



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ Part 1:

APPLICANT(S)/EQUITABLE OWNER

Name: GSONS LLC / Konstantin Golys
Address: 8 Ross Avenue
New Cumberland, PA 17070
Phone: 717-350-4725

EXISTING OWNER OF PROPERTY:

Name: GSONS LLC / Konstantin Golys
Address: 8 Ross Avenue
New Cumberland PA 17070

PROPERTY LOCATION:

Address: 8 Ross Avenue
New Cumberland, Fairview Township
Lot Size: 14379 sq ft
Date Purchased: 05/25/2022
Location: 8 Ross Avenue, Corner
Ross Avenue and Miramar

PRESENT USE OF PROPERTY:

Vacant Land / Lot

EXISTING ZONE:

VMU
Village Mixed Use

❖ Part 2:

ZONING REQUEST (Identification of the applicable request(s)):

- SUBSTANTIVE CHALLENGE
- SPECIAL EXCEPTION
- VARIANCE
- APPEAL OF THE ZONING OFFICERS DECISION

SECTION(S) OF ZONING ORDINANCE WHICH APPLY TO THIS REQUEST - Please identify the specific section(s) of the Zoning Ordinance involved in the request):

Ordinance § 300-21 / Table 5-6 / VMU Area and
Design Requirements. Lot area 5000 sq ft

❖ Part 3:

DESCRIPTION OF REQUEST:

see Attached Part 3

Part 3

The applicant purchased the land on the corner block of Ross and Miramar Avenues with 3 Parcels 27-000-01-073, 74, and 75. Those lots were previously approved for five unit townhomes. The applicant is requesting to merge 3 smaller lots and subdivide the land into two parcels. One parcel to be 10000 sq ft suitable for a duplex and Second Parcel to be 4370 sq ft suitable for a single-family dwelling.

The applicant is requesting two variances. First variance is for Lot 1. The rear side setback needs additional 6 inches. Second variance is for Lot 2. The Lot 2 needs additional 630 sq ft as stated in the Ordinance (300-21 / Table 5-6 / VMU Area and Design Requirements / Minimum Lot Area per unit is 5000 sq ft.)

The proposed subdivision will not have a negative impact or detriment of the feel and appearance of the surrounding neighborhood as this section of the Fairview township is predominantly built on the smaller lots. The majority size lots in this neighborhood are between 3000 to 5000 sq ft. The proposed subdivided lot 2 will be intended for a smaller size house design. It will be a 1500 sq ft two story house that will fit in the allowed building size envelope of 50 ft length and 30 ft wide.

PIDN	Address	Owner	Mailing Address
27-01-68	12 Miramar Street	Palsgrove, Randy A. & Diana L.	PO Box 329, Adamstown PA 19501
27-01-69	10 Miramar Street	Carpenter, Charles A. & Jaime L.	PO Box 122, New Cumberland PA 17070
27-01-70	8 Miramar Street	Dehart, Jayme P. & Lynne C.	8 Miramar Street, New Cumberland PA 17070
27-01-71	6 Miramar Street	Daniels, Larry A.	700 Garriston Road, Lewisberry PA 17339
27-01-72	2 Ross Avenue	Fairview Township	599 Lewisberry Road, New Cumberland PA 17070
27-SF-95	Ross Avenue	Postupack, Peter Jr.	219 Bridge Street, New Cumberland PA 17070
27-SF-85	1 Ross Avenue	Mornos LLC	PO Box 338, Camp Hill PA 17011
27-SF-86A	110 Old York Road	Cedar Fairview Commons LLC	PO Box 35024, Charlotte NC 28235
27-01-52	4 Umberto Avenue	Semancik, Dennis & Andrew E.	4 Umberto Avenue, New Cumberland PA 17070
27-01-51	6 Umberto Avenue	Stolzenberger, Devin L.	6 Umberto Avenue, New Cumberland PA 17070
27-01-50	8 Umberto Avenue	Killeen, Emmett P. & Rachel E.	400 North 17th Street, Camp Hill PA 17011
27-01-65	1 Umberto Avenue	Frock, Scott D.	3712 Lisburn Road, Mechanicsburg PA 17055
27-01-65A	3 Umberto Avenue	Frock, Scott D.	3712 Lisburn Road, Mechanicsburg PA 17055
27-01-64	5 Umberto Avenue	Boughter, Brian S. & Mary Ann E.	5 Umberto Avenue, New Cumberland PA 17070
27-01-63	7 Umberto Avenue	Uzelac, Jaimie Lee	7 Umberto Avenue, New Cumberland PA 17070
27-01-62	9 Umberto Avenue	SPG Capital LLC	218 Carlisle Street, Hanover PA 17331
27-01-61	11 Umberto Avenue	SPG Capital LLC	218 Carlisle Street, Hanover PA 17331
27-01-60	13 Umberto Avenue	SEE-EN Services	13 Umberto Avenue, New Cumberland PA 17070
27-01-59	15 Umberto Avenue	Award Home Solutions LLC	PO Box 454, Camp Hill PA 17011
27-01-58	17 Umberto Avenue	Bors, Christian	PO Box 321, York PA 17405
27-01-57	19 Umberto Avenue	Gochenaour, Donald L. & Gloria M.	19 Umberto Avenue, New Cumberland PA 17070
27-01-78A	20 Ross Avenue	Simonetti, Eric M.	20 Ross Avenue, New Cumberland PA 17070
27-01-78	18 Ross Avenue	Mills, Barry S. Sr. & Deborah A.	18 Ross Avenue, New Cumberland PA 17070
27-01-77	12 Ross Avenue	Calazzo, Christopher & Trayer, Tabitha & Daniel A.	12 Ross Avenue, New Cumberland PA 17070
27-01-76	10 Ross Avenue	Zgela, Melody D. & Jerri A.	212 Martin Road, Markleysburg PA 15459
27-01-75	8 Ross Avenue	GSONS LLC	1600 Bridge Street, New Cumberland PA 17070
27-01-74	Ross Avenue	GSONS LLC	1600 Bridge Street, New Cumberland PA 17070
27-01-73	Miramar Street	GSONS LLC	1600 Bridge Street, New Cumberland PA 17070

❖ *Part 5 For office use only:*

ZONING HEARING BOARD CHECKLIST

Application Received: _____

Property Zoned: _____

Asking for Special Exception, Variance or Appeal: _____

Case No.: _____

Fees Paid: _____

Hearing Date: _____

Draft Public Notice sent to Attorney for review: _____

Notice sent to Newspaper: _____

Notice Published in Newspaper: _____

Notice Mailed to Property Owners in 225ft. Buffer: _____

Public Notice Posted on Property: _____

ZHB Packets Mailed and Emailed: _____

ZONING INFORMATION:
ZONING DISTRICT:
 (VMU) - VILLAGE MIXED-USE
EXISTING USE: VACANT LOT
PROPOSED USE:

MAXIMUM DENSITY:
 Permitted Uses: 8DUs/net lot area.

LOT AREA PER UNIT (MINIMUM):
 Permitted Uses: 5,000 sq.ft. (Public Water and Public Sewer).

MINIMUM LOT WIDTH AT LOT FRONTAGE (INTERIOR):
 Permitted Uses: 45 ft.

MINIMUM LOT WIDTH AT LOT FRONTAGE (CORNER):
 Permitted Uses: 60 ft.

BUILDING SETBACK REQUIREMENTS:
 Front Yard (min.) - 15 ft. (If abutting lots are developed, see Article VII relating to yard and setback exceptions and alterations, which shall be required; otherwise).
 Side Yard (min.) - 6 ft. (except 0 ft. at the shared lot line of lawfully attached buildings or uses constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.)
 Rear Yard (min.) - 15 ft.

IMPERVIOUS LOT COVERAGE (MAXIMUM):
 Permitted Uses: 75%

VEGETATIVE LOT COVERAGE (MAXIMUM):
 Permitted Uses: 20%

MAXIMUM BUILDING HEIGHT (MAXIMUM):
 Permitted Uses: 35 ft.

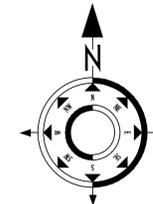
COMMERCIAL BUILDING FOOTPRINT (MAXIMUM):
 Permitted Uses: 6,000 sq. ft.

(1) Additional building and site design standards for development activities and uses in the VMU Village Mixed-Use Zoning District:
 (a) Lot access. Unless otherwise noted in this chapter, for new proposed development on lots abutting alleys, lot access (driveways and access drives) shall be provided in accordance with the following standards:
 [1] Lot access shall be provided to the rear of the lot from the public street right-of-way (other than an alley).
 [2] Lot access shall not be provided to the front of the lot from the public street right-of-way (other than an alley).

WATER SUPPLY: PUBLIC
SANITARY SEWER: PUBLIC

OFF-STREET PARKING:
 Dwelling - 2 spaces for each family unit

EXISTING LOT#1 COVERAGE			
EXISTING SITE AREA:	17,370.0 sq.ft.	0.33 Ac	
IMPERVIOUS AREA:	0 sq.ft.	0.00 Ac	0.00 %
VEGETATION AREA:	17,370 sq.ft.	0.33 Ac.	100.00 %
TOTAL LOT AREA=	17,370 sq.ft.	0.33 Ac.	100.0 %



Akens Engineering Associates, Inc.
 219 E. Main St. Shiremanstown, Pa. 17011
 (P) 717-975-9933 (F) 717-975-5507
 www.akensengineering.com
 "Providing Quality Engineering & Surveying Services since 1983."

LOCATION MAP



SCALE: 1" = 1000'

EXISTING LEGEND

	Existing Centerline
	Existing Contour Major
	Existing Contour Minor
	Existing Right-of-Way
	Existing Boundary Line
	Existing Adjacent Boundary Line
	Existing Boundary Marker
	Existing Building Setback Line
	Existing Edge of Pavement
	Existing Soil Boundary Line
	Existing Edge of Woods
	Existing Sewer Manhole & Pipe
	Existing Sewer Lateral
	Existing 2" Gas Line
	Existing Water Line & Valve
	Existing Stormwater Pipe, Inlet, MH
	Existing Overhead Utility

PROPOSED LEGEND

	PROPOSED BUILDING
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED PARKING/DRIVEWAY
	PROPOSED PROPERTY LINE
	PROPOSED PROPERTY SETBACK

REVISIONS:

NO.	DATE	DESCRIPTION

ZONING HEARING BOARD EXHIBIT FOR
8 ROSS AVENUE
FAIRVIEW TOWNSHIP YORK COUNTY, PA
EXISTING CONDITIONS

SCALE: 1" = 20'
 SHEET NUMBER: 1 of 2

PLAN DATE: SEPTEMBER 7, 2022
 FILE NAME: X:\421-2 Galoyan - New Cumb. SDP\Drawings\Galoyan Variance Base.dwg

SITE DATA:
 OWNER: GSONS LLC.
 PARCEL ID: 27-000-01-0073.00
 SITE ADDRESS: MIRAMAR STREET
 DEED: 2730 Pg: 8429

OWNER: GSONS LLC.
 PARCEL ID: 27-000-01-0074.00
 SITE ADDRESS: ROSS AVENUE
 DEED: 2730 Pg: 8429

OWNER: GSONS LLC.
 PARCEL ID: 27-000-01-0075.00
 SITE ADDRESS: 9 ROSS AVENUE
 DEED: 2730 Pg: 8429

PROJECT ENGINEER/SURVEYOR
Akens Engineering Associates, Inc.
 SCOTT W. AKENS, P.E., P.L.S.
 219 E. Main St. Shiremanstown, Pa. 17011
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 www.akensengineering.com
 scott@akensengineering.com

ZONING INFORMATION:
ZONING DISTRICT:
 (VMU) - VILLAGE MIXED-USE
 EXISTING USE: VACANT LOT
 PROPOSED USE:

MAXIMUM DENSITY:
 Permitted Uses: 8DUs/net lot area.
 PROPOSED LOT #1: 2 DUs
 PROPOSED LOT #2: 1 DU

LOT AREA PER UNIT (MINIMUM):
 Permitted Uses: 5,000 sq.ft. (Public Water and Public Sewer).
 PROPOSED LOT #1: 10,000 sq.ft.
 PROPOSED LOT #2: 4,370 sq.ft. **(REQUESTING VARIANCE)**

MINIMUM LOT WIDTH AT LOT FRONTAGE (INTERIOR):
 Permitted Uses: 45 ft.
 PROPOSED LOT #2: 52.02 ft.

MINIMUM LOT WIDTH AT LOT FRONTAGE (CORNER):
 Permitted Uses: 60 ft.
 PROPOSED LOT #1: 94.95 ft.

BUILDING SETBACK REQUIREMENTS:
 Front Yard (min.) - 15 ft. (If abutting lots are developed, see Article VII relating to yard and setback exceptions and alterations, which shall be required; otherwise).
 PROPOSED LOT #1: 15 ft.
 PROPOSED LOT #2: 15 ft.
 Side Yard (min.) - 6 ft. (except 0 ft. at the shared lot line of lawfully attached buildings or uses constructed with a shared common party wall and the written consent of the owner of the abutting lot and building).
 PROPOSED LOT #1: 5.45 ft. **(REQUESTED VARIANCE)**
 PROPOSED LOT #2: 6 ft.
 Rear Yard (min.) - 15 ft.
 PROPOSED LOT #1: 15 ft.
 PROPOSED LOT #2: 15 ft.

IMPERVIOUS LOT COVERAGE (MAXIMUM):
 Permitted Uses: 75%
 (SEE PROPOSED COVERAGE CHART BELOW)

VEGETATIVE LOT COVERAGE (MAXIMUM):
 Permitted Uses: 20%
 (SEE PROPOSED COVERAGE CHART BELOW)

MAXIMUM BUILDING HEIGHT (MAXIMUM):
 Permitted Uses: 35 ft.
 PROPOSED LOT #1: Under the Permitted Requirement.
 PROPOSED LOT #2: Under the Permitted Requirement.

COMMERCIAL BUILDING FOOTPRINT (MAXIMUM):
 Permitted Uses: 6,000 sq. ft.

- (1) Additional building and site design standards for development activities and uses in the VMU Village Mixed-Use Zoning District:
 (a) Lot access. Unless otherwise noted in this chapter, for new proposed development on lots abutting alleys, lot access (driveways and access drives) shall be provided in accordance with the following standards:
 [1] Lot access shall be provided to the rear of the lot from the alley.
 [2] Lot access shall not be provided to the front of the lot from the public street right-of-way (other than an alley).

WATER SUPPLY: PUBLIC
SANITARY SEWER: PUBLIC

OFF-STREET PARKING:
 Multifamily Dwelling - 2 per dwelling unit, plus additional 1/2 space per dwelling unit shall be provided in a common visitor parking compound. Such visitor parking lots shall be sized, arranged, and located so that the spaces are within 300 feet walking distance to any unit served.
REQUIRED: 5 SPACES

PROPOSED LOT #1 COVERAGE

EXISTING SITE AREA:	10,000 sq.ft. - 0.23 Ac		
IMPERVIOUS AREA:	4,598 sq.ft.	0.11 Ac.	45.98 %
VEGETATION AREA:	5,402 sq.ft.	0.12 Ac.	54.02 %
TOTAL LOT AREA=	10,000 sq.ft.	0.33 Ac.	100.0 %

PROPOSED LOT #2 COVERAGE

EXISTING SITE AREA:	4,370 sq.ft. - 0.10 Ac		
IMPERVIOUS AREA:	1,803 sq.ft.	0.04 Ac.	41.26 %
VEGETATION AREA:	2,567 sq.ft.	0.06 Ac.	58.74 %
TOTAL LOT AREA=	4,370 sq.ft.	0.10 Ac.	100.0 %

EXISTING LOT#1 COVERAGE

EXISTING SITE AREA:	17,370.0 sq.ft. - 0.33 Ac		
IMPERVIOUS AREA:	0 sq.ft.	0.00 Ac.	0.00 %
VEGETATION AREA:	17,370 sq.ft.	0.33 Ac.	100.00 %
TOTAL LOT AREA=	17,370 sq.ft.	0.33 Ac.	100.0 %

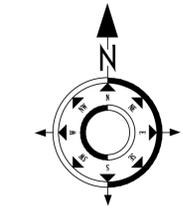


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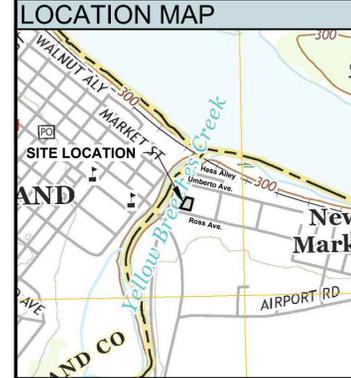
OWNER: GSONS LLC.
 PARCEL ID: 27-000-01-0074.00
 SITE ADDRESS: ROSS AVENUE
 DEED: 2730 Pg: 8429

OWNER: GSONS LLC.
 PARCEL ID: 27-000-01-0075.00
 SITE ADDRESS: 9 ROSS AVENUE
 DEED: 2730 Pg: 8429

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SCALE: 1" = 1000'

EXISTING LEGEND

	Existing Centerline
	Existing Contour Major
	Existing Contour Minor
	Existing Right-of-Way
	Existing Boundary Line
	Existing Adjoiner Boundary Line
	Existing Boundary Marker
	Existing Building Setback Line
	Existing Edge of Pavement
	Existing Soil Boundary Line
	Existing Edge of Woods
	Existing Sewer Manhole & Pipe
	Existing Sewer Lateral
	Existing 2" Gas Line
	Existing Water Line & Valve
	Existing Stormwater Pipe, Inlet, MH
	Existing Overhead Utility

PROPOSED LEGEND

	PROPOSED BUILDING
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	PROPOSED PARKING/DRIVEWAY
	PROPOSED PROPERTY LINE
	PROPOSED PROPERTY SETBACK

REVISIONS:

REVISED:

ZONING HEARING BOARD EXHIBIT FOR
8 ROSS AVENUE
FAIRVIEW TOWNSHIP YORK COUNTY, PA
PROPOSED SITE PLAN

SCALE: 1" = 20'
 SHEET NUMBER: 2 of 2

PLAN DATE: SEPTEMBER 19, 2022

FILE NAME: X:\421-2 Galoyan - New Cumb. SDP\Drawings\Galoyan Variance Base.dwg

Lot #1

QN-17722/JN-82317/PA

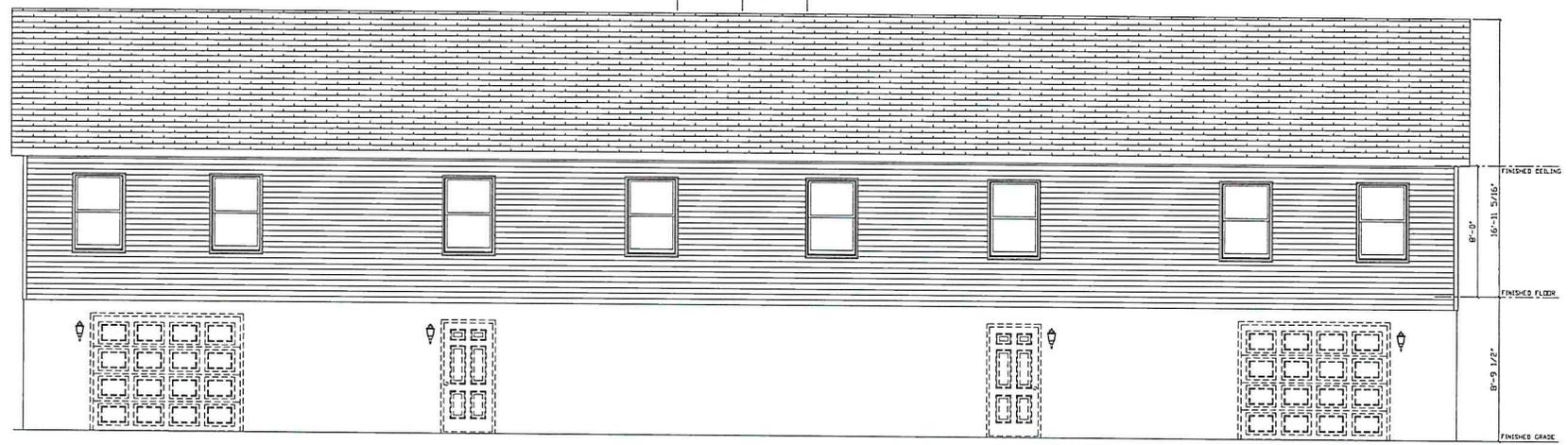
THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED ORIGINAL SETS FILED WITH THE STATE ON 01/19/2021

PA CERTIFICATION FOR MODULARS
YES NO

145.33. MANUFACTURED HOMES EXCLUDED.
(a) MANUFACTURED HOMES WHICH ARE SUBJECT TO SECTIONS 604 AND 625 OF THE NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT OF 1974 (42 U.S.C.A. 5403 AND 5424) AND REGULATIONS ISSUED THEREUNDER BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ARE NOT SUBJECT TO THIS CHAPTER.
(b) THE FOLLOWING LANGUAGE MUST APPEAR IN THE INSTALLATION DOCUMENTATION PROVIDED WITH THE INDUSTRIALIZED HOME AND THE DATA PLATE:

THE MANUFACTURER CERTIFIES THAT THE STRUCTURE (QN-17722) IS NOT A MANUFACTURED HOME SUBJECT TO THE PROVISIONS OF THE NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARD ACT AND IS:
1) DESIGNED ONLY FOR ERECTION OR INSTALLATION ON A SITE BUILT PERMANENT FOUNDATION
2) NOT DESIGNED TO BE MOVED ONCE SO ERECTED OR INSTALLED
3) DESIGNED AND MANUFACTURED TO COMPLY WITH NATIONALLY RECOGNIZED MODEL BUILDING CODE OR EQUIVALENT TO BUILDING CODES FOR ON-SITE HOUSING, OR WITH THE MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT TO TITLE II OF THE NATIONAL HOUSING ACT, AND
4) TO THE MANUFACTURER'S KNOWLEDGE NOT INTENDED TO BE USED OTHER THAN ON A SITE-BUILT PERMANENT FOUNDATION

STAGGERED FIRE-RETARDANT SHEATHING REQUIRED FOR FLAME SPREAD REQUIREMENTS - 4'-0" EACH SIDE PER DWELLING UNIT
4'-0" 4'-0"



NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

G SONS/GALOYAN (DUPEX)		SEISMIC DESIGN CATEGORY: B		WIND LOAD: 21 PSF		SCALE: 1/8" = 1'-0" FRONT		FILE NO: A17722(10)	
		BUILDING LOCATION: 8 ROSS AVE NEW CUMBERLAND, PA YORK COUNTY		SNOW ZONE: 40 PSF WIND ZONE: 115 MPH (VULT)		2888 CUSTOM RANCH FRONT ELEVATION			
STAGE PRELIM	DATE 6/22/22	DRAWN BY MS							
			THE PEAK OF PERFECTION  APEX HOMES of PA, LLC. 7172 ROUTE 522 MIDDLEBURG, PA 17842 PHONE: (570) 837-2333						
									

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED ARCHITECTURAL SETS FILED WITH THE STATE OF PENNSYLVANIA



NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

G SONS/GALOYAN (DUPLEX)		2888 CUSTOM RANCH SIDE ELEVATIONS		SEISMIC DESIGN CATEGORY: B	WIND LOAD: 21 PSF	SCALE: 1/8" = 1'-0" LAYER: LEFT	FILE NO: A17722(10)
		BUILDING LOCATION: 8 ROSS AVE NEW CUMBERLAND, PA YORK COUNTY		WIND ZONE: 115 MPH (VULT)	SNOW ZONE: 40 PSF		
STAGE PRELIM	DATE 6/2/22	DRAWN BY MS					

THE PEAK OF PERFECTION
APEX HOMES of PA, LLC.
 71722 ROUTE 622 17843
 MIDDLEBURG, PA
 PHONE: (610) 887-2333



THIS PLAN HAS BEEN EXTRACTED FROM APPROVED
 PLAN NO. 215147-1-1 WITH THE STATE OF PA 10/25/2011

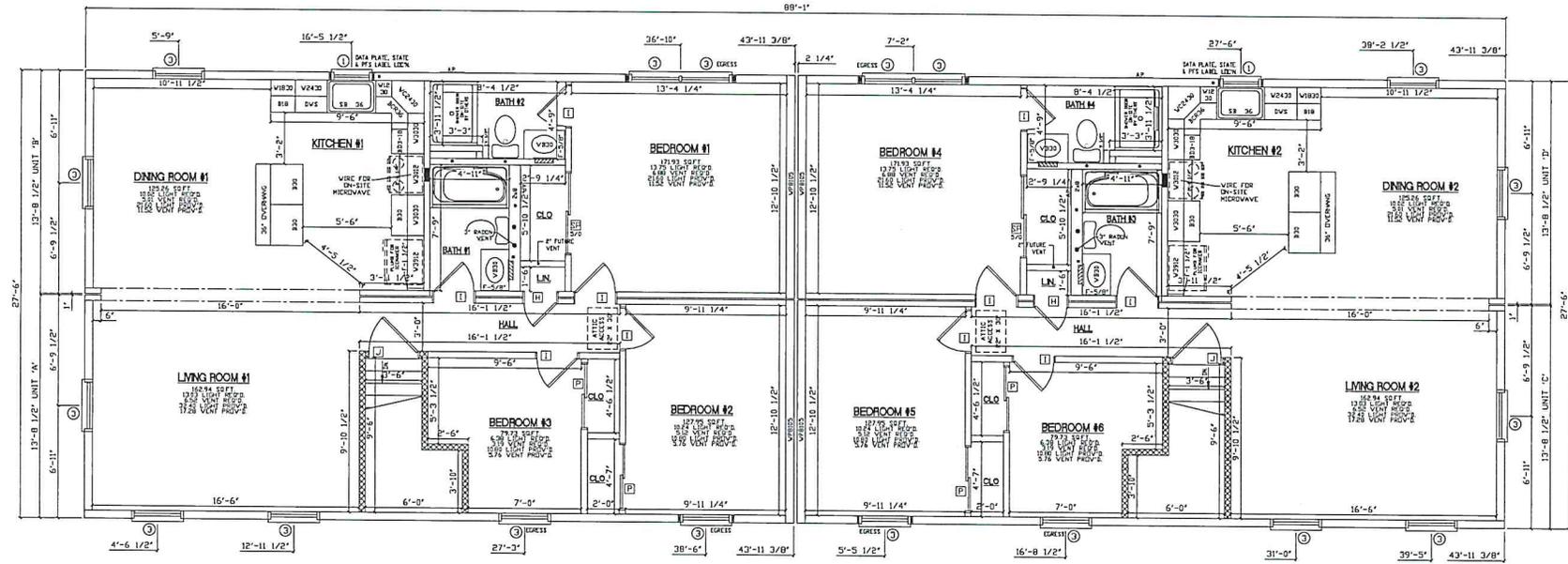
PENNSYLVANIA CODE
 IEHB INTERNATIONAL RESIDENTIAL CODE
 NEC NFPA NATIONAL ELECTRICAL CODE
 IEHB INTERNATIONAL ENERGY CONSERVATION CODE

GLUED SYSTEM CALC'S
 ALL EXT. LOAD BEARING HBR'S WITH SPAN OF 1'-1" OR
 LESS WILL BE C3 2x6 SPF #2 ALL OTHERS WILL
 BE SPECIFIED. ALL REQUIRED JACK STUDS
 SHOWN ARE 2x6 SPF #2.

ALL I/W HBR'S WITH SPAN OF 7'-0" OR LESS
 WILL BE C4 2x6 SPF #2 ALL OTHERS WILL
 BE SPECIFIED.

2000 R-13 INSULATION INSTALLED IN BASEMENT STAIR WALLS

WINDOW LABEL	ROUGH OPENING
①	30 1/8" x 37 1/2"
②	38 1/8" x 57 1/2"
③③	75 3/4" x 57 1/2"



G SONS/GALOYAN (DUPLEX)

2888 CUSTOM RANCH
 1ST STORY FLOOR PLAN

SEISMIC DESIGN CATEGORY: B

BUILDING LOCATION:
 8 REISS AVE
 NEW CUMBERLAND, PA
 YORK COUNTY

SNOW ZONE: 115 MPH (VULT)
 40 PSF

WIND LOAD: 21 PSF

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

LAYER: SHI/FPI

FILE NO: A17722(10)

STAGE	DATE	DRAWN BY
PRELIM	6/2/22	MS
-	-	-
-	-	-
-	-	-
-	-	-

- NOTES:
1. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A ? BTU LOSS
 2. HEAT LOSS WAS CALCULATED WITH R-?? FLOOR INSULATION
 3. 7D 7700 SERIES WINDOWS
 4. 1ST FLOOR SQUARE FOOTAGE = 1,210 SQ/FT(PER UNIT)

5. 8'-0" 1ST FLOOR CEILING HEIGHT
6. 7/12 NON STORAGE RAFTER ROOF SYSTEM @ 16" O.C.
- 7.
- 8.
- 9.

THE PEAK OF PERFECTION

APEX HOMES of PA, LLC.

71129 ROUTE 522 17842
 MIDDLEBURG, PA
 PHONE: (870) 837-2333

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEM FILES WITH THE STATE OF PA LICENSE # 0000000000

		2018 IRC NOTES	2017
<p>1. GASKET OR WEATHERSTRIPPING AND INSULATION, EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES, IS TO BE INSTALLED UPON COMPLETION OF THE SET-UP OF THE HOME AT CEILING ACCESS PANELS AND / OR PULL DOWN STAIRS ON SITE BY OTHERS.</p> <p>2. DRYER VENT DUCT SHALL TERMINATE ON AN OUTSIDE WALL OF A BUILDING NOT LESS THAN 3'-0" IN ANY DIRECTION FROM ANY OPENING INTO THE BUILDING AND MUST BE EQUIPPED WITH A BACKDRAFT DAMPER.</p> <p>3. TUB / SHOWER CONTROL VALVES TO HAVE A HIGH STOP LIMIT SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120° F (49°C).</p> <p>4. THE BASEMENT AND / OR ATTIC DOOR MUST HAVE WEATHERSTRIPPING AND A SWEEP PROVIDED AND INSTALLED ON-SITE BY OTHERS.</p> <p>5. ADD BLOCKING IN WALLS ON ALL ENDS OF CABINET RUNS FOR BASE, WALL, TALL AND VANITY CABINETS TO PULL SIDE OF CABINETS TIGHT TO THE WALL.</p>	<p>1. WINDOW EGRESS REQUIREMENTS MEET 2018 IRC, SECTION R310.1</p> <p>2. VISUAL INSPECTION OF THE INSULATION INSTALLATION WILL BE DOCUMENTED BY THE APEX QC DEPARTMENT.</p> <p>3. BUILDER TO INSTALL A FRESH AIR INTAKE FROM THE ON-SITE FORCED AIR SYSTEM TO MEET THE REQUIREMENTS OF M1507.3.3(1).</p> <p>4. HOT WATER PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE W/ SECT. N1103.4.2 OF THE 2018 IRC.</p> <p>5. EXTERIOR WALL FIRE RATING AND REQUIRED FIRE SEPARATION DISTANCES MEET THE 2018 IRC TABLE 302.1(1) & (2)</p> <p>6. BUILDER TO PROVIDE AND INSTALL HIGH-EFFICACY LAMPS IN 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES ON-SITE PER SECTION N1104.1</p> <p>7. ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES OR GREATER, ARE 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR, WILL REQUIRE WINDOW GUARDS PER 2015 IRC SECTIONS R312.2. THE WINDOW GUARDS WILL BE PROVIDED AND INSTALLED ON-SITE BY OTHERS.</p>	<p>* 2017 NEC NOTES :</p> <p>1. ALL LIGHT BOXES MUST BE RATED TO SUPPORT 50# FOR NON-PADDLE FANS AND 70# FOR PADDLE FAN BOXES.</p> <p>2. TAMPER RESISTANT (T.R.) RECEPTACLES REQUIRED THRU-OUT THE ENTIRE HOME, UNLESS NOTED OTHERWISE ON THE PLAN.</p> <p>3. ALL BALCONIES, DECKS AND PORCHES ACCESSIBLE FROM INSIDE THE DWELLING UNIT ARE REQUIRED TO HAVE ONE WATERPROOF (W.P.) T.R. GFI RECEPTACLE WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH.</p> <p>4. 1 & 2 FAMILY DWELLINGS ARE REQUIRED TO BE PROVIDED WITH ONE W.P. T.R. GFI RECEPTACLE ACCESSIBLE WHILE STANDING AT GRADE LEVEL LOCATED A MAX OF 6'-6" ABOVE GRADE AT THE FRONT AND REAR OF EACH DWELLING UNIT.</p> <p>5. THE GROUNDING CIRCUIT CONDUCTOR FOR THE CONTROLLED LIGHTING CIRCUIT SHALL BE PROVIDED AT THE LOCATION WHERE SWITCHES CONTROLLING LIGHTING LOADS THAT ARE SUPPLIED BY A GROUNDED GENERAL PURPOSE BRANCH CIRCUIT FOR OTHER THAN THE FOLLOWING:</p> <p>A. WHERE CONDUCTORS ENTER THE BOX ENCLOSING THE SWITCH THROUGH A RACEWAY, PROVIDED THAT THE RACEWAY IS LARGE ENOUGH FOR ALL CONDUCTORS, INCLUDING A GROUNDED CONDUCTOR.</p> <p>B. WHERE THE BOX ENCLOSING THE SWITCH IS ACCESSIBLE FOR THE INSTALLATION OF AN ADDITIONAL OR REPLACEMENT CABLE WITHOUT REMOVING FINISH MATERIALS</p> <p>C. WHERE SNAP SWITCHES WITH INTEGRAL ENCLOSURES COMPLY WITH 300.15 (E)</p> <p>D. WHERE A SWITCH DOES NOT SERVE A HABITABLE ROOM OR BATHROOM</p> <p>E. WHERE MULTIPLE SWITCH LOCATIONS CONTROL THE SAME LIGHTING LOAD SUCH THAT THE ENTIRE FLOOR AREA OF THE ROOM OR SPACE IS VISIBLE FROM THE SINGLE OR COMBINED SWITCH LOCATIONS</p> <p>F. WHERE LIGHTING IN THE AREA IS CONTROLLED BY AUTOMATIC MEANS</p> <p>G. WHERE A SWITCH CONTROLS A RECEPTACLE LOADS</p> <p>6. ALL 15 AND 20 AMPERE 125 AND 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION STILL MUST HAVE AN ENCLOSURE AND COVERS THAT ARE WEATHERPROOF WHETHER AN ATTACHMENT PLUG CAP IS INSERTED OR NOT. ALL ENCLOSURES AND COVERS INSTALLED IN WET LOCATIONS MUST BE LISTED AS "EXTRA DUTY"</p> <p>7. A LUMINARIES WEIGHING MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS IT IS LISTED AND MARKED FOR THE MAXIMUM WEIGHT TO BE SUPPORTED.</p> <p>8. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS BEDROOMS, SUN ROOMS RECREATION ROOMS CLOSETS, HALLWAYS, LAUNDRY AREA, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.</p> <p>9. ALL BATHROOM RECEPTACLES, LAUNDRY RECEPTACLES, EXTERIOR RECEPTACLES AND ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, THE DISHWASHER CIRCUIT OR RECEPTACLES THAT ARE WITH IN 6'-0" OF THE OUTSIDE EDGE OF THE KITCHEN SINK INCLUDING RECEPTACLES UNDER THE SINK OR IN CABINETS ARE REQUIRED TO BE GFI PROTECTED.</p>	

<p>G SONS/GALOYAN (DUPEX)</p>		<p>2888 CUSTOM RANCH</p>		<p>FILE NO: A17722(10)</p>
		<p>SEISMIC DESIGN CATEGORY: B</p>	<p>WIND LOAD: 21 PSF</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p>BUILDING LOCATION: 8 ROSS AVE NEW CUMBERLAND, PA YORK COUNTY</p>		<p>WIND ZONE: 115 MPH (VULT)</p>	<p>SNOW ZONE: 40 PSF</p>	<p>LAYER: 1/8" = 1'-0"</p>
<p>STAGE PRELIM</p>	<p>DATE 6/2/22</p>	<p>DRAWN BY MS</p>	<p>MS</p>	

THE PEAK OF PERFECTION



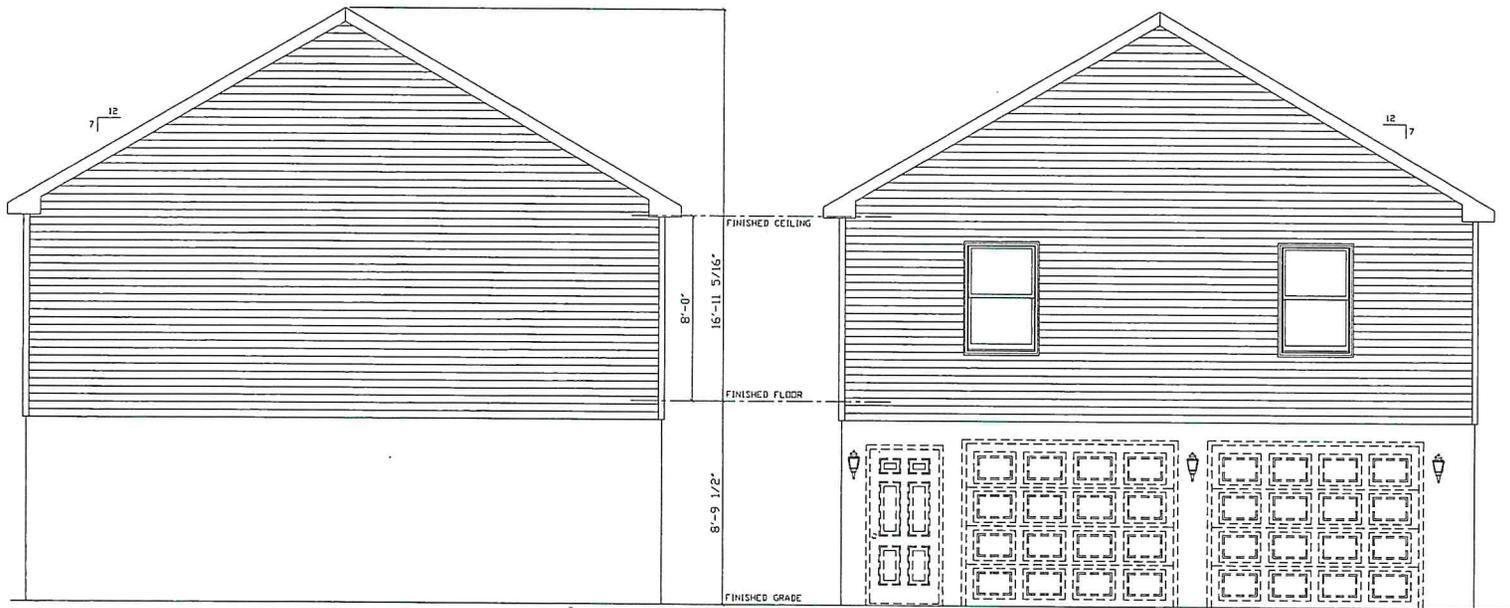
APEX HOMES of Pa, LLC.
 7172 ROUTE 222
 HUDSPETH, PA 17043
 PHONE: (370) 837-2353



Lot #2

QN-17722/JN-82317/PA

THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

G SONS/GALOYAN

2844 CUSTOM RANCH
SIDE ELEVATIONS

SEISMIC DESIGN CATEGORY: B

BUILDING LOCATION:
8 ROSS AVE
NEW CUMBERLAND, PA
YORK COUNTY

WIND ZONE: 115 MPH (VULT)
SNOW ZONE: 40 PSF

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

WIND LOAD: 21 PSF

LAYER: LEFT

FILE NO: A17722(10)

STAGE	DATE	DRAWN BY
PRELIM	6/2/22	MS
REV	7/11/22	MS
-	-	-
-	-	-
-	-	-
-	-	-

THE PEAK OF PERFECTION
APEX
HOMES of PA, LLC.
7172 ROUTE 522
MIDDLEBURG, PA 17842
PHONE: (570) 837-2833



THESE PLANS HAVE BEEN EXTRACTED FROM APPROVED BUILDING SYSTEMS FILED WITH THE STATE.

	2018 IRC NOTES	2017
<p>1. GASKET OR WEATHERSTRIPPING AND INSULATION, EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES, IS TO BE INSTALLED UPON COMPLETION OF THE SET-UP OF THE HOME AT CEILING ACCESS PANELS AND / OR PULL DOWN STAIRS ON SITE BY OTHERS.</p> <p>2. DRYER VENT DUCT SHALL TERMINATE ON AN OUTSIDE WALL OF A BUILDING NOT LESS THAN 3'-0" IN ANY DIRECTION FROM ANY OPENING INTO THE BUILDING AND MUST BE EQUIPPED WITH A BACKDRAFT DAMPER.</p> <p>3. TUB / SHOWER CONTROL VALVES TO HAVE A HIGH STOP LIMIT SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM OF 120° F (49°C).</p> <p>4. THE BASEMENT AND / OR ATTIC DOOR MUST HAVE WEATHERSTRIPPING AND A SWEEP PROVIDED AND INSTALLED ON-SITE BY OTHERS.+</p> <p>5. ADD BLOCKING IN WALLS ON ALL ENDS OF CABINET RUNS FOR BASE, WALL, TALL AND VANITY CABINETS TO PULL SIDE OF CABINETS TIGHT TO THE WALL.</p>	<p>1. WINDOW EGRESS REQUIREMENTS MEET 2018 IRC, SECTION R310.1</p> <p>2. VISUAL INSPECTION OF THE INSULATION INSTALLATION WILL BE DOCUMENTED BY THE APEX QC DEPARTMENT.</p> <p>3. BUILDER TO INSTALL A FRESH AIR INTAKE FROM THE ON-SITE FORCED AIR SYSTEM TO MEET THE REQUIREMENTS OF M1507.3.3(1).</p> <p>4. HOT WATER PIPE INSULATION SHALL BE INSTALLED IN ACCORDANCE W/ SECT. N1103.4.2 OF THE 2018 IRC.</p> <p>5. EXTERIOR WALL FIRE RATING AND REQUIRED FIRE SEPARATION DISTANCES MEET THE REQUIREMENTS PER THE 2018 IRC TABLE 302.1(1) & (2)</p> <p>6. BUILDER TO PROVIDE AND INSTALL HIGH-EFFICACY LAMPS IN 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES ON-SITE PER SECTION N1104.1.</p> <p>7. ALL WINDOWS WITH OPENINGS WHICH OPEN 4 INCHES OR GREATER, ARE 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW AND THE LOWEST PART OF THE CLEAR OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR, WILL REQUIRE WINDOW GUARDS PER 2015 IRC SECTIONS R312.2. THE WINDOW GUARDS WILL BE PROVIDED AND INSTALLED ON-SITE BY OTHERS.</p>	<p>* 2017 NEC NOTES :</p> <p>1. ALL LIGHT BOXES MUST BE RATED TO SUPPORT 50# FOR NON-PADDLE FANS AND 70# FOR PADDLE FAN BOXES.</p> <p>2. TAMPER RESISTANT (T.R.) RECEPTACLES REQUIRED THRU-OUT THE ENTIRE HOME, UNLESS NOTED OTHERWISE ON THE PLAN.</p> <p>3. ALL BALCONIES, DECKS AND PORCHES ACCESSIBLE FROM INSIDE THE DWELLING UNIT ARE REQUIRED TO HAVE ONE WATERPROOF (W.P.) T.R. GFI RECEPTACLE WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH.</p> <p>4. 1 & 2 FAMILY DWELLINGS ARE REQUIRED TO BE PROVIDED WITH ONE W.P. T.R. GFI RECEPTACLE ACCESSIBLE WHILE STANDING AT GRADE LEVEL LOCATED A MAX. OF 6'-6" ABOVE GRADE AT THE FRONT AND REAR OF EACH DWELLING UNIT.</p> <p>5. THE GROUNDING CIRCUIT CONDUCTOR FOR THE CONTROLLED LIGHTING CIRCUIT SHALL BE PROVIDED AT THE LOCATION WHERE SWITCHES CONTROLLING LIGHTING LOADS THAT ARE SUPPLIED BY A GROUNDED GENERAL PURPOSE BRANCH CIRCUIT FOR OTHER THAN THE FOLLOWING: A. WHERE CONDUCTORS ENTER THE BOX ENCLOSING THE SWITCH THROUGH A RACEWAY, PROVIDED THAT THE RACEWAY IS LARGE ENOUGH FOR ALL CONDUCTORS, INCLUDING A GROUNDED CONDUCTOR. B. WHERE THE BOX ENCLOSING THE SWITCH IS ACCESSIBLE FOR THE INSTALLATION OF AN ADDITIONAL OR REPLACEMENT CABLE WITHOUT REMOVING FINISH MATERIALS C. WHERE SNAP SWITCHES WITH INTEGRAL ENCLOSURES COMPLY WITH 300.15 (E) D. WHERE A SWITCH DOES NOT SERVE A HABITABLE ROOM OR BATHROOM E. WHERE MULTIPLE SWITCH LOCATIONS CONTROL THE SAME LIGHTING LOAD SUCH THAT THE ENTIRE FLOOR AREA OF THE ROOM OR SPACE IS VISIBLE FROM THE SINGLE OR COMBINED SWITCH LOCATIONS F. WHERE LIGHTING IN THE AREA IS CONTROLLED BY AUTOMATIC MEANS G. WHERE A SWITCH CONTROLS A RECEPTACLE LOADS 6. ALL 15 AND 20 AMPERE 125 AND 250 VOLT RECEPTACLES INSTALLED IN A WET LOCATION STILL MUST HAVE AN ENCLOSURE AND COVERS THAT ARE WEATHERPROOF WHETHER AN ATTACHMENT PLUG CAP IS INSERTED OR NOT. ALL ENCLOSURES AND COVERS INSTALLED IN WET LOCATIONS MUST BE LISTED AS "EXTRA DUTY"</p> <p>7. A LUMINARIES WEIGHING MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS IT IS LISTED AND MARKED FOR THE MAXIMUM WEIGHT TO BE SUPPORTED.</p> <p>8. ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS RECREATION ROOMS CLOSETS, HALLWAYS, LAUNDRY AREA, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.</p> <p>9. ALL BATHROOM RECEPTACLES, LAUNDRY RECEPTACLES, EXTERIOR RECEPTACLES AND ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS, THE DISHWASHER CIRCUIT OR RECEPTACLES THAT ARE WITH IN 6'-0" OF THE OUTSIDE EDGE OF THE KITCHEN SINK INCLUDING RECEPTACLES UNDER THE SINK OR IN CABINETS ARE REQUIRED TO BE GFI PROTECTED.</p>



THE PEAK OF PERFECTION
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STAGE	DATE	DRAWN BY
PRELIM	6/2/22	MS
REV	7/11/22	MS
-	-	-
-	-	-
-	-	-
-	-	-

G SONS/GALOYAN

SEISMIC DESIGN CATEGORY: B
 BUILDING LOCATION:
 8 ROSS AVE
 NEW CUMBERLAND, PA
 YORK COUNTY
 WIND LOADS:
 40 PSF
 WIND ZONE:
 115 MPH (VULT)

2844 CUSTOM RANCH

SCALE: 1/8" = 1'-0"
 LAYER:
 FILE NO: AL17722(10)