



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Susanna O. Ratsavong
President

Brendan May
Vice President

Elizabeth McNamara
James M. Lee
Robert C. Goldberg
Edward H. Morris III
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A. Michael Taylor
Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice Continued Hearing

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 23, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-03: This is the application of **AOB Ventures, LLC**, owner of the property located at 1446 Ulmer Avenue Oreland, PA 19075, and known as Parcel #5200-1763-2001. The applicant seeks a variance from Section 114-135.A of the Springfield Township Zoning Ordinance. The applicant request approval to allow for the installation of six-foot high fencing within the required fifteen-foot setback from the property lines adjoining Ulmer and Roesch Avenues. The property is zoned within the Industrial District of Ward #3 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 26-03

DATE: 1-29-26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We AOB Ventures Llc
(Name of Applicant)

Of (Address) 102 W Chestnut hill ave phila Pa 19118

(Telephone No.) 2155848099 Josh Simpson

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article 9 , Section 114 ,
Subsection A , of the Springfield Township Zoning Code.

 Other (please specify)

The property concerned is located at 1446 Ulmer ave

Petitioner's Interest in the property is Owner

Present use of property Industrial

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Relief of 6' fence in Row

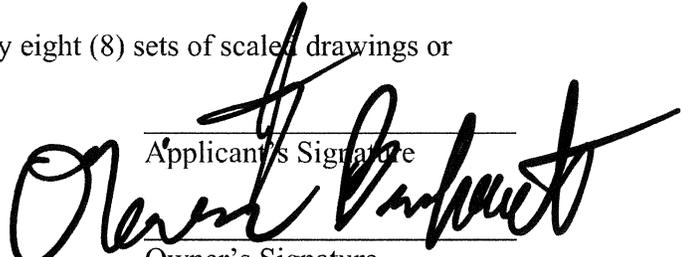
Hardship-security requires 6' fence. Existing parking lot encroaches into row

Observing the existing fence ordinance will create a substantial loss of parking.

requesting relief in order to maintain parking status quo

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Case # 26-03
Check # 518
\$1,200.00

Applicant's Signature

Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Josh Simpson

Printed Name of Applicant



Applicant's Signature and Date

1-29-26

Deed

UPI # 52-00-17632-00-1

Mark D. Craney and George J. Craney

TO

AOB Ventures, LLC

Metropolitan Abstract Inc.
701 Lakeside Park
Southampton, Pa 18966



Warrant and Foreber Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Mark D. Craney {SEAL}
Mark D. Craney
George J. Craney {SEAL}
George J. Craney

Commonwealth of Pennsylvania } ss
County of Montgomery }

On this, the 18th day of July, 2025, before me, the undersigned Notary Public, personally appeared Mark D. Craney and George J. Craney, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]

Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

102 W. Chestnut Hill Ave
Shula Pa 19118

Commonwealth of Pennsylvania - Notary Seal
Michael McGowan, Notary Public
Bucks County
My Commission Expires July 14, 2029
Commission Number 1107884

[Signature]

On behalf of the Grantee



"The Orlando Land and Improvement Company" as Number 478 and described as follows, to wit:

BEGINNING at a point on the Southwesterly side of Ulmer Avenue at the distance of twenty-five feet Southeastwardly from the Southeasterly side of Roesch Avenue.

CONTAINING in front or breadth on said Ulmer Avenue twenty-five feet and extending of that width in length or depth Southwestwardly between parallel lines at right angles to said Ulmer Avenue one hundred ten feet.

PREMISES "C"

ALL THOSE THREE CERTAIN lots or pieces of ground, with the buildings erected thereon, Situate in the Township of Springfield, Montgomery County, Commonwealth of Pennsylvania, marked in a certain Plan of "The Orlando Land and Improvement Company" as follows, to wit:

BEING Lot Nos. 480, 482, 484, Section 11.

SITUATE on the Southwest side of Ulmer Avenue, at the distance of fifty feet Southeastward from the Southeast side of Roesch Avenue.

CONTAINING in front or breadth on the said Ulmer Avenue seventy-five feet and extending of that width in length or depth Southwestward between lines parallel with the said Roesch Avenue, one hundred ten feet.

Being the same premises which George E. Craney and Teresa R. Craney, his wife by Deed dated 11-17-2002 and recorded 12-5-2003 in Montgomery County in Deed Book 5484 page 1929 conveyed unto George J. Craney and Mark D. Craney, as tenants in common, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, 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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, shall and will



Prepared by and Return to:

Metropolitan Abstract Inc.
701 Lakeside Park
Southampton, Pa 18966

File No. 435764

UPI # 52-00-17632-00-1

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-17632-00-1 SPRINGFIELD TOWNSHIP
1446 ULMER AVE
CRANEY GEORGE J & MARK D \$15.00
B 058 L U 030 3320 07/30/2025 JU

This Indenture, made the 18th day of July 2025.

Between

MARK D. CRANEY AND GEORGE J. CRANEY

(hereinafter called the Grantors), of the one part, and

AOB VENTURES, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **Nine Hundred Fifty Thousand And 00/100 Dollars (\$950,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Springfield, Montgomery County, Commonwealth of Pennsylvania, marked on a certain Plan of "The Orlando Land and Improvement Company," Number 476 on the Southwest side of Ulmer Avenue and Southeast side of Roesch Avenue (as the said Avenues have been laid out and opened by the said Company for public use forever)

CONTAINING in front or breadth on the said Ulmer Avenue twenty-five feet and extending of that breadth in length or depth Southwestward between lines parallel with and along the said Southeast side of the said Roesch Avenue one hundred ten feet.

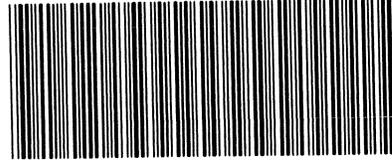
BOUNDED Southeastward by Lot marked on said Plan No. 478 Southwestward by Lot No 504 Northwestward by Roesch Avenue, aforesaid and Northeastwardly by the said Ulmer Avenue.

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Springfield, Montgomery County, Commonwealth of Pennsylvania, being marked on a certain Plan of



DEED BK 6409 PG 00001 to 00005
INSTRUMENT # : 2025041240
RECORDED DATE: 07/30/2025 11:56:30 AM



6431144-00201

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 5

Document Type: Deed	Transaction #: 7125073 - 1 Doc(s)
Document Date: 07/18/2025	Document Page Count: 4
Reference Info:	Operator Id: smassie
RETURN TO: (Simplifile) Metropolitan Abstract 701 Lakeside Park Southampton, PA 18966-4020 (215) 355-5990	PAID BY: METROPOLITAN ABSTRACT

* PROPERTY DATA:	
Parcel ID #:	52-00-17632-00-1
Address:	1446 ULMER AVE
	PA
Municipality:	Springfield Township (100%)
School District:	Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT: \$950,000.00	DEED BK 6409 PG 00001 to 00005
TAXABLE AMOUNT: \$950,000.00	Recorded Date: 07/30/2025 11:56:30 AM
FEES / TAXES:	I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.
Recording Fee:Deed \$86.75	
State RTT \$9,500.00	
Springfield Township RTT \$4,750.00	
Springfield School District RTT \$4,750.00	
Total: \$19,086.75	



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION



Chapter 114. Zoning

Article XIII. General Regulations

§ 114-135. Fences and walls.

[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B. Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C. Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.^[1] The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

[1] *Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.*

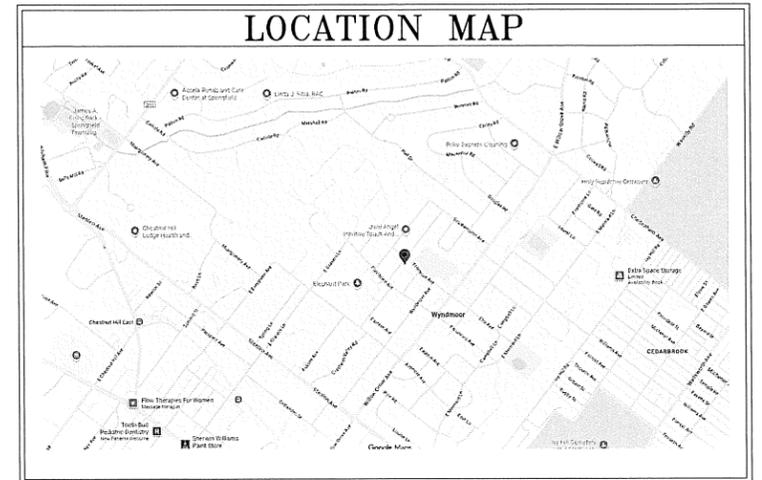
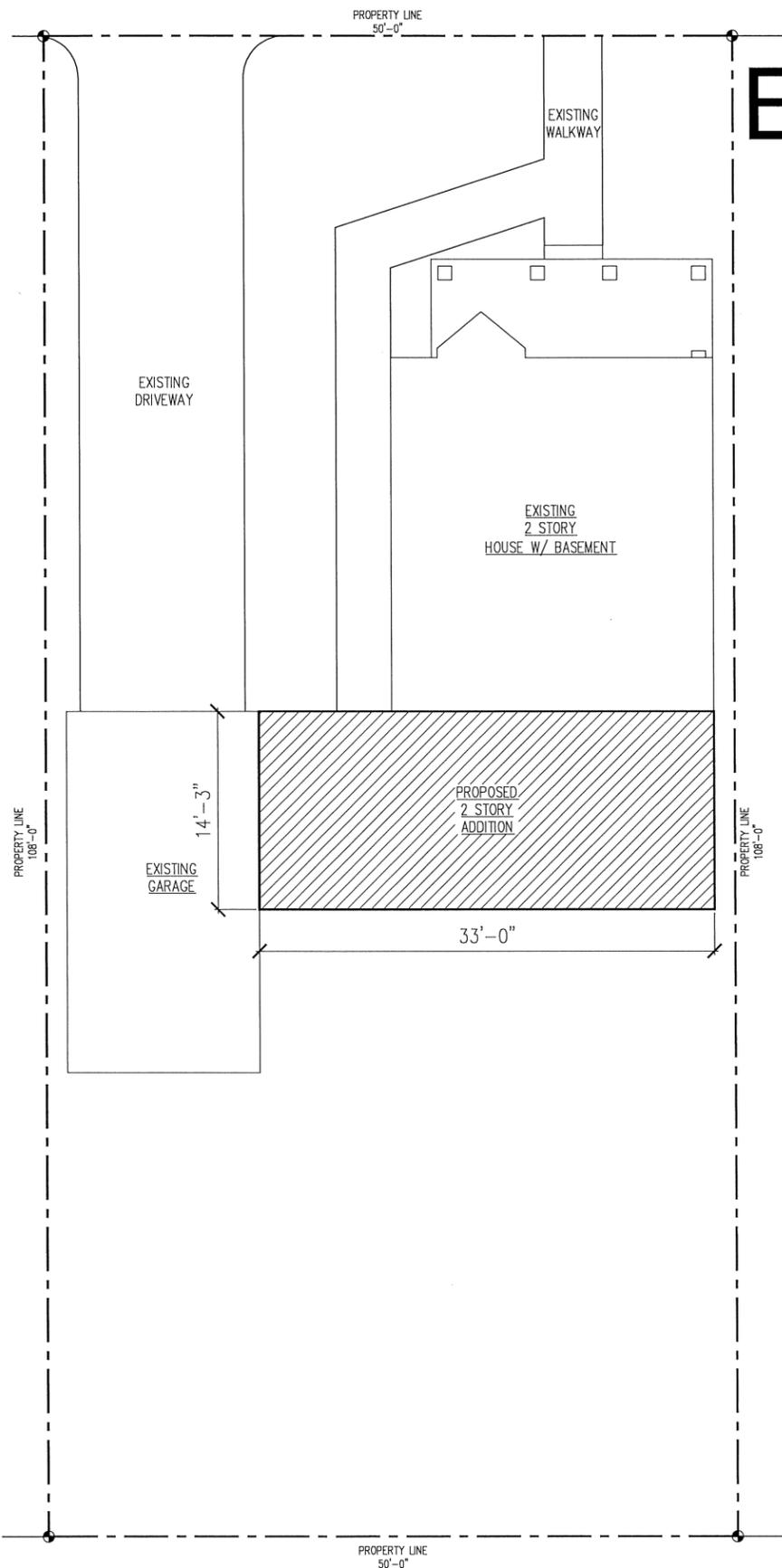
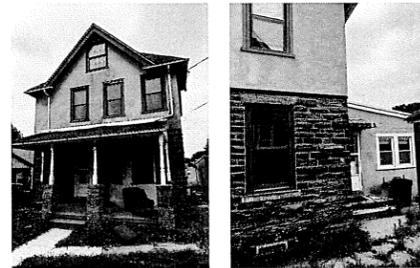
PROPOSED ADDITION TO: EXISTING RESIDENCE

818 EAST ABINGTON AVENUE
WYNDMOOR, PA 19038

AERIAL VIEW



EXISTING CONDITIONS



DRAWING LIST	
ARCHITECTURAL	
CS - COVER SHEET & ARCHITECTURAL SITE PLAN	
DL1 - DEMOLITION PLANS	
A1.1 - PROPOSED FLOOR PLANS & DETAILS	
A2.1 - PROPOSED ELEVATIONS & DETAILS	
A3.1 - BUILDING SECTION & DETAILS	

Calculations

1- PROPERTY SQ. FT.
818 East Abington Avenue
Total Lot Sq. Ft. = 5,400 S.F. (.12 acres)
Residential Zoning District

2- IMPERVIOUS ELEMENTS	
Existing house	739 S.F.
New Addition (foot print on ground)	470 S.F.
Existing driveway	586 S.F.
Existing walkway	252 S.F.
TOTAL - 2,047 S.F.	

3- BUILDING COVERAGE
Bldg. Elements / Property S.F. = Bldg. Coverage %

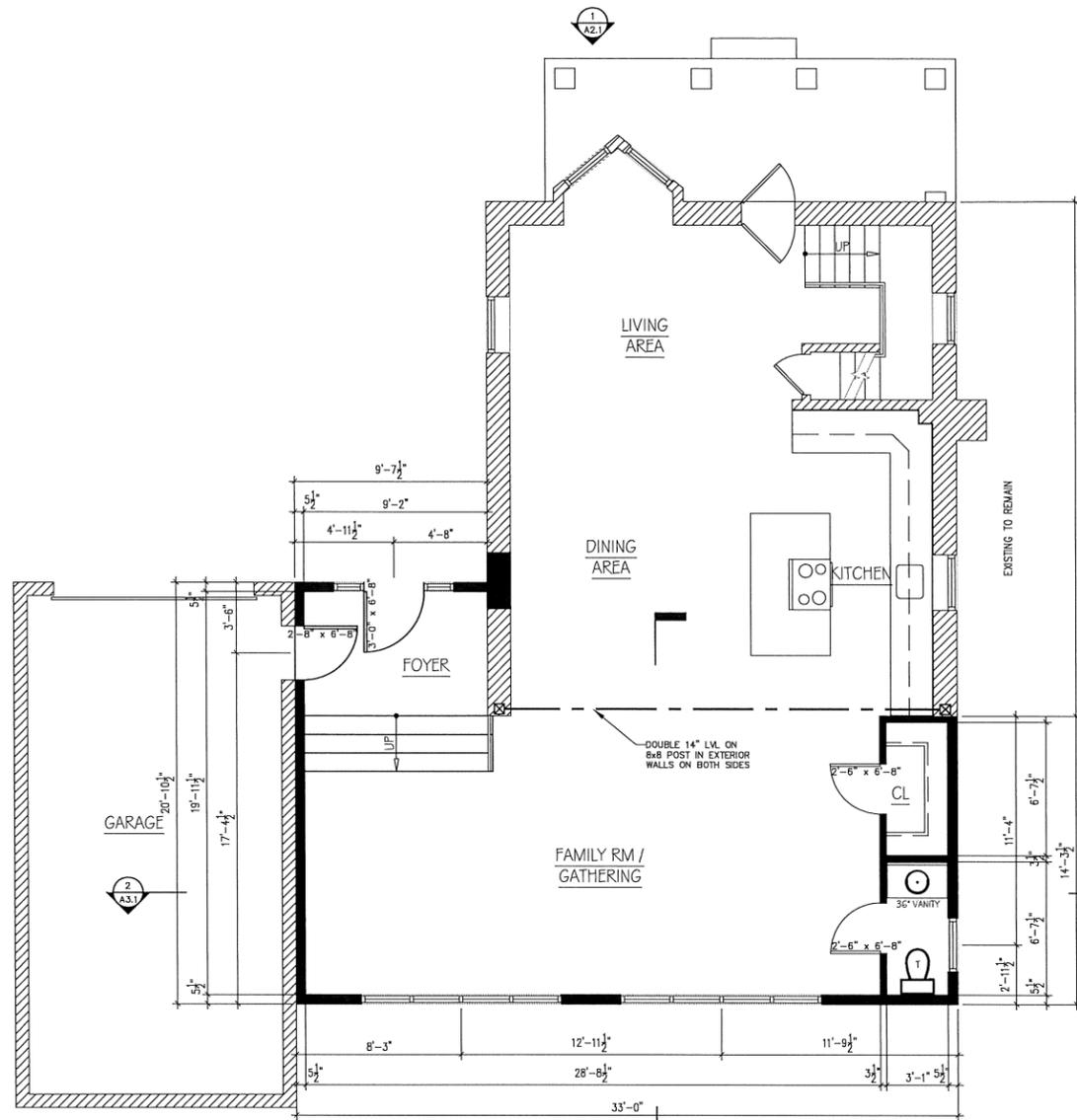
1,209 sq. ft. / 5,400 sq. ft. = 22%
(Building elements include existing house with proposed new addition)

4- IMPERVIOUS PERCENTAGE
Impervious Elements / Property S.F. = Impervious %

2,047 sq. ft. / 5,400 sq. ft. = 37%

CODE ABSTRACT	
APPLICABLE CODES	
GOVERNING CODES = 2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2009 ICC A117.1 NATIONAL ELECTRIC CODE 2015 INTERNATIONAL MECHANICAL CODE ICC/ANSI A117.1-2003	
OCCUPANCY GROUP: USE GROUP D RESIDENTIAL	
CONSTRUCTION TYPE: TYPE 5B CONSTRUCTION FOR NEW WORK	
AREA: BASEMENT: EXISTING = 595 SQ. FT. **NO WORK ON THIS FLOOR** 1ST FLOOR: PROPOSED = 2,029 SQ. FT. 2ND FLOOR: PROPOSED = 1,649 SQ. FT.	
NUMBER OF STORIES: 2 STORY HOUSE W/ BASEMENT	
FIRE PROTECTION: HOUSE IS NOT SPRINKLERED	





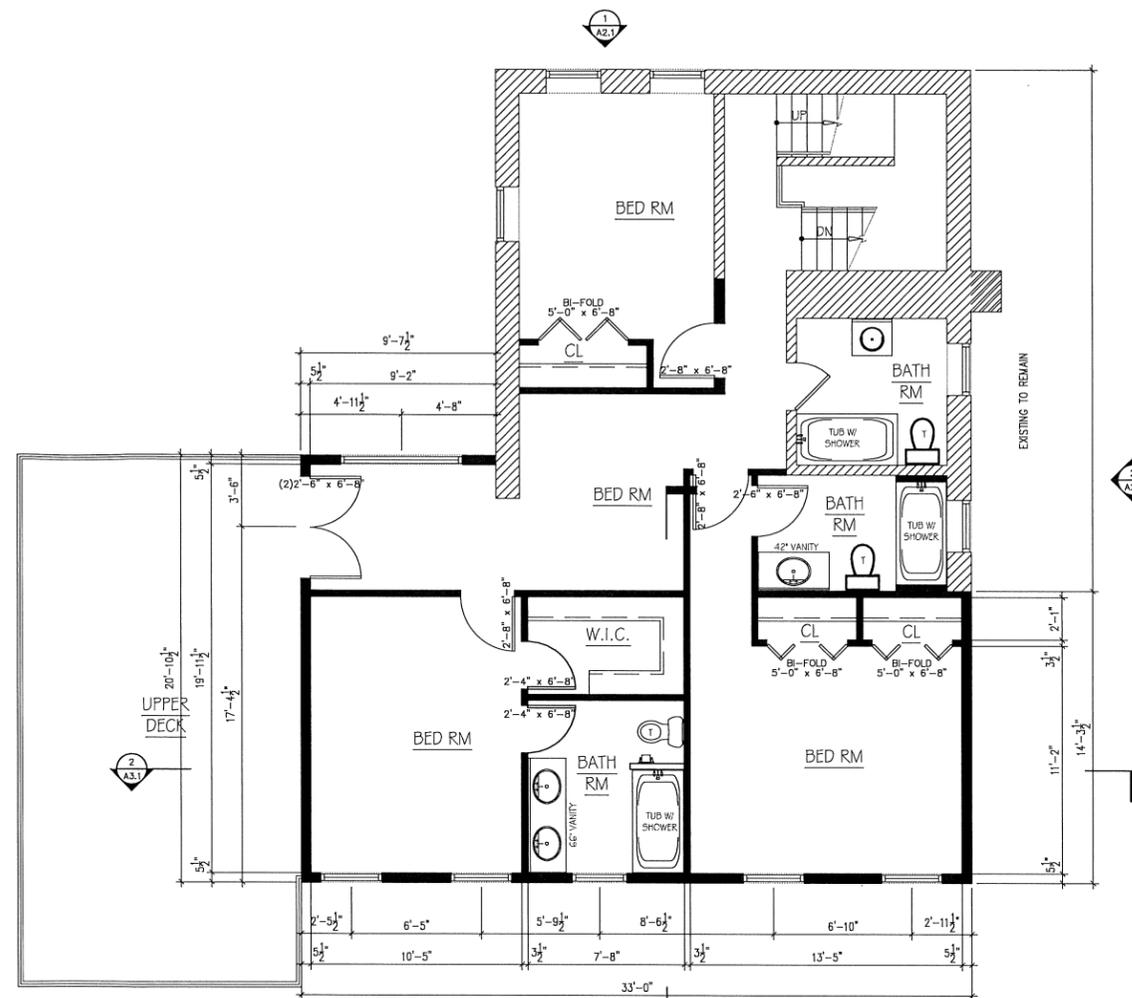
1 PROPOSED 1ST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"

Legend

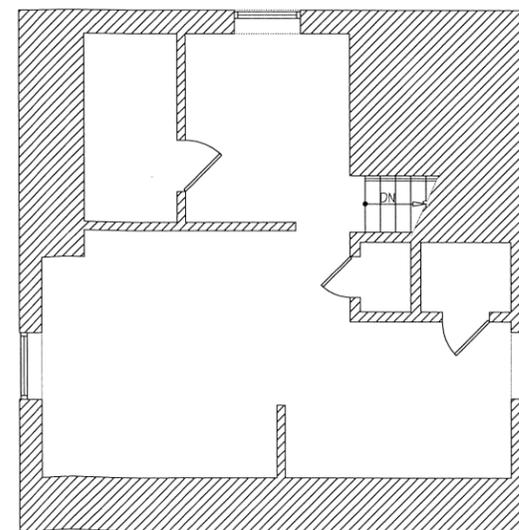
- Existing stud partition wall
- New stud partition wall

General Notes

1. Construction to conform to all applicable codes. Obtain all permits as required.
 2. Contractor to verify or establish all dimensions, elevations and condition in the field. Dimensions are to finish face of GWB, unless noted otherwise. (Do not scale drawings.)
 3. Mechanical, electrical & plumbing all are existing but will be inspected by a licensed contractor.
 4. Paint all new and existing walls at affected areas, with one coat primer and two coats finish paint. (U.N.O.)
 5. Provide corner guards at all GWB corners and openings.
 6. Provide double studs at all openings in drywall walls. Provide headers.
 7. Mount all thermostatic controls at 48" maximum in height to the operating lever.
 8. Smoke detectors to be hard wired.
 9. Wood flooring and wood base to match.
- NOTE: Contractor to submit samples of flooring windows and finishes, etc. for owner to approve before installations, typical.



2 PROPOSED 2ND FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



3 EXISTING ATTIC FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



Michael J. Clark

ISSUED FOR BUILDING PERMITS 09/30/2025

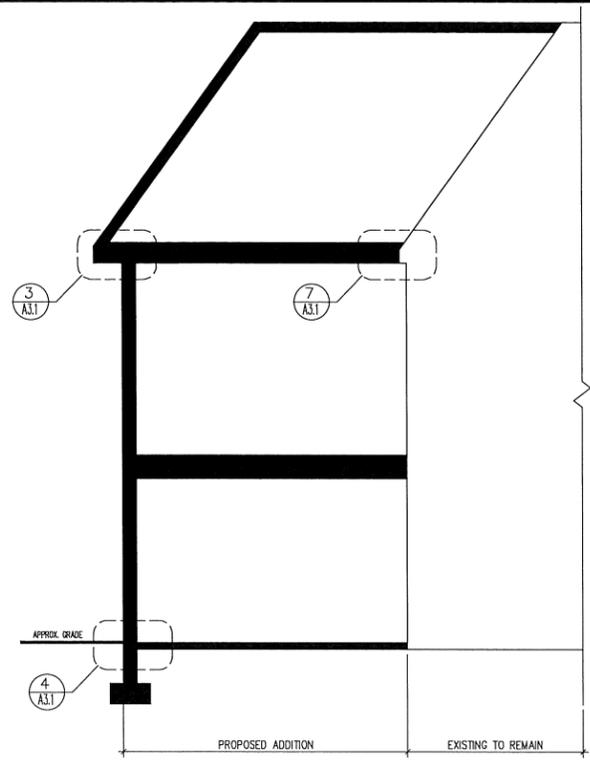
REVISIONS	

PREPARED FOR:

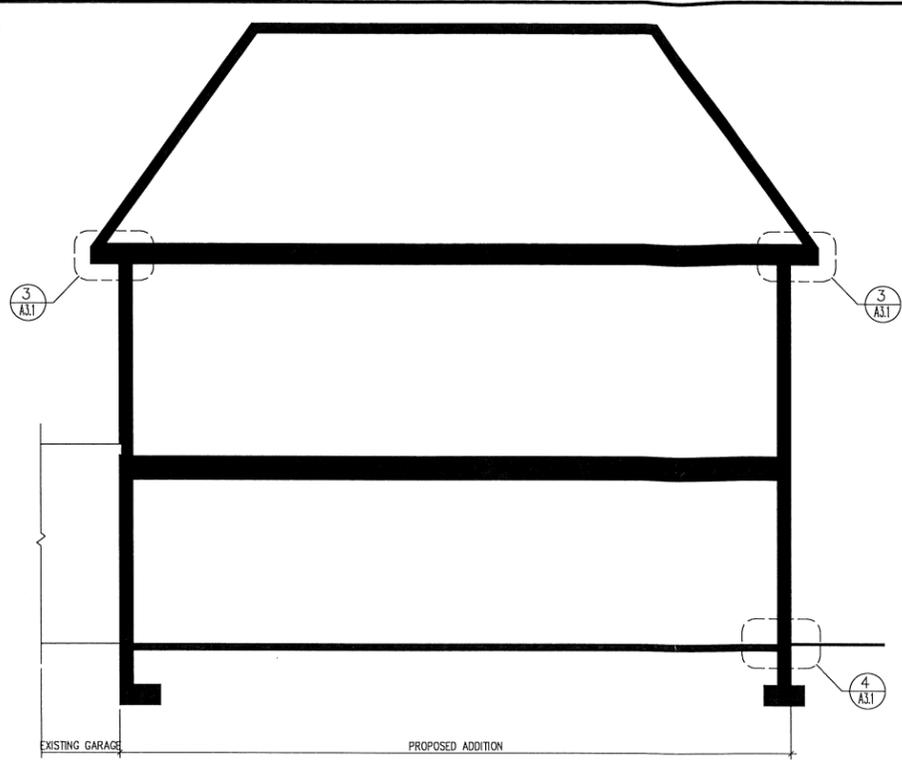
PROPOSED ADDITION TO:
EXISTING RESIDENCE
818 EAST ARLINGTON AVE
WYNDMOOR, PA 19088

DRAWING: PROPOSED FLOOR PLANS
PROJECT:
A.T.
818 EAST ARLINGTON AVENUE
WYNDMOOR, PA 19088

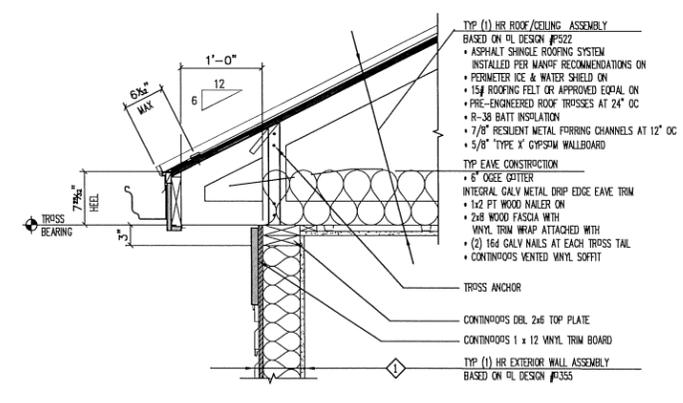
JOB NO.	2025-0818
DRAWN	F.J.
P. M.	O.G.
P. I. C.	O.G.
SCALE	AS NOTED
DATE	09/30/2025
REVISION NO.	
DRAWING NO.	A1.1



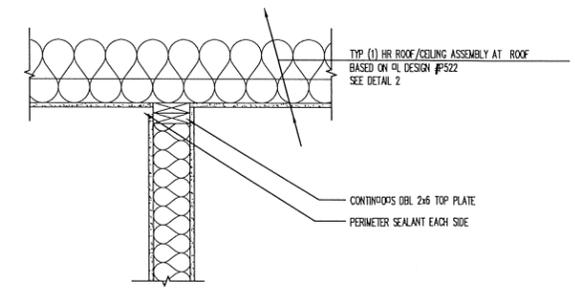
1 BUILDING SECTION
A3.1 SCALE : 1/4" = 1'-0"



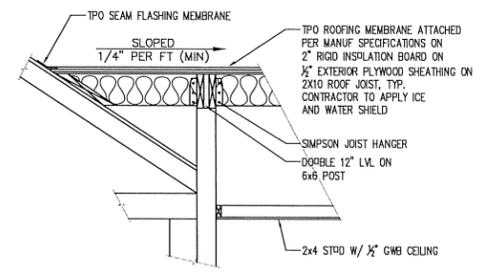
2 BUILDING SECTION
A3.1 SCALE : 1/4" = 1'-0"



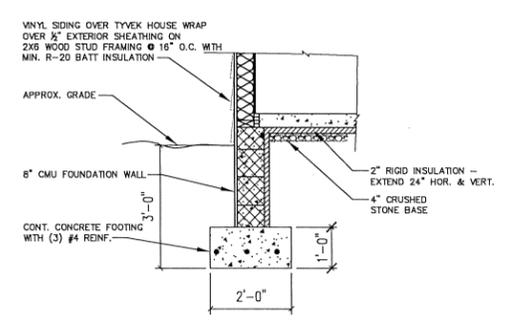
3 TYPICAL EXTERIOR WALL AT ROOF/CEILING ASSEMBLY WITH EAVE
SCALE : 1" = 1' - 0"



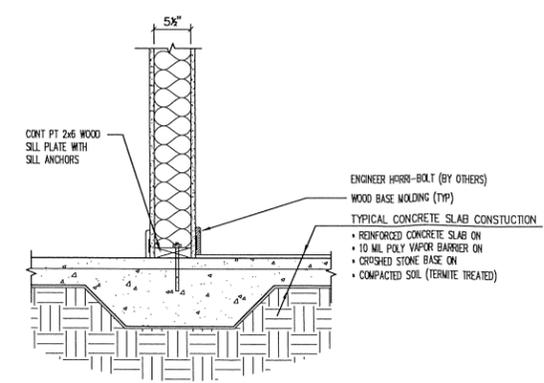
5 WALL AT ROOF/CEILING
SCALE : 1" = 1' - 0"



7 CONNECTION DETAIL
SCALE : 1/2" = 1' - 0"



4 FOUNDATION
SCALE : 1/2" = 1' - 0"



6 WALL AT FOUNDATION
SCALE : 1" = 1' - 0"

INSULATION TABLE
Contractor shall provide batt insulation with kraft face vapor barrier. Insulation shall be installed per manufacturer's installation instructions.

WALLS:	2x6 stud walls:	R-20 BATTs kraft face to warm side
CEILING:	Contractor to maintain 2" minimum clear free air vent space above ceiling insulation	
ROOF TRUSSES	R-49 BATTs	Contractor can substitute blown or foam insulation of equivalent R-Value (Kraft face to warm side)
ROOF / CEILINGS	R-49 BATTs	Kraft face to warm side



Michael A. Clark

ISSUED FOR BUILDING PERMITS 09/30/2025

REVISIONS

PREPARED FOR:

PROPOSED ADDITION TO:
EXISTING RESIDENCE
618 EAST ABRINGTON AVE
WYNDMOOR, PA 19088

DRAWING: BUILDING SECTIONS & DETAILS
PROJECT:
AT
10 EAST ABRINGTON AVENUE
WYNDMOOR, PA 19088

JOB NO.	2025-0818
DRAWN	F.J.
P. M.	O.G.
P. L. C.	O.G.
SCALE	AS NOTED
DATE	09/30/2025
REVISION NO.	
DRAWING NO.	A3.1



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

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Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 23, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-04: This is the application of **K1 Investment, LLC**, applicant for the property located at 818 Abington Avenue, Wyndmoor, PA 19036, and known as Parcel #5200-0007-9508. The applicant seeks a variance from Section 114-84. B. of the Springfield Township Zoning Ordinance. The applicant requests approval to construct an addition to the rear of the home that would be in line with the existing dwelling. The variance has been requested to allow the addition to maintain the existing three-foot side yard setback, instead of the required eight feet. The property is zoned within the D-Residential District of Ward #5 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

NO. Z6-04

DATE: 2.11.26

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We K1 Investments LLC
(Name of Applicant)

Of (Address) 901 N Penn St Philadelphia PA 19123 Unit P 1301

(Telephone No.) 267-463-6745

do hereby make application before the Springfield Township Zoning Hearing Board to request:

_____ An **appeal** from the decision of the Zoning/Building Official.

A **special exception** as provided for in Article VIII, Section B,
Subsection 1, of the Springfield Township Zoning Code.

_____ A **variance** from the requirements set forth in Article _____, Section _____,
Subsection _____, of the Springfield Township Zoning Code.

_____ Other (please specify) _____

The property concerned is located at _____

818 E Abington Ave

Petitioner's Interest in the property is _____

Gaining approval for the currently proposed addition to the original structure.

Present use of property _____

Single Family residence, we do not seek to alter this use.

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Current plans denied due to not meeting the minimum side yard length,

however the original home does not meet this standard due to the home being built prior to the zoning code which now contradicts the current property.

We seek to enhance the value of the property given its current dilapidated condition while also providing the township with a higher tax threshold for the property now that we will be significantly enhancing the property's value.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

money order
55086 072216
\$500.00


Applicant's Signature

Daniel McKinney
Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

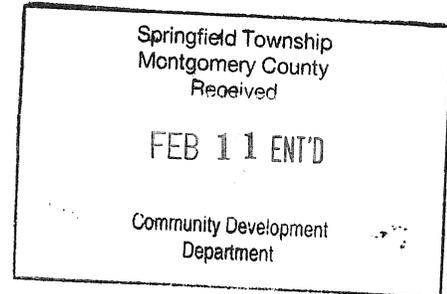
I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Randy Debblay

Printed Name of Applicant



Applicant's Signature and Date



LIMITED DURABLE POWER OF ATTORNEY (Pennsylvania)

This Limited Durable Power of Attorney ("Power of Attorney") is made this 10th day of October, 2025, by:

1. PRINCIPAL (PROPERTY OWNER)

CL7 Consulting LLC,
a limited liability company
Authorized Representative: Daniel Lee McKinney, Jr.
Address: 10526 Katie Creek Ct, Charlotte, NC 28213
Date of Birth: April 21, 1981

2. ATTORNEY-IN-FACT

K1 Management LLC,
a limited liability company
Owners: Randy Debblay and Lawrence Van Pfeiffer

3. PROPERTY

This Power of Attorney applies solely and exclusively to the following real property:

818 E Abington Ave, Glenside, PA 19038

4. POWERS GRANTED (LIMITED)

The Principal grants the Attorney-in-Fact limited authority solely for purposes related to real estate development, zoning, permitting, and construction for the Property, including but not limited to:

- Prepare, execute, submit, amend, and manage zoning applications, petitions, variances, special exceptions, and appeals
- File and sign permit applications and approvals
- Appear before and testify on behalf of the Principal before zoning boards and governmental bodies
- Communicate with municipal officials and agencies
- Execute construction-related documents required for approvals

This Power of Attorney does not authorize sale, transfer, financing, or conveyance of the Property.

5. DURABILITY

This Power of Attorney is durable and shall not be affected by the disability or incapacity of the Principal.

6. TERM

Effective immediately upon execution and remains in effect until revoked in writing.

7. GOVERNING LAW

This Power of Attorney shall be governed by the laws of the Commonwealth of Pennsylvania.

8. RATIFICATION

The Principal ratifies all lawful acts performed by the Attorney-in-Fact under this Power of Attorney.

9. SIGNATURES

PRINCIPAL:



Daniel Lee McKinney, Jr.

Authorized Representative, CL7 Consulting LLC

Date: October 10, 2025

NOTARY ACKNOWLEDGMENT (Pennsylvania)

Commonwealth of Pennsylvania

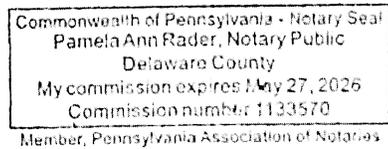
County of Delaware

On this 10th day of October, 2025, before me, a Notary Public, personally appeared Daniel Lee McKinney, Jr., known to me or satisfactorily proven to be the person who executed this instrument.



Notary Public

My Commission Expires: May 27th 2026



Prepared by and Return to:

AC ABSTRACT, LLC
526 GREYSTONE ROAD
MERION, PA 19066

File No. AC-25-0036

UPI # 52-00-00079-50-8

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-00079-50-8 SPRINGFIELD TOWNSHIP
818 ABINGTON AVE
MARCOLINA CATHERINE IRENE
B 036 L U 028 1101 07/14/2025

\$15.00
JM

This Indenture, made the 22nd day of May, 2025

Between

CATHERINE IRENE MARCOLINA

(hereinafter called the Grantor), of the one part, and

CL7 CONSULTING, LLC

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **Four Hundred Ten Thousand And 00/100 Dollars (\$410,000.00)** lawful money of the United States of America, unto her well and truly paid by the said Grantee, 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

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate on the Southeasterly side of Abington Avenue at the distance of three hundred and seventy-five feet Northeastwardly from Flourtown Avenue in the Township of Springfield, County of Montgomery and State of Pennsylvania, aforesaid:

CONTAINING in front or breadth on the said Abington Avenue fifty feet and extending of that width in length or depth Southeastwardly one hundred and eight feet.

PARCEL NO. 52-00-00079-50-8

BEING the same premises which Estate of Basil Marcolina, Jr., by Deed dated 02/10/1997 and recorded 02/10/1997 in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5176, Page 2346, granted and conveyed unto Catherine Irene Marcolina.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises 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 her, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, 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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for herself and her heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that she, the said Grantor, and her heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against her, the said Grantor, and her heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

Catherine Irene Marcolina (SEAL)
Catherine Irene Marcolina

North Carolina
Commonwealth of Pennsylvania } ss
County of MONTGOMERY

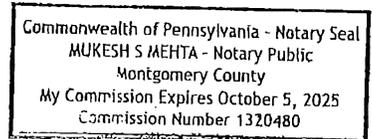
On this, the 22nd day of MAY, 2025, before me, the undersigned Notary Public, personally appeared Catherine Irene Marcolina, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Mukesh S Mehta 08/22/2025
Notary Public
My commission expires OCT 5, 2025

The precise residence and the complete post office address of the above-named Grantee is:

501 Adalusion Rd
Schwenksville PA 19423



On behalf of the Grantee

Deed

UPI # 52-00-00079-50-8

Catherine Irene Marcolina

TO

CL7 Consulting, LLC

AC ABSTRACT, LLC
526 GREYSTONE ROAD
MERION, PA 19066



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

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Susanna O. Ratsavong
Vice President

Peter D. Wilson
Jonathan C. Cobb
Brendan May
Elizabeth McNamara
Edward H. Morris, III

Mr. Daniel McKinney
K1 Investments, LLC
901 N. Penn Street, Unit P-1301
Philadelphia, PA 19123

February 3, 2026

OFFICERS

A. Michael Taylor
Secretary-Manager

James J. Garrity
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Re: Zoning Hearing Board Application for 818 Abington Avenue, Wyndmoor, PA 19038.

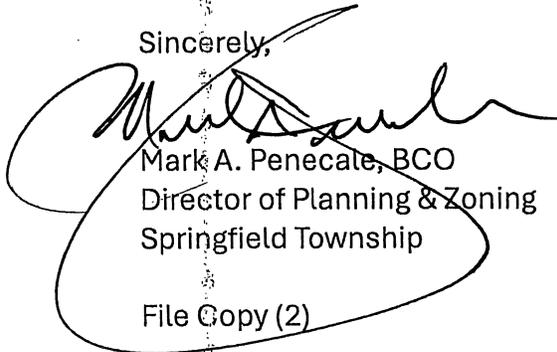
Dear Mr. McKinney,

This letter is sent as a follow-up to the email I sent to Mr. Van Pfeiffer on Friday, January 30, 2026, and voice mail messages I left at the phones numbers provided on the building permit application.

Please be aware that I am unable to process the Zoning Hearing Board application filed for the property located at 818 E. Abington Avenue, Wyndmoor, PA 19038. The application lists K1 Investments LLC as the owner of the property. The deed has CL7 Consulting, LLC listed as the owner and application has a Mr. Randy Debblay listed as the applicant. You must be either the owner, equitable owner or have a Power of Attorney to file a Zoning Hearing Board application.

Please feel free to revise the application as needed, so that the owner and the applicant are clearly identified. I also need a copy of the plans sent to me in a PDF format. If you have any questions, I can be reached at 215-836-7600, ext. 1114.

Sincerely,



Mark A. Penecate, BCO
Director of Planning & Zoning
Springfield Township

File Copy (2)

Chapter 114. Zoning

Article VIII. D Residence District

§ 114-84. Yards.

[Amended 3-11-1970 by Ord. No. 591; 11-13-1985 by Ord. No. 734]

A. Front yards.

- (1) General requirements. There shall be a front yard, the depth of which shall be at least 30 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 70 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) In the case of a single-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 20 feet, but neither side yard shall be less than eight feet wide.
- (2) In the case of a two-family detached dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 35 feet, but neither side yard shall be less than 16 feet wide.
- (3) In the case of a single-family semidetached or two-family semidetached dwelling, there shall be one side yard having a minimum width of at least 12 feet per family.
- (4) In the case of a multiple dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 40 feet, but neither side yard shall be less than 16 feet wide.

- ##### C. Rear yards.
- There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet.

Article XIII. General Regulations

§ 114-135. Fences and walls.

[Amended 3-10-1965 by Ord. No. 521; 9-9-1987 by Ord. No. 750]

- A. Front yards. Fences located within the front yard shall not exceed four feet in height. However, a five-foot fence may be erected if set back 10 feet from the property line, curb or edge of paving, whichever creates the greatest setback. In addition, a six-foot fence may be erected if set back 15 feet from the property line, curb or edge of paving, whichever creates the greatest setback.
- B. Side and rear yards. Fences located within the side or rear yards shall not exceed six feet in height.
- C. Exceptions. Where any ordinance or ordinances of the Township or regulations thereunder now in effect or hereafter passed or promulgated shall require a fence of a different height or nature than herein specified, for special situations, such other ordinance or ordinances or regulations thereunder shall control rather than the provisions of this section.^[1] The provisions of this section shall not pertain to retaining walls or walls of a building. No fence may be erected or maintained which creates a safety hazard as determined by the Springfield Township Police Department.

[1] *Editor's Note: See Ch. 29, Excavations, Art. I, Fencing; Ch. 98, Swimming Pools; and Ch. 105, Vehicles, Abandoned and repairable; Junkyards, for other ordinances containing fencing requirements.*



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

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Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 23, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-05: This is the application of **Erica & Andrew Sloane**, owners of the property located at 8614 Montgomery Avenue, Wyndmoor, PA 19036, and known as Parcel #5200-1188-7004. The applicants seek a variance from Section 114-44. B. 1. of the Springfield Township Zoning Ordinance. The applicants request approval to construct a single story, two car attached garage to the home that will reduce the side yard setback to 5.4 feet instead of the required 15 feet and reduce the combined side yards to 20.9 feet, instead of the required 50-foot aggregate. The proposed addition would be connected to the existing home by way of an existing mudroom and it is proposed to contain a gym area, storage and a half bath. The property is zoned within the AA-Residential District of Ward #2 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website @springfieldmontco.org.

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038

Springfield Township
Montgomery County
Received

FEB 27 ENT'D

Community Development
Department

NO. 26-05

DATE: 2-27-24

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Andrew J. Sloane and Erica Sloane
(Name of Applicant)

Of (Address) 8614 Montgomery Avenue, Wyndmoor, PA 19038

(Telephone No.) 215-290-2192

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article , Section ,
Subsection , of the Springfield Township Zoning Code. **See attached.**

 Other (please specify)

The property concerned is located at 8614 Montgomery Avenue

Petitioner's Interest in the property is Owner

Present use of property Residential

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Please see attached.

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

check # 118732
\$ 500.00
Case # 26-05

Christen G. Pionzio

Attorney for Applicant's Signature
Christen G. Pionzio, Esquire

Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

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1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Andrew J. Sloane and Erica Sloane

Printed Name of Applicant



2/26/2026

Attorney for Applicant's Signature and Date

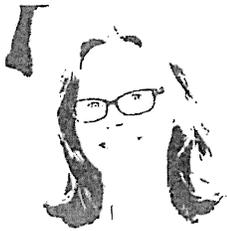
Christen G. Pionzio, Esquire

Attachment to Zoning Hearing Board Application
Andrew J. Sloane and Erica Sloane
8614 Montgomery Avenue
Springfield Township

Explanation of Variance:

The applicants request a variance from Section 114-44.B(1) to permit a 5.4 ft. side yard setback with a 20.9 ft. aggregate where the Zoning Ordinance requires a minimum 15 ft. side yard setback with a 50 ft. aggregate.

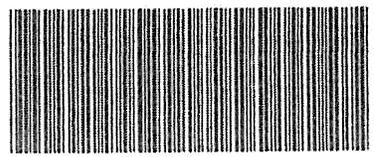
The applicants propose to construct a one-story, two-car attached garage to the rear of which will contain a home gym, storage and half-bath. The applicants have no garage which is unreasonable under modern standards. The existing Bilco doors are located to the side of the house where an attached garage would otherwise be constructed. A 7 ft. x 10 ft. side entry/mudroom will attach the garage to the house in front of the Bilco doors which causes further intrusion into the side yard. However, extremely dense vegetation along the side property line and toward the rear of the property will buffer the proposed addition. A reasonable modification of the Ordinance is necessary to achieve reasonable use of the property according to modern standards.



RECORDER OF DEEDS
MONTGOMERY COUNTY
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax: (610) 278-3869

DEED BK 6197 PG 01088 to 01091
INSTRUMENT # : 2020086953
RECORDED DATE: 10/19/2020 01:26:34 PM



5831485-0020T

 ORIGINAL

MONTGOMERY COUNTY ROD

OFFICIAL RECORDING COVER PAGE

Page 1 of 4

Document Type: Deed
Document Date: 09/04/2020
Reference Info:

Transaction #: 6153865 - 2 Doc(s)
Document Page Count: 3
Operator Id: dkrasley

RETURN TO: (Simplifile)
Commonwealth Land Title Philadelphia Commercial -
1700 Market St Ste 2100 PA 19103
1700 MARKET ST STE 2110
PHILADELPHIA, PA 19103
(215) 568-9690

PAID BY:
COMMONWEALTH LAND TITLE PHILADELPHIA
COMMERCIAL - 1700 MARKET ST STE 2100 PA 19103

*** PROPERTY DATA:**
Parcel ID #: 52-00-11887-00-4
Address: 8614 MONTGOMERY AVE

WYNDMOOR PA
19038
Municipality: Springfield Township (100%)
School District: Springfield

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURED AMT:
TAXABLE AMOUNT:
FEES / TAXES:
Recording Fee: Deed
State RTT
Springfield Township RTT
Springfield School District RTT
Total:

DEED BK 6197 PG 01088 to 01091
Recorded Date: 10/19/2020 01:26:34 PM

I hereby CERTIFY that this document is recorded in the Recorder of Deeds Office in Montgomery County, Pennsylvania.



Jeanne Sorg
Recorder of Deeds

Rev1 2016-01-29

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always supersedes.
*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION

File No: PHI201582

Prepared by:
Commonwealth Land Title Insurance Company
1700 Market Street
Suite 2100
Philadelphia, PA 19103

Record and return to:
Commonwealth Land Title Insurance Company
1700 Market Street
Suite 2100
Philadelphia, PA 19103

Tax Parcel No: 52-00-11887-00-4

This Indenture made this 1st day of September, 2020

Between K Matthew Rutt and Megan C. Rutt *but to be effective September 9, 2020*
(hereinafter called the Grantor), of the one part, and

Andrew J. Sloane and Erica Sloane, *husband & wife*

(hereinafter called the Grantee), of the other part,

Witnesseth That the said Grantor for and in consideration of the sum of _____ lawful money of the United States of America, unto it well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted and conveyed, bargained and sold, released and confirmed, and by these presents does grant and convey, bargain and sell, release and confirm unto the said Grantee, *as tenants by the entireties*

ALL THAT CERTAIN real property which is more particularly described on Exhibit A attached hereto and made a part hereof.

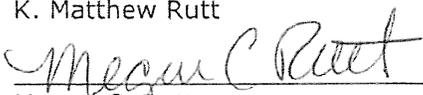
TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above 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, its successors and assigns, to and for the only proper use and behalf of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and persons whatsoever lawfully claiming or to claim the same or any part thereof, by, from or under, it, them or any of them, shall and will WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.



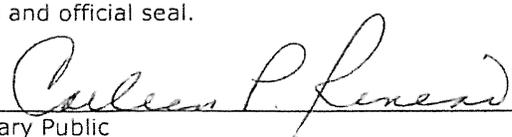
K. Matthew Rutt


Megan C. Rutt

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF Philadelphia)SS
)

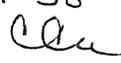
On this, the 4 day of September, 2020, before me, a notary public the undersigned officer, personally appeared K. Matthew Rutt and Megan C. Rutt known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 1/18/21

I Hereby Certify the Address of
The Within Named Grantee is:
8614 Montgomery Ave
Wynnton PA 19038


COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Colleen P. Rinear, Notary Public
City of Philadelphia Philadelphia County
My Commission Expires Jan. 18, 2021
MEMBER PENNSYLVANIA ASSOCIATION OF NOTARIES

For APN/Parcel ID(s): 52-00-11887-00-4

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in Springfield Township, Montgomery County, Pennsylvania being Lot 2, as shown on a Subdivision Plan prepared for Charles Hill, prepared by Jonathan J. Tabas, PE, PLS, t/a ACRE Engineers and Lane Surveyors, Langhorne, Pennsylvania, dated December 17, 2004, last revised August 1, 2005, said plan being recorded in the Office of the Recorder of Deeds in Norristown, Pennsylvania, in Plan Book 25, Page 303 as follows, to wit:

BEGINNING at a steel pin set, a corner of land now or late of H. Goodrich and V. Page on the Southwesterly side of Montgomery Avenue (50 feet wide), said corner being measured North 46 degrees 44 minutes 00 seconds West the distance of 300.00 feet along the Southwesterly side of Montgomery Avenue from the Northwesterly side of Evergreen Avenue (40 feet wide); thence, along land now or late of H. Goodrich and V. Page and also along land now or late of J. and E. Kuhls, South 43 degrees 24 minutes 00 seconds West the distance of 276.69 feet to a steel pin set, a corner on the Northeasterly side of a 20 feet wide alley, in line of land now or late of Philadelphia Protestant Episcopal City Mission; thence, along same and along the Northeasterly side of said 20 feet wide alley, North 47 degrees 01 minute 00 seconds West the distance of 110.17 feet to a steel pin set, a corner in line of Lot 1, as shown on said plan, thence, along Lot 1 the following (3) courses and distances: (1) North 43 degrees 26 minutes 00 seconds East the distance of 187.35 feet to a steel pin set, a corner, (2) South 46 degrees 34 minutes 00 seconds East the distance of 90.00 feet to a steel pin set, a corner on the Southwesterly side of Montgomery Avenue, thence, along same, South 46 degrees 44 minutes 00 seconds East the distance of 105.00 feet to the first mentioned point and place of beginning.

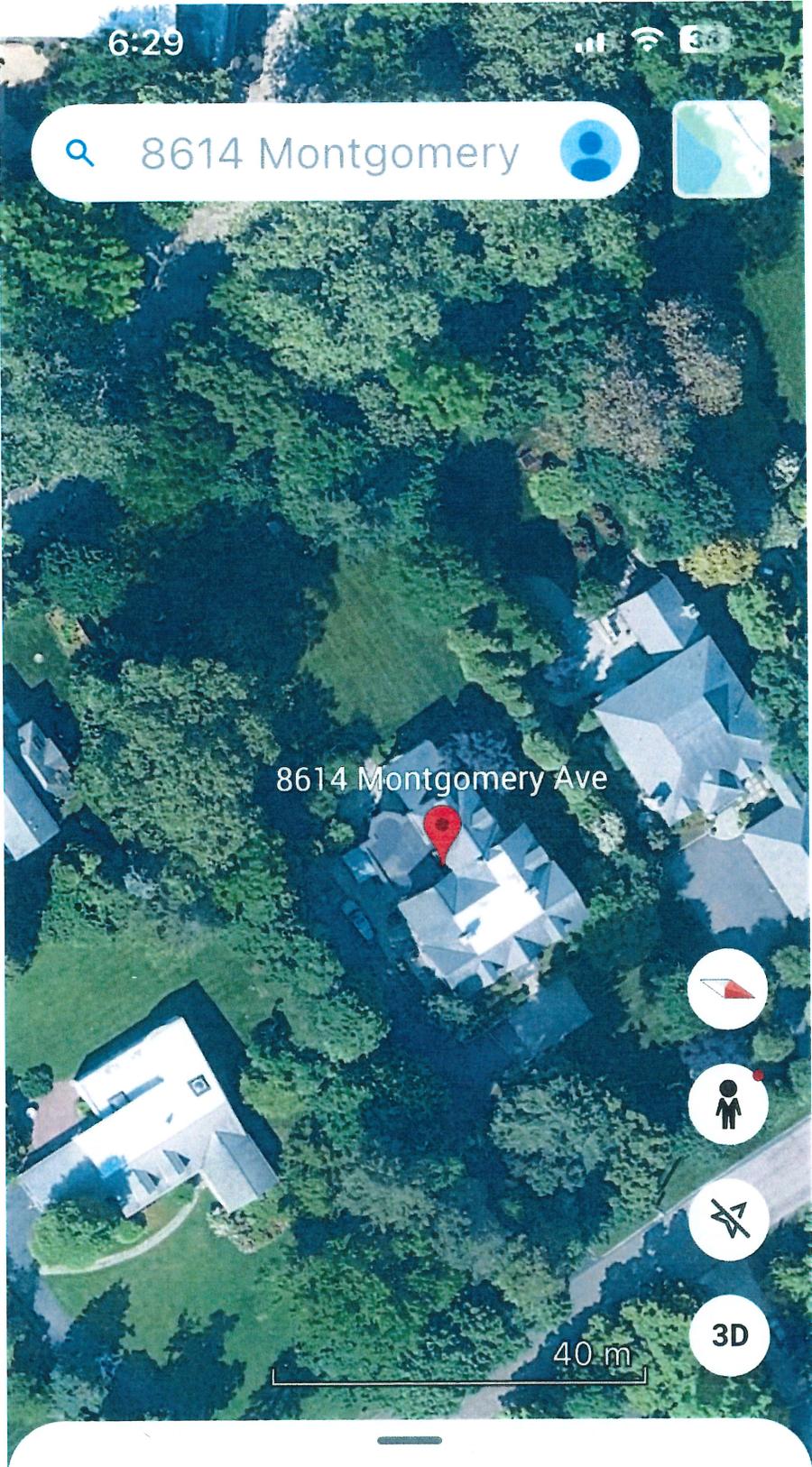
TOGETHER with the free and common use, right, liberty and privilege of said 20 feet wide alley in common with the other owners, tenants and occupiers of the lots of ground bounding thereon at all times hereafter.

Being the same premises which Charles F. Hill by Deed dated 6/18/2007 and recorded 7/6/2007 in Montgomery County in Deed Book 5654 Page 588 conveyed unto K. Matthew Rutt and Megan C. Rutt, in fee.

6:29



8614 Montgomery



8614 Montgomery Ave

40 m



< 8614 Montgomery Ave



#3684266v1





#3684266v1



#3684266v1

6:25

Signal strength icon, Wi-Fi icon, 34



Google



Chapter 114. Zoning

Article IV. AA Residence District

§ 114-44. Yards.

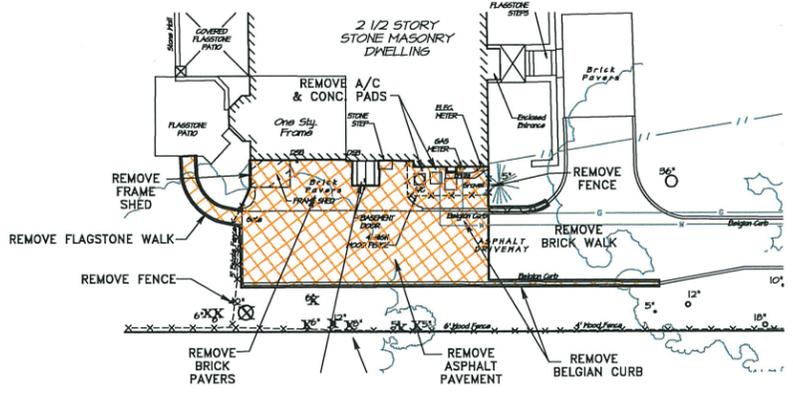
A. Front yards.

- (1) General requirement. There shall be a front yard, the depth of which shall be at least 50 feet, provided that in the case of a lot extending through from one street to another, the street lines of which are not more than 150 feet apart, the depth of the front yard on the rear street line of such lot may be decreased when authorized as a special exception.
[Amended 3-11-1970 by Ord. No. 591]
- (2) Corner lots. In the case of a corner lot, a front yard, as provided for in Subsection **A(1)** above, shall be required on each street on which the lot abuts, provided that, if at the time this chapter becomes effective any corner lot is held in single and separate ownership with a width of less than 125 feet, the depth of the front yard on the long side of such lot may be decreased when authorized as a special exception.

B. Side yards.

- (1) Single-family dwellings. In the case of a single-family dwelling, there shall be two side yards, one on each side of the main building, together having an aggregate width of at least 50 feet, but neither side yard shall be less than 15 feet wide, provided that in the case of a lot held in single and separate ownership at the time this chapter becomes effective, of a width less than 100 feet, a single-family dwelling may be built thereon with side yards of less width when authorized as a special exception, and provided further that in the case of a single-family dwelling constructed with its greater dimension parallel with the front street, a one-story open or enclosed porch may project into one of the side yards, provided that the width of such side yard is not thereby reduced to less than the required minimum of 15 feet.
- (2) Other buildings. In the case of any building other than a single-family dwelling or a building accessory thereto, there shall be two side yards, one on each side of the main building. If such building is not over 40 feet high, the width of each of the two side yards shall be at least 25 feet; and if such building is over 40 feet high, this width shall be increased five feet for each 12 feet, or portion thereof, by which the building exceeds 40 feet in height.

- ##### C. Rear yards.
- There shall be a rear yard, the depth of which shall be at least 25 feet, provided that in the case of any lot which, at the time this chapter becomes effective, is held in single and separate ownership and which has a depth of less than 100 feet, the depth of the rear yard shall be at least 15 feet. In the case of a building over 40 feet high, the depth shall be increased five feet for each 12 feet, or portion thereof, by which the building exceeds 40 feet in height.

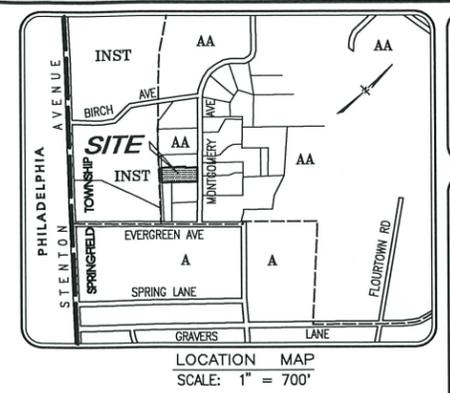


DEMOLITION DETAIL



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	DEMOLITION ITEMS
---	---	TREE TO BE REMOVED
---	---	PROPOSED BUILDING ADDITION
---	---	PROPOSED ASPHALT PAVEMENT
---	---	PROPOSED CONCRETE WALK
---	---	PROPOSED PAVER WALK



LOCATION MAP
SCALE: 1" = 700'

ZONE: 'AA' RESIDENTIAL

LOT USE:	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
LOT AREA, Min.	114-41.A	25,000 S.F.	30,050 S.F.	30,050 S.F.
BUILDING AREA, Max.	114-42.B	15 X	9.7%/2,898 S.F.	13.8%/4,174 S.F.
LOT WIDTH, Min.	114-43.	100 FT.	105.0 FT.	105.0 FT.
BUILDING SETBACKS:				
FRONT YARD, Min.	114-44.A(1)	50 FT.	86.2 FT.	86.2 FT.
REAR YARD, Min.	114-44.C	25 FT.	N/A	N/A
AVG. DEPTH <100 FT	114-44.C	25 FT.	N/A	N/A
BUILDING HEIGHT, Max.	114-130.A(1)	40 FT.	31.5 FT.	31.5 FT.
STEEP SLOPES:				
ART. XIII	114-128.B	N/A	N/A	N/A
OFF-STREET PARKING:	114-134.A(1)	Two Spaces	Two Spaces+	Two Spaces+

* EXISTING NONCONFORMING CONDITION [V] INDICATES ZONING RELIEF REQUIRED

AVERAGE SLOPE CALCULATION:

$S = \frac{0.0023}{1} \times 1 \times L$

$S = \frac{0.0023}{0.9858} \times 1 \times 1949 \text{ FT}$

AVG. SLOPE = 6.5%

EXISTING IMPERVIOUS AREAS:	PROPOSED IMPERVIOUS AREAS:
EX DWELLING AREA 2,793 S.F.	EX DWELLING AREA 2,793 S.F.
ENTRY PORCH 62 S.F.	ENTRY PORCH 62 S.F.
COVERED PORCH 336 S.F.	COVERED PORCH 336 S.F.
FRAME SHED 84 S.F.	BILCO DOOR 41 S.F.
BILCO DOOR 41 S.F.	PROPOSED ADDITION 1,340 S.F.
ASPHALT DRIVEWAY 3,063 S.F.	ASPHALT DRIVEWAY 2,332 S.F.
BRICK DRIVEWAY 433 S.F.	BRICK DRIVEWAY 433 S.F.
FLAGSTONE WALK/PATIO 507 S.F.	FLAGSTONE WALK/PATIO 438 S.F.
BRICK PAVERS 393 S.F.	CONC./PAVER WALKS 372 S.F.
MISC./CONC./WALLS 202 S.F.	MISC./CONC./WALLS 184 S.F.
TOTAL IMPERVIOUS AREA = 7,883 S.F.	TOTAL IMPERVIOUS AREA = 8,311 S.F.

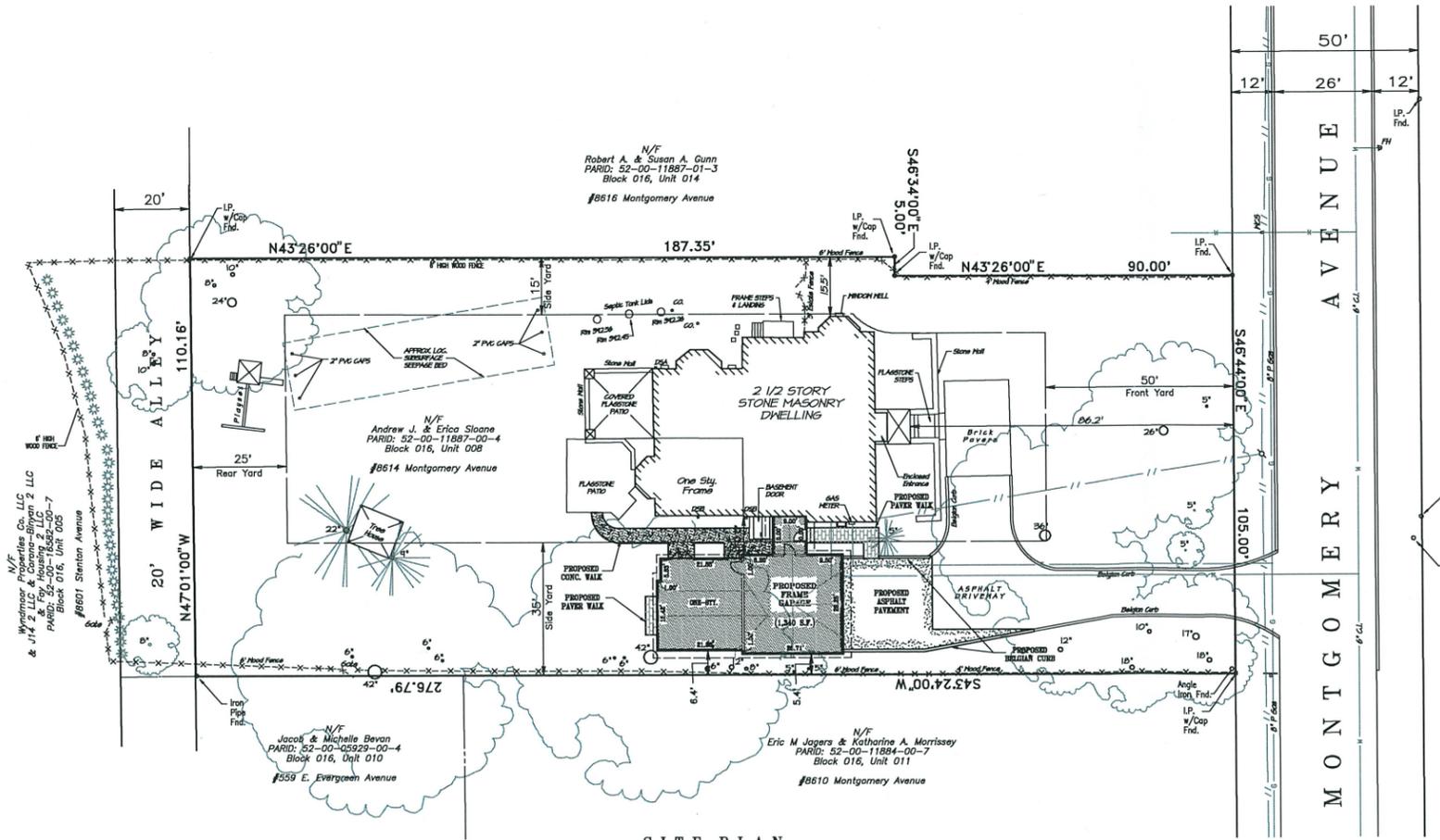
NET INCREASE IN IMPERVIOUS SURFACES = 428 S.F.

- REFERENCE PLANS:**
- Boundary & Topographic Survey plan made for K. Matthew Rutt by Blue Marsh Associates, Inc. dated March 16, 2011, Project No. 11-A008-012.
 - Plan of Survey made for Andrew J. Sloane and Erica Sloane by United Land Surveying, William C. Parry PLS, dated April 11, 2024.

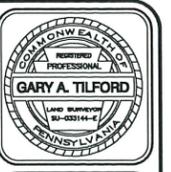
- NOTES:**
- Boundary information shown taken from deeds, plans of record, Boundary & Topographic Survey Plan prepared by Blue Marsh Associates, Inc. during November 2025. Metes & Bounds as shown are based on Deed Bearings. Rotation to State Plane Coordinate System is 6° 12' 32" Clockwise.
 - Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live system. BENCHMARK: Cut Nail in Utility Pole PECo.360, Elevation=386.73
 - Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
 - The subject parcel is served by public water by AQUA PENNSYLVANIA and on-site subsurface seepage bed.
 - All soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 20, September 4, 2025. UuqB, Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes.

SITE DATA:

COUNTY PARCEL No.: 52-00-11887-00-4
 BLOCK/UNIT No.: 52-016-008
 RECORD OWNER: ANDREW J. & ERICA SLOANE
 SITE ADDRESS: 8614 Montgomery Avenue
 Wyndmoor, PA 19038
 DEED BOOK/PAGE No. 6197-01088
 SITE AREA: 30,050 S.F. or 0.6898 Ac.
 ZONING DISTRICT: 'AA' RESIDENTIAL DISTRICT



SITE PLAN



OWNER OF RECORD
 ANDREW J. SLOANE &
 ERICA SLOANE
 8614 MONTGOMERY AVENUE
 WYNDMOOR, PA 19038

CHARLES E. SHOEMAKER, INC.
 ZONING PERMITS
 500 W. STATE ST.
 MONTGOMERY, PA 19336
 PHONE: 215-887-2185 FAX: 215-576-7791
 E-MAIL: staff@ceshmaker.com

DATE	NO.	REVISION	BY
02/20/2025	1	Remove door & Conc. Pad	

ZONING PLAN
 of
8614 MONTGOMERY AVENUE
 Prepared for
ANDREW J. & ERICA SLOANE
 SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: DECEMBER 11, 2025
 DWG NO.: SP-812
 JOB NO.: 27705
 SHEET NO.: 1 of 2

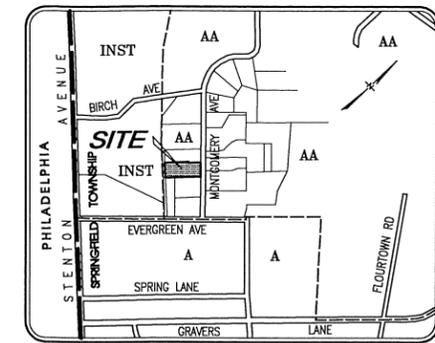
SPRINGFIELD TOWNSHIP ACT 181 (2008) LIST OF UNDERGROUND USERS AS PROVIDED BY PENNSYLVANIA ONE CALL SYSTEMS, INC. 1-800-242-1776 Serial No.: 20253222419 Date Contacted: 11/18/2025	
Comcast John Cedrick Salvatore Johncedrick_salvatore@comcast.com	1004 Cornerstone Blvd Downtown, PA 19335 267-271-9761
Township of Springfield Attn: Ian Horner ihorner@springfieldmontco.org	1510 Paper Mill Road Wyndmoor, PA 19038 215-836-7600 Ext. 1301
PECO Energy c/o USIC Attn: Nikkio Simpkins nikkio@peco.com	450 S. Henderson Road, Suite B King of Prussia, Pa. 19406 484-681-3720
Verizon Business (MC) Attn: Victor Wood Victor.A.Wood@verizon.com	7000 Weston Parkway Cory, NC 27513 919-414-2782
Bucks Co. Water & Sewer Authority Attn: James Napolitano j.napolitano@bcwa.net	1275 Almshouse Road Warrington, PA 18976 215-343-2539 Ext. 169
Aqua Pennsylvania, Inc. Attn: Thomas Waddy twaddy@aquapenn.com	762 W. Lancaster Avenue Bryn Mawr, PA 19010 610-625-1400 Ext. 52105
Philadelphia City Water Dept. Eric Pomeroy epomeroy@phila.gov	1101 Market Street 2nd Fl. Jefferson Tower Philadelphia, PA 19111 215-685-6353



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-EMERGENCY MUST BE CONTACTED DIRECTLY
PA ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE DIGGING, UNLESS AVOIDABLE
Serial No.: 20253222419



LEGEND	
EXISTING	
--- 250 ---	CONTOUR LINE
+ 250.07	SPOT ELEVATION
-X-X-X-X-X-	FENCE LINE
Q	FIRE HYDRANT
U	UTILITY POLE
G	GAS VALVE
W	WATER VALVE
SC	SEWER CLEAN OUT
WC	WATER CURB STOP
SS	SANITARY SEWER
SS	STORM SEWER
--- ---	OVERHEAD WIRE
---	US ELECTRIC CONDUIT
---	GAS LINE
---	WATER LINE
---	SANITARY SEWER LATERAL
---	US COMMUNICATION CABLE
---	TRAFFIC SIGN
---	DECIDUOUS TREE
---	EVERGREEN TREE
---	SOIL BOUNDARY LINE
---	DOWNSPOUT ABOVE GRADE
---	DOWNSPOUT BELOW GRADE



LOCATION MAP
SCALE: 1" = 700'

ZONE: 'AA' RESIDENTIAL			
LOT USE:	Z.O. SEC. No.	REQUIRED	EXISTING
	114-41.A.		Single-Family Detached
LOT AREA, Min.	114-42.A.	25,000 S.F.	30,050 S.F.
BUILDING AREA, Max.	114-42.B.	15 X	9,774/2,898 S.F.
LOT WIDTH, Min.	114-43.	100 FT.	105.0 FT.
BUILDING SETBACKS:			
FRONT YARD, Min.	114-44.A.(1)	50 FT.	86.2 FT.
SIDE YARD, Min.	114-44.B.(1)	15 FT./50 FT Aggr.	15.5 FT./50.8 FT.
REAR YARD, Min.	114-44.C.	25 FT.	104.5 FT.
AVG. DEPTH <100 FT	114-44.C.	25 FT.	N/A
BUILDING HEIGHT, Max.	114-130.A.(1)	40 FT.	31.5 FT.
STEEP SLOPES:	ART. XIII		
LOT AREA (<10% SLOPES)	114-128.3.	N/A	N/A
OFF-STREET PARKING:	114-134.A.(1)	Two Spaces	Two Spaces+

* EXISTING NONCONFORMING CONDITION

EXISTING IMPERVIOUS AREAS:	AVERAGE SLOPE CALCULATION:
DWELLING AREA 2,783 S.F.	S = 0.0023
ENTRY PORCH 62 S.F.	A x L
COVERED PORCH 336 S.F.	S = 0.0023 x 1 x 1949 FT
FRAME SHED 64 S.F.	0.6898 AC.
BLED DOOR 41 S.F.	AVG. SLOPE = 8.5%
ASPHALT DRIVEWAY 3,062 S.F.	
BRICK DRIVEWAY 433 S.F.	
FLAGSTONE WALK/PATIO 507 S.F.	
BRICK PAVERS 363 S.F.	
MISC./CONC./WALLS 202 S.F.	
TOTAL IMPERVIOUS AREA = 7,883 S.F.	

REFERENCE PLANS:

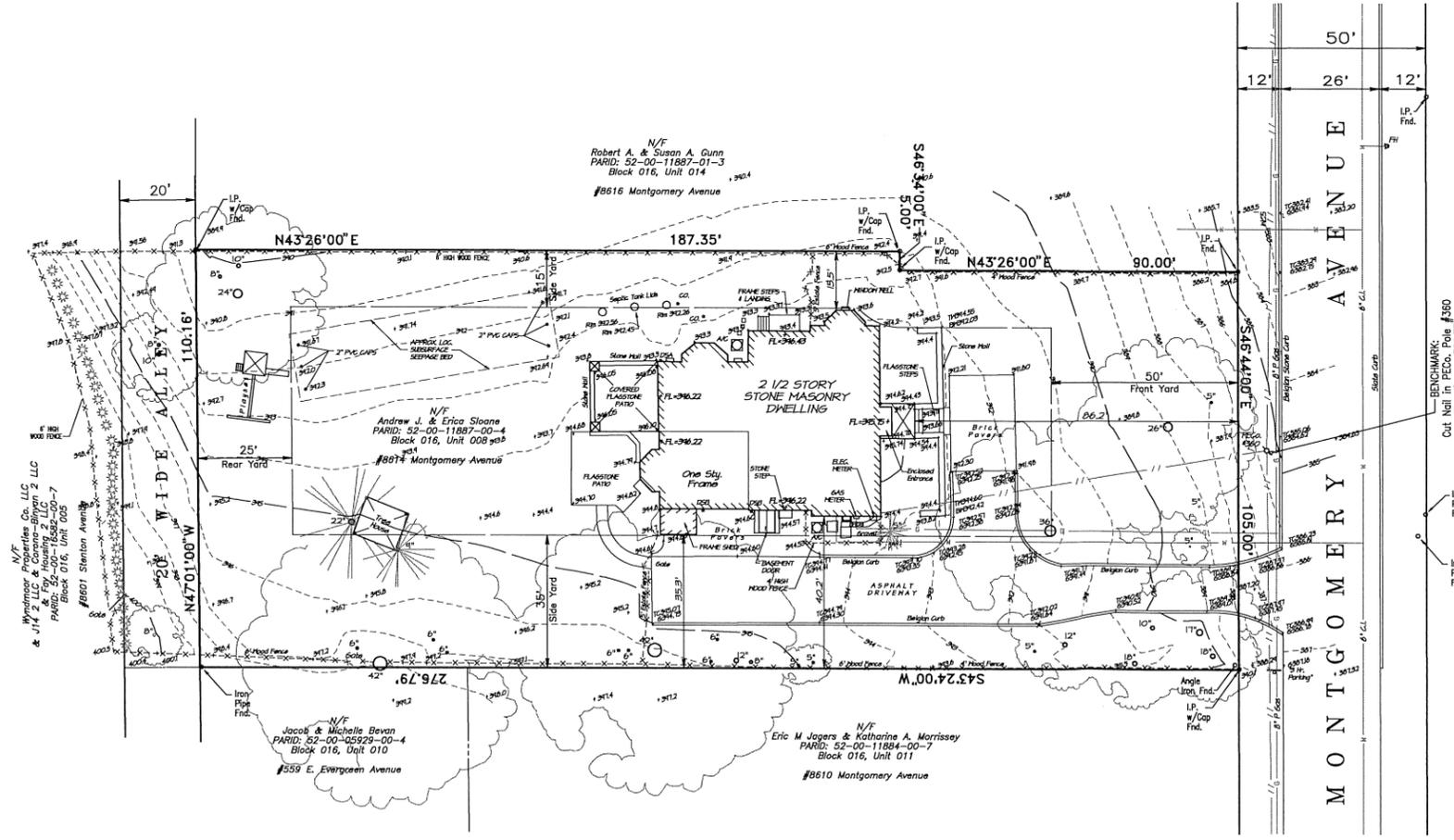
- Boundary & Topographic Survey plan made for K. Matthew Rutt by Blue Marsh Associates, Inc. dated March 16, 2011, Project No. 11-A008-012.
- Plan of Survey made for Andrew J. Sloane and Erica Sloane by United Land Surveying, William C. Parry PLS, dated April 11, 2024.

NOTES:

- Boundary information shown taken from deeds, plans of record, Boundary & Topographic Survey Plan prepared by Blue Marsh Associates, Inc., and field surveys performed by Charles E. Shoemaker, Inc. during November 2025. Metes & Bounds as shown are based on Deed Bearings. Rotation to State Plane Coordinate System is 6° 12' 32" Clockwise.
- Horizontal Datum based on NAD 1983, SPC83 Pennsylvania (South), Geoid Model g2003u08 using Topcon Topnet Live system. Vertical Datum based on NAVD 1988, using Topcon Topnet Live system. BENCHMARK: Cut Nail in Utility Pole PECO #360, Elevation=386.73
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALL or by physical survey locations. All underground utility locations are approximate only. Contractors are required by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. PENNSYLVANIA ONE CALL SYSTEMS, phone no. 1-800-242-1776
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 379 of 451, Map No. 42091C0379C, effective March 2, 2016.
- The subject parcel is served by public water by AQUA PENNSYLVANIA and on-site subsurface seepage bed.
- All soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 20, September 4, 2025. UsgB, Urban land-Udorthents, schist and gneiss complex, 0 to 8 percent slopes.

SITE DATA:

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BLOCK/UNIT No.: 52-016-008
RECORD OWNER: ANDREW J. & ERICA SLOANE
SITE ADDRESS: 8614 Montgomery Avenue
Wyndmoor, PA 19038
DEED BOOK/PAGE No. 6197-0108B
SITE AREA: 30,050 S.F. or 0.6898 Ac.
ZONING DISTRICT: 'AA' RESIDENTIAL DISTRICT



OWNER OF RECORD
ANDREW J. SLOANE &
ERICA SLOANE
8614 MONTGOMERY AVENUE
WYNDMOOR, PA 19038

CHARLES E. SHOEMAKER, INC.
ENGINEERS & SURVEYORS
MONTGOMERYVILLE, PA 17046
PHONE: 215-887-2165 FAX: 215-576-7791
E-MAIL: ceshoemaker.com
SCALE 1" = 20'

DATE	NO.	REVISION	BY

EXISTING SITE PLAN
8614 MONTGOMERY AVENUE
Prepared for
ANDREW J. & ERICA SLOANE
SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE	DECEMBER 10, 2025
DWG NO.	52-016-008
SP	SP-811
JOB NO.	27705
SHEET NO.	2 of 2



The Township of Springfield

MONTGOMERY COUNTY, PENNSYLVANIA

Township Bldg., 1510 Paper Mill Rd., Wyndmoor, PA 19038

website: www.SpringfieldMontco.org

Phone: 215-836-7600

Fax: 215-836-7180

COMMISSIONERS

Susanna O. Ratsavong
President

Brendan May
Vice President

Elizabeth McNamara
James M. Lee
Robert C. Goldberg
Edward H. Morris III
Thaddeus S. Kirk

OFFICERS

A. Michael Taylor
Secretary-Manager

Andrew R. Freimuth
Solicitor

Joelle Kleinman
Treasurer / Tax Collector

Timothy P. Woodrow, PE
Engineer

Zoning Hearing Board Notice

Notice is hereby given that the Zoning Hearing Board of Springfield Township, Montgomery County, will hold a meeting as required by the Township's Zoning Ordinance. This meeting will be in the Boardroom of the Springfield Township Administration Building, located at 1510 Paper Mill Road, Wyndmoor, PA 19038.

Monday, March 23, 2026, at 7:00 p.m. at which time a public meeting will commence on the following application:

Case #26-06: This is the application of **Jolee & Douglas Lieberman** owner of the property located at 317 Poplar Road, Flourtown, PA 19031, and known as Parcel #5200-1478-5004. The applicants seek a variance from Section 114-12. A-12 and Section 114-12. A-13. of the Springfield Township Zoning Ordinance. The applicant requests approval to construct an addition to the rear of the home that will encroach into the AE flood zone as defined by FEMA. The first-floor level of the proposed addition will be 2.75 feet above based flood elevation. The property is zoned within the A-Residential District of Ward #6 of Springfield Township.

A copy of the application and information submitted for this application is on file in the Community Development Office and may be reviewed during normal business hours. In addition, all information submitted is posted on our website [@springfieldmontco.org](http://springfieldmontco.org).

By Order of the Springfield Township
Zoning Hearing Board
Mark A. Penecale
Director of Planning & Zoning

THERE IS A 30-DAY PERIOD AFTER THE DATE THE DECISION IS RENDERED FOR ANY AND ALL AGGRIEVED PERSONS TO FILE AN APPEAL IN THE APPROPRIATE COURT TO CONTEST THE ACTIONS OF THE ZONING HEARING BOARD. APPLICANTS THAT TAKE ACTION ON ANY ZONING HEARING BOARD APPROVAL DURING THE 30-DAY APPEAL PERIOD, DO SO AT THEIR OWN RISK.

TOWNSHIP OF SPRINGFIELD
MONTGOMERY COUNTY
1510 PAPER MILL ROAD
WYNDMOOR, PA 19038



NO. 26-06

PETITION

SPRINGFIELD TOWNSHIP ZONING HEARING BOARD

We Douglas Lieberman & Jolee Lieberman
(Name of Applicant)

Of (Address) 317 Poplar Road Flourtown PA 19031

(Telephone No.) 215-836-1191

do hereby make application before the Springfield Township Zoning Hearing Board to request:

 An **appeal** from the decision of the Zoning/Building Official.

 A **special exception** as provided for in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 X A **variance** from the requirements set forth in Article , Section ,
Subsection , of the Springfield Township Zoning Code.

 Other (please specify) Article XIIA §114-12A12 and §114-12A13 pertaining to
improving an existing nonconforming structure in a 100 year floodplain.

The property concerned is located at 317 Poplar Road Flourtown PA 19031

Petitioner's Interest in the property is Owner/Resident

Present use of property Residential- owner occupied single family home.

Explanation of Petition: Variance and Special Exception Requests must meet the statutory guidelines Outlined in Section 114-165 of the Township Zoning Code. The following explanation should indicate Compliance with those guidelines.

Primary resident (Doug) was diagnosed with Amyotrophic lateral sclerosis (ALS) in
March of 2025. ALS is a terminal, neurodegenerative disease resulting in severe
impairment to mobility, speech etc. Doug's sudden and unexpected decline has made a
handicap accessible bedroom and bathroom on the first floor an absolute necessity to
his quality of life and care, and currently none exists as the home is a split level with
only a kitchen and living space on first floor. The proposed addition also sits well above

BFE levels and water has never even reached BFE levels on the area of the property in
question, even during significant flood events such as Hurricane Ida in 2021 which was a 100 year storm

APPLICANT NOTE: Petition must be accompanied by eight (8) sets of scaled drawings or plans, Application Fee and a copy of the property deed.

Check # 11,019
\$ 500.00
Case # 26-04



Applicant's Signature



Owner's Signature

Do not write in this space.

Petition granted.

Petition refused.

The following special conditions are imposed.

By Order of the Zoning Hearing Board

**TOWNSHIP OF SPRINGFIELD
COMMUNITY DEVELOPMENT
ZONING INFORMATION AND FEE SCHEDULE**

**NOTICE TO APPLICANTS WHO WISH TO APPEAR BEFORE
THE ZONING HEARING BOARD OF SPRINGFIELD TOWNSHIP**

Application Procedures

Applicants must complete the standard Petition form **TYPED** and signed in **TRIPLICATE** and file same with the Zoning Officer by the **last day** of the month preceding the public hearing date. The Zoning Board Hearings are normally held on the **fourth Monday** of each month with the exception of a chosen

summer month.

Applications **must** be accompanied by eight (**8**) copies of **scaled** drawings including sketches, or drawings indicating lot lines, building dimensions, yard distances, and any other illustrative data relating to the Petition. Pertinent photographs and letters from immediate neighbors are also helpful for the record but need not be filed unless required by the Zoning Hearing Board.

A copy of the property deed must accompany all applications. **No applications will be accepted without the deed.**

An explanation of the Petition must be provided with specific details on the nature of the Petition, relief being requested, pertinent code sections, lot and setback criteria, etc.

In order for the Zoning Board to grant a special exception and/or variance request, the statutory guidelines outlined in Section 114-165 of the Township Zoning Code must be met. The explanation of the petition should indicate compliance with those guidelines. It is the applicant's responsibility to provide all necessary information pertaining to the petition.

It is required that the Applicant, or in the case of an organization to have one of its corporate officers, be present to testify at the hearing. Applicants have the right to be represented by an attorney.

Petitions are listed on the Zoning Hearing Board Agenda in the date order in which they are received.

In accordance with the **Pennsylvania Municipalities Planning Code, Act 247, Section 908**, it will be necessary for Springfield Township to post notice of this Hearing. Such posting is to be conspicuously displayed on the affected tract of land or building.

Filing Fees and Costs

Each applicant must pay the requisite application fee when filing a Petition to the Zoning Hearing Board:

1. A filing fee of **\$500.00** shall be required with respect to any Petition dealing exclusively with single or two-family residential property and the residential use, including accessory use thereof. Such a Petition may involve an appeal from a decision of the Zoning Officer, an application for a Special Exception, and/or a Variance or any other appeal the Board is empowered to hear.
2. A filing fee of **\$1,200.00** shall be required with respect to any petition to the Zoning Hearing Board for any matter dealing with non-residential property or the non-residential use thereof, and/or multi-family use.
3. A continuance fee equal to 50% of the application fee will be charged for each continuance that is requested by the applicant.

Filing fees are applied to clerical, advertising, mailing, administrative, legal and stenographic costs associated with the Hearing and are not refundable to Applicant. The filing fee has been established to pay the costs associated with one hearing. In those instances where hearings are continued and the original filing fee and/or continuance fee does not cover the additional costs incurred by the Township, the costs will be assessed upon the Applicant.

Should a written record, including a stenographic transcript, of the proceedings before the Zoning Hearing Board, be appropriate or required, the Applicant or the Appellant, as the case may be, will be billed and required to pay for the costs of preparing such a written record. In such a case there shall not be any credit granted to anyone as a result of the filing fee initially paid.

The Zoning Hearing Board may deem it appropriate to have a stenographic transcript of the proceedings in any matter before it in order that a decision and opinion may be made. In such a case the cost thereof shall be borne initially by the Applicant and thereafter by the Appellant, upon appeal as a part of the cost of the entire written record of the proceedings.

I have read the Application Procedure and the Schedule of Filing Fees and Costs and agree to be bound by the provisions thereof.

Douglas Lieberman

Printed Name of Applicant

 2/27/2020
Applicant's Signature and Date

RECORDER OF DEEDS
MONTGOMERY COUNTY PENNSYLVANIA
Jeanne Sorg

One Montgomery Plaza
Swede and Airy Streets ~ Suite 303
P.O. Box 311 ~ Norristown, PA 19404
Office: (610) 278-3289 ~ Fax (610) 278-3869

I hereby certify that the following is a true and correct
copy of the original document
recorded in Montgomery County, PA



Jeanne Sorg

Jeanne Sorg, Recorder of Deeds



11 minutes 10 seconds West partly along the center line of the aforesaid 20 feet wide drainage easement and crossing a certain 40 feet wide easement for storm drainage 225 feet to a point on the Northwestern side of the aforesaid 40 feet wide drainage easement; thence extending North 65 degrees 48 minutes 50 seconds East along the Northwestern side of the aforesaid 40 feet wide drainage easement 90 feet to a point; thence extending South 24 degrees 11 minutes 10 seconds East recrossing the aforesaid 40 feet wide drainage easement 225 feet to a point on the Northwestern side of Poplar Road aforesaid; thence extending South 65 degrees 48 minutes 50 seconds West along the Northwestern side of Poplar Road 90 feet to the first mentioned point and place of beginning.

BEING LOT NUMBER 9 as shown on the above mentioned Plan.

BEING House No. 317 Poplar Road.

BEING COUNTY PARCEL NO. 52-00-14785-004

BEING THE SAME PREMISES WHICH Thomas W. Thompson and Kathleen Anne Thompson by deed dated 03/29/85 and recorded 04/02/85 in the office for the Recorder of Deeds in and for the County of Montgomery, and Commonwealth of Pennsylvania in Deed Book Volume 4763, Page 124, granted and conveyed unto James U. Mohr and Susan S. Mohr, in fee.

TOGETHER with all and singular the improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any way 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 Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described herein with the buildings and improvements thereon erected, the hereditaments and premises hereby granted or mentioned, and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns forever.

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
52-00-14785-00-4 SPRINGFIELD
317 POPLAR RD
MOHR JAMES U & SUSAN S
B 046D U 011 L 9 1101 DATE: 09/09/98

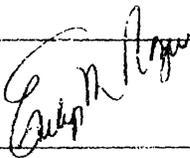
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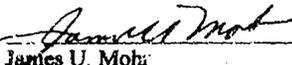
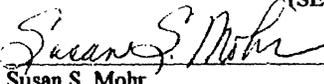


AND the said Grantors, their successors, heirs, executors and administrators do covenant, promise and agree to and with the said Grantees, their heirs and assigns by these presents, that the said Grantors, their heirs and successors, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, their heirs and assigns against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under them, or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF the undersigned Grantors have executed this Deed the Day and year first above written.

WITNESS

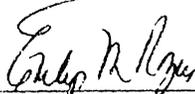



James U. Mohr (SEAL)

Susan S. Mohr (SEAL)

COMMONWEALTH OF PENNSYLVANIA SS:
County of Montgomery

On this, the 31 day of August, 1998, before me a Notary Public, the undersigned officer personally appeared James V. Mohr and Susan S. Mohr, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS THEREOF, I have hereunto set my hand and official seal.

My Commission Expires: 
Notary Public

Notarial Seal
Evelyn M. Rogers, Notary Public,
Whitpain Twp., Montgomery County
My Commission Expires May 29, 2000
Member, Pennsylvania Association of Notaries

085239PG1867



DEED

16851
TN

L. SALFORD TWP.
SPRINGFIELD TWP
CHECK

2050.00-
2050.00
0.00

James U. Mohr and Susan S. Mohr

09-14-98 MON #1

CASH-11 079 09143TM

TO

Douglas A. Lieberman and Jolce E. Lieberman

#16851

L. SALFORD TWP.

2050.00

4121-SE

STATE STAMP

2050.00

TOTAL

4100.00

The residence of the within-named grantee is.

CHECK

4100.00

CHANGE

0.00

317 Poplar Road
Flourtown PA 19031

ITEM 2

09-10-98 THU #1

CASH-11 071 11144TM



Margaret Beckenbach

Dallys Associates
350 Sentry Parkway, Bldg - 610 - Suite 100
Blue Bell, PA 19422
(610)834-1200

RECORDED
MONTGOMERY COUNTY, PENNS.
- REGISTERED -
9/3/98
Mark E. Wood

DB5239PG1868



Chapter 114. Zoning

Article XIIA. Floodplain Conservation District

§ 114-12A12. Uses permitted by right.

The following uses are permitted by right in the Floodplain Conservation District (Identified Floodplain Area) in compliance with the requirements of this article:

- A. Up to half of any required yard setback area on an individual residential lot may extend into the Floodplain Conservation District (Identified Floodplain Area) consistent with other applicable provisions of the Springfield Township Code and the laws of the Commonwealth of Pennsylvania.
- B. Open space uses that are primarily passive in character shall be permitted to extend into the floodplain including:
 - (1) Wildlife sanctuaries, nature preserves, forest preserves, fishing areas, passive areas of public and private parklands, and reforestation.
 - (2) Streambank stabilization.
- C. Forestry operations reviewed by the Montgomery County Conservation District.
- D. The following floodplain crossings are permitted, provided disturbance to any existing woodlands and degradation of water quality are minimized to the greatest extent practicable:
 - (1) Agricultural crossings by farm vehicles and livestock.
 - (2) Driveways serving single-family detached dwelling units, roadways, recreational trails, railroads, and utilities.
- E. Agricultural uses conducted in compliance with methods prescribed in the latest version of the Department of Environmental Protection's Erosion and Sediment Pollution Control Manual. If any part of the Code of the Township of Springfield conflicts with this provision, the more restrictive regulation shall apply.
- F. Public sewer and/or water lines and public utility transmission lines running along the corridor.

§ 114-12A13. Uses prohibited in Floodplain Conservation District (Identified Floodplain Area).

Any use or activity not authorized within § 114-12A12, herein, shall be prohibited within the Floodplain Conservation District (Identified Floodplain Area) and the following activities and facilities are specifically prohibited:

- A. No new construction, alteration, or improvement of buildings and any other type of permanent structure, including fences, shall be permitted in the floodway or the one-hundred-year floodplain.
- B. Placement of fill within the one-hundred-year floodplain is prohibited.

- C. No encroachment, alteration, or improvement of any kind shall be made to any watercourse.
- D. Clearing of all existing vegetation, except where such clearing is necessary to prepare land for a use permitted under § 114-12A12, herein, and where the effects of these actions are mitigated by re-establishment of vegetation.
- E. Use of fertilizers, pesticides, herbicides, and/or other chemicals in excess of prescribed industry standards.
- F. Roads or driveways, except where permitted as corridor crossings in compliance with § 114-12A12, herein.
- G. Motor or wheeled vehicle traffic in any area not designed to accommodate adequately the type and volume.
- H. Parking lots.
- I. Subsurface sewage disposal areas.
- J. Sod farming.
- K. Stormwater basins, including necessary berms and outfall facilities.

§ 114-12A17. Variance procedures and conditions.

- A. For a use other than those permitted in Article V, an application seeking approval by variance shall be forwarded to the Zoning Hearing Board along with required studies or information and the findings of the Zoning Officer.
- B. No variance shall be granted for any construction, development, use, or activity within any floodway area that would cause any increase in the BFE.
- C. No variance shall be granted for any construction, development, use, or activity within any AE Area without floodway that would, together with all other existing and anticipated development, increase the BFE more than one foot at any point.
- D. No variance shall be granted for any of the other requirements pertaining specifically to development regulated by § 114-12A29 (pertaining to special technical requirements for activities requiring a special permit) or to development which may endanger human life (section 114-12A24A).

Contact Information:

Owner: DOUGLAS & JOLEE LIEBERMAN
317 Poplar Road
Flourtown, PA 19031
CONTACT: Mican Lieberman

Architect: PHILLIPS | ASSOCIATES ARCHITECTS
87 East Butler Avenue
Ambler, PA 19002
TEL: 215.646.7878
WWW.PA-ARCH.COM

Contractor: SEYDEL GROUP
1031 N. York Road
Willow Grove, PA 19080
CONTACT: Glenn Seydel
TEL: 215.378.2567
GLENN@SEYDELGROUP.COM

Structural Engineer: MSA ENGINEERING, LLC
2803 Line Lexington Road
Hatfield, PA 19440
TEL: 215.527.8122
CONTACT: Michael Aument, P.E.

Project Information:

PROJECT ADDRESS: 317 POPLAR RD
FLOURTOWN, PA 19031

TOWNSHIP: SPRINGFIELD
COUNTY: MONTGOMERY
CLIMATE ZONE: ZONE 4A

BUILDING CODES: IRC 2018

CONTRACT SIGNED: DECEMBER 28, 2025

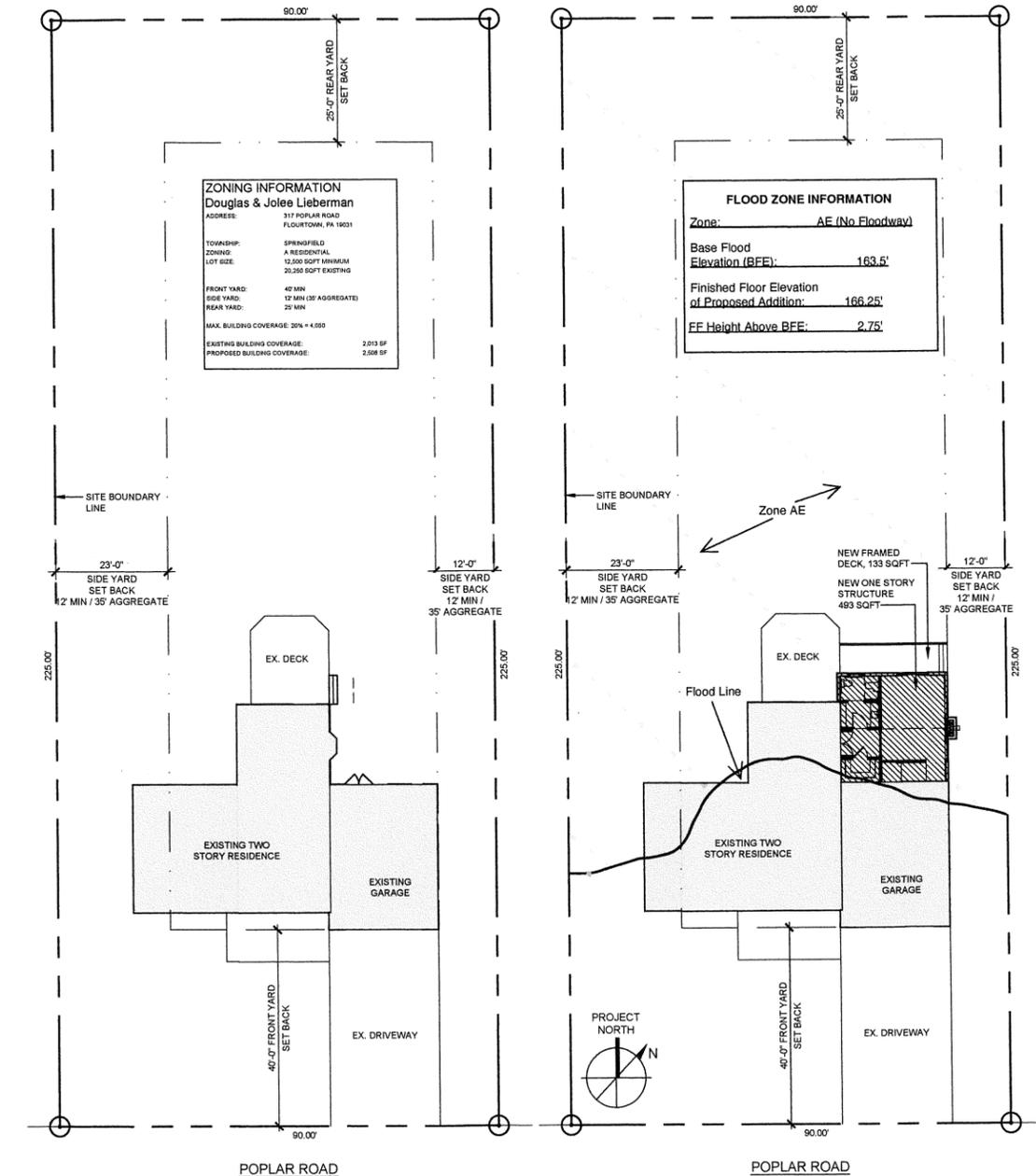
Disclaimer:

- CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- PLANS, SPECIFICATIONS, REPORTS, DOCUMENTS, OR OTHER INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA ARE SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL, DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR OR HUMAN ALTERATION. ALL SUCH DOCUMENTS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND NOT AS AN END PRODUCT NOR AS A RECORD DOCUMENT. ANY RELIANCE THEREON IS DEEMED TO BE UNREASONABLE AND UNENFORCEABLE.
- ALL DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS ARE COPYRIGHT OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS, SPECIFICATIONS, AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
- THE EXISTING CONDITIONS INDICATED ON THESE PLANS ARE BASED ON VISUAL OBSERVATIONS ONLY. NO INVASIVE, DESTRUCTIVE OR ELECTRONIC MEANS HAVE BEEN UTILIZED TO DETERMINE CONDITIONS THAT ARE NOT VISIBLE TO THE NAKED EYE OR APPARENT IN THE EXERCISE OF DUE DILIGENCE. ANY THIRD PARTY USING OR RELYING UPON THESE PLANS AND THE INFORMATION INDICATED THEREON, DOES SO AT ITS OWN RISK.

Drawing List:

ARCHITECTURAL:	COVER SHEET
CS1	SPECIFICATIONS SHEET
CS2	TYPICAL DETAILS
CS3	FIRST FLOOR DEMOLITION & PLAN, & FOUNDATION PLAN
A1	ROOF PLAN & FIRST FLOOR ELECTRICAL DIAGRAM
A2	ELEVATIONS, SECTIONS, & DETAILS
A3	

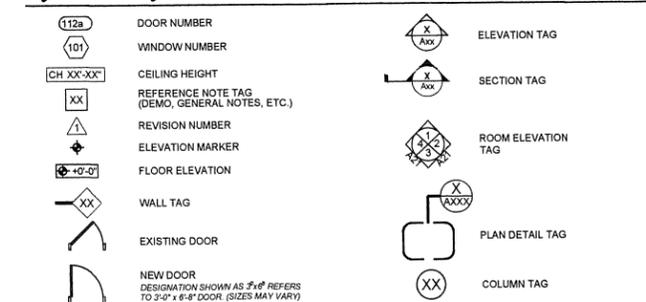
Site Diagram:



Abbreviations:

@	AT	ELEC.	ELECTRICAL	PLAS.	PLASTER
CL	CENTERLINE	EQ.	EQUAL	PLYWD.	PLYWOOD
#	POUND OR NUMBER	EQUIP.	EQUIPMENT	P.T.	PRESERVATIVE TREATED
ADJ.	ADJUSTABLE	FJ	FLOOR JOIST	PTD.	PAINTED
A.F.F.	ABOVE FINISH FLOOR	F.O.	FACE OF	QT.	QUARRY TILE
AL.	ALUMINUM	F.O.F.	FACE OF FINISH	RD.	RADIUS
ARCH.	ARCHITECTURAL	F.S.	FRAME SIZE	REF.	REFRIGERATOR
BLDG.	BUILDING	FIN.	FINISH	REQ.	REQUIRED
BLKG.	BLOCKING	FIXT.	FIXTURES	RM.	ROOM
BM.	BEAM	FL.	FLOOR	RO.	ROUGH OPENING
B.O.	BOTTOM OF	FT.	FEET	R/S	HANGING ROD & SHELF ABOVE
BOT.	BOTTOM	G.B.	GRAB BAR	RWC	RAINWATER CONDUCTOR
CAB.	CABINET	G.A.	GAUGE	S.	SOUTH
CER.	CERAMIC	GC	GENERAL CONTRACTOR	S.C.	SOLID CORE
CJ	CEILING JOIST	GFI	GROUND FAULT PROTECTED	S/S	STAINLESS STEEL
CLG.	CEILING	GL.	GLASS	SCHED.	SCHEDULE
CLKG.	CAULKING	GLAZ.	GLAZING	SIM.	SIMILAR
CLO.	CLOSET	H.C.	HOLLOW CORE	SPEC.	SPECIFICATION
COJ	CONTROL JOINT	H.O.	HORIZONTAL	SQ.	SQUARE
COL.	COLUMN	HT.	HEIGHT	SST.	SIMPSON STRONG TIE
CONC.	CONCRETE	HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	STD.	STANDARD
CONT.	CONTINUOUS			STL.	STEEL
CONTR.	CONTRACTOR	JT.	JOINT	STOR.	STORAGE
COORD.	COORDINATE	LT.	LIGHT	SUSP.	SUSPENDED
CPT	CARPET	MAX.	MAXIMUM	T.O.	TOP OF
CT	CERAMIC TILE	MECH.	MECHANICAL	TEL.	TELEPHONE
CTR.	CENTER	MFR.	MANUFACTURER	THK.	THICK
DBL.	DOUBLE	MIN.	MINIMUM	TYP.	TYPICAL
DIA.	DIAMETER	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	MLWK.	MILLWORK	VERT.	VERTICAL
DL.	DAMP LOCATIONS	MT.	MARBLE THRESHOLD	V.I.F.	VERIFY IN FIELD
DN.	DOWN	MTL.	METAL	VYL.	VINYL
DR.	DOOR	N.	NORTH	W.	WEST
DS.	DOWNSPOUT	N.I.C.	NOT IN CONTRACT	W.	WITH
DWL.	DETAIL	N.T.S.	NOT TO SCALE	WC	WATER CLOSET, WALL COVERING
DWG.	DISH WASHER	O.C.	ON CENTER	WO	WITHOUT
EX.	EXISTING	OPP.	OPPOSITE	WR	WATER RESISTANT
EL.	ELEVATION	P. LAM	PLASTIC LAMINATE	WP	WEATHER PROOF
		PL.	PLATE	WD.	WOOD

Symbol Key:



Structural Design Criteria:

DESIGN LOADS:	ROOF LIVE LOAD	:30 PSF	STRUCTURAL CONNECTIONS	
	ROOF DEAD LOAD	:10 PSF	- FLOOR JOIST:	
	FLOOR LIVE LOAD	:40 PSF	- SAWN LUMBER FACE MOUNT	LUS26
	FLOOR DEAD LOAD	:10 PSF	- HANGERS FOR 2x6 OR 2x8 JOISTS:	LUS26
	SLEEPING ROOMS LIVE LOAD	:30 PSF	- SAWN LUMBER FACE MOUNT	
	GARAGE LIVE LOAD	:50 PSF	- HANGERS FOR 2x10 OR 2x12 JOISTS:	LUS210
	ATTIC LIVE LOAD	:20 PSF		
	ATTIC DEAD LOAD	:10 SF		
	STAIRS LIVE LOAD	:40 PSF	- IF SINGLE JACK STUD DOESN'T FIT	HH
	WIND SPEED	:115 MPH	- RAFTERS - SLOPED:	LSR28Z
	WIND EXPOSURE	: B	- HURRICANE TIES AT EACH RAFTER	
	SEISMIC CATEGORY	: B	OR TRUSS:	H2.5'
ASSUMED ALLOWABLE SOIL BEARING CAPACITY	: 2,000 PSF		ALL MODEL NUMBERS ARE SIMPSON STRONG TIE, (SST),	
			SUBSTITUTIONS TO BE APPROVED.	

General Notes:

- PRIOR TO ANY DIGGING, CALL THE PENNSYLVANIA PA 1 CALL SYSTEM AT 811
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR(S) MEANS AND METHODS OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS & DRAWINGS & SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.
- WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS.
- SHOULD LOCAL CODES AND/OR ORDINANCES DIFFER FROM THESE PLANS, A DETERMINATION SHALL BE MADE BY THE GENERAL CONTRACTOR AND/OR LOCAL BUILDING OFFICIAL AS TO WHICH IS THE MOST STRINGENT. THE MOST STRINGENT REQUIREMENTS SHALL RULE. SHOULD A CHANGE IN THESE PLANS BE NECESSARY OR DESIRED WHICH WILL ALTER THE DESIGN OR STRUCTURAL INTEGRITY OF THE STRUCTURE(S), CONSULT WITH A QUALIFIED STRUCTURAL ENGINEER OR ARCHITECT TO VERIFY THAT SUCH A CHANGE WILL NOT BE DETRIMENTAL TO THE STRUCTURAL INTEGRITY OF THE STRUCTURE(S) PRIOR TO IMPLEMENTING THE CHANGE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL SHORING, BRACINGS AND SAFETY BARRIERS. THE DESIGN, ERECTION AND MAINTENANCE OF ALL SHORING, BRACINGS AND SAFETY BARRIERS.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND SUBMIT DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR(S) SHALL BE FULLY RESPONSIBLE FOR ALL MATERIALS DELIVERED TO THE SITE AND WILL ASSUME OWNERSHIP OF SAME UNTIL THEY HAVE BEEN INSTALLED PROPERLY. FOR ITEMS SUPPLIED BY THE OWNER, OWNER IS RESPONSIBLE TAKING DELIVERY AND FOR VERIFYING CONDITION PRIOR TO HANDOFF TO CONTRACTOR.
- FOR THE DURATION OF THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL DAMAGES CAUSED BY HIS WORKERS OR SUBCONTRACTORS' WORKERS. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL BROKEN PARTS, INCLUDING GLASS, AT NO ADDITIONAL COST TO THE OWNER AND BACK-CHARGE THIS TO THE RESPONSIBLE PARTY OR PARTIES. ALL OPENINGS DUE TO CONSTRUCTION IN EXTERIOR WALLS AND ROOFS OF THE EXISTING STRUCTURE SHALL BE CAREFULLY PROTECTED WITH TEMPORARY CLOSURES TO PREVENT THE ENTRANCE OF ANY WATER, SNOW, OR ICE INTO INTERIOR SPACES. ANY DAMAGE DUE TO WATER, SNOW, OR ICE SHALL BE FULLY REPAIRED BY THE CONTRACTOR AT NO COST WHATSOEVER TO THE OWNER.
- WORKMANSHIP SHALL CONFORM TO THE BEST TRADE PRACTICES. FINISHED SURFACES SHALL BE PLUMB AND LEVEL, STRAIGHT AND FREE OF IMPERFECTIONS AND SET FIRMLY TO ACCURATE MEASUREMENTS. FINISHED PRODUCT SHALL BE TOTALLY CLEAN AND FREE OF COVERING MATERIALS, LOOSE OR FOREIGN MATERIALS, ETC.
- THE CONTRACTOR IS EXPECTED TO KEEP THE ENTIRE PREMISES FREE OF DEBRIS, DISCARDED MATERIAL, ETC. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS TO CLEAN THE EXTERIOR OF THE STRUCTURE AND THE SITE REMOVING ALL STAINS, DEBRIS, ETC. RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL ALSO CLEAN ALL INTERIOR AREAS OF THE STRUCTURE IN THE AREAS OF NEW WORK. ALL GLASS, INSIDE AND OUT, SHALL BE COMPLETELY CLEANED.
- ALL PERMITS SHALL BE ACQUIRED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION. CONTRACTOR IS TO CONFIRM REGISTRATION REQUIREMENTS WITH THE MUNICIPALITY PRIOR TO CONSTRUCTION.
- CONTRACTOR TO BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS - COORDINATE WITH THE MUNICIPALITY FOR APPROVED INSPECTORS LISTS
- CONTRACTOR SHALL INSPECT THE PREMISES AND VIEW THE EXISTING CONDITIONS TO VERIFY ALL CONDITIONS, SIZES, AND QUANTITIES. EXISTING CONDITIONS WHICH MIGHT PRECLUDE OR INTERFERE WITH THE PROPOSED WORK AS DRAWN OR SPECIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR RESOLVING.
- ALL WORK TO BE PLUMB, LEVEL AND SQUARE. COORDINATE AND ALIGN STRUCTURE, FLOOR ELEVATIONS WITH EXISTING CONDITIONS WHERE REQUIRED
- CONTRACTOR TO HAVE BUILDING LOCATION STAKED OUT COMPLIANT TO ALL ZONING REGULATIONS.
- SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND CELLARS. (ONE SMOKE DETECTOR TO BE LOCATED IN EACH BEDROOM, SECOND FLOOR HALLWAY, FIRST FLOOR LIVING ROOM, BASEMENT) AS PER (IRC 2018 SECTION R314) A SMOKE DETECTOR SHALL NOT BE LOCATED HORIZONTALLY WITHIN 3'-0" OF AN OPENING TO SPACES THAT CONTAIN A TUB OR SHOWER, EXCEPT WHERE IT WOULD INTERFERE WITH THE OTHER REQUIREMENTS OF IRC 2018 SECTION 314). HEAT DETECTOR SHALL BE INSTALLED IN THE KITCHEN AND INTERCONNECTED WITH THE SMOKE DETECTOR SYSTEM.
- CARBON MONOXIDE ALARMS SHALL BE LISTED AND LABELED AS COMPLYING WITH UL2034-2002 (SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS) AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. COMBINATION SMOKE/CARBON MONOXIDE ALARMS MAY BE USED. CARBON MONOXIDE ALARMS SHALL BE INSTALLED AT EACH FLOOR THAT CONTAINS SLEEPING UNITS.
- STANDARD COUNTERTOP HEIGHTS ARE 36" (KITCHEN CABINETS, LAUNDRY CABINETS, GENERAL WORK BENCHES, ETC.) AND 30" (BATHROOM VANITIES AND DESK TOPS) MEASURED FROM THE FINISHED FLOOR. VERIFY THESE STANDARD HEIGHTS WITH THE OWNER AND CABINET DRAWINGS, (IF APPLICABLE), BEFORE ORDERING CABINETS. GO TO COORDINATE WITH OWNER ON ALL REQUIRED APPLIANCES & EQUIPMENT TO ASSURE PROPER CLEARANCES.
- DOOR SIZES INDICATE SIZE OF DOOR ONLY NOT FRAME SIZE - CONTRACTOR TO VERIFY ALL DOOR SIZES, ORIENTATION, OPERATION & HARDWARE (INCLUDING LOCKS) WITH OWNER PRIOR TO ORDERING. INSECT SCREENS AND WINDOW GRILLES ARE OPTIONAL - COORDINATE WITH OWNER.
- WINDOW SIZES INDICATE ROUGH OPENING SIZES - ACTUAL SIZE MAY VARY ON CHOSEN WINDOW MANUFACTURER - CONTRACTOR TO VERIFY ALL WINDOW SIZES AND SILL HEIGHTS WITH OWNER PRIOR TO ORDERING. INSECT SCREENS AND WINDOW GRILLES ARE OPTIONAL - COORDINATE WITH OWNER.
- CONCEALED SURFACES OF DISSIMILAR MATERIALS TO HAVE APPLIED COATING OR BARRIER TO PREVENT CORROSION EFFECT OF GALVANIC ACTION.
- PA DOES NOT GUARANTEE THE PERFORMANCE OF AND HAS NO RESPONSIBILITY FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THIS PROJECT
- STAIR REQUIREMENTS: (I.R.C. 2018 SECTION R311.7)
MAX. RISER = 7 1/2" TREAD = 10" MIN. WIDTH = 36"
MAX. RISER VARIATION = 3/8" MIN. HEADROOM CLEARANCE = 6'-8"
MAX. VERTICAL RISE = 12'-7" MAX. RISER ANGLE = 30 DEGREES
MAX. RISER OPENING < 4"
* CONTRACTOR'S OPTIONS:
- UTILIZE CURRENT PA UCC STAIR DIMENSIONS OF 8-1/4" MAX. RISER AND 9" MIN. TREAD
- USE A PRE-MANUFACTURED STAIR IN LIEU OF STRINGERS NOTED
- HANDRAIL REQUIREMENTS: (I.R.C. 2018 SECTION R311.7.8)
MIN. HEIGHT = 34 IN. MAX. HEIGHT = 38 IN.
MIN. CLEARANCE FROM WALL = 1 1/2" MIN. EDGE RADIUS = 1/8"
MIN. GRIP SIZE = 1 1/4 IN. MAX. GRIP SIZE = 2 IN.
- GUARDRAIL REQUIREMENTS: (I.R.C. 2018 SECTION R312) GUARDS ARE REQUIRED FOR STAIRS, LANDINGS, PORCHES, BALCONIES, AND RAISED FLOORS MORE THAN 30 INCHES ABOVE ADJACENT FLOOR OR GRADE. HEIGHT = 36 IN. MIN. MAX. OPENING < 4 IN.
- OBSERVATIONS PERFORMED BY P+A (WHEN ENGAGED FOR CONSTRUCTION OBSERVATIONS) SHALL NOT BE CONSIDERED A SUBSTITUTE FOR THE QUALITY CONTROL PROGRAMS AND PROCEDURES OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR ANY OTHER ENTITY FURNISHING MATERIALS OR PERFORMING ANY WORK ON THIS PROJECT.
- THE OWNER HAS NOT RETAINED PHILLIPS AND ASSOCIATES ARCHITECTS, LLC (P+A) TO PERFORM CONSTRUCTION OBSERVATION SERVICES. P+A DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL HAVE NO RESPONSIBILITY FOR FURNISHING MATERIALS OR PERFORMING ANY WORK ON THE PROJECT. IF THE CLIENT DESIRES MORE EXTENSIVE PROJECT OBSERVATION THE CLIENT SHALL REQUEST IN WRITING SUCH SERVICES BE PROVIDED BY P+A AS A SEPARATE AND ADDITIONAL SERVICES.

Energy Code:

CHART BELOW BASED ON THE 2018 IECC, TABLE R402.1

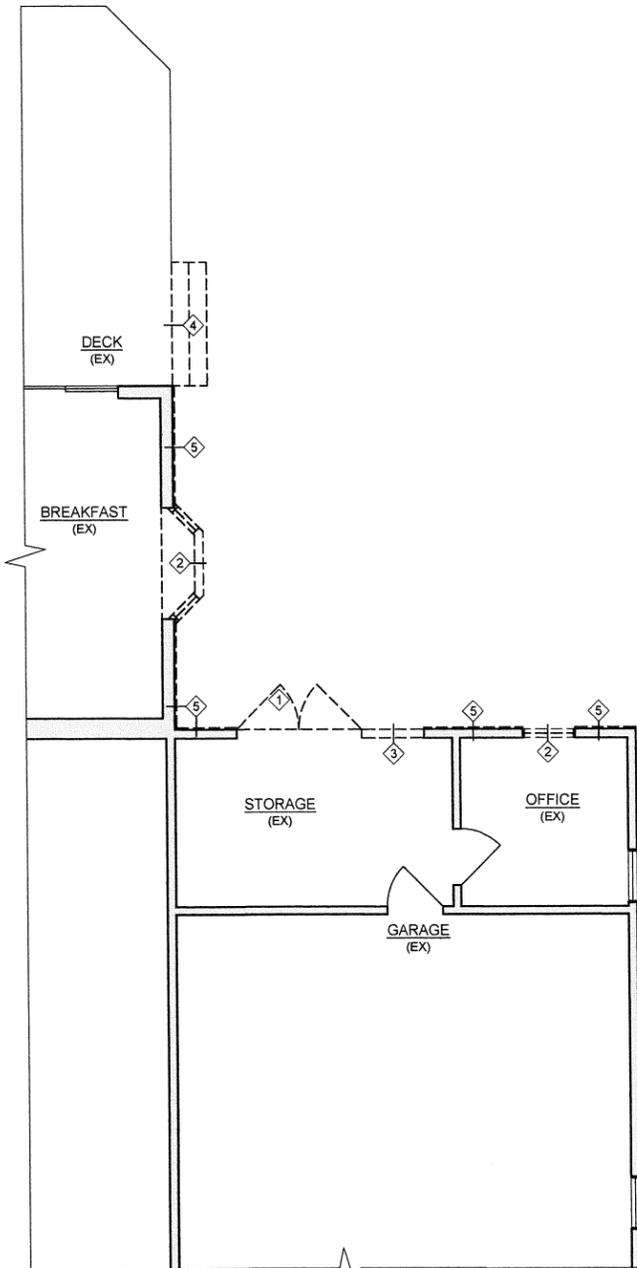
CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR	GLAZED FENESTRATION GLAZED FACTOR*	CEILING R-FACTOR	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB† R-VALUE & DEPTH	CRAWL SPACE‡ WALL R-VALUE
4 EXCEPT MARINE 4	0.32	0.55	0.40	49	20 or 13+5"	8/13	19	10/13	10, 2"	10/13
5 AND MARINE 4	0.30	0.55	NR	49	20 or 13+6"	13/17	30"	15/19	10, 2"	15/19

a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-6 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

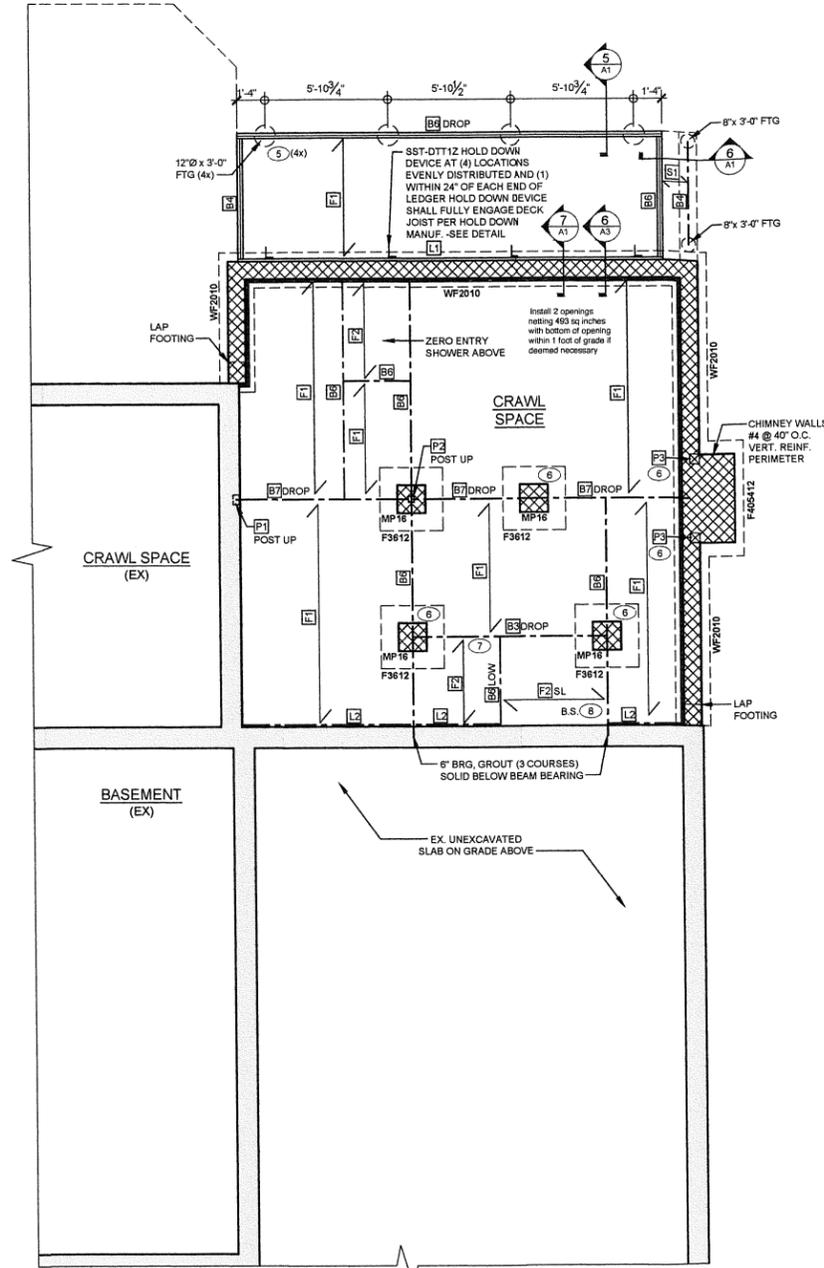
1 EX. SITE PLAN
SCALE: 1/16" = 1'-0"

2 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

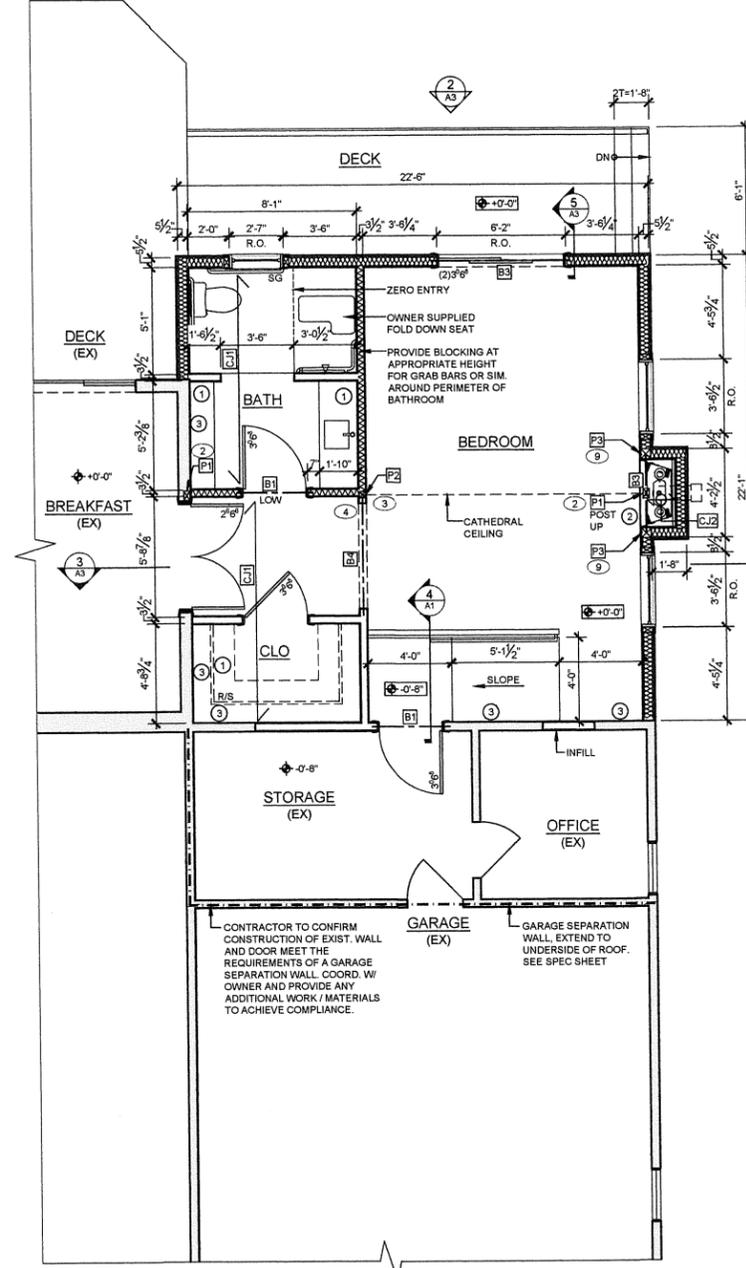




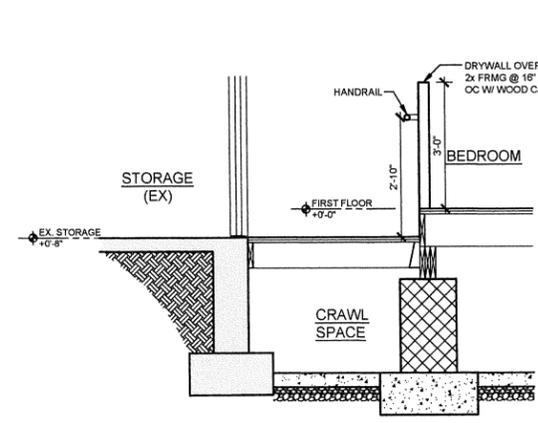
1 FIRST FLOOR DEMOLITION
SCALE: 1/4" = 1'-0"



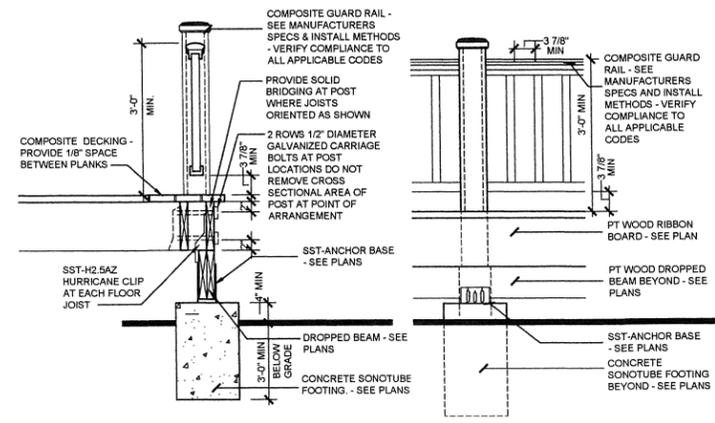
2 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



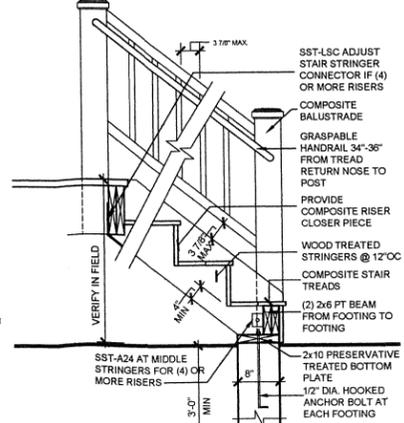
3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



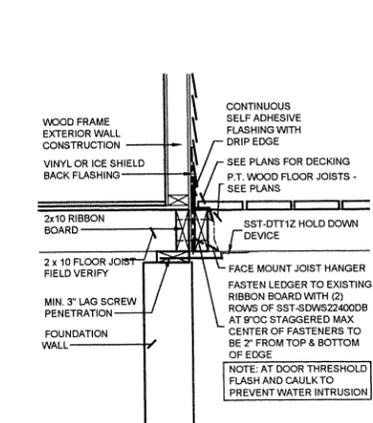
4 DETAIL
SCALE: 1/2" = 1'-0"



5 RAILING DETAIL
SCALE: 3/4" = 1'-0"



6 DECK STAIR DETAIL
SCALE: 3/4" = 1'-0"



7 LEDGER ANCHOR DETAIL
SCALE: 3/4" = 1'-0"

STRUCTURAL SCHEDULE	
ALL EXTERIOR MEMBER TO BE P.T.	
NEW CONCRETE CONSTRUCTION	
NEW CMU CONSTRUCTION	
NEW FRAMING CONSTRUCTION	
EXISTING WALL CONSTRUCTION	
GARAGE SEPARATION WALL - SEE SPECIFICATIONS FOR PA GARAGE SEPARATION NOTES	
CONNECTION SCHEDULE: BY SST	
(1) F.M. HANGER SL H210	(8) BEAM BASE ABU66
(2) POST CAP BC46	(7) F.M. HANGER LUS120-2
(3) POST CAP BC52 - 2/4	(6) F.M. HANGER HU28
(4) HEADER CONN HH4	(5) POST CAP BC52-3/8
(5) BEAM BASE ABU44	
JOIST TYPES: *ALL LABELS ARE FOR MEMBERS ABOVE U.N.O.	
WF2010	1'-8"W x 10" THICK WALL FTG REINF. W/ (3) #5 LONG & #4 @ 4" TRANS. LOCATED 3" CLR FROM SIDES & B.O.F.
F3612	3'-0"W x 3'-0"W x 1'-0" COL. FTG REINF. W/ (4) #4 E.W. LOCATED 3" CLR FROM SIDES & B.O.F.
F406812	3'-4"W x 5'-6"W x 1'-0" THICK FIREPLACE FTG REINF. W/ #4 @ 12" E.W. LOCATED 3" CLR FROM SIDES & B.O.F.
MP16	16"W x 16"W MASONRY PIER REINF. W/ (4) #5 VERT. LOCATED 3" CLR FROM EXTERIOR FACE OF PIER HOOKED INTO FTG W/ 1/4" DIA TIES WRAPPED AROUND OUTSIDE OF VERT. REINF. @ 8" O.C.

- ### DEMOLITION GENERAL NOTES
- DO NOT SCALE DRAWINGS.
 - ENSURE AREA OF DEMOLITION IS ENTIRELY ON THE SUBJECT PROPERTY. MAINTAIN ALLEYS & EASEMENTS SHARED BY NEIGHBORING PROPERTIES.
 - PROTECT ADJACENT PROPERTIES FROM DAMAGE & DEMOLITION DEBRIS. PROTECT PEDESTRIANS, VEHICLES, AND THE PUBLIC RIGHT OF WAY FROM DAMAGE & DEMOLITION DEBRIS.
 - ENSURE ALL GAS, WATER, ELECTRIC AND ALL UTILITIES SUPPLYING THE SITE HAVE BEEN PROPERLY DISCONNECTED OR SHUT OFF PRIOR TO COMMENCEMENT DEMOLITION.
 - CUTTING AND REMOVAL INDICATED ON THE DRAWINGS ARE GENERAL INDICATIONS ONLY AND MAY NOT SHOW FULL EXTENT OF THE WORK TO BE REMOVED. FIELD VERIFY THE COMPLETE EXTENT OF DEMOLITION WORK INVOLVED.
 - BEFORE BEGINNING ANY CUTTING OR DEMOLITION WORK, CONTRACTOR SHALL CAREFULLY SURVEY CONDITIONS AND DETERMINE THE EXTENT OF THE WORK TO BE DONE.
 - COORDINATE WITH ARCHITECT & STRUCTURAL ENGINEER PRIOR TO REMOVING ANY EXISTING STRUCTURAL MEMBERS.
 - PROVIDE AND MAINTAIN BRACING AND SHORING TO PROTECT THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE TO REMAIN.
 - PRIOR TO DEMOLITION, COORDINATE WITH OWNER ON ALL ITEMS TO BE REMOVED AND STORED FOR LATER USE.
 - REMOVALS SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT RETAINED WORK, HOWEVER WHERE SUCH WORK IS DAMAGED, THE CONTRACTOR SHALL PATCH, REPAIR OR OTHERWISE RESTORE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION, TO THE SATISFACTION OF THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE WALLS, PARTITIONS, DOORS, WINDOWS, AND EQUIPMENT AS INDICATED ON FLOOR PLANS. REMOVE ALL DEBRIS FROM BUILDING AND LEAVE CLEAN.
 - WIRING, SWITCHES AND OUTLETS SHALL BE REMOVED AS NECESSARY TO COMPLETE WORK INDICATED. WHERE WIRING IS TO BE REMOVED, IT SHALL BE REMOVED BACK TO THE NEAREST OUTLET OR JUNCTION BOX TO REMAIN IN SERVICE.
 - WHERE EXISTING ELECTRICAL WORK IS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION, RELOCATE AS REQUIRED. COORDINATE WITH NEW ELECTRICAL WORK.
 - WHERE MECHANICAL AND ELECTRICAL EQUIPMENT HAS BEEN REMOVED, REMOVE EXISTING HANGERS FOR EACH EQUIPMENT.
 - VERIFY WITH OWNER ON EXTENT OF FLOOR FINISH REMOVAL AND/OR REFINISHING.
 - REMOVE CEILING FINISHES AS REQUIRED IN AREAS OF WORK. PATCH AS REQUIRED UPON COMPLETION.

- ### DEMOLITION KEY NOTES
- REMOVE DOOR AND FRAME.
 - REMOVE WINDOW IN ITS ENTIRETY.
 - REMOVE PORTION OF WALL.
 - REMOVE PORTION OF DECK IN PREPARATION FOR EXTENSION.
 - REMOVE EXISTING SIDING AND WEATHER BARRIER EXPOSING SHEATHING. INSPECT SHEATHING AND REPLACE IN KIND ANY ROTTED PIECES.

- ### GENERAL NOTES
- DO NOT SCALE DRAWINGS.
 - DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF BLOCK UNLESS NOTED OTHERWISE.
 - DOOR SIZES INDICATE SIZE OF DOOR ONLY NOT FRAME SIZE. DOOR R.O. EITHER CENTERED OR SPACE 4" 1/2" OFF CORNER.
 - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL WINDOW AND/OR OPENING INFORMATION.
 - CONTRACTOR TO COORDINATE WITH OWNER OF INCLUSION OF A RADON MITIGATION SYSTEM, ITS POSSIBLE TIE-IN TO UNDERSLAB DRAINAGE AND PIPE ROUTING TO ROOF PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO COORD. WITH CIVIL DRAWINGS ON CONNECTION OF FOUNDATION DRAINAGE, DOWNSPOUTS AND UTILITY ENTRY/EXIT POINTS.
 - REFER TO KITCHEN AND MILLWORK DESIGNERS DRAWINGS FOR KITCHEN & BUILT-IN MILLWORK INFORMATION.
 - A CO DETECTOR SHALL BE INSTALLED OUTSIDE EACH SLEEPING AREA. SMOKE DETECTORS THROUGHOUT HOUSE AS PER CODE.
 - ICE & WATER SHIELD: SEE DIAGRAM ON CS3
 - FIRE BLOCKING: SEE DIAGRAM ON CS3
 - REFER TO SPECIFICATION SHEET CS2 FOR ADDL INFO.

- ### KEY NOTES
- COORDINATE WITH MILLWORK DESIGNER.
 - DIRECT VENT GAS FIREPLACE INSERT UNIT KINGMAN HB 3628 MODEL HB2V3628. PROVIDE APPROPRIATE CLEARANCE TO FRAMING & OTHER MATERIALS FROM UNIT AND CHIMNEY PER CODE & FIREPLACE UNIT MANUFACTURER. CONFIRM REQUIREMENT OF NON-COMBUSTIBLE HEARTH W/ FIREPLACE UNIT MANUFACTURER.
 - 1/2" DRYWALL OVER EX. SHEATHING

WALL TYPES

INTERIOR WALL:	
1/2" GWB	2x4 WOOD @ 16" O.C. (2x6 WHERE NOTED)
1/2" GWB	PROVIDE TILE OVER TILE BACKER IN LIEU OF GWB WHERE OCCURS
1/2" GWB	PROVIDE SOUND INSULATION BATT IN BATHROOM/LAUNDRY WALLS
1/2" GWB	COORD. W/ SCHEDULED FINISHES

SYMBOLS

SCJ	INDICATES SLAB ON GRADE CONTROL JOINT
R/S	ROOF AND SHELF
OPTIONAL ROXUL	SAFE-N-SOUND MINERAL FIBER ACOUSTIC INSULATION
+	INDICATES HEIGHT OF EXISTING SURFACE
+	INDICATES HEIGHT OF NEW SURFACE

WALL KEY

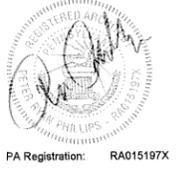
---	ITEMS TO BE DEMOLISHED
---	NEW CONCRETE CONSTRUCTION
---	NEW CMU CONSTRUCTION
---	NEW FRAMING CONSTRUCTION
---	EXISTING WALL CONSTRUCTION
---	GARAGE SEPARATION WALL - SEE SPECIFICATIONS FOR PA GARAGE SEPARATION NOTES

STRUCTURAL SCHEDULE

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PROJECT NO.	026 010
DRAWN BY:	
DATE:	11 FEB 2026
SCALE:	AS NOTED

11 FEB 2026
REV# 1
REV# 2
REV# 3
REV# 4
REV# 5
REV# 6
REV# 7
REV# 8
REV# 9
REV# 10
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REV# 98
REV# 99
REV# 100



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Lieberman, Doug & Jolee
BEDROOM ADDITION
317 Poplar Street
Flourtown, PA 19031
FIRST FLOOR DEMO & PLAN,
FOUNDATION PLAN
PROJECT NO: 026 010
DRAWN BY:
DATE: 11 FEB 2026
SCALE: AS NOTED
A1

