



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- Certification of Non-Conforming Use
- Application for Validity Challenge
- Administrative Officer in refusing my application for a building permit dated: _____
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Timothy Konczakowski (TDK Builders, LLC)

Address: 285 South Limerick Road
Limerick, Pa 19468

Phone No. _____

Owner's Name: Pietro/Lena Iovino

Address: 435 Olney Avenue
Eddington, Pa 19020

Phone No. _____

Attorney Name: N/A

Address: N/A

Phone No. N/A

Interest of appellant, if not owners (agent, lessee, etc.): _____

General Contractor contracted to manage new modular home install

1. Application relates to the following:

Check items if applicable:

- | | |
|--|---|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-068-030

Location: 435 Olney Avenue Eddington, Pa 19020

Lot Size: 12,072.50 square feet

Present Use: Single Family Dwelling: Residential

Proposed Use: Single Family Dwelling: Residential

Present Zoning Classification: R-1 Residential District

Present Improvement upon Land: New Home Build

Deed recorded at Doylestown in Deed Book 315 Page 26

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

Township ordinance requiring new building improvements to have a minimum of thirty-five feet from ultimate right away to start of structure. Existing home, removed from lot, was originally located 26.17 from the front ultimate right away to the start of the structure

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: N/A

Your statement of alleged error of Zoning Administrative Office: N/A

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Sec. 232-153.(e).(1): Area regulations; Yards; Front Yards

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Variance allowing for a building envelope front dimension of thirty-three feet from ultimate right away in luau of thirty-five feet

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

Existing home front was impeding on the front setback and current neighbor's house is not within the front setback

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

YES NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

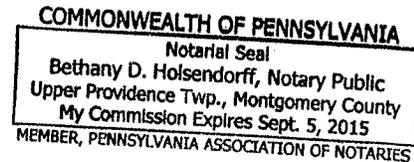
08/17/15
Date

Sworn to and subscribed before me this

17th day of August 2015

Notary Public

My commission expires: September 5, 2015



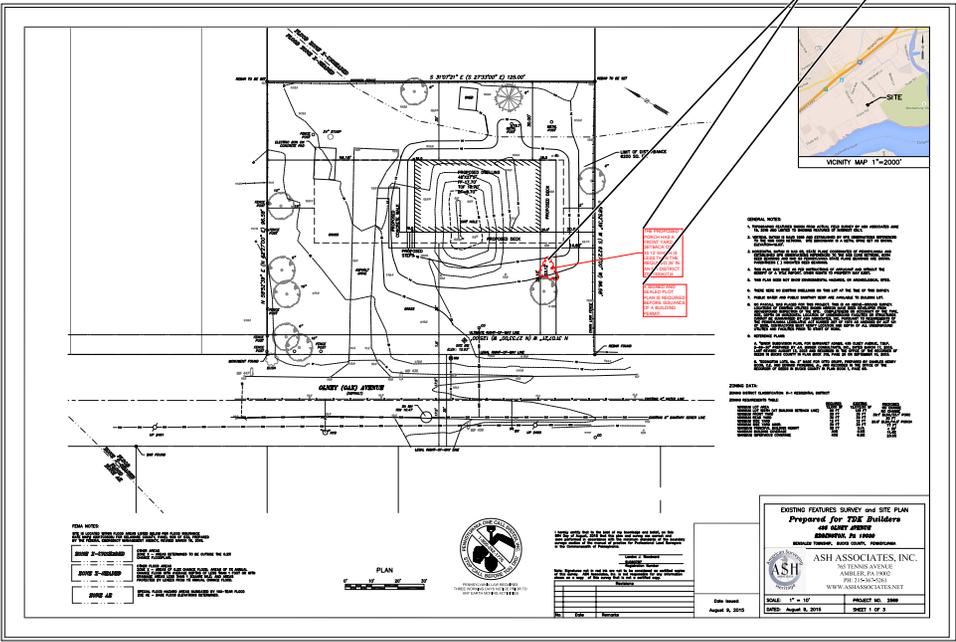
Summary of Comments on 435 Olney 1.pdf

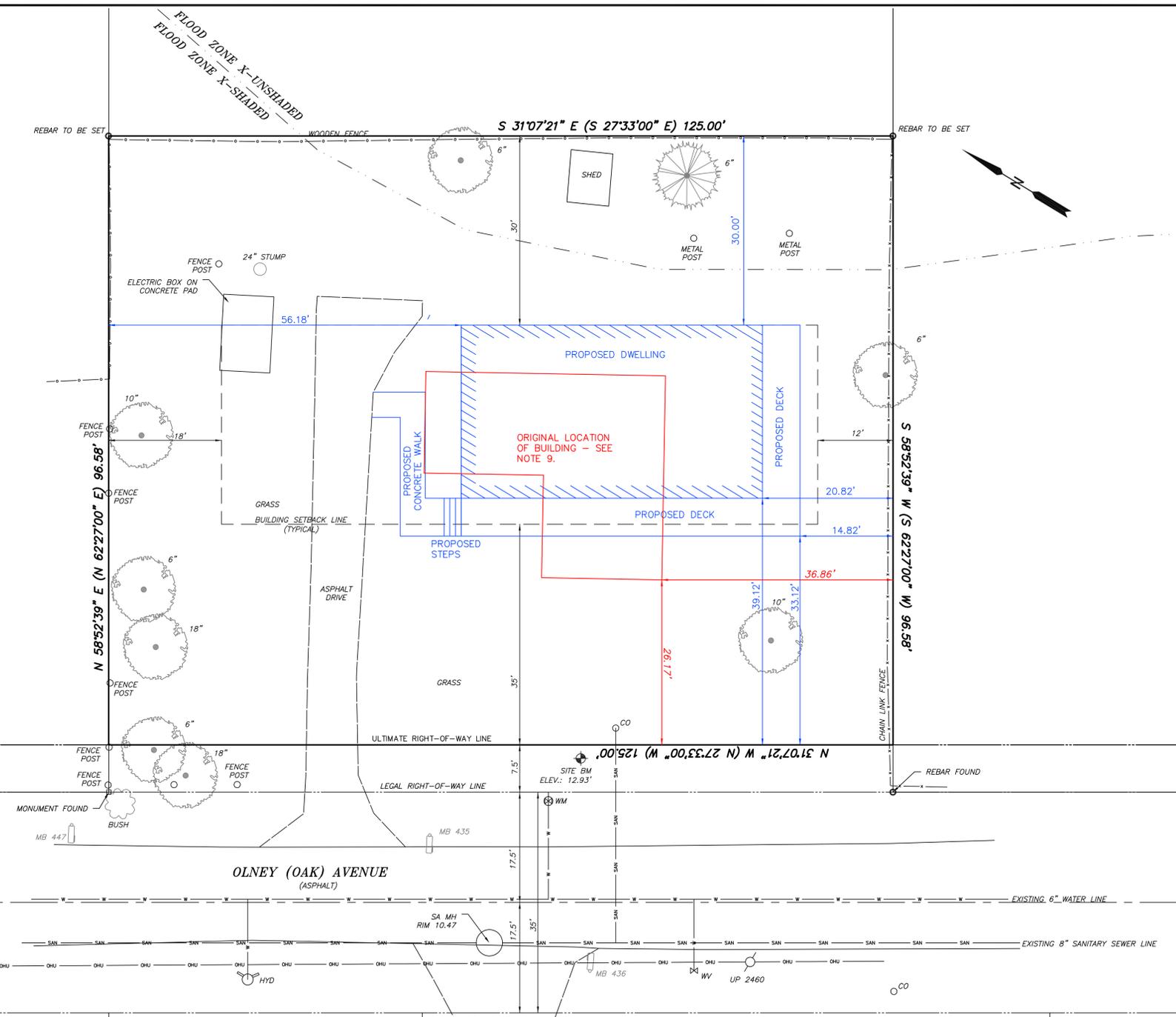
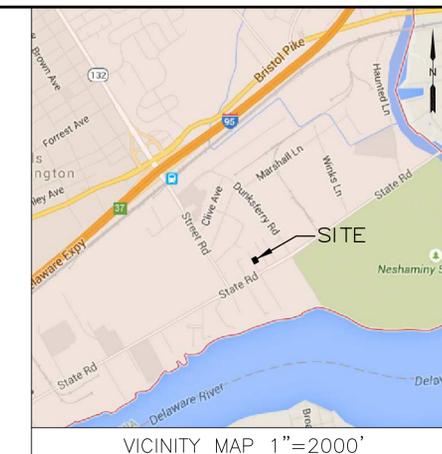
Page: 2

- Author: mtakita Subject: Callout Date: 8/10/2015 4:02:25 PM
THE PROPOSED PORCH HAS A FRONT YARD SETBACK OF 33.12' WHICH IS LESS THAN THE REQUIRED 35' IN AN R-1 DISTRICT.
 232-153(e)(1)a

- Author: mtakita Subject: Polygon Date: 8/10/2015 4:02:44 PM

- Author: mtakita Subject: Text Box Date: 8/10/2015 4:03:56 PM
A SIGNED AND SEALED PLOT PLAN IS REQUIRED BEFORE ISSUANCE OF A BUILDING PERMIT.





- GENERAL NOTES:**
- TOPOGRAPHIC FEATURES SHOWN FROM ACTUAL FIELD SURVEY BY ASH ASSOCIATES JUNE 19, 2015 AND LIMITED TO SHOWING FEATURES OF INTEREST ONLY.
 - VERTICAL DATUM IS NAVD 1988 AND ESTABLISHED BY GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. SITE BENCHMARK IS A METAL SPIKE SET AS SHOWN. ELEVATION=12.93'.
 - HORIZONTAL DATUM IS NAD 83, STATE PLANE COORDINATES OF PENNSYLVANIA AND ESTABLISHED GPS OBSERVATIONS REFERENCED TO THE NGS CORS NETWORK. BOTH DEED BEARINGS AND NAD 83 PENNSYLVANIA STATE PLANE BEARINGS ARE SHOWN. PARENTHESIS () INDICATES DEED BEARINGS.
 - THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
 - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, OR ARCHEOLOGICAL SITES.
 - THERE WERE NO EXISTING DWELLINGS ON THIS LOT AT THE TIME OF THIS SURVEY.
 - PUBLIC WATER AND PUBLIC SANITARY SEWR ARE AVAILABLE TO BUILDING LOT.
 - NO PAYCALL WAS PLACED FOR THIS PROJECT. THIS IS AN ABOVE-GROUND SURVEY. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM ABOVEGROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THE TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED BY ASH ASSOCIATES, INC. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 287 OF 1974 AS AMENDED BY ACT 121 OF 2008, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
 - REFERENCE PLANS:
 - "MINOR SUBDIVISION PLAN, FOR MARGARET ADAMS, 435 OLNEY AVENUE, T.M.P. 2-68-30" PREPARED BY J.H. MIXNER CONSULTANTS, INC., DATED MARCH 17, 2003, LAST REVISED AUGUST 13, 2003 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN BUCKS COUNTY IN PLAN BOOK 315, PAGE 26 ON SEPTEMBER 10, 2003.
 - "EDDINGTON LOTS, No. 2" MADE FOR OTTO GRUPP, PREPARED BY CHARLES HENRY MOON, C.E. AND EDWARD PICKERING, JR., AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN BUCKS COUNTY IN PLAN BOOK 1, PAGE 65.
 - ORIGINAL BUILDING LOCATION IS PER PLAN REFERENCED IN NOTE 9a ABOVE. BUILDING HAS BEEN DEMOLISHED.

ZONING DATA:

ZONING DISTRICT CLASSIFICATION: R-1 RESIDENTIAL DISTRICT

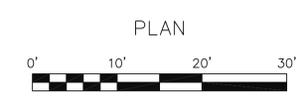
ZONING REQUIREMENTS TABLE:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	12,000 SF	12,072.50 SF	NO CHANGE
MINIMUM LOT WIDTH (AT BUILDING SETBACK LINE)	80 FT	125 FT	NO CHANGE
MINIMUM FRONT YARD	35 FT	35 FT	39.1' BLDG/33.1' PORC
MINIMUM REAR YARD	30 FT	30 FT	30 FT
MINIMUM SIDE YARD	12 FT	12 FT	20.8' BLDG/14.8' PORCH
MINIMUM SIDE YARD AGGR.	30 FT	30 FT	30 FT
MAXIMUM PRINCIPAL BUILDING HEIGHT	35 FT	N/A	< 35'
MAXIMUM BUILDING COVERAGE	30%	0.5%	11.4%
MAXIMUM IMPERVIOUS COVERAGE	40%	6.8%	23.0%

FEMA NOTES:

SITE IS LOCATED WITHIN FLOOD AREAS LISTED BELOW PER FLOOD INSURANCE RATE MAP# 42017C0508J FOR DELAWARE COUNTY, PANEL 508 OF 532, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED MARCH 16, 2015.

- ZONE X-UNSHADED** OTHER AREAS ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
- ZONE X-SHADED** OTHER FLOOD AREAS ZONE X - AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AE** SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD ZOE AE - BASE FLOOD ELEVATIONS DETERMINED.



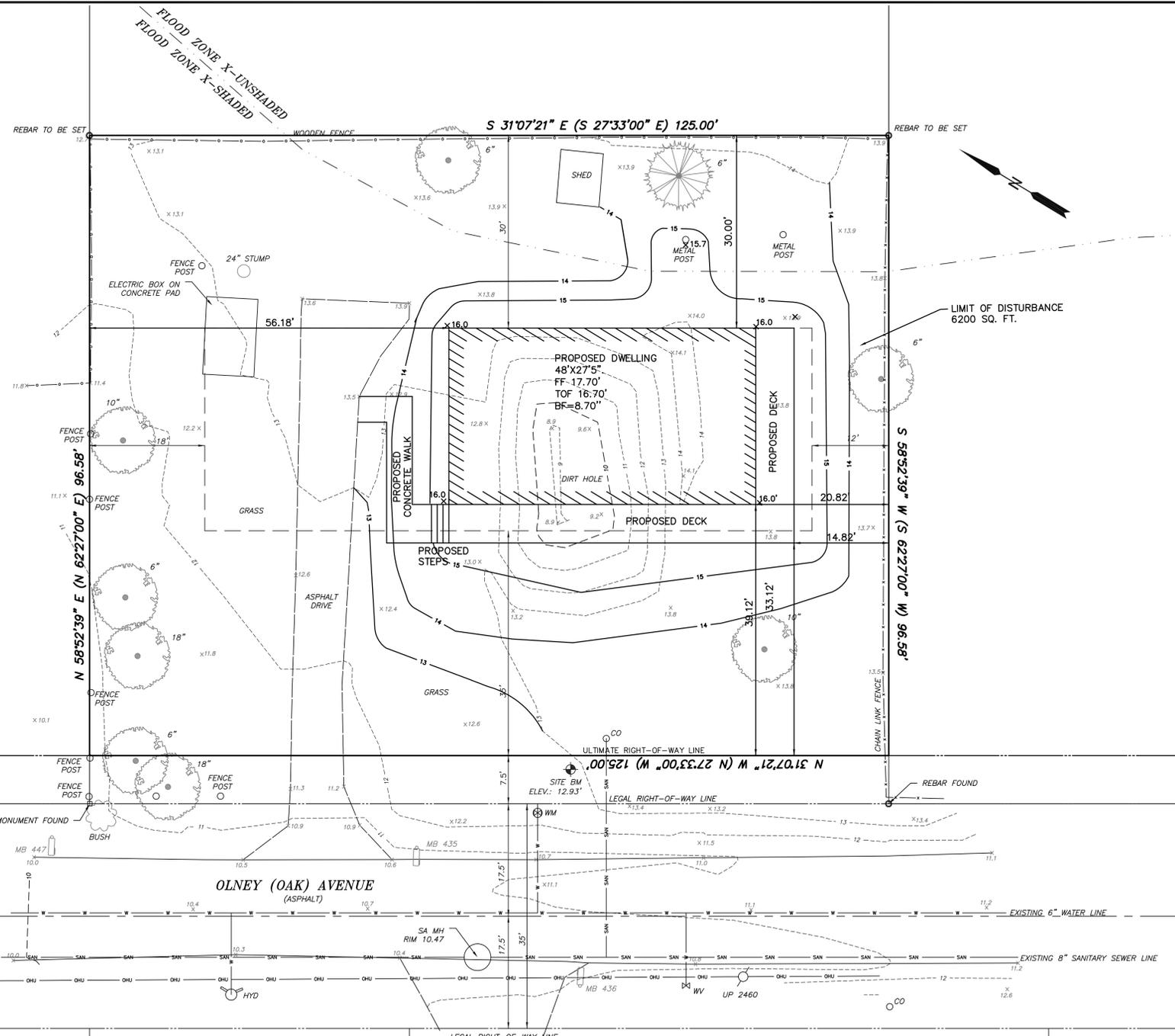
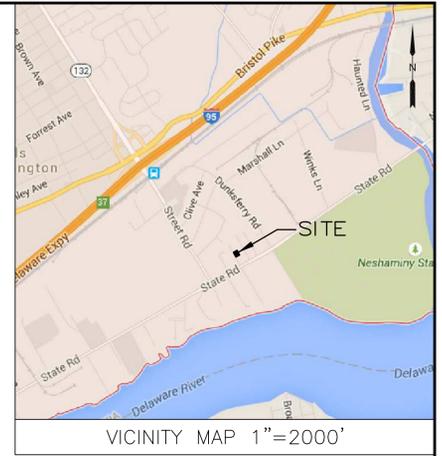
Revisions		
No.	Date	Remarks

Date Issued:
August 13, 2015

ZONING EXHIBIT
 Prepared for **TDK Builders**
 435 OLNEY AVENUE
 EDDINGTON, PA 19020
 BENSLEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
 765 TENNIS AVENUE
 AMBLER, PA 19002
 PH: 215-367-5261
 WWW.ASHASSOCIATES.NET

SCALE: 1" = 10'	PROJECT NO. 2869
DATED: August 13, 2015	SHEET 1 OF 3



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MINIMUM SIDE YARD AGGR.	30 FT	30 FT	77 FT
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FEMA NOTES:

SITE IS LOCATED WITHIN FLOOD AREAS LISTED BELOW PER FLOOD INSURANCE RATE MAP# 42017C0508J FOR DELAWARE COUNTY, PANEL 508 OF 532, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REVISED MARCH 16, 2015.

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OTHER AREAS
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
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- ZONE AE**
SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD
ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.



PENNSYLVANIA LAW REQUIRES THREE WORKING DAYS NOTICE PRIOR TO ANY EARTH MOVING ACTIVITIES

I hereby certify that to the best of my knowledge and belief, on this 9th Day of August, 2015 that this plan and survey are correct and were performed in accordance with the minimum standards of the boundary surveys section of the manual of practice for Professional Land Surveyors in the Commonwealth of Pennsylvania.

London J. Woodward
SUD60787
Registration Number

Note: Signatures not in red ink are not to be considered as certified copies of this survey. ASH Associates, Inc. is not responsible for any information shown on a copy of this survey that is not a certified copy.

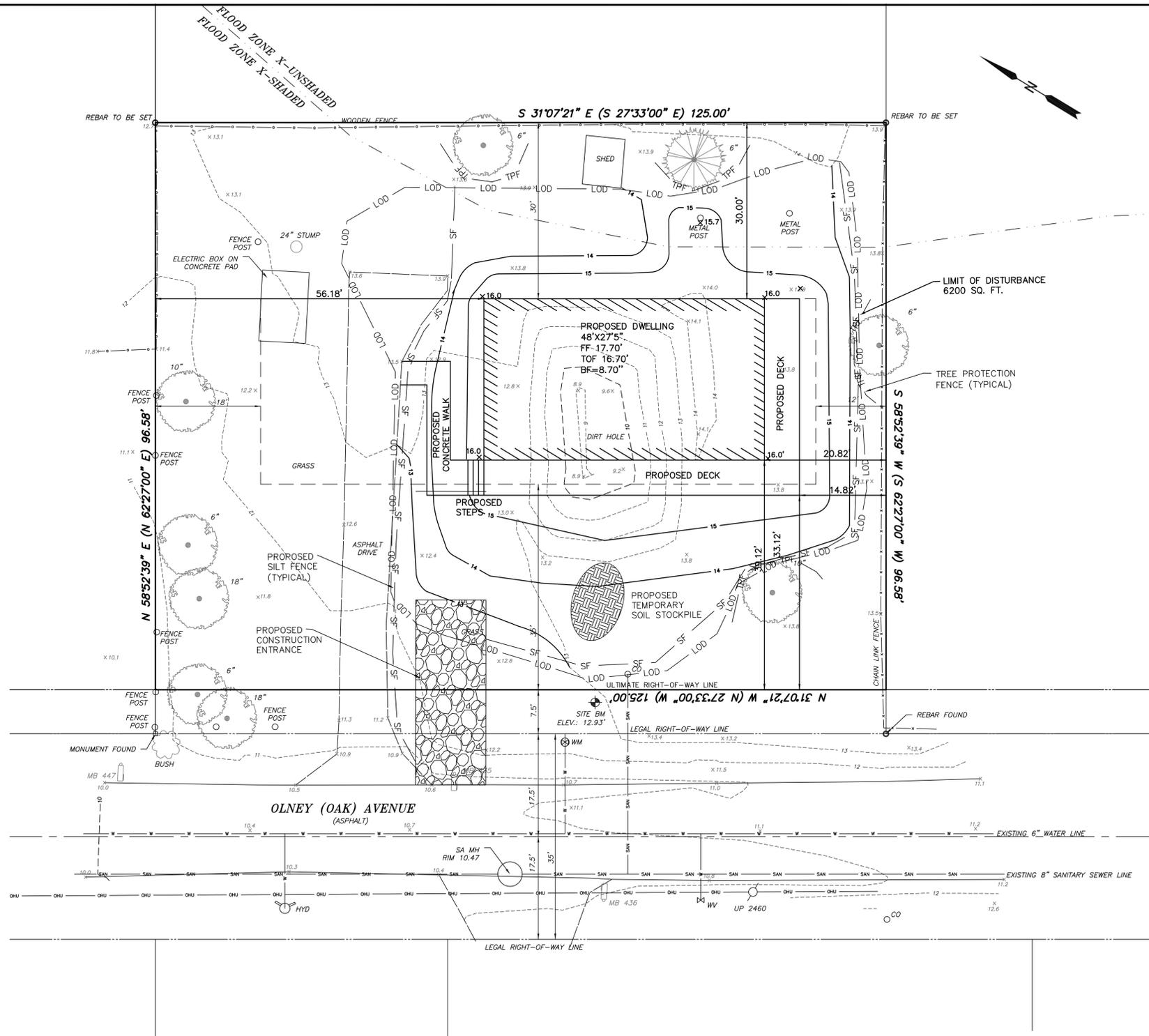
Revisions		
No.	Date	Remarks

Date Issued:
August 9, 2015

EXISTING FEATURES SURVEY and SITE PLAN
Prepared for **TDK Builders**
435 OLNEY AVENUE
EDDINGTON, PA 19020
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ASH ASSOCIATES, INC.
765 TENNIS AVENUE
AMBLER, PA 19002
PH: 215-367-5261
WWW.ASHASSOCIATES.NET

SCALE: 1" = 10'	PROJECT NO. 2869
DATED: August 9, 2015	SHEET 1 OF 3



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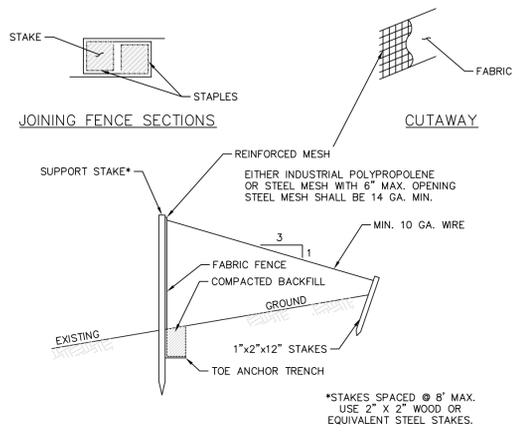
Revisions		
No.	Date	Remarks

Date Issued:
August 9, 2015

EROSION & SEDIMENT CONTROL PLAN
Prepared for TDK Builders
435 OLNEY AVENUE
EDDINGTON, PA 19020
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

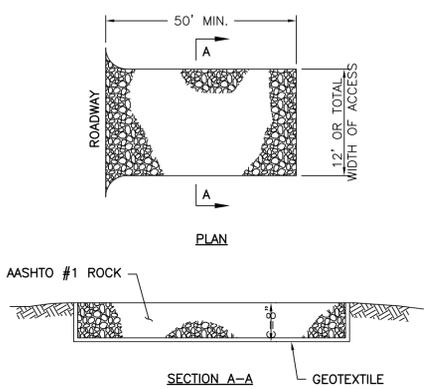
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SCALE: 1" = 10'
DATED: August 9, 2015
PROJECT NO. 2869
SHEET 2 OF 3



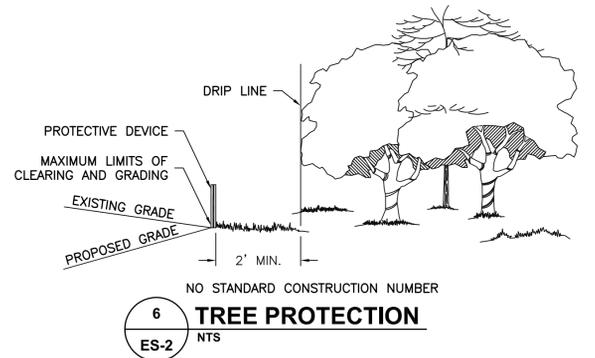
- NOTES:
1. FILTER FABRIC FENCE MUST BE INSTALLED AT EXISTING LEVEL GRADE. BOTH ENDS OF EACH FENCE SECTION MUST BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.
 2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.
 3. ANY FENCE SECTION WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE DETAIL.
 4. GEOTEXTILE FABRIC, AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 735, TABLE A, CLASS 3, TYPE A.

NO STANDARD CONSTRUCTION NUMBER
1 REINFORCED FILTER FABRIC FENCE (18" HIGH)
 ES-2 NTS

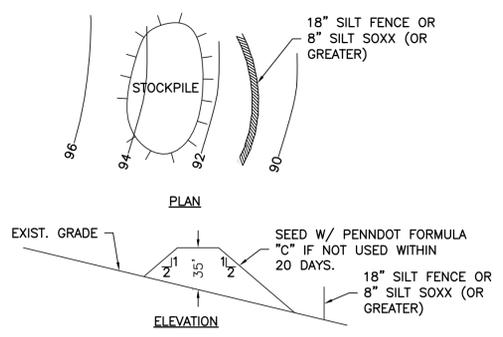


- NOTES:
1. ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.
 2. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.
 3. GEOTEXTILE FABRIC, AS SPECIFIED IN PENNDOT PUBLICATION 408, SECTION 735, TABLE A, CLASS 4, TYPE B.

NO STANDARD CONSTRUCTION NUMBER
2 ROCK CONSTRUCTION ENTRANCE
 ES-2 NTS



NO STANDARD CONSTRUCTION NUMBER
6 TREE PROTECTION
 ES-2 NTS



- NOTES:
1. INSTALL SILT FENCE DOWNSLOPE OF AREA OF STOCKPILE.
 2. PLACE STOCKPILE IN AREAS SHOWN ON EROSION CONTROL PLAN WITHOUT BLOCKING NATURAL DRAINAGE PATTERNS.
 3. FOLLOW DIMENSIONS SHOWN ABOVE. HEIGHT SHOULD NOT EXCEED 35 FT. SIDE SLOPES SHOULD NOT BE STEEPER THAN 2(H):1(V).
 4. SEED IMMEDIATELY WITH PENNDOT SEEDING FORMULA "C" IF MATERIAL IS NOT TO BE USED WITHIN 20 DAYS. FOLLOW "SEEDING, FERTILIZATION SCHEDULE & SPECIFICATIONS."
 5. LOCATION(S) AND SIZE(S) OF SOIL STOCKPILES ARE APPROXIMATE AND SHALL BE ADJUSTED PER FIELD AND CONSTRUCTION SEQUENCE CONDITIONS. CONTRACTOR SHALL VERIFY REQUIRED SIZE(S). REQUIREMENTS FROM THE STANDARDS DETAIL MUST BE FOLLOWED FOR STOCKPILES.

NO STANDARD CONSTRUCTION NUMBER
3 TOPSOIL STOCKPILE AND MAINTENANCE
 ES-2 NTS

Revisions		
No.	Date	Remarks

Date Issued:
 August 9, 2015

EROSION & SEDIMENT CONTROL DETAILS
Prepared for TDK Builders
 435 OLNEY AVENUE
 EDDINGTON, PA 19020
 BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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SCALE: NOT TO SCALE	PROJECT NO. 2869
DATED: August 9, 2015	SHEET 3 OF 3



LEFT SIDE ELEVATION:

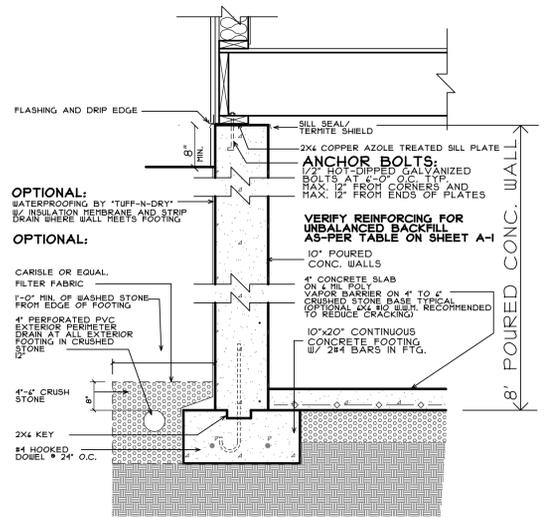
SCALE: 1/4" = 1'-0"

FRONT ELEVATION:

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

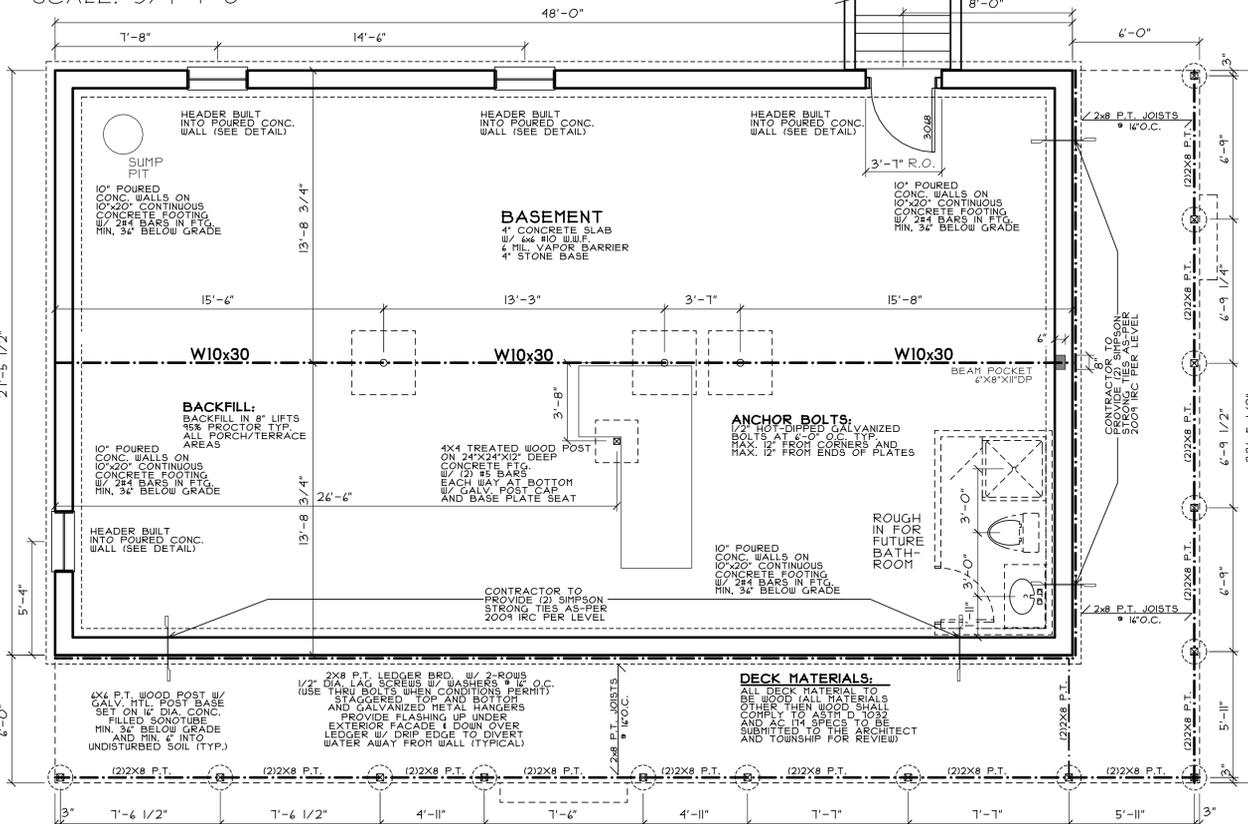
RIGHT SIDE ELEVATION:

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



WALL SECTION:

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN:

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

EARTHWORK:

- EXCAVATION SHALL BE PERFORMED WITHIN OSHA GUIDELINES, SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES, AS REQUIRED.
- DO NOT BACKFILL AGAINST THE BASEMENT WALLS UNTIL BASEMENT SLAB-ON-GRADE AND FIRST FLOOR FRAMING AND FLOOR SHEATHINGS ARE IN PLACE, AND WALLS HAVE ATTAINED 75% OF THE SPECIFIED 28-DAY DESIGN STRENGTH. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF THE WALLS, UNLESS OTHERWISE NOTED (I.E. WALK-OUT BASEMENT).

CONCRETE/MASONRY:

- REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 308 LATEST EDITION) AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 308 LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.
- ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM COMPRESSIVE 28-DAY STRENGTH OF 3,000 PSI. AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE WORK.
- AD MIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE DESIGN MIX.
- REINFORCING STEEL: ASTM A-63, GRADE 60.
- WELDED WIRE FABRIC: (W. U. F.) ASTM A-95.

FOUNDATIONS:

- ALL FOUNDATIONS SHALL BE PROTECTED FROM FROST ACTION.
- FOOTINGS SHALL BEAR ON UNDISTURBED STRATUM OR ENGINEERED FILL WITH A MINIMUM BEARING CAPACITY OF 3,000 PSF. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE.
- PRIOR TO FOOTING CONCRETE PLACEMENT, THE FOOTING SUBGRADE SHALL BE VERIFIED AND DOCUMENTED BY GENERAL CONTRACTOR. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT PROPOSED ELEVATIONS, FOOTING BOTTOMS SHALL BE LOWERED TO ACCEPTABLE SUBGRADE MATERIAL. FILL OVER-EXCAVATION WITH LEAN CONCRETE (2500 PSF).
- CONCRETE OR CMU WALLS SHALL BE ON 12" X 12" X 16" POLYMER CONCRETE FOOTING WITH 10# @ 12" O.C. CONTINUOUS REINFORCING BARS. 4" TRANSVERSE REINFORCING BARS AT 48" O.C. AND 4" HOOKED DOG BARS AT 24" O.C.
- INSTALL 1/2" ANCHOR BOLTS (PER ASTM A-307, GRADE C) AT 4'-0" MAXIMUM O.C. WITHIN 12" FROM CORNERS AND MIN. 1" EMBEDMENT INTO MASONRY OR CONCRETE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO FLATE.

TABLE R404.1(2) MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS, a

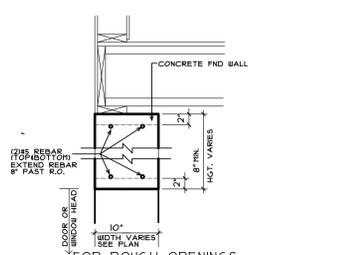
MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (FEET)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR MID-HEIGHT OF THE WALL STORY
> 8	ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL STORY

10" POURED CONCRETE WALLS AS-PER TABLE 404.1(2) 2009 IRC

CONTRACTOR TO VERIFY SOIL TYPE AND BACKFILL HGT. WITH CIVIL ENGINEER

SOILS: GGGC-SH-SH-SC 1 TL 45PSF PER FOOT OF DEPTH

MAXIMUM UNBALANCED BACKFILL HEIGHT	MAXIMUM VERTICAL REINFORCEMENT SIZE & SPACING
8 FEET	7 FEET 8 FEET N/A #6 @ 35" O.C.
9 FEET	7 FEET 8 FEET 9 FEET #6 @ 30" O.C. #6 @ 28" O.C.
10 FEET	7 FEET 8 FEET 9 FEET 10 FEET N/A #6 @ 28" O.C. #6 @ 28" O.C. #6 @ 23" O.C.



POURED IN PLACE CONCRETE LINTELS:

SCALE: 1" = 1'-0"

DESIGN CODES:

THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, AND SAFETY OF ALL WORK REFERENCED ON THIS PROJECT: 2009 INTERNATIONAL RESIDENTIAL CODE, 2003 EDITION, INTERNATIONAL CODE COUNCIL. ALL LOCAL, COUNTY, AND STATE MODIFICATIONS AND REVISIONS TO THE BUILDING CODES.

DESIGN LOADS:

- DECKS/EXTERIOR BALCONY:
 1. 20PSFLIVE + 10PSFDEAD = 30PSF
 2. WIND IMPORTANCE FACTOR - 1
 3. COMPONENTS + CLADDING - 20/15
 4. INTERNAL PRESSURE COEFFICIENT - 0.8/0.5/F
 5. SNOW EXPOSURE FACTOR - 1
 6. THERMAL FACTOR - 1
- ATTICS WITH STORAGE:
 1. 20PSFLIVE + 10PSFDEAD = 30PSF
 2. WIND IMPORTANCE FACTOR - 1
 3. COMPONENTS + CLADDING - 20/15
 4. INTERNAL PRESSURE COEFFICIENT - 0.8/0.5/F
 5. SNOW EXPOSURE FACTOR - 1
 6. THERMAL FACTOR - 1
- WIND LOAD:
 1. BASIC WIND SPEED - 90 MPH
 2. WIND IMPORTANCE FACTOR - 1
 3. EXPOSURE CATEGORY - B
 4. INTERNAL PRESSURE COEFFICIENT - 0.8/0.5/F
 5. SNOW EXPOSURE FACTOR - 1
 6. THERMAL FACTOR - 1
- EARTHQUAKE DESIGN DATA:
 1. SEISMIC DESIGN CATEGORY - 1
 2. SEISMIC RESPONSE COEFFICIENTS - 0.09(0.15) (1.5a) (2.0)
 3. BASIC SEISMIC FORCE RESISTING SYSTEM - BEARING WALL SYSTEM
 4. ANALYSIS PROCEDURE - EQUIVALENT LATERAL FORCE

ARCHITECT HAS REVIEWED AND APPROVED ALL FOUNDATION STRUCTURE AND ALL STRUCTURAL FRAMING MEMBERS. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND GOVERNING BUILDING CODE ORDINANCES.

GENERAL NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING CONDITIONS ARE AS INDICATED ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF ANY EXISTING CONDITIONS ARE NOT AS SHOWN. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL PROVIDE A SKETCH OF THE CONDITION WITH HIS PROPOSED MODIFICATION OF THE DETAILS GIVEN ON THE CONTRACT DOCUMENT.
- THE CONTRACTOR SHALL VERIFY AND VERIFY ALL EXISTING CONDITIONS WITH THE PROPOSED WORK PRIOR TO COMMENCEMENT OF THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL REQUIRED BRACING AND SHORING OF ALL CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY FABRICATION INSTALLATION AND/OR ERECTION ERRORS OR DEVIATIONS. NO CORRECTIVE ACTION SHALL BE TAKEN WITHOUT THE ARCHITECT'S APPROVAL.
- THE CONTRACTOR SHALL PROVIDE FOR DEBRASSING, AS REQUIRED, DURING EXCAVATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND PIPING(S) AND INFRASTRUCTURE PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL COORDINATE ALL INFORMATION SHOWN ON ENGINEER DRAWINGS, STRUCTURAL DRAWINGS, AND/OR ANY OTHER SUPPLEMENTAL DRAWINGS, IF ANY, WITH THE ARCHITECT'S DRAWINGS.
- ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR CORRECTION.
- ALL ANGLES ON DRAWINGS WHICH ARE CLEARLY NOT 90 DEGREES SHALL BE 45 OR 135 DEGREES UNLESS OTHERWISE NOTED.

EARTHWORK:

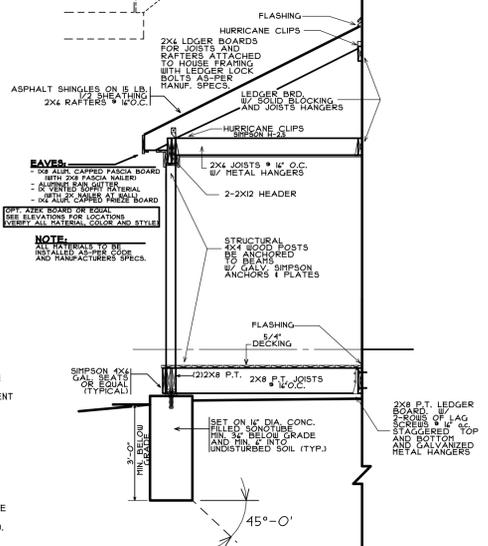
- EXCAVATION SHALL BE PERFORMED WITHIN OSHA GUIDELINES, SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS, AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES, AS REQUIRED.
- DO NOT BACKFILL AGAINST THE BASEMENT WALLS UNTIL BASEMENT SLAB-ON-GRADE AND FIRST FLOOR FRAMING AND FLOOR SHEATHINGS ARE IN PLACE, AND WALLS HAVE ATTAINED 75% OF THE SPECIFIED 28-DAY DESIGN STRENGTH. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF THE WALLS, UNLESS OTHERWISE NOTED (I.E. WALK-OUT BASEMENT).

CONCRETE/MASONRY:

- REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 308 LATEST EDITION) AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 308 LATEST EDITION) OF THE AMERICAN CONCRETE INSTITUTE.
- ALL CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM COMPRESSIVE 28-DAY STRENGTH OF 3,000 PSI. AIR ENTRAINMENT 4% TO 6% IN ALL EXPOSED CONCRETE WORK.
- AD MIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE DESIGN MIX.
- REINFORCING STEEL: ASTM A-63, GRADE 60.

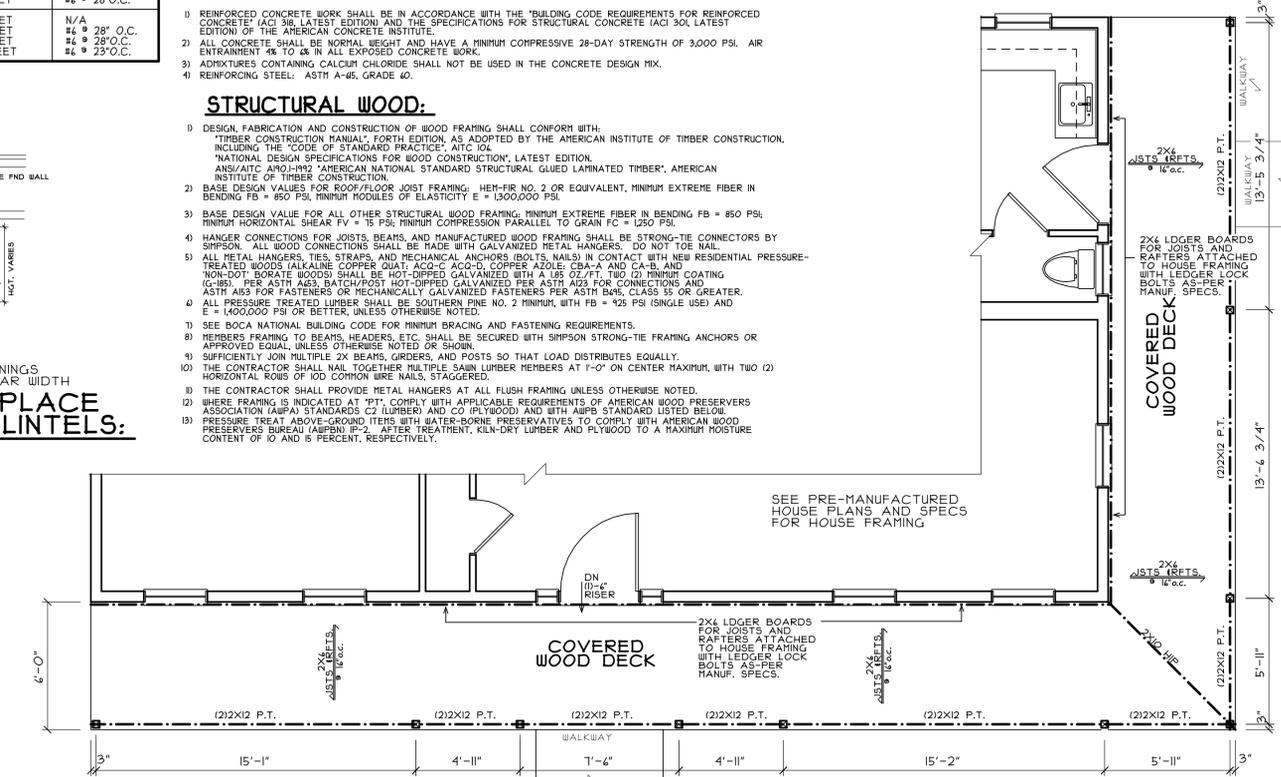
STRUCTURAL WOOD:

- DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH: "TIMBER CONSTRUCTION MANUAL", FORTH EDITION, AS ADOPTED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, INCLUDING THE "CODE OF STANDARD PRACTICE", AITC 02, "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", LATEST EDITION. ANSI/AITC A901-HM2 AMERICAN NATIONAL STANDARD STRUCTURAL GLUED LAMINATED TIMBER, AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- BASE DESIGN VALUES FOR ROOF/FLOOR JOIST FRAMING: MEM-FR NO. 2 OR EQUIVALENT, MINIMUM EXTREME FIBER IN BENDING FB = 850 PSI; MINIMUM MODULUS OF ELASTICITY E = 1,000,000 PSI.
- BASE DESIGN VALUE FOR ALL OTHER STRUCTURAL WOOD FRAMING, MINIMUM EXTREME FIBER IN BENDING FB = 850 PSI; MINIMUM HORIZONTAL SHEAR FV = 15 PSI; MINIMUM COMPRESSION PARALLEL TO GRAIN FC = 1,250 PSI.
- HANGER CONNECTIONS FOR JOISTS, BEAMS, AND MANUFACTURED WOOD FRAMING SHALL BE STRONG-TIE CONNECTORS BY SIMPSON. ALL WOOD CONNECTIONS SHALL BE MADE WITH GALVANIZED METAL HANGERS. DO NOT USE NAILS.
- ALL METAL HANGERS, TIES, STRAPS, AND MECHANICAL ANCHORS (BOLTS, NAILS) IN CONTACT WITH NEW RESIDENTIAL PRESSURE-TREATED WOODS (ALKALINE COPPER QUAT, ACQ-C ACC-D, COPPER AZOLE, CBA-A AND CA-B, AND "NON-COT" BORATE WOODS) SHALL BE HOT-DIPPED GALVANIZED WITH A 1.15 OZ./FT. TWO (2) MINIMUM COATING (G-18). PER ASTM A63 BATCH/POST HOT-DIPPED GALVANIZED PER ASTM A133 FOR CONNECTIONS AND ASTM A63 FOR FASTENERS OR MECHANICALLY GALVANIZED FASTENERS PER ASTM A133 (SINGLE USE) AND E = 1,000,000 PSI OR BETTER, UNLESS OTHERWISE NOTED.
- SEE BOCA NATIONAL BUILDING CODE FOR MINIMUM BRACING AND FASTENING REQUIREMENTS.
- MEMBERS FRAMING TO BEAMS, HEADERS, ETC. SHALL BE SECURED WITH SIMPSON STRONG-TIE FRAMING ANCHORS OR APPROVED EQUAL, UNLESS OTHERWISE NOTED OR SHOWN.
- SUFFICIENTLY LOW MULTIPLE 2X BEAMS, GIRDERS, AND POSTS SO THAT LOAD DISTRIBUTES EQUALLY.
- THE CONTRACTOR SHALL NAIL TOGETHER MULTIPLE SAUN LUMBER MEMBERS AT 1'-0" ON CENTER MAXIMUM, WITH TWO (2) HORIZONTAL ROUS OF 10D COMMON WIRE NAILS, STAGGERED.
- WHERE FRAMING IS INDICATED "PT", COMPLY WITH APPLICABLE REQUIREMENTS OF AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS C2 (LUMBER) AND C0 (PLYWOOD) AND WITH AWPA STANDARD LISTED BELOW.
- ENSURE TREAT ABOVE-GROUND ITEMS WITH WATER-BORNE PRESERVATIVES TO COMPLY WITH AMERICAN WOOD PRESERVERS BUREAU (AWPA) P-2. AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT OF 10 AND 6 PERCENT, RESPECTIVELY.



PORCH SECTION:

SCALE: 3/8" = 1'-0"



FIRST FLOOR PLAN:

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

RHHC DESIGN, LLC
 55 PLANK AVE. PAOLI, PA 19301 610.647.8789
 FAX 610.889.0663 - RHCD@AOL.COM

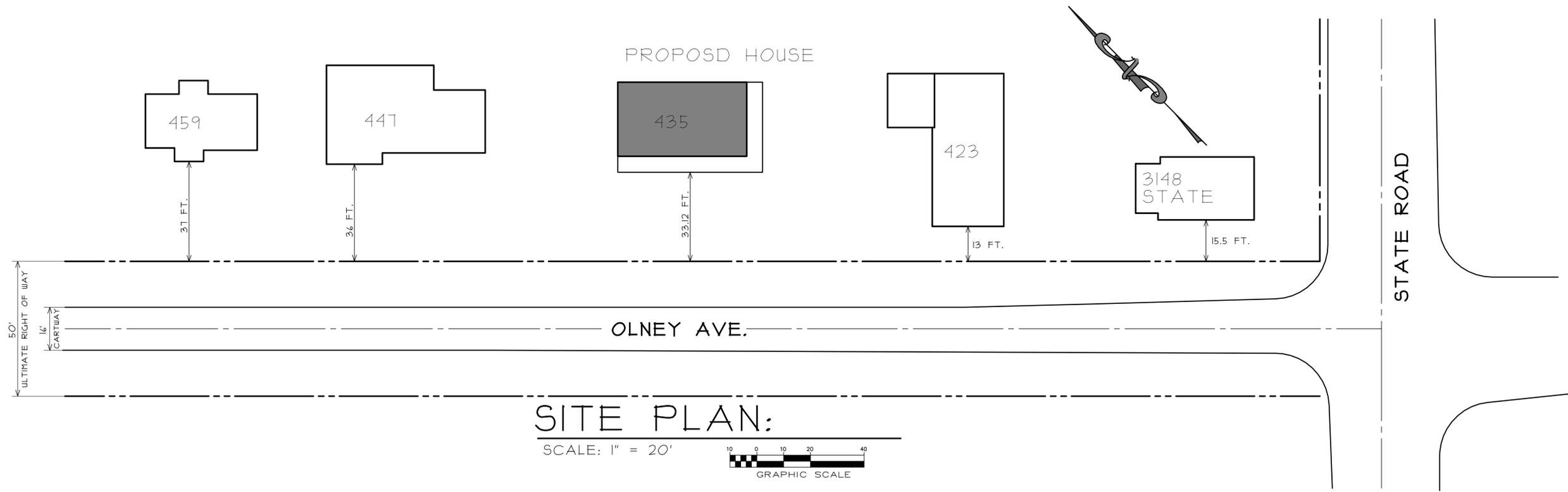
PROPOSED PLANS FOR
THE IOVINO RESIDENCE
 435 OLNEY AVE.
 BENSLEM TOWNSHIP - BUCKS COUNTY - PENNSYLVANIA

REVISIONS:

DATE:	FILE NO.	SCALE:	TITLE:
05.15.16	15058	1/4"=1'-0"	WORKING DRAWINGS
			SHEET

A-1
 OF - SHEETS

CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE AND REPORT ALL DISCREPANCIES IN DRAWINGS TO SUG. DESIGN BEFORE PROCEEDING. ALL UNSURED DRAWINGS ARE THE PROPERTY OF SUG. DESIGN, INC. AND SHALL NOT BE USED ON OTHER WORK WITHOUT THE WRITTEN PERMISSION. DO NOT SCALE THIS DRAWING.



SITE PLAN:

SCALE: 1" = 20'



<p>RHIC DESIGN, LLC 55 PLANK AVE. PAOLI, PA 19301 610.647.8789 FAX 610.889.0663 - RHICDESIGN@AOL.COM</p>		<p>PROPOSED PLANS FOR THE IOVINO RESIDENCE 435 OLNEY AVE. BENSALEM TOWNSHIP - BUCKS COUNTY - PENNSYLVANIA</p>	
		<p>REVISIONS:</p>	
DATE:	05.15.16	FILE NO.:	15058
SCALE:	1/4"=1'-0"	TITLE:	WORKING DRAWINGS
SHEET		SHEET	
<p>S-1</p>		OF -	SHEETS

FOR ALL INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT THE ARCHITECT AT THE ADDRESS LISTED ABOVE. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.