McCLINTOK RESIDENCE ADDITION:

770 SANDY RUN ROAD, YARDLEY, PENNSYLVANIA 19067

GENERAL NOTES

THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATION, SHALL CONTROL.

THESE DRAWINGS REPRESENT AN OVERALL DESIGN CONCEPT, THEY ARE PREPARED WITH THE INTENT TO DEMONSTRATE THE OVERALL DESIGN ARRANGEMENT AND METHOD OF ASSEMBLY OF THE VARIOUS COMPONENTS. THE DRAWINGS DO NOT INDICATE EXTENSIVE DETAILS. THE CONTRACTOR SHALL HAVE REVIEWED THESE PLANS, SEEN THE SUBJECT PROPERTY AND BE CAPABLE OF EXECUTING THE DETAIL WORK NECESSARY TO ACHIEVE THE INTENDED RESULT IN A MANNER CONSISTENT WITH QUALITY WORKMANSHIP WITHIN THE REGION. IT IS INCUMBENT UPON THE CONTRACTOR TO REPORT IN WRITING TO THE ARCHITECT PRIOR TO SUBMISSION OF THE BID ANY QUESTIONABLE ERROR OR OMISSION IN INTENT OR METHOD OF CONSTRUCTION.

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND THE BUILDING CODES & ORDINANCES.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, AND APPROVALS TO COMPLETE THE WORK AT THE OWNERS EXPENSE.
4. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING & DURING THIS PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
6. ALL SUBSTITUTIONS AND/OR CHANGES AFFECTING THE DESIGN OF THIS STRUCTURE SHALL BE SUBJECT TO ARCHITECT AND ENGINEER APPROVAL.
7. THE ARCHITECT AND HIS CONSULTANT'S ARE NOT RESPONSIBLE FOR WORK THAT HE DOES NOT REVIEW AND/OR WORK NOT COMPLETED IN ACCORDANCE WITH ARCHITECT'S PLANS AND/OR SPECIFICATIONS.
8. CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS IN FLOORS, WALLS AND ROOF CONSTRUCTION AS REQUIRED WHETHER SHOWN OR NOT ON THE ARCHITECTURAL AND/OR OTHER DRAWINGS AND PROVIDE LINTELS OR HEADERS AS REQUIRED.
9. ALL ACCESSORIES NOT SHOWN ON THE DRAWINGS OR SPECIFICALLY CALLED FOR SUCH AS BLOCKING, BULKHEADS, CATS, FASTENERS, FLASHINGS, MISCELLANEOUS TRIM, ETC., REQUIRED AND NECESSARY AND CONSIDERED GENERAL PRACTICE AND SHALL BE CONSIDERED PART OF THE BUILDING CONTRACT.
10. ALL DUCTWORK, WIRING AND PLUMBING SHALL BE CONCEALED WITHIN WALLS AND /OR CEILING IN FINISHED SPACES.
11. PROVIDE CONTROL OR EXPANSION JOINTS IN ALL CONSTRUCTION AS REQUIRED BY JOB CONDITION CODES AND MANUFACTURER'S RECOMMENDATIONS.
12. ALL INTERIOR AND EXTERIOR FINISHES AND COLORS ARE THE RESPONSIBILITY OF THE OWNER AND SHALL COMPLY WITH CODES FOR FLAME SPREAD RATING AND SMOKE GENERATION FACTOR.
13. RADON TESTING AND CORRECTIVE MEASURES (IF ANY) ARE THE RESPONSIBILITY OF THE OWNER.
14. HEATING, VENTILATING, AIR CONDITIONING (HVAC), PLUMBING AND ELECTRICAL DESIGN IS BY OTHERS.
15. WHERE ALUMINUM IS ADJACENT TO STEEL, PROVIDE ADEQUATE BARRIER TO PREVENT OXIDATION OF ALUMINUM. TYPICAL FOR OTHER DISSIMILAR METALS.
16. PROVIDE ICE DAM PROTECTION AT ALL ROOF PENETRATIONS.
17. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD IN BATHROOMS.
18. THE CONTRACTOR SHALL FURNISH OWNERS WITH INSURANCE CERTIFICATION AND WAIVERS OF MECHANICS LIENS BEFORE PROCEEDING WITH THE WORK.
19. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, PROCEDURES, SEQUENCING, & SAFETY NECESSARY FOR THE COMPLETION OF THE WORK.
20. THE ARCHITECT AND/OR ENGINEER SHALL HAVE NO RESPONSIBILITY FOR THE SAFETY OF ANY WORKMAN OR CONTRACTOR. THIS RESPONSIBILITY SHALL BE THAT OF EACH WORKMAN AND /OR CONTRACTOR.

CONCRETE/FOUNDATION NOTES — IF APPLICABLE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE. AND BE DETAILED, REINFORCED, AND INSTALLED PER THE REQUIREMENTS OF ACI 318, ACI 301, AND ACI 302. AIR ENTRAINED CONCRETE SHALL BE USED FOR GARAGE SLABS AND ALL EXTERIOR SLABS.
2. FOUNDATIONS ARE DESIGNED FOR A GROSS SOIL-BEARING CAPACITY OF 1500 PSF; CONTRACTOR TO VERIFY.
3. FOUNDATIONS SHALL REST ON UNDISTURBED SOIL OR COMPACTED GRAVEL BACK FILL USING VIBRATORY PLATE COMPACTION TO 98% MAXIMUM DENSITY PER ASTM D1557.
4. EXCAVATIONS FOR FOOTINGS SHALL BE NEAT AND FOOTINGS SHALL BE POURED BELOW THE MINIMUM FROST DEPTH.
5. FASTEN 2x4/6 SILL PLATES TO FND WITH A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAX. FROM PLATE ENDS -UTILIZING 1/2" DIA. ANCHOR BOLTS @ 4'-0" o.c., 7" MIN. EMBED. (2 MIN. PER PLATE)
6. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS (EXCEPT AS OTHERWISE NOTED). FLOOR SLABS SHALL BE 4000 PSI STRENGTH.
7. NO CONCRETE IS TO BE POURED WHEN THE TEMPERATURE IS 40 DEGREES F. AND FALLING. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF A.C.I. CODE.
8. ALL REINFORCING SHALL MEET THE RQUIREMENTS OF ASTM 615, Fs = 24,000 PSI.
9. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 SPECIFICATIONS AND SHALL BE PLACED IN UPPER 1/3 OF THE SLAB.
10. TYPICAL REINFORCEMENT DETAILS: PROVIDE 3" MIN. CLEAR COVER WHERE CAST AGAINST EARTH, 1 1/2" MIN. CLEAR COVER AGAINST FORMS. LAP ALL REBAR 48 BAR DIAMETERS MIN. (24" FOR #4 BARS) & BEND BARS AND LAP AT CORNERS. PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT.
11. THE GENERAL CONTRACTOR SHALL INSTALL ALL ANCHORS, PIPE SLEEVES, INSERTS, CHASES, ETC., TO BE SET IN CONCRETE AS REQUIRED FOR THE WORK OF THE TRADES AND VERIFY THE LOCATIONS OF THE SAME BEFORE PROCEEDING WITH THE CONCRETE WORK.

MASONRY NOTES — IF APPLICABLE

1. ALL MASONRY WORK SHALL CONFORM TO THE ANSI A-41.2 REQUIREMENTS FOR MASONRY CONSTRUCTION.
2. HOLLOW LOAD BEARING CMU UNITS SHALL CONFORM TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI (F'M = 1500 PSI), UNLESS OTHERWISE NOTED ON PLANS.
3. MORTAR TYPE SHALL BE PORTLAND CEMENT/LIME, TYPE S CONFORMING TO ASTM C270, UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS. MASONRY CEMENT SHALL NOT BE USED.
4. ALL GROUT SHALL BE A DESIGN MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI SMALL AGGREGATE CONCRETE (<3/8") WITH A MAXIMUM SLUMP OF 8-INCHES MEETING THE REQUIREMENTS OF ASTM C476.
5. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR
6. ALL BOND BEAMS ARE TO BE CONTINUOUS FOR ENTIRE LENGTH OF WALL, UNLESS OTHERWISE NOTED.
7. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 SPECIFICATION. REINFORCING STEEL SHALL BE LAPPED MINIMUM 48 BAR DIAMETERS.
8. MASONRY WALLS SHALL HAVE GALVANIZED TRUSS-TYPE REINFOREMENT (9-GA DUR-O-WALL OR EQUAL) AT ALL MORTAR JOINTS, 16" ON CENTER VERTICALLY, UNLESS NOTED OTHERWISE.
9. STEEL LINTELS FOR BRICK/STONE SHALL MEET THE REQUIREMENTS OF ASTM A-36 AND BE GALVANIZED OR BE FINISHED WITH GALVANIZED PAINT AND FINISH PAINT.
10. NO BACK FILL SHALL BE PLACED AGAINST ANY FOUNDATION WALL UNTIL WALLS ARE PROPERLY BRACED OR FLOORS ARE ERECTED AND ANCHORED IN PLACE.

FRAMING NOTES — IF APPLICABLE

1. WOOD FRAME CONSTRUCTION SHALL BE BASED ON PLATFORM OR BALLOON-FRAME CONSTRUCTION FOR LIGHT-FRAME BUILDING AND BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2018.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 3-2x10'S WITH DOUBLE 1/2" PLYWOOD FLITCH UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION & SOLID BLOCKING UNDER PARTITION WALL PERPENDICULAR TO JOIST DIRECTION.
5. PROVIDE A MINIMUM OF (1) ROW OF "X" BRIDGING AT ALL FLOOR AND ROOF JOIST SPANS. PROVIDE (2) ROWS FOR ALL SPANS OVER 16'-0" SIMPSON STRONG TIE, "SST" TB27 METAL "X" BRIDGING.
6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE MINIMUM BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN TO FOOTINGS DESIGNED TO CARRY LOAD
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10'-0".
9. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOIST AT 16" O.C. MAXIMUM.
10. HIP VALLEY RAFTERS AND RIDGE BOARDS SHALL BE (1) 2x OR (1) "1-3/4" LVL SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 5/8" CDX PLYWOOD MINIMUM UNLESS NOTED OTHERWISE.
12. ALL CEILING JOIST AND RAFTER BRACING TO BEAR ON LOAD-BEARING WALLS DESIGNED TO CARRY LOAD THROUGH ALL LEVELS AND TERMINATE AT FIRST FLOOR AND BE SUPPORTED BY STEEL BEAM OR FOOTING DESIGNED TO CARRY LOAD.
13. ALL EXTERIOR FRAMED WALL DIMENSIONS ARE BASED ON 2x6 STUDS & ALL INTERIOR FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.
14. STUDS SHALL BE A MINIMUM NO. 3 OR STUD GRADE LUMBER.
15. JOIST/RAFTER SIZES AND SPACINGS ARE MINIMUM REQUIREMENTS AND ARE BASED UPON THE FOLLOWING CRITERIA: SPECIES = HEM-FIR, NO. 2 OR BETTER: Fb=1,200 PSI, E= 1,200,000 PSI.
16. FLOOR RIM BOARDS SHALL BE ENGINEERED WOOD CONFORMING TO ANSI/APA PRR 410 AND MARKED IN ACCORDANCE WITH THAT STANDARD.
17. ALL ENGINEERED LUMBER SHALL MEET THE REQUIREMENTS OF "TRUSJOIST ENGINEERED WOOD PRODUCTS" OR EQUAL: Fb: 2,800 PSI, E: 2,000,000 PSI
18. PRE-FAB ENGINEERED LUMBER FOR FLOOR AND ROOF JOISTS SHALL BE SYSTEM PERFORMANCE WITH A MAXIMUM LIVE LOAD DEFLECTION LIMIT OF L/480 BASED UPON "TRUSJOIST ENGINEERED WOOD PRODUCTS."
19. MINIMUM THICKNESS OF FLOOR SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND SCREWED TO FLOOR JOISTS IN ACCORDANCE WITH APA REQUIREMENTS.
20. THE ASSEMBLY AND INSTALLATION OF FRAMING DETAILS SHALL MEET THE MINIMUM REQUIREMENTS OF "TRUSJOIST ENGINEERED WOOD PRODUCTS, AS ILLUSTRATED PER CURRENT MANUFACTURER'S SYSTEMS PRODUCT GUIDES.
21. PROVIDE SIMPSON STRONG TIE, "SST" METAL COLUMN TO BEAM CONNECTORS AT ALL INTERSECTIONS OF BEAMS AND COLUMNS. ADDITIONALLY, USE SAME TO CONNECT BASE OF COLUMNS TO FOUNDATION OR LOWER SUPPORT BEAM. PROVIDE SOLID BLOCKING UNDER ALL COLUMNS AT FLOOR.
22. CONNECT ALL ROOF RAFTERS TO RIDGE MEMBERS WITH SIMPSON STRONG TIE, "SST-LSSU", SLOPING JOIST CONNECTORS. SELECT SIZE OF CONNECTOR TO MATCH SIZE OF RAFTER OR RAFTER BEAM.
23. CONNECT ALL ROOF RAFTERS TO TOP PLATE OF WALLS. USE A MINIMUM OF SIMPSON STRONG TIE, "SST-H2.5A" AT EACH ROOF RAFTER, UNLESS NOTED OTHERWISE.
24. PROVIDE TERMITE SHIELDS AND PRESSURE-TREATED SILL PLATES ON ALL CONCRETE AND CONCRETE MASONRY UNITS.
25. WOOD FRAMING SIZES, VERTICAL FRAMING, HORIZONTAL FRAMING, FIRE STOPS, DRAFT STOPS, ANCHORS, FURRING AND CONNECTORS NOT SHOWN ON DOCUMENTS SHALL BE PER LOCAL BUILDING CODE MINIMUM REQUIREMENTS.
26. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY. SURFACE DRY: TO 18% MAXIMUM MOISTURE CONTENT.
27. ALL EXTERIOR METAL HANGERS, STRAPS, TIES, BOLTS, FASTENERS SHALL BE HOT-DIPPED GALVANIZED. FASTENERS SHALL CONFORM TO ASTM-A153. CONNECTORS SHALL CONFORM TO ASTM-A653, COATING DESIGNATION G-185 FOR HOT-DIP CONNECTOR AND SHEET PRODUCTS. ALTERNATELY FASTENERS AND CONNECTER MAY BE STAINLESS STEEL.
28. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, FOUNDATION, OR FLOOR SLABS SHALL BE PRESSURE TREATED LUMBER. TYPE: SOUTHERN PINE #2 MINIMUM WITH Fb=925 PSI AND E=1,400,00 PSI OR BETTER AND MEET THE REQUIREMENTS OF THE AWPA UC4A (GROUND CONTACT).

ENERGY CODE — IF APPLICABLE

R302.1 INTERIOR DESIGN CONDITIONS. THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72 DEGREES (F) FOR HEATING AND MINIMUM OF 75 DEGREES (F) FOR COOLING.

R303.1 IDENTIFICATION. MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CHAPTER.

R402.1.1 VAPOR RETARDER. WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SECTION R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE.

R402.1.2 INSULATION REQUIREMENTS BY COMPONENT.
MIN. REQUIREMENTS FOR CLIMATE ZONE 4A:
FENESTRATION U-FACTOR: 0.32
SKYLIGHT U-FACTOR: 0.55
GLAZED FENESTRATION SHGC: 0.40
CEILING R-VALUE: 49
WOOD FRAME WALL R-VALUE: 20 OR 13 CAVITY+5 CONT.
MASS WALL: 8 (13 INTERIOR)
FLOOR R-VALUE: 19
BASEMENT WALL: 10 CONT. OR 13 CAVITY
SLAB-ON-GRADE: R=10, 2 FT DEEP
CRAWL SPACE WALL: 10 CONT. OR 13 CAVITY

SUSTAINABLE CONSTRUCTION — IF APPLICABLE

THE OWNER & HIS CONTRACTOR ARE ENCOURAGED TO TAKE EXCEPTIONAL AND DILIGENT MEASURES TO LIMIT THE IMPACTS OF CONSTRUCTION ON THE ENVIRONMENT AND IT'S NATURAL RESOURCES BY ADMINISTERING SUSTAINABLE DESIGN AND CONSTRUCTION PRACTICES. FOLLOWING ARE RECOMMENDED VOLUNTARY SUSTAINABLE OBJECTIVES.

1. ENROLL IN A SUSTAINABLE BUILDING BENCHMARK PROGRAM. EXAMPLE: LEED HOMES, ENERGY STAR, ETC.
2. PRACTICE CONSTRUCTION WASTE MANAGEMENT BY SEPARATING RECYCLABLE BUILDING MATERIALS FROM MUNICIPAL WASTE.
3. PURCHASE NEW MATERIALS THAT HAS BEEN LOCALLY SOURCED OR SUSTAINABLY HARVESTED AND MANUFACTURED.
4. PURCHASE MATERIALS THAT HAVE BEEN THIRD-PARTY VERIFIED AS SUSTAINABLY MANAGED AND MANUFACTURED. EXAMPLE: FSC WOOD PRODUCTS.
5. INSTALL ONLY FIXTURES THAT MEET OR EXCEED CONSUMER PRODUCT EFFICIENCY RATING PROGRAMS SUCH AS ENERGY STAR AND WATERSENSE.
6. USE ADHESIVES, PAINTS, PRIMERS, CAULKS WITH LOW VOC CONTENT.
7. INSTALLED FINISHES SUCH AS FLOORING AND TRIM SHALL BE NATURAL AND OR RENEWABLE MATERIAL. EXAMPLE: WOOL CARPET.
8. INSTALL HIGH EFFICACY LIGHTING AND PROPERLY SIZED HIGH PERFORMANCE HVAC EQUIPMENT.
9. INSTALL ON-SITE RENEWABLE ENERGY PRODUCTION SYSTEMS. EXAMPLE: PHOTOVOLTAIC SOLAR PANELS EITHER ROOF MOUNTED OR INTEGRATED.
10. INSTALL A WHOLE HOUSE AUTOMATED CONTROL & MONITORING SYSTEM FOR LIGHTING, ELECTRIC, HVAC COOLING/HEATING, POTABLE WATER USE, LANDSCAPE IRRIGATION, AND INDOOR AIR QUALITY.

BUILDING CODE

INTERNATIONAL RESIDENTIAL CODE (ONE & TWO FAMILY DWELLINGS)	2018
INTERNATIONAL ENERGY CONSERVATION CODE	2018
SINGLE-FAMILY DETACHED DWELLING	
CONSTRUCTION TYPE:	COMBUSTIBLE, UNPROTECTED

DESIGN LOADS

LOADING	LIVE LOAD	DEAD LOAD
ROOF(HIGH)	20 PSF	15 PSF
ROOF(LOW)	20 PSF	15 PSF
ATTIC (NO STORAGE)	10 PSF	10 PSF
ATTIC (LIMITED STORAGE)	20 PSF	10 PSF
ATTIC (HABITABLE)	30 PSF	10 PSF
SECOND FLOOR	30 PSF	10 PSF
FIRST FLOOR	40 PSF	15 PSF
EXTERIOR BALCONY/DECK	40 PSF	10 PSF
GUARDS/HANDRAILS	200 PSF	
GROUND SNOW LOAD	30 PSF	
WIND (115 MPH)	PER ASCE 7-10, EXPOSURE B	
SEISMIC	NOT APPLICABLE	

ZONING INFORMATION

ZONE: R-2 RESIDENTIAL MEDIUM-DENSITY DISTRICT
USE: SINGLE-FAMILY DETACHED
PARCEL: 20-035-006-010

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	16,500 SF	19,427 SF	19,427 SF
MINIMUM LOT WIDTH:	110 FT	134 FT	134 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT	<35 FT*
MINIMUM FRONT YARD:	40 FT	>40 FT	>40 FT
MINIMUM SIDE YARD:	15 FT	>15 FT	>15 FT**
MINIMUM REAR YARD:	50 FT	>50 FT	>50 FT
MAXIMUM IMPERVIOUS SURFACE:	28%	30.3%	33.7%***

* ACCESSORY BUILDING HEIGHT = 15'-0"
RELIEF GRANTED FOR AN ACCESSORY BUILDING HEIGHT OF 16'-9"

** ACCESSORY SETBACK = 10'-0"
RELIEF GRANTED FOR ACCESSORY SETBACK OF LESS THAN 10'-0"

*** RELIEF GRANTED FOR IMPERVIOUS SURFACE ABOVE 28%

COVERAGE CALCULATION:	EXISTING	PROPOSED
EXISTING BUILDING:	2,461 SF	2,461 SF
DETACHED GARAGE:	0 SF	630 SF
DRIVEWAY:	1,925 SF	1,925 SF
FRONT WALK:	256 SF	256 SF
REAR PATIO/WALK:	593 SF	618 SF
POOL:	656 SF	656 SF
TOTAL:	5,891 SF	6,546 SF
	30.3%	33.7%

PROJECT NARRATIVE

PROPOSED CONSTRUCTION OF A FRAMED DETACHED GARAGE. ALL PROPOSED CONSTRUCTION WILL BE WITH NEW MATERIALS CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODES.

DRAWING LIST

THIS SET OF PLANS WAS PREPARED UNDER A DESIGN AGREEMENT BETWEEN THE OWNER AND CONTRACTOR:

MUNZ CONSTRUCTION, INC.
201 BUCK ROAD, HOLLAND, PA 18966

FOR: JOHN AND KERRY MCCLINTOCK
770 SANDY RUN, YARDLEY, PA 19067

THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

MODIFICATIONS TO THESE PLANS BY THE OWNER OR CONTRACTOR SHALL NOT BE MADE WITHOUT WRITTEN PERMISSION BY THE ARCHITECT. A COPY OF SUCH CHANGES SHALL BE FILED WITH THE CONSTRUCTION OFFICIAL. ANY MODIFICATIONS MADE WITHOUT THE ARCHITECT'S WRITTEN PERMISSION WILL BE THE SOLE RESPONSIBILITY OF THE PARTY ENACTING SUCH MODIFICATIONS.

STORMWATER MANAGMENT

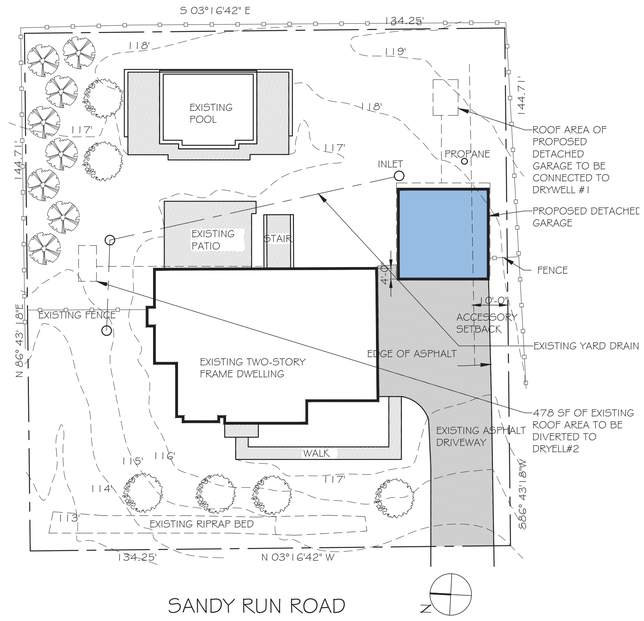
STORMWATER FACILITIES SHALL CAPTURE THE RUNOFF VOLUME FROM IMPERVIOUS SURFACE AREA IN EXCESS OF 28% ALLOWED FOR THE FIRST 2" OF RAINFALL.

DRY WELL #1: MANAGE 630 SF
PROVIDES IMPERVIOUS SURFACE REDUCTION FOR THE PROPOSED DETACHED GARAGE

CALCULATION:
- ROOFED/IMPERVIOUS AREA: 630 SF
- 630 SF x 2" RAINFALL/12 = 105 CF
- 46 CF/0.4=263 CF (ASSUME 40% VOID IN GRAVEL)
- 263 CF = 4' DEEP X 7' WIDE X 10' LONG

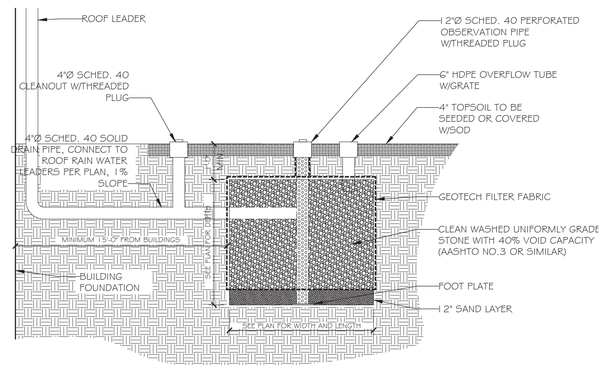
DRY WELL #2: MANAGE 478 SF
PROVIDES IMPERVIOUS SURFACE REDUCTION FOR THE EXISTING IMPERVIOUS SURFACES OVER THE ALLOWABLE (MINUS PROPOSED GARAGE)

CALCULATION:
- ROOFED/IMPERVIOUS AREA: 478 SF
- 478 SF x 2" RAINFALL/12 = 80 CF
- 80 CF/0.4=200 CF (ASSUME 40% VOID IN GRAVEL)
- 200 CF = 4' DEEP X 5' WIDE X 10' LONG



1 SITE PLAN
SCALE: 1"=20'

NOTE: SITE PLAN INFORMATION/GRADES BASED ON PERMIT PLAN PREPARED BY ANTHONY # SYLVAN POOLS CORP., 2018.



DRYWELL NOTES

1. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE STORM WATER DRYWELL. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE DRYWELL IN PROPER WORKING CONDITION.
2. MAINTAIN MINIMUM SEPARATION BETWEEN DRYWELL AND BUILDING FOUNDATION WALL OF 15 FEET.
3. DO NOT CONSTRUCT THE DRYWELL UPSLOPE OF THE SEWAGE DRAINAGE FIELD.
4. NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER DRYWELLS.
5. INSPECT DRYWELLS AT LEAST FOUR TIMES A YEAR AS WELL AS AFTER EVERY STORM EXCEEDING 1".
6. REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE DRYWELL.
7. REPLACE FILTER SCREENS THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
8. EACH DRYWELL SHALL HAVE IRON PINS AT THE CORNERS TO DELINEATE ITS AREA

2 DRYWELL DETAIL
SCALE: 1/2"=1'-0"

FORM ARCHITECTURE
PETER J GILLES JR, ARCHITECT
PO BOX 936, NEWTOWN, PA 18940-0844
267-377-7409
www.form3architecture.com

REGISTERED ARCHITECT PETER J. GILLES JR. COMMONWEALTH OF PENNSYLVANIA No. RA-009231
3/10/2025

McCLINTOCK RESIDENCE
DETACHED GARAGE ADDITION
770 SANDY RUN ROAD
YARDLEY, PA 19067

REVISIONS

DATE	BY	
4/30/21	PG	ISSUED FOR CONCEPT REVIEW
5/11/21	PG	ISSUED FOR CONCEPT REVIEW_R1
5/18/21	PG	ISSUED FOR CONCEPT PRICING
6/25/21	PG	ISSUED FOR CONCEPT REVIEW_R2
9/28/21	PG	ISSUED FOR VARIANCE APPLICATION
11/22/21	PG	ISSUED FOR BID
3/10/25	PG	ISSUED FOR BUILDING PERMIT

DRAWING TITLE
COVER SHEET, CODE REVIEW, NOTES, SITE PLAN

JOB #: 2114
DRAWN: PG
CHECKED:
SCALE: AS NOTED
DATE: 4/30/2021

DRAWING NUMBER
A-1
OF 4

REQUESTED VARIANCES

§200-22 – TO ALLOW A LOT AREA OF 15,018 SF FOR LOT 4 WHERE 16,500 SF IS THE MINIMUM.

§200-23.B – TO ALLOW AN IMPERVIOUS SURFACE COVERAGE RATIO OF 23.03% FOR LOT 4 WHERE 18% IS THE MAXIMUM ALLOWED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TPN: 20-042-110
ADDRESS: 1708 MAKEFIELD RD
OWNER: DAVIS, ERICHA M

TPN: 20-042-115
ADDRESS: 5 FAYETTE DR
OWNER: MAGEE, CHARLES T & MARIE C

TPN: 20-042-119-001
ADDRESS: MAKEFIELD RD
OWNER: GIAGNACOVA, ALBERT & LUCILLE

TPN: 20-042-109
ADDRESS: 1 SUTPHIN RD
OWNER: GIAGNACOVA, ALBERT & LUCILLE

PR LOT 1 17,466 SF 0.40 AC
PR LOT 2 16,500 SF 0.38 AC
PR LOT 3 36,004 SF 0.83 AC
PR LOT 4 15,018 SF 0.34 AC

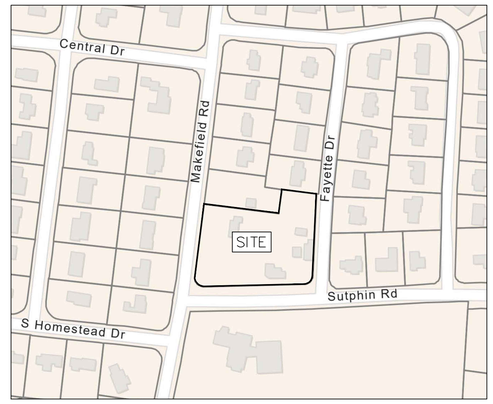
EX DWELLING GFE: 118.39 FFE: 120.13
EX ADJ DWELLING FFE: 119.28
PR DWELLING GFE: 119.4 FFE: 122.4
EX DUPLEX FFE: 122.78
EX GARAGE FFE: 119.26
EX BARN
EX DRIVEWAY
EX MACADAM DRIVEWAY
PR DRIVEWAY
EX STONE DRIVEWAY
EX WALKWAY
PR WALKWAY
EX CONC PAD
EX HVAC
EX BILCO
ADJ STAIRS
ADJ WALKWAY
ADJ BILCO
WINDOW WELL
EX WOOD DECK
EX WOOD STAIRS
EX FENCE
EX POND
EX STONE
EX HEDGE AREA
EX ELEC BOX
EX UTILITY POLE (TYP.)
EX UTILITY LINE
EX WATER VALVE (TYP.)
EX 15" RCP STORM SEWER

EX IP FOUND
EX MON FOUND

TYPE M TG=114.88 INV IN=111.29 INV OUT=111.19
SAN MH RIM: 115.78 INV IN: 103.38 INV OUT: 103.38
TYPE M TG=115.18 INV OUT=112.10
TYPE M TG=115.20 INV IN=111.20 INV IN=111.10 INV OUT=111.05
TYPE C TG=114.95 INV IN=110.43 INV OUT=110.34
TYPE M TG=114.96 INV IN=110.12 INV OUT=110.04
SAN MH RIM: 116.46 INV IN: 102.32 INV OUT: 102.32
TYPE C TG=115.70 INV IN=112.15 INV IN=110.00 INV OUT=110.00
TYPE M TG=115.24 INV OUT=112.32
SAN MH RIM: 116.31 INV OUT: 106.51
TYPE IM TG=114.67 INV OUT=111.57
TYPE M TG=114.84 INV IN=111.15 INV IN=108.33 INV OUT=108.29
SAN MH RIM: 114.92 INV IN: 100.87 INV OUT: 100.87
TYPE C TG=114.70 INV IN=108.07 INV OUT=107.99

MAKEFIELD ROAD (56' WIDE)
FAYETTE DRIVE (56' WIDE)
SUTPHIN ROAD (56' WIDE)

APPROX. LOCATION OF 300 FT 1-1X1/0 AL 35 UG ELECTRIC LINE
APPROX. LOCATION OF 5" PVC 3-1X1/0 AL CONC 35KV UG ELECTRIC LINE
APPROX. LOCATION OF ABANDONED 1-1X1/0 AL 35 UG ELECTRIC LINE



LOCATION MAP
1" = 200'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT OF AN EXISTING SITE LOCATED AT 1 SUTPHIN ROAD IN YARDLEY, PA 19067. THE EXISTING PARCEL IS PROPOSED TO BE SUBDIVIDED INTO THREE LOTS.

2. MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
   ZONING DISTRICT: R-2 – RESIDENTIAL MEDIUM-DENSITY DISTRICT
   PRINCIPAL USE: A(2) – DWELLING, SINGLE-FAMILY DETACHED.

ITEM	REQUIRED	EX LOT 1	EX LOT 2
MIN LOT AREA	16,500 SF	68,974 SF	17,971 SF
LOT WIDTH @ FRONT BUILDING LINE	110 FT	627.6 FT	95.6 FT*
FRONT YARD	40 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15 FT	N/A	15 FT
REAR YARD	50 FT	15.0 FT*	58.8 FT
ACCESS. BLDG SY/RY	10 FT	0 FT*	6.6 FT*
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	15 FT	< 15 FT	< 15 FT
MAX IMP COVERAGE	18%	15.8%	19.2%*

* EXISTING NONCONFORMITY

ITEM	PR LOT 1	PR LOT 2	PR LOT 3	PR LOT 4
LOT AREA	17,466 SF	16,500 SF	36,004 SF	15,018** SF
LOT WIDTH @ FRONT BUILDING LINE	111.4 FT	117.0 FT	532.2 FT	95.6 FT*
FRONT YARD	63.4 FT	40.0 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15.0 FT	25.0 FT	N/A	15 FT
REAR YARD	54.6 FT	63.6 FT	73.7 FT	58.8 FT
ACCESS. BLDG SY/RY	N/A	N/A	21.3 FT	6.6 FT*
MAX BLDG HEIGHT	< 35 FT	< 35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	N/A	N/A	< 15 FT	< 15 FT
MAX IMP COVERAGE	18.0%	13.2%	15.7%	23.03%**

* EXISTING NONCONFORMITY
** VARIANCE REQUESTED

3. IMPERVIOUS SUMMARY:

FEATURE	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4
DWELLINGS	4,990.0 SF	1,684.1 SF	1,440.0 SF	1,934.1 SF	1,371.7 SF
GARAGES	1,761.8 SF	0 SF	0 SF	1,214.0 SF	547.8 SF
CHICKEN COOP	524.2 SF	0 SF	0 SF	0 SF	0 SF
SHEDS/BARN /OUTHOUSE	1,185.7 SF	0 SF	0 SF	929.1 SF	0 SF
DRIVEWAYS	4,850.6 SF	1,267.0 SF	586.8 SF	955.7 SF	1,292.3 SF
WALKWAYS	712.0 SF	170.4 SF	157.8 SF	335.5 SF	206.1 SF
CONC. PADS	243.9 SF	16.1 SF	0 SF	227.9 SF	0 SF
BILCO/HVACS	89.4 SF	5.9 SF	0 SF	42.6 SF	40.9 SF
TOTAL	14,357.6 SF	3,143.5 SF	2,184.6 SF	5,638.9 SF	3,458.8 SF
MAX ALLOWED	N/A	3,143.8 SF	2,970.1 SF	6,480.8 SF	2,703.2 SF

PR IMPERVIOUS TOTAL = 3,143.5 SF + 2,184.6 SF + 5,638.9 SF + 3,458.8 SF = 14,425.8 SF
IMP CHANGE = 14,425.7 SF – 14,357.6 SF = 68.1 SF

4. OWNER:
   GIAGNACOVA, ALBERT & LUCILLE
   12 ST JAMES PL
   YARDLEY, PA 19067

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024.

6. TAX PARCEL NUMBER: 20-042-109

7. PA ONE CALL SN: 2025-002-0719

8. EXISTING SOILS ON SITE:
   UIB – URBAN LAND-DELAWARE COMPLEX
   KSAT: 2.00 TO 6.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES
   UtB – URBAN LAND-MATAPEAKE COMPLEX
   KSAT: 0.20 TO 2.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES

LEGEND

- FEMA FLOODPLAIN
- SOILS
- STREAM
- WL – EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING LEGAL ROW LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- EXISTING POLES
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING ELECTRIC LINE

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER 34598-E
PENNSYLVANIA

REVISIONS

NO.	DESCRIPTION	DATE
1		

DATE: 6/4/2025
SCALE: 1"=20'
JOB # 2292 FB # ---
DRAWN: GMF CHECKED: VWF

1 SUTPHIN ROAD SUBDIVISION
LOWER MAKEFIELD TOWNSHIP
PREPARED FOR:
GIAGNACOVA, ALBERT & LUCILLE
YARDLEY, PA,
19067, USA

ZONING EXHIBIT A PROPOSED FEATURES

SHEET 1 OF 3

REQUESTED VARIANCES

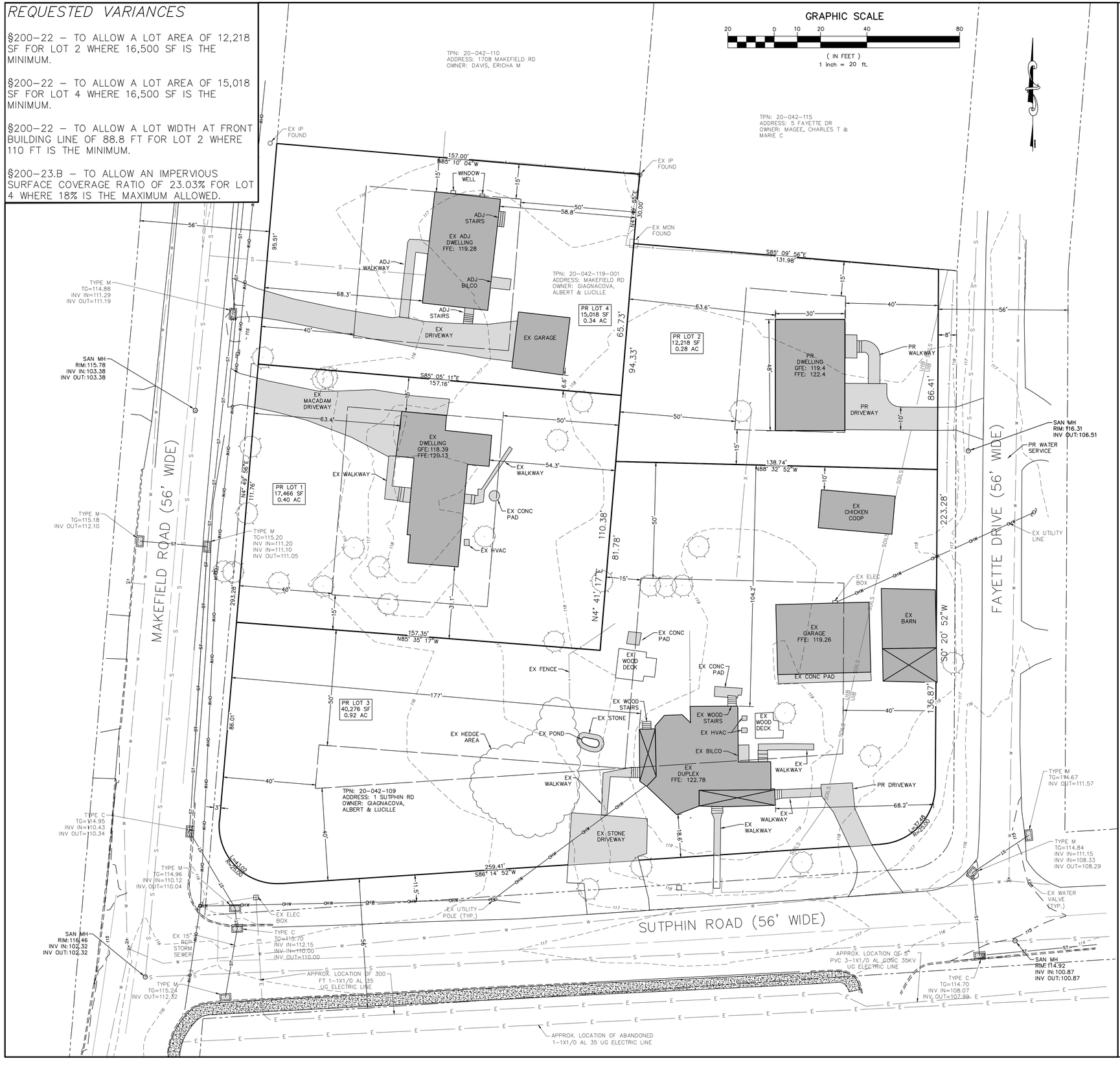
§200–22 – TO ALLOW A LOT AREA OF 12,218 SF FOR LOT 2 WHERE 16,500 SF IS THE MINIMUM.

§200–22 – TO ALLOW A LOT AREA OF 15,018 SF FOR LOT 4 WHERE 16,500 SF IS THE MINIMUM.

§200–22 – TO ALLOW A LOT WIDTH AT FRONT BUILDING LINE OF 88.8 FT FOR LOT 2 WHERE 110 FT IS THE MINIMUM.

§200–23.B – TO ALLOW AN IMPERVIOUS SURFACE COVERAGE RATIO OF 23.03% FOR LOT 4 WHERE 18% IS THE MAXIMUM ALLOWED.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



LOCATION MAP
1" = 200'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT OF AN EXISTING SITE LOCATED AT 1 SUTPHIN ROAD IN YARDLEY, PA 19067. THE EXISTING PARCEL IS PROPOSED TO BE SUBDIVIDED INTO THREE LOTS.

2. MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
   ZONING DISTRICT: R–2 – RESIDENTIAL MEDIUM–DENSITY DISTRICT
   PRINCIPAL USE: A(2) – DWELLING, SINGLE–FAMILY DETACHED.

ITEM	REQUIRED	EX LOT 1	EX LOT 2
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SIDE YARD (EACH)	15 FT	N/A	15 FT
REAR YARD	50 FT	15.0 FT*	58.8 FT
ACCESS. BLDG SY/RY	10 FT	0 FT*	6.6 FT*
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	15 FT	< 15 FT	< 15 FT
MAX IMP COVERAGE	18%	15.8%	19.2%*

   * EXISTING NONCONFORMITY

ITEM	PR LOT 1	PR LOT 2	PR LOT 3	PR LOT 4
LOT AREA	17,466 SF	12,218 SF**	40,276 SF	15,018** SF
LOT WIDTH @ FRONT BUILDING LINE	111.4 FT	88.8 FT**	420.6 FT	95.6 FT*
FRONT YARD	63.4 FT	40.0 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15.0 FT	15.0 FT	N/A	15 FT
REAR YARD	54.6 FT	63.6 FT	104.2 FT	58.8 FT
ACCESS. BLDG SY/RY	N/A	N/A	0 FT*	6.6 FT*
MAX BLDG HEIGHT	< 35 FT	< 35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	N/A	N/A	< 15 FT	< 15 FT
MAX IMP COVERAGE	18.0%	17.9%	15.3%	23.03%**

   * EXISTING NONCONFORMITY
   ** VARIANCE REQUESTED

3. IMPERVIOUS SUMMARY:

FEATURE	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4
DWELLINGS	4,990.0 SF	1,684.1 SF	1,440.0 SF	1,934.1 SF	1,371.7 SF
GARAGES	1,761.8 SF	0 SF	0 SF	1,214.0 SF	547.8 SF
CHICKEN COOP	524.2 SF	0 SF	0 SF	524.2 SF	0 SF
SHEDS/BARN /OUTHOUSE	1,185.7 SF	0 SF	0 SF	929.1 SF	0 SF
DRIVEWAYS	4,850.6 SF	1,267.0 SF	586.8 SF	955.7 SF	1,292.3 SF
WALKWAYS	712.0 SF	170.4 SF	157.8 SF	335.5 SF	206.1 SF
CONC. PADS	243.9 SF	16.1 SF	0 SF	227.9 SF	0 SF
BILCO/HVACS	89.4 SF	5.9 SF	0 SF	42.6 SF	40.9 SF
TOTAL	14,357.6 SF	3,143.5 SF	2,184.6 SF	6,163.1 SF	3,458.8 SF
MAX ALLOWED	N/A	3,143.8 SF	2,199.2 SF	7,249.6 SF	2,703.2 SF

   PR IMPERVIOUS TOTAL = 3,143.5 SF + 2,184.6 SF + 6,163.1 SF + 3,458.8 SF = 14,950 SF
   IMP CHANGE = 14,950 SF – 14,357.6 SF = 592.4 SF

4. OWNER:
   GIAGNACOVA, ALBERT & LUCILLE
   12 ST JAMES PL
   YARDLEY, PA 19067

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024.

6. TAX PARCEL NUMBER: 20–042–109

7. PA ONE CALL SN: 2025–002–0719

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   KSAT: 2.00 TO 6.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES
   UtB – URBAN LAND–MATAPEAKE COMPLEX
   KSAT: 0.20 TO 2.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES

LEGEND

- FEMA FLOODPLAIN
- SOILS
- STREAM
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING LEGAL ROW LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- X — EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- OHW — EXISTING POLES
- ST — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- E — EXISTING ELECTRIC LINE

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER 24398-E

REVISIONS

NO.	DESCRIPTION	DATE
1		

DATE: 4/1/2025
SCALE: 1"=20'
JOB # 2292 FB # ---
DRAWN: GMF CHECKED: VWF

1 SUTPHIN ROAD SUBDIVISION
LOWER MAKEFIELD TOWNSHIP
PREPARED FOR:
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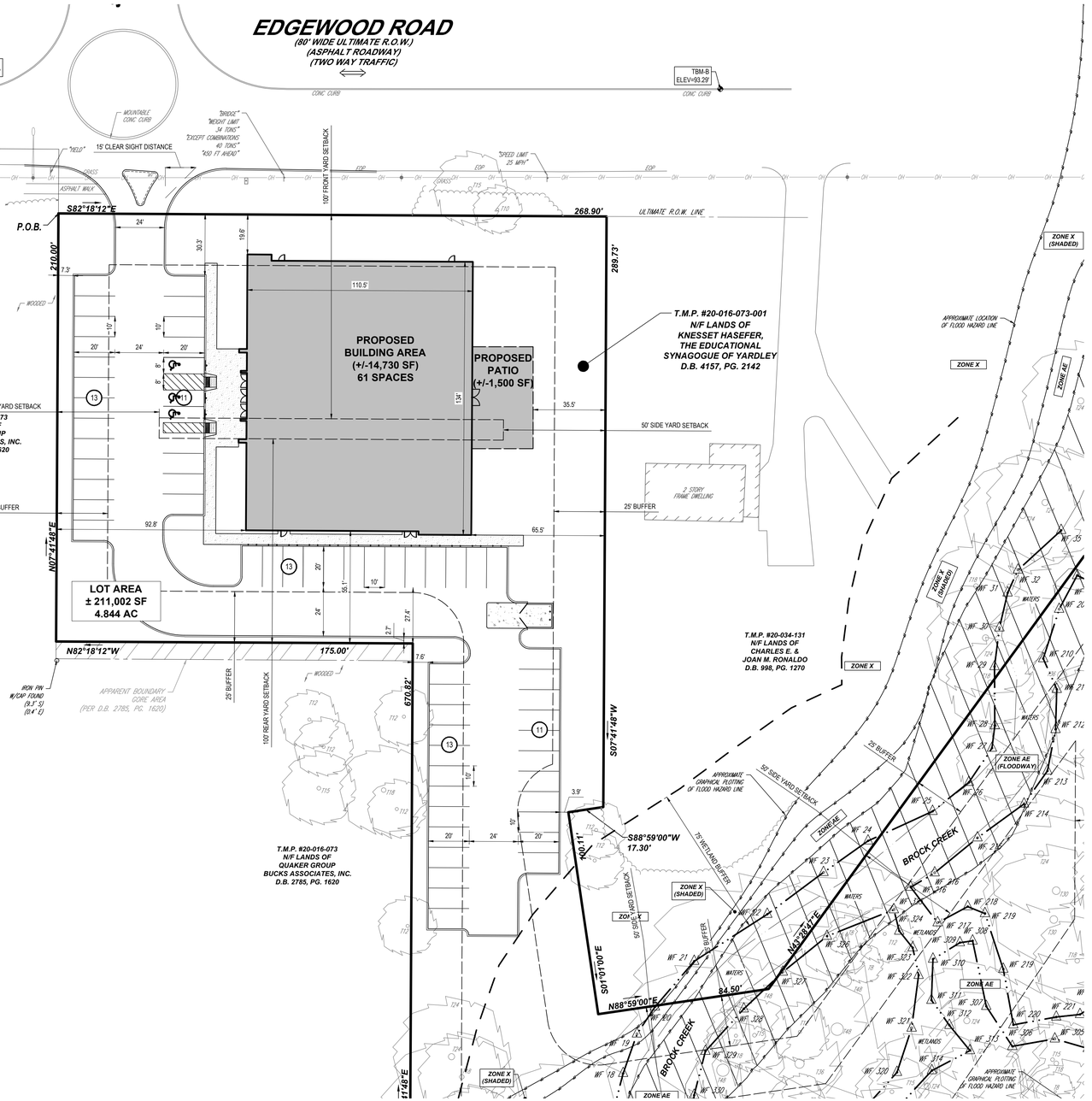
ZONING EXHIBIT A PROPOSED FEATURES

SHEET 1 OF 3



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE

PARKING REQUIREMENTS

USE	REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING
PLACE OF WORSHIP	1 SPACE PER 3 PERMANENT SEATS IN ALL AREAS OF THE BUILDING SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS OR SOCIAL PURPOSES OR ONE SPACE FOR EACH 40 SF OF NET FLOOR AREA SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PEOPLE. THESE AREAS SPECIFICALLY EXCLUDE COMMON AREAS, OFFICES, HALLWAYS,KITCHEN STORAGE AREAS, MECHANICAL ROOMS, OR OTHER AREAS WHICH ARE ACCESSORY.	56 SPACES.	61 SPACES*
DAY-CARE CENTER, GROUP DAY-CARE FACILITY, NURSERY SCHOOL, AND KINDERGARTEN	1 OFF-STREET PARKING SPACE FOR EACH TEACHER, ADMINISTRATOR AND OTHER EMPLOYEE, PLUS SPACES EQUAL TO 1 SPACE FOR EVERY 3 PUPILS TO BE PICKED UP OR DROPPED OFF AT THE SAME STARTING TIME OR DISMISSAL TIME.	13 EMPLOYEES + 75 STUDENTS / 3 = 38 SPACES	T.D.B.

*56 PROPOSED PARKING SPACES WOULD PERMIT A 2,240 SF NET FLOOR AREA DESIGNED FOR THE GATHERING OF 15 OR MORE PEOPLE. ALTERNATIVELY, 56 PROPOSED PARKING SPACES WOULD PERMIT 168 PERMANENT SEATS. FURTHER ANALYSIS IS REQUIRED IN ORDER TO DETERMINE WHICH OF THESE TWO REQUIREMENTS THE PROPOSED PARKING WOULD BE BASED ON.

SITE CALCULATIONS

GROSS SITE AREA =	5.091 AC	GROSS SITE AREA =	5.091 AC	LOT AREA =	5.091 AC
ROW DEDICATION =	-0.247 AC	ROW DEDICATION =	-0.247 AC	ROW DEDICATION =	-0.247 AC
BASE SITE AREA =	4.844 AC	RESOURCE PROTECTED LAND =	-3.871 AC	GROSS LOT AREA =	4.844 AC
		NET BUILDABLE SITE/LOT AREA =	0.973 AC		

ZONING TABLE

ZONE: R-2 RESIDENTIAL MEDIUM DENSITY
USE: PLACE OF WORSHIP (PERMITTED BY SPECIAL EXCEPTION)
DAY CARE (NOT PERMITTED) (V)

APPLICANT/ OWNER INFORMATION

APPLICANT/OWNER:	KNESSET HASEFER - THE EDUCATIONAL SYNAGOGUE OF YARDLEY 1237 EDGEWOOD ROAD YARDLEY, PA 19067

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	§ 200-68.27.A	5.00 AC	0.973 AC (ENC)	0.973 AC (ENC)
MIN. LOT WIDTH	§ 200-68.27.B	300.0'	268.9' (ENC)	268.9' (ENC)
MIN. YARD SETBACKS				
FRONT YARD	§ 200-68.27.E.1	100.0'	62.1' (ENC)	19.6' (V)
SIDE YARD	§ 200-68.27.E.2	50.0'	50.5' / 135.3'	92.8' / 35.5' (V)
REAR YARD	§ 200-68.27.E.3	100.0'	- 6.3' (ENC)	55.1' (ENC)
MAX. PERMITTED HEIGHT	§ 200-22	35.0'	<35.0'	<35.0'
MAX.IMPERVIOUS SURFACE RATIO	§ 200-23	0.18 OF GROSS LOT AREA	0.04 (7,574 SF)	0.21 (44,424 SF) (V)
MIN. PARKING SETBACKS / BUFFERS				
FRONT	§ 200-78.H.2	25.0'	N/A	30.3'
SIDE	§ 200-78.H.2	25.0'	N/A	3.9' (V)
REAR	§ 200-78.H.2	25.0'	N/A	27.4'
			KEY =	VARIANCE REQUIRED (V)
				EXISTING NON-CONFORMITY (ENC)

LEGEND

PROPOSED	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
ACCESSIBLE SYMBOL	
SIDEWALK	
SIGN	
PARKING COUNT	13
PRIVACY FENCE	
BOLLARD	

REQUESTED VARIANCES

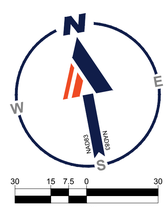
1. A VARIANCE FROM SECTION § 200-A.68.27.E TO PERMIT YARDS LESS THAN WHAT IS REQUIRED INCLUDING; 19.6' FRONT YARD IN LIEU OF REQUIRED 100.0'; 35.5' SIDE YARD IN LIEU OF REQUIRED 50.0' & 55.1' REAR YARD IN LIEU OF REQUIRED 100.0'.
2. A VARIANCE FROM SECTION § 200-23 TO PERMIT A MAX IMPERVIOUS COVERAGE OF 0.21 IN LIEU OF THE REQUIRED 0.18.
3. A VARIANCE FROM SECTION § 200-73.C.5 TO PERMIT A MIN BUFFER FOR ABUTTING RESIDENTIAL DISTRICTS OR USE OF 3.5' IN LIEU OF THE REQUIRED 12.0'.
4. A VARIANCE FROM SECTION § 200-78.H.2 TO PERMIT A MIN PARKING SET BACK OF 3.5' IN LIEU OF THE REQUIRED 25.0'.
5. A VARIANCE FROM SECTION § 200-51.B.6.B TO HAVE 0.50 AC OF PROTECTED WOODLANDS IN LIEU OF THE REQUIRED 0.95 AC OF PROTECTION FOR THIS RESOURCE
6. A VARIANCE FROM SECTION § 200-73.C.8 TO ALLOW A MIN LANDSCAPE AREA OF 3.5' IN LIEU OF THE REQUIRED 10.0'.
7. A VARIANCE FROM SECTION § 200-66.G TO ALLOW ILLUMINATION OF 0.5 FOOT CANDLES OR GREATER AT THE PROPERTY LINE.

RESOURCE PROTECTION TABLE

ITEM	AREA OF TOTAL EXISTING RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	APPLICABLE AREA OF EXISTING RESOURCE	TOTAL RESOURCE PROTECTED LAND
FLOODPLAIN	2.332 AC (101,609 SF)	100.0%	2.332 AC	2.332 AC
FLOODPLAIN SOILS (DELAWARE RIVER)	N/A**	50.0%	N/A**	N/A**
LAKES OR PONDS	0.00 AC	100.0%	N/A**	N/A**
WETLANDS	0.662 AC (28,856 SF)	100.0%	N/A**	N/A**
LAKE AND POND SHORELINE	0.00 AC	100.0%	N/A**	N/A**
WETLAND AND WATERCOURSE BUFFER	2.068 AC (90,123 SF)	100.0%	0.585 AC*	0.585 AC*
CLASS I STEEP SLOPES (8% TO LESS THAN 15%)	1.557 AC (67,825 SF)	50.0%	N/A*	N/A*
CLASS II STEEP SLOPES (15% TO 25%)	0.126 AC (5,496 SF)	70.0%	N/A*	N/A*
CLASS III STEEP SLOPES (GREATER THAN 25%)	0.287 AC (12,529 SF)	100.0%	N/A*	N/A*
WOODLAND ASSOCIATIONS ZONED R-2	4.204 AC (183,110 SF)	75.0%	1.272 AC*	0.954 AC*
TOTALS:			4.189 AC	3.871 AC

*DUE TO THE NATURE OF THE SITE, THERE ARE SEVERAL NATURAL RESOURCES THAT OVERLAP. IN THE EVENT THAT TWO OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO IS USED. WHEN RESOURCES WITH THE SAME PROTECTION RATIO OVERLAP, THE AREA IS TREATED AS ONE AREA.

** N/A DUE TO THIS AREA NOT BEING LOCATED WITHIN THE LIMIT OF DISTURBANCE FOR THE SITE.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
INDUSTRIAL DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	8/20/2024	PER CLIENT COMMENTS	SWB / MEL
2	1/10/2025	PER ARCH COORDINATION	SWB / MEL
3	4/1/2025	PER TOWNSHIP COMMENTS	JHT / MEL

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DRAFT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA220434.00
DRAWN BY:	SWB
CHECKED BY:	JPA
DATE:	07/16/2023
CAD I.D.:	PAA220434.00-ZONE-3A

PROJECT:

ZONING PLAN

FOR

THE EDUCATIONAL SYNAGOGUE OF YARDLEY

PROPOSED SYNAGOGUE

1237 EDGEWOOD ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA
19067

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

J.P. ALEJNIKOV
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086400

SHEET TITLE:

ZONING PLAN

SHEET NUMBER:

1 OF 2

REVISION 3 - 4/1/2025