

- 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. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER L-892
  3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-600
  4. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 297 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.  
- PENNSYLVANIA ONE CALL SYSTEM #2015 1170952  
- WARD #21
  5. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
  6. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE NINTH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.  
NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
  7. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE FOURTH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
  8. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$346 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 488-5532. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
  9. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION, CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 686-4363.
  10. ALL EGRESS/LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.
  11. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
  12. 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) 806-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
  13. 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 (PHRDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.  
- PENNSYLVANIA ONE CALL SYSTEM #2015 1170952  
UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

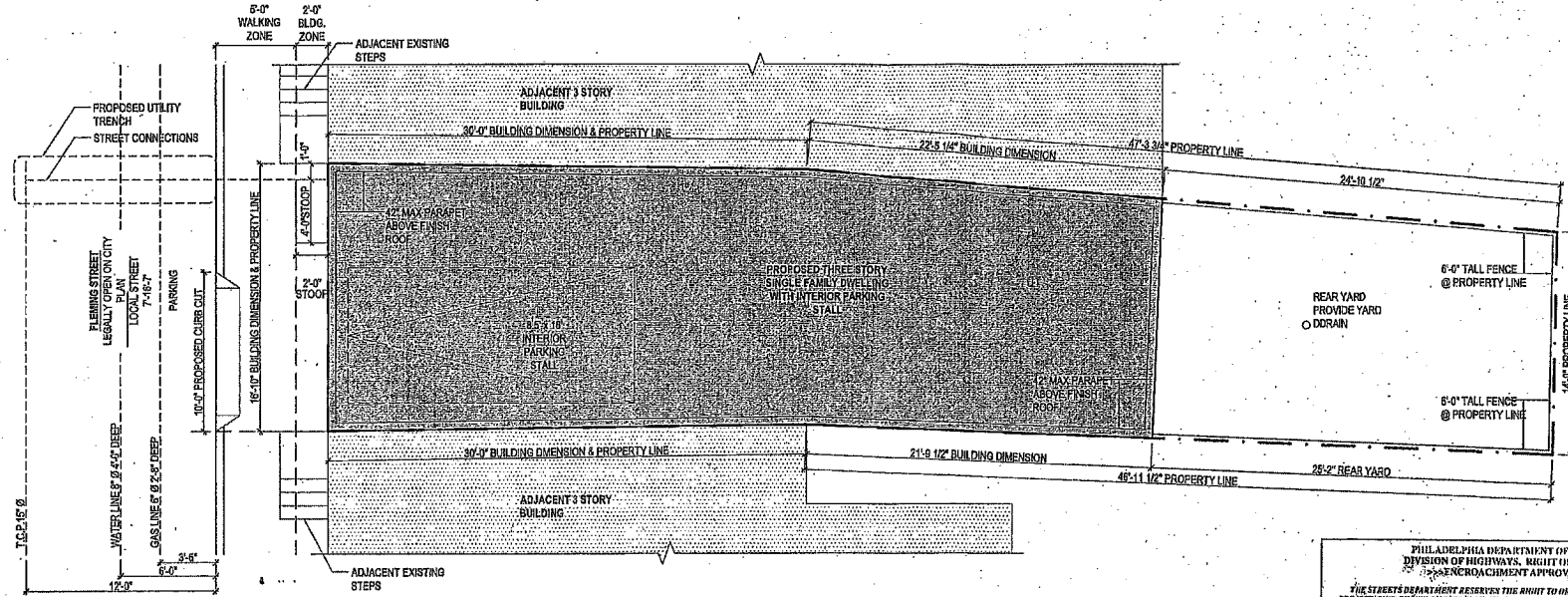
UTILITY LOCATIONS REFERENCED FROM DRAWINGS 8-14-3 (10/18/13) OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

**NOTE:**  
EGRESS WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING

UTILITY TRENCH LOCATION AS PER PLANS

DEVELOPER  
FLEMING STREET  
PROPERTIES  
PHILADELPHIA, PA

ZONING: R5A-5	1199.93 SF.	100 %
LOT AREA:		
ALLOWABLE BUILDING AREA =	809.96 SF.	70.0 %
PROPOSED BUILDING AREA =	836.60 SF.	69.7 %
REQUIRED OPEN AREA =	359.98 SF.	30.0 %
PROVIDED OPEN AREA =	363.33 SF.	30.3 %



3 ZONING SITE PLAN  
Z.0 SCALE: 3/16" = 1'-0"

PHILADELPHIA DEPARTMENT OF STREETS  
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT  
ENCROACHMENT APPROVAL

THE STREETS DEPARTMENT RESERVES THE RIGHT TO ORDER THE REMOVAL OF THE PROJECTIONS SHOWN ON THIS PLAN AT ANY TIME AS THE EXTENSION OF THE PROPERTY OR AS NECESSARY TO THE PLAN, AS SET BY THE REVIEW & APPROVAL OF THE DEPARTMENT OF STREETS.

PROJECTION OF: Garman  
FEET BEYOND THE BUILDING LINE APPROXIMATE: 0

IF YOU HAVE SUBMITTED PLANS, INCLUDING AN EGRESS OR LIGHT WELL, TO A MUNICIPAL STAFF WILL BE RECALLED TO YOU. YOUR PLANS MUST BE RECALLED TO YOU IN A WORKABLE STATE. STREET FURNITURE, LEGAL RIGHT-OF-WAY INFORMATION, DIMENSIONS, CITY STREET FRONT, THE INCLUDES STREET LIGHTS, BOLLARDS, SIGNAGE, THE SIDEWALK, STREET TREES, BOLLARDS AND ETC.

BY ORDINANCE OF CITY COUNCIL, BILL NO. \_\_\_\_\_  
NAME: Shawn Pales DATE: 4/28/15  
FOR CHIEF HIGHWAY ENGINEER

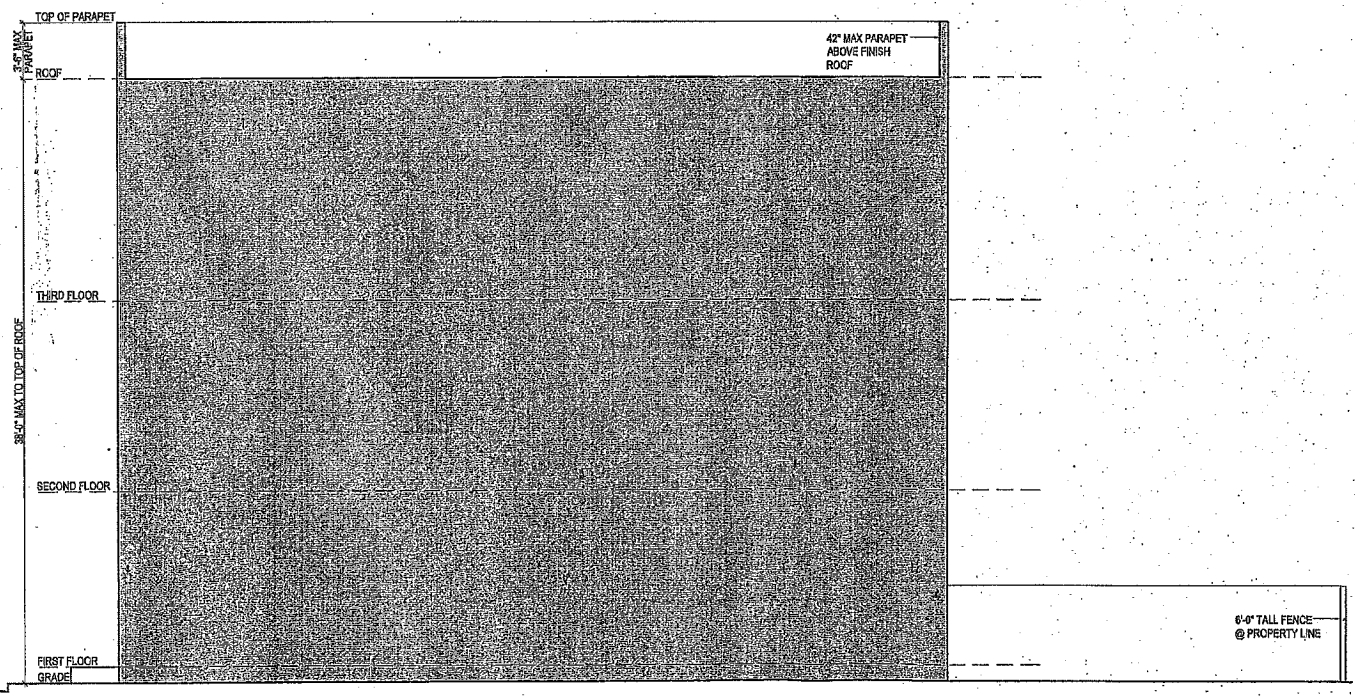
PHILADELPHIA DEPARTMENT OF STREETS  
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT  
FINAL APPROVAL OF SITE PLAN

THESE PLANS MAY BE USED TO OBTAIN ZONING & BUILDING PERMITS

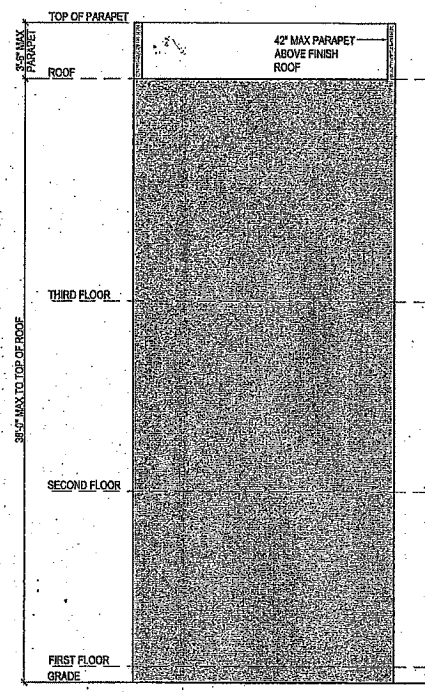
THIS APPROVAL IS NOT A PERMIT AND DOES NOT CONSTITUTE AN APPROVAL FOR PROPOSED CONSTRUCTION. THE STREETS DEPARTMENT RESERVES THE RIGHT TO ORDER THE REMOVAL OF THE PROJECTIONS SHOWN ON THIS PLAN AT ANY TIME AS THE EXTENSION OF THE PROPERTY OR AS NECESSARY TO THE PLAN, AS SET BY THE REVIEW & APPROVAL OF THE DEPARTMENT OF STREETS.

ADDITIONAL APPROVALS:  
DRIVEWAYS (C.I.S. APPLICATION NO.) \_\_\_\_\_  
COMPLY WITH STREETS POLICY (TO BE POSTED WITHIN 60 DAYS) \_\_\_\_\_  
OTHER: Curb Cut

NAME: Shawn Pales DATE: 4/28/15  
FOR CHIEF HIGHWAY ENGINEER



1 ZONING LONGITUDINAL SECTION  
Z.0 SCALE: 3/16" = 1'-0"



2 ZONING CROSS SECTION  
Z.0 SCALE: 3/16" = 1'-0"

PROJECT: **4331 FLEMING STREET**  
Philadelphia, PA

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	11.08.14	DEED/ ZONING
2	02.09.15	SCHEMATICS

HARMAN DEUTSCH HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND ALL PROPERTY RIGHTS IN THESE DRAWINGS, IDEAS AND DESIGNS. THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMAN DEUTSCH.

DRAWINGS PREPARED BY:  
SR  
DRAWING NUMBER:

**Z.0**

PROJECT:  
**4331 FLEMING STREET**  
Philadelphia, PA

CONSULTANTS:

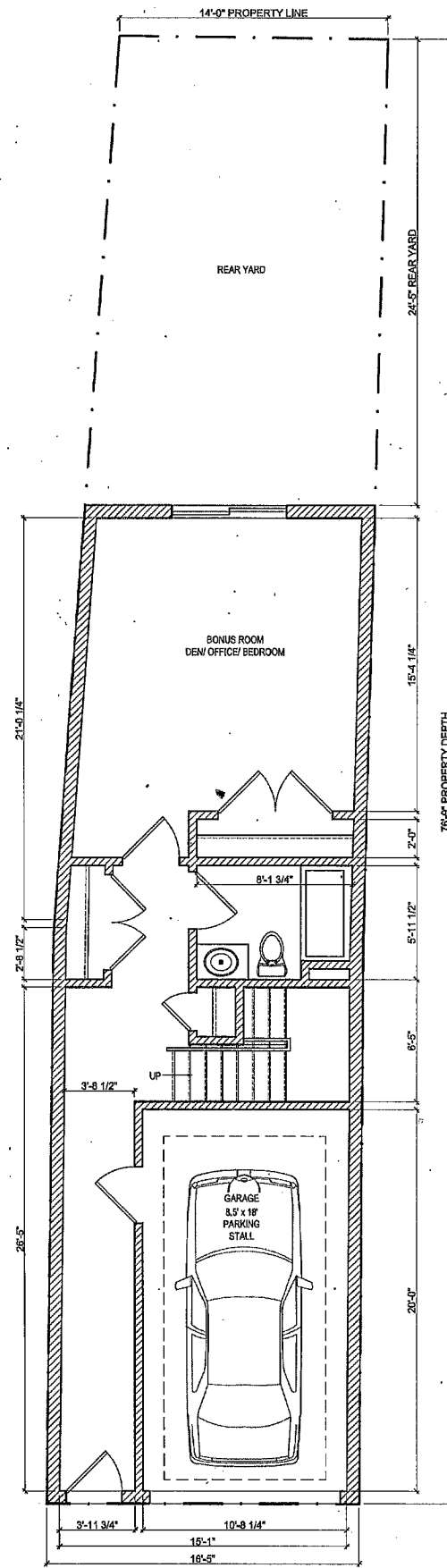
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2	02.09.15	SCHEMATICS

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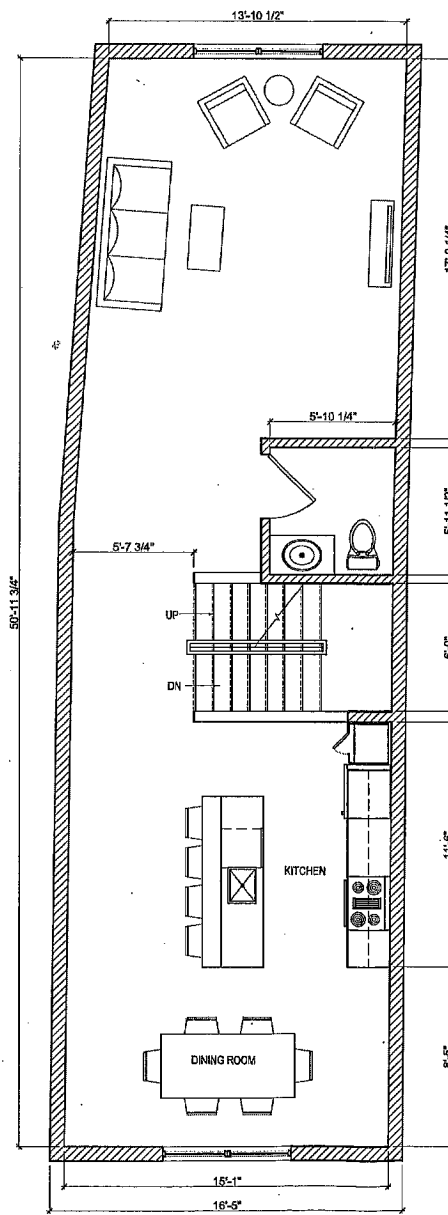
DRAWINGS PREPARED BY:  
SR

DRAWING NUMBER:

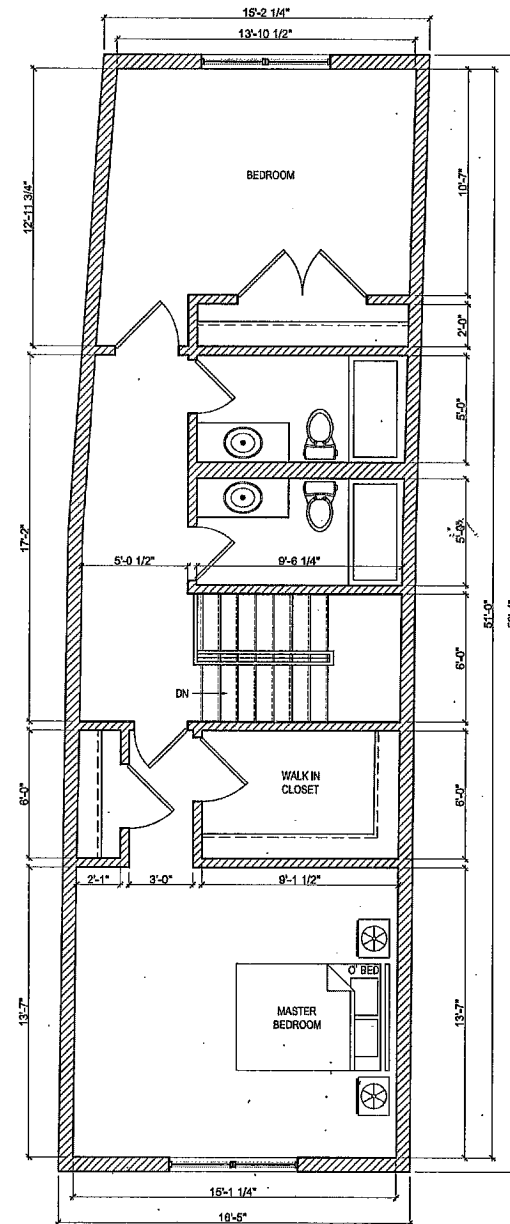
**SD.2**



1 FIRST FLOOR PLAN  
SD.2 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
SD.2 SCALE: 1/4" = 1'-0"



3 THIRD FLOOR PLAN  
SD.2 SCALE: 1/4" = 1'-0"