Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2022-014043

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
429 E UPSAL ST T-D-585941, Philadelphia, PA 19119	$672.00	12/16/2022
	ZBA CALENDAR	**ZBA DECISION DATE**
	ZONING DISTRICTS	
	RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF AN ATTACHED STRUCTURE(NTE 38' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

CONDITIONS AND LIMITATIONS:

• Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions:

- 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively.
- 3-years from issuance or date of decision by ZBA for Zoning Permits involving development.
- 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
- Any Permit issued for construction or demolition is valid for no more than five (5) years.

• All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.

• The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2022-014043

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

429 E UPSAL ST T-D-585941, Philadelphia, PA 19119

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR A MULTI-FAMILY HOUSEHOLD LIVING(FIVE(5) DWELLING UNITS)

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.

Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

ZONING KEYED NOTES

3 - ROOF

- 3-1 — 42" HIGH GUARDRAIL / PARAPET
- 3-2 — PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
- 3-3 — ROOF: AREA NOT TO BE OCCUPIED
- 3-4 — ROOF DECK
- 3-5 — OPEN STAIR WELL
- 3-6 — PROJECTED BAY
- 3-7 — RECESSED PORTION
- 3-8 — RAISED PORTION OF ROOF (NTE 38' FROM AVG)

1 - SITE

- 1-1 — AREA WAY - EGRESS WELL, REFER TO DETAIL
- 1-1A — ~~AREAWAY - PROD ACCESS WELL~~
- 1-2 — ENTRY STEPS / LANDING
- 1-3 — UTILITY TRENCH / LIMIT OF DISTURBANCE
- 1-4 — ~~RETAINING WALL - HEIGHT PER SECTION~~
- 1-5 — 6'-0"h FENCE (AT PROPERTY LINE, TYPE)
- 1-5A — ~~4'-0"H. FENCE (50% OPAQUE MAX.)~~
- 1-6 — ~~AUTOMOBILE PARKING STALL (9'-0" x 19'-0", TYP.)~~
- 1-7 — ~~DRIVE AISLE~~
- 1-8 — ~~PROPOSED CURBCUT, REFER~~ TO DETAIL
- 1-9 — ~~LANDSCAPED AREA~~
- 1-10 — PROPOSED STREET TREE
- 1-11 — ~~PROPOSED BICYCLE RACK~~
- 1-12 — ~~PROPOSED ADA CORNER RAMP~~
- 1-12 — ~~GLASS 44 BIKE STALL~~

0 - EXISTING

- 0-1 — ~~STREET TREE~~
- 0- 2 — UTILITY POLE
- 0- 3 — ~~STREET SIGN~~
- 0- 4 — ~~CURB CUT (TO BE FILLED)~~
- 0- 5 — ~~ADA CORNER RAMP~~
- 0- 5A — ~~UPGRADE TO ADA STANDARDS~~
- 0- 5 — ~~BICYCLE RACK~~

PROJECT SUMMARY: 429 E UPSAL STREET (PARCEL A)
ZONING: RM-1
ABUTTING ZONING DISTRICT: RM-1
ZONING DISTRICT ACROSS STREET: RM-1
LOT AREA: 1449.8 US SF (1441.5 DS SF)

USE: MULTI-FAMILY RESIDENTIAL

	ALLOWED	PROPOSED
DWELLING UNITS	4	4

DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NO REQUIREMENT	390.1 SF (27%)
OCCUPIED AREA	NOTE 3, TABLE 14-701-1	1059.7 SF (73%)
FRONT YARD SETBACK	N/A	0'
SIDE YARD	2' IF USED	0'
REAR YARD	7'	7'-0 1/16"
HEIGHT	38'	±33'-2" (NTE 38' MAX)

TOTAL GFA: 3183.5 SF

AVERAGE GRADE CALCULATIONS:

261'-10" + 261'-4" + 262'-4" + 261'-8" = 1047'-2"
1047'-2" / 4 = 261.91' AVERAGE GRADE

PROJECT SUMMARY: 429 E UPSAL STREET (PARCEL B)
ZONING: RM-1
ABUTTING ZONING DISTRICT: RM-1
ZONING DISTRICT ACROSS STREET: RM-1
LOT AREA: 1455.5 US SF (1448 DS SF)

USE: MULTI-FAMILY RESIDENTIAL

	ALLOWED	PROPOSED
DWELLING UNITS	4	4

DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NO REQUIREMENT	401 SF (27.5%)
OCCUPIED AREA	NOTE 3, TABLE 14-701-1	1054.50 SF (72.5%)
FRONT YARD SETBACK	N/A	0'
SIDE YARD	2' IF USED	0'
REAR YARD	7'	7'-1 9/16"
HEIGHT	38'	±33'-4" (NTE 38'-0")

TOTAL GFA: 3163.5 SF

AVERAGE GRADE CALCULATIONS:

262'-4" + 261'-8" + 263'-0" + 261'-3" = 1048'-3"
1048'-3" / 4 = 262.25' AVERAGE GRADE

PROJECT SUMMARY: 429 E UPSAL STREET (PARCEL C)
ZONING: RM-1
ABUTTING ZONING DISTRICT: RM-1
ZONING DISTRICT ACROSS STREET: RM-1
LOT AREA: 1463.5 US SF (1455.5 DS SF)

USE: MULTI-FAMILY RESIDENTIAL

	ALLOWED	PROPOSED
DWELLING UNITS	4	4

DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NOT REQUIREMENT	409 SF (27.94%)
OCCUPIED AREA	NOTE 3, TABLE 14-701-1	1054.50 SF (72.06%)
FRONT YARD SETBACK	N/A	0'
SIDE YARD	2' IF USED	0'
REAR YARD	7'	7'-3 9/16"
HEIGHT	38'	±33'-4" (NTE 38'-0")

TOTAL GFA: 3163.5 SF

AVERAGE GRADE CALCULATIONS:

263'-0" + 261'-3" + 263'-1" + 259'-4" = 1046'-8"
1046'-8" / 4 = 262.16' AVERAGE GRADE

PROJECT SUMMARY: 429 E UPSAL STREET (PARCEL D)
ZONING: RM-1
ABUTTING ZONING DISTRICT: RM-1
ZONING DISTRICT ACROSS STREET: RM-1
LOT AREA: 2336.9 US SF (2323 DS SF)

USE: MULTI-FAMILY RESIDENTIAL

	ALLOWED	PROPOSED
DWELLING UNITS	5	5

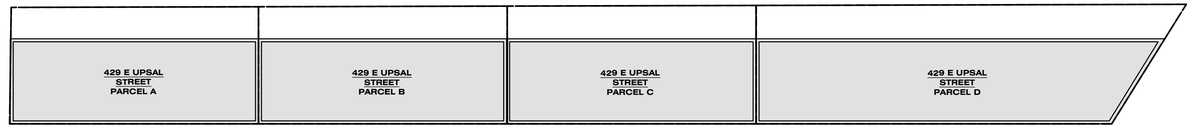
DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	NO REQUIREMENT	710.8 SF (30.4%)
OCCUPIED AREA	NOTE 3, TABLE 14-701-1	1626.1 SF (69.6%)
FRONT YARD SETBACK	N/A	0'
SIDE YARD	2' IF USED	0'
REAR YARD	7'	7'-5 5/16"
HEIGHT	38'	±34'-10" (NTE 38'-0")

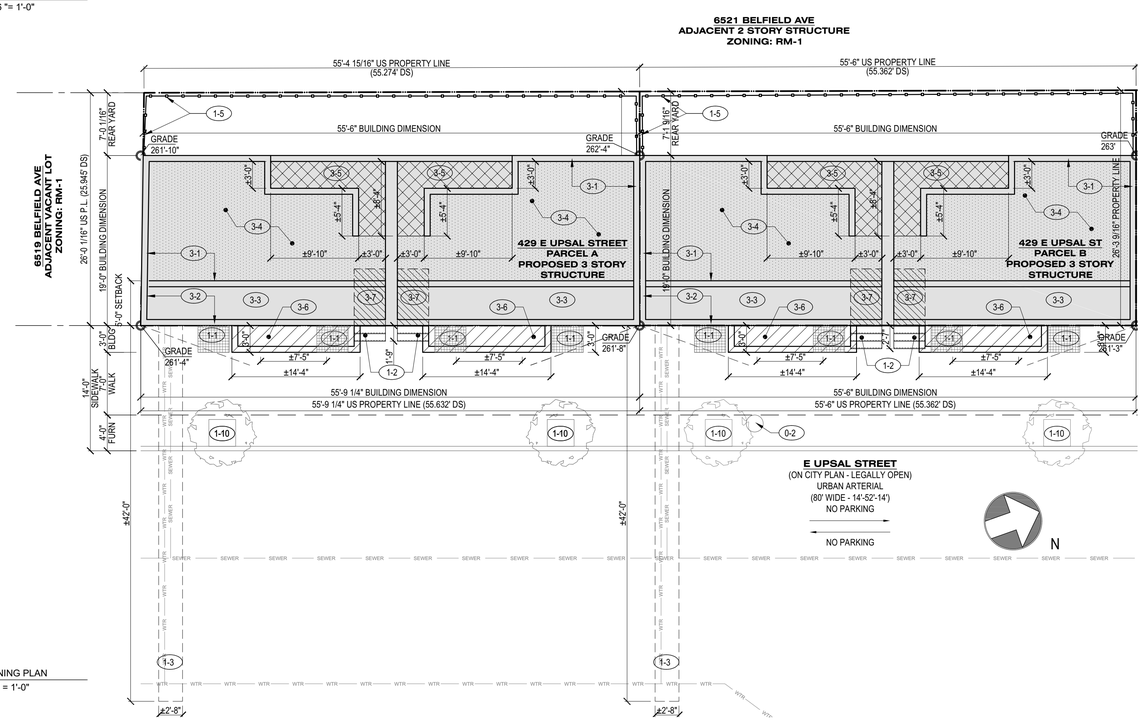
TOTAL GFA: 5,298 SF

AVERAGE GRADE CALCULATIONS:

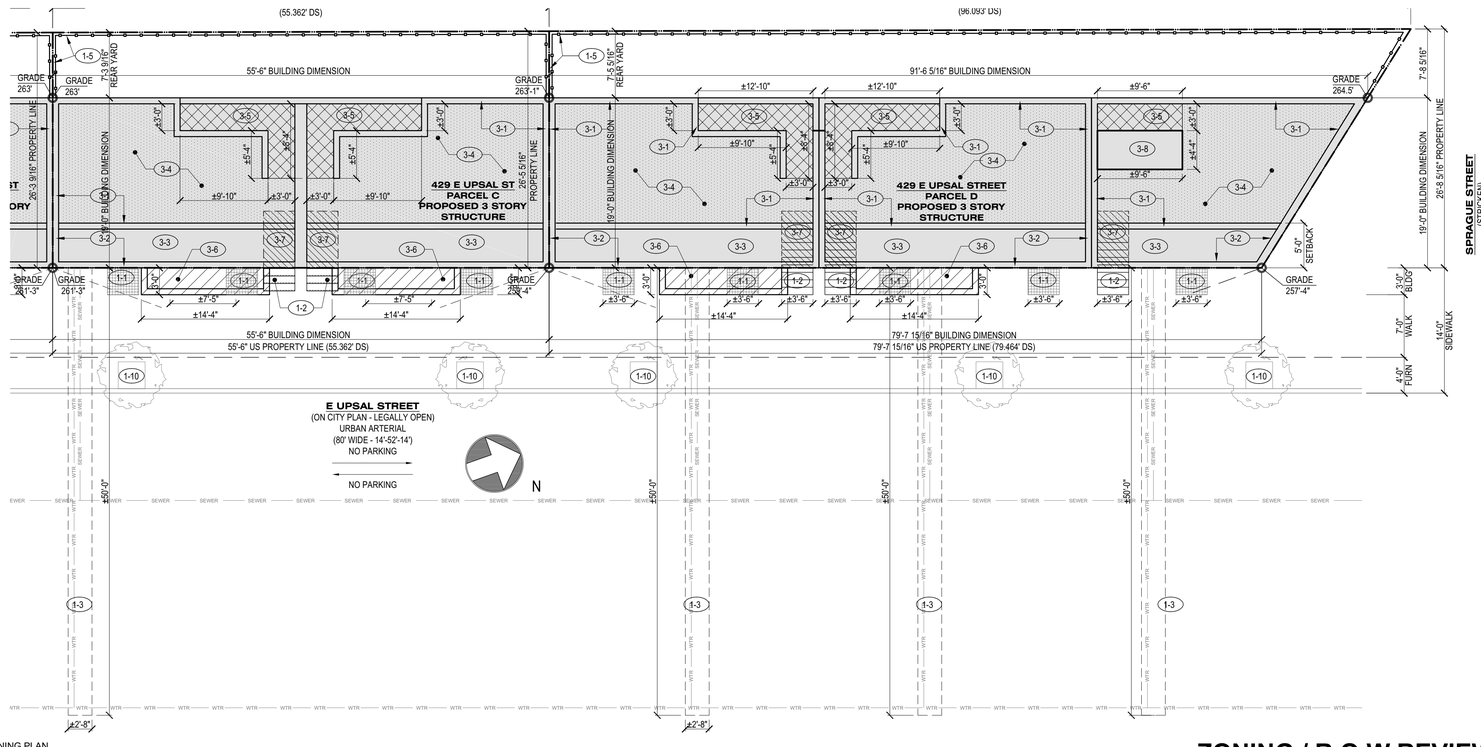
263'-1" + 259'-4" + 264'-1" + 257'-4" = 1043'-10"
1043'-10" / 4 = 261.58' AVERAGE GRADE



1 Z.1 ZONING KEY PLAN
1/16" = 1'-0"



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



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

APPROVED
FOR ZONING ONLY
12/16/22
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, A REVISION MUST BE APPROVED BY THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

STAMP REGION

ZONING / R.O.W REVIEW

harman deutsch ohler architecture
1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

429 E UPSAL STREET
PHILADELPHIA, PA

SEAL:

REGISTERED ARCHITECT — COMMONWEALTH OF PENNSYLVANIA — BRETT ALAN HARMAN

© 2022 HARMAN DEUTSCH OHLER ARCHITECTURE. ALL RIGHTS RESERVED.

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	08.09.2022	ZONING SUBMISSION
2	11.22.2022	ZONING REVISION

HARMAN DEUTSCH OHLER ARCHITECTS 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 OHLER ARCHITECTS.

DRAWINGS PREPARED BY:
PV / BL

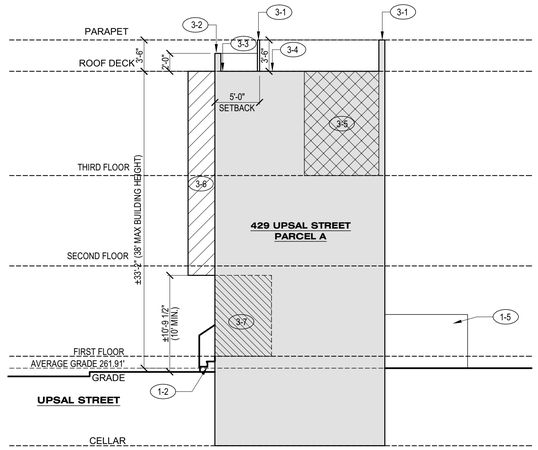
DRAWINGS CHECKED BY:
EQ / RS

DRAWING TITLE:

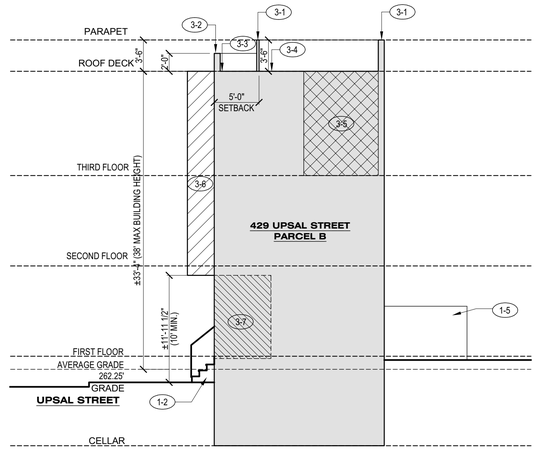
ZONING SITE PLAN

DRAWING NUMBER:

Z.1



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

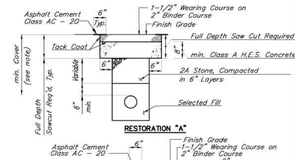


2 Z.2 ZONING SITE SECTION
1/8" = 1'-0"

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

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

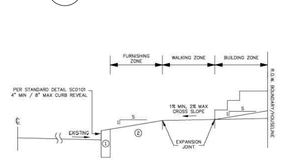
8 Z.2 EGRESS WELL DETAIL
N.T.S.



(REPLACES FORMER DETAIL L-9(1))

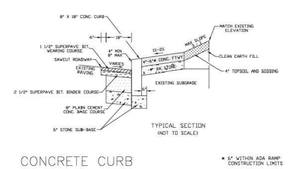
CITY OF PHILADELPHIA DEPARTMENT OF STREETS		
PERMANENT TRENCH RESTORATION		
SCALE: NONE	SHEET 1 OF 1	DRAWING NO. SC0113
DESIGNED	DRAWN	CHECKED

5 Z.2 TRENCH DETAIL
N.T.S.



CITY OF PHILADELPHIA DEPARTMENT OF STREETS		
ROADWAY HALF SECTION SIDEWALK GRADING STANDARD		
SCALE: 3/8"=1'-0"	SHEET 1 OF 1	DRAWING NO. SC0112
DESIGNED	DRAWN	CHECKED

6 Z.2 STANDARD SIDEWALK GRADING DETAIL
N.T.S.



CITY OF PHILADELPHIA DEPARTMENT OF STREETS		
TYPICAL CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION CONCRETE & GRANITE		
SCALE: 3/8"=1'-0"	SHEET 1 OF 1	DRAWING NO. SC0101
DESIGNED	DRAWN	CHECKED

7 Z.2 TYPICAL DETAIL
N.T.S.

ZONING KEYED NOTES

3 - ROOF

- 3-1 42" HIGH GUARDRAIL / PARAPET
- 3-2 PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
- 3-3 ROOF: AREA NOT TO BE OCCUPIED
- 3-4 ROOF DECK
- 3-5 OPEN STAIR WELL
- 3-6 PROJECTED BAY
- 3-7 RECESSED PORTION
- 3-8 RAISED PORTION OF ROOF (NTE 38' FROM AVG)

1 - SITE

- 1-1 AREA WAY - EGRESS WELL, REFER TO DETAIL
- ~~1-1A AREAWAY - PEDS ACCESS WELL~~
- 1-2 ENTRY STEPS / LANDING
- 1-3 UTILITY TRENCH / LIMIT OF DISTURBANCE
- ~~1-4 RETAINING WALL - HEIGHT PER SECTION~~
- 1-5 6'-0"h FENCE (AT PROPERTY LINE, TYPE)
- ~~1-5A 4'-0"H. FENCE ((50% OPAQUE MAX.)~~
- ~~1-6 AUTOMOBILE PARKING STALL (9'-0" x 18'-0", TYP.)~~
- ~~1-7 DRIVE AISLE~~
- ~~1-8 PROPOSED OUTBOUT, REFER~~ TO DETAIL
- ~~1-9 LANDSCAPED AREA~~
- 1-10 PROPOSED STREET TREE
- ~~1-11 PROPOSED BICYCLE RACK~~
- ~~1-12 PROPOSED ADA CORNER RAMP~~
- ~~1-12 GLASS 1A DWG STALL~~

0 - EXISTING

- ~~0-1 STREET TREE~~
- 0- 2 UTILITY POLE
- ~~0- 3 STREET SIGN~~
- ~~0- 4 GURD CUT (TO BE FILLED)~~
- ~~0- 5 ADA CORNER RAMP~~
- ~~0- 5A UPGRADE TO ADA STANDARDS~~
- ~~0- 5 BICYCLE RACK~~

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" AFF

4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

LANDSCAPING SUMMARY

	REQUIRED	PROPOSED
STREET TREES (1 PER 35')	8	9

LANDSCAPE NOTES:

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES..
4. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF , USED FOR MORE THAN A 1,2 FAMILY DWELLING.
5. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:
PEDESTRIAN ZONE 7'-0"
FURNISHING ZONE 4'-0"
BUILDING ZONE 3'-0"

STAIR ENCROACHMENT -3'-0"
EGRESS WELLS (TYP. THROUGHOUT:) 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.

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 263329 / 271182 / 13360/ F4-67 OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

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

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

VAULTS, IF ANY, BELOW SURFACE NOT SHOWN 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 OHLER SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

STREETS DEPARTMENT NOTES:

1. 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 #20221641595
   WARD #22
2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

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. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
4. 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.
5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
6. ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
7. 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 NECESSARY REFLECT PROPOSED CONDITIONS.
8. 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.
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) DOESN NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
10. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 9TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. *NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.*
11. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 4TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

STAMP REGION

APPROVED
FOR ZONING ONLY
12/16/22
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

ZONING / R.O.W REVIEW

harman deutsch ohler architecture
1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

429 E UPSAL STREET
PHILADELPHIA, PA

SEAL:

© 2022 HARMAN DEUTSCH OHLER ARCHITECTURE.
ALL RIGHTS RESERVED.

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	08.09.2022	ZONING SUBMISSION
2	11.22.2022	ZONING REVISION

HARMAN DEUTSCH OHLER ARCHITECTS HEREBY RESERVES IT'S 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 OHLER ARCHITECTS.

DRAWINGS PREPARED BY:
PV / BL

DRAWINGS CHECKED BY:
EQ / RS

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.2