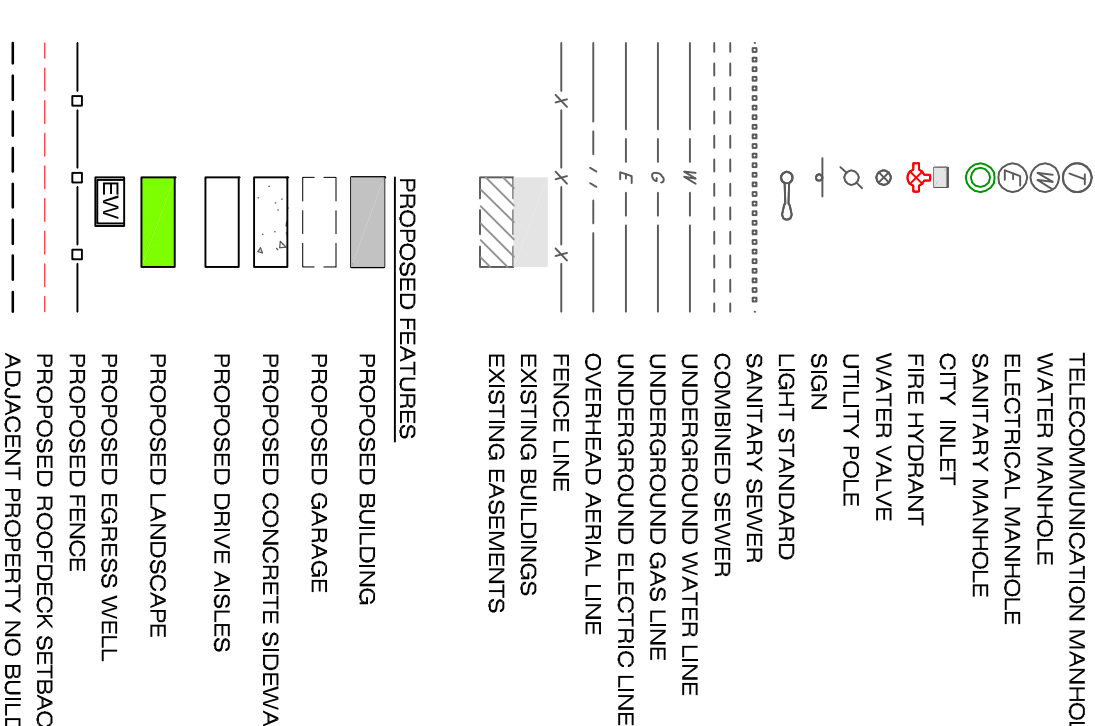




### LANDSCAPE PLANT LIST

SYMBOL	QUANTITY	SCOE	BOTANICAL NAME	COMMON NAME	NOTES
(Tree Symbol)	29	4Q	Asier japonicum	Redbuds Maple	3 1/2" Cal. 5/8"
(Tree Symbol)	29	4Q	Asier japonicum	Redbuds Maple	3 1/2" Cal. 5/8"

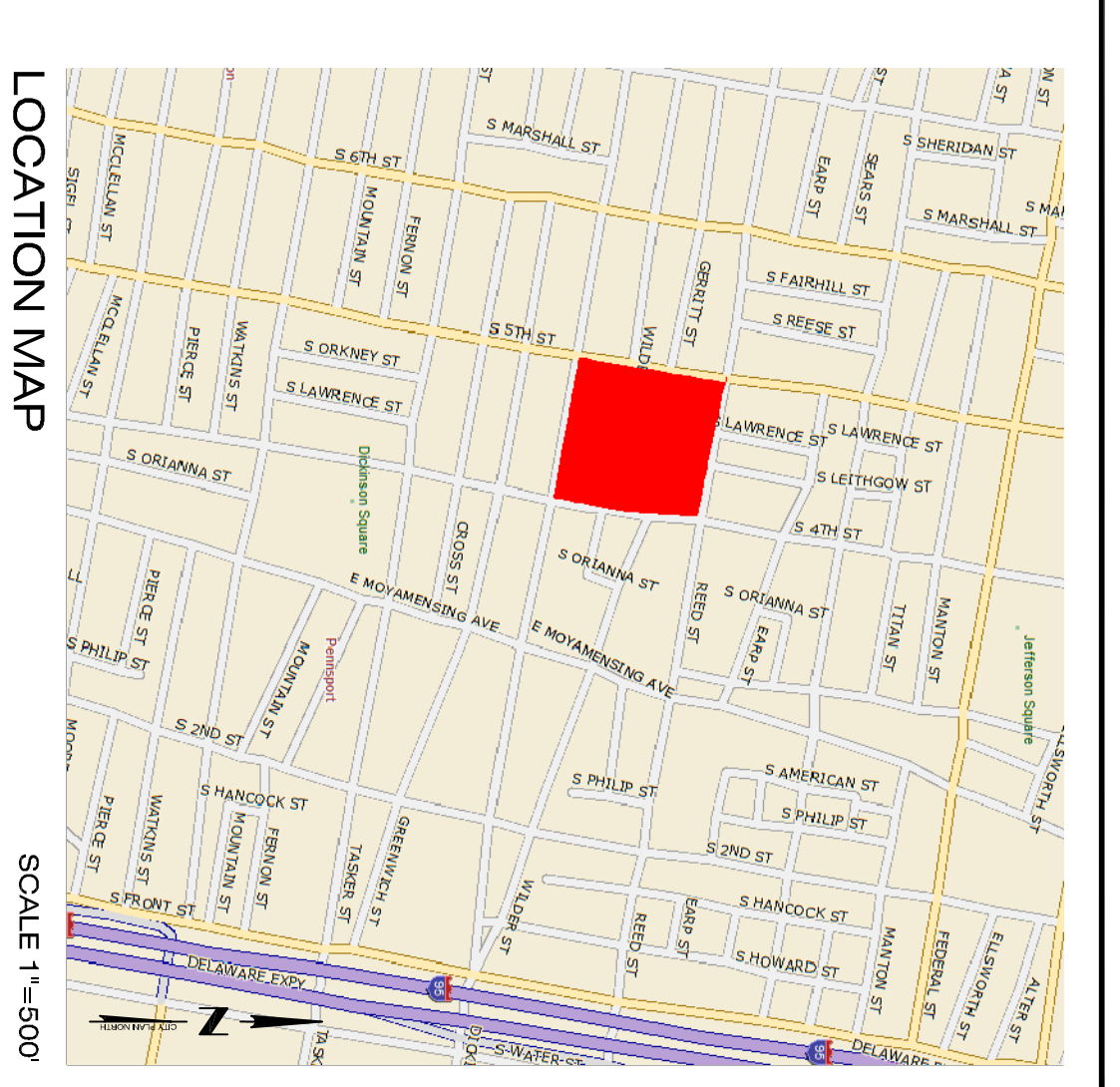
### LEGEND



### FMX-2 RESIDENTIAL ZONING CRITERIA

LOT REQUIREMENTS	Required	Proposed
Min. % Open Area	25%	44.5%
Maximum PAI	250%	200%
Setbacks	0	0
Side Yard Setback	0	0
Front Yard Setback	0	0
REQUIREMENTS	0	0
USE	0	0
PARKING	0	0
SPACE	0	0
Bicycle	0	0

**NOTES:**  
 1. All parking is located in private garages therefore no additional parking spaces are required.  
 2. Each garage maintains a 7' x 14' bicycle storage.



### INDEX OF DRAWINGS

- Sheet 1 ZONING SITE PLAN
- Sheet 2 ZONING ELEVATION PLAN

### ZONING DESIGNATION

Residential Mixed Use

### NOTES

1. All distances are in Philadelphia City Plan Standard Year unless otherwise noted.
2. Distances to the right shall be used for 2007 zoning and 2007 zoning.
3. Distances to the left shall be used for 2007 zoning and 2007 zoning.
4. The bearings shown herein are referenced from City Plan #135.
5. FEMA FEMA map # 402370100A effective January 11, 2007 designates the site as Zone X, unless otherwise noted.
6. Some off-site improvements such as building, parking, and parking have been taken from aerial photographs, other plans and from public GIS sources.
7. Bertha Abate Co., Inc. Doc. ID: 50401863 for 400 Reed Street, lots 1, 2, 3 & 4 as shown on the plan. There is no parcel No. 2 included in the deed.
8. All existing structures are to be demolished.
9. All construction shall be in accordance with the Philadelphia Water Department & 22nd Street Department standards, as well as PA DOT Philadelphia 408 and MUTCD.
10. The entire parking lot with all alleys and walkways shall be illuminated with an overall average foot-candle of not less than 2 foot-candle. All illumination shall be contained within the site boundaries. All illumination shall be in accordance with the Philadelphia Code 14-1407 (B)(4)(b).
11. All proposed storm sewer, sanitary sewer, and water service lines will connect into the utilities located in the surrounding streets.
12. All landscaping shall be in accordance with Philadelphia City Planning Commission Plant List.
13. Traffic paint and signage to be in accordance with PA DOT Pub 408 & MUTCD.
14. The proposed water, gas, electric, and sewer lines and connections shall be coordinated with the City of Philadelphia and the appropriate utility companies.
15. Final design of the building and site improvements shall be subject to change as the design is finalized through the Zoning and Building Permit application process.

**400 REED STREET**  
 MT. SINAI HOSPITAL SITE  
 Philadelphia, PA 19147  
 Ward #1 BRT# 771007010

Prepared for:  
 MT. SINAI PARTNERS, LP  
 2639 S CHESTER SPRINGS RD  
 CHESTER SPRINGS, PA 19425

Prepared by:  
 FRUGIERO PLANTE LAND DESIGN, LLC  
 4220 Main Street  
 Philadelphia, PA 19127 215-508-3900

FRANCIS GREENE, Professional Engineer PA No. PE-075817  
 Date: June 8, 2015 Scale: 1" = 20'

ZONING PLAN  
 Sheet 1 of 2