



4' WIDE CONCR. SIDEWALK (E)
CONCR. CURBLINE (E)

HAMILTON AVENUE

125'-0"

CONCR. CURBLINE (E)

4' WIDE CONCR. SIDEWALK (E)

CATCH BASIN (E)

GRASS

STREET SLOPE

PROPERTY LINE = 125'

CONSOLIDATED PROPERTY LINE = 80'
EXISTING PROPERTY LINE = 25' EXISTING PROPERTY LINE = 25'

25' R/Y SETBACK LINE

25' R/Y SETBACK LINE

REQUIRED REAR YARD = 25'-0"

PROPOSED REAR YARD = 62'-9"

4' H. CHAINLINK FENCE (E)

EXISTING VACANT LOT 72,
1602 FRANKLIN AVENUE.

EXISTING VACANT LOT 73,
1602 FRANKLIN AVENUE.

EXISTING PROPERTY LINE TO BE REMOVED

PROPOSED
2-STORY SINGLE
FAMILY DWELLING
WITH CELLAR
EACH FLOOR
AREA = 1,066.8 SF

GARAGE
PARKING SPACE 1

PARKING SPACE 2

Covered Porch

NEW CONCR WALKWAY

PROPOSED 2-STORY SFD W/CELLAR = 42'-3"

PROPOSED 2-STORY SFD W/CELLAR = 25'-0"

FRONT YARD = 20'-0"

ASPHALT DRIVEWAY = 25'-0"

5'-0" FRONT YARD

ASPHALT DRIVEWAY (E)

EXIST. 1-STORY SFD (RANCH)

4' H. CHAINLINK FENCE

STREET SLOPE

STOP SIGN (E)

CATCH BASIN (E)

NEW ASPH. DRIVEWAY
20'-0"

NEW CURB CUT
22'-0"

STREET SLOPE

CONCR. APRON (E)

PROPERTY LINE = 25'

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EXISTING U/G SANITARY SEWER LINE

SAN. MH. (E)

EXISTING U/G SANITARY SEWER LINE

ASPHALT DRIVEWAY (E)

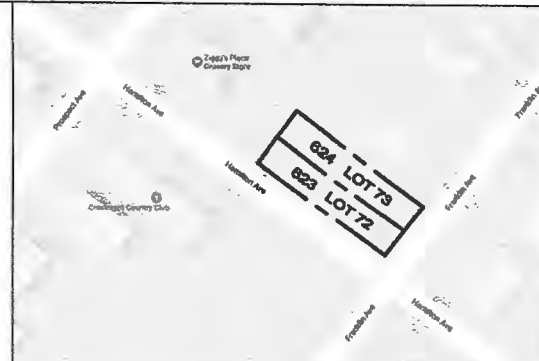
FRANKLIN AVENUE

CONCR. CURBLINE

4' WIDE CONCR. SIDEWALK

CONCEPTUAL SITE PLAN

SCALE: 1"=15'-0"



KEY PLAN
SCALE: 1:500



AERIAL PHOTO
SCALE: N.T.S.

ZONING CODE ANALYSIS:

IN ACCORDANCE WITH ABINGTON TWP. ZONING CODE
1602 FRANKLIN AVENUE, WILLOW GROVE, PA 19090
PROPOSED 2-STORY 1-FAMILY HOUSE W/CELLAR.

ABINGTON TOWNSHIP CODE:

MS-L MAIN STREET DISTRICT
LOW DENSITY/INTENSITY DISTRICT
PROPOSED NEW CONSTRUCTION

	REQUIRED (EACH)	PROPOSED 72+73
LOT AREA (SQ. FT)	3,750 SF	6,250 SF
LOT WIDTH (FT)	50'	50'
GREEN AREA (SQ. FT) (%)	55 MIN.	4,694.2 75.1%
MAX. BLDG. FOOTPRINT (SF)	10,000	1,066.8
BLDG. SET-BACK (FT)	20'	20'
SIDE YARD (FT) EACH	10/0	10'/14.75'
REAR YARD DEPTH (FT)	25	62.75'
FACADE HEIGHT (FT)	20 MIN.	28'±
BUILDING HEIGHT (FT)	35 MAX.	28'±
PARKING SET-BACK (FT)	5 MIN.	5'

* SUBJECT TO EXCEPTION FOR EXISTING NON-CONFORMING LOT.

IMPERVIOUS SURFACE CALCULATIONS:

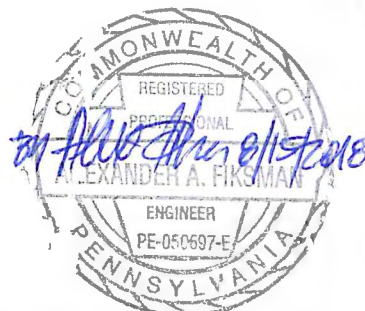
AREA	SQ.FT %
BUILDING FOOTPRINT	1,066.8 SF 17.07%
WALKWAY	39 SF 0.63%
DRIVEWAY	450 SF 7.2%
TOTAL IMPERVIOUS SURFACE AREA	1,555.8 SF 24.9%

DIMENSIONAL REQUIREMENTS:

LOT AREA (SQ. FT)	3,750 SF	6,250 SF
LOT WIDTH (FT)	50'	50'
BLDG. SET-BACK (FT)	20'	20'

NOTES:

1. NEW OWNER PROPOSES TO CONSOLIDATE TWO (2) EXISTING LOTS INTO ONE (1) LOT, 6,250 SF, FOR CONSTRUCTION OF NEW 2-STORY SFD.
2. EXACT ADDRESS FOR LOTS 72/73 AT FRANKLIN & HAMILTON AVENUES, WILLOW GROVE, PA TO BE DETERMINED UPON COMPLETION OF CONSOLIDATION OF (2) LOTS INTO (1) LOT.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF ABINGTON TOWNSHIP, PA.



FIALCO, LLC ENGINEERS
3 POTTER STREET, WARMINSTER PA 18974
P:215.394.5599, F:215.394.5808

**PROPOSED 2-STORY 1-FAMILY HOME
FRANKLIN & HAMILTON AVENUES
VACANT LOTS 72 / 73
WILLOW GROVE, PA 19090
JD DEVELOPMENT, LLC
CONCEPTUAL SITE PLAN**

DRAWN BY	DATE	SCALE	DRAWING No.
FIALCO, LLC	8/15/2018	1"=15'-0" 11/307	16-2372 Z1

LEGEND:

- = TREE
- = CURB SLOPE
- = TP = TRAFFIC POLE SIGNAL
- = DC = DRAIN COVER
- = EP = ELECTRICAL POLE

SITE SPECIFIC SERIAL # TBD

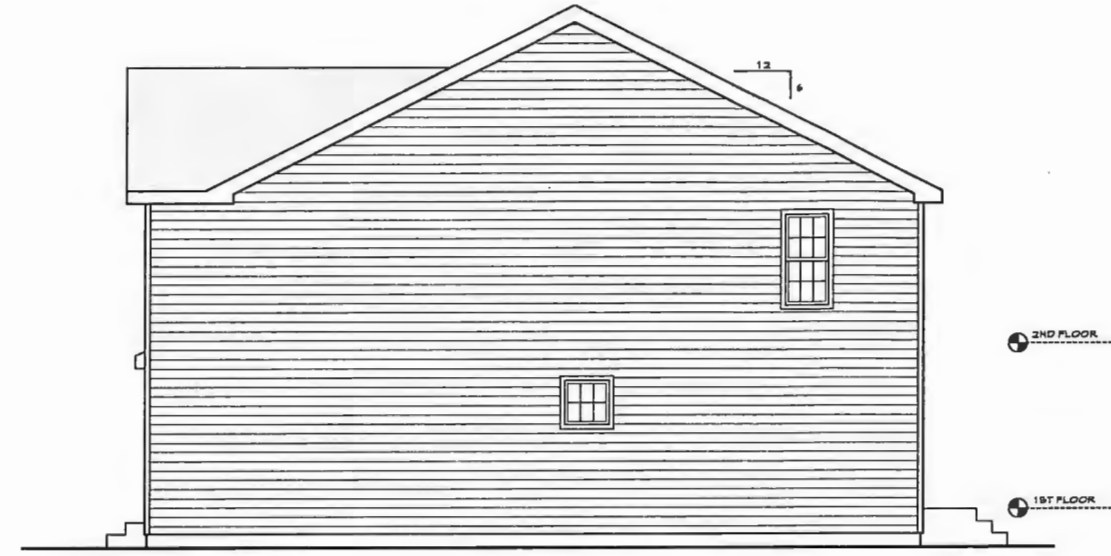
STOP-CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10
WORKING DAYS IN DESIGN STAGE
PA ONE CALL SYSTEM, INC.
1-800 242-1776



THIS DRAWING MAY NOT BE AN EXACT REPRESENTATION OF THE PROPOSED STRUCTURES AND CONDITIONS, BUT IS INTENDED TO BE A REASONABLY ACCURATE FACSIMILE FOR THE PURPOSE OF LOCATING PARTICULAR AREAS OF INTEREST FOR THIS PROJECT ONLY.



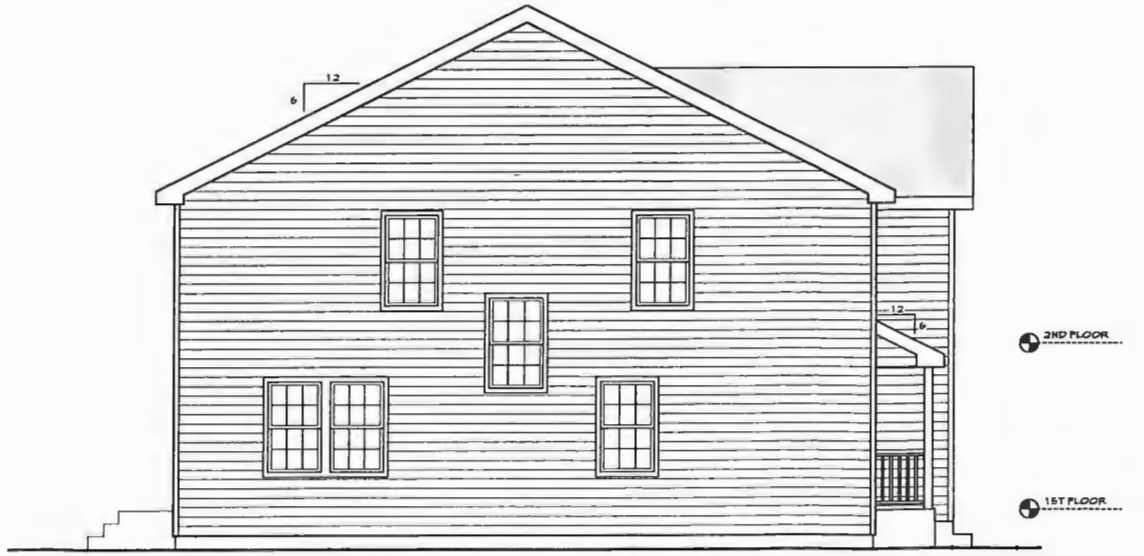
1 FRONT ELEVATION
Scale: 1/4" = 1'-0"



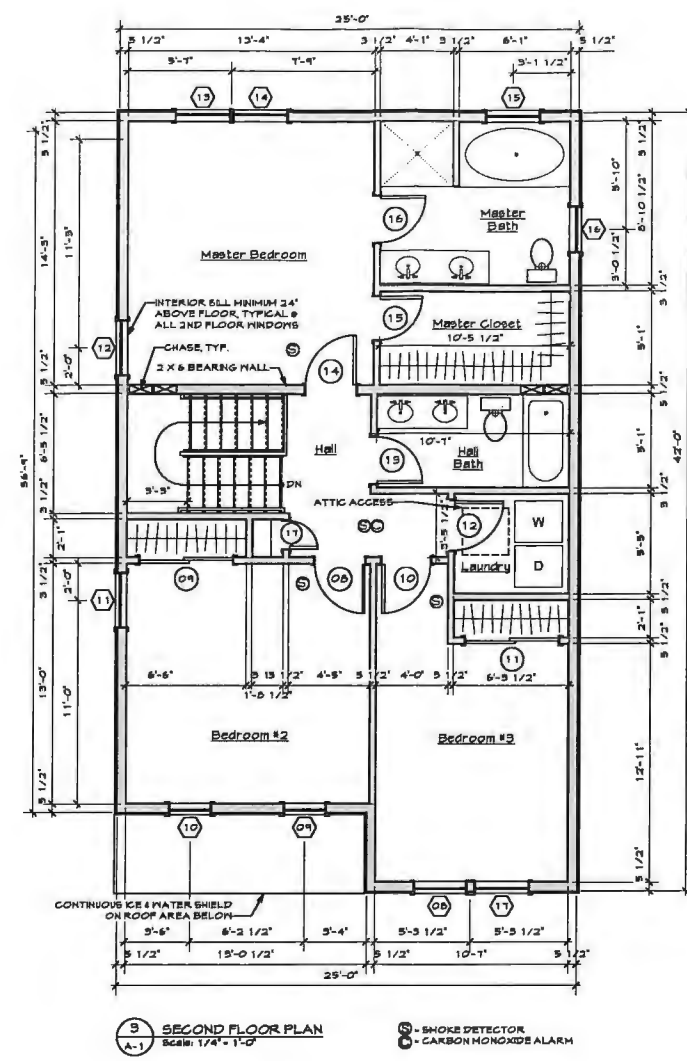
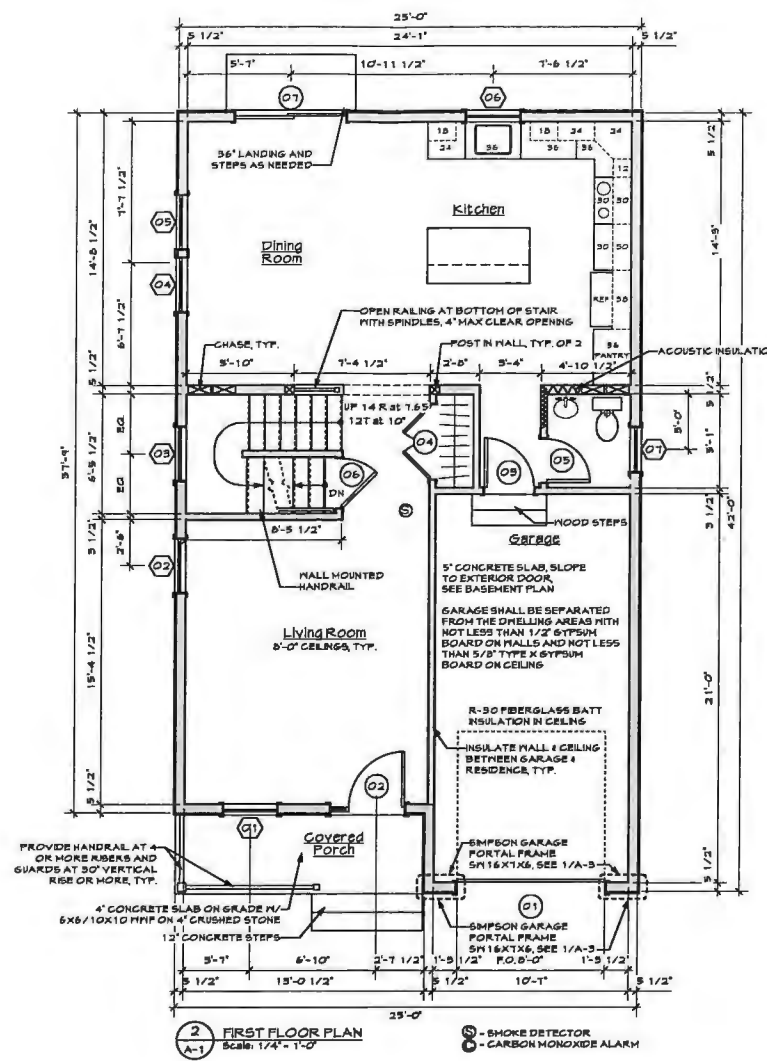
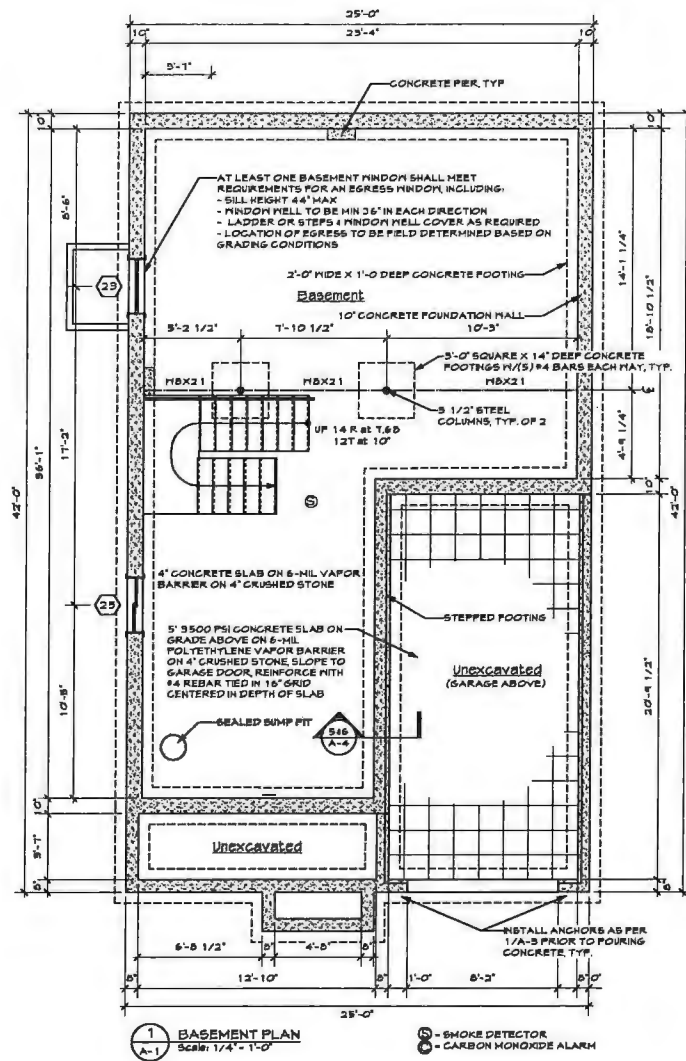
2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



3 REAR ELEVATION
Scale: 1/4" = 1'-0"



4 LEFT ELEVATION
Scale: 1/4" = 1'-0"



WINDOW SCHEDULE				
ID	Nominal Size	Sash Operation	Location	Comments
01	3'-0" x 5'-0"	Double Hung	Living Room	
02	3'-0" x 5'-0"	Double Hung	Living Room	
03	3'-0" x 5'-0"	Double Hung	Stairway	Safety Glass
04	3'-0" x 5'-0"	Double Hung	Dining Room	
05	3'-0" x 5'-0"	Double Hung	Dining Room	
06	3'-0" x 3'-6"	BI-parting Casement	Kitchen	
07	2'-6" x 2'-6"	Casement	Powder Room	4'-6" Sill Height
08	3'-0" x 5'-0"	Double Hung	Bedroom #3	
09	2'-4" x 5'-0"	Double Hung	Bedroom #2	
10	2'-4" x 5'-0"	Double Hung	Bedroom #2	
11	3'-0" x 5'-0"	Double Hung	Bedroom #2	Egress
12	3'-0" x 5'-0"	Double Hung	Bedroom #2	Egress
13	3'-0" x 4'-6"	Double Hung	Master Bedroom	2'-6" Sill Height
14	3'-0" x 4'-6"	Double Hung	Master Bedroom	2'-6" Sill Height
15	3'-0" x 4'-6"	Casement	Master Bath	Safety Glass, 3" Sill Height
16	2'-6" x 5'-0"	Double Hung	Master Bath	
17	3'-0" x 5'-0"	Double Hung	Bedroom #3	Egress
23	3'-0" x 4'-6"	Casement	Basement	Egress
24	3'-0" x 1'-6"	Horizontal Slider	Basement	Optional
25	3'-0" x 1'-6"	Horizontal Slider	Basement	Optional

DOOR SCHEDULE				
ID	Nominal Size	Door Operation	Location	Comments
01	8'-0" x 8'-0"	Overhead	Garage	
02	3'-0" x 6'-8"	Swing Simple	Entry	W/ 1'-0" Sidelite
03	2'-8" x 6'-8"	Swing Simple	Garage	20-Minute Insulated
04	4'-0" x 6'-8"	Swing BI-part	Stair Closet	
05	2'-4" x 6'-8"	Swing Simple	Powder	
06	2'-8" x 6'-8"	Swing Simple	Basement	
07	6'-0" x 6'-8"	Slider	Dining Room	
08	2'-8" x 6'-8"	Swing Simple	Bedroom #2	
09	5'-0" x 6'-8"	Slider	Bedroom #2 Closet	
10	2'-8" x 6'-8"	Swing Simple	Bedroom #3	
11	5'-0" x 6'-8"	Slider	Bedroom #3 Closet	
12	2'-8" x 6'-8"	Swing Simple	Laundry	
13	2'-6" x 6'-8"	Swing Simple	Hall Bath	
14	2'-8" x 6'-8"	Swing Simple	Master Bedroom	
15	2'-4" x 6'-8"	Swing Simple	Master Closet	
16	2'-8" x 6'-8"	Swing Simple	Master Bath	
17	1'-6" x 6'-8"	Swing Simple	Hall Closet	

BUILDING CODE NOTES

- THIS PROJECT IS DESIGNED UNDER THE 2009 INTERNATIONAL RESIDENTIAL CODE.
- WALL BRACING METHOD TO BE CONTINUOUS SHEATHING IN ACCORDANCE WITH R602.10.5 OF THE 2006 IRC
- DESIGN LOADS:
ROOMS OTHER THAN SLEEPING ROOMS 40PSF
SLEEPING ROOMS 30PSF
ATTIC (LIMITED STORAGE) 20PSF
STAIRS 40PSF
- BUILDING AREA:
1ST FLOOR WITHOUT GARAGE 157 SF
GARAGE 240 SF
2ND FLOOR 948 SF
1ST & 2ND TOTAL W/O GARAGE 1,155 SF