

2
1
LOCATION PLAN
NO SCALE

3
1

EXISTING JULY 2012

PERMITS AND MUNICIPAL APPROVALS:

1. THE GENERAL CONTRACTOR WILL PREPARE AND APPLY FOR ALL REQUIRED CONSTRUCTION PERMITS, AND MAINTAIN THE RESPONSIBILITY FOR COORDINATION & INSPECTIONS THROUGHOUT THE PROJECT.
2. THE OWNER MAY INITIATE THE BUILDING PERMIT AND ZONING REVIEW PROCESS, HOWEVER BEFORE INITIATION OF WORK AT SITE, ANY AND ALL PERMIT APPLICATIONS SHALL BE MODIFIED TO SHOW THE CONTRACTOR AS APPLICANT, AND BE ACCOMPANIED BY PROOF OF INSURANCE AS MAY BE REQUIRED BY THE MUNICIPALITY.
3. UNDER THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, PERMITTING IS A MULTI-PART PROCESS, WITH SECTIONS RELATING TO MAJOR TRADES. BECAUSE ALL PARTS ARE INTER-RELATED, SOME MUNICIPALITIES REQUIRE ALL PARTS BE SUBMITTED AT THE SAME TIME. THIS REQUIRES PLANNING AND COORDINATION BY THE GENERAL CONTRACTOR, AND MAY INCLUDE SEPARATE REVIEWERS (THIRD PARTY) FOR DIFFERENT PARTS, VARIOUS REQUIREMENTS, AND FORMS.
4. THE ARCHITECT'S DRAWINGS DESCRIBE THE: A) STRUCTURAL DESIGN; B) THE EXTERIOR ENVELOPE; C) AND ENERGY CONSERVATION REQUIREMENTS. IN GENERAL, THE ARCHITECT IS DESCRIBING THE OVERALL BUILDING SHELL, AND LOCATING THE MAJOR FIXTURES AND EQUIPMENT. THE ARCHITECT MAY, OR MAY NOT, INCLUDE PERFORMANCE SPECIFICATIONS FOR OTHER WORK.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL OTHER TRADE INPUT REQUIRED TO COMPLETE THE PERMIT PROCESS. THE ARCHITECT IS NOT PROVIDING DESIGN AND DOCUMENTATION OR INSTALLATION DETAILS FOR PLUMBING, SPRINKLER, HVAC, ELECTRICAL, OR SECURITY SYSTEMS WORK. THE GC MUST ENGAGE QUALITY SUBCONTRACTORS WITH THE EXPERTISE AND CAPABILITY TO PROVIDE ANY DOCUMENTATION (SHOP DRAWINGS, EQUIPMENT SIZING, PLUMBING RISER DIAGRAMS, DESIGN LAYOUTS, HEAT GAIN & HEAT LOSS CALCULATIONS, ELECTRICAL LOAD CALCULATIONS, CATALOG CUT SHEETS, EQUIPMENT ENERGY RATINGS, ETC.) NECESSARY TO SUPPORT THESE PERMIT SECTIONS.

SUBSTITUTIONS

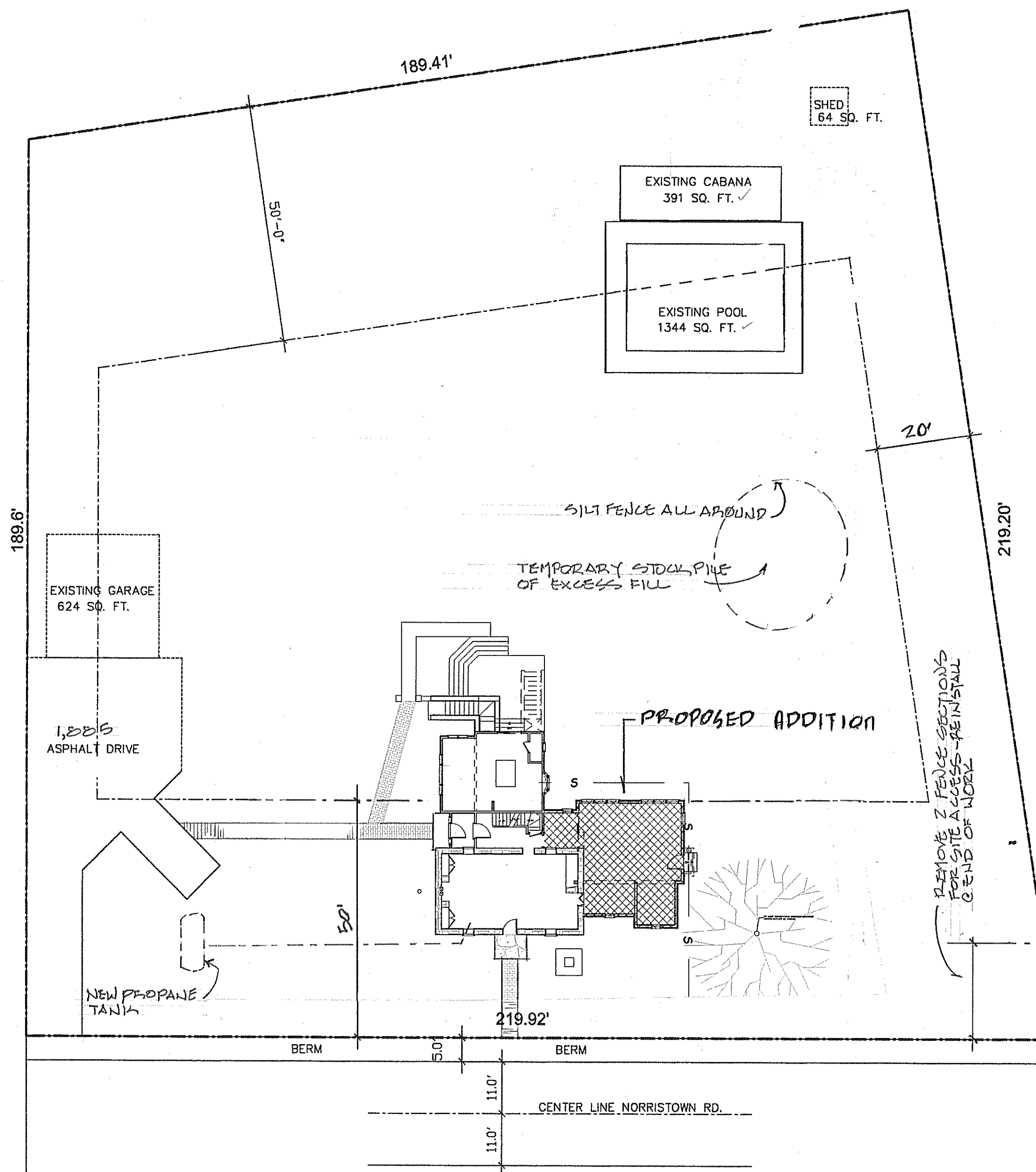
1. WHERE DRAWINGS OR SPECS IDENTIFY "NAMED" PRODUCT, THEN GC SHALL PROVIDE EXACTLY THAT PRODUCT. THIS PROJECT DOES NOT INCLUDE "OR EQUAL" PERMISSIONS.
2. SUBSTITUTIONS ARE WELCOME IF THEY HAVE AN OBVIOUS ADVANTAGE TO BOTH THE OWNER AND GC. HOWEVER, THE BURDEN OF MAKING THOSE ADVANTAGES CLEAR AND COMPELLING IS ON THE GC. WHEN SEEKING PERMISSION TO "SUBSTITUTE" THEN GC SHALL PRESENTS ALL INFORMATION FOR BOTH SPECIFIED PRODUCT AND PROPOSED SUBSTITUTION, AND CAN DEMONSTRATE A COMPELLING REASON FOR THE OWNER TO APPROVE.

LAWN RESTORATION

1. RESTORE DISTURBED AREAS AS REQUIRED. RAKE LAWN AREAS CLEAN OF ALL STONES OR DEBRIS LARGER THAN 1" DIAMETER.
2. SEED LAWNS WITH 50% / 50% MIXTURE OF RYE GRASS AND KENTUCKY BLUE GRASS. SEED SHALL BE FERTILE, THIS YEARS CROP. SEED AND ESTABLISH LAWNS AS SOON AS POSSIBLE. RESTORE ALL ERODED GRADED SURFACES IN ALL LAWN AREAS UNTIL LAWN IS ESTABLISHED AND SELF-PROTECTING.

SITE STATISTICS

ZONING DISTRICT	R-3	
LOT AREA	41,675.932 SQ.FT.	0.957 ACRES
SETBACKS	REQUIRED	PROVIDED
FRONT YARD	50 FT.	22 FT. (HOUSE PRE-DATES CODE)
REAR YARD	50 FT.	50 FT.
SIDE YARD	MIN. NOT LESS THAN 15-FT. MIN, w/ MIN. AGGREGATE OF 35 FT.	15 * 20 = 35 FT.
HOME STRUCTURE	FOOTPRINT	SECOND FLOOR
ORIGINAL STONE HOUSE	578	578
19 TH CENTURY ADDITION	360	360
20 TH CENT. ADDITION	155	0
21 ST CENTURY ADDITION (PROPOSED)	589	513
SUBTOTAL	1,682 SQ.FT.	1,451 SQ.FT.
TOTAL GROSS HOME LIVING AREA	3,133 SQ.FT.	
OTHER IMPERVIOUS		
GARAGE	624	
DRIVEWAY	1,885	
CABANA	391	
POOL	1,344	
KITCHEN DECK	300	
BASEMENT ENTRY	87	
WALKS, CISTERN, ETC	456	
TOTAL IMPERVIOUS	6,769	
IMPERVIOUS RATIO	ALLOWED = 20%	PROPOSED = 16.2%
BUILDING COVERAGE HOUSE & GARAGE	2,306	
BLDG COVERAGE RATIO	ALLOWED = 15%	PROPOSED = 5.5%



SITE PLAN

1
1

SCALE: 1" = 20'-0"

REV. #	DATE	REVISION DESCRIPTION
	JUNE 25, 2012	START UP
	AUG. 03, 2012	FOR "SHELL" PERMITS

ONLY VALID FOR PERMITS w/ EMBOSSED SEAL & ORIGINAL "RED" SIGNATURE

Eric C. Van Reed, Architect
Creative Design Associates, Inc.
 ARCHITECTURE INTERIORS SITE & SPACE PLANNING
 350 Callowhill Road
 Chalfont, PA 18914
 Voice: 215-672-1155
 www.ArchitectVian.com
 PA- RA008011X NJ- 21A00808100

PHASE ONE: FOUNDATION & "SHELL" ONLY
 626 NORRISTOWN ROAD
 ADDITION & REPAIRS
 HORSHAM TOWNSHIP, MONTGOMERY CO., PA

Sheet No.
 1
 Comm. No.
 2012-2957 of 6