PROJECT SUMMARY: 3300 CONRAD ST
ZONING: RSA-5
ABUTTING ZONING DISTRICT: RSA-5
ZONING DISTRICT ACROSS STREET: RSA-5
LOT AREA: 2511.77 SF (.058 AC)

USE: SINGLE FAMILY DWELLING

DWELLING UNITS

ALLOWED

1

PROPOSED

1

 DIMENSIONAL STANDARDS

 REQUIRED / ALLOWED
 PROPOSED

 OPEN AREA
 753.53 SF (30%)
 1364.5 SF (54.3%)

 REAR YARD
 9'
 9'

 HEIGHT
 38' MAX
 36'-6"

ZONING NOTES:

- 1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
- 2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
- 3. GUARD RAILS/TYPICAL PARAPETS ARE 42" MIN. AFF
- 4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:
PEDESTRIAN ZONE 5'-0"
FURNISHING ZONE 3'-6"
BUILDING ZONE 3'-0"

STAIR ENCROACHMENT - 3'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

BAY WINDOWS AND BALCONIES: NOT TO BE ERECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER.

ERECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT-OF-WAY NOT MORE THAN 3'-0"

BAYS TO BE MIN. 10'-0" IN HEIGHT OVER RIGHT OF WAYS.

STREETS DEPARTMENT NOTES:

- WARD #38

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 11-900
- 4. 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 #2017 068 1852
- 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 9TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.

NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE

7. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 9TH 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 \$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

9. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.

10. ALL EGRESS/ LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.

DO NOT NECESSARY REFLECT PROPOSED CONDITIONS.

11. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND

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) 686 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 (PennDOT) DOESN NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

14. EGRESS WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING

ADDITIONAL NOTES:

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

DRAWING 3-N-16 OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

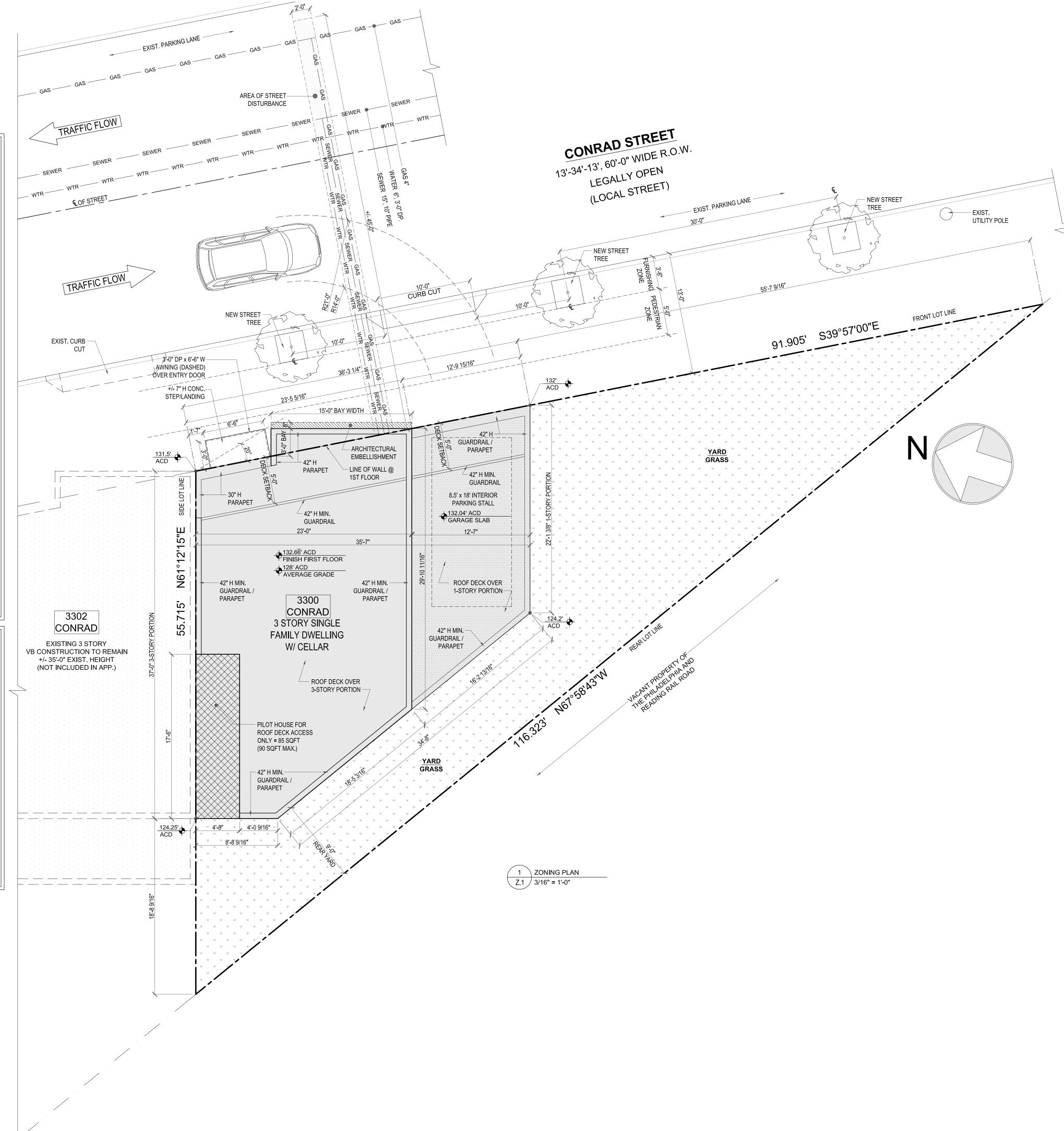
HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

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

VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

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

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



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PROJECT TITLE:

CONRAD RESIDENCE

PROJECT ADDRESS:

3300 CONRAD STREET PHILADELPHIA, PA 19129

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CONSULTANTS:

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scb

DRAWINGS CHECKED BY:

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

7.

