

Addition and Renovations to the ZACIRKA RESIDENCE

106 DEVON ROAD, CHALFONT, PA

NEW BRITAIN TOWNSHIP, BUCKS COUNTY

OWNER

ASHLEY ZACIRKA
106 DEVON ROAD
CHALFONT, PA

ARCHITECT

INGLESBY ARCHITECTS, LLC
15 CASEY ROAD
CHURCHVILLE, PA 18966



1 LOCATION PLAN
NO SCALE

ZONING REVIEW PARCEL 26-008-027		
PROPERTY:	106 DEVON ROAD	
ZONING DISTRICT:	RESIDENTIAL (RR) (R-1, B-1)	
USE: BUILDING	SINGLE FAMILY	
TYPE:	DETACHED	
REQUIREMENTS:	MAX/MIN SF REQ	EXIST/PROPOSED
LOT AREA:	27000 sf	14984 sf (EXISTING)
LOT WIDTH:	150'	80' (EXISTING)
LOT DEPTH	180'	100' (EXISTING)
YARD SET BACK: FRONT	50' MIN	40' (EXISTING)
YARD SETBACK: REAR	75' MIN	40' (PROPOSED)
YARD SETBACK: SIDE	25' MIN	EXISTING
MAX BUILDING COVERAGE: (INCLUDING DECKS AND OVERHANGS)	15% (2247 SF)	17% (2500 SF)
MAX LOT COVERAGE: (INCLUDING WALKS AND DRIVE)	25% (3746 SF)	24% (3593 SF)

SQUARE FOOTAGE DATA			
	EXISTING	PROPOSED	TOTAL
BUILDING COVERAGE:	1720 SF	697 SF	2417 SF
DECKS/ PORCHES:	83 SF	- SF	83 SF
GROSS BUILDING COVERAGE:	1803 SF	697 SF	2500 SF
DRIVEWAY: (INCLUDING WALKS AND PAVING)	1093 SF	- SF	1093 SF
GROSS LOT COVERAGE:	2896 SF	697 SF	3593 SF

CODE REVIEW- INFORMATION

CONSTRUCTION CODES:

2018 ICC BUILDING CODE (INTERNATIONAL CODE COUNCIL)
2018 ICC RESIDENTIAL CODE
2018 ICC PLUMBING CODE
2018 ICC ENERGY CODE
2018 ICC MECHANICAL CODE
2018 ICC FUEL GAS CODE
2018 ICC FIRE CODE
2018 ICC EXISTING BUILDING CODE
2017 NATIONAL ELECTRIC CODE (NFPA 70)
2018 ICC PROPERTY MAINTENANCE CODE

ADDITION TO FIRST FLOOR: 687 SF
ADDITION TO SECOND FLOOR: 200 SF

CODE SUMMARY

TYPE OF CONSTRUCTION- VB- WOOD FRAME, UNPROTECTED

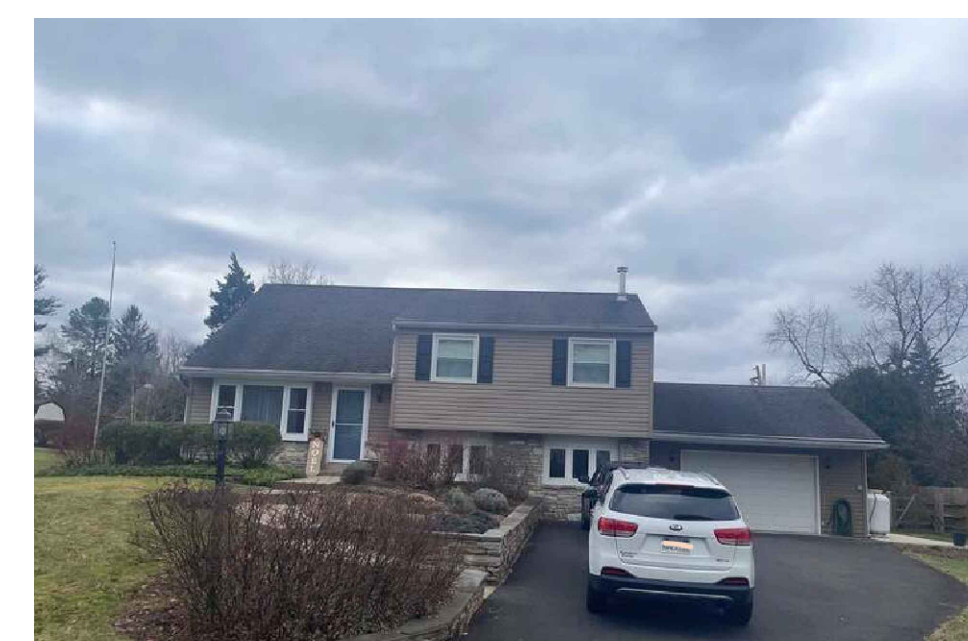
AREA LIMITATIONS BUILDING- 30'
STORY- 2

INTERIOR SPACE DIMENSIONS:
MIN CEILING HT- 7'-6"

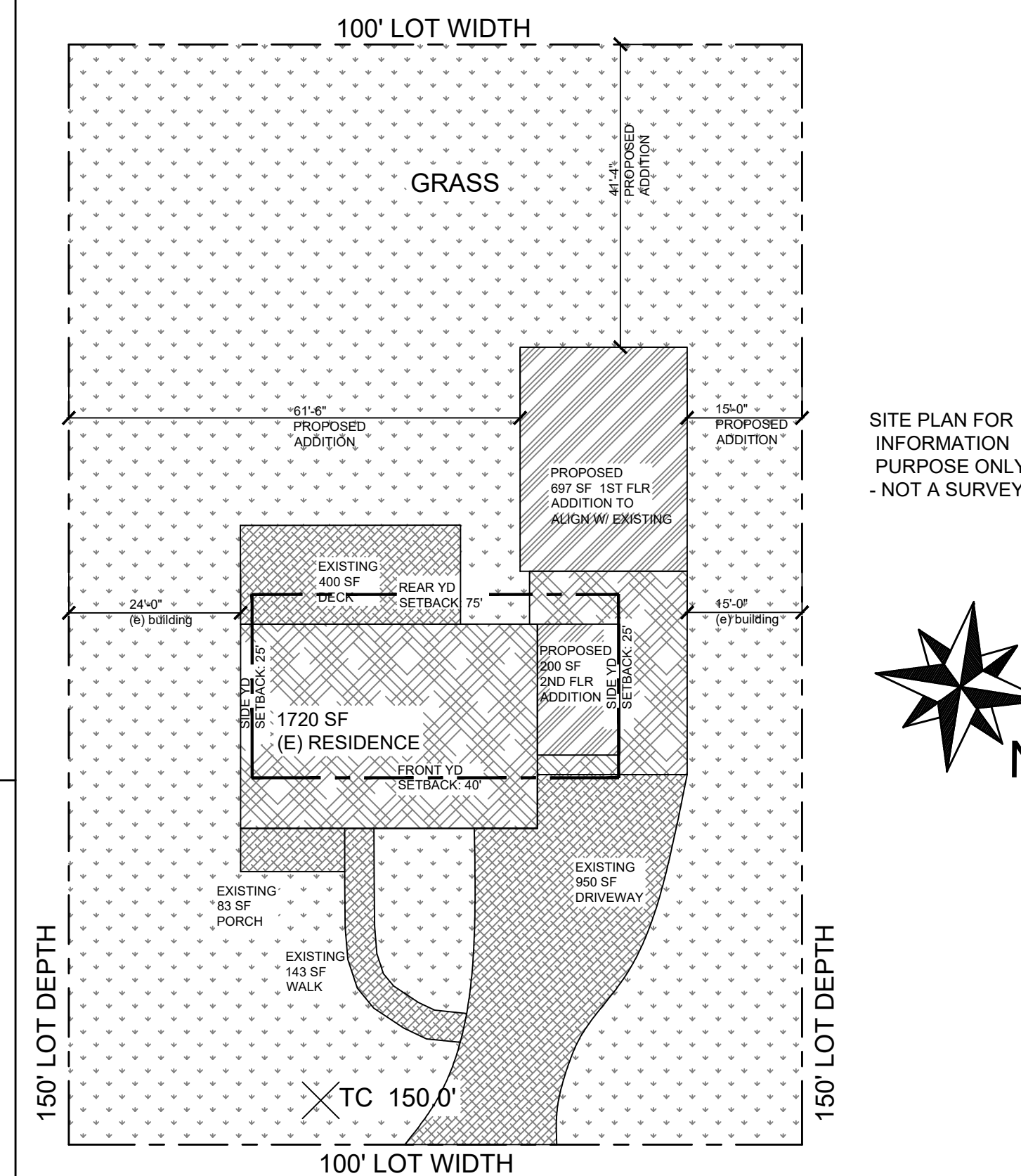
GLAZING-
THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING TEMPERED GLAZING:
1. GLAZING IN STORM DOORS, GLAZING IN SWINGING DOORS.
2. GLAZING IN FIXED DOOR ASSEMBLIES.
3. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUB AND SHOWERS.
4. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING ABOVE ELEMENTS.
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR.

DRAWING LIST

CS COVER SHEET
A-1 PLANS NOTES AND SCHEDULES
A-2 PLANS
A-3 ELEVATIONS
A-4 SECTION, WALL SECTIONS AND DETAILS
A-5 POWER PLANS
S-1 STRUCTURAL NOTES AND DETAILS
S-2 STRUCTURAL PLANS

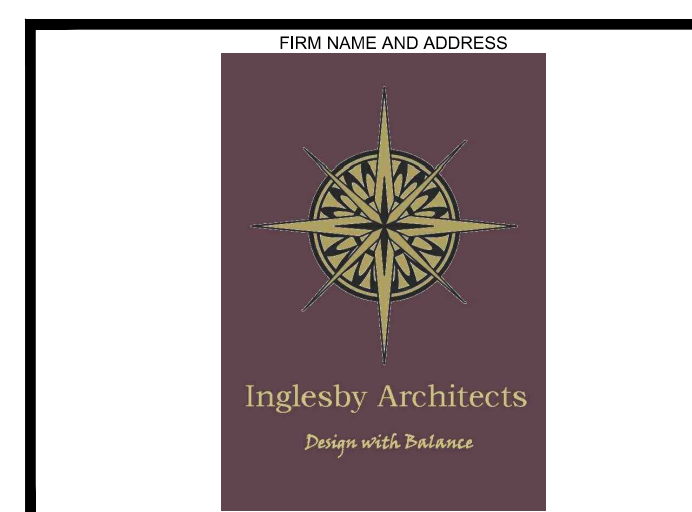


2 EXISTING ELEVATION
SCALE: n.t.s.



3 SITE PLAN
SCALE: n.t.s.

ISSUED FOR ZONING REVIEW	9/4/2024
Revision/Issue	Date



PROJECT NAME AND ADDRESS
ADDITION and RENOVATIONS to the
ZACIRKA RESIDENCE
106 DEVON RD,
CHALFONT, PENNSYLVANIA
NEW BRITAIN TOWNSHIP

PROJECT NO. 23042	SHEET CS
DATE 4/10/2024	