

NOTICE

The Zoning Hearing Board of Upper Providence Township, Montgomery County, pursuant to Act 15 of 2020 due to the current COVID-19 disaster emergency, will meet on Thursday, **September 3, 2020**, at **7:00 p.m.**, virtually via ZOOM (a telephone and video conferencing service), and hold a public hearing to consider the following:

Application No. 20-05 of **Padraic J. McHale**, owner of legal title; **CONCERNING** certain premises situate at 100-102 North Reber Road, Upper Providence Township, Montgomery County, Pennsylvania, in the R-1 Residential-Agricultural District and the overlay FP Flood Plain Conservation District, being an unimproved property, part of which formerly contained an single-family dwelling which was razed. Applicant proposes to construct a single-family detached dwelling on the premises. In connection with such proposal, Applicant **REQUESTS THE FOLLOWING RELIEF** under, from, or with respect to the following provisions of the Zoning Ordinance: **(a)** a special exception under Section 182-29.C. (providing for a special exception for the grading and regrading of lands in the FP District), to permit grading of the premises for construction of the proposed dwelling; **(b)** in regard to such special exception, a determination that Section 182-29.C.(1) (providing for road impact analysis criteria) is not applicable, or, in the alternative, a variance from Section 182-29.C.(1); **(c)** a variance from Section 182-28.1.A. (prohibiting freestanding structures, etc. in the FP District), to permit the proposed dwelling; **(d)** a variance from Section 182-28.1.E. (prohibiting private water supply wells in the FP District), to permit a private water supply well to serve the proposed dwelling; **(e)** an interpretation that Section 182-28.1.L. (prohibiting partially or fully enclosed space below the first floor in any structure in the FP District) is not applicable, or, in the alternative, a variance from Section 182-28.1.L., to permit walls enclosing the space below the first floor of the proposed dwelling which will contain louvers allowing flood water to flow through such space; and **(f)** a variance from Section 182-28.1.O. (prohibiting new construction of buildings or placement of fill in the 100-yr. floodplain), to permit construction of the proposed dwelling and ancillary fill placement.

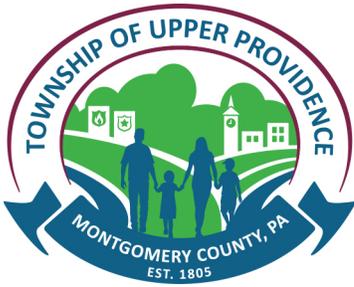
A copy of Application No. 20-05 is available for review on the Upper Providence Township website at www.uprov-montco.org by following the posted link to the Application.

All citizens and interested persons may attend the hearing via ZOOM and will be given the opportunity to participate and be heard. Any citizen or interested person wishing to attend and participate in the hearing may do so by visiting the above Township website prior to the commencement of the hearing, and register as a participant in accordance with the instructions posted on the website. In the alternative, any citizen or interested person may participate in the

hearing by submitting written comments on Application No. 20-05 via U.S. mail (first-class postage prepaid) addressed to the Upper Providence Township Zoning Hearing Board at 1286 Black Rock Road, Phoenixville, PA 19460, or via e-mail to Geoffrey Grace, Township Director of Planning and Zoning, at ggrace@uprov-montco.org. All such written comments must be **received by 2:00 p.m. on September 3, 2020**, and must include the full name and address of the citizen or interested person submitting the comments, and a reference to Application No. 20-05 in the reference or subject line of the written comments.

The Zoning Hearing Board reserves the right, at the meeting, to consider such other matters and to conduct such other business as may properly come before the Board.

Terrence J. McKenna
Chairman
John A. Koury, Jr., Esquire
Solicitor



July 14, 2020

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Phoenixville, PA 19460
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Jack Koury, Esq.
O'Donnell, Weiss & Mattei, P.C
41 East High Street
Pottstown PA 19464-5426

RE: 100-102 Reber Road, McHale Property

Jack,

Please see the enclosed plans and application requesting special exceptions and variances to permit the construction of residence in the floodplain.

Unless advised differently, I will be assigning this application number ZHB 20-05.

If you have any questions or need other information from my office, please contact me at your earliest convenience.

Sincerely,

Geoffrey B. Grace, AICP

Zoning Officer/Director of Planning, Township of Upper Providence

Encl.: Application

cc: (via email unless otherwise noted)
Upper Providence Zoning Hearing Board

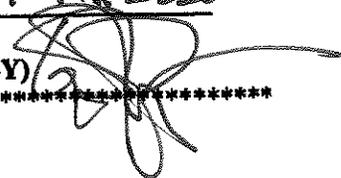
APPLICATION NO. 20-05

FEE AMOUNT: \$ 500

DATE FILED: 7.14.2020

TIME FILED: PM: 7.14.2020

(THIS SECTION FOR TOWNSHIP USE ONLY)



APPLICATION TO ZONING HEARING BOARD

Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, Pennsylvania 19456

1. DATE: May , 2020

2. CLASSIFICATION OF APPLICATION (CHECK ONE OR MORE IF APPLICABLE):

A. Request for Variance (PA MPC, Section 909.1(a)(5)-910.2)

B. Request for Special Exception (PA MPC, Section 909.1(a)(6)-912.1)

C. Appeal of decision of the Zoning Officer (PA MPC, Section 909.1(a)(3)(4)(8))

D. Challenge of the validity of ordinance or map by person aggrieved by use or development permitted on land of another (PA MPC, Section 909.1(a)(1)(2))

3. APPLICANT:

OWNER:

Name (a) Padraic J. McHale

(a) Padraic J. McHale

Mailing Address (b) _____

(b) _____

122 Providence Circle
Collegeville PA 19426

122 Providence Circle
Collegeville, PA 19426

Phone Number (c) 610-750-4757

(c) 610-750-4757

APPLICATION TO ZONING HEARING BOARD
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4. LEGAL STATUS OF APPLICANT (check one):

- Owner of Legal Title - Copy of deed must be attached as Exhibit A
- Owner of Equitable Title-Agreement of Sale must be attached as Exhibit A
- Tenant with the Permission of Owner of Legal Title - Lease must be attached as Exhibit A
- Other (describe)

5. APPLICANT'S ATTORNEY, if any:

- (a) Name John A. VanLuvanee, Esquire
- (b) Mailing Address PO Box 1389
Doylestown, PA 18901
- (c) Phone Number 215-345-7000

6. PROPERTY:

- (a) Present Zoning Classification R1
- (b) Number and Street (if assigned pursuant to Township Ordinance No. 179, June 28, 1976, as amended):
100-102 N. Reber Road
- (c) Location, with reference to nearby intersections or prominent features:
Intersection of N. Reber Road and Lower Providence Road
- (d) Tax Map Identification: Block _____ Unit #61-00-04390-60-7
#61-00-04390-50-8
- (e) Dimensions: Area 10,467 sq.ft. #61-00-04231-00-1
Frontage 140.75' Depth 120' (irregular)
- (f) Describe the size, construction and use of existing improvements or use of land, if unimproved:
102 N. Reber Road (Block 41, Unit 2) was the site of a single-family detached residence with a footprint of approx. 1,000 sq.ft. The residence was razed because it was in an unsafe condition.

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7. DESCRIBE THE PROPOSED USE OR CONSTRUCTION:

Applicant proposes to construct a single-family detached dwelling.

8. DESCRIBE HOW THE PROPOSED USE OR CONSTRUCTION DIFFERS FROM WHAT IS PERMITTED:

See attached Addendum.

9. STATE LEGAL GROUNDS FOR APPEAL, CITE SPECIFIC SECTIONS OF PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ZONING ORDINANCE, SUBDIVISION REGULATIONS OR OTHER ACTS OR ORDINANCES:

See attached Addendum.

10. HAS ANY PREVIOUS APPEAL BEEN FILED CONCERNING SUBJECT MATTER OF THIS APPEAL?

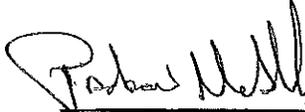
Yes No If yes, specify: See Appendix A

11. CHALLENGES (IF 2 (d) IS CHECKED ON PAGE 1). LIST REQUESTED ISSUES OF FACT OR INTERPRETATION: N/A

APPLICATION TO ZONING HEARING BOARD

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12. I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief:


Padraic McHale

Applicant's Signature

Padraic McHale

Owner's Signature

_____ Applicant's Signature

Owner's Signature

Check One:

Owner of Record

Equitable Owner

8. The old single-family detached dwelling that was located on the lot was in an advanced state of deterioration. Applicant razed that building due to safety concerns. Strict application of the requirements of the Zoning Ordinance would preclude the construction of a new single-family detached dwelling on the property.

In 2019, Applicant applied to the Zoning Hearing Board for dimensional variances that would enable him to construct a new single-family detached dwelling on the property. In a written decision on Application No. 19-04, the Zoning Hearing Board granted variances to permit the development and construction on the property of a single-family detached dwelling with (i) a building coverage of 17%, which is in excess of the maximum 10% permitted by Section 182-41.B. of the Zoning Ordinance; (ii) a front yard setback of 20 feet from N. Reber Road, which is less than the minimum 40 foot setback required by Section 182-41.D. of the Zoning Ordinance; and (iii) a side yard setback of 5 feet from the westerly side lot line of the property, which setback is less than the minimum 20 foot setback required by Section 182-41.E. of the Zoning Ordinance. The relief granted by the Zoning Hearing Board was subject to a number of conditions, one of which was that the Applicant would make application for and obtain such additional relief from applicable floodplain provisions of the Zoning Ordinance as may be necessary in order to construct the proposed single-family detached dwelling. This Application to obtain that additional zoning relief. A copy of the written Decision of the Zoning Hearing Board is submitted with this Application as Appendix A. A grading plan showing the location of the proposed single-family detached dwelling, driveway and parking area is submitted with this Application as Appendix B. The current Deed to the subject property is attached as Exhibit A.

9. Applicant requires a special exception and variances in order to permit the construction of the new residence in the floodplain. The requested zoning relief is described below.

A. A Special Exception is requested pursuant to Article III, Section 182-29.C. of the Zoning Ordinance:

- Section 182-29.C. of the Zoning Ordinance provides that the grading or re-grading of lands located in areas described in Section 182-26.A.(1)(b), (c), and (3) of the Zoning Ordinance requires a special exception. Because the construction of the proposed single-family detached dwelling will require minor grading as shown on the Grading Plan (Appendix B), a

special exception is required. In regard to the Special Exception, Applicant seeks a determination that criteria set forth in Section 182-29.C.(1) for a road impact analysis is not applicable or, in the alternative, a variance from this Section because the requirements are excessive.

B. Applicant seeks variances from Article III - Floodplain Conservation District of the Zoning Ordinance. All requested variances are necessary in order to enable Applicant to construct a new single-family detached dwelling on the property.

- Section 182-28.1.A. - Prohibited Uses. This Section prohibits any freestanding structures, buildings and retaining walls in the Floodplain Conservation District. A variance is requested from this Section to permit the proposed single-family detached dwelling.
- Section 182-28.1.E. - Prohibited Uses. This Section prohibits private water supply wells in the Conservation Management District. Public water is not available to the property or area. A well served the previous house. A well permitted through Montgomery County Health Department is necessary to serve the proposed home. A variance is requested from this Section as a private water supply well is the only means of water service for the home.
- Section 182-28.1.L. - Prohibited Uses. This Section prohibits fully or partially enclosed space below the first floor, including basements, in any structure in the floodplain. The first floor of the residence, will be at or above the Township regulatory flood elevation. The space below the first floor will not be occupied, but may be used for storage. While the space below the first floor may have walls, there will be louvers provided so that floodwaters can flow through this portion of the structure. As the area below the first floor allows for floodwater flow, it should not be considered as enclosed, and this Section should not be applicable. In the alternative, a variance is requested.
- Section 182-28.1.O. - Prohibited Uses. This Section prohibits the new construction of buildings or placement of fill within the 100-year floodplain. The entire property is within the 100 year floodplain. Construction of the proposed single-family detached residence will require ancillary fill placement. Accordingly, a variance from this Section is necessary to construct the proposed home.

Application of Padraic McHale to
Upper Providence Township Zoning Hearing Board
Addendum
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The special exception and variances that are requested are the result of unique physical circumstances and conditions peculiar to Applicant's property. The variances requested are the minimum variances which will afford relief. Applicant will demonstrate entitlement to the special exception in accordance with the requirements of Section 182-31 and entitlement to the variances in accordance with the standards set forth in Section 910.2 of the Pennsylvania Municipalities Planning Code.

Appendix “A”

**BEFORE THE ZONING HEARING BOARD OF
UPPER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

IN RE: : **APPLICATION NO. 19-04**
: **(as amended)**
Application, as amended, of: :
: **PADRAIC J. McHALE** :
Sur: :
: Premises Situate along North Reber Road, at 100 :
and 102 North Reber Road, and along Lower :
Indian Head Road, Upper Providence Township, :
Montgomery County, Pennsylvania, in the R-1 :
Residential-Agricultural District and the overlay FP :
Floodplain Conservation District; Being Block 41, :
Unit 1, Block 41, Unit 2, and Block 40, Unit 8, on :
the Montgomery County Tax Maps for Upper :
Providence Township; Further Being Montgomery :
County Tax Parcel Nos. 61-00-04390-50-8, :
61-00-04390-60-7, and 61-00-04231-00-1 : **Request for Variances**

DECISION

A public hearing on the above Application, as amended,¹ having been held on October 1, 2019, before the Zoning Hearing Board of Upper Providence Township (the "Zoning Hearing Board") in the Upper Providence Township Administration Building, 1286 Black Rock Road, Oaks, Pennsylvania, pursuant to Notice as required by the Upper Providence Township Zoning Ordinance (the "Zoning Ordinance") and the Pennsylvania Municipalities Planning Code (the "MPC"), concerning the above captioned premises (the "Subject Property"),² at which hearing the Application, as amended, was not contested,³ and having considered the Application, as amended, and the testimony⁴ and exhibits⁵ presented and submitted at the hearing in support of the Application, as amended, the Zoning Hearing Board hereby renders the following Order on the Application, as amended, confirming the order, which the Zoning Hearing Board rendered orally at the conclusion of the hearing granting the Application, as amended, subject to conditions.⁶

ORDER

Application No. 19-04, as amended, of Padraic J. McHale, the owner of legal title of the Subject Property,^{7, 8, 9, 10, 11, 12, 13, 14}

REQUESTING variances from the following R-1 District provisions of the Zoning Ordinance: (a) the maximum 10% building coverage requirement of Section 182-41.B., (b) the minimum 40-foot front yard setback requirement of Section 182-41.D., and (c) the minimum 20-foot single side yard setback requirement of Section 182-41.E.,¹⁵

TO PERMIT the development of and construction on the Subject Property of a proposed single-family detached dwelling,^{16, 17} with (i) a building coverage of 17% in excess of the maximum 10% permitted by Section 182-41.B.,¹⁸ (ii) a front yard setback of 20 feet from North Reber Road, being less than the minimum 40 feet required by Section 182-41.D., and (iii) a side yard setback of 5 feet from the westerly side lot line of the Subject Property, being less than the minimum 20 feet required by Section 182-41.E.,¹⁹

IS HEREBY GRANTED,

IN ACCORDANCE WITH AND SUBJECT to (i) the Application, as amended, as presented to the Zoning Hearing Board at the hearing, and (ii) the testimony and exhibits presented and submitted at the hearing in support of the Application, as amended, and the variances requested thereby;

AND FURTHER SUBJECT to the following conditions:²⁰

1. The consolidation of all parcels of the Subject Property into one lot for development as and for the proposed single-family detached dwelling and related improvements.²¹ Such consolidation shall be effected by deed duly recorded in the Office of the Recorder of Deeds of Montgomery County. A copy of the deed, as so recorded, shall be provided to the Zoning Officer of Upper Providence Township. The parcels of the Subject Property to be consolidated shall include those parcels identified as "Premises A," "Premises B," and "Premises C" in the current deed of record to the Subject Property,²² said parcels being, respectively, Tax Parcel No. 61-00-04390-50-8 (Block 41, Unit 1), Tax Parcel No. 61-00-04390-60-7 (Block 41, Unit 2), and Tax Parcel No. 61-00-04231-00-1 (Block 40, Unit 8), on the Montgomery County tax assessment records and tax maps for Upper Providence Township.

2. Without limiting Condition 1 above but in furtherance thereof, "Premises C" of the Subject Property, by being so consolidated into one lot with "Premises A" and "Premises B" of

the Subject Property, shall not be considered a separate buildable lot, and shall be so restricted from being such separate buildable lot as Upper Providence Township may deem appropriate.²³

3. Compliance with all other provisions of land use and other ordinances and regulations of Upper Providence Township, as such provisions shall apply to the proposed development of the Subject Property for the proposed single-family detached dwelling and related improvements. Without limiting the generality of the foregoing, such compliance shall include conformance with the floodplain provisions of the Zoning Ordinance and other applicable ordinances and regulations applicable to the proposed development for the single-family detached dwelling and related improvements, including obtaining applicable permits from the Floodplain Administrator of the Township, and obtaining such relief, including but not limited to variances, from the Zoning Hearing Board, as may be necessary, under or from such applicable floodplain provisions.^{24, 25, 26, 27}

In the event that an appeal is filed from this Decision, the Zoning Hearing Board reserves the right to make and render full findings of fact and conclusions of law in support of this Decision.

**ZONING HEARING BOARD OF
UPPER PROVIDENCE TOWNSHIP**

/s/ Terrence J. McKenna

Terrence J. McKenna, Chair

/s/ Gail Latch

Gail Latch, Vice Chair

/s/ Walter Lapinsky

Walter Lapinsky, Member

Clinton Jackson, Member, and Kevin Holohan, Member, did not sit with the Zoning Hearing Board at the hearing and did not participate in the rendering of this Decision.

Dated: October 1, 2019

Circulation Date: November 7, 2019

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1. The Application was amended at the hearing to reduce, from 23% to 17%, the extent of the variance requested from the maximum 10% building coverage requirement of Section 182-41.B. of the Zoning Ordinance to permit the proposed dwelling on the Subject Property. (See N.T. pp. 61, 62.) See note 18 below.

2. Applicant was represented in this matter by John A. VanLuvanee, Esquire, Eastburn and Gray, PC, Doylestown, PA.

John A. Koury, Jr., Esquire, O'Donnell, Weiss & Mattei, P.C., Pottstown, PA, appeared at the hearing as Solicitor for the Zoning Hearing Board.

Matthew D. Light, Upper Providence Township Building Inspector, was also present at the hearing.

3. No witnesses, opinions, comments, testimony or evidence, in opposition to, or otherwise contesting, the Application, as amended, appeared before or were presented to the Zoning Hearing Board at the hearing.

In contrast, Robert L. Farber, the owner of and resident on property at 104 North Reber Road, which is adjacent along the west side lot line of the Subject Property, testified that he had no objection to the Application, as amended. (See N.T. pp. 63, 64.)

4. Testimony of the following witnesses was presented in support of the Application, as amended:

- a. Padraic J. McHale, the Applicant. (See N.T. pp. 11-38.)
- b. Thomas J. Dever, AIA, Dever Architects, Inc., Glen Mills, PA. (See N.T. pp. 41-61.) Mr. Dever is a licensed architect in Pennsylvania, and was offered and accepted at the hearing as an expert in the field of architecture. (See N.T. p. 42; Ex. A-7.)
- c. Robert L. Farber, the owner of and resident on property at 104 North Reber Road, Upper Providence Township. (See N.T. pp. 63-65.)

No other persons appeared and presented testimony at the hearing regarding the Application, as amended.

5. The following exhibits were submitted at the hearing and admitted:

Applicant's Exhibits:

- Exhibit A-1 – Copy of the current deed of record to the Subject Property, being the Deed dated April 8, 2019, between Padraic J. McHale and Pinar Tamer (Grantors), and Padraic J. McHale (Grantee), and recorded July 25, 2019, in the Montgomery County Recorder of Deeds Office in Deed Book 6146, page 98 etc.
- Exhibit A-2 – Copy (colored) of Google Earth aerial photograph on which the Subject Property is depicted.
- Exhibit A-3 – Copies (black and white) of three photographs, lettered "A," "B," and "C," of the dwelling (now razed) formerly on the Subject Property.
- Exhibit A-4 – Copy (17 in. x 11.5 in.) of Boundary Survey & Topographic Features Survey, dated May 19, 2019, prepared by Polaris Surveying and Forestry, depicting the Subject Property and adjacent and neighboring properties and features. (A full size of this Survey was submitted and admitted as Exhibit A-8.)
- Exhibit A-5 – Copy (17 in. x 11.5 in.) of Architectural Site Plan, dated June 24, 2019, prepared by Dever Architects, depicting the (i) Subject Property, (ii) the proposed dwelling with proposed driveway and off-street parking area, to be constructed thereon, and (iii) existing or former features thereof.
- Exhibit A-6 – (i) Copy (17 in. x 11.5 in.) of Building Elevations Plan, dated June 24, 2019, prepared by Dever Architects, depicting the north and west elevations of the proposed dwelling to be

constructed on the Subject Property; and

(ii) Copy (17 in. x 11.5 in.) of Building Elevations Plan, dated July 19, 2019, prepared by Dever Architects, depicting the south and east elevations of the proposed dwelling to be constructed on the Subject Property.

- Exhibit A-7 – Copy of curriculum vitae (4 pages) of Thomas J. Dever, AIA.
 - Exhibit A-8 – Full-size copy of Boundary Survey & Topographic Features Survey, dated May 19, 2019, prepared by Polaris Surveying and Forestry, depicting the Subject Property and adjacent and neighboring properties and features. (This Survey is a full-size copy of the Survey submitted and admitted as Exhibit A-4.)
6. The Zoning Hearing Board has jurisdiction over the subject matter of the Application, as amended, under Section 909.1(a)(5) of the MPC, 53 P.S. §10909.1(a)(5). Section 909.1(a)(5) provides the Zoning Hearing Board exclusive jurisdiction to hear and render final adjudications on applications for variances pursuant to Section 910.2 of the MPC, 53 P.S. §10910.2.
7. The Subject Property consists of three adjoining parcels, which are separately described in the current Deed of record to the Subject Property as “Premises A,” “Premises B,” and “Premises C.”
- Premises A has location address of 102 North Reber Road, and is designated on the Montgomery County tax assessment records and tax maps as Tax Parcel No. 61-00-04390-60-7, Block 41, Unit 2.
- Premises B has location address of 100 North Reber Road, and is designated on the Montgomery County tax assessment records and tax maps as Tax Parcel No. 61-00-04390-50-8, Block 41, Unit 1.
- Premises C has location address of Lower Indian Head Road, and is designated on the Montgomery County tax assessment records and tax maps as Tax Parcel No. 61-00-04231-00-1, Block 40, Unit 8. Premises C is sometimes referred to as the “dogleg” parcel in the testimony taken at the hearing.
- Premises A and Premises B are situate along the north side of North Reber Road, and adjoin each other along a common side lot line, with Premises A lying to the west of Premises B. Premises C adjoins Premises A and Premises B along portions of the rear lot lines of the latter two parcels.
- (See Exs. A-1, A-2, A-4, A-8; N.T. pp. 26, 27, 46, 47, 50, 52.)
8. The Subject Property is located in the R-1 Residential-Agricultural Zoning District. At the hearing, Applicant’s counsel stated, and Applicant testified, that the Subject Property is also located in the overlay FP Floodplain Conservation District. (See N.T. pp. 7, 21.)
9. Applicant initially acquired a record ownership interest in and to the Subject Property under and by that certain Deed dated July 10, 2018, between G&G Property Development, LLC, (Grantor) and Padraic J. McHale and Pinar Tamer (Grantors), and recorded July 12, 2018, in the Montgomery County Recorder of Deeds Office in Deed Book 6098, page 188 etc. (See Ex. A-1 [recitals].)
- Applicant subsequently acquired sole record ownership in and to the Subject Property, under and by that certain Deed dated April 8, 2019, between Padraic J. McHale and Pinar Tamer (Grantors), and Padraic J. McHale (Grantee), and recorded July 25, 2019, in the Montgomery County Recorder of Deeds Office in Deed Book 6146, page 98 etc. (See Ex. A-1.)
10. Applicant, by virtue of being the owner of legal title to the Subject Property, has standing under Section 913.3 of the MPC, 53 P.S. §10913.3, to file with the Zoning Hearing Board the Application, as amended, and to proceed upon the same before the Board.

Section 913.3 provides that a landowner, such as Applicant, may file with the Zoning Hearing Board a request for a variance under Section 910.2 of the MPC, 53 P.S. §10910.2. A "landowner" is defined in Section 107(a) of the MPC, 53 P.S. §10107(a), to include, inter alia, the legal owner of land.

11. The Subject Property is currently unimproved. At the time Applicant first acquired an ownership interest in the Subject Property with Pinar Tamer, Premises A of the Subject Property contained a dwelling which was in a state of extreme disrepair. (See N.T. p. 14; Ex. A-3 [photographs].) As a result, Applicant, in January of 2019, obtained a demolition permit and razed the dwelling. (See N.T. pp. 15, 17-19.)
12. Premises B and Premises C of the Subject Property are crossed by a sanitary sewer easement (40-foot wide) and an adjacent temporary construction easement (15 feet wide). (See N.T. pp. 33, 34, 36, 37; Exs. A-4, A-8.)
13. The lot area of Premises A and Premises B of the Subject Property is 10,467 square feet. (See N.T. pp. 46, 47; Ex. A-5 [Zoning Reg. Table, Existing Lot Area col.].) The lot area of Premises C of the Subject Property is 4,135 square feet. (See N.T. pp. 50, 51.) As a result, the total lot area of all three parcels of the Subject Property is 14,602 square feet. (See N.T. p. 50.)

Further, according to the Architectural Site Plan (Ex. A-5), the lot width of the Subject Property along North Reber Road is 140 feet 9 inches. (See Ex. A-5 [Zoning Reg. Table, Existing Lot Width col.].)

Neither the lot areas of Premises A and Premises B of the Subject Property (10,467 square feet) nor the total lot area of Premises A, Premises B and Premises C of the Subject Property (14,602 square feet) conform to the minimum lot area of 43,560 square feet currently required for a lot in the R-1 District by Section 182-41.A. of the Zoning Ordinance. (See note 15 below.)

The lot width of the Subject Property along North Reber Road (140 feet, 9 inches) does not conform to the minimum lot width of 150 feet, at the building setback line, currently required for a lot in the R-1 District by Section 182-41.C. of the Zoning Ordinance. (See note 15 below.)

It is the opinion, finding and conclusion of the Zoning Hearing Board that such individual lot areas and total lot area, as well as such lot width, of the Subject Property are lawfully nonconforming as to the minimum lot area and lot width requirements of the Zoning Ordinance for a lot in the R-1 District.

14. Applicant testified that the neighborhood, in which the Subject property is located, is a quiet residential neighborhood containing approximately six single-family detached dwellings which are maintained in good condition. (See N.T. p. 20; Ex. A-2.)
15. Section 182-41 of the Zoning Ordinance provides:

§182-41. Area, width and yard regulations.

The following area, width and yard regulations shall apply in the R-1 Residential-Agricultural District:

Lot Area (square feet = a)	Building Coverage (percentage = b)	Width (feet = c)	Front Yard (feet = d)	Side Yard (minimum) (feet = e)	Rear Yard (feet = f)
43,560	10	150	40	20	50

- A. A lot area of not less than a square feet per dwelling unit.
- B. Total building coverage of not than b percent of the total lot area.
- C. A lot width at the building setback line of not less than c feet measured along the building line.

-
- D. A front yard depth of not less than d feet measured from the street line.
 - E. An aggregate side yard total of 60 feet, of which neither side shall be less than e feet.
 - F. A rear yard depth of not less than f feet, except that an accessory use may be erected with the rear or side yard not closer than five feet to the rear or side property line.
16. A single-family detached dwelling is a permitted use of a lot in the R-1 District pursuant to Section 182-40.B. of the Zoning Ordinance.
17. The proposed single-family detached dwelling development of the Subject Property will involve the following:
- a. The consolidation of the three parcels of the Subject Property into one lot. (See N.T. pp. 48, 49.)
 - b. The construction of the proposed dwelling on those portions of the Subject Property being Premises A and Premises B. Although Premises C of the Subject Property is proposed to be consolidated with Premises A and B, no portion of the proposed dwelling development will take place on Premises C. (See N.T. p. 47; Ex. A-5.)
 - c. The area of the footprint of the proposed dwelling will be 2,407 square feet. (See N.T. p. 52; Ex. A-5.)
 - d. Access to and from the proposed dwelling will be provided by a proposed driveway on the Subject Property entering on North Reber Road. A proposed off-street parking area will be provided along North Reber Road to the front of the proposed dwelling. (See N.T. pp. 58, 60, 61; Ex. A-5.) Architect Dever stated at the hearing that Applicant would commit to pervious paving for the proposed driveway and off-street parking area, and would consider reducing the size of the off-street parking area to accommodate two vehicles. (See N.T. p. 58.)
 - e. The proposed dwelling will have two floors. The north, west, south and east building elevations of the proposed dwelling are shown on the copies of the Building Elevations Plans (Ex. A-6). (See N.T. p. 28.)
 - f. The proposed dwelling will be located in part on the foundation of the dwelling which was formerly located on Premises A of the Subject Property, and will extend in an easterly direction into part of Premises B of the Subject Property toward, but not into, the temporary construction and sanitary sewer easements that cross Premises B. (See N.T. pp. 33, 34; Ex. A-5.)
 - g. Applicant testified that the proposed dwelling will be compatible with existing dwellings in the neighborhood of the Subject Property. (See N.T. p. 34.)
 - h. The proposed dwelling will be served by public sewer and private water (on-lot well). (See N.T. pp. 37, 38.)
18. The Application, as originally filed, requested a variance from the maximum 10% permitted building coverage of Section 182-41.B. of the Zoning Ordinance to permit a building coverage of 23% for the proposed single-family dwelling development of the Subject Property. (See Ex. A-5 [Reg. Table, Proposed Bldg. Cov. col.])

However, at the hearing, Architect Dever testified that, in calculating such 23% proposed building coverage for the 2,407 square-foot footprint of the proposed dwelling, only the lot areas of Premises A and Premises B of the Subject Property (10,467 square feet) were considered. In view of the proposed development occurring only Premises A and Premises B, the lot area of Premises C was not also considered in calculating the proposed building coverage. (See N.T. pp. 46, 47, 52.)

At the hearing, it was stipulated that Premises C would be consolidated with Premises A and Premises B into one lot. (See N.T. pp. 48, 49.) The lot area of Premises C was determined to be 4,135 square feet, which area was then added to the lot areas of Premises A and Premises B (10,467 square feet), thereby increasing the total lot area of the Subject Property to 14,602 square feet. (See N.T. p. 50.) Recalculating the building coverage of the proposed 2,407 square-foot dwelling using a total lot area of 14,602 square feet resulted in a building coverage of 17% for the proposed dwelling on the Subject Property, being less than the 23% building coverage variance originally requested. (See N.T. pp. 52, 53.)

The Application was formally amended at the hearing to request that the variance from Section 182-41.B. of the Zoning Ordinance permit the proposed dwelling on the Subject Property with a building coverage of 17%, rather than 23% as originally requested. (See N.T. pp. 61, 62.)

19. The Application, as amended, requests the variances from the minimum 40-foot front yard setback and minimum 20-foot side yard setback, required by Sections 182-41.D. and E. of the Zoning Ordinance, to permit the proposed dwelling to be located on the Subject Property with the same 20-foot front yard setback as that of the dwelling formerly located on Premises A of the Subject Property, and with the same 5-foot side yard setback from the westerly side lot line of the Subject Property as that of the dwelling formerly located on Premises A. (See N.T. p. 33.)

Testimony of the Applicant and Architect Dever indicated that the temporary construction and sanitary sewer easements, which cross Premises B, as well as Premises C, of the Subject Property, prevent the location of the proposed dwelling on other places on the Subject in order to comply, or better comply, with the minimum front yard and side yard setback requirements of the Sections 182.41.D. and E. of the Zoning Ordinance. (See N.T. pp. 33, 34, 56.)

20. Section 910.2(b) of the MPC, 53 P.S. §10910.2(b), authorizes the Zoning Hearing Board, in granting any variance, to attach reasonable conditions and safeguards as it may deem necessary to implement the purposes of the MPC and the Zoning Ordinance.
21. At the hearing, counsel for the Applicant stipulated to the consolidation of Premises A, Premises B and Premises C of the Subject Property into one lot. (See N.T. pp. 48, 49.)
22. See Ex. A-1.
23. At the hearing, counsel for the Applicant stipulated to Premises C not being a separate buildable lot, and to Upper Providence Township restricting Premises C from being built upon "in any way the Township sees fit." (See N.T. pp. 48, 49.)
24. At the hearing, Applicant's counsel stated, and Applicant and Architect Dever testified, that the proposed single-family detached dwelling development of the Subject Property, would still require compliance with the floodplain provisions of the Zoning Ordinance, including obtaining applicable permits from the Floodplain Administrator and further relief, including variances, as may be necessary from the Zoning Hearing Board, and that any grant of the Application, as amended, would be subject to such compliance. (See N.T. pp. 7, 8, 9, 21, 55, 56.)
25. In granting the requested variances, subject to the conditions, the Zoning Hearing Board notes that Section 182-177 of the Zoning Ordinance provides that a lot, which is lawfully nonconforming as to minimum lot area and/or lot width, such as the Subject Property (see note 13 above), may be developed consistent with the use and dimensional standards of the zoning district in which the lot is located, provided that if any setback standards cannot be met, the applicant shall apply to the Zoning Hearing Board for the necessary variances, as Applicant has done in this case.
26. In granting the requested variances, subject to the conditions, it is the opinion, finding and conclusion of the Zoning Hearing Board:

- a. That the requested variances from the maximum 10% building coverage, minimum 40-foot front yard setback, and minimum 20-foot single side yard setback requirements of Sections 182-41.B., 182-2-41.D., and 182-41.E. of the Zoning Ordinance are dimensional variances.
- b. That a lesser degree of hardship is required to sustain a dimensional variance than a use variance. *See, e.g., Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh*, 554 Pa. 249, 721 A.2d 43 (1998).

27. In granting the requested variances, subject to the conditions, it is the further opinion, finding and conclusion of the Zoning Hearing Board, based upon the testimony and exhibits presented and submitted at the hearing, that Applicant has sustained his burden of proof, including but limited to the following, that the applicable standards for the grant of the requested variances, which standards are set forth in Section 910.2(a) of the MPC, 53 P.S. §10910.2(a), have been, or upon satisfaction with the conditions will be, satisfied:

- a. That the provisions of maximum 10% building coverage, minimum 40-foot front yard setback, and minimum 20-foot single side yard setback requirements of Sections 182-41.B., 182-2-41.D., and 182-41.E. of the Zoning Ordinance inflict unnecessary hardship upon Applicant.
- b. That such unnecessary hardship is due to unique physical circumstances or conditions peculiar to the Subject Property, particularly the lot area of the Subject Property (14,602 square feet), and the extent and location of the sanitary sewer easement (40-foot wide) and an adjacent temporary construction easement (15 feet wide) crossing the Subject Property.
- c. That because of such physical circumstances or conditions, it is not reasonably possible to use and develop the Subject Property for the proposed single-family detached dwelling development, a permitted use of a lot in the R-1 District (see note 16 above), in strict conformity with the provisions of the maximum 10% building coverage, minimum 40-foot front yard setback, and minimum 20-foot single side yard setback requirements of, respectively, Sections 182-41.B., 182-2-41.D., and 182-41.E. of the Zoning Ordinance, in that:
 - (1) The location and extent of the sanitary sewer easement and adjacent temporary construction easement on the Subject Property limit the buildable area of the Subject Property for the location of the proposed dwelling to the westerly side of Premises A and Premises B of the Subject Property.
 - (2) Strict compliance with the requirements of the Zoning Ordinance will not permit a dwelling of the size of the proposed dwelling (2,407 square feet), which the Zoning Hearing Board finds to be a reasonably-sized dwelling that will be compatible with the size of the existing dwellings in the neighborhood.
- d. That such unnecessary hardship has not been created by Applicant.
- e. That, considering other circumstances and conditions of or related to the Subject Property, including the character of the neighborhood in which the Subject Property is located and adjacent properties, the granting of the requested variances, subject to the conditions, (i) will not alter the essential character of the neighborhood of the R-1 District in which the Subject Property is located, (ii) will not substantially or permanently impair the appropriate use or development of adjacent property, (iii) will not be detrimental to the public health, safety or welfare, and (iv) will represent the minimum variances that will afford relief.

Appendix “B”

Exhibit "A"



MONTGOMERY COUNTY RECORDER OF DEEDS OFFICE

Jeanne Sorg, Recorder of Deeds

Office (610) 278-3289

CUSTOMER RECEIPT

Receipt #: 1986691
Printed: 07/25/2019 09:49:25 AM
Collected: 07/25/2019 09:49:24 AM
Paid By: SHERYL R RENTZ PC
Submitted By: SHERYL R. RENTZ PC

Transaction #: 5880941
Operator ID: ppiyakan

Payment Comment:

Charges

DEED BK 6146 PG 00098

#2019049006

Recorded: 07/25/2019 09:49:24 AM

# of Pages: 5	# of Names: 3		# of Parcels: 3	
Recording Fee:Deed	\$86.75	Affidavit Fee		\$1.50
Additional Pages Fee	\$2.00	Additional Parcels Fee		\$30.00
Affordable Housing Pages	\$2.00	Affordable Housing Parcels		\$1.00
State RTT	\$1,156.30	Upper Providence Township RTT		\$578.15
Spring-Ford Area School District RTT	\$578.15	Misc Fee		\$2.50
		SUBTOTAL		\$2,438.35

Total Charges for Document(s): \$2,438.35

Payment

Check 3379	\$125.75
Tax Check 4430	\$2,312.60

Totals

Total Amount Due:	\$2,438.35
Total Amount Paid:	\$2,438.35
Refund ():	\$0.00

Jeanne Sorg
Montgomery County Recorder of Deeds

EXHIBIT "A"

Prepared and Return To:
Sheryl R. Rentz, Esquire
326 West Lancaster Avenue
Suite 100
Ardmore, PA 19003
Phone: 610-645-0100
Parcel #61-00-04390-30-7(A),
#61-00-04390-50-8(B), and
#61-00-04231-00-1(C)
1001-102 North Reber Road
Oaks, Montgomery County, PA

RECORDER OF DEEDS
MONTGOMERY COUNTY
2019 JUL 25 A 9:48

This Indenture, Made the 8th day of April

in the year of our Lord two thousand and nineteen (2019)

Between **PADRAIC J. McHALE AND PINAR TAMER,**

hereinafter called the

Grantors, of the one part, and

PADRIAC J. McHALE,

hereinafter called the

Grantee, of the other part,

Witnesseth, That said Grantors for and in consideration of the sum of One Dollar and no cents (\$1.00) lawful money of the United States of America, unto Grantors well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained, and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns.

Premises A:

ALL THAT CERTAIN lot or piece of ground, being Lot No. 5, in Block "F", on a plan of the Indian Head Park Association, Inc., located partly in Upper and partly in Lower Providence Townships, Montgomery County, Pennsylvania, plan recorded at Norristown, Pennsylvania, in Deed Book Number 1059, page 600.

SAID lot being bounded on the North by property now or late of Manning; on the East by land now or late of Angus Robertson, et al; on the South by a 30 feet wide street; and on the West by Lot no. 6, in Block "F", now land of Cora R. Reber, wife of Ambrose R. Reber.

BEING Parcel No. 61-00-04390-60-7

Premises B:

ALL THOSE FOUR CERTAIN lots or pieces of ground, being Lots Nos. 1, 2, 3 and 4, in Block "F", on the plan of the Indian Head Park Association, located in Upper Providence Township, County of Montgomery and State of Pennsylvania, said plan being recorded at Norristown, Pennsylvania, in Deed Book 1059, page 600 &c., said lots

5/3

being bounded on the north by property now or late of Manning; on the East by a 40 feet driveway; on the South by a 30 feet wide street; and on the West by Lot No. 5.

BEING Parcel No. 61-00-04390-50-8

Premises C:

ALL THAT CERTAIN lot or piece of land situate in Upper Providence, Montgomery County, Pennsylvania, bounded and described according to a plan or survey thereof, made by Francis W. Wack., Registered Surveyor, on 10/31/1950, as follows, to wit, viz:

BEGINNING at an iron pin on the Southwesterly margin of the Perkiomen Creek, a corner of land about to be conveyed to Joseph Hunsicker; thence along the same, South 86 degrees West 80.5 feet to an iron pin, a corner of land of the said Joseph Hunsicker; thence along the same, South 09 degrees 15 minutes West, 38 feet to an iron pin, a corner of land of Edward Fisher Estate; thence along the same, North 89 degrees 45 minutes East, 43.5 feet to a point, a corner of land Kenneth Helst; thence along the same, North 25 degrees 45 minutes East, crossing a 20 feet wide roadway, 60 feet to an iron pin on the Northerly side of said roadway in line of Lot No. 6 of Samuel H. John, et ux; thence along said side of said road and by said land, South 89 degrees 45 minutes East, 11 feet to an iron pin; thence extending along a triangular shaped lot of Kenneth Helst, North 78 degrees 30 minutes East, 70.9 feet to an iron pin on the Southwesterly margin of the Perkiomen Creek; thence along the said margin thereof Southeastwardly, 26.15 feet to an iron pin the point and place of beginning.

BEING Parcel No. 61-00-04231-00-1

Being the same premises which Russell J. Bono, Sheriff of the County of Montgomery, by Deed dated 6/13/2015 and recorded 8/31/2015 in Montgomery County in Deed Book 5968 page 1576 conveyed unto Newlands Asset Holding Trust, in fee.

Being the same premises which Newlands Asset Holding Trust by Deed dated 3/31/2017 and recorded 3/16/2017 in Montgomery County in Deed Book 6037 page 241 conveyed unto G&G Property Development, LLC, erroneously listed as G&G Properties, LLC, in fee.

Being the same premises which G&G Property Development, LLC by Deed dated 7/10/2018 and recorded 7/12/2018 in Montgomery County in Deed Book 6098 page 188 &c conveyed unto Padraic J. McHale and Pinar Tamer, in fee.

UNDER AND SUBJECT TO, nevertheless, all conveyances, exceptions, restrictions and conditions, which are contained in prior deed or other instruments of record in Montgomery County, Pennsylvania, all visible easements; municipal zoning ordinances; building code; laws, ordinances or governmental regulations relating to sewage disposal; and all laws, ordinances and regulations relating to subdivisions.

HAZARDOUS WASTE PROVISION: The Grantors herein certify that the land hereby conveyed have, to their knowledge, never been used for hazardous waste disposal as the term is used in Solid Waste Management Act No. 97 of 1980. This notice is given pursuant to requirements of Section No. 405 of said Act. (35 P.S. 6018-101, et seq.)

THIS DOCUMENT MAY (DOES) NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE (HAVE) THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This statement inserted pursuant to Act No. 431 of the Commonwealth of Pennsylvania of 1957 P.L. 984. The foregoing statement in and of itself shall not be construed to be an exception or reservation of the coal under the within described premises.]

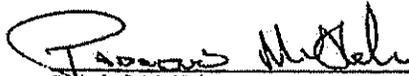
TOGETHER with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns forever. UNDER AND SUBJECT NEVERTHELESS, to the aforesaid certain building restrictions.

AND the said Grantors, for themselves, and their heirs do, by these presents, covenant, promise and agree, to and with the said Grantee, her heirs and assigns by these presents, that they, the said Grantors, and their heirs, all and plural the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, her heirs and assigns, against them, said Grantors, and their heirs, and against all and any person or persons whomsoever lawfully claiming or to claim the same or my part thereof, by, from, or under him, her, them, or my of then. shall and will warrant and forever defend.

IN WITNESS WHEREOF, the parties of the first part has hereunto set their hands and seals. Dated the day and year first above written.

Sealed and delivered in the presence of:

 (Seal)
Patrick J. McHale

 (Seal)
Pinar Turner

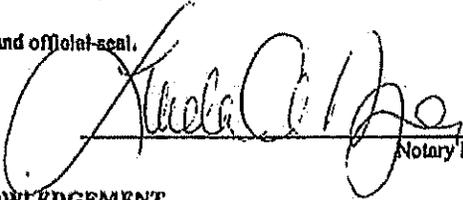
ACKNOWLEDGEMENT

Commonwealth of Pennsylvania :
County of Montgomery : SS

On this 23rd day of July, 2019, before me, the undersigned officer, personally appeared, **PADRAIC J. McHALE**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
LINDA A. BYRNE, Notary Public
Montgomery County
My Commission Expires December 23, 2022
Commission Number 1021541



Notary Public

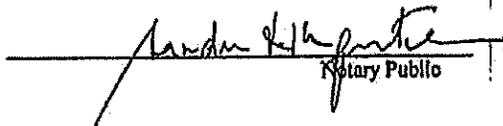
ACKNOWLEDGEMENT

Commonwealth of Pennsylvania :
County of Philadelphia : SS

On this 8th day of April, 2019, before me, the undersigned officer, personally appeared, **PINAR TAMER**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SANDRA V VILLAFUERTE
Notary Public
CITY OF PHILADELPHIA, PHILADELPHIA CNTY
My Commission Expires Sep 21, 2020



Notary Public

DEED

File #D258259DC

~~Parcel # 16-10-01321-00~~ *SRR*

PADRAIC J. McHALE AND PINAR TAMER

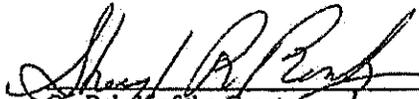
To

PADRAIC J. McHALE

Premises: 100-102 North Reber Road

**I certify the precise residence
address of the Grantee is:**

100-102 North Reber Road
Oaks, PA 19456


On Behalf of the Grantee

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
61-00-04390-60-7 UPPER PROVIDENCE
102 N REBER RD
MCHALE PADRAIC J & TAMER PINAR \$15.00
B 041 U 002 L 5 2101 DATE: 07/25/2019

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
61-00-04390-50-8 UPPER PROVIDENCE
100 N REBER RD
MCHALE PADRAIC J & TAMER PINAR \$15.00
B 041 U 001 L 2103 DATE: 07/25/2019

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
61-00-04231-00-1 UPPER PROVIDENCE
LOWER INDIAN HEAD RD
MCHALE PADRAIC J & TAMER PINAR \$15.00
B 040 U 008 L 2101 DATE: 07/25/2019

NEW RESIDENCE FOR MR. PATRICK McHALE & MS. PINAR TAMER 100 NORTH REBER ROAD OAKS, PA 19426 UPPER PROVIDENCE TOWNSHIP MONTGOMERY COUNTY, PA

D E V E R

KEY TO ABBREVIATIONS

ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (COMPLIANT)
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
AP	ACCESS PANEL
B.O.	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOB	BOTTOM OF BRICK
BOT	BOTTOM
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DEMO	DEMOLISH AND REMOVE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DPR	DIRT PICKUP RESISTANT
DWGS	DRAWINGS
EG	EMERGENCY GENERATOR
E.G.	FOR EXAMPLE
EIFS	EXTERIOR INSULATION & FINISHING SYSTEM
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FF	FINISH FLOOR
FIN	FINISH
FR	FIRE RATING
G4S	GLUED & SCREWED
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSONUM WALL BOARD
H	HIGH (HEIGHT)
HR	HOUR
INSUL	INSULATION
LOC	LOCATION
MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL
M.O.	MASONRY OPENING
MOD	MODIFIED
NC	NO CHANGE
NOM	NOMINAL
O.C.	ON CENTER
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
PVB	POLYETHYLENE VAPOR BARRIER
R	RISER(S)
REQ'D	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
STL	STEEL
T	TREAD(S)
THK	THICK
T.O.	TOP OF
TOB	TOP OF BEAM
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TYP	TYPICAL
UPS	UNINTERRUPTED POWER SUPPLY
VB	VAPOR BARRIER
W	WIDE (WIDTH)
W/	WITH

ARCHITECTURAL SYMBOLS

	BATT OR BLOWN INSULATION
	BRICK
	CEMENT BOARD
	CEMENTITIOUS FIRE PROOFING
	CONCRETE MASONRY UNIT
	CAST IN PLACE OR PRE-CAST CONCRETE
	EARTH: VIRGIN SOIL
	EARTH: DISTURBED SOIL
	EIFS IN SECTION
	EXT SHEATHING
	FIRE RETARDANT TREATED PLYWOOD
	GWB IN SECTION OR EIFS IN ELEVATION
	METAL, ALUMINUM, ETC.
	RIGID INSULATION
	ROCK
	SEMI-RIGID INSUL.
	STEEL
	STONE OR GRAVEL
	WOOD: NOMINAL DRESSED DIMENSIONS
	WOOD: SAW TO DIMENSION
	SECTION
	ELEVATION
	DETAIL
	REVISION NUMBER
	PRODUCT / MATERIAL / FINISH KEY

THE WORK IS LIMITED TO THE ARCHITECTURAL DESIGN OF THIS PROPERTY IMPROVEMENT. NO OTHER WORK IS INCLUDED IN THESE ARCHITECTURAL SERVICES.

SCOPE OF WORK

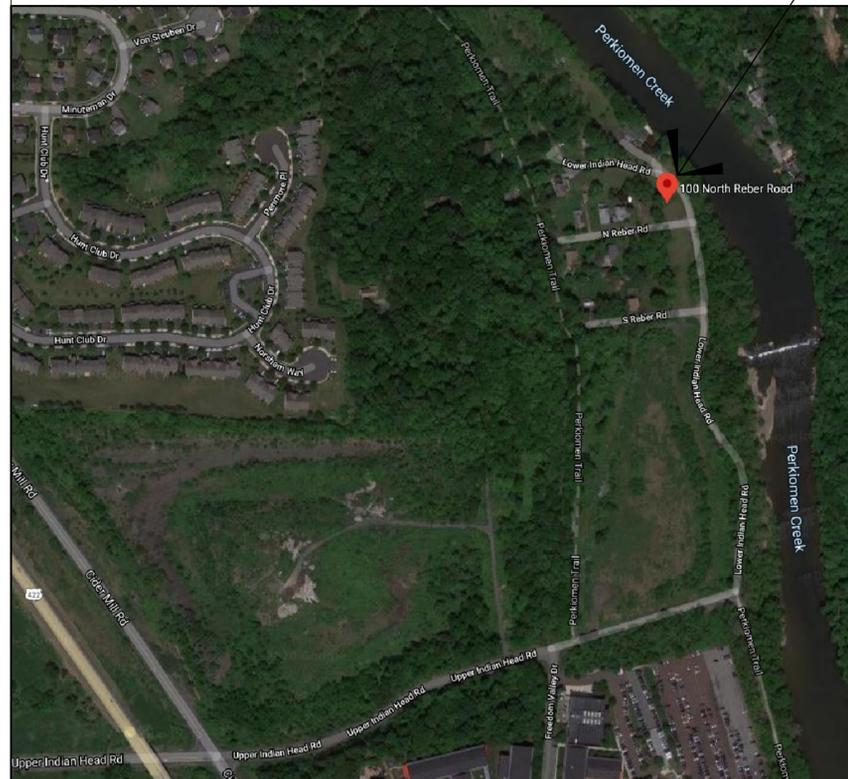
IMPORTANT NOTE:
ARCHITECT'S SCOPE OF WORK DOES NOT INCLUDE SITE INCLUDING CURBS, DRIVEWAYS, PARKING LOTS, AND LOADING AREAS, ETC. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL SITE INFO.

THE ARCHITECT DOES NOT HAVE CONTROL OVER OR CHARGE OF, NOR IS THE ARCHITECT 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 CONTRACTOR'S RIGHTS AND RESPONSIBILITIES UNDER THE CONTRACT DOCUMENTS.

THIS IS A PROJECT OF LIMITED SCOPE. THE ARCHITECT IS RESPONSIBLE ONLY FOR THOSE ASPECTS OF THE BUILDING SPECIFICALLY SHOWN ON THESE DOCUMENTS.

GENERAL CONTRACTOR'S RESPONSIBILITIES

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



LOCATION MAP
N.T.S.

DRAWING INDEX

SHEET NO.	SHEET NAME	PERMIT SET
ARCHITECTURAL		
A-000	COVER SHEET/DRAWING SHEET INDEX/LOCATION MAP	07/10/2020
A-00	SITE PLAN	
A-100	GENERAL NOTES	
A-101	FOUNDATION PLAN	
A-102	FIRST FLOOR PLAN	
A-103	SECOND FLOOR PLAN	
A-104	ROOF PLAN & DOOR SCHEDULE	
A-105	FOUNDATION POWER & LIGHTING PLAN	
A-106	FIRST FLOOR RCP, POWER & LIGHTING PLAN	
A-107	SECOND FLOOR RCP, POWER & LIGHTING PLAN	
A-200	BUILDING ELEVATIONS	
A-201	BUILDING ELEVATIONS	
A-300	BUILDING SECTIONS	
A-301	BUILDING SECTIONS	
A-302	BUILDING SECTIONS	
A-303	ENLARGED SECTIONS & DETAILS	

GENERAL NOTES

ALL CONSTRUCTION WORK SHALL COMPLY WITH APPLICABLE STATUTES, ORDINANCES, LAWS AND CODES OF ALL GOVERNING AND ADMINISTRATIVE AGENCIES WHO HAVE JURISDICTION OVER THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL PERMIT SUBMITTALS.

IT IS EACH CONTRACTOR'S RESPONSIBILITY TO TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF ALL STRUCTURAL AND CONSTRUCTION ELEMENTS DURING ALL PHASES.

CONTRACTORS SHALL HAVE CONTROL OVER OR CHARGE OF AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.

LARGE SCALE DETAILS GOVERN OVER SMALL DETAILS. USE DIMENSIONS ONLY ON DRAWINGS. DO NOT SCALE FROM DRAWINGS.

CONTRACTOR WILL BE RESPONSIBLE FOR ALL CONSTRUCTION DETAILS NOT SHOWN OR NOTED. CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF ALL EXISTING BUILDING ELEMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION OR PROCUREMENT OF DIMENSION-SPECIFIC MATERIALS.

CONTRACTOR SHALL MAINTAIN THE APPROPRIATE LIABILITY, BUILDER'S RISK AND WORKMAN'S COMPENSATION INSURANCE AS NECESSARY FOR THIS PROJECT, REQUIRED BY THE TOWNSHIP AND AS AGREED TO BY OWNER.

GENERAL CONTRACTOR WILL OBTAIN AND PAY FOR TOWNSHIP GENERAL BUILDING PERMITS. INDIVIDUAL TRADES ARE RESPONSIBLE FOR OBTAINING AND PAYING FOR THEIR INDIVIDUAL PERMITS.

ARCHITECT:

DEVER ARCHITECTS
22 REGENCY PLAZA
GLEN MILLS, PA 19380
610.358.2300
THOMAS DEVER

STRUCTURAL ENGINEER:

BAKER INGRAM & ASSOCIATES
366 EAST MAIN STREET
NEWARK, DE 19111
302.456.1151

ANY CIVIL AND MEP DESIGN SHALL BE THE RESPONSIBILITY OF THE ENGINEERING CONSULTANTS HIRED DIRECTLY BY THE OWNER.

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE ENGINEERS, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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THOMAS DEVER
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THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF PUBLIC HEALTH, SAFETY AND CONTRACTUAL OBLIGATION. THE ARCHITECT'S LIABILITY IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

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McHALE - TAMER
RESIDENCE
100 N REBER RD, OAKS
UPPER PROVIDENCE TOWNSHIP, PA

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DATE: 07/10/2020

REVISIONS:

DRAWN BY: GD

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:

COVER SHEET

DRAWING NO.:

A-000

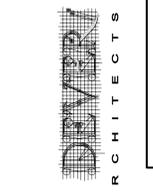
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1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN BASED UPON A SURVEY BY NAVE NEWELL, DATED 3/6/2020.
NAVE NEWELL
900 WEST VALLEY ROAD, SUITE 1100
WAYNE, PA 19081

ZONING AREA, WIDTH, YARD, AND HEIGHT REGULATIONS: R-1 RESIDENTIAL-AGRICULTURAL DISTRICT			
	PERMITTED	EXISTING	PROPOSED
LOT AREA (MINIMUM)	43,560 SF	10,467 SF	10,467 SF
BUILDING COVERAGE	10%	11% (EST.)	23%
LOT WIDTH (MINIMUM)	150'	140'-9"	140'-9"
FRONT YARD	40'	20'	20'
SIDE YARD (COMBINED)	60'	60'	60'
SIDE YARD (MINIMUM)	20'	5' (EST.)	5'
REAR YARD	50'	50'	50'
BUILDING HEIGHT	35'	< 35'	< 35'



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THOMAS J. DEVER
REGISTERED PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA
LICENSE NO. 00000004
EXPIRES 12/31/2024
P.A.#24-00000004
N.Y.#13315 D.O.#18-1423
N.Y.#13315 D.O.#18-1423
P.A.#24-00000004
V.A.#24-00000004

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MCHALE-TAMER
RESIDENCE
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UPPER PROVIDENCE TOWNSHIP, PA

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DATE: 01/10/2020

REVISIONS:

DRAWN BY: J61

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

DRAWING NO.:

A-010
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GENERAL NOTES

1. DESIGN LIVE LOADS:

ROOF FLOOR	20 PSF
LIVING BEDROOMS	40 PSF
DECKS	30 PSF
DECKS	40 PSF
WIND	90 MPH

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE. USE EDITION ADOPTED BY AGENCY HAVING JURISDICTION.

3. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND PROTECTION REQUIRED TO STABILIZE AND PROTECT EXISTING CONSTRUCTION THROUGHOUT THE COURSE OF THE PROJECT.

4. FOOTINGS HAVE BEEN DESIGNED BASED ON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF. GENERAL CONTRACTOR TO RETAIN THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO FIELD VERIFY MINIMUM ALLOWABLE BEARING CAPACITY AND SUITABILITY OF THE SUBGRADE FOR THE PROPOSED BUILDING.

5. PLACE FOOTINGS ON FIRM, DRY, NON-FROZEN SUBGRADE. REMOVE SOFT SOILS ENCOUNTERED DURING EXCAVATION FOR FOOTINGS. BACKFILL THESE EXCAVATIONS AND AREAS REQUIRING STRUCTURAL FILL WITH CLEAN, MOIST, GRANULAR SELECT PLACED IN 8" MAXIMUM LIFTS. COMPACT TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D1557). BACKFILL AND COMPACT EVENLY ON BOTH SIDES OF CRAWL SPACE AND BASEMENT WALLS PRIOR TO FRAMING FIRST FLOOR. DO NOT BACKFILL BASEMENT WALLS UNTIL FIRST FLOOR FRAMING HAS BEEN COMPLETED.

6. CONCRETE: COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION). COMPRESSIVE STRENGTH @ 28 DAYS:

FOOTINGS - 3000 PSI
SLABS - 4000 PSI

AIR ENTRAINMENT: ASTM C260. AIR ENTRAIN ALL EXTERIOR CONCRETE. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS. WELDED WIRE FABRIC: ASTM A185

7. CONCRETE MASONRY: COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 531.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION). HOLLOW LOAD BEARING (H.L.B.): ASTM C90 GRADE N, TYPE I UNITS. COMPRESSIVE STRENGTH: $f_m = 1500$ PSI MINIMUM. MORTAR: ASTM C270, TYPE S FOR FOUNDATION AND RETAINING WALLS. ASTM C270, TYPE N FOR ABOVE GRADE, LOAD BEARING WALLS. PROVIDE FULLY BEDDED JOINTS.

GROUT: ASTM C476 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS. UNLESS OTHERWISE NOTED. TERMINATE AT WALL CONTROL JOINTS. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS.

8. BRICK MASONRY: COMPLY WITH BRICK INSTITUTE OF AMERICA (BIA) "BUILDING CODE REQUIREMENTS FOR ENGINEERING BRICK MASONRY". FACE BRICK: ASTM C216. MORTAR: ASTM C270, TYPE S. VENEER ANCHORS FOR STUD BACKUP: #4B D10 OR EQUAL

9. STRUCTURAL STEEL: COMPLY WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION).

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

STRUCTURAL STEEL SHAPES: ASTM A992
STEEL BARS, ANGLES AND PLATES: ASTM A36.

FASTENERS: ASTM A325N
ANCHOR BOLTS: ASTM A307
PRIMER PAINT: FABRICATORS STANDARD RUST INHIBITING PRIMER.

FULL DEPTH CONNECTIONS ARE TO BE USED ON ALL GIRDER AND BEAM CONNECTIONS TO COLUMNS. BOLTS TO BE AT 3" O.C. VERTICAL.

PROVIDE A MINIMUM 3/8" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS.

GALVANIZE: ASTM A123 FOR SHAPES AND ASSEMBLIES, ASTM A153 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS. SEE PLAN FOR MEMBERS TO BE GALVANIZED.

WELDS: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE". GROUT FOR BASE PLATES: NON-SHRINK, HIGH EARLY STRENGTH.

RUNCH HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEB) FOR BOLTING OF WOOD BRACKING (9/16" DIA. HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END).

SUBMIT STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

SEE FRAMING NOTES FOR MASONRY VENEER LINTELS.

10. WOOD FRAMING: COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (LATEST EDITION).

WOOD FRAMING: #2 S-P-F OR BETTER

PLYWOOD: GROUP 1 APA RATED SHEATHING, MINIMUM SPAN RATING OF 32/16, MINIMUM 4 PLY, EXPOSURE 1. USE 3/4" NOMINAL THICKNESS FOR FLOOR, 5/8" FOR ROOFS, AND 1/2" FOR WALLS, UNLESS OTHERWISE NOTED. FOR FLOORS, USE TONGUE AND GROOVE PLYWOOD GLUED AND NAILED. FOR ROOFS, USE PLYWOOD CLIPS AT ALL UNSUPPORTED BUTT JOINTS.

WOOD EXPOSED TO THE ENVIRONMENT, WOOD BOLTED TO CONCRETE OR MASONRY AND WOOD DESIGNATED "TRTD" SHALL BE #2 SOUTHERN PINE OR BETTER. PRESURE IMPREGNATED WITH AMMONIACAL COPPERQUATERNARY AMMONIUM (ACQ) IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD C2.

17. LVL AND PSL BEAMS: MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY TRUS JOIST MACMILLAN OR EQUIVALENT. MINIMUM DESIGN STRESSES: F_b: 2800 PSI, F_v: 205 PSI, E: 2,000,000 PSI. MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O.). ALL MULTI-PLY BEAMS SHALL BE BOLTED WITH 5/8" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.O.). ALL PSL'S EXPOSED TO THE ENVIRONMENT OR AS NOTED SHALL BE GALVANIZED TO THE APPROPRIATE LEVEL. GAP FLASH WHERE WATER WILL COME IN CONTACT WITH THE BEAM.

FRAMING NOTES

1. NAIL IN ACCORDANCE WITH RECOMMENDED WOOD FASTENING SCHEDULE IN APPLICABLE BUILDING CODE. PROVIDE BLOCKING, BRIDGING, AND BRACING PER SAME CODE. AT A MINIMUM, PROVIDE BRIDGING AT EACH END OF JOIST, AND ONE ROW OF SOLID BRIDGING AT MIDSPAN FOR JOISTS 10' OR GREATER IN SPAN. PROVIDE SOLID BRIDGING BELOW ALL INTERIOR BEARING PARTITIONS.

2. FASTENERS: JOIST HANGERS, HURRICANE CLIPS, POST BASES, AND OTHER FRAMING SPECIALTIES ARE TO BE AS MANUFACTURED BY SIMPSON, USP OR EQUAL, AND ARE TO BE USED ONLY IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. ALL FASTENERS TO BE 16 GAUGE MINIMUM UNLESS NOTED OTHERWISE. PROVIDE GALVANIZED FINISH UNLESS NOTED OTHERWISE.

3. FRAMING ANCHORS AND HOLD DOWNS:
- FOUR 12d TOE NAILS PLUS SIMPSON H3 OR EQUAL AT EACH END OF ALL JOISTS AND RAFTERS BEARING ON EXTERIOR WALLS OR BEAMS.

4. JOIST HANGERS: MINIMUM 16 GAUGE, SIZE AND PROFILE TO SUIT APPLICATION (UNLESS OTHERWISE NOTED). PROVIDE HANGERS FOR ALL FLUSH FRAMED JOISTS.

5. ALL COLUMNS IN INTERIOR WALLS TO BE (3) 2x4 UNLESS OTHERWISE NOTED. NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10d NAILS AT 6" O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 6" O.C. VERTICALLY.

6. ALL COLUMNS IN EXTERIOR WALLS TO BE (3) 2x6 UNLESS OTHERWISE NOTED. NAIL EACH FACE OF EACH STUD TO ADJACENT STUD WITH (2) 10d NAILS AT 6" O.C. NAIL SHEATHING TO EACH EDGE OF EACH PLY OF BUILT-UP COLUMN AT 6" O.C. VERTICALLY.

7. ALL EXTERIOR POSTS TO BE TREATED 6x6 (U.N.O.). NOTCH TOP OF POST FOR BEAM BEARING (3" MAX) AND THRU BOLT BEAM TO POST WITH (2) 1/2" DIA. GALVANIZED BOLTS. AS AN ALTERNATE, PROVIDE COLUMN CAP CONNECTION WITH SIMPSON AC SERIES OR EQUIVALENT.

8. PROVIDE SOLID BLOCKING BELOW ALL COLUMNS, TO TRANSFER LOAD DIRECTLY TO FRAMING.

9. PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST SPAN.

10. PROVIDE DOUBLE JOIST AROUND ALL FLOOR AND ROOF OPENINGS (U.N.O.).

11. ALL MULTI-PLY BEAMS SHALL BE NAILED WITH 3 ROWS OF 10d NAILS AT 8" O.C. STAGGERED. BEAMS LOADED ON ONE FACE ONLY SHALL BE BOLTED WITH 1/2" DIA. BOLTS AT 16" O.C. STAGGERED (U.N.O.).

12. BALLOON FRAME ALL END WALLS WITH CATHEDRAL CEILING (U.N.O.).

13. FASTEN GABLE END WALL STUDS TO CEILING DIAPHRAGM BY FASTENING NAILER TO EACH STUD AND BY FASTENING CEILING TO NAILER WITH 8d NAILS AT 6" O.C.

14. WHERE DECKS FASTEN TO HOUSE FRAMING, PROVIDE CONTINUOUS TREATED LEDGER THRU BOLTED TO FLOOR STRUCTURE WITH TWO 1/2" DIAMETER BOLTS AT 16" O.C. PROVIDE HOT DIPPED GALVANIZED JOIST HANGERS TO LEDGER.

15. ENTIRE "LOVER" ROOF IS TO BE SHEATHED PRIOR TO INSTALLING OVERFRAMING.

16. ALL FLUSH FRAMED PSL BEAM TO PSL BEAM CONNECTIONS TO BE FASTENED WITH BEAM HANGERS TO BE DESIGNED AND PROVIDED BY PSL MANUFACTURER, UNLESS A SPECIFIC CONNECTOR IS CALLED FOR.

17. ALL EXTERIOR WALLS, UNLESS OTHERWISE NOTED, TO BE 2x6 STUDS AT 16" O.C. WITH 1/2" A.P.A. RATED GROUP 1 SHEATHING. BLOCK ALL UNSUPPORTED EDGES. NAIL ALL PANEL EDGES WITH 8d NAILS AT 4" O.C. AND INTERMEDIATE STUDS WITH 8d NAILS AT 6" O.C.

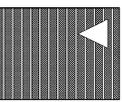
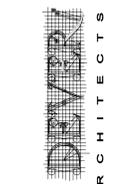
18. LINTEL SCHEDULE UNLESS OTHERWISE NOTED ON PLAN:

	ROUGH OPENING	LINTEL
2x6 WALLS	4'-0" 6'-0" >6'-0"	(3) 2x8 WITH 2 LAYERS OF 1/2" PLYWOOD (3) 2x10 WITH 2 LAYERS OF 1/2" PLYWOOD (3) 2x12 WITH 2 LAYERS OF 1/2" PLYWOOD
2x4 WALLS	4'-0" 6'-0" >6'-0"	(2) 2x8 WITH 1 LAYER OF 1/2" PLYWOOD (2) 2x10 WITH 1 LAYER OF 1/2" PLYWOOD (2) 2x12 WITH 1 LAYER OF 1/2" PLYWOOD

MASONRY VENEER LINTELS:

MASONRY OPENINGS UP TO 4'-0": L3 1/2 x 3 1/2 x 5/16
MASONRY OPENINGS 4'-0" TO 6'-0": L4 x 3 1/2 x 5/16 LLV
MASONRY OPENINGS 6'-0" TO 8'-0": L5 x 3 1/2 x 5/16 LLV
MASONRY OPENINGS 8'-0" TO 10'-0": L6 x 3 1/2 x 5/16 LLV

GALVANIZE ALL LINTELS. PROVIDE 8" BEARING EACH END. FOR LINTELS WITH MASONRY >6'-0", PROVIDE 9/16" HOLE IN VERTICAL LEG AT



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DATE: 07/10/2020

REVISIONS:

DRAWN BY: GD

CHECKED BY: ...

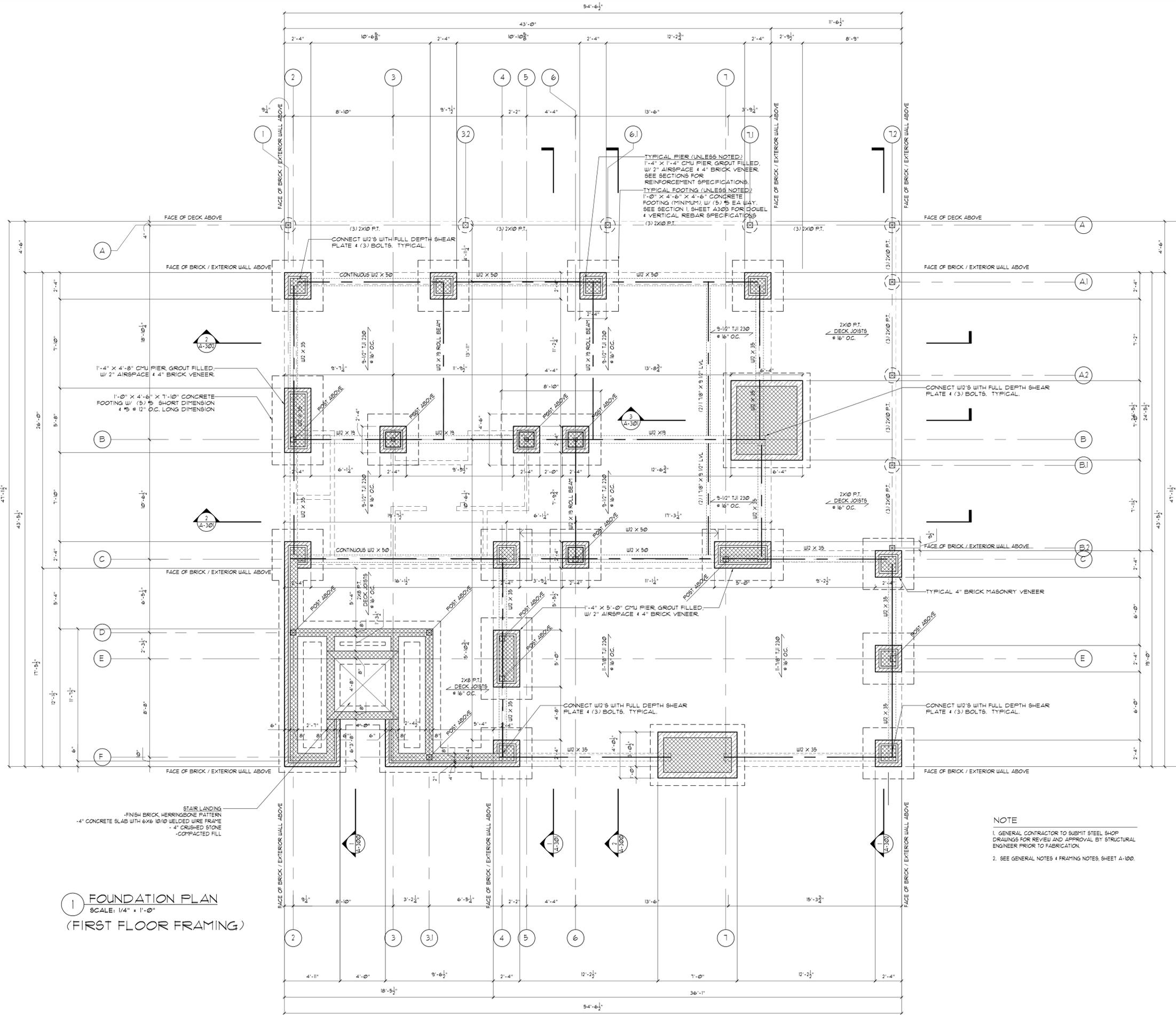
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PROJECT #: 18041

SHEET TITLE:

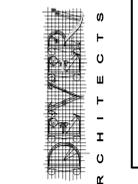
GENERAL NOTES

DRAWING NO:
A-100
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1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 (FIRST FLOOR FRAMING)

NOTE
 1. GENERAL CONTRACTOR TO SUBMIT STEEL SHOP DRAWINGS FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER PRIOR TO FABRICATION.
 2. SEE GENERAL NOTES & FRAMING NOTES, SHEET A-100.



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DATE: 07/10/2020

REVISIONS:

DRAWN BY: GD

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:
FOUNDATION PLAN

DRAWING NO:
A-101
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THOMAS J. DEVER
REGISTERED PROFESSIONAL ARCHITECT
No. 24242, State of Pennsylvania

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DATE: 01/10/2020

REVISIONS:

DRAWN BY: J61

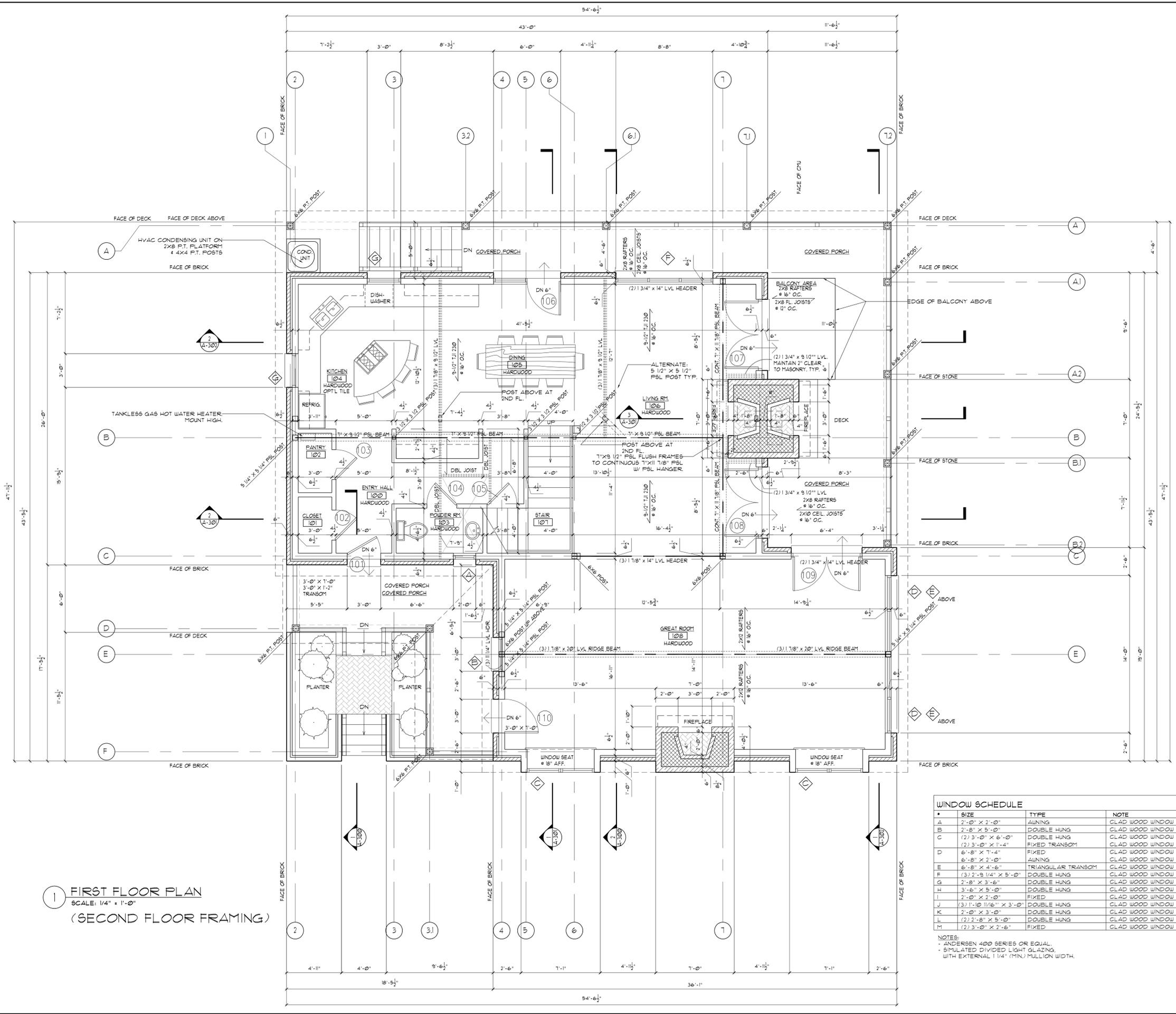
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SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:
FIRST FLOOR PLAN

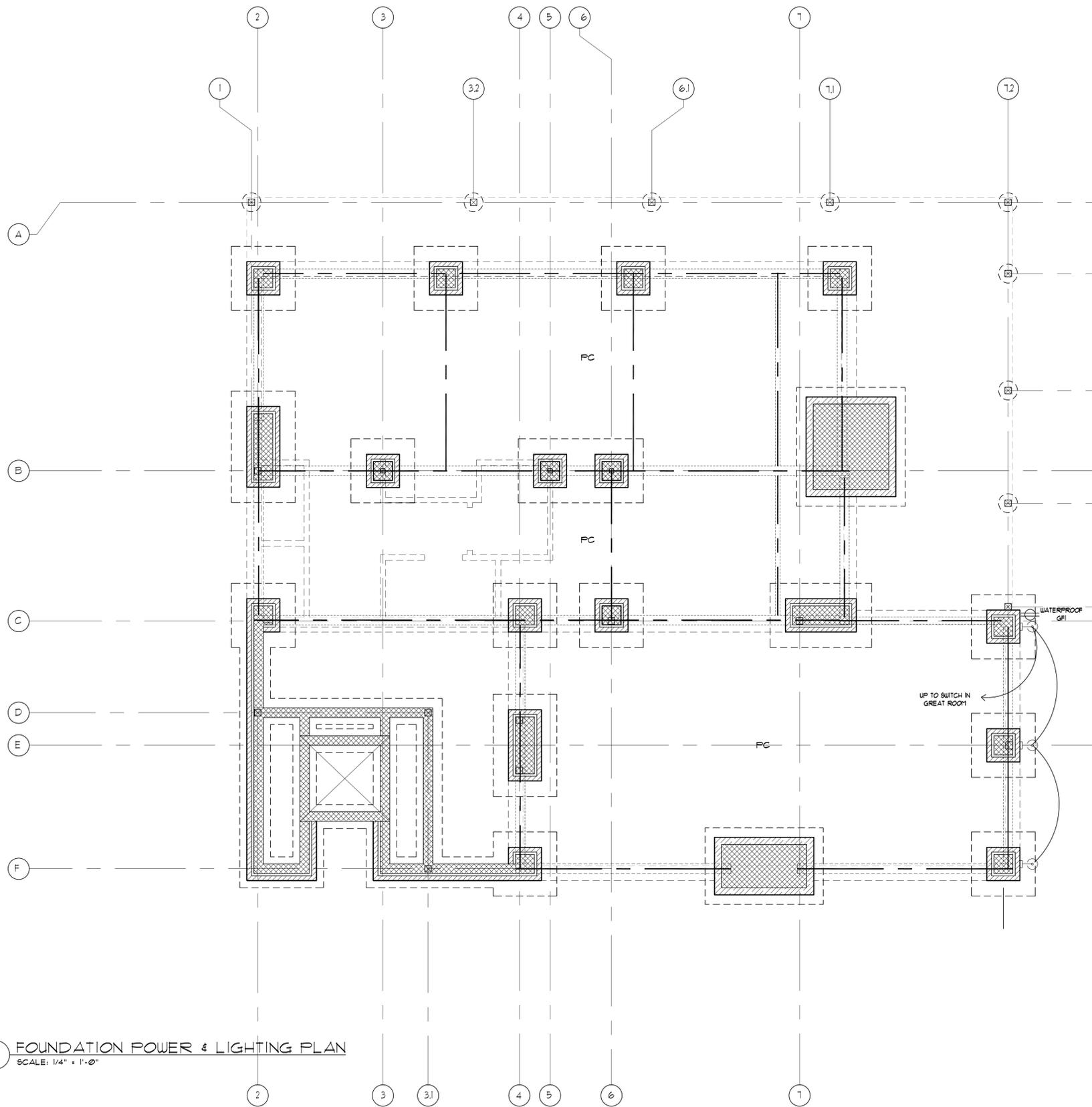
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A-102
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
(SECOND FLOOR FRAMING)

NO.	SIZE	TYPE	NOTE	HEAD HEIGHT
A	2'-0" x 2'-0"	AWNING	CLAD WOOD WINDOW	7'-0"
B	2'-8" x 5'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	7'-0"
C	(2) 3'-0" x 6'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	9'-4"
	(2) 3'-0" x 1'-4"	FIXED TRANSOM	CLAD WOOD WINDOW	
D	6'-8" x 7'-4"	FIXED	CLAD WOOD WINDOW	11'-9"
	6'-8" x 2'-0"	AWNING	CLAD WOOD WINDOW	
E	6'-8" x 4'-6"	TRIANGULAR TRANSOM	CLAD WOOD WINDOW	V.F.
F	(3) 2'-9 1/4" x 5'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	7'-0"
G	2'-8" x 3'-6"	DOUBLE HUNG	CLAD WOOD WINDOW	7'-0"
H	3'-6" x 5'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	8'-0"
I	2'-0" x 2'-0"	FIXED	CLAD WOOD WINDOW	16'-0"
J	(3) 1'-10 1/16" x 3'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	8'-6"
K	2'-0" x 3'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	8'-6"
L	(2) 2'-8" x 5'-0"	DOUBLE HUNG	CLAD WOOD WINDOW	8'-6"
M	(2) 3'-0" x 2'-6"	FIXED	CLAD WOOD WINDOW	10'-0"

NOTES:
 - ANDERSEN 400 SERIES OR EQUAL.
 - SIMULATED DIVIDED LIGHT GLAZING WITH EXTERNAL 1 1/4" (MIN.) MULLION WIDTH.



1 FOUNDATION POWER & LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

§ SINGLE POLE SWITCH	⊕ JUNCTION BOX
§ ₃ 3-WAY SWITCH	⊖ EXHAUST FAN
§ ₄ 4-WAY SWITCH	GFI GROUND FAULT INTERRUPTER
⊕ OUTLET	PC FULL CHAIN FIXTURE
⊕ SWITCH OUTLET	dim DIMMER
⊕ DEDICATED OUTLET	WP WEATHER PROOF
⊕ WIRING	⊕ CEILING FAN
⊕ PENDANT LIGHT	⊕ 4-TUBE 40 W. FLUOR. FIXT.
⊕ RECESSED LIGHT FIXT.	— LINEAR LED FIXTURE
⊕ WALL MOUNTED FIXTURE	⊕ FLOOD LIGHTS
⊕ CHANDELIER	⊕ DISCONNECT
⊕ SD SMOKE DETECTOR	⊕ RECESSED LIGHT ADJUSTABLE
⊕ SCD SMOKE & CO DETECTOR	⊕ RETURN OUTLET DIFFUSER IN WALL
⊕ HRD HEAT RISER DETECTOR	⊕ SUPPLY OUTLET DIFFUSER IN WALL
⊕ SUPPLY OUTLET DIFFUSER	
⊕ RETURN OUTLET DIFFUSER	

NOTE:
TO BE INCLUDED IN THE BID. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PHONE, DATA AND CABLE TV LOCATIONS THRU-OUT THE HOUSE WITH OWNER.

RECESS LIGHT NOTES:
ALL RECESS LIGHTS MUST COMPLY WITH N1102.4.5-RECESSED LIGHTING ASTM E 283 FOR AIR LEAKAGE AND I104-LIGHTING EQUIPMENT - MIN. 50% OF LAMPS PERMANENTLY INSTALLED LIGHTING FIXTURE SHALL BE HIGH EFFICACY LAMPS.

LIGHTING SCHEDULE

TYPE	NOTES
A 6" RECESSED	LED, COORDINATE SELECTION WITH OWNER
B 4" RECESSED	LED, COORDINATE SELECTION WITH OWNER
C 6" RECESSED DIRECTIONAL	LED, COORDINATE SELECTION WITH OWNER
D WALL SCONCE	COORDINATE SELECTION WITH OWNER, VARIES
E PENDANT	COORDINATE SELECTION WITH OWNER, VARIES
F EXHAUST FAN W/ LIGHT	COORDINATE SELECTION WITH OWNER
G CEILING FAN W/ LIGHT	COORDINATE SELECTION WITH OWNER, VARIES
H Vanity LIGHT	COORDINATE SELECTION WITH OWNER, VARIES
I UNDER CABINET LIGHTING	LINEAR LED, COORDINATE SELECTION WITH OWNER
J 6" RECESSED ANGLED	COORDINATE SELECTION WITH OWNER

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jivins@deverarchitects.com



THOMAS J. DEVER
REGISTERED PROFESSIONAL ARCHITECT
No. 12543, State of Pennsylvania

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF PUBLIC WELFARE. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MCHALE-TAMER
RESIDENCE
100 N REBER RD, OAKS
UPPER PROVIDENCE TOWNSHIP, PA

CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

DATE: 07/10/2020

REVISIONS:

DRAWN BY: GD

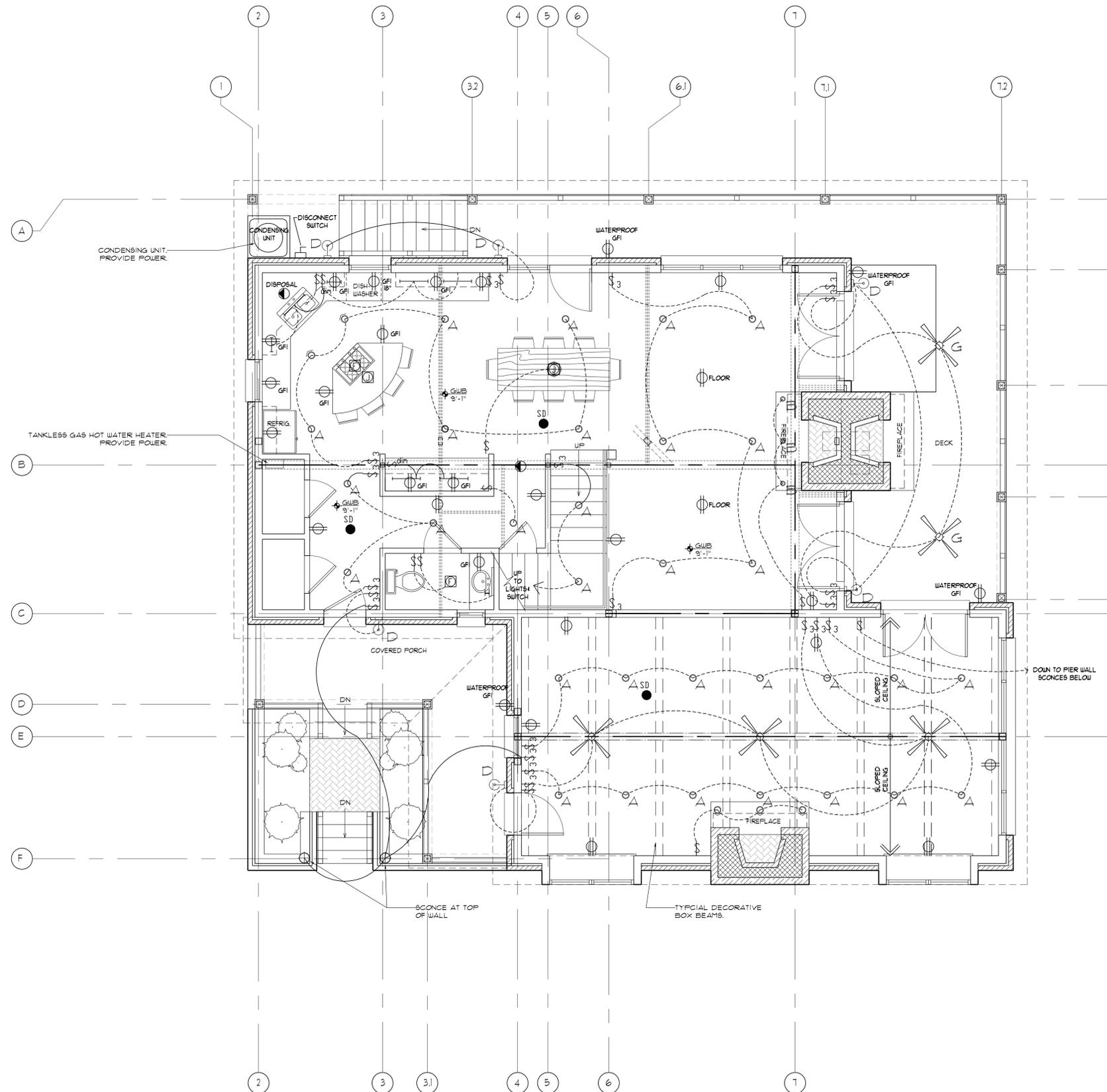
CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:
FOUNDATION
POWER &
LIGHTING PLAN

DRAWING NO:
A-105
©2020



1 FIRST FLOOR POWER & LIGHTING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

⌚ SINGLE POLE SWITCH	⊞ JUNCTION BOX
⌚ ₃ 3-WAY SWITCH	⊞ EXHAUST FAN
⌚ ₄ 4-WAY SWITCH	⊞ GFI GROUND FAULT INTERRUPTER
⊞ OUTLET	⊞ PC FULL CHAIN FIXTURE
⊞ SWITCH OUTLET	dim DIMMER
⊞ DEDICATED OUTLET	⊞ WP WEATHER PROOF
⊞ WIRING	⊞ CEILING FAN
⊞ PENDANT LIGHT	⊞ 4-TUBE 40 W. FLUOR. FIXT.
⊞ RECESSED LIGHT FIXT.	⊞ LINEAR LED FIXTURE
⊞ G-0 WALL MOUNTED FIXTURE	⊞ FLOOD LIGHTS
⊞ CHANDELIER	⊞ DISCONNECT
⊞ SD SMOKE DETECTOR	⊞ RECESSED LIGHT ADJUSTABLE
⊞ SCD SMOKE & CO DETECTOR	⊞ RETURN OUTLET DIFFUSER IN WALL
⊞ HRD HEAT RISER DETECTOR	⊞ SUPPLY OUTLET DIFFUSER IN WALL
⊞ SUPPLY OUTLET DIFFUSER	
⊞ RETURN OUTLET DIFFUSER	

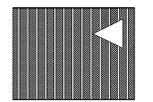
NOTE:
TO BE INCLUDED IN THE BID. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF ALL PHONE, DATA AND CABLE TV LOCATIONS THRU-OUT THE HOUSE WITH OWNER.

RECESS LIGHT NOTES:
ALL RECESS LIGHTS MUST COMPLY WITH N102.4.5-RECESSED LIGHTING ASTM E 283 FOR AIR LEAKAGE AND I104-LIGHTING EQUIPMENT - MIN. 50% OF LAMPS PERMANENTLY INSTALLED LIGHTING FIXTURE SHALL BE HIGH EFFICACY LAMPS.

LIGHTING SCHEDULE

TYPE	NOTES
A 6" RECESSED	LED, COORDINATE SELECTION WITH OWNER
B 4" RECESSED	LED, COORDINATE SELECTION WITH OWNER
C 6" RECESSED DIRECTIONAL	LED, COORDINATE SELECTION WITH OWNER
D WALL SCONCE	COORDINATE SELECTION WITH OWNER VARIES
E PENDANT	COORDINATE SELECTION WITH OWNER VARIES
F EXHAUST FAN W/ LIGHT	COORDINATE SELECTION WITH OWNER
G CEILING FAN W/ LIGHT	COORDINATE SELECTION WITH OWNER VARIES
H VANTY LIGHT	COORDINATE SELECTION WITH OWNER VARIES
I UNDER CABINET LIGHTING	LINEAR LED, COORDINATE SELECTION WITH OWNER
J 6" RECESSED ANGLED	COORDINATE SELECTION WITH OWNER

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610.358.2300
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THOMAS J. DEVER
REGISTERED PROFESSIONAL ARCHITECT
NO. 1000000004
STATE OF PENNSYLVANIA

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF PUBLIC WELFARE. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS UNDERTAKEN UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MCHALE-TAMER
RESIDENCE
100 N REBER RD, OAKS
UPPER PROVIDENCE TOWNSHIP, PA

CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

DATE: 07/10/2020

REVISIONS:

DRAWN BY: GD

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:

FIRST FLOOR
RCP, POWER &
LIGHTING PLAN

DRAWING NO.:

A-106

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THOMAS J. DEVER
REGISTERED PROFESSIONAL ARCHITECT
NO. 100000004
STATE OF PENNSYLVANIA
EXPIRES 12/31/2024

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MCHALE-TAMER
RESIDENCE
100 N REBER RD, OAKS
UPPER PROVIDENCE TOWNSHIP, PA

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DATE: 07/10/2020

REVISIONS:

DRAWN BY: GD

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

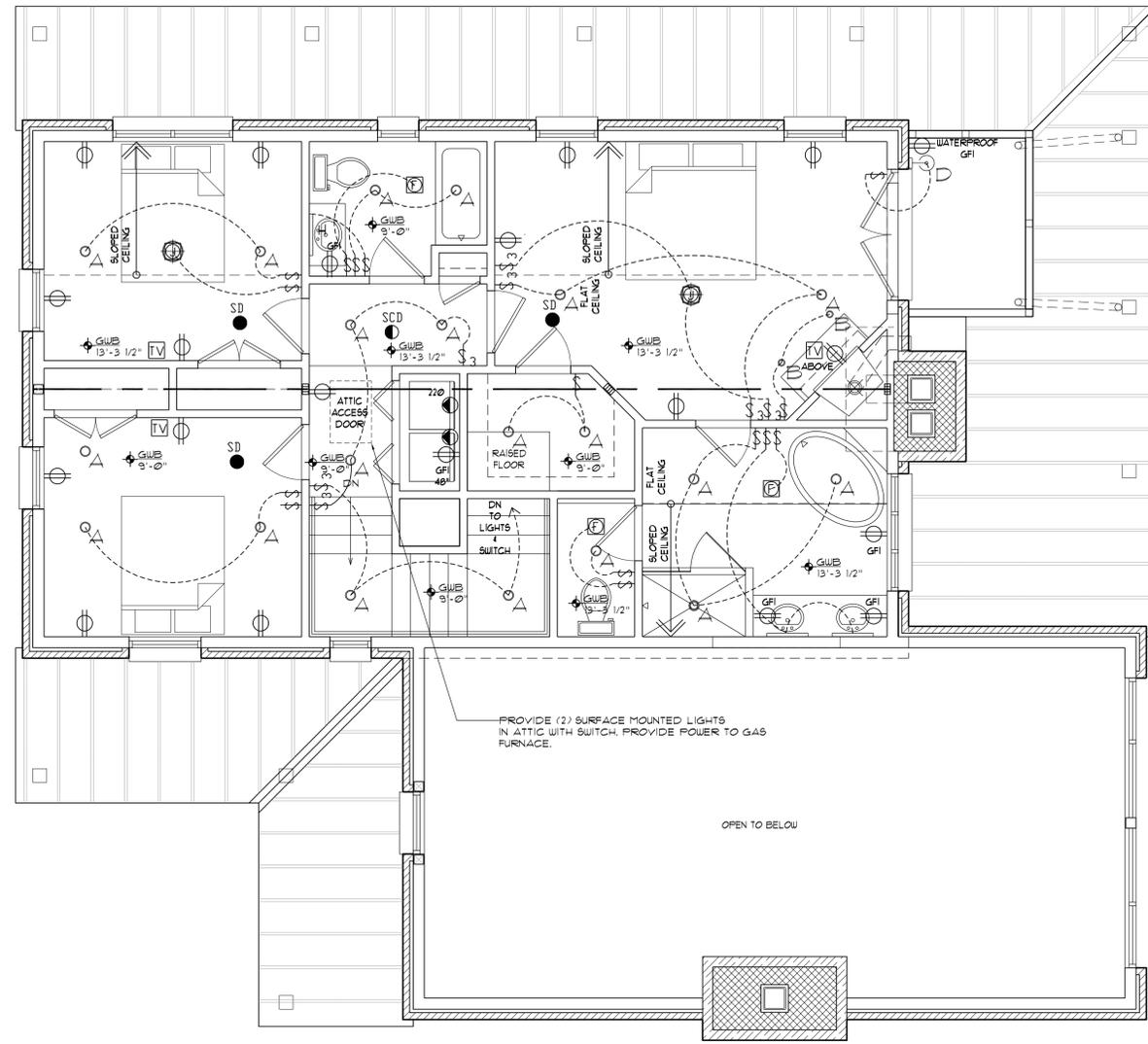
SHEET TITLE:

SECOND FLOOR
RCP, POWER
& LIGHTING PLAN

DRAWING NO.:

A-101

©2020



LEGEND

§	SINGLE POLE SWITCH	⊠	JUNCTION BOX
§ ₃	3-WAY SWITCH	⊞	EXHAUST FAN
§ ₄	4-WAY SWITCH	⊞	GFI GROUND FAULT INTERRUPTER
⊞	OUTLET	PC	FULL CHAIN FIXTURE
⊞	SWITCH OUTLET	dim	DIMMER
⊞	DEDICATED OUTLET	WP	WEATHER PROOF
---	WIRING	⊞	CEILING FAN
⊞	PENDANT LIGHT	⊞	4-TUBE 40 W. FLUOR. FIXT.
⊞	RECESSED LIGHT FIXT.	---	LINEAR LED FIXTURE
⊞	WALL MOUNTED FIXTURE	⊞	FLOOD LIGHTS
⊞	CHANDELIER	⊞	DISCONNECT
SD	SMOKE DETECTOR	⊞	RECESSED LIGHT ADJUSTABLE
SD	SMOKE + CO DETECTOR	⊞	RETURN OUTLET DIFFUSER IN WALL
HRD	HEAT RISER DETECTOR	⊞	SUPPLY OUTLET DIFFUSER IN WALL
⊞	SUPPLY OUTLET DIFFUSER		
⊞	RETURN OUTLET DIFFUSER		

NOTE:
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LIGHTING SCHEDULE

TYPE	NOTES
A 6" RECESSED	LED. COORDINATE SELECTION WITH OWNER
B 4" RECESSED	LED. COORDINATE SELECTION WITH OWNER
C 6" RECESSED DIRECTIONAL	LED. COORDINATE SELECTION WITH OWNER
D WALL SCONCE	COORDINATE SELECTION WITH OWNER VARIES
E PENDANT	COORDINATE SELECTION WITH OWNER VARIES
F EXHAUST FAN W/ LIGHT	COORDINATE SELECTION WITH OWNER
G CEILING FAN W/ LIGHT	COORDINATE SELECTION WITH OWNER VARIES
H VANTY LIGHT	COORDINATE SELECTION WITH OWNER VARIES
T UNDER CABINET LIGHTING	LINEAR LED. COORDINATE SELECTION WITH OWNER
J 6" RECESSED ANGLED	COORDINATE SELECTION WITH OWNER

1 SECOND FLOOR POWER & LIGHTING PLAN
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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 jivins@deverarchitects.com



THOMAS J. DEVER
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF PENNSYLVANIA
 NO. 124833

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF PUBLIC WELFARE. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT. THESE DRAWINGS ARE PRELIMINARY AND NOT OFFICIAL UNTIL SIGNED AND SEALED.

IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

MCHALE-TAMER
RESIDENCE
 100 N REBER RD, OAKS
 UPPER PROVIDENCE TOWNSHIP, PA

CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

DATE: 01/10/2020

REVISIONS:

DRAWN BY: J61

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:
BUILDING ELEVATIONS

DRAWING NO:
A-200
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THOMAS J. DEVER
REGISTERED PROFESSIONAL ARCHITECT
PA#002668-X
PA#002668-X
PA#002668-X

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE PUBLIC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

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MCHALE-TAMER
RESIDENCE
100 N REBER RD, OAKS
UPPER PROVIDENCE TOWNSHIP, PA

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DATE: 01/10/2020

REVISIONS:

DRAWN BY: JI / GD

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:
BUILDING ELEVATIONS

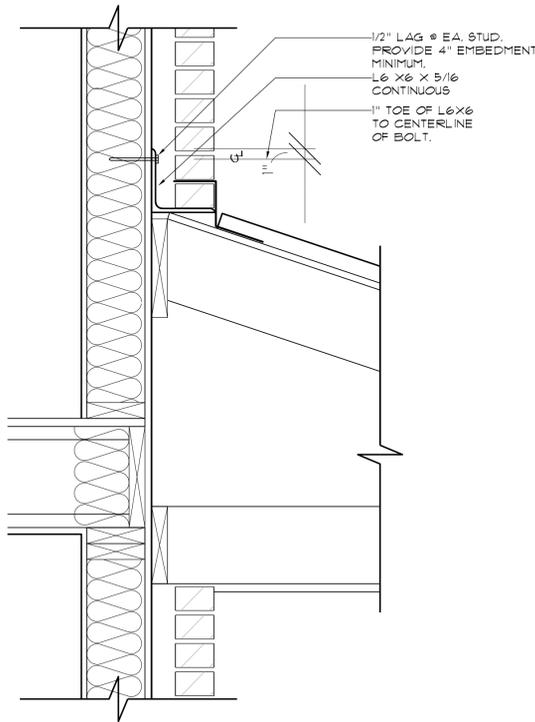
DRAWING NO.:
A-201
©2020

1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

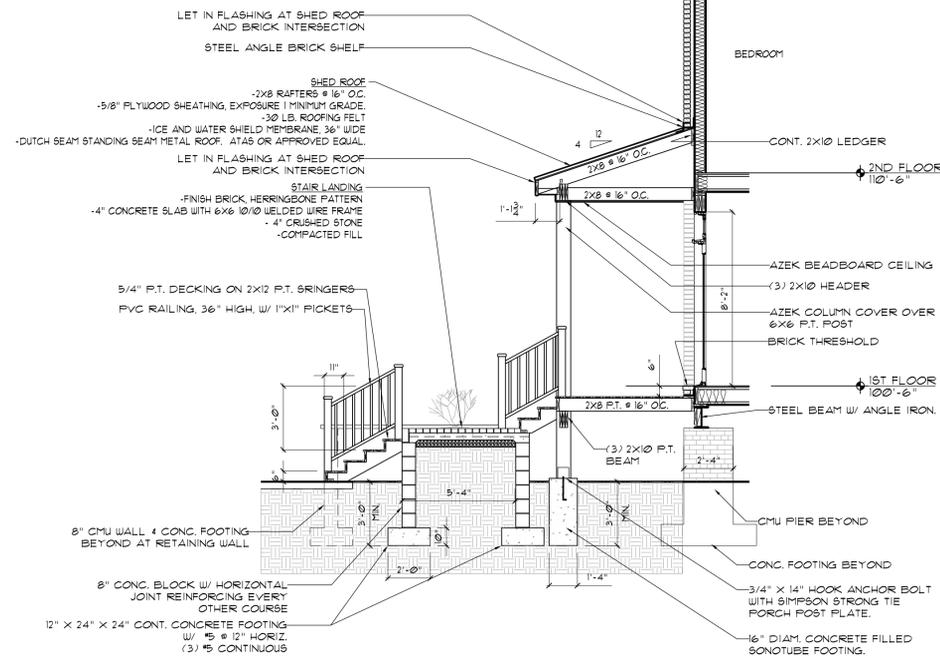


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

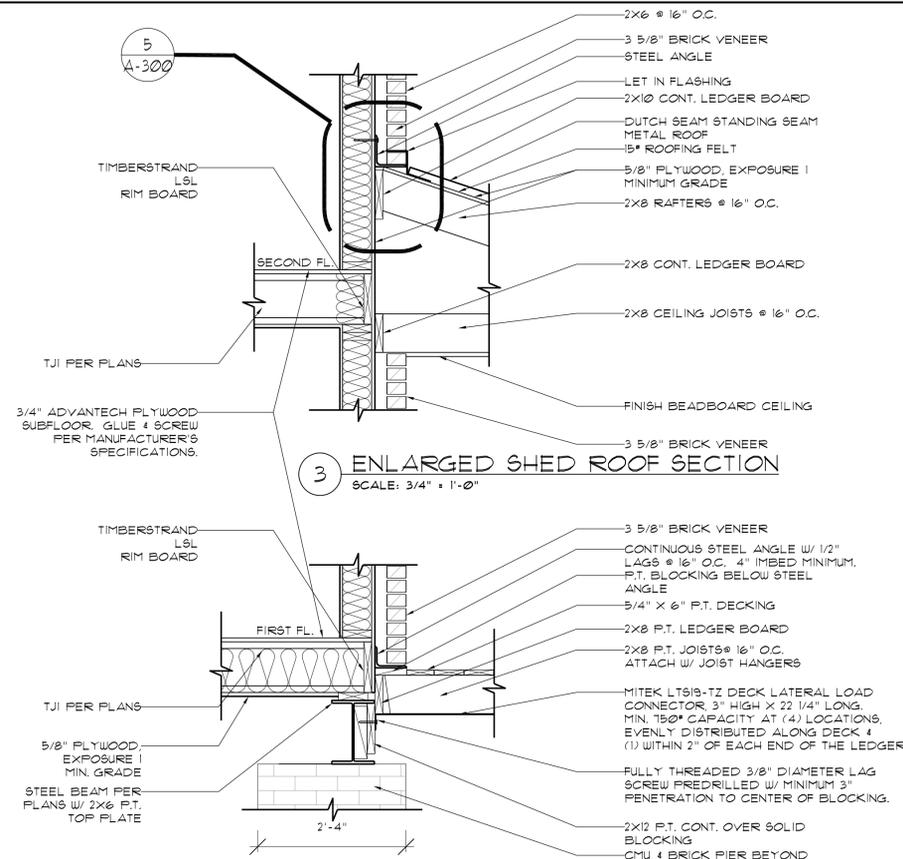




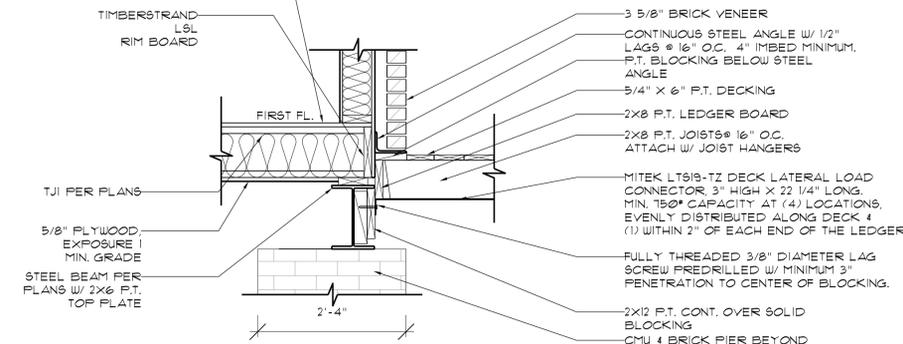
5 TYPICAL STEEL ANGLE LINTEL DETAIL
SCALE: 1/4" = 1'-0"



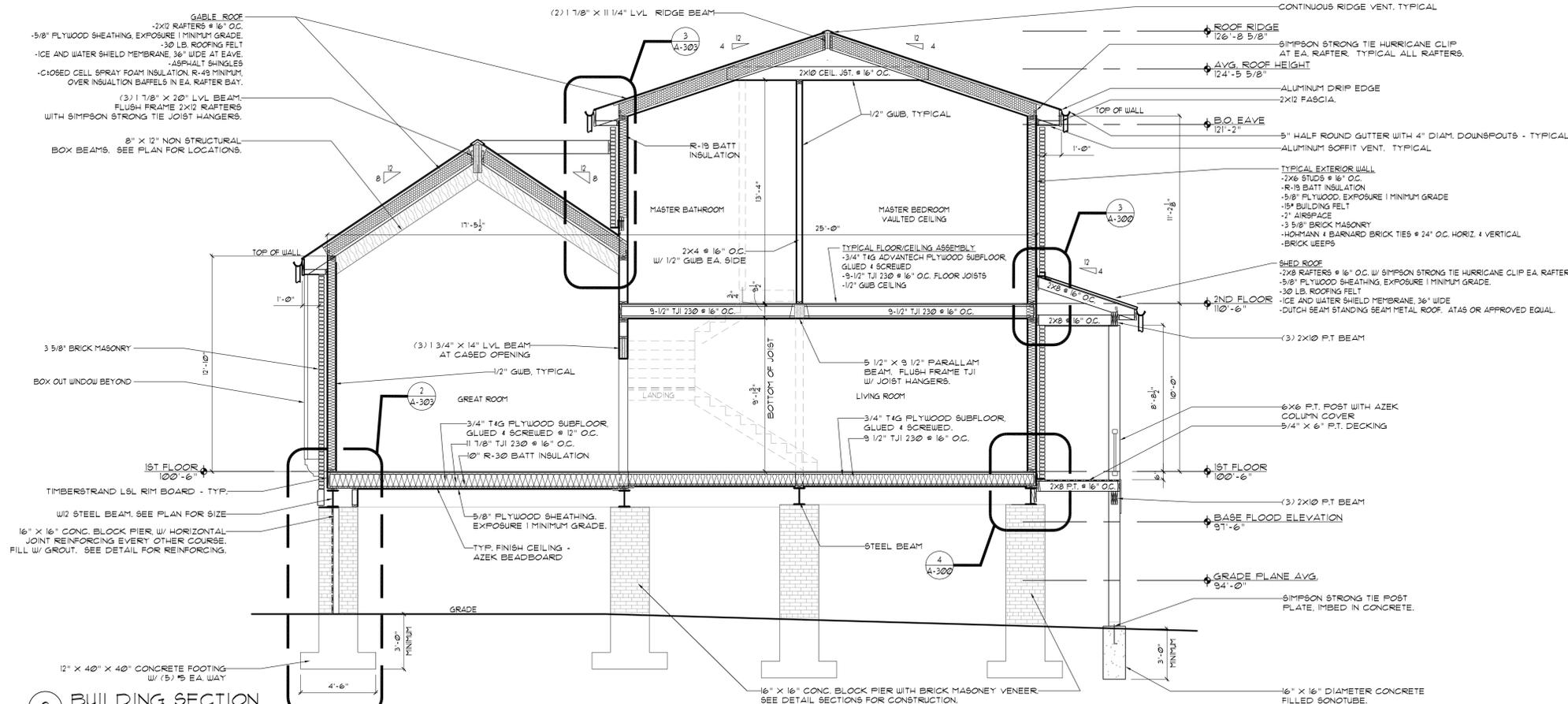
1 SECTION THROUGH ENTRY STAIR
SCALE: 1/4" = 1'-0"



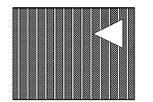
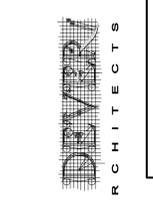
3 ENLARGED SHED ROOF SECTION
SCALE: 3/4" = 1'-0"



4 ENLARGED DECK SECTION
SCALE: 3/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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MCHALE-TAMER RESIDENCE
100 N REBER RD, OAKS
UPPER PROVIDENCE TOWNSHIP, PA

CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

DATE: 01/10/2020

REVISIONS:

DRAWN BY: GD

CHECKED BY: ...

SCALE: AS NOTED

PROJECT #: 18041

SHEET TITLE:

BUILDING SECTIONS

DRAWING NO:

A-300

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THOMAS N. DEVER
REGISTERED PROFESSIONAL ARCHITECT
STATE OF PENNSYLVANIA
LICENSE NO. 00000004

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MCHALE-TAMER
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100 N REBER RD, OAKS
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DATE: 07/10/2020

NO.	REVISIONS

DRAWN BY: GD

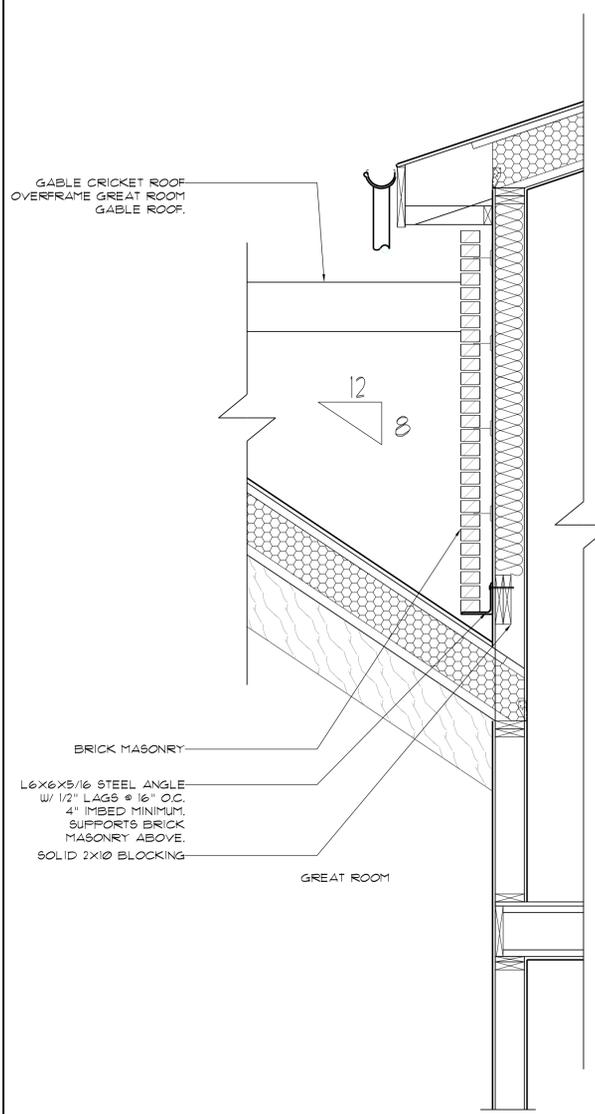
CHECKED BY: ...

SCALE: AS NOTED

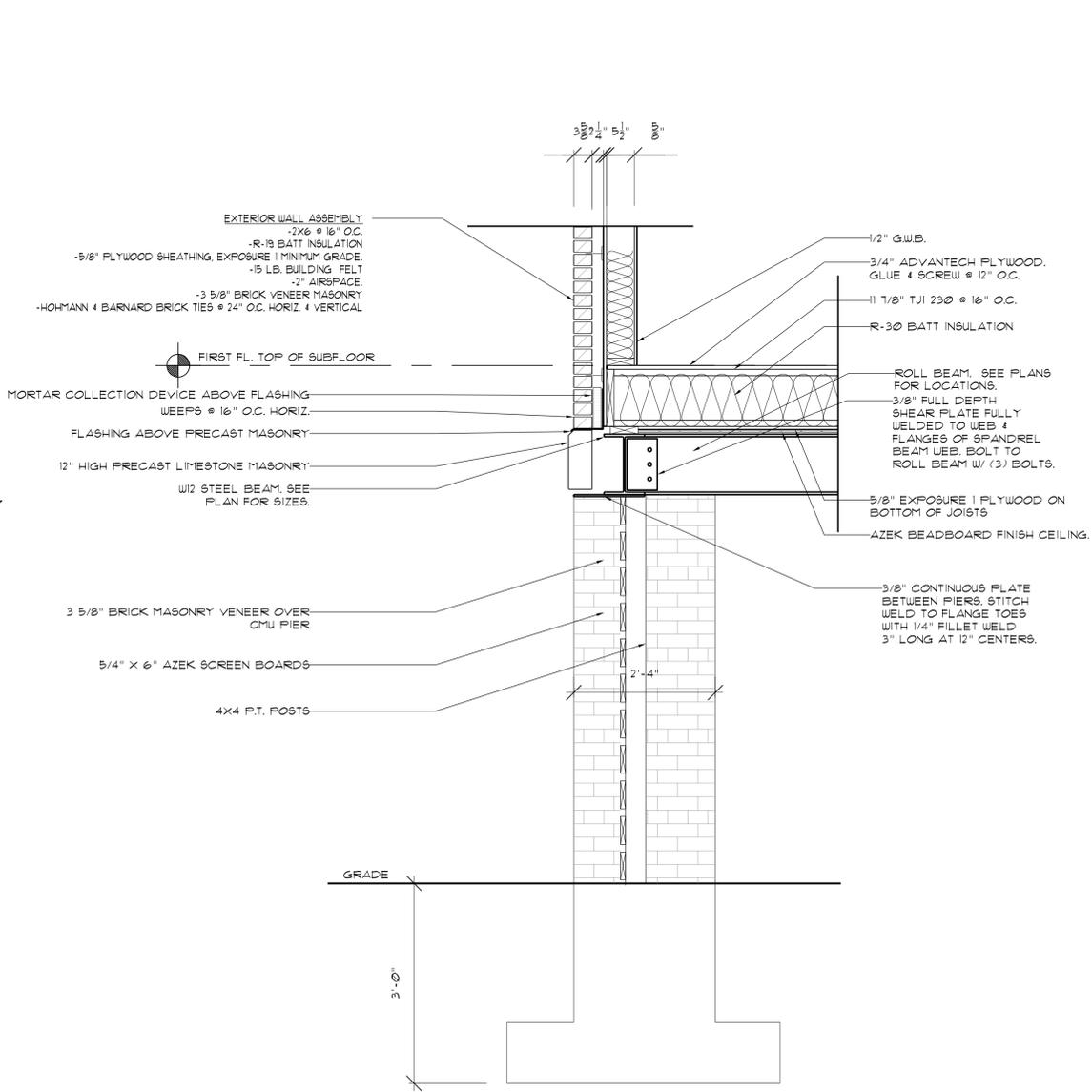
PROJECT #: 18041

SHEET TITLE:
ENLARGED SECTIONS & DETAILS

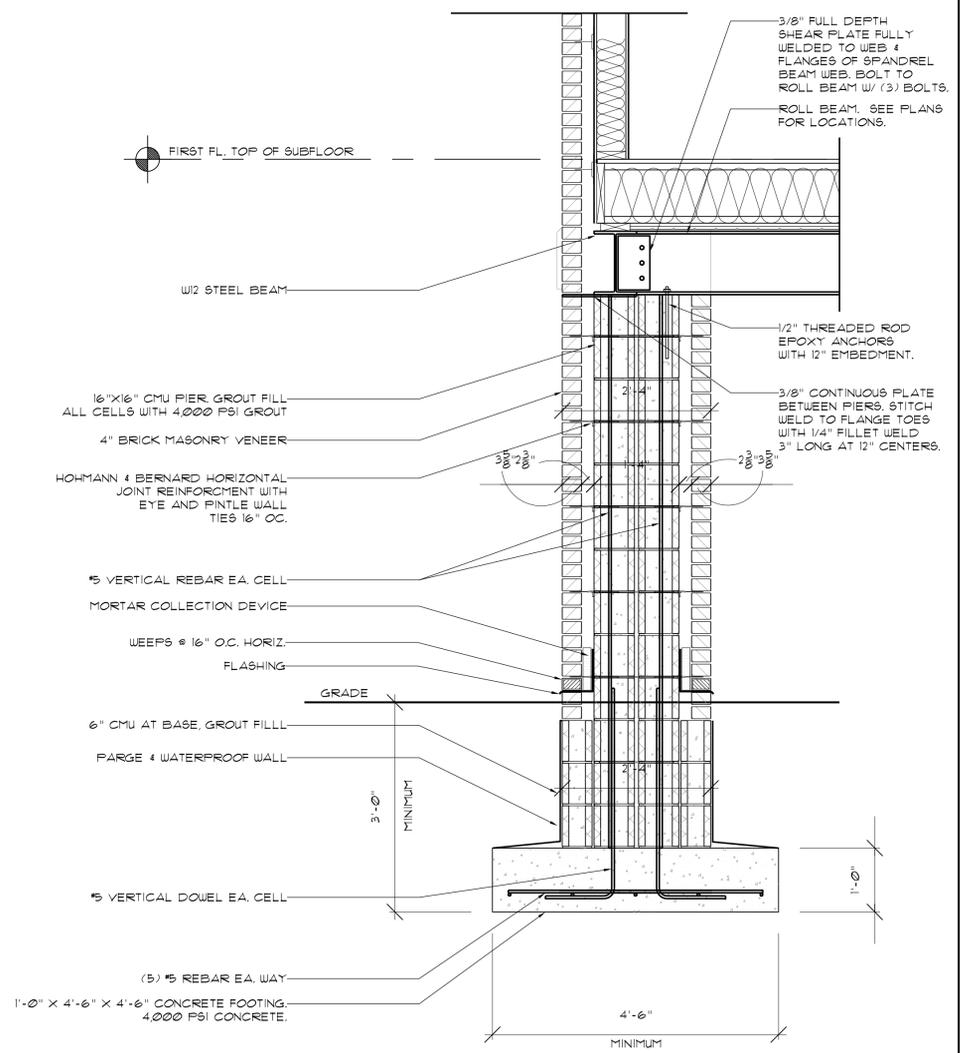
DRAWING NO:
A-303
©2020



3 ENLARGED SECTION AT BRICK SHELF
SCALE: 3/4" = 1'-0"



2 ENLARGED SECTION BETWEEN PIERS
SCALE: 3/4" = 1'-0"



1 ENLARGED SECTION AT PIERS
SCALE: 3/4" = 1'-0"