







LOCATION MAP

NOTE: THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES CANNOT BE GUARANTEED. ALL UTILITIES DEPICTED ON THIS PLAN HAVE BEEN DEVELOPED FROM ABOVE GROUND OBSERVATIONS AND/OR EXISTING RECORDS. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PENNSYLVANIA STATE LAW REQUIRES NOTIFICATION TO 1-800-242-1776 3-10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

DESIGN S/N: 20230393291

GENERAL NOTES

- 1. PARCEL INFORMATION: UPI NUMBER: 15-9-160 DEED BOOK 10972 PAGE 1101
2. TOTAL LOT AREA: 5,469 Sq. Ft.
3. OUTLINE DESCRIPTION AND LOCATIONS SHOWN IN ACCORDANCE WITH AN ACTUAL FIELD INSTRUMENT SURVEY CONDUCTED BY THIS OFFICE...
4. CONTOURS PLOTTED FROM FIELD RUN SURVEY. GPS CONTROL PERFORMED ONSITE TO ESTABLISH BENCHMARK DATUM NAVD83.
5. THIS SURVEY IS NOT TO BE USED FOR TREE REMOVAL ALONG PROPERTY LINES...
6. THERE IS NO IDENTIFIABLE FEMA FLOOD PLAN AREAS WITHIN THE PROJECT SITE...
7. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION...
8. ANY AND ALL UTILITIES SHALL BE SHIELDED FROM PUBLIC VIEW...
9. EXISTING LIGHTING FEATURES TO BE REPLACED WITH NEW LIGHTING FIXTURES...
10. PERMANENT OR PAD-MOUNTED MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONING AND HEATING UNITS...

PROPERTY OWNER / APPLICANT

BRIDGE & MAIN, LLC
197 BRIDGE STREET
PHOENIXVILLE, PA 19460

BUILDING OVERVIEW:

Table comparing existing and proposed building details. Existing building: 3-story building with basement, 17,604 S.F. Proposed building: 4-story building with basement, 23,021 S.F.

USE AND OCCUPANCY CLASSIFICATION: A-3 AND R-2
CLASSIFICATION OF WORK: ALTERATION LEVEL 3 WITH ADDITION
CONSTRUCTION TYPE: IIB SEPARATED
AUTOMATIC FIRE SPRINKLER SYSTEM: BUILDING IS FULLY SPRINKLERED

UTILITY PROVIDERS:

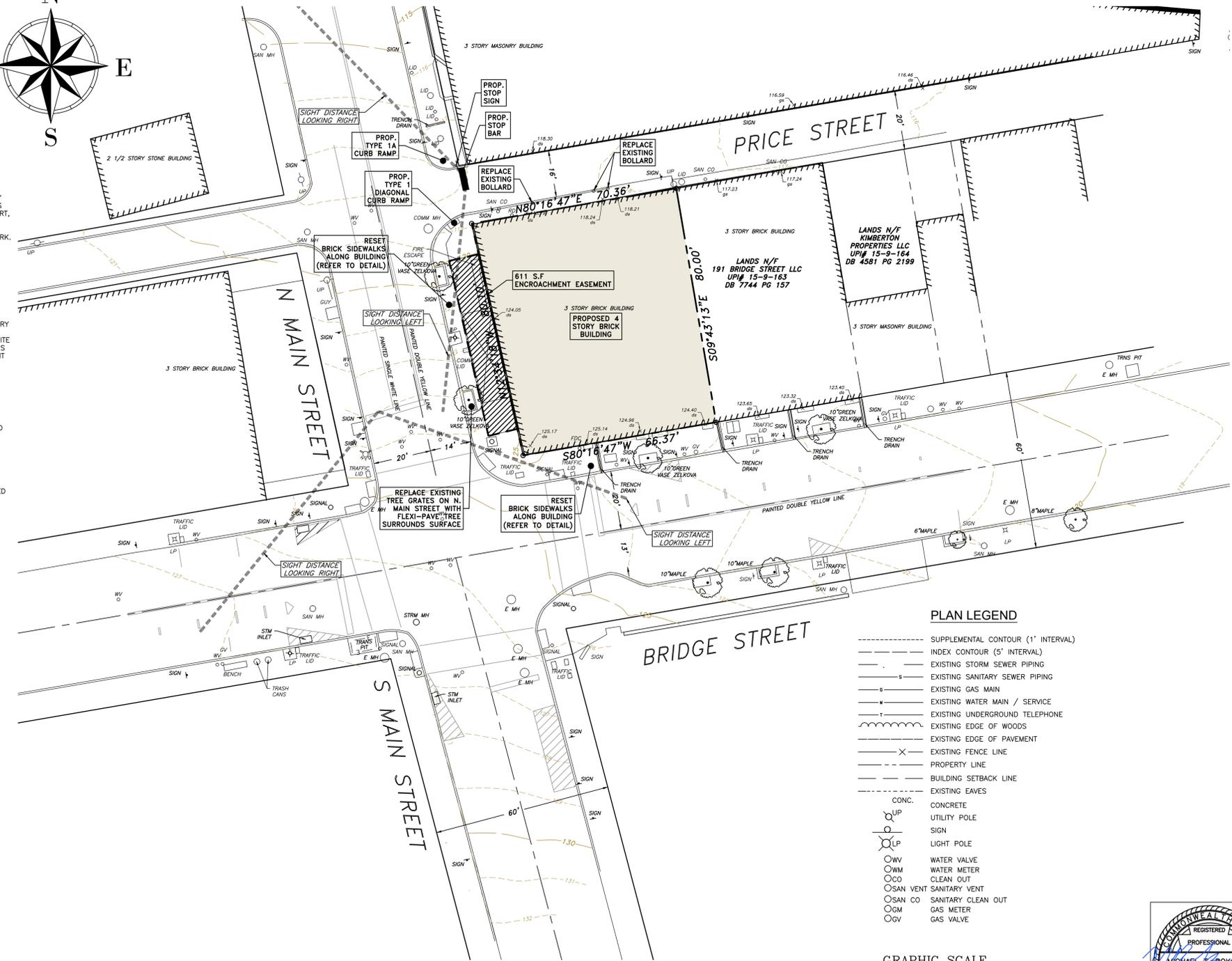
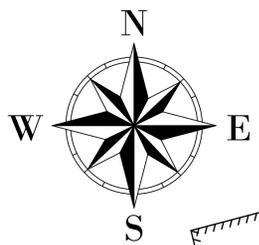
- WATER/SEWER: BOROUGH OF PHOENIXVILLE, 351 BRIDGE STREET, 610-933-8801 EXT. 214
GAS: PECO, 1101 W BRIDGE STREET, PHOENIXVILLE, PA 19460, 949-437-1000
ELECTRIC: PECO, 1101 W BRIDGE STREET, PHOENIXVILLE, PA 19460, 949-437-1000

ZONING SUMMARY table with columns: TC- TOWN CENTER DISTRICT, ORDINANCE ITEM, REQUIREMENT, EXISTING, PROPOSED. Items include min. lot area, min. lot width, min. setbacks, front, side, rear, max. building height, and max. impervious coverage.

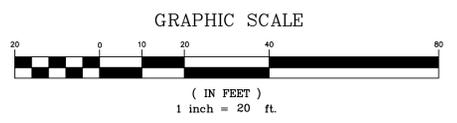
IMPERVIOUS COVERAGE SUMMARY table with columns: CATEGORY, EXISTING, PROPOSED. Categories include total lot area, buildings, concrete & walks, total building coverage, and total site impervious coverage.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF CHESTER, AT WEST CHESTER, PA, IN PLAN BOOK \_\_\_\_\_, PAGE NO. \_\_\_\_\_ ON \_\_\_\_\_, 20 \_\_\_\_.

WE HEREBY CERTIFY THAT THE BOROUGH COUNCIL OF THE BOROUGH OF PHOENIXVILLE, CHESTER COUNTY, PENNSYLVANIA, BY ITS RESOLUTION 202 \_\_\_\_ ADOPTED 202 \_\_\_\_ APPROVED THIS PLAN AS A FINAL SUBDIVISION AND/OR LAND DEVELOPMENT PLAN...



- PLAN LEGEND: SUPPLEMENTAL CONTOUR (1' INTERVAL), INDEX CONTOUR (5' INTERVAL), EXISTING STORM SEWER PIPING, EXISTING SANITARY SEWER PIPING, EXISTING GAS MAIN, EXISTING WATER MAIN / SERVICE, EXISTING UNDERGROUND TELEPHONE, EXISTING EDGE OF WOODS, EXISTING EDGE OF PAVEMENT, EXISTING FENCE LINE, PROPERTY LINE, BUILDING SETBACK LINE, EXISTING EAVES, CONC., CONCRETE, UTILITY POLE, SIGN, LIGHT POLE, WATER VALVE, WATER METER, CLEAN OUT, SAN VENT SANITARY VENT, SAN CO SANITARY CLEAN OUT, GAS METER, GAS VALVE.



E. JEAN KRACK, BOROUGH MANAGER; JONATHAN M. EWALD, COUNCIL PRESIDENT

I, MICHAEL T. ROKOSNY, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON COMPLIES WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE BOROUGH ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

MICHAEL T. ROKOSNY, P.E.

I, OWEN M. HYNÉ, A PENNSYLVANIA PROFESSIONAL ENGINEER, HAVE REVIEWED THIS PLAN, FOR THE BOROUGH, AND HAVE DETERMINED THAT IT HAS BEEN AMENDED AS REQUIRED BY BOROUGH RESOLUTION 202 \_\_\_\_ AND THAT, BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND WITH ANY WAIVERS SPECIFICALLY IDENTIFIED AND SHOWN HEREON, THE PLAN COMPLIES WITH THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

OWEN M. HYNÉ, P.E. DATE: \_\_\_\_\_

AFFIDAVIT OF EQUITABLE OWNERSHIP COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS DAY PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN (OR SATISFACTORILY PROVEN), WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE(S) AND SAY(S):

HE IS THE OWNER OF BRIDGE & MAIN LLC. BRIDGE & MAIN LLC IS THE EQUITABLE OWNER OF ALL THE PROPERTY ("PROPERTY"), TO WHICH THIS PLAN APPLIES, AND OF ALL RIGHTS WHICH ARE NECESSARY TO IMPLEMENT THIS PLAN. THIS PLAN IS MAIN STREET LOFTS ACT AND DEED AND IS AUTHORIZED BY MAIN STREET LOFTS TO BE RECORDED WITH THE RECORDER'S OFFICE AND SUCH RECORDING SHALL BE EFFECTIVE FOR ALL PURPOSES. HE IS AUTHORIZED BY MAIN STREET LOFTS TO MAKE THIS AFFIDAVIT.

BY: \_\_\_\_\_ MANAGER SWORN AND SUBSCRIBED TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ NOTARY PUBLIC

THIS PLAN OR AN EARLIER VERSION HEREOF WAS REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION ON \_\_\_\_\_, 202\_\_\_\_. CCPC # \_\_\_\_\_

SECRETARY

I HEREBY CERTIFY THAT THE BOROUGH OF PHOENIXVILLE PLANNING COMMISSION REVIEWED THIS PLAN AND ISSUED ITS COMMENTS TO BOROUGH COUNCIL PRIOR TO THIS PLAN'S ADOPTION OF RESOLUTION 202\_\_\_\_, WHICH APPROVES THIS PLAN AS A FINAL PLAN PURSUANT TO THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

TOM CARNEVALE, PLANNING COMMISSION CHAIRPERSON

Table with columns: NUM., DATE, REVISION. Includes PLAN PREPARED BY: SITE ENGINEERING CONCEPTS, LLC.

SITE ENGINEERING CONCEPTS, LLC P.O. BOX 1992 SOUTHEASTERN, PA 19399 P: 610-240-0450 F: 610-240-0451 E: INFO@SITE-ENGINEERS.COM

BRIDGE & MAIN LLC 197 BRIDGE STREET PHOENIXVILLE, PA 19460 PHOENIXVILLE BOROUGH CHESTER COUNTY PENNSYLVANIA OCTOBER 18, 2023

RECORD PLAN SHEET 3 of 5 SCALE: 1" = 20'





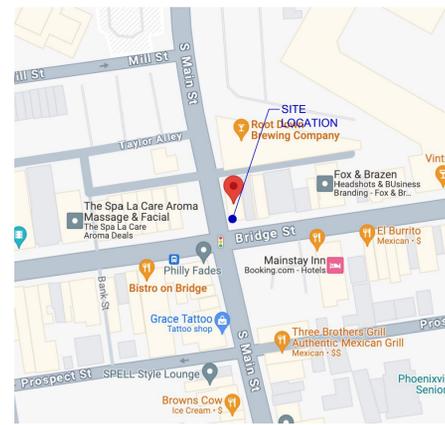


# BRIDGE & MAIN LOFTS

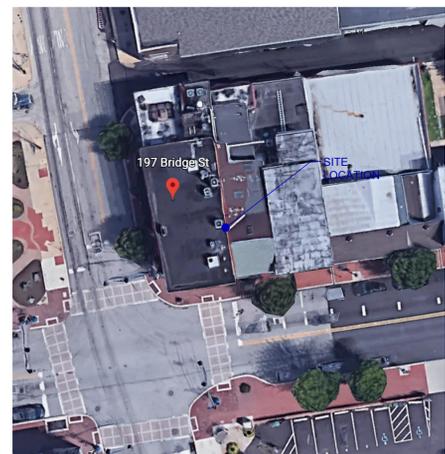
## RENOVATION AND ADDITION TO AN EXISTING BUILDING

193-195-197 BRIDGE STREET  
PHOENIXVILLE PA 19460

### SITE LOCATION MAP:



### SITE IMAGE:



### ARCHITECTURAL DRAWING INDEX:

|          |                          |
|----------|--------------------------|
| 1 OF 13  | COVER SHEET              |
| 2 OF 13  | GENERAL NOTES            |
| 3 OF 13  | SCHEMATIC SITE PLAN      |
| 4 OF 13  | LOWER LEVEL FLOOR PLAN   |
| 5 OF 13  | FIRST FLOOR PLAN         |
| 6 OF 13  | SECOND FLOOR PLAN        |
| 7 OF 13  | THIRD FLOOR PLAN         |
| 8 OF 13  | FOURTH FLOOR PLAN        |
| 9 OF 13  | EXTERIOR ELEVATIONS      |
| 10 OF 13 | EXTERIOR ELEVATIONS      |
| 11 OF 13 | EXTERIOR ELEVATIONS      |
| 12 OF 13 | EXTERIOR ELEVATIONS      |
| 13 OF 13 | STANDARD BOROUGH DETAILS |

**CIVIL ENGINEERING DRAWING INDEX:**  
PREPARED BY OTHERS UNDER SEPARATE COVER ARCHITECT AND DESIGNER SHALL NOT BE RESPONSIBLE FOR CIVIL DESIGN, SITE DESIGN, OR SITE SAFETY.

|        |                            |
|--------|----------------------------|
| 1 OF 5 | COVER SHEET                |
| 2 OF 5 | EXISTING CONDITIONS PLAN   |
| 3 OF 5 | RECORD PLAN                |
| 4 OF 5 | EROSION & SEDIMENT CONTROL |
| 5 OF 5 | DETAILS                    |

### GENERAL PROJECT NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC/IRC CODE, ALONG WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS ADOPTED BY THE TOWNSHIP WHERE CONSTRUCTION IS TAKING PLACE.
- THE CONTRACTOR SHALL LAYOUT ALL WORK AND ESTABLISH ALL POINTS, GRADE LINES, FINISH GRADE, LAYOUTS, HEIGHTS AND LEVELS, AND ASSUMES RESPONSIBILITY FOR THE SAME. THIS APPLIES TO NEW AND EXISTING CONDITIONS.
- THE STABILITY OF THE STRUCTURE IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL RELATED ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING, FORMS, SHORING, USE OF EQUIPMENT, AND SIMILAR CONSTRUCTION PROCEDURES.
- WORK NOT INDICATED ON A PART OF THE CONSTRUCTION DOCUMENTS BUT REASONABLY IMPLIED OR REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION SHALL BE PERFORMED BY THE CONTRACTOR. WORK REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED SPECIFICATIONS. INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN RESPECT TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION, SHALL BE FURNISHED AND INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE DRAWINGS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND PROCEEDING WITH ANY PORTION OF THE WORK. THE DESIGNER MUST BE NOTIFIED IMMEDIATELY OF ANY CRITICAL DISCREPANCY. ANY QUESTIONABLE DETAIL, DRAWING SPECIFICATION, ETC. MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY. FAILURE TO REPORT SUCH DISCREPANCIES SHALL CONSTITUTE A WAIVER TO ANY CLAIM BY THE OWNER, GENERAL CONTRACTOR OR SUBCONTRACTORS.
- THE DESIGNER DOES NOT HAVE CONTROL, OVER OR CHARGE OF, NOR IS THE DESIGNER RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE CONTRACTORS RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS.
- DUE TO DISTORTION FROM REPRODUCTION PROCEDURES, DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWING. ONLY DIMENSIONS AS SHOWN SHALL BE VALID.
- THESE DOCUMENTS WERE PREPARED BY THE AUTHOR SOLELY FOR THE PURPOSE OF THE SPECIFIED PROJECT. THESE DRAWINGS ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT AS THEY ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT TO THIS PROJECT ONLY.
- THIS PROJECT IS CONSIDERED DESIGN / BUILD. THESE DRAWINGS ARE NOT AS DETAILED AT THOSE ISSUED FOR COMPETITIVE BID PROJECTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS ALONG WITH FINAL MATERIALS AND PRODUCT SELECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION DETAILS NOT SHOWN OR NOTED.
- ALL ROOF AND WALL PENETRATIONS SHALL BE CONSTRUCTED, INSTALLED AND WATER PROOFED PER MANUFACTURER INSTALLATION INSTRUCTIONS AND BEST PRACTICES. DESIGNER SHALL NOT BE RESPONSIBLE FOR ROOF PENETRATIONS.
- TRADE CONTRACTORS SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL COMPONENTS OF ELECTRICAL, PLUMBING, HVAC, AND FIRE PROTECTION SYSTEMS IN THEIR ENTIRETY ALONG WITH COMPLIANCE WITH LOCAL, STATE, AND FEDERAL MECHANICAL, PLUMBING, ELECTRIC, AND FIRE PROTECTION CODES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AT THE COMPLETION OF CONSTRUCTION OF THE BUILDING SHELL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY CRITICAL DISCREPANCY THAT DOES NOT ALLOW THE TENANT FIT-OUT TO BE CONSTRUCTED AS INTENDED OR DOES NOT ALLOW FOR CODE REQUIREMENTS TO BE MET AS INDICATED ON PLANS. FAILURE TO NOTIFY THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK SHALL CONSTITUTE A WAIVER TO ANY CLAIM BY THE OWNER, GENERAL CONTRACTOR OR SUBCONTRACTORS.
- ALL EXISTING FIRE AND SMOKE PREVENTION EQUIPMENT AND CONSTRUCTION SHALL BE MAINTAINED AND REPAIRED IF DAMAGED DURING THE WORK TO MAINTAIN CODE REQUIRED ASSEMBLIES.
- ALL EXISTING FIRE AND SMOKE PREVENTION EQUIPMENT AND CONSTRUCTION SHALL BE MODIFIED AS REQUIRED TO ACCOMMODATE AND CONFORM TO NEW CONDITIONS AND MAINTAIN CODE REQUIRED ASSEMBLIES.

### CONSTRUCTION SAFEGUARDS:

- CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS TO NOT ENDANGER THE PUBLIC, THE WORKERS, OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFE GUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS, OR ADDITIONS TO ANY BUILDING OR STRUCTURE.
- WHERE SUCH REQUIRED ELEMENTS OR DEVICES ARE BEING ALTERED OR REPAIRED, ADEQUATE SUBSTITUTE PROVISIONS SHALL BE MADE.
- MAINTENANCE OF SUCH ELEMENTS AND DEVICES IS NOT REQUIRED WHERE THE EXISTING BUILDING IS NOT OCCUPIED.
- WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES, AND PUBLIC RIGHTS OF WAY.
- FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND APPLICABLE PROVISIONS OF THE INTERNATIONAL FIRE CODE.
- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AS REQUIRED. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.
- A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND DEMOLITION SITE UNLESS THE APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL THAT LEADS FROM A BUILDING ENTRANCE OR EXIT OF AN OCCUPIED STRUCTURE TO A PUBLIC WAY. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE PEDESTRIAN TRAFFIC, BUT SHALL BE NOT LESS THAN 4'-0" IN WIDTH. WALKWAYS SHALL BE PROVIDED WITH A DURABLE WALKING SURFACE AND SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE. WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS AND THE DESIGN LIVE LOAD SHALL BE NOT LESS THAN 150 POUNDS PER SQUARE FOOT.
- PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH. CONSTRUCTION RAILINGS SHALL BE NOT LESS THAN 42" IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS.
- BARRIERS SHALL BE NOT LESS THAN 8'-0" IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY KEPT CLOSED.
- BARRIER DESIGN SHALL BE PER INTERNATIONAL BUILDING CODE REQUIREMENTS.
- COVERED WALKWAYS SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 8'-0" AS MEASURED FROM THE FLOOR SURFACE TO THE CANOPY OVERHEAD. ADEQUATE LIGHTING SHALL BE PROVIDED AT ALL TIMES. COVERED WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS. THE DESIGN LIVE LOAD SHALL BE NOT LESS THAN 150 PSF FOR THE ENTIRE STRUCTURE.
- PEDESTRIAN PROTECTION REQUIRED SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS ARE SUBJECT TO BEING ENDANGERED. THE OWNER, OR THE OWNERS AUTHORIZED AGENT, ON COMPLETION OF THE CONSTRUCTION ACTIVITY, SHALL IMMEDIATELY REMOVE WALKWAYS, DEBRIS, AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS COMMENCED.

- EVERY EXCAVATION ON A SITE LOCATED 5'-0" OR LESS FROM THE STREET LOT LINE SHALL BE ENCLOSED WITH A BARRIER NOT LESS THAN 6'-0" IN HEIGHT. WHERE LOCATED MORE THAN 5'-0" FROM THE STREET LINE, A BARRIER SHALL BE ERECTED WHERE REQUIRED BY THE CODE OFFICIAL. BARRIERS SHALL BE OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE.
- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS, AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION CONTROL DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF EXCAVATION.
- THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE APPLICABLE GOVERNING AUTHORITY AND THE INTERNATIONAL BUILDING CODE.
- CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECTION OR PLACED SO AS TO OBSTRUCT NORMAL OBSERVATIONS OF TRAFFIC SIGNALS OR TO HINDER THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.
- BUILDING MATERIALS, FENCES, SHEDS, OR ANY OBSTRUCTION OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH TO ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX, OR CATCH BASIN OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.
- STRUCTURES UNDER CONSTRUCTION, ALTERNATION, OR DEMOLITION SHALL BE PROVIDED WITH NOT FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED, IN EVERY STORAGE AND CONSTRUCTION SHED, AN ADDITIONAL PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST SUCH AS THE STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
- VEHICLE ACCESS, A TEMPORARY OR PERMANENT STAIRWAY SHALL BE PROVIDED. AS CONSTRUCTION PROGRESSES, SUCH STAIRWAY SHALL BE EXTENDED TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING.
- MEANS OF EGRESS AND REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING, OR ALTERATIONS TO ANY BUILDING.
- IN BUILDINGS REQUIRED TO HAVE STANDPIPES, NOT LESS THAN ONE STANDPIPE SHALL BE PROVIDED FOR USE DURING CONSTRUCTION. SUCH STANDPIPES SHALL BE INSTALLED PRIOR TO CONSTRUCTION EXCEEDING 40'-0" IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS. SUCH STANDPIPES SHALL BE PROVIDED WITH FIRE DEPARTMENT HOSE CONNECTIONS AT LOCATIONS ADJACENT TO STAIRWAYS. AS CONSTRUCTION PROGRESSES, SUCH STANDPIPES SHALL BE EXTENDED TO WITHIN ONE FLOOR OF THE HIGHEST POINT OF CONSTRUCTION HAVING SECURED DECKING OR FLOORING. WHERE A BUILDING OR PORTION OF A BUILDING IS BEING DEMOLISHED AND A STANDPIPE IS EXISTING WITHIN SUCH BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT.
- STANDPIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
- IN BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BY THE INTERNATIONAL BUILDING CODE, IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTIONS OF A BUILDING OR STRUCTURE UNTIL THE AUTOMATIC SPRINKLER SYSTEM INSTALLATION HAS BEEN TESTED AND APPROVED.
- OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY PROPERLY AUTHORIZED PERSONAL AND SHALL BE ACCOMPANIED BY NOTIFICATION OF DULY DESIGNATED PARTIES. WHEN THE SPRINKLER PROTECTION IS BEING REGULARLY TURNED OFF AND ONE TO FACILITATE CONNECTION OF NEWLY COMPLETED SEGMENTS, THE SPRINKLER CONTROL VALVES SHALL BE CHECKED AT THE END OF EACH WORK PERIOD TO ASCERTAIN THAT PROTECTION IS IN SERVICE.
- STRUCTURES, STIES, AND EQUIPMENT DIRECTLY ASSOCIATED WITH THE ACTUAL PROCESS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SCAFFOLDING, BRIDGING, MATERIAL HOISTS, MATERIAL STORAGE, OR CONSTRUCTION TRAILERS ARE NOT REQUIRED TO BE ACCESSIBLE.
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON SITE.

### GENERAL NOTES:

- THE MAXIMUM BUILDING HEIGHT IS 45'-0" WITH NO VERTICAL DIMENSION OF THE BUILDING MEASURING MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT. NO VERTICAL DIMENSION OF THE BUILDING SHALL MEASURE MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT.
- MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL NOT BE LOCATED IN THE FRONT YARD AND IN ALL OTHER CASES SHALL BE SCREENED FROM PUBLIC VIEWS OF THE PROPERTY THROUGH THE USE OF FENCING WALLS, LANDSCAPE OR COMBINATION THEREOF. ALL UTILITIES SHALL BE SCREENED FROM PUBLIC VIEW WITH THE SCREENING METHODS SUBMITTED TO THE BOROUGH AND HARB FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MECHANICAL UNITS AND VENT PIPES ARE CURRENTLY LOCATED ON THE REAR WALL ALONG PRICE STREET. MECHANICAL UNITS SHALL BE RECOATED TO THE ROOF AND SCREENED. EXISTING VENT PIPES SHALL BE RELOCATED OR IF RELOCATION IS NOT POSSIBLE, SHALL BE SCREENED FROM PUBLIC VIEW.
- OUTDOOR LIGHTING SHALL BE REQUIRED FOR PUBLIC SAFETY AND PERSONAL SECURITY FOR USES THAT OPERATE DURING HOURS OF DARKNESS, INCLUDING MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, AND COMMERCIAL USE.
- THE BUILDING AND SITE CONTAIN EXISTING LIGHT FIXTURES WHICH MEET THE MINIMUM ZONING AND CODE REQUIREMENTS FOR OUTDOOR LIGHTING. THE EXISTING LIGHT FIXTURES SHALL BE REPLACED WITH NEW LED FIXTURES IN KIND THAT MEET THE MINIMUM REQUIREMENTS FOR OUTDOOR LIGHTING PER ICC AND LOCAL CODES / ORDINANCES.
- LIGHTING SHALL HAVE INTENSITIES AND UNIFORM RATIOS IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA AS CONTAINED IN THE IESNA LIGHTING HANDBOOK, 9TH EDITION OR SUBSEQUENT EDITIONS OR AS CONTAINED IN CURRENT PUBLICATIONS OF THE IESNA RECOMMENDED PRACTICES OR DESIGN GUIDELINES. SIDEWALKS SHALL BE PROVIDED WITH 1.0 AVERAGE MAINTAINED FOOT CANDLES WITH A 5:1 AVG:MIN UNIFORMITY RATIO. BUILDING ENTRANCES SHALL HAVE A 5.0 AVERAGE MAINTAINED FOOT CANDLE. (ILLUMINATION LEVELS ARE MAINTAINED HORIZONTAL FOOT CANDLES ON THE PAVEMENT OR AREA SURFACE.)
- FIXTURES SHALL BE OF A TYPE AND DESIGN APPROPRIATE TO THE LIGHTING APPLICATION AND THE AGGREGATE WATTAGE PER FIXTURE DOES NOT EXCEED THE OUTPUT OF A STANDARD SIXTY WATT INCANDESCENT LAP, IN WHICH CASE NON CUT OFF FIXTURES SHALL BE PERMITTED.
- FOR THE LIGHTING OF NON-HORIZONTAL SURFACES SUCH AS FACADES AND FLAQS, THE USE OF LIGHTING NOT MEETING IESNA FULL CUT-OFF CRITERIA SHALL BE PERMITTED WITH APPROVAL BASED UPON ACCEPTABLE GLARE CONTROL (APPROVAL SHALL NOT BE REQUIRED IF THE AGGREGATE WATTAGE PER FIXTURE DOES NOT EXCEED THE OUTPUT OF A STANDARD SIXTY WATT INCANDESCENT LAP, 1,000 LUMENS).
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- SEE BOROUGH STANDARD CONSTRUCTION DETAILS FOR DETAILS INCLUDING, BUT NOT LIMITED TO SIDEWALK RECONSTRUCTION.



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BRIDGE & MAIN  
RENOVATIONS TO AN EXISTING MIXED USE BUILDING  
193-197 BRIDGE STREET  
PHOENIXVILLE PA 19460

**IMPORTANT:**  
REFER TO THE PROJECT COVER SHEET FOR GENERAL NOTES WHICH APPLY TO THIS DRAWING.  
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PROJECT NUMBER:  
22-173

PROJECT PHASE:  
PLANNING COMMISSION  
**NOT FOR CONSTRUCTION**

DATE:  
03 JULY 2023

REVISIONS:  
17 OCTOBER 2023

COVER SHEET

1 OF 13

**BOROUGH OF PHOENIXVILLE STANDARD PLAN NOTES:**

As used in the notes and certifications on this Plan, the following terms shall have the following meanings:

**Applicant** - the person(s) and/or entity(ies) who or which has submitted this Plan to the Borough for approval pursuant to the Borough's Subdivision and Land Development Ordinance.

**Application** - the Applicant's application, to the Borough, for approval of this Plan pursuant to the Borough's subdivision and land development regulations.

**Borough** – the Borough of Phoenixville, Chester County, Pennsylvania.

**Developer** - the person(s) or entity(ies) who or which implement the land development shown on this Plan.

[Homeowners Association - a Pennsylvania non-profit corporation to be incorporated and set up by the Developer. All owners of the proposed lots in the Development must be members of the Homeowners Association, which will be responsible for maintaining the Common Improvements.]

**Property Owner** – all the legal and equitable owners of the Property and their heirs, successors and assigns.

**Property** – the property which is subdivided and/or developed pursuant to this Plan and identified by this Plan as being owned by the Property Owner.

**Plan** – this Plan as approved by the Borough.

**UPI** – Chester County Uniform Parcel Identifier (number).

(1) The Borough of Phoenixville's approval of this Plan, as a [ preliminary / final ] subdivision and land development plan, pursuant to the Borough of Phoenixville Subdivision and Land Development Regulations of 1989, Ordinance No. 1602, as amended, was made by Borough Resolution No. \_\_\_\_\_, which was adopted on \_\_\_\_\_, \_\_\_\_\_. This Plan shows the conditions of its approval per Resolution \_\_\_\_\_. The conditions bind all owners, Developers and users of the Property hereby developed and/or subdivided and their heirs, successors and assigns. The conditions may create on-going obligations, limitations and/or requirements affecting the use of the Property. The Resolution is kept by the Borough Secretary at the Borough Hall and may be inspected there by the public. Copies of the Resolution are also available from the Borough for a charge.

(2) All conditions of plan approval shown on this Plan, and offers of dedication, shall run with the land forever and shall be enforceable by the Borough.

(3) The Applicant represents to the Borough that the Applicant has all the property rights necessary to make the Application and, at the time any permits for the implementation of the Plan are issued and/or work commenced, will have all the rights necessary to implement the Plan completely in compliance with all applicable regulations and without violating the property rights of others. If the Applicant does not have or loses any such property rights this approval shall be voidable by the Borough by written Resolution. If any other party takes any legal action against the Borough for any reason involving and/or alleging the Applicant's or Property Owner's lack of any such property right, the Applicant and Property Owner shall hold the Borough harmless and indemnify it from any and all liability, loss, claim, cost and/or expense, including but not limited to attorney's fees resulting from such legal action.

(4) A highway occupancy permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law," before driveway access to a State highway is permitted. Access to a State highway shall be only as authorized by a highway occupancy permit. Neither the Pennsylvania Department of Transportation ("PennDOT") nor the Borough shall be liable for any damage or claim whatsoever for any injury to property arising out of the issuance or denial of a highway occupancy permit or for failure to regulate any driveway. Furthermore, the Borough shall not be liable for any damage and/or claim whatsoever arising out of the issuance or denial of a highway occupancy permit by PennDOT.

(5) All areas shown as and/or required to be (at the time the Borough adopted Resolution No. \_\_\_\_\_ open space or common area shall be used only as open undeveloped areas and shall not be further subdivided and/or alienated so as to create any rights that could infringe on this open space use limitation.

(6) At the Borough's request, the Property Owner shall execute and record, with the appropriate offices and officials and in the appropriate and legally effective manner for the purpose, all documents, plans, deeds and declarations (collectively "Recordings") required to be recorded, by applicable regulations, the terms of final plan approval and/or notes on this Plan, and shall provide the Borough with copies, certified by the recording official, of all such Recordings, or, at the Borough's option, the Borough may record such documents and the Property Owner shall pay the Borough's costs.

(7) At the Borough's request, the Property Owner will execute, acknowledge and deliver all documents, deeds and/or instruments necessary or appropriate, in the opinion of the Borough Solicitor, to implement this Plan as approved and to record all instruments, deeds, covenants, easements and/or rights-of-way which are required by the terms of final plan approval and/or notes on this Plan to be conveyed to the Borough.

(8) The Borough may withhold building and/or occupancy permits and/or refuse to accept dedication of improvements and/or release improvement security if the land development and/or subdivision is/are not and is/are not implemented in full compliance with any other governmental unit's regulations which apply to the building, structure, occupancy, work and/or improvement for which Borough action is requested. However, the Borough does not hereby assume any duty to inspect for or approve any work or condition pursuant to any other governmental entity's regulation. It is the Property Owner's obligation to achieve compliance with any and all regulations of other governmental entities by working directly with such entity. To the extent that such approvals of other governmental entities are required, for the improvements, work and/or proposed use, the Property Owner represents that these approvals have been applied for and all are granted and in effect or will be so prior to the issuance of any Borough building permit to construct new improvements pursuant to this Plan. By requiring compliance with the regulations of other governmental entities and/or by approving the Development and Subdivision Plan or any plan amendments, neither the Borough nor any Borough Official represents that the subject matter of the Borough's approval complies with such other entity's regulations or has been approved by or is entitled to be approved by such other entity or that the subject of the approval has been designed correctly or will function safely.

(9) The streets, street rights-of-way and street drainage rights, public water supply facilities and the easements therefor and the public sanitary sewer system and the easements therefor, as shown on this Plan, are offered hereby for dedication to the Borough perpetually and irrevocably. The street drainage rights include the right to use, repair and replace any stormwater management facility which drains runoff from a dedicated road (this right does not include any duty to repair or maintain any such facility). Also offered hereby for dedication to the Borough, perpetually and irrevocably, is an exclusive easement, right-of-way and rights (all called "Utility Easement Rights") for the purposes ("Utility Purposes") of any utility and all utilities, with free and uninterrupted right of entry upon the Property for access to and use of the Easement Area. "Utility" includes, but is not limited to, any and all water, sanitary sewer, stormwater management, electric, telephone, cable TV and information transmission lines, facilities, systems, structures and/or operations no matter who the operator(s) and owner(s) are. The Utility Purposes include, but are not limited to, the free right to lay out, place, construct, operate, inspect, test, maintain, repair, replace, relocate, reconstruct, enlarge, change and/or use any and all line(s), structure(s), facility(ies) and/or system(s) and any and all appurtenance(s) thereto for any and all Utility Purposes. The Easement Area shall include and is limited to all of the area of the Property, which area is within all water supply and sanitary sewer easements and/or all street rights-of-way. The Utility Easement Rights may be used over, under, upon and through any and all part(s) of the Easement Area. All the offered rights include a negative easement which prohibits, in the offered right-of-way and/or easement area, any activity, use, condition, plant, improvement, structure and/or building which, in the sole judgment of the Borough, is inconsistent in any way with and/or may in any way interfere with, endanger and/or obstruct the safe or efficient use of and/or any purpose of the offered rights. The negative easement shall also provide that no structure shall be permitted on, over and/or under any part of the right-of-way and/or easement area, without the Borough's prior approval, by written Resolution, specifically authorizing such use.

If and when requested by the Borough, the Applicant and [ its / his / her / their ] heirs, successors and assigns shall transfer title to any and/or all of the offered rights and improvements to the Borough. Such transfer shall be by deed(s) or agreement(s) of dedication which shall be in such form as the Borough may require and title to all such rights and improvements shall be good and marketable and free from any encumbrance. When transferring to [ its / his / her / their ] assigns the Property Owner shall and hereby does reserve and except for itself [ and the Homeowners Association ] all interests and rights necessary for either to make, fully and completely, all the dedications required hereby. However, these reserved rights to dedicate shall not be exclusive and the [ lot owners / Applicant's and Property Owner's(s) successors and assigns ] may also make such dedications. In any event, the Applicant's and Property Owner's(s) successors and assigns shall be obligated to make such transfer to the Borough, at the Borough's request.

Neither the Borough's approval of this Plan, the Plan's recording nor any note hereon is intended to or does obligate the Borough to maintain and/or accept, in any way, any street, stormwater management, water supply and/or sanitary sewer facility, easement or right-of-way and/or any other improvement shown hereon and/or any Utility. If the Borough, in its discretion, takes dedication of a street or street right-of-way, unless the deed of dedication expressly and clearly provides otherwise, the Borough will not take fee title to the area within such street right-of-way and will not own or be responsible for any street tree, sidewalks (either existing, required or provided hereafter whether or not shown on this Plan) and yard areas within such right-of-way. Responsibility for such street trees, sidewalks and yard areas shall remain, for all purposes, with the owner(s) of the fee title. The Borough, at any time prior to accepting dedication of a street, may require a street tree to be moved. All rights dedicated to and accepted by the Borough, unless the Borough shall require otherwise, shall be perpetual, run with the land and be assignable by the Borough.

(10) The Utility systems shall be installed, and inspected and approved as required by the Borough Engineer, before paving of the cartway, pouring of concrete for and/or paving of sidewalks and the construction of any other improvement with which the construction of the Utility system might interfere. No Utility system shall be installed and/or easement for such system granted, within any right-of-way and/or easement for any road, street, sewer, water supply and/or stormwater management facility, proposed to be dedicated to the Borough, unless and until the plans for such Utility system and/or easement and the timing of its construction are approved by the Borough Engineer in writing.

(11) If the Borough accepts, from the Developer, the Developer's successor or assign or any other grantor, a deed or other instrument of dedication for any improvement, the Developer and its successors and assigns shall hold the Borough harmless and defend the Borough and all Borough Officials, from and against any and all claims, demands, suits, judgments and liabilities whatsoever resulting from the negligent construction, design and/or inspection of the Improvements.

(12) All trees existing in and/or planted in the public street right-of-way shall be owned and maintained in good, healthy and safe condition, at all times, by the fee owner of the part of the Property where the tree is located. The Borough shall have the right, but not the duty, to inspect any such tree and to require its owner, at the owner's expense, to prune, maintain and, if the tree is dead, diseased, damaged, malformed or a threat to public safety, to remove the tree and replace it with a tree of at least a three (3") inch caliper and of the same species or a species approved by the Borough. All liability for any tree on the Property shall be on the fee owner of the part of the Property where the tree is located. Without limitation, such owner shall have the duty to ensure that the tree does not create any nuisance or safety hazard.

(13) Irrevocable licenses and rights of entry upon any of the property subject to this Plan are hereby granted to the Borough of Phoenixville, its officers and agents, for the purpose of correcting or abating a public nuisance and/or to add to, repair, modify and/or replace any drains, stormwater management facilities, sewers, water lines and/or other utilities which are connected to a public facility or utility and to inspect and enforce the Borough's regulations and/or compliance with this Plan. These rights create no Borough duty to do any such work or inspections.

(14) Any improvement shown on this Plan which does not function safely, as intended and/or in complete compliance with all applicable regulations shall be redesigned and reconstructed promptly, by the Developer and/or the Property Owner, at such party's expense, to be safe, function as intended and to comply with all applicable regulations. All such new designs and specifications shall be subject to the Borough Engineer's prior written approval and inspection, during and after construction, all at the Applicant's cost.

(15) The stormwater management facilities (individually "Stormwater Facility," and collectively "Stormwater Facilities"), located on the Property and shown on this Plan are permanent and are not to be removed or altered. Stormwater Facilities include, but are not limited to, swales designed or used to convey stormwater. The [ Homeowners Association and the ] owner(s) of each parcel where any Stormwater Facility is located and [ such owner's / their ] heirs, successors and assigns ( collectively ] the "Owner") shall be responsible for the perpetual maintenance of the Stormwater Facilities located on that parcel. The Owner shall maintain the Stormwater Facilities, for which the Property Owner is responsible, in a condition which is structurally sound and functional and in compliance with all regulations and shall not cause or allow any such facility to be altered, removed, silted up, overgrown and/or to fail to function as designed and/or as required by applicable regulations. If the Owner does not do so, upon notification by the Borough, the Property Owner, as promptly as possible, shall correct, repair, reconstruct and/or replace such facility to achieve and maintain the facility's design specifications, functions and its compliance with all applicable regulations. If the Owner fails to so restore and/or correct the Stormwater Facility, within the time specified by the Borough, the condition of the Stormwater Facility shall be a public nuisance and the Borough shall have the free right to enter upon the Property and to do such repairs, maintenance, replacement and/or reconstruction as the Borough determines necessary with respect to such Stormwater Facility. All such correction, repairs, reconstruction and/or replacement and the design costs thereof shall be at the expense of the Owner jointly and severally. The Borough may lien and execute on the Property (as a municipal claim and lien and/or in any other manner provided by law) for the cost of all such work, including any engineering and design cost, and for attorneys' fees for enforcement and collection.

(16) All owners of any dwelling unit lot, shown on the Plan, shall be compulsory members of a Homeowners Association existing and governed pursuant to Homeowners Association documents which shall have been approved by the Borough. No Borough right, created in any such Homeowners Association documents, shall be changed or limited, in any way, without the Borough's prior written approval. ]

(17) Each assignee of any parcel on this Plan shall be responsible for all the terms and conditions of this Plan as applicable to such parcel. As used in these Plan notes, "Applicant," "Property Owner" and "Developer" include such party's heirs, successors and assigns.

(18) Each lot shown on this Plan shall have private implied access easements and rights-of-way over only the roads shown hereon which are actually constructed.

(19) All plants which are provided pursuant to the Plan shall conform to the current American Standard for Nursery Stock of the American Association of Nurserymen, Inc. Each plant shall be mulched when planted with three inches of mulch approved by the Borough. Trees and shrubs, which grow to heights of five feet or taller, shall be placed so that their branches will not grow into any buildings, obstruct driveway and/or street sight triangles or interfere with overhead public utilities.

(20) As part of the land development and subdivision plan review and approval process, the Borough did not determine whether there are any wetlands on the Property. If the U.S. Army Corps of Engineers ("Corps") or Pennsylvania Department of Environmental Protection ("DEP") determines that there are such wetlands on the Tract and the applicable wetland regulations result in a relocation and/or redesign of any improvement or affect compliance with any applicable regulation, this Plan shall be voidable by the Borough, by written Resolution, and the Borough may require the Property Owner to amend the Development and Subdivision Plan. In such case, the Borough may require its prior written approval of the amendment which approval may be granted subject to such conditions as Borough Council determines appropriate.

(21) The waivers specifically granted by Resolution \_\_\_\_\_ relate only to Subdivision and Land Development Ordinance requirements. Nothing shown hereon shall be construed to vary, waive or reduce any requirements of the Zoning Ordinance or any other Borough Ordinance or regulation.

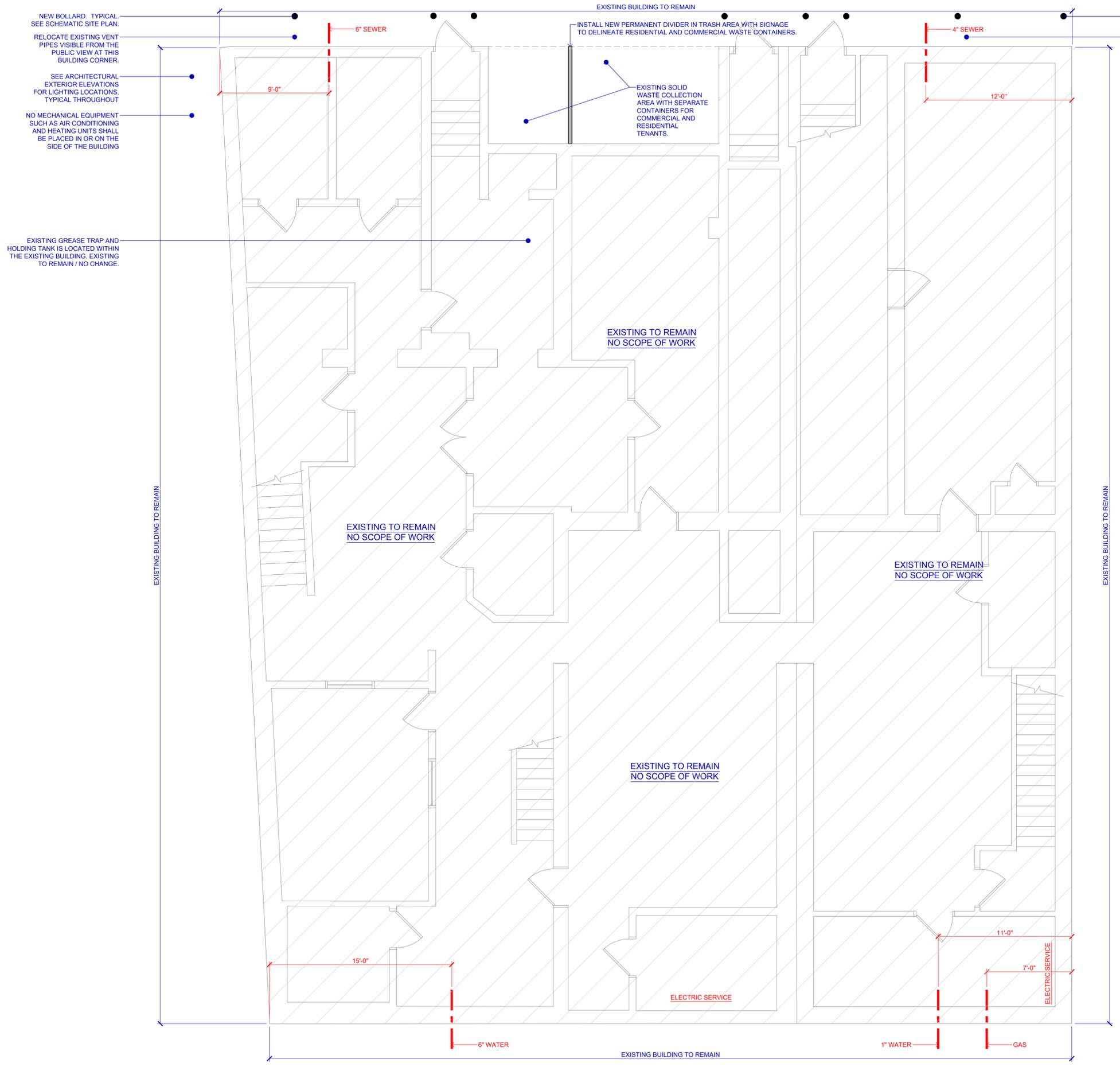
(22) The Borough and Borough Engineer have reviewed the Development and Subdivision Plan and all information supplied with it only for Borough purposes and only for compliance with Borough regulations, such as those relating to stormwater management and erosion and sedimentation control. The Borough does not warrant, in any way, the improvements or work shown on the Plan. In reviewing the Development and Subdivision Plan and any future plans, plan changes and/or specifications and designs concerning the proposed use, improvements and/or work, the Borough Engineer and all Borough officials have relied and may rely on the information supplied by the Applicant. The Applicant is responsible for the accuracy and completeness of all information (e.g., property ownership, encumbrances, measurements, calculations, plans, locations, surveys and site supplied to the Borough at all times. It is the Applicant's and Applicant's Engineer's duty to identify all relevant conditions both on and off the Property. The Applicant must determine and the Applicant's Engineer must certify to the Borough that all Plans do comply and that all improvements and work, when implemented in the field as shown on the Plans, will comply with all applicable regulations, will in all ways reflect good engineering and construction practices and will not result in damage to any persons or property. In making these determinations, neither the Applicant nor the Applicant's Engineer has relied or shall rely upon any approval, permit, determination of or information or recommendations from or specifications established by the Borough, the Borough Engineer or any other Borough Official. No Borough Official is responsible for designing, choosing specifications for or proper construction and/or suitability of any improvement or work or for determining title issues concerning the Tract and/or any encumbrance or for field checking anything shown on the Plan as part of the plan review and/or inspection process. The Borough has assumed and may assume that the Applicant warrants to the Borough, and the Applicant does so warrant, that any plan, application and/or request for Borough approval, submitted to the Borough, complies with all applicable regulations and shows all relevant information completely and accurately and that the Applicant's Engineer has so certified. The issuance of any permit or approval by any Borough official does not relieve the Applicant of the responsibility to determine independently and insure that the improvements and/or work are designed and constructed properly, comply with all applicable regulations and will be fit and safe for their intended purposes. If the improvements and/or work are not so designed and constructed, the Borough may require redesign and reconstruction to achieve such compliance.

(23) Dwelling units are to be constructed at the locations shown on this Plan. Purchase agreements may designate the unit by its number as shown on this Plan. However, before legal title to a unit is conveyed, a surveyed description for its lot and any easement specifically for the use of the unit will be identified on the basis of a surveyed plan description, with courses and distances, which survey plan shall be prepared by a Professional Land Surveyor using the as-built foundation locations and shall be recorded before a conveyance referencing the plan. The unit deed shall include the description.

(24) Prior to the issuance of any building permits to implement the Plan, the Applicant and, if the Borough requires, the Property Owner, must enter into a Development Agreement and an Improvement Security Agreement, with the Borough, with terms and conditions satisfactory to the Borough, and must provide the requisite improvement security as identified by the Borough Engineer. The improvement security shall secure, for the Borough's benefit, the proper and timely completion of the Developer's obligations under the Development Agreement. The improvement security shall not be a bond. The Development Agreement may provide that the Borough may withhold and/or revoke permits if the Developer is in default of its obligations thereunder. No work shall be done to implement the Plan and no building permits shall be issued for any such purpose until the Development Agreement is executed, the Plans are finally approved in all respects and the requisite improvement security is posted to the Borough's satisfaction.







NEW BOLLARD. TYPICAL. SEE SCHEMATIC SITE PLAN.  
 RELOCATE EXISTING VENT PIPES VISIBLE FROM THE PUBLIC VIEW AT THIS BUILDING CORNER.  
 SEE ARCHITECTURAL EXTERIOR ELEVATIONS FOR LIGHTING LOCATIONS. TYPICAL THROUGHOUT  
 NO MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL BE PLACED IN OR ON THE SIDE OF THE BUILDING

EXISTING GREASE TRAP AND HOLDING TANK IS LOCATED WITHIN THE EXISTING BUILDING. EXISTING TO REMAIN / NO CHANGE.

NEW BOLLARD. TYPICAL. SEE SCHEMATIC SITE PLAN.  
 MECHANICAL EQUIPMENT SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL NOT BE LOCATED IN THE FRONT YARD AND IN ALL OTHER CASES SHALL BE SCREENED FROM PUBLIC VIEWS OF THE PROPERTY THROUGH THE USE OF FENCING WALLS, LANDSCAPING OR COMBINATION THEREOF. (ALL NEW MECHANICAL EQUIPMENT IS TO BE PLACED ON THE ROOF OF THE BUILDING. EXISTING WALL HUNG MECHANICAL EQUIPMENT LOCATED AT THE REAR OF THE BUILDING SHALL BE RELOCATED TO THE ROOF. A MECHANICAL SCREEN SHALL BE INSTALLED. PRIOR TO INSTALLATION, THE MECHANICAL SCREEN DETAILS SHALL BE SUBMITTED TO AND APPROVED BY HARB.

EXISTING TO REMAIN  
NO SCOPE OF WORK

ELECTRIC SERVICE

ELECTRIC SERVICE

1 LOWER LEVEL PLAN  
 4/13 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

- THE MAXIMUM BUILDING HEIGHT IS 45'-0" WITH NO VERTICAL DIMENSION OF THE BUILDING MEASURING MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT. NO VERTICAL DIMENSION OF THE BUILDING SHALL MEASURE MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT.
- MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL NOT BE LOCATED IN THE FRONT YARD AND IN ALL OTHER CASES SHALL BE SCREENED FROM PUBLIC VIEWS OF THE PROPERTY THROUGH THE USE OF FENCING WALLS, LANDSCAPE OR COMBINATION THEREOF. ALL UTILITIES SHALL BE SCREENED FROM PUBLIC VIEW WITH THE SCREENING METHODS SUBMITTED TO THE BOROUGH AND HARB FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MECHANICAL UNITS AND VENT PIPES ARE CURRENTLY LOCATED ON THE REAR WALL ALONG PRICE STREET. MECHANICAL UNITS SHALL BE RECOATED TO THE ROOF AND SCREENED. EXISTING VENT PIPES SHALL BE RELOCATED, OR IF RELOCATION IS NOT POSSIBLE, SHALL BE SCREENED FROM PUBLIC VIEW.
- OUTDOOR LIGHTING SHALL BE REQUIRED FOR PUBLIC SAFETY AND PERSONAL SECURITY FOR USES THAT OPERATE DURING HOURS OF DARKNESS, INCLUDING MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, AND COMMERCIAL USE.
- THE BUILDING AND SITE CONTAIN EXISTING LIGHT FIXTURES WHICH MEET THE MINIMUM ZONING AND CODE REQUIREMENTS FOR OUTDOOR LIGHTING. THE EXISTING LIGHT FIXTURES SHALL BE REPLACED WITH NEW LED FIXTURES IN KIND THAT MEET THE MINIMUM REQUIREMENTS FOR OUTDOOR LIGHTING PER ICC AND LOCAL CODES / ORDINANCES.
- LIGHTING SHALL HAVE INTENSITIES AND UNIFORM RATIOS IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA AS CONTAINED IN THE IESNA LIGHTING HANDBOOK, 9TH EDITION OR SUBSEQUENT EDITIONS OR AS CONTAINED IN CURRENT PUBLICATIONS OF THE IESNA RECOMMENDED PRACTICES OR DESIGN GUIDELINES. SIDEWALKS SHALL BE PROVIDED WITH 1.0 AVERAGE MAINTAINED FOOT CANDLES WITH A 5:1 AVG:MIN UNIFORMITY RATIO. BUILDING ENTRANCES SHALL HAVE A 5.0 AVERAGE MAINTAINED FOOT CANDLE. (ILLUMINATION LEVELS ARE MAINTAINED HORIZONTAL FOOT CANDLES ON THE PAVEMENT OR AREA SURFACE.
- FIXTURES SHALL BE OF A TYPE AND DESIGN APPROPRIATE TO THE LIGHTING APPLICATION AND AESTHETICALLY ACCEPTABLE BY THE BOROUGH.
- FOR THE LIGHTING OF PREDOMINANTLY HORIZONTAL SURFACES, SUCH AS AREAS OF PEDESTRIAN PASSAGE, BUILDING ENTRANCES, AND SIDEWALKS, THE FIXTURE SHALL BE AIMED STRAIGHT DOWN AND SHALL MEET IESNA FULL-CUT OFF CRITERIA, UNLESS THE AGGREGATE WATTAGE PER FIXTURE DOES NOT EXCEED THE OUTPUT OF A STANDARD SIXTY WATT INCANDESCENT LAP, IN WHICH CASE NON CUT OFF FIXTURES SHALL BE PERMITTED.
- FOR THE LIGHTING OF NON-HORIZONTAL SURFACES SUCH AS FACADES AND FLAGS, THE USE OF LIGHTING NOT MEETING IESNA FULL CUT-OFF CRITERIA SHALL BE PERMITTED WITH APPROVAL BASED UPON ACCEPTABLE GLARE CONTROL (APPROVAL SHALL NOT BE REQUIRED IF THE AGGREGATE WATTAGE PER FIXTURE DOES NOT EXCEED THE OUTPUT OF A STANDARD SIXTY WATT INCANDESCENT LAP, 1,000 LUMENS).
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**Milkhouse**

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ELIZABETH LAWRENCE, R.A.  
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**BRIDGE & MAIN**  
 RENOVATIONS TO AN EXISTING MIXED USE BUILDING  
 193-097 BRIDGE STREET  
 PHOENIXVILLE PA 19460

**IMPORTANT:**  
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PROJECT NUMBER:  
22-173

PROJECT PHASE:  
PLANNING COMMISSION  
**NOT FOR CONSTRUCTION**

DATE:  
03 JULY 2023

REVISIONS:  
17 OCTOBER 2023

**LOWER LEVEL PLAN**

4 OF 13

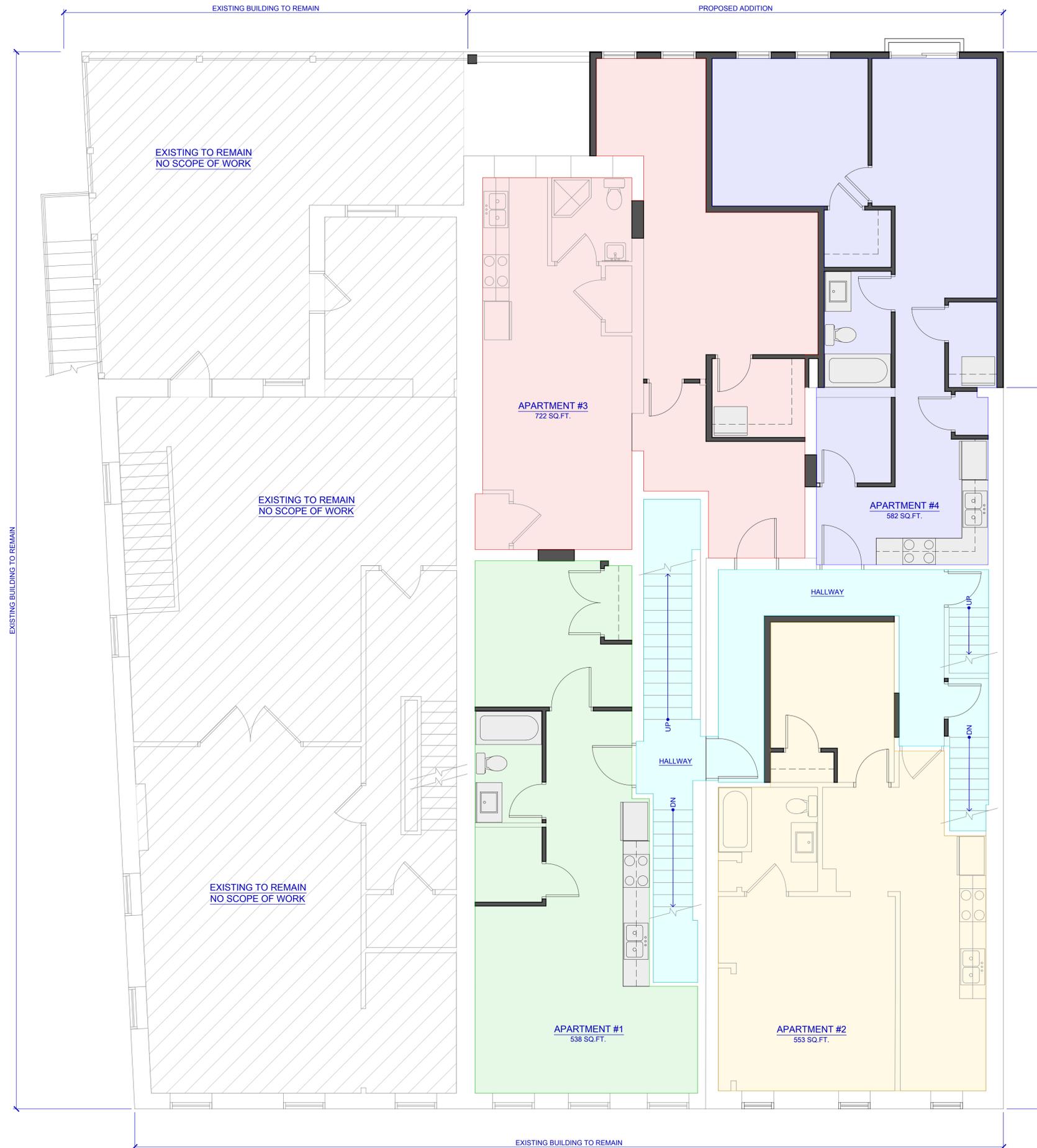


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- SEE BOROUGH STANDARD CONSTRUCTION DETAILS FOR DETAILS INCLUDING, BUT NOT LIMITED TO SIDEWALK RECONSTRUCTION.

**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

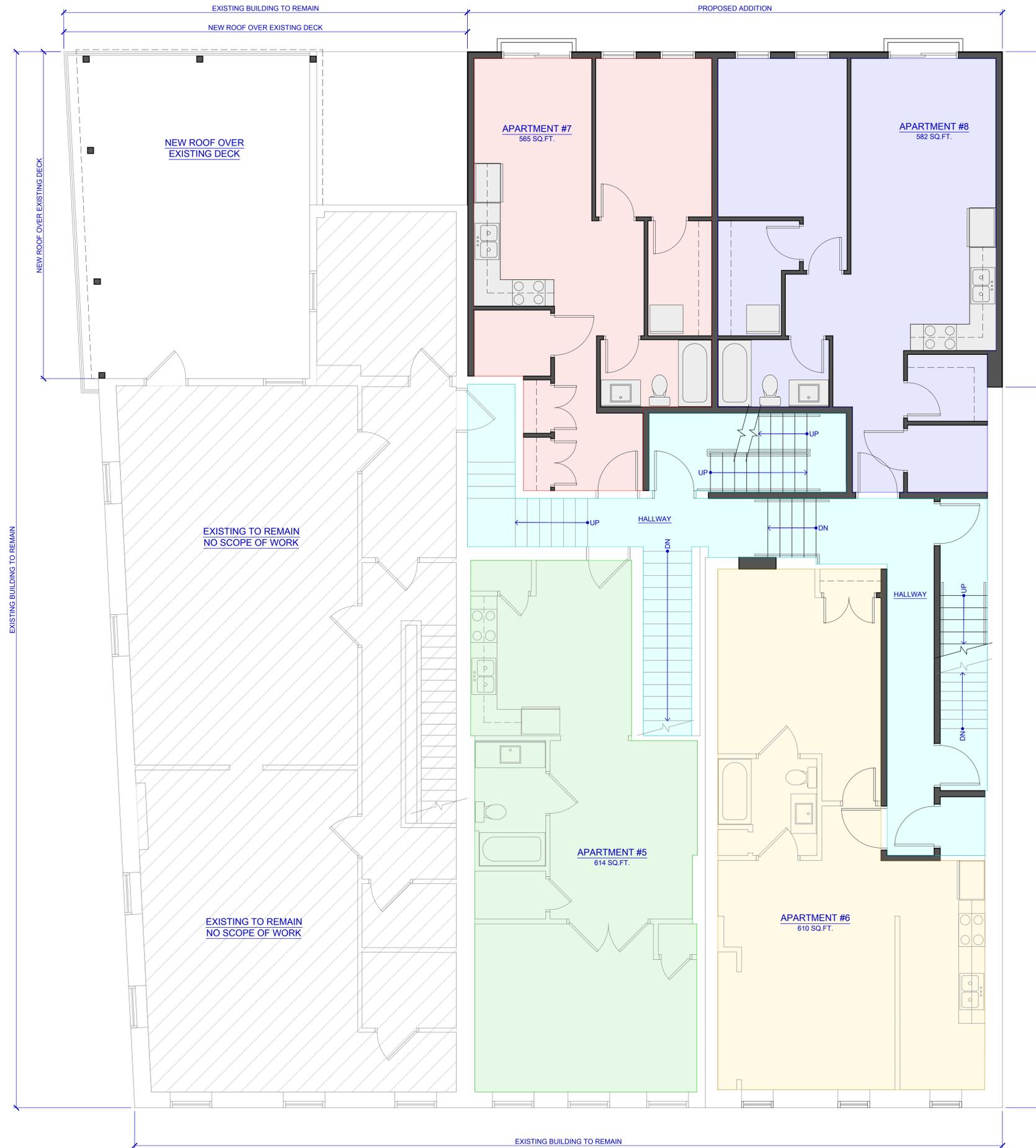


**2 SECOND FLOOR KEY PLAN**  
 A102 SCALE: 1/4" = 1'-0"

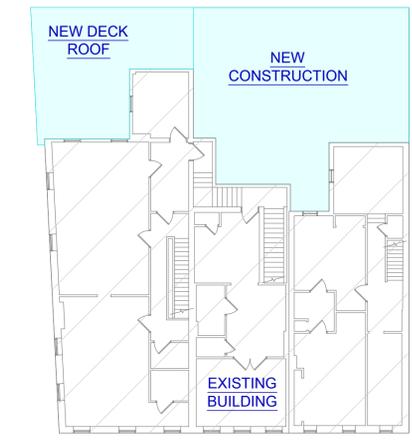
**1 SECOND FLOOR PLAN**  
 6/13 SCALE: 1/4" = 1'-0"

**GENERAL NOTES:**

- THE MAXIMUM BUILDING HEIGHT IS 45'-0" WITH NO VERTICAL DIMENSION OF THE BUILDING MEASURING MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT. NO VERTICAL DIMENSION OF THE BUILDING SHALL MEASURE MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT.
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1 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

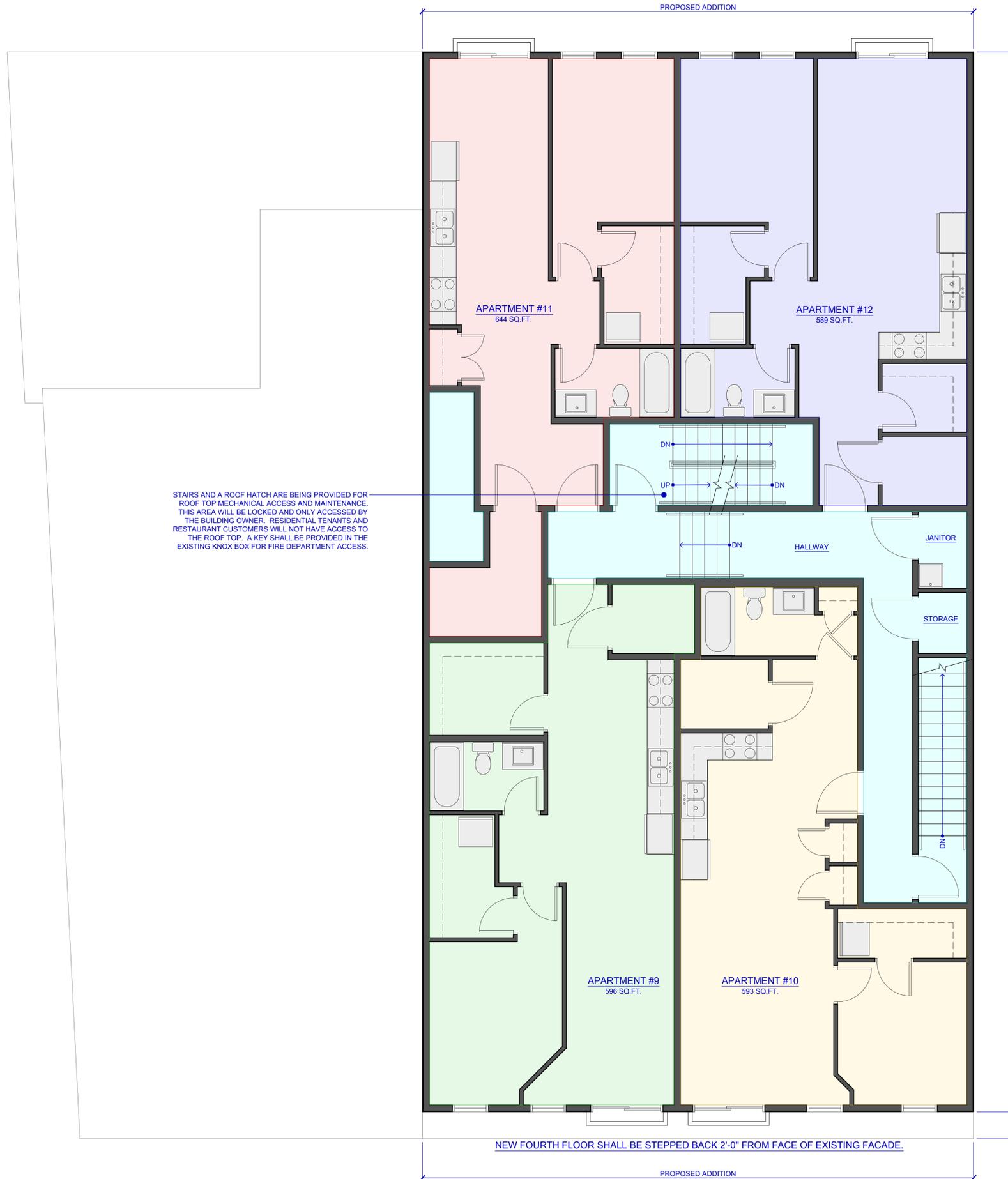


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1  
8/13  
FOURTH FLOOR PLAN  
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**Milkhouse**

MILKHOUSE DESIGN STUDIO & WORKSHOP, LLC  
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PA LICENSE # RA405288

**BRENTZERR**  
DRAFTING & DESIGN

E: brent@BrentZerr.com  
P: [484] 955.9011

**BRIDGE & MAIN**  
RENOVATIONS TO AN EXISTING MIXED USE BUILDING  
193-197 BRIDGE STREET  
PHOENIXVILLE PA 19460

**IMPORTANT:**  
REFER TO THE PROJECT COVER SHEET FOR GENERAL NOTES WHICH APPLY TO THIS DRAWING.  
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PROJECT NUMBER:  
22-173

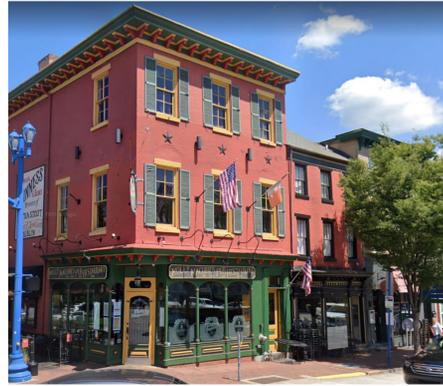
PROJECT PHASE:  
PLANNING COMMISSION  
**NOT FOR CONSTRUCTION**

DATE:  
03 JULY 2023

REVISIONS:  
17 OCTOBER 2023

**FOURTH FLOOR PLAN**

8 OF 13



2 MAIN STREET  
9/13 SCALE: NOT TO SCALE



3 CORNER OF BRIDGE & MAIN  
9/13 SCALE: NOT TO SCALE



4 MAIN STREET  
9/13 SCALE: NOT TO SCALE



5 CORNER OF MAIN & PRICE STREET  
9/13 SCALE: NOT TO SCALE



6 MAIN STREET  
9/13 SCALE: NOT TO SCALE

NEW DECK ROOF SHALL MATCH EXISTING

NEW RAILINGS AND GUARDS SHALL MATCH EXISTING DECORATIVE WROUGHT IRON RAILINGS.

NEW RAILINGS AND GUARDS SHALL MATCH EXISTING DECORATIVE WROUGHT IRON RAILINGS.

EXISTING STONE VENEER, CEMENT BOARD SIDING SHALL BE INSTALLED ABOVE AS STONE VENEER CAN NO LONGER BE REPLICATED

STUCCO PARTI-WALL SHALL CONTINUE ON NEW ADDITION.

NEW CEMENT BOARD SIDING SHALL MATCH ADJACENT BUILDING. COLOR SHALL MATCH STONE VENEER.

NEW CORNICE, BRACKETS, AND TRIM ABOVE SHALL MATCH EXISTING



**COLOR NOTE:**  
DUE TO DIFFERENCES IN SCREEN RESOLUTION, PRINTING, ETC. COLORS SHOWN FOR GRAPHIC REPRESENTATION ONLY AND MAY VARY FROM ACTUAL COLORS.

ALL NEW BUILDING MATERIALS SHALL MATCH EXISTING BUILDING MATERIALS IN COLOR.

1 FRONT ELEVATION - BRIDGE STREET  
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2 OPPOSITE CORNER OF BRIDGE & MAIN  
SCALE: NOT TO SCALE



3 OPPOSITE CORNER OF BRIDGE & MAIN  
SCALE: NOT TO SCALE



4 BRIDGE STREET  
SCALE: NOT TO SCALE



TOP OF ROOF  
45'-0"

STEP BACK FACE OF NEW FOURTH FLOOR ADDITION 2'-0" FROM FACE OF EXISTING BUILDING.

EXISTING UP/DOWN LIGHT WALL SCONCE, TYPICAL (2) ON FRONT ELEVATION AND (3) ON SIDE ELEVATION. REPLACE WITH NEW LED FIXTURES.

EXISTING GOOSE NECK WALL SCONCE. REPLACE WITH NEW LED FIXTURES.

EXISTING EXTERIOR LIGHTING ALONG MAIN STREET TO BE REPLACED / UPGRADED. NEW FIXTURES TO BE INSTALLED AS REQUIRED FOR PEDESTRIAN SAFETY.

FIRST FLOOR  
0'-0"

EXISTING WALL SCONCE, TYPICAL (2) LOCATIONS. REPLACE WITH NEW LED FIXTURES.

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1 LEFT SIDE ELEVATION - MAIN STREET  
SCALE: 1/4" = 1'-0"

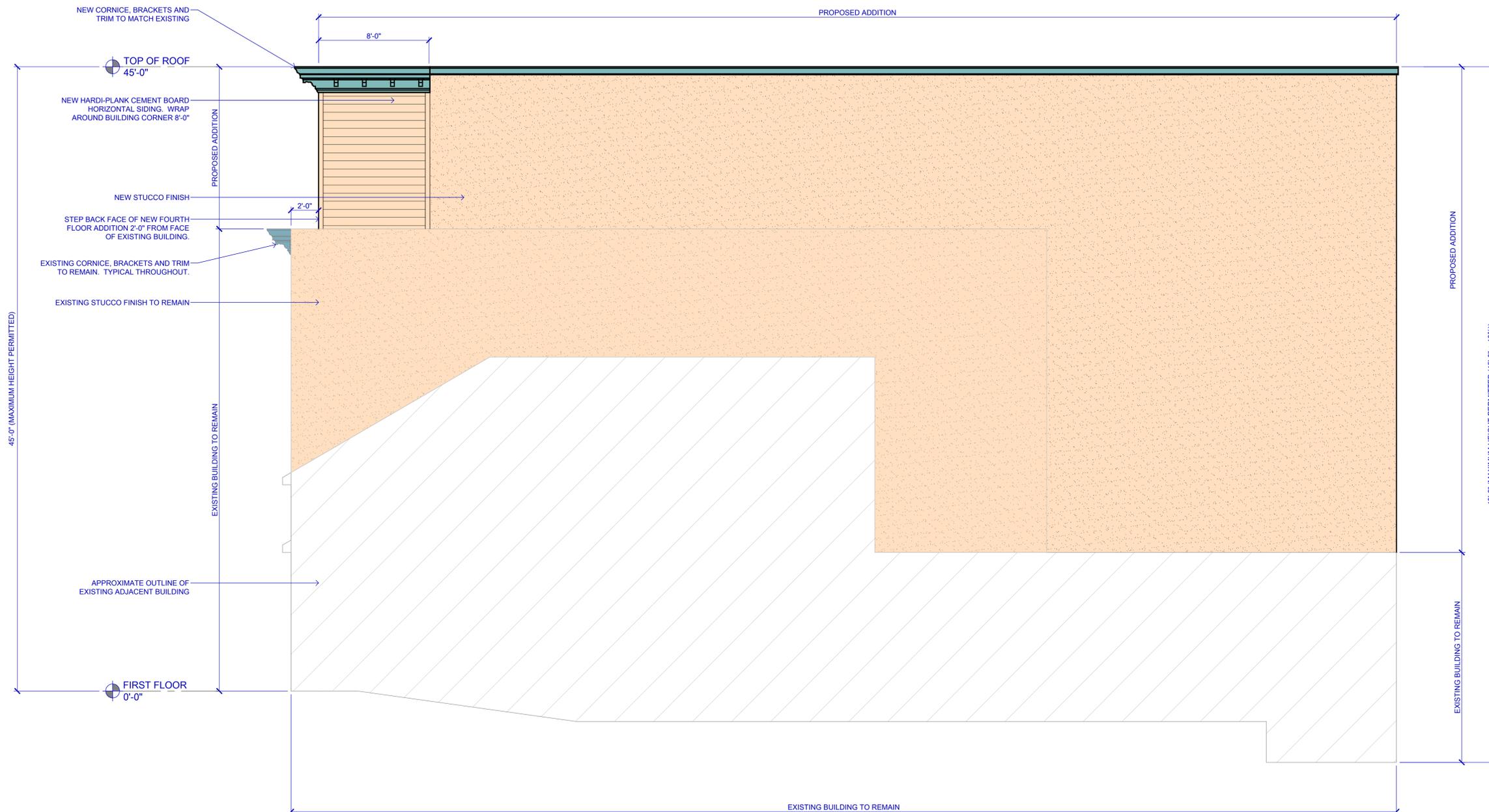




2 MAIN STREET  
SCALE: NOT TO SCALE



3 MAIN STREET  
SCALE: NOT TO SCALE



1 RIGHT SIDE ELEVATION - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

**COLOR NOTE:**  
DUE TO DIFFERENCES IN SCREEN RESOLUTION, PRINTING, ETC. COLORS SHOWN FOR GRAPHIC REPRESENTATION ONLY AND MAY VARY FROM ACTUAL COLORS.  
ALL NEW BUILDING MATERIALS SHALL MATCH EXISTING BUILDING MATERIALS IN COLOR.

**GENERAL NOTES:**

- THE MAXIMUM BUILDING HEIGHT IS 45'-0" WITH NO VERTICAL DIMENSION OF THE BUILDING MEASURING MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT. NO VERTICAL DIMENSION OF THE BUILDING SHALL MEASURE MORE THAN 10% OF THE MAXIMUM BUILDING HEIGHT.
- MECHANICAL EQUIPMENT, SUCH AS AIR CONDITIONING AND HEATING UNITS SHALL NOT BE LOCATED IN THE FRONT YARD AND IN ALL OTHER CASES SHALL BE SCREENED FROM PUBLIC VIEWS OF THE PROPERTY THROUGH THE USE OF FENCING WALLS, LANDSCAPE OR COMBINATION THEREOF. ALL UTILITIES SHALL BE SCREENED FROM PUBLIC VIEW WITH THE SCREENING METHODS SUBMITTED TO THE BOROUGH AND HARB FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MECHANICAL UNITS AND VENT PIPES ARE CURRENTLY LOCATED ON THE REAR WALL ALONG PRICE STREET. MECHANICAL UNITS SHALL BE RECOATED TO THE ROOF AND SCREENED. EXISTING VENT PIPES SHALL BE RELOCATED, OR IF RELOCATION IS NOT POSSIBLE, SHALL BE SCREENED FROM PUBLIC VIEW.
- OUTDOOR LIGHTING SHALL BE REQUIRED FOR PUBLIC SAFETY AND PERSONAL SECURITY FOR USES THAT OPERATE DURING HOURS OF DARKNESS, INCLUDING MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, AND COMMERCIAL USE.
- THE BUILDING AND SITE CONTAIN EXISTING LIGHT FIXTURES WHICH MEET THE MINIMUM ZONING AND CODE REQUIREMENTS FOR OUTDOOR LIGHTING. THE EXISTING LIGHT FIXTURES SHALL BE REPLACED WITH NEW LED FIXTURES IN KIND THAT MEET THE MINIMUM REQUIREMENTS FOR OUTDOOR LIGHTING PER ICC AND LOCAL CODES / ORDINANCES.
- LIGHTING SHALL HAVE INTENSITIES AND UNIFORM RATIOS IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA AS CONTAINED IN THE IESNA LIGHTING HANDBOOK, 9TH EDITION OR SUBSEQUENT EDITIONS OR AS CONTAINED IN CURRENT PUBLICATIONS OF THE IESNA RECOMMENDED PRACTICES OR DESIGN GUIDELINES. SIDEWALKS SHALL BE PROVIDED WITH 1.0 AVERAGE MAINTAINED FOOT CANDLES WITH A 5:1 AVG:MIN UNIFORMITY RATIO. BUILDING ENTRANCES SHALL HAVE A 5.0 AVERAGE MAINTAINED FOOT CANDLE. (ILLUMINATION LEVELS ARE MAINTAINED HORIZONTAL FOOT CANDLES ON THE PAVEMENT OR AREA SURFACE.)
- FIXTURES SHALL BE OF A TYPE AND DESIGN APPROPRIATE TO THE LIGHTING APPLICATION AND AESTHETICALLY ACCEPTABLE BY THE BOROUGH.
- FOR THE LIGHTING OF PREDOMINANTLY HORIZONTAL SURFACES, SUCH AS AREAS OF PEDESTRIAN PASSAGE, BUILDING ENTRANCES, AND SIDEWALKS, THE FIXTURE SHALL BE AIMED STRAIGHT DOWN AND SHALL MEET IESNA FULL-CUT OFF CRITERIA, UNLESS THE AGGREGATE WATTAGE PER FIXTURE DOES NOT EXCEED THE OUTPUT OF A STANDARD SIXTY WATT INCANDESCENT LAP, IN WHICH CASE NON CUT OFF FIXTURES SHALL BE PERMITTED.
- FOR THE LIGHTING OF NON-HORIZONTAL SURFACES SUCH AS FACADES AND FLAGS, THE USE OF LIGHTING NOT MEETING IESNA FULL CUT-OFF CRITERIA SHALL BE PERMITTED WITH APPROVAL BASED UPON ACCEPTABLE GLARE CONTROL. (APPROVAL SHALL NOT BE REQUIRED IF THE AGGREGATE WATTAGE PER FIXTURE DOES NOT EXCEED THE OUTPUT OF A STANDARD SIXTY WATT INCANDESCENT LAP, 1,000 LUMENS).
- DUSK TO DAWN LIGHTS SHALL NOT BE PERMITTED WHERE THEY ARE VISIBLE FROM OTHER USES OR PROPERTIES UNLESS FITTED WITH A REFLECTOR OR SHIELD TO RENDER THEM FULL CUTOFF.
- SEE BOROUGH STANDARD CONSTRUCTION DETAILS FOR DETAILS INCLUDING, BUT NOT LIMITED TO SIDEWALK RECONSTRUCTION.



