMMEDIATELY AFTER SEEDING.
9. USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE MUNICIPAL ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
10. HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB. 408 SECTIONS 804 AND 805 AND APPROVED BY THE SITE ENGINEER.

EROSION AND SEDIMENTATION MAINTENANCE:

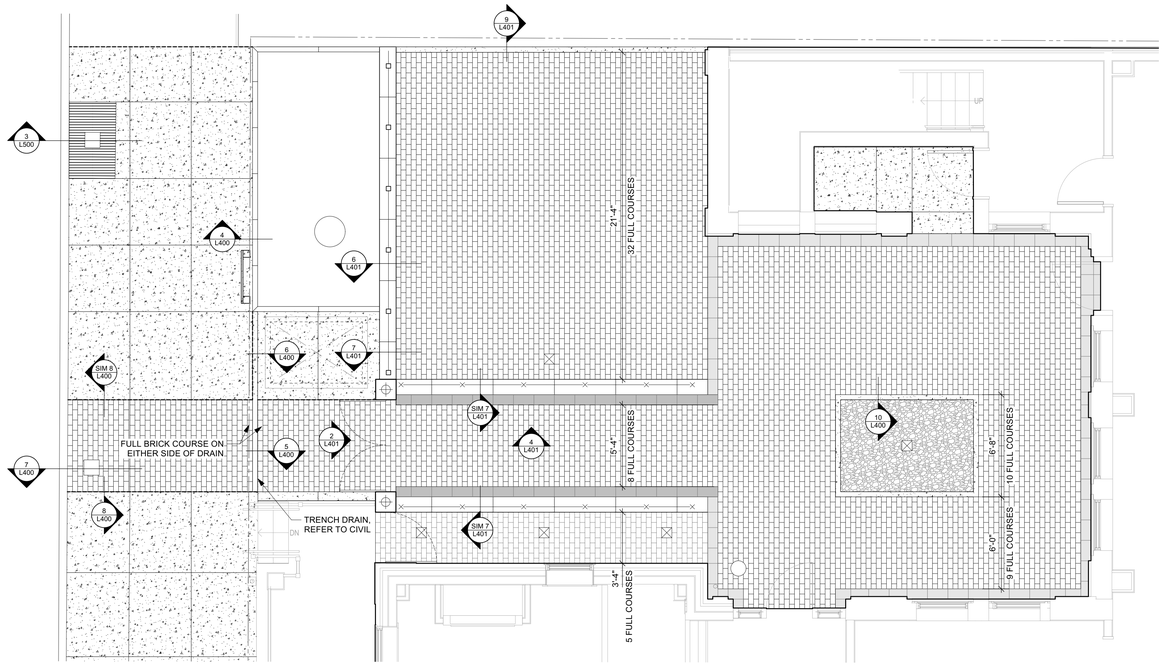
1. DURING THE LIFE OF THE PROJECT, ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE PROPERLY MAINTAINED. MAINTENANCE SHALL INCLUDE THE INSPECTION OF EROSION CONTROL FACILITIES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. UNLESS MORE FREQUENT INSPECTION IS REQUIRED. IMMEDIATELY PERFORM CLEANOUT, REPAIR AND REPLACEMENT OF THE FACILITIES AS NEEDED. (REGRADE, RESEED AND MULCH WASHED OUT AREAS AS NEEDED.)
2. UNTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION BMP'S MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL SITE INSPECTIONS WILL BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE. THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG WILL BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO PWD/DEP UPON REQUEST.
3. WHERE BMP'S ARE FOUND TO FAIL TO ALLEVIATE EROSION OR SEDIMENT POLLUTION THE PERMITTEE OR CO-PERMITTEE NOTIFY THE PHILADELPHIA WATER DEPARTMENT OF THE FAILURE AND SHALL INCLUDE THE FOLLOWING INFORMATION:
   3.1. THE LOCATION AND SEVERITY OF THE BMP'S FAILURE AND ANY POLLUTION EVENTS.
   3.2. ALL STEPS TAKEN TO, REDUCE, ELIMINATE AND PREVENT THE RECURRENCE OF THE NON-COMPLIANCE.
   3.3. THE TIME FRAME TO CORRECT THE NONCOMPLIANCE, INCLUDING THE EXACT DATES WHEN THE ACTIVITY WILL RETURN TO COMPLIANCE.
4. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENTATION BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S OR MODIFICATIONS OF THOSE INSTALLED WILL BE NEEDED.
5. SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND GRADED, AS NECESSARY, AND THEN RESEEDED. A STRAW COVER SHALL BE APPLIED TO RETAIN THE SEED ALONG WITH AN ANCHORING METHOD DESCRIBED ON THE ATTACHED MULCH ANCHORING GUIDE, UNTIL IT HAS A CHANCE TO ROOT PROPERLY.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITIES. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHIC



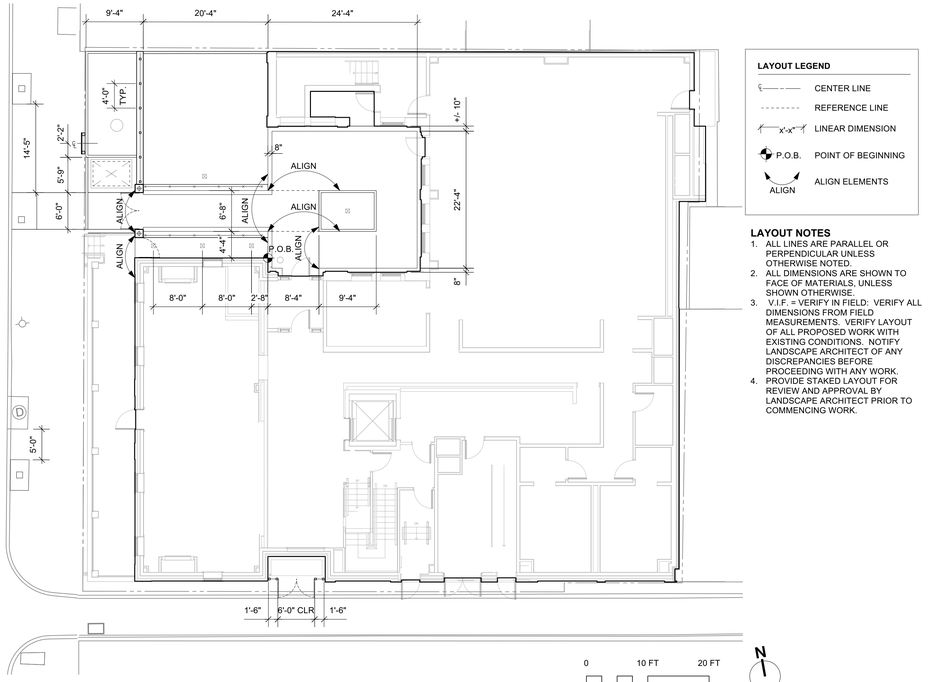
1 L100 MATERIALS PLAN
Scale: 1" = 10'-0"



2 L100 CONCRETE PAVEMENT JOINTING + FURNISHING PLAN
Scale: 1" = 10'-0"



3 L100 PLAN ENLARGMENT - TUN ALLEY
Scale: 1/4" = 1'-0"



8 L100 LAYOUT PLAN
Scale: 1" = 10'-0"

THE TUN

15-25 S SECOND ST
PHILADELPHIA, PA, 19106

ballinger
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Philadelphia, PA 19107
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KEYPLAN:

SEAL:

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

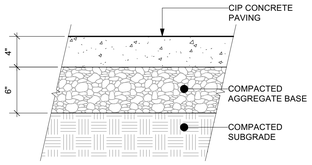
SCALE: AS NOTED

TITLE:

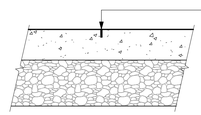
LANDSCAPE PLANS

NUMBER:

L100

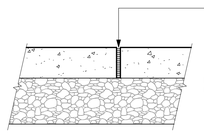


NOTE:
PROVIDE EXPANSION JOINT BETWEEN CONCRETE PAVING & ADJACENT FIXED OBJECTS INCLUDING BUT NOT LIMITED TO CURBS, WALLS, FOUNDATIONS, UTILITY STRUCTURES, ETC.



NOTE:
DEPTH OF CONTROL JOINT TO BE 1/4 THICKNESS OF CONCRETE, MIN.

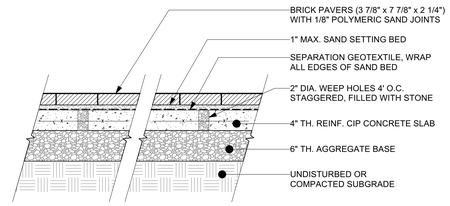
CONTROL JOINT



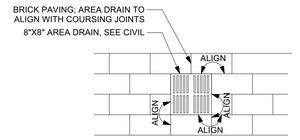
NOTE
REFER TO 4/L100 JOINTING PLAN FOR ADDITIONAL INFORMATION

EXPANSION JOINT

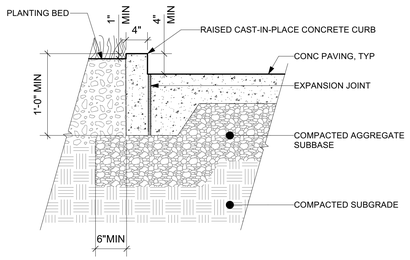
1 L400 CAST IN PLACE CONCRETE PEDESTRIAN PAVEMENT
Scale: 1 1/2" = 1'-0"



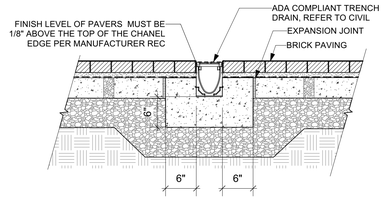
2 L400 BRICK UNIT PAVER TYP.
Scale: 1" = 1'-0"



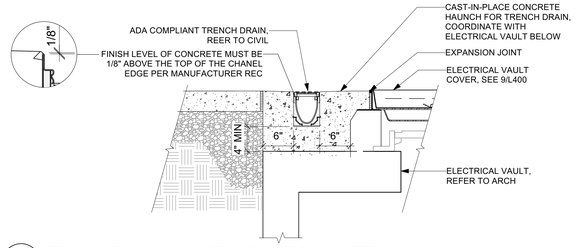
3 L400 PLAN DETAIL- AREA DRAIN IN BRICK PAVING
Scale: 1" = 1'-0"



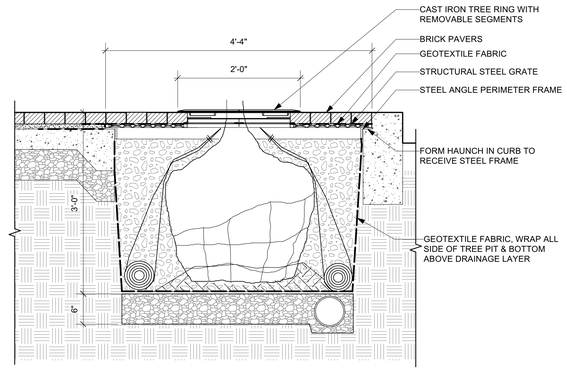
4 L400 RAISED CONCRETE CURB AT PLANT BED
Scale: 1" = 1'-0"



5 L400 TRENCH DRAIN AT BRICK PAVING
Scale: 1" = 1'-0"

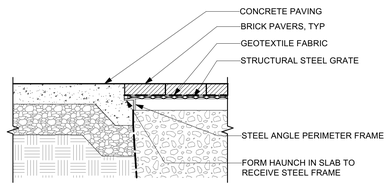


6 L400 TRENCH DRAIN AT CAST-IN-PLACE CONCRETE
Scale: 1" = 1'-0"



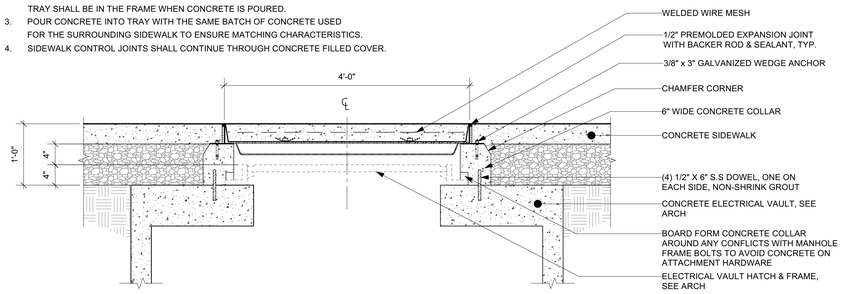
BASIS OF DESIGN: PAVER-GRATE & TREE RING GRATE BY IRONSMITH INC.
REFER TO 5/L500 FOR ADDITIONAL INFORMATION ON TREE PIT

7 L400 STREET TREE BRICK PAVER COVER AT BRICK PAVING AND CURB
Scale: 1" = 1'-0"



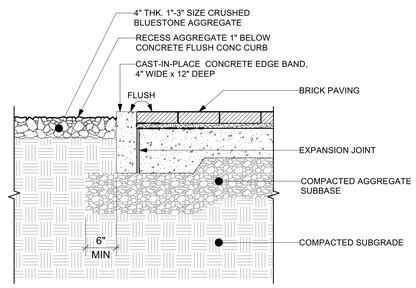
8 L400 STREET TREE BRICK PAVER COVER AT CONC PAVING
Scale: 1" = 1'-0"

NOTES:
1. INSTALL PER MANUFACTURER RECOMMENDATIONS.
2. FRAME SHALL BE FULLY INSTALLED PRIOR TO POURING CONCRETE. TRAY SHALL BE IN THE FRAME WHEN CONCRETE IS POURED.
3. POUR CONCRETE INTO TRAY WITH THE SAME BATCH OF CONCRETE USED FOR THE SURROUNDING SIDEWALK TO ENSURE MATCHING CHARACTERISTICS.
4. SIDEWALK CONTROL JOINTS SHALL CONTINUE THROUGH CONCRETE FILLED COVER.

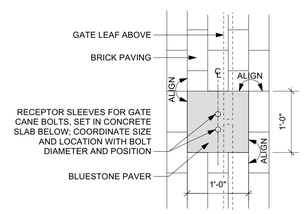


BASIS OF DESIGN: CONCRETE PAVEMENT TRAY BY WUNDERCOVER.

9 L400 CONCRETE-FILLED PAVING COVER OVER ELECTRICAL VAULT
Scale: 1" = 1'-0"



10 L400 FLUSH CONCRETE EDGE BAND AT CRUSHED AGGREGATE
Scale: 1" = 1'-0"



11 L400 PLAN DETAIL - CANE BOLT RECEPTOR PAVER
Scale: 1" = 1'-0"

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02/28/2025	PERMIT SET
01/31/2025	ISSUE 3
11/10/2024	ISSUE 2

D R A W I N G I S S U E

PROJECT: 23053.00

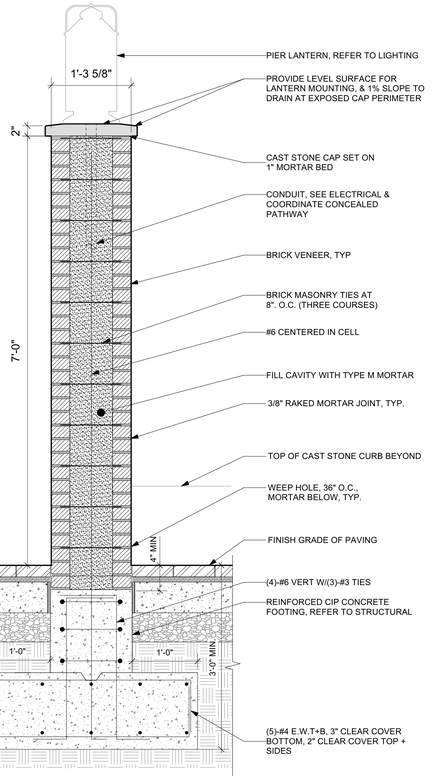
SCALE: AS NOTED

TITLE:

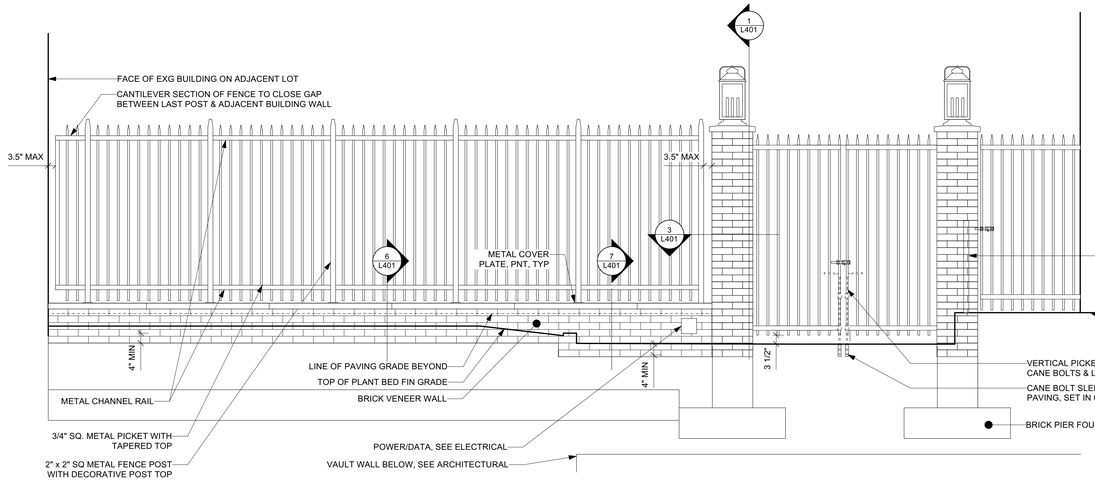
SITE DETAILS - PAVING, CURBS, DRAINS, ETC

NUMBER:

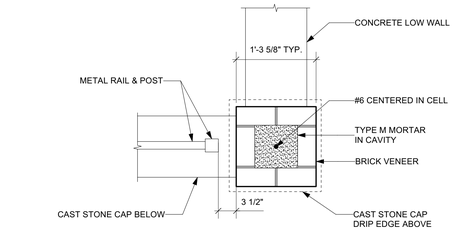
L400



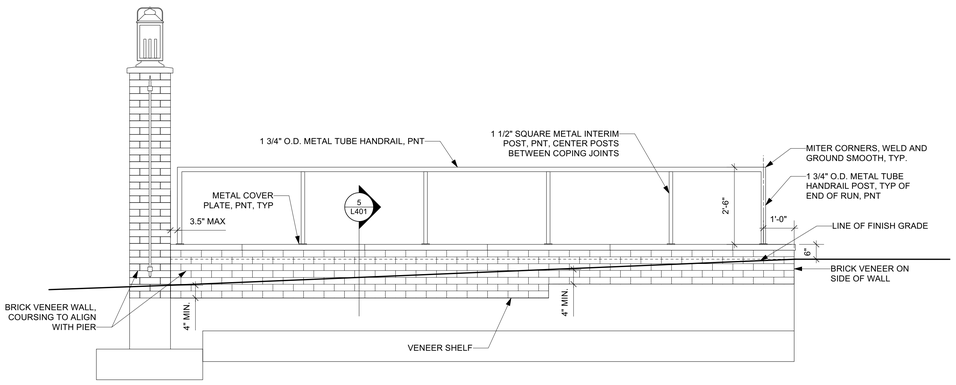
1 L401 BRICK VENEER PIER
Scale: 1" = 1'-0"



2 L401 ELEVATION - LOW BRICK WALL AND PICKET FENCE LOOKING EAST
Scale: 1/2" = 1'-0"

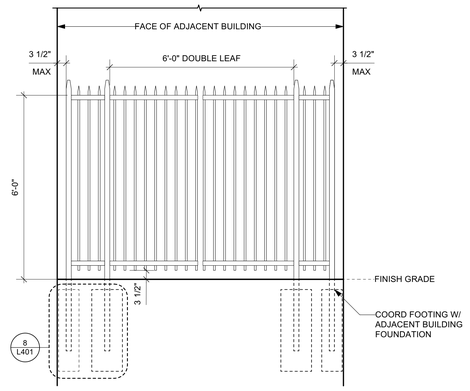


3 L401 PLAN DETAIL - BRICK VENEER PIER
Scale: 1" = 1'-0"

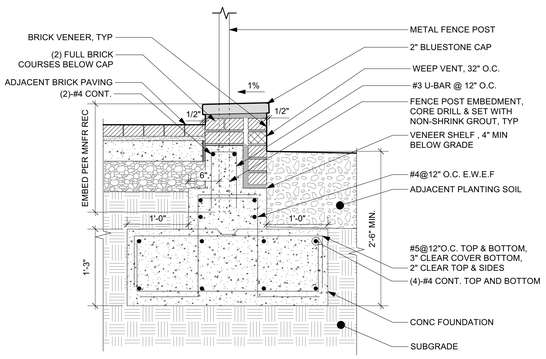


4 L401 ELEVATION - TUN ALLEY LOW BRICK WALL LOOKING NORTH
Scale: 1/2" = 1'-0"

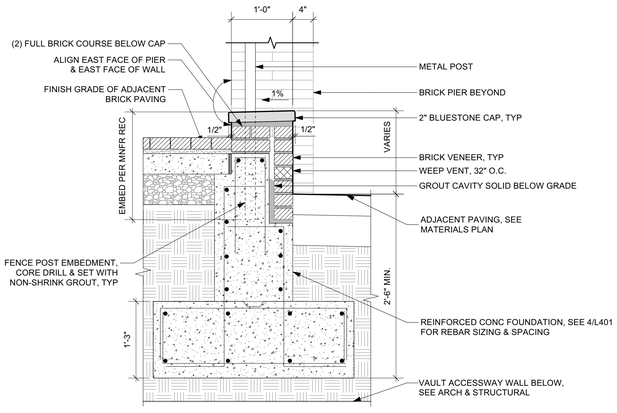
(LOOKING SOUTH SIM BUT O.H.)



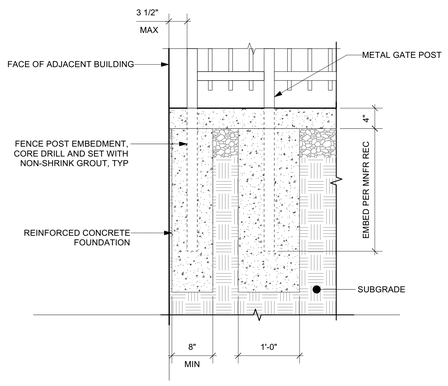
5 L401 ELEVATION - METAL FENCE AT BLACK HORSE ALLEY
Scale: 1/2" = 1'-0"



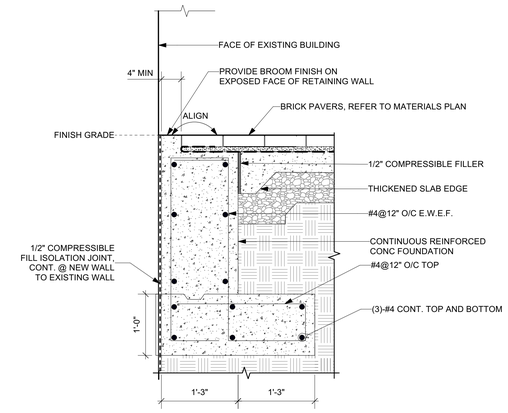
6 L401 BRICK VENEER WALL - AT PLANT BED
Scale: 1" = 1'-0"



7 L401 BRICK VENEER WALL - AT PAVING CONDITIONS
Scale: 1" = 1'-0"



8 L401 METAL FENCE EMBEDMENT
Scale: 1" = 1'-0"



9 L401 SITE RETAINING WALL AT NORTH PROPERTY LINE
Scale: 1" = 1'-0"

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D R A W I N G I S S U E

PROJECT: 23053.00

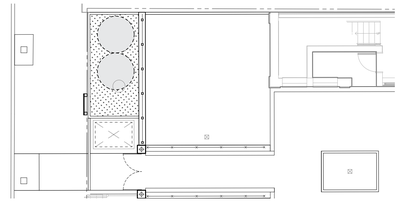
SCALE: AS NOTED

TITLE:

SITE DETAILS - WALLS, FENCES, AND PIERS

NUMBER:

L401



1 L500 SOIL PLAN
Scale: 1" = 10'-0"

SOIL LEGEND

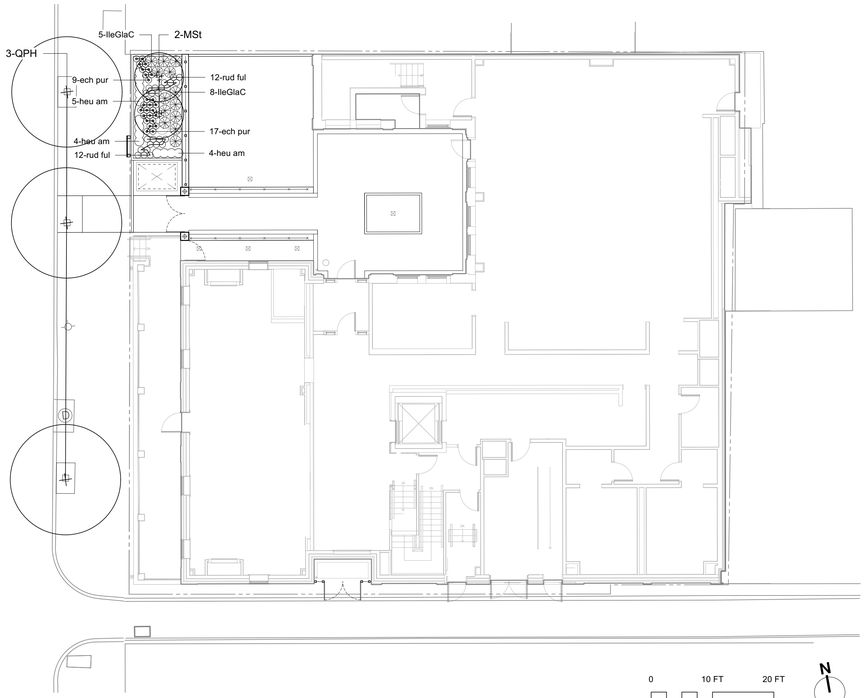
TYPICAL PLANT BED SOIL, REFER TO 4/L500

SOIL PROFILE AT TREE LOCATIONS, REFER TO 5/L500

PLANTING LEGEND

UNDERSTORY PLANTINGS

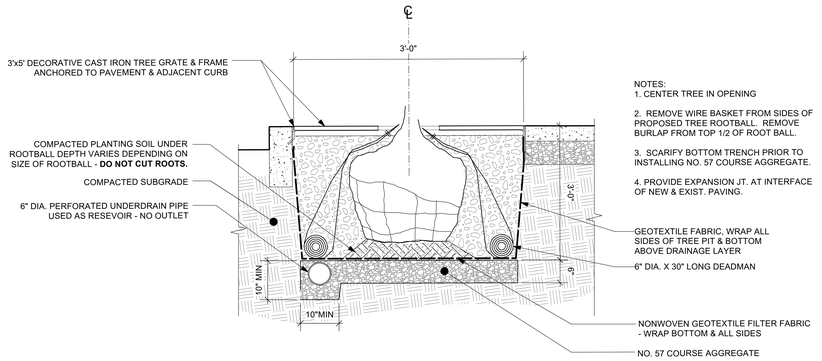
TREES



2 L500 PLANTING PLAN
Scale: 1" = 10'-0"

PLANTING SCHEDULE

Qty	Id	Botanical Name	Common Name	Size	Spacing	Notes
Canopy Trees						
2	MSt	*Magnolia stellata*	Star Magnolia	8' - 10' ht.	As Shown	Specimen Quality, B&B, Multistem
3	QPH	*Quercus phellos 'Hightower'*	Hightower Willow Oak	2 - 2 1/2" cal.	As Shown	Specimen Quality, B&B
Shrubs						
13	IleGlaC	*Ilex glabra 'Strongbox'*	Inkberry Holly	#3	As Shown	
Perennials						
A18	ech pur	*Echinacea purpurea*	Purple Coneflower	#1	12" o.c.	
A18	heu am	*Heuchera americana 'Dale's Strain'*	Coral Bells	#1	18" o.c.	
A18	rud ful	*Rudbeckia fulgida var. fulgida*	Orange Coneflower	#1	12" o.c.	



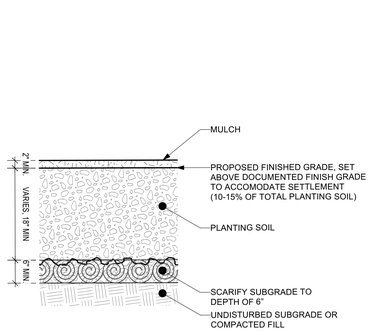
NOTES:
1. CENTER TREE IN OPENING

2. REMOVE WIRE BASKET FROM SIDES OF PROPOSED TREE ROOTBALL. REMOVE BURLAP FROM TOP 1/2 OF ROOT BALL.

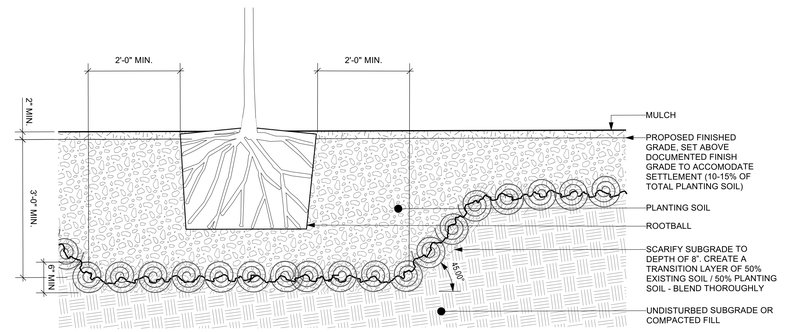
3. SCARIFY BOTTOM TRENCH PRIOR TO INSTALLING NO. 57 COURSE AGGREGATE.

4. PROVIDE EXPANSION JT. AT INTERFACE OF NEW & EXIST. PAVING.

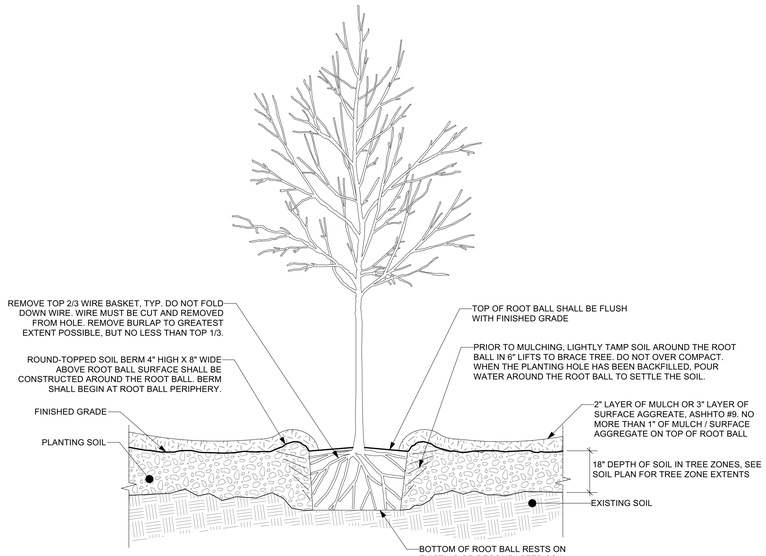
3 L500 DECORATIVE STREET TREE GRATE AT CONCRETE PAVING
Scale: 3/4" = 1'-0"



4 L500 DETAIL - TYPICAL PLANT BED SOIL PROFILE
Scale: 3/4" = 1'-0"

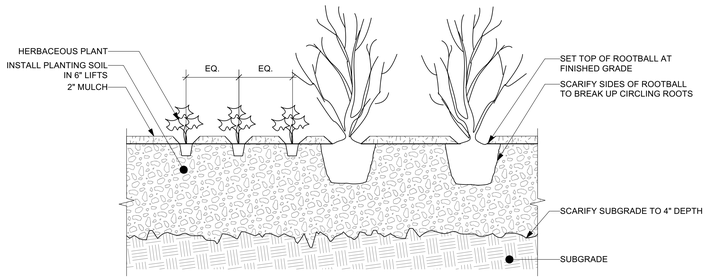


5 L500 DETAIL - SOIL PROFILE AT TREE LOCATION
Scale: 3/4" = 1'-0"

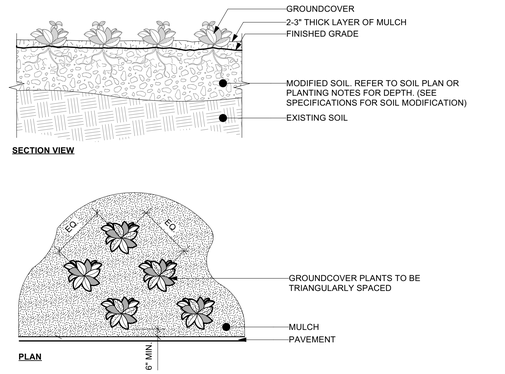


NOTES:
1. SCARIFY SUBGRADE AT SIDES AND BOTTOM OF PLANTING PIT, TYPICAL.
2. REMOVE EXCESS SOIL FROM ROOTBALL TO EXPOSE FLARE PRIOR TO SETTING ROOTBALL.

6 L500 TREE PLANTING DETAIL
Scale: 3/4" = 1'-0"



7 L500 SHRUB/HERBACEOUS PLANTING DETAIL
Scale: 3/4" = 1'-0"



8 L500 GROUNDCOVER PLANTING DETAIL
Scale: 3/4" = 1'-0"

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TITLE:

PLANTING PLANS, LEGENDS, AND DETAILS

NUMBER:

L500