

### Community Development Department

100 Parklane Drive • Eagleville, PA 19403 Phone: (610) 635-3514 • Fax: (610) 539-6347 www.lowerprovidence.org

### LOWER PROVIDENCE TOWNSHIP ZONING HEARING BOARD APPEAL APPLICATION

Mikelen, LLC	7-21-26
Applicant(s) Name	Appeal Number
P.O. Box 243	
Street Address	#800.00 14540
Fairview Village, PA 19409	Application Fee ck#
City, State & Zip Code	OCT 22 2021 PM 1:49
() 610-539-8088	Date Stamp Received (For Official Use Only)
Phone Number	

The following is a list of questions designed to assist you and the Zoning Hearing Board in the efficient and speedy review of your appeal. Please thoroughly answer all questions, which are applicable to your appeal. If you believe the question does not pertain to your appeal, please indicate on this form by answering "Not Applicable". All questions must be answered to consider this appeal form complete.

A complete site plan, construction documents and a copy of your deed must be attached to this application. Please refer to Section 2.B. of the Lower Providence Township Zoning Appeal Procedures and Policy for this requirement. Please return this form to the Zoning Director when you file your application. Please type or print clearly.

Please complete the following questions: 1. What is the applicant's interest in the premises affected? (i.e. property owner, equitable owner, tenant.)

|--|

2. If applicant is represented by an attorney or counsel please provide their full name, address, phone and fax number.
Michael J. Clement, Wisler Pearlstine, 460 Norristown Road, Blue Bell, Pennsylvania 19422. Telephone No: (610) 825-8400;
Cellphone No: (267) 664-5403; Fax No: (610) 828-4887
3. If the property owner is not the applicant, list the full name, address and phone number of the property owner. Also, if the applicant is not the property owner, the applicant must provide a signed and notarized letter from the property owner stating his/her permission to allow the applicant to represent the property owner at the zoning hearing board with this zoning appeal.  See attached Letter and Agreement of Sale naming Applicant as Buyer and naming Owner as Seller.
4. Please provide the requested information about the property involved in this zoning hearing appeal as
described below:
Location: See attached Addendum
(Street Address)
Parcel Identification Number: See attached Addendum
Lot Size: See attached Addendum
Present Use: See attached Addendum Zoning District: R-2
Date of when Present Use began:  See attached Addendum  Date of acquisition of this property by the owner:  Addendum  Addendum
Please list each structure and it's use currently located on this property:
<ul> <li>5. Is your home or principal structure connected to: (please circle all that apply)</li> <li>A. public water B. public sewer C. private well D. private on-lot septic E. not presently connected</li> </ul>
If you are not connected at this time, what type of sewage and water facilities is available to the property?
Public sewer water may be available. This relief was request and granted by Court Order. See Exhibit "D".
6. Are there any outstanding state or federal violations cited on this property at the time of this application?  No  If yes, please explain these violations below:

7. Has any previous zoning appeal been filed in connection with this property?Yes
If yes, See attached Addendum  SEE Z-19-20  (List applicant's name, date & nature of appeal)
(List applicant's name, date & nature of appeal)
OWNER REQUESTED SIMILAR RELIEF
8. Type of Appeal Sought:
⇒ Variance Appeal X
⇒ Special Exception Appeal
⇒ Interpretation of Zoning Ordinance X
⇒ Enforcement Notice Appeal  ⇒ Other Appeal (Describe) Relief for pre-existing, non-conforming building lot; subject to Court Order
Other Appear (Describe)
You must list all sections of the Lower Providence Township Zoning Ordinance in which
you are seeking zoning relief from on the following lines: (Please note that if this section is
not complete, the appeal will not be heard)
143.37.A(2)
9. State in narrative form the nature of your appeal including the primary relevant facts intended to be presented to the Zoning Hearing Board. Please include a description of all explosive or toxic materials to be stored on this site. Please reference to your attachment if additional space is needed.
See attached Addendum
10. What is the exact use proposed for the property? List current and proposed hours of operation, number and type of employees, business equipment to be used or stored at the site, nature of normal business operations. (Please reference to your attachment if additional space is needed.)
Single Family Residence

12. Describe the proposed landscaping for this property for screening, if any. Please indicate the type of landscape
buffering proposed, if any.
N/A
13. What is the character of the buildings and uses on abutting properties and what is the general character of the surrounding neighborhood? (Please reference to your attachment if additional space is needed.)
The character of residences in the neighborhood is the same as the residence being applied for
14. What will the impact of this use be on existing traffic patterns and volumes for this Zoning Appeal? Also, please specify the amount of parking spaces and unloading areas as specified in the Lower Providence Township Zoning Ordinance.  There will be negligible impact from one home in a residential neighborhood
15. Will the proposed use emit smoke, dust, odor or other air pollutants, noise, vibration, light, electrical disturbances, water pollutants, or chemical pollutants? Such evidence may include the proposed use of proven special structural or technological innovations. Please provide specific and detailed information on all of the aforementioned topics. Please reference to your attachment if additional space is needed.  N/A
16. Will the zoning relief requested, if authorized, alter the essential character of the neighborhood or district in which the property is located, or substantially or permanently impair the appropriate use of development of adjacent property, or be detrimental to the public welfare? Please give reasons for your answers to the aforementioned questions by explaining below: (Please reference to your attachment if additional space is needed.)
No adverse impact. Substantially the same use as surrounding properties.

17. (I) (WE) believe that the Board should approve this request because: (include the grounds for the zoning appeal or reasons both with respect to case law and fact for granting this use requested. Please reference to you attachment if additional space is needed.)				
See attached Addendum.				
I hereby certify that all of the above statements contained in this zoning appeal application and an papers or plans submitted with this zoning appeal to the Lower Providence Township Zonin Hearing Board herewith are true and correct to the best of my knowledge and belief.				
Date 10/20/21 MICHAEL J CLEMENT MEMBER  (Print Name of applicant(s))  (Signature of applicant(s))				
COMMONWEALTH OF PENNSYLVANIA COUNTY OF MONTGOMERY				
As subscribed and sworn to before me this 20th day of October, 200 21				
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year aforesaid.				
. 7				

Commonwealth of Pennsylvania - Notary Seal Kristin L. Cullen, Notary Public Montgomery County My commission expires February 8, 2025 Commission number 1305318

(SEAL)

Member, Pennsylvania Association of Notaries

#### **ADDENDUM**

Sixth Street – Lower Providence Township

Applicant, Mikelen, LLC ("Applicant") is the equitable owner of the subject property, containing approximately 4,000 square feet, more or less, having frontage on Sixth Street in Lower Providence Township, Montgomery County, Pennsylvania, and being Montgomery County tax parcel 430013252007. Applicant seeks dimensional relief from the Lower Providence Township Zoning Code ("Code"), as set forth in greater detail below, to construct a single family detached home on the Property.

#### **Background**

The Property is currently vacant and located in the R-2 zoning district. The Property will be served by public sewer and water.

A Google Maps image of the Property and surrounding neighborhood is attached hereto as <u>Exhibit "A"</u>. The surrounding neighborhood is primarily single-family residential homes. Nearly all of the homes in the surrounding neighborhood do not comply with applicable R-2 lot area or setbacks set forth in the current Code.

#### Request for Relief

Applicant respectfully submits that, the Property is comprised of a pre-existing, non-conforming, residential building lot which has already been recognized by the Lower Providence Zoning Hearing Board: Applicant proposes to construct one single-family residence on the Property in approximately the location depicted on the plan attached hereto as <a href="Exhibit "B"</a>. The proposed single-family residence will be constructed in accordance with the sealed architect's plans attached hereto as <a href="Exhibit">Exhibit "E"</a>.

Code Section 143.37.A.(2) requires, among other things, a minimum lot size of 25,000 square feet, a minimum front yard setback of 50 feet and a minimum rear yard setback of 60 feet. Like many of the other nonconforming lots in the neighborhood, the Property is approximately 100 feet deep. Applicant seeks dimension variances from Code Section 143.37.A.(2) to: 1) reduce the minimum lot area below 30,0000 square feet; 2) reduce the front yard setback to permit the construction of the home depicted in Exhibit "B" and reduce the rear yard setback to permit construction of the home depicted in Exhibit "B".

The subject Property has been the subject of an application previously filed with the Zoning Hearing Board of Lower Providence Township which found that it was a pre-existing, non-conforming lot, but denied the Owner the permission to construct a single family home. At the Zoning Hearing, Owner testified that he would construct a stick-built 26' X 55' home with a 10' X 12' deck but that had been rejected in the matter of Lower Providence Zoning Hearing Board (Z-19-15; Fifth Street Lot). Therefore, Owner offered an alternative to build a 14' X 66' mobile/modular home on the lot. The Zoning Hearing Board rejected Owner's application to build any home on the Lot. Owner appealed to the Montgomery County Court of Common Pleas where after hearing the Court Ordered: "... the appeal and relief requested therein is GRANTED and the decision of the Lower Providence Zoning Hearing Board is hereby REVERSED."

(See Court Order Attached as Exhibit "D".)

#### Conclusion

- 1. The Court Order requires Lower Providence Township to permit construction of a home on the Lot. The Court does not limit the size of the home or refer to any limitations from the testimony or finding of the Zoning Hearing Board. Applicant's request for permission of construction in accordance with Exhibits "B" and "C" is reasonable and written the purview of the Court Order.
- 2. In the alternative, Applicant's request for relief is dimensional in nature. Therefore, under Hertzberg v. Zoning Board of Adjustment of the City of Pittsburgh, 721 A.2d 43 (Pa. 1998), the Zoning Hearing Board may consider multiple factors, including the economic detriment to the applicant if the variance is denied, the financial hardship created by any work necessary to bring the proposed project into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. It is particularly compelling that Applicant's requested relief is to build a stick-built custom home which fits the character of the neighborhood much more than a manufactured mobile/modular home. The proposed home would add value to the neighborhood.

As indicated in Exhibit "B", there are unique characteristics of the Property, including its narrow and shallow configuration, and other physical conditions peculiar to the Property. Because of such physical circumstances or conditions, there is no possibility that the Property can be developed in strict conformity with the provisions of the applicable provisions of the Code. Dimensional variances are therefore necessary to enable reasonable use of the Property. The Court has already Ordered that variances must be granted. Applicant requests that they be reasonable.

The unnecessary hardship has not been created by the Applicant. Moreover, the requested variances, if granted, will not alter the essential character of the neighborhood or zoning district in which the Property is located nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare. Further, the variances, if granted, will represent the minimum reasonable variance that will afford appropriate relief.

RESPECTFULLY SUBMITTED,

WISLER PEARLSTINE, LLP

Michael J. Clement, Esq.

**Attorneys for Applicant** 

#### C. Everett., Inc PO Box 415 Jenkintown, PA 19046

October 21, 2021

Zoning officer and/or Zoning Hearing Board Lower Providence Township 100 Parklane Dr Eagleville PA 19403

Re: Zoning Application, 6th St, 430013252007 (Block 22, unit 157)

Dear Gentlemen and Ladies,

Enclosed is a Zoning Application, from Mikelen, LLC This will confirm that Miklen, LLC has our permission to submit this application and to represent us at the zoning hearing board. They are the equitable owners of these lots.

Please schedule a zoning hearing on the application and send us notice of the date, time and location.

Sincerely,

C. Everett, Inc.

By: Charles Breinig, President

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

As subscribed and sworn to before me this 21st day of October, 2021

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year aforesaid.

(SEAL)

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal NICOLE HAYS - Notary Public Montgomery County My Commission Expires July 27, 2025 Commission Number 1250845

#### STANDARD AGREEMENT FOR THE SALE OF VACANT LAND

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors's (PAR).

	ARTIES
BUYER(S): MIKELEN, LLC	SELLER(S): C. EVERETT, INC., and GRACE BUILDING CO., INC., By: CHARLES BREINIG, Principal Officer
BUYER'S MAILING ADDRESS:	SELLER'S MAILING ADDRESS:
DD	OPERTY
See Property Description Addendum	
ADDRESS (including postal city) SEE ATTACHED LIST OF P	ROPERTIES
in the municipality of LOWER PROVIDENCE	ZIP
in the School District of METHACTON	, county of MONTGOMERY , in the Common wealth of Pennsylvani
Tax ID #(s)	, in the Common wealth of Pennsylvani
Identification (e.g., Parcel #; Lot, Block; Deed Book, Page, Recording 43-00-04603-00-7, 43-00-05020-00-4 AND 43-00-13252-00-7	g Date; Control #): FOUR TAX PARCELS: 43-00-04600-00-1,
BUYER'S RELATIONSHIP	WITH PA LICENSED BROKER
Mitto Business Reintionship (Buyer is not represented by a	broker)
Broker (Company)	Licensee(s) (Name)
Company License #	And the second s
Company Address	State License #
Company Phone	Cell Phone(s)
broker is (check only one):	1 Standing C(2) 12 (CHCCK OHIA DUGI.
Buyer Agent (Broker represents Ruger only)	Buyer Agent (all company licensees represent Buyer) Buyer Agent with Designated Agency (cally Licensee)
Dual Agent(See Dual and/or Designated Agent box below)	
a confined tradition of towy	
	I Dist Agent / See Dool on Jan D
	( Designated Agent box below)
Transaction Licensee (Broker and Licensee(s) provide	- Control Designated Agent box below)
Transaction Licensee (Broker and Licensee(s) provides SELLER'S RELATIONSHIP	le real estate services but do not represent Buyer)
SELLER'S RELATIONSHII No Business Relationship (Seller is not represented by a broker)	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER
SELLER'S RELATIONSHII  No Business Relationship (Seller is not represented by a broker)  Broker (Company)	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER
SELLER'S RELATIONSHII  No Business Relationship (Seller is not represented by a broker)  Broker (Company)	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)
SELLER'S RELATIONSHII  No Business Relationship (Seller is not represented by a broker)  Broker (Company)  Company Liceuse #	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License #
SELLER'S RELATIONSHII No Business Relationship (Seller is not represented by a broker)	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License #  Direct Phone(s)
SELLER'S RELATIONSHII  No Business Relationship (Seller is not represented by a broker)  Broker (Company)  Company License #  Company Address	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License #  Direct Phone(s)
SELLER'S RELATIONSHII  No Business Relationship (Seller is not represented by a broker)  Broker (Company)  Company License #  Company Address  Company Phone	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License #  Direct Phone(s)  Cell Phone(s)  Email
SELLER'S RELATIONSHIP  No Business Relationship (Seller is not represented by a broker)  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License #  Direct Phone(s)  Cell Phone(s)  Email  Licensee(s) is (check only one):
SELLER'S RELATIONSHI  No Business Relationship (Seller is not represented by a broker)  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  Broker is (check only one):	Licensee(s) (Name)  State License #  Direct Phone(s)  Cell Phone(s)  Email  Licensec(s) is (check only one):  Seller Agent (all company licensees represent Seller)
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  Broker is (check only one):  Seller Agent (Broker represents Seller only)	Licensee(s) (Name)  State License # Direct Phone(s) Email Licensec(s) is (check only one): Seller Agent with Designated Agency (only I improve to Seller) Seller Agent with Designated Agency (only I improve to Seller) Seller Agent with Designated Agency (only I improve to Seller)
SELLER'S RELATIONSHIP  No Business Relationship (Seller is not represented by a broker)  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  Toker is (check only one):	Licensec(s) is (check only one):  Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  Broker is (check only one):  Seller Agent (Broker represents Seller only)	Licensec(s) is (check only one):  Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  roker is (check only one):  Sciler Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)	Licensee(s) (Name)  State License # Direct Phone(s) Email Licensee(s) is (check only one): Seller Agent (all company licensees represent Seller) Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) Dual Agent (See Dual and/or Designated Agent box below)
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  Broker is (check only one):  Selfer Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License # Direct Phone(s) Cell Phone(s) Email Licensec(s) is (check only one): Seller Agent (all company licensees represent Seller) Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)  Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller)
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Phone  Company Fax  roker is (check only one):  Seller Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide  Broker is a Dual Agent when a Broker and DUAL AND/OR DES	Licensee(s) (Name)  State License # Direct Phone(s)  Cell Phone(s)  Email  Licensec(s) is (check only one):  Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)  Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller)  SiGNATED AGENCY
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Phone  Company Fax  roker is (check only one):  Seller Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide  Broker is a Dual Agent when a Broker and DUAL AND/OR DES	Licensee(s) (Name)  State License # Direct Phone(s) Email Licensec(s) is (check only one): Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller)  Signated Agency (See Dual and/or Designated Agent box below)
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Phone  Company Phone  Company Phone  Company Fax  roker is (check only one):  Seller Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide  Broker is a Dual Agent when a Broker represents both Buyer and censee represents Buyer and Seller in the same transaction. All of Bresignated Agents for Buyer and Seller. If the same Licensee is designated Agents for Buyer and Seller. If the same Licensee is designated.	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License # Direct Phone(s) Cell Phone(s) Email Licensee(s) is (check only one): Seller Agent (all company licensees represent Seller) Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller)  SIGNATED AGENCY Seller in the same transaction. A Licensee is a Dual Agent when a roker's licensees are also Dual Agents UNLESS there are separate ted for Buyer and Seller, the Licensee is a Dual Agent
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Phone  Company Phone  Company Fax  Broker is (check only one):  Sciler Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide  Broker is a Dual Agent when a Broker represents both Buyer and consee represents Buyer and Seller in the same transaction. All of Bresignated Agents for Buyer and Seller. If the same Licensee is designated	le real estate services but do not represent Buyer)  P WITH PA LICENSED BROKER  Licensee(s) (Name)  State License # Direct Phone(s) Cell Phone(s) Email Licensee(s) is (check only one): Seller Agent (all company licensees represent Seller) Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller)  SIGNATED AGENCY Seller in the same transaction. A Licensee is a Dual Agent when a roker's licensees are also Dual Agents UNLESS there are separate ted for Buyer and Seller, the Licensee is a Dual Agent
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Phone  Company Phone  Company Fax  Industry is (check only one):  Seller Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide  Broker is a Dual Agent when a Broker represents both Buyer and censee represents Buyer and Seller in the same transaction. All of Brokering agents for Buyer and Seller. If the same Licensee is designated agents Agents Agreement, Buyer and Seller each acknowledge having applicable.	Licensee(s) (Name)  State License # Direct Phone(s) Cell Phone(s) Email Licensee(s) is (check only one): Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller) Signated Agent with Designated Agency (only Licensee(s) named above represent Seller) Seller in the same transaction. A Licensee is a Dual Agent when a roker's licensees are also Dual Agents UNLESS there are separate ted for Buyer and Seller, the Licensee is a Dual Agent.  Ing been previously informed of, and consented to, dual agency,
SELLER'S RELATIONSHIP  Broker (Company)  Company License #  Company Address  Company Phone  Company Fax  Broker is (check only one):  Selfer Agent (Broker represents Seller only)  Dual Agent (See Dual and/or Designated Agent box below)  Transaction Licensee (Broker and Licensee(s) provide	Licensee(s) (Name)  State License # Direct Phone(s) Email Licensec(s) is (check only one): Seller Agent with Designated Agency (only Licensee(s) named above represent Seller) Dual Agent (See Dual and/or Designated Agent box below)  real estate services but do not represent Seller)  SIGNATED AGENCY Seller in the same transaction. A Licensee is a Dual Agent when a roker's licensees are also Dual Agents UNLESS there are separate teed for Buyer and Seller, the Licensee is a Dual Agent.  Ing been previously informed of, and consented to, dual agency,

4 breinig lats NON-MEMBER

1		. B	By this Agreement, dated JULY 9, 2021	
3		. P	eller hereby agrees to sell and convey to Buyer, who agrees to purchase, the i	dentified Property.
4		(8	A) Purchase Price S CN	2
5				**************************************
6				U.S. Dollars), to be paid by Buyer as follows:
7 8			1. Initial Deposit, within anys (2 if not specified) of Execution Date	,, o part o, 20,00 a.
9			if not included with this Agreement;  2. Additional Denosit within days of the Evecution Date:	\$
10			Additional Deposit within days of the Execution Date: 3.	\$
11			Remaining belance will be paid at settlement.	\$
12		(B	3) All funds paid by Buyer, including deposits will be paid by cheek acchieve a	gal, an admit 5
13			within 30 DAYS of settlement, including funds paid at settlement, will be by	cashiaris shoels on animal 5 paid by Buyer
14				
15 16		(C	Deposits, regardless of the form of payment and the person designated as payee, will be otherwise stated here: BRANDYWINE ARSTRACT TITLE COMPANY.	paid in U.S. Dollars to Broker for Seller (unless
17			denosite in an essential denosite in an essent	), who will retain
18			otherwise stated here: BRANDYWINE ABSTRACT TITLE COMPANY deposits in an escrow account in conformity with all applicable laws and regulating Agreement. Only real estate brokers are required to hold deposits in an escrow	ons until consummation or termination of this
19			Agreement. Only real estate brokers are required to hold deposits in accordance w Estate Commission. Checks tendered as deposit monies may be held uncashed pending to	ith the rules and regulations of the State Real
20	3.	SE		
21		Se	seller will pay \$ N/A or % of I s costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up or mortgage lender.	Purchase Price (O if not empified) toward Day
22 23		er:	s costs, as permitted by the mortgage lender, if any. Seller is only obligated to pay up	to the amount or percentage which is approved
24	4.			
25	7.	(A)	Settlement Date is	
26		(B)	Settlement Date is  Settlement will occur in the county where the Property is located or in an adjacent Buyer and Seller agree otherwise.	, or before if Buyer and Seller agree.
27			Buyer and Seller agree otherwise.	county, during normal business hours, unless
28 29		(C)	At time of settlement, the following will be pro-rated on a daily basis between Bu	yer and Seller, reimbursing where applicable
30				
31			fees. All charges will be pro-rated for the period(s) covered. Seller will pay up to a will pay for all days following settlement, unless otherwise stated here:	
32				
33 34		(D)	For purposes of prorating real estate taxes, the "periods covered" are as follows:	and the second s
35			Municipal tax bills for all counties and municipalities in Pennsylvania are for the pe  School tax bills for the Philadelphia Pittsburgh and School tax bills for the Philadelphia.	riod from January 1 to December 31.
36			School lax hills for all other school districts are for the project for the	for the period from January 1 to December 31.
37		(E)	Conveyance from Seller will be by fee simple deed of special warranty unless otherwise	).
38		4770	- F Warrandy offices office wise	stated fiere:
39 40		(4)	Payment of transfer taxes will be divided equally between Buyer and Seller unless otherw	vise stated here;
41		(G)	Possession is to be delivered by dead existing laws and the	
42		()	Possession is to be delivered by deed, existing keys and physical possession to a vac- broom-clean, at day and time of settlement, unless Seller, before signing this Agreem is subject to a lease.	ant Property free of debris, with all structures
43			is subject to a lease.	ent, has identified in writing that the Property
44		(H)	If Seller has identified in writing that the Property is subject to a lease, possession assignment of existing leases for the Property together with required	is to be delivered by dead anisting to a
45 46			assignment of existing leases for the Property, together with security deposits and in Seller will not enter into any new leases nor extend existing leases for the Property.	iterest, if any, at day and time of cettlement
47			Seller will not enter into any new leases, nor extend existing leases, for the Property will acknowledge existing lease(s) by initialing the lease(s) at the	without the written consent of Buyer. Buyer
48			will acknowledge existing lease(s) by initialing the lease(s) at the execution of this Agreement.	s Agreement, unless otherwise stated in this
49	5.	DAT	TES/TIME IS OF THE ESSENCE (2-12)	
50		(A)	Written acceptance of all parties will be on or before: The Settlement Date and all other dates and times identified for the performance of essence and are binding.	
51 52		(B)	The Settlement Date and all other dates and times identified for the performance of	any obligations of this Agreement on -6 d
52 53		7CV	essence and are binding.	of the Agreement are of the
54		(0)	The Execution Date of this Agreement is the date when Buyer and Seller have indicated and/or initialing it. For purposes of this Agreement, the number of date will be	I full acceptance of this Agreement by signing
55			and/or initialing it. For purposes of this Agreement, the number of days will be could day this Agreement was executed and including the last day of the time agriculture.	ated from the Execution Date, excluding the
56			and dated.	anges to this Agreement should be initialed
57		(D)	The Settlement Date is not extended by any other provision of this Agreement and man ment of the parties.	iv only he extended by
58 59		(E)	ment of the parties.	y and octohered by mutual written agree-
60		(22)	Certain terms and time periods are pre-printed in this Agreement as a convenience to and time periods are negotiable and may be changed by striking out the are united.	the Buyer and Seller. All pre-printed terms
61			and time periods are negotiable and may be changed by striking out the pre-printed terall parties, except where restricted by law.	xt and inscrting different terms acceptable to
			France resultation of man.	-
			LJ) <b>07</b>	

62

64 65 66 67	(C) EXCLUDED fixtures and items:  NORTGAGE CONTINGENCY (1-18)  WAIVED. This sale is NOT contingent on mortgage financing, although Buyer may obtain mortgage financing and/or the may include an appraisal contingency.				
80 81 82 83 84 85 86 87 88	Loa Min Typ For:	of Mortgage on Amount \$ imum term of mortgage  Land ac Land ac Other	sale is contingent upon Buyer obtaining mortgage finance on the Property  years  ge  equisition only  equisition and construction  (LTV) ratio not to exceed %	Second Mortgage on the Property  Loan Amount \$  Minimum term	
90 91 92 93 94 95 96 97	inter inter to ex Disc charging excer	rest rate as ceed a maxiount points ged by the lany mortga	%; however, Buyer agrees to accept the s may be committed by the mortgage lender, not imum interest rate of % s, loan origination, loan placement and other fees lender as a percentage of the mortgage loan ) excludge insurance premiums or VA funding fee) not to % (0% if not specified) of the mortgage loan.	Mortgage lender  interest rate	
98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123		accordi than	Seller does not receive a copy of the documentation of the terms set forth above, Buyer will promptly seller does not receive a copy of the documentation of the application(s) by the date indicated above, Seller in terminate continues until Buyer delivers documentated ortgage application(s) to Seller. Until Seller terminate ake a good-faith effort to obtain mortgage financing. The application of the seller may terminate this Agreement by written notice to inder's conditional or outright approval of Buyer's mortgated Does not satisfy the terms of Paragraph 8(A), OR Contains any condition not specified in this Agreement received by the lender, or the approval is not valid the by the mortgage lender(s) within 7 DAYS after the those conditions that are customarily satisfied at or neethis Agreement is terminated pursuant to Paragraphs deposit monies will be returned to Buyer according to the responsible for any costs incurred by Buyer for a recement, and any costs incurred by Buyer for: (1) The cancellation; (2) Flood insurance, fire insurance, haze Appraisal fees and charges paid in advance to mortgage in-To-Value ratio (LTV) is used by lenders as one tool necessary to qualify for certain loans, or buyers might raised value of the Property may be used by lenders.	deliver a copy of the documentation to Seller, but in any case no later demonstrating lender's conditional or outright approval of Buyer's mortany terminate this Agreement by written notice to Buyer. Seller's right on demonstrating lender's conditional or outright approval of Buyer's is this Agreement pursuant to this Paragraph, Buyer must continue to Buyer after the date indicated above if the documentation demonstrating ge application(s):  Int (e.g., the Buyer must settle on another property, an appraisal must be ough the Settlement Date) that is not satisfied and/or removed in writing the date indicated in Paragraph 8(B), or any extension thereof, other than are settlement (e.g., obtaining insurance, confirming employment).  B(B)(1) or (2), or the mortgage loan(s) is not obtained for settlement, on the terms of Paragraph 27 and this Agreement will be VOID. Buyer may inspections or certifications obtained according to the terms of this lessarch, title insurance and/or mechanics' lien insurance, or any fee	
124	Ruone 1	minister LL	P PR		

Buyer Initials:

ASVL Page 3 of 13

Seller Initials:

125		(D)	The interest rate(s) and fee(s) provisions in Paragraph 8(A) are satisfied if the mortgage lender(s) gives Buyer the right to guarantee the interest rate(s) and fee(s) at or below the maximum levels extend 15 levels (s).
126			
127			Buyer will do so at least 15 days before Settlement Date. Buyer gives Buyer the right to lock in the interest rate(s), by law and the mortgage lender(s) to contribute financially mithest are seller the right, at Seller's sole option and as permitted
128			
129			by law and the mortgage lender(s), to contribute financially, without promise of reimbursement, to the Buyer and/or the mortgage lender(s) to make the above mortgage term(s) available to Buyer.
130		(F)	
131		()	Withindays (7 if not specified) from the Execution Date of this Agreement, Buyer will make a completed mortgoge application including payment for and ordering of credit reports without daily
132			
133			and the design of the was blokel to seller, is allipolized to communicate with the
134			
135		(F)	Buyer will be in default of this Agreement if Buyer furnishes false information to anyone concerning Buyer's financial and/
136			
137			ordering of appraisal without delay), fails to lock in interest rate(s) as stated in Paragraph 8(D), or otherwise causes the lender to
138			
139		(G)	If the mortgage lender(s), or a property and casualty insurer providing insurance required by the mortgage lender(s), requires a task(s) to be performed to the Property Burger will upon receiving the
140			task(s) to be performed to the Property. Runger will upon receiving insurance required by the mortgage lender(s), requires a
141			
142			Within 5 DAYS of receiving the copy of the requirements, Seller will notify Buyer whether Seller will comply with the lender's or insurer's requirements at Seller's expense.
143			
144			The standard of misures requirements to the sangiacion of the moderne land.
145			
			2. If Seller will not comply with the lender's or insurer's requirements, or if Seller fails to respond with the
146			
147			a. Comply with the lender's or insurer's requirements at Buyer's expense, with permission and access to the Property given by
148			
149			such as the Pre-Settlement Possession Addendum [PAR Form PRE], which shall not, in and of itself, be considered unrea-
150			
151			b. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of
152			
153			If Buyer fails to respond within the time stated in Paragraph 8(C)(2) on fails
154			notice to seller within that time, Buyer will accept the Property, comply with the lender's or insurer's requirements at
155			The state of the s
			Buyer's expense and agree to the release in Paragraph 20 of this agreement
156	9.	CHA	NGE IN BUYER'S FINANCIAL STATIS (6.70)
156 157	9.	If a	NGE IN BUYER'S FINANCIAL STATUS (6-20)
	9.	If a	NGE IN BUYER'S FINANCIAL STATUS (6-20)
157	9.	If a d	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Selfer and lender(s) to whom the
157 158	9.	If a d Buye emple	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home. Buyer's having incomed a part of the poyment of the poym
157 158 159	9.	If a d Buye emple	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home. Buyer's having incomed a part of the poyment of the poym
157 158 159 160 161		If a c Buye emple Buye purel	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against that applying for and/or incurring an additional financial obligation may affect Buyer's ability to
157 158 159 160		If a d Buye emple Buye purel SELI	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in coverent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against that applying for and/or incurring an additional financial obligation may affect Buyer's ability to LER REPRESENTATIONS (1-16)
157 158 159 160 161 162		If a depute Buyer Buyer purel SELI	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against that applying for and/or incurring an additional financial obligation may affect Buyer's ability to LER REPRESENTATIONS (1-16)
157 158 159 160 161 162 163		If a Buye emple Buye purel SELI	change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in symmetry failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against mase.  LER REPRESENTATIONS (1-16)  Status of Water  ieller represents that the Property is served by:
157 158 159 160 161 162 163 164		If a depute Buyer purel SELI	change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in symmetry failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against mase.  LER REPRESENTATIONS (1-16)  Status of Water  ieller represents that the Property is served by:
157 158 159 160 161 162 163 164 165		Buyee emple Buyee purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poynent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the status of Water  LER REPRESENTATIONS (1-16) Status of Water  Cellec represents that the Property is served by:  Public Vater  Community Water  On-site Water  None  X WATER LINE IN ADJACENT STREET
157 158 159 160 161 162 163 164 165 166 167		Buyee emple Buyee purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against mase.  LER REPRESENTATIONS (1-16)  Estatus of Water  Community Water  On-site Water  None  Seller represents that the Property is served by:  Seller represents that the Property is served by:  Seller represents that the Property is served by:
157 158 159 160 161 162 163 164 165 166 167 168		Buyee emple Buyee purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in symmetry failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against mase.  LER REPRESENTATIONS (1-16)  Status of Water  Seller represents that the Property is served by:  Public Water  Community Water  Community Water  Community Sewage Disposal System  Ten-Acre Permit Exemption (see Sewage Notice 2)
157 158 159 160 161 162 163 164 165 166 167		Buyee emple Buyee purel SELI (A) S	Community Water  Seller represents that the Property is served by:  Community Sewage Disposal System  Ten-Acre Permit Exemption (see Sewage Notice 2)
157 158 159 160 161 162 163 164 165 166 167 168 169 170		Buyee emple Buyee purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poynent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against that applying for and/or incurring an additional financial obligation may affect Buyer's ability to status of Water  LER REPRESENTATIONS (1-16)  Status of Water  Community Water On-site Water None X WATER LINSON ADJACENT STREET  Seller represents that the Property is served by:  X Public Sewer Community Sewage Disposal System Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1)
157 158 159 160 161 162 163 164 165 166 167 168 169		Buyee emple Buyee purel SELI (A) S	change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial obligation; entry of a judgment against the power incurring an additional financial obligation may affect Buyer's ability to status of Water  LER REPRESENTATIONS (1-16) Status of Water  Seller represents that the Property is served by:  Yellow Water Community Water On-site Water None WATER LINEAU ADJACENT STREET  Seller represents that the Property is served by:  Yellow Water Community Sewage Disposal System From Sewage Notice 1 Holding Tank (see Sewage Notice 2)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  None (See Sewage Notice 1) None Available/Permit Limitations in Effect (see Sewage Notice 5)
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171		Buye emple Buye purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not limited to, loss or a change in defect status includes, but is not l
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173		Buyee emple Buyee purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against research.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to leave.  ER REPRESENTATIONS (1-16)  Status of Water Community Water On-site Water None Water Adjacent Street  Seller represents that the Property is served by:  Public Vater Community Water Community Sewage Disposal System Ten-Acre Permit Exemption (see Sewage Notice 2)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  None (See Sewage Notice 1) None Available/Permit Limitations in Effect (see Sewage Notice 5)  Notices Pulsuant to the Property search Feelities Accessors.
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174		Buye emple Buye purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against nase.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to status of Water  EREPRESENTATIONS (1-16)  Status of Water  Community Water On-site Water None X WATER LINSON ADJACENT SWEET  Seller represents that the Property is served by:  Your community Sewage Disposal System Ten-Acre Permit Exemption (see Sewage Notice 2)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  None (acc Sowage Notice 1) None Available/Permit Limitations in Effect (see Sewage Notice 5)  X SEWER LINES IN ADJACENT STREET  Notices Pulsuant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community savants and the service of the sewage Points of the Pennsylvania geometric savants and the sewage Pacilities Act  Notice 1: There is no currently existing community savants and the points of the pennsylvania geometric savants and the pen
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175		Buye emple Buye purel SELI (A) S	Change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against rease.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to status of Water  ER REPRESENTATIONS (1-16)  Status of Water  Community Water On-site Water None Water None Water ADJACENT STREET  Seller represents that the Property is served by:  Public Sewer  Seller represents that the Property is served by:  Public Sewer  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  None (ace Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 5)  Notices Publicant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no percapt held in the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no percapt held in the subject property.
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in pyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against asse.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to asse.  ER REPRESENTATIONS (1-16)  Status of Water  Seller represents that the Property is served by:  You but water Community Water On-site Water None Water Ten-Acre Permit Exemption (see Sewage Notice 2)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 5)  Individual On-lot Sewage Disposal System in Proximity in the Individual On-lot Sewage Notice 1)  None (See Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 5)  Individual On-lot Sewage Sewage Notice Sewage System available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which are idialized.
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the rubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poynent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against nase.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the sale.  ER REPRESENTATIONS (1-16) Status of Water  LER REPRESENTATIONS (1-16) Status of Sewer  Community Water On-site Water None  Seller represents that the Property is served by:  Public Sewer  Community Sewage Disposal System  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  None (See Sewage Notice 1)  None (See Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 4, if applicable)  Individual Construction of the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that before similar this Action of the pennsylvania sewage for construction of which an individual sewage system is to be installed, without first obtaining a
157 158 159 160 161 162 163 164 165 166 167 168 170 171 172 173 174 175 176 177		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in cyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against nase.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to status of Water  ER REPRESENTATIONS (1-16) Status of Water  Community Water On-site Water None Xi WATER LINEAU ADJACENT STREET  Seller represents that the Property is served by:  Public Sewer  Seller represents that the Property is served by:  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  None (See Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 4, if applicable)  X SELVER LINES IN ADJACENTS (REET)  Notices Pursuant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with
157 158 159 160 161 162 163 164 165 166 167 168 170 171 172 173 174 175 176 177		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20) change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in syment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against respectively.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the status of Water  ER REPRESENTATIONS (1-16)  Setting of Water  Community Water On-site Water None Water None Water Accommunity Water Community Sewage Disposal System  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  None (See Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 4, if applicable)  X SELVER LINES IN ADJACENT STREET  Notices Pulsuant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act will be the municipality where the allocal agency charged with administering the Act will be the municipality where the allocal agency charged with administering the Act will be the municipality where the allocal agency charged with administering the Act will be the municipality where the allocal agency charged with administering the Act will be the municipality where the allocal agency charged with administering the Act will be the municipality where the allocal agency charged with administ
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the rounding in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the rounding in submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poynent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against the Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the status of Water and the Property is served by:  ER REPRESENTATIONS (1-16)  Seller represents that the Property is served by:  Yelblic Sewer Community Water On-site Water None WATER LIDES IN ADJACENT SELECT Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  None (see Sewage Notice 1)  None (see Sewage Notice 1)  None (see Sewage Notice 2)  None (see Sewage Notice 3)  Notices Pulsuant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act to determine the procedure and requirements for obtaining a permit for an individual sewage system. The local agency charged with administering the Act will be the municipality where the Property is
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  change in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against to Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to status of Water  ER REPRESENTATIONS (1-16)  Status of Water  Community Water  On-site Water  None  WATER LINES IN ADJACENT SPEET  Seller represents that the Property is served by:  Public Sewer  Community Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  None (see Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 4, if applicable)  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act to determine the procedure and requirements for obtaining a permit for an individual sewage system. The local agency charged with administering the Act will be the municipality where the Property is serviced by an individual sewage system the Property is serviced by an individual sewage system the Property is serviced by an individual sewage system the Property is located or that municipality working cooperatively with others.
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing, A change in financial status includes, but is not limited to, loss or a change in poyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against a Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the status of Water  LER REPRESENTATIONS (1-16)  Seller represents that the Property is served by:  Let represents that the Property is served by:  Seller represents that the Property is served by:  More and a served by:  Public Sewer  Community Sewage Disposal System  Individual On-tot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  None (See Sewage Notice 1)  None (See Sewage Notice 1)  None (See Sewage Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 4, if applicable)  Notices Pulsuant to the Pennsylvania Sewage Facilities Act  Notices 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act will be the municipality where the Property is located or that municipality working cooperatively with others.  Notice 2: This Property is serviced by an individual sewage system installed under the ten-acre permit exemption provisions of Section 7 of the Pennsylvania Sewage Facilities Act will be the municipality where the Property is located or that muni
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the r submitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in pyment; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against results. Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to last.  ER REPRESENTATIONS (1-16)  Status of Water  Community Water  On-site Water  None X WATER LINES IN ADJACENT STREET  None (ac Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  None (ac Sewfige Notice 1)  None Available/Permit Limitations in Effect (see Sewage Notice 3)  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act to determine the procedure and requirements for obtaining a permit for an individual sewage system. The local agency charged with administering the Act will be the municipality where the Property is located or that municipality ovisions of Section 7 of the Pennsylvania Sewage Facilities Act. (Section 7 provides that a permit may not be required before visions of Section 7 of the Pennsylvania Sewage
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 180 181 182 183		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in roument; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against results. Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to last to water and the property is served by:    Public Vater
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 180 181 182 183		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in pyrent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against asse.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the status of Water and the Property is served by:  Exercised that the Property is served by:  Seller represents that the Property is served by:  Yublic Sewer  Seller represents that the Property is served by:  Yublic Sewer  Seller represents that the Property is served by:  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  None (See Sawage Notice 1)  None Available/Pernuit Limitations in Effect (see Sewage Notice 4, if applicable)  Notices Pulsuant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act will be the municipality where the Property is located or that municipality working cooperatively with others.  Notice 2: This Property is serviced by an individual sewage system installed under the ten-acre permit exem
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 180 181 182 183 184 185		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in pyrent; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against asse.  Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to the status of Water and the Property is served by:  Exercised that the Property is served by:  Seller represents that the Property is served by:  Yublic Sewer  Seller represents that the Property is served by:  Yublic Sewer  Seller represents that the Property is served by:  Individual On-lot Sewage Disposal System (see Sewage Notice 1)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 3)  Individual On-lot Sewage Disposal System in Proximity to Well (see Sewage Notice 1; see Sewage Notice 4, if applicable)  None (See Sawage Notice 1)  None Available/Pernuit Limitations in Effect (see Sewage Notice 4, if applicable)  Notices Pulsuant to the Pennsylvania Sewage Facilities Act  Notice 1: There is no currently existing community sewage system available for the subject property. Section 7 of the Pennsylvania Sewage Facilities Act provides that no person shall install, construct, request bid proposals for construction, alter, repair or occupy any building or structure for which an individual sewage system is to be installed, without first obtaining a permit. Buyer is advised by this notice that, before signing this Agreement, Buyer should contact the local agency charged with administering the Act will be the municipality where the Property is located or that municipality working cooperatively with others.  Notice 2: This Property is serviced by an individual sewage system installed under the ten-acre permit exem
157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 180 181 182 183 184 185 186		Buye emple Buye purel SELI (A) S	NGE IN BUYER'S FINANCIAL STATUS (6-20)  thange in Buyer's financial status affects Buyer's ability to purchase, Buyer will promptly notify Seller and lender(s) to whom the resubmitted mortgage application, if any, in writing. A change in financial status includes, but is not limited to, loss or a change in roument; failure or loss of sale of Buyer's home; Buyer's having incurred a new financial obligation; entry of a judgment against results. Buyer understands that applying for and/or incurring an additional financial obligation may affect Buyer's ability to last to water and the property is served by:    Public Vater

Buyer Initials: 188

ASVL Page 4 of 13

Seller Initials:

189 190	1	Notice 3: This Property is serviced by a holding tank (permanent or temporary) to which sewage is conveyed by a water carrying system and which is designed and constructed to facilitate ultimate disposal of the sewage at another site. Pursuant to the Pennsylvania Sewage Eggilities Act. Seller must
191 192		suant to the Pennsylvania Sewage Facilities Act, Seller must provide a history of the annual cost of maintaining the tank from the date of its installation or December 14, 1995, whichever is later.
193		Notice 4: An individual sewage system has been installed at an isolation distance from a well-all at the system.
194 195		operation of regulation, the regulations at 23 fg. Cone of 113 performing to minimum bosons 11.
196		water supply system suction line and treatment tanks shall be 50 feet. Subsection (c) of \$77.17 titles of the supply or
197		distance between the individual water supply of water supply system suction line and the perimeter of the abcoration area shall
198 199		00 100 (CCL
200		Notice 5: This lot is within an area in which permit limitations are in effect and is subject to those limitations. Sewage facilities are not available for this lot and construction of a structure to be served by sewage facilities may not begin until the
201		municipality completes a major planning requirement pursuant to the Pennsylvania Sewage Facilities Act and regulations pro-
202 203		margace arcretiges.
203	(C) S	eller represents that Seller has no knowledge except as noted in this Agreement that: (1) The Property has been contaminated by
205		by substance in any manner which requires remediation; (2) The Property contains wetlands, a Special Flood Hazard Area, or any objection of which is limited or precluded by law; (3) The Property contains asbestos, or any objection of the property contains as the property co
206 207		
208	th	ie soil, air, surface water, or ground water.
209	(D) S	eller agrees to indemnify and to hold Broker hamless from and against all claims down to the state of the sta
210 211	-	and about about the relation to the relation to the challenge condition of surfacility of the passage of the pa
212	(E) H	istoric Preservation
213	Sc	eller is not aware of historic preservation restrictions regarding the Property unless otherwise stated here:
214 215		and Use Restrictions
216	, ,	Property, or a portion of it, is subject to land use restrictions and may be preferentially assessed for tax purposes under the
217		vertex units (acc trouces tregarding rand osc. testificious below).
218 219		Agricultural Area Security Law (Act 43 of 1981; 3 P.S. §901 et seq.)
220		Farmland and Forest Land Assessment Act (Clean and Green Program; Act 319 of 1974; 72 P.S.§ 5490.1 et seq.)  Open Space Act (Act 442 of 1967; 32 P.S. § 5001 et seq.)
221		Conservation Reserve Program (16 U.S.C. § 3831 et seq.)
222 223	2.	Other Notices Regarding Land Use Restrictions
224	<b>2</b> .	a. Pennsylvania Right-To-Farm Act: The property you are buying may be located in an army
225		process I visibly the protects agricultural resources for the production of food and aminute in
226 227		And a more more and the state of the state o
228		Buyer and Seller have been advised of the need to contact the County Tax Assessment Office to
229		To be a second to be properly tax illustrations that will be may require trong the second of the sec
230 231		
232		supply, or open space land on an adopted municipal county or regional plan for the growth as farm, forest, water
233		
234 235		
236		from the sale of the Property to Buyer and the property tax implications that will or many apply
237		
238 239		u. Conservation Reserve (Ennancement) Programs Properties enrolled in the Conservation
240		in its natural state. Contracts last from 10 to 15 years and carry regulties to Seller if target and agreement to maintain the land
241		The state of the s
242 243	(G) Pul	Seller is advised to determine the financial implications that will or may result from the sale of the Property.
244	1.	Seller represents that, as of the date Seller signed this Agreement, no public increases
245		
246 247		
248		lations of zoning, housing, building, safety or fire ordinances that remain uncorrected, and that Seller knows of no condition that would constitute a violation of any such ordinances that remain uncorrected, unless otherwise specified here:
249		The state of the s
250 251	2.	Seller knows of no other potential notices (including violations) and/or assessments except as follows:
		100
252	Buyer Initials:	ASVL Page 5 of 13 Saller Initials
		Froduced with zipForm® by zipLogix 18070 Filizen Mile Road Fracer Michigan (Road
		4 breinig tets

253	(H)	Highway Occupancy Permit	
254 255 256		Access to a public road may require issuance of a highway occupancy permit from the Department of Transportation of Transportation of the Department of Transportation of Transportation of Transportation of the Department of Transportation of Tran	tion and/or the
257	444 11754	PER OF CONTRIGENCIES (9-1)SI	
258 259 260	failur	is Agreement is contingent on Buyer's right to inspect und/or repair the Property, or to verify insurability, or its itions, boundaries, certifications, zoning classification or use, or any other information regarding the Property of Buyer's options within the times set forth in this Agreement is a WAIVER of that continger outs the Property and agrees to the RELEASE in Paragraph 29 of this Agreement.	
261	IZ. BUX	ER'S DUE DILIGENCE/INSPECTIONS (6-20)	
262	(A) I	Rights and Responsibilities	
263 264	1	Seller will provide access to insurers' representatives and, as may be required by this Agreement or by mortgag	re lender(s) to
265		surveyors, municipal officials, appraisers and inspectors. Unless otherwise agreed, only Parties and their real est	ate licensee(s)
266	2		
267 268		Buyer may make two pre-settlement walk-through inspections of the Property for the limited purpose of determ condition of the Property is as required by this Agreement and any addenda. Buyer's right to this inspection is any other provision of this Agreement.	nining that the not waived by
269	3	Buyer and/or anyone on the Property at Buyer's direction or on Daniel below	
270 271		reimbursing Seller for any loss of value	he Property or
272	4	All inspectors, including home inspectors, are authorized by Buyer to provide a copy of any inspection.	Am Doubles B
273 274			
275	(B) B	Seller has the right, upon request, to receive a free copy of any inspection Report from the party for whom it was prep	ared.
276	ti	on" or "Inspections") performed by professional contractors between the professional contractors and investigations (referred	to as "Inspec-
277	ol	therwise qualified professionals. All inspections shall be not made inspectors, engineers, architects and other proper	ly licensed or
278			ed in writing.
279 280	(0) E	2(D) for Notices Regarding Property & Environmental Inspections)	see Parugraph
281	(C) P(	or elected Inspection(s), Buyer will, within the Contingency Period(s) stated in Paragraph 13(A), complete Inspection Reports or results (referred to as "Percet" or "Percet") and the contingency Period (s) stated in Paragraph 13(A), complete Inspection	is. Obtain any
282 283		ritten corrective proposal(s) to Seller, according to the terms of Paragraph 13(B).  Property Inspections and Environmental Hazards	, or submit a
284	Elected	Buyer may have a licensed or otherwise qualified professional conduct on increasing a fatter of	
285			Waived
286		the family, mood all quality, aspectus, underground storage tanks etc.); and any other terms D.	
287 288		Deeds, Restrictions and Zoning	
289 290	Elected	Buyer may investigate easements, deed and use restrictions (including any historic preservation restrictions or ordinances) that apply to the Property and region level and regi	Waived
291	******		
292		contingent were an artificiated, apartificials, nome office, day care) is permitted and may elect to make the Agreement	
293		Water Service	
294	Elected	Buyer may obtain an Inspection of the quality and quantity of the water system from a properly licensed or otherwise qualified water/well testing company. If and as required by the principle of the property of the water system from a properly licensed or otherwise	
295			Waived
296		The state and provide access to the off-site of individuals water system. Collegated access to the off-site of individuals water system.	mile serve rego. Hear
297		Table 1 Court 3 Capetise, prior to Settlefficial.	
298	<b>70</b> 1	Connection to Off-Site Water Source	
299 300	Elected	Buyer may determine the terms of connecting the Property to an off-site water source available through (Name of Service Provider):  On-Lot Severe (15 A patients).	Waived
301	Plant. A	On-Dot Sewage (It Appricable)	
302 303	Elected	Buyer may obtain an Inspection of the individual on-lot sewage disposal system, which may include a hydraulic load	Waived
304 305		test, from a qualified, professional inspector. If and as required by the existing inspection company, Seller, at Seller's	114% Section 1 100 to 1
306		expense, will locate, provide access to, empty the individual oy-lot sewage disposal system and provide all water needed, unless otherwise agreed. Seller will restore the Property to its provide all water	

Waived Waived Waived will restore the Property to its previous condition, at Seller's expense, prior 307 to settlement. See Paragraph 13(C) for more information regarding the Individual On-lot Sewage Inspection Contin-308 Elected 309 Waived Connection to Off-Site Sewage Disposal System Buyer may determine whether the terms of connecting the Property to an off-site sewage disposal system through (Name 310 311 of Service Provider); are acceptable to 312 Elected Buyer. (See Paragraph 15) 313 Property and Flood Insurance Waived Buyer may determine the insurability of the Property by making application for property and casualty insurance for 314 the Property to a responsible insurer. Broker for Buyer, if any, otherwise Broker for Seller, may communicate with 315 the insurer to assist in the insurance process. If the Property is located in a flood plain, Buyer may be required to carry 316 flood insurance at Buyer's expense, which may need to be ordered 14 days or more prior to Settlement Date. Revised 317 flood maps and changes to Federal law may substantially increase future flood insurance premiums or require insur-Buyer Initials: LOQ



Seller Initials: 4 breinig lots

318

319		ance for formerly exempt properties. Buyer should consult with
320		ance for formerly exempt properties. Buyer should consult with one or more flood insurance agents regarding the need for flood insurance and possible premium increases.
321	Elected	Property Boundaries
322		Buyer may engage the services of a surveyor title abetmotor or other purity is a first transfer or other purity.
323		
324		
325		The property of the property o
326		property are approximations only and may be in accurate.
327	Elected	Other
328		Waived
329	·	
330	The Inspection	ns elected above do not apply to the following existing conditions and/or items:
331	•	9 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
332		
333	(D) Not	ices Regarding Property & Environmental Inspections
334	1.	Electromagnetic fields: Electromagnetic fields (Fig. 1)
335		Electromagnetic fields: Electromagnetic Fields (EMFs) occur around all electrical appliances and power lines. Conclusive evidence that EMFs pose health risks does not exist at present and Remarks.
336	2.	evidence that EMFs pose health risks does not exist at present, and Pennsylvania has no laws regarding this issue.
337	2.	
338		of which are restricted by law. Generally, if hazardous substances are found on a property, it is the property owner's responsi-
339		bility to dispose of them properly. Inquiries or requests for more information about hazardous substances can be directed to the U.S. Environmental Protection Agency. And Rios Building, 1200 personals.
340		U.S. Environmental Protection Agency, Ariel Rios Building, 1200 Pennsylvania Ave., N.W., Washington, D.C. 20460, (202)
341		272-0167, and/or the Department of Health, Commonwealth of Pennsylvania, Division of Environmental Health, Harrisburg, PA 17120.
342	า	Workington Washington Washington
343	۵.	Wetlands: Wetlands are protected by the federal and state governments. Buyer may wish to hire an environmental engineer or surveyor to investigate whether the Property is located in a wetlands are to the surveyor to investigate whether the Property is located in a wetlands are
344		
345	13. INSPEC	develop the property would be affected or denied because of its location in a wetlands area.  FION CONTINGENCY (6-20)
346	(A) The	Contingency Period is 60 June 10 to
347	in Pa	Contingency Period is 60 days (10 if not specified) from the Execution Date of this Agreement for each Inspection elected tragraph 12(C).
348	(B) With	ingraph race.
349	13(C	in the stated Contingency Period and as the result of any Inspection elected in Paragraph 12(C), except as stated in Paragraph ):
350	L.	f the results of the impactions about 2. D.
351	-	If the results of the inspections elected in Paragraph 12(C) are satisfactory to Buyer, Buyer WILL present all Report(s) in
352		their entirety to Seller, accept the Property with the information stated in the Report(s) and agree to the RELEASE in
353	2.	if the results of any increasing dend in Day 1 1000
354		If the results of any inspection elected in Paragraph 12(C) are unsatisfactory to Buyer, Buyer WILL present all Report(s) in their entirety to Seller and terminate this Agreement by written notice to Seller.
355	1	their entirety to Seller and terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 27 of this Agreement, OR
356	3.	f the results of any inspection elected in December 1966
357	1	f the results of any inspection elected in Paragraph 12(C) are unsatisfactory to Buyer, Buyer WILL present all Report(s) in their entirety to Seller with a Written Corrective Proposed (*Proposed (*Proposed III) It is
358	]	heir entirety to Seller with a Written Corrective Proposal ("Proposal") listing corrections and/or credits desired by
359	7	The Proposal may, but is not required to include the many of the proposal may but is not required to include the many of the proposal may but is not required to include the many of the proposal may but is not required to include the many of the proposal may but is not required to include the many of the proposal may but is not required to include the many of the proposal may be a proposa
360	c	The Proposal may, but is not required to, include the name(s) of a properly licensed or qualified professional(s) to perform the
361	r	corrections requested in the Proposal, provisions for payment, including retests, and a projected date for completion of the corrections. Buyer agrees that Seller will not be held lightle for corrections that the projected date for completion of the corrections.
362	r	ections. Buyer agrees that Seller will not be held liable for corrections that do not comply with mortgage lender or governmental equirements if performed in a workmanlike manner according to the tarms of Powerland D.
363	a	equirements if performed in a workmanlike manner according to the terms of Buyer's Proposal.  Following the end of the Contingency Period Review 18 the terms of Buyer's Proposal.
364		Following the end of the Contingency Period, Buyer and Seller will have days (5 if not specified) for a Negotiation Period.  During the Negotiation Period:
365		(1) Seller will acknowledge in priting Seller's company to the seller's company to the seller will be seller to the seller to th
366		
367		ments to the Property and/or any credit to Buyer at settlement, as acceptable to the mortgage lender, if any.  If Seller agrees to satisfy all the terms of Buyer's Proposal.
368		If Seller agrees to satisfy all the terms of Broads Dear and the satisfy all the satisfy
369		agreement, Buyer accepts the Property and agrees to the RELEASE in Paragraph 29 of this Agreement and the Negotiation
370	_	Period ends.  Period ends.  Period ends.
371 372	b.	
373		days (2 if not specified) following the end of the Negotiation Period, Buyer will:
374		(1) Accept the Property with the information stated in the Report(s) and agree to the RELEASE in Paragraph 29 of this
375		Agreement, OR
376		(2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms
377	T. D	of Paragraph 27 of this Agreement.
378	н виу	er and Seller do not reach a mutually acceptable written agreement, and Buyer does not terminate this Agreement by
379	DELE MUITE	notice to Seller within the time allotted in Paragraph 13(B)(3)(b), Buyer will accept the Property and agree to the
380	(C) If a D	ASE in Paragraph 29 of this Agreement. Ongoing negotiations do not automatically extend the Property and agree to the port reveals the need to expand or replace the existing individual and the Negotiation Period.
381	(C) Hake	port reveals the need to expand or replace the existing individual on-lot sewage disposal system. Selling

(C) If a Report reveals the need to expand or replace the existing individual on-lot sewage disposal system. Seller may, within days (25 if not specified) of receiving the Report, submit a Proposal to Buyer. The Proposal will include, but not be limited to, the name of the company to perform the expansion or replacement, provisions for payment, including retests; and a projected completion Buyer Initials: Dan ASVL Page 7 of 13

380 381 382

383

Produced with zipForm® by zipLogix 18070 Fitteen Mile Road, Fraser, Michigan 48026 (1809) Produced with zipForm® by zipLogix (1907)

Seller Initials: 4 breinig lats

384 385	
386	
387	
388	graph 27 of this Agreement, OR
389	3. Accept the Property and the existing system and agree to the DELEASE in December 1 20 C to 1
390	
391 392	
393	
394	
395	
396	
397	
398	The state of the s
399	X NOT APPLICABLE. The Property has an existing water service and Buyer is not seeking approval to install an on-site water system.
400	
401	The individual of the control of the individual
402	ELECTED, Contingency Period: days (15 if not exercified) from the Execution Days (15)
403	1. Within the Contingency Period, Buyer will make a completed, written application for municipal approval for the installation of an on-site water system from
404	tion of an on-site water system from
405	tion of an on-site water system from
406	
407	at the memorphism technics are application to be signed by the current owner. Caller agrees to de an
408	3. If that, unappealable approval is not obtained by
409	a. Accept the Property and agree to the RFL FASF in paragraph 20 of the
410 411	o. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Davis and the Davis a
412	O Fr. = 7 or 1400 7151 contour. OI/
413	c. Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any.
414	If Buyer and Seller do not reach a written agreement before the time for obtaining final approval, and Buyer does not terminate the Agreement of Sele by written potten to Sellen with the land of the time for obtaining final approval, and Buyer does not
415	terminate the Agreement of Sale by written notice to Seller within that time, Buyer will accept the Property and agree to
416	15. INDIVIDUAL ON-LOT SEWAGE DISPOSAL INSTALLATION CONTINGENCY (I-16)
417	A NOT APPLICABLE. The Property has an existing seguage disposal material
418	WAIVED. Seller has provided to Bover a current Site Investigation and Development
419	
420	sults of the Report provided by Seller and that Buyer has the option to make this Agreement contingent on receiving municipal
421 422	The state of the s
423	RELEASE in Paragraph 29 of this Agreement.
424	ELECTED. Contingency Period: days (15 if not specified) from the Execution Date of this Agreement.
425	The contingency relied,   Bliver or   Seller will make a completed
426	The state of the sewage disposal system in the sewage disposal sys
427	any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs associated with the application and appropriate any other costs as a second appropriate and ap
428	any other costs associated with the application and approval process.  2. If the municipality requires the application to be signed by the current owner, Seller agrees to do so.
429	3. If final, unappealable approval is not obtained by
430	a. Accept the Property and agree to the RFI FASE in Parageneth 20 accept the
431	o. Terminate this Agreement by written notice to Seller, with all deposit monics returned to December 19
432	
433	c. Enter into a mutually acceptable written agreement with Seller as acceptable to the lender(s), if any.
434 435	and defice up not reach a written agreement before the time for the time
436	
437	
438	16. REAL ESTATE TAXES AND ASSESSED VALUE (1-16)
439	In Pennsylvania, taxing authorities (school districts and municipalities) and property owners may appeal the assessed value of a property at the time of sale, or at any time thereafter. A successful appeal by a taying party size.
440	at the time of sale, or at any time thereafter. A successful appeal by a taxing authority may result in a higher assessed value for the
441	property and result in a change in property tay Cartain improvements will be assessed value of the
442	an interim tax bill for the increased taxes due for the current tax period. This interim tax bill for the increased taxes due for the current tax period. This interim tax bill
443	with the lender, if any.
444	17. NOTICES, ASSESSMENTS AND MUNICIPAL PEOUDEMENTS (CAR)
445	(A) In the event any notices of public and/or private assessments as described in Domestal 1970 (1)
446	
447	provide a copy of the notices and/or assessments to Buyer and will notify Buyer in writing that Seller will:
448	Buyer Initials: La Ol

Seller Initials:

- 1. Fully comply with the notices and/or assessments, at Seller's expense, before settlement. If Seller fully complies with the notices 449 and/or assessments, Buyer accepts the Property and agrees to the RELEASE in Paragraph 29 of this Agreement, OR 450 Not comply with the notices and/or assessments. If Seller chooses not to comply with the notices and/or assessments, or fails 451 within the stated time to notify Buyer whether Seller will comply, Buyer will notify Seller in writing within 5 DAYS 452 453 that Buyer will: Comply with the notices and/or assessments at Buyer's expense, accept the Property, and agree to the RELEASE in Paragraph 454 455 29 of this Agreement, OR 456
  - Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 27 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 17(A)(2) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 29 of this Agreement.

- (B) If required by law, within 30 DAYS from the Execution Date of this Agreement, but in no case later than 15 DAYS prior to Settlement Date, Seller will order at Seller's expense a certification from the appropriate municipal department(s) disclosing notice of any uncorrected violations of zoning, housing, building, safety or fire ordinances and/or a certificate permitting occupancy of the Property. If Buyer receives a notice of any required repairs/improvements, Buyer will promptly deliver a copy of the notice to Sciler.
  - 5 DAYS of receiving notice from the municipality that repairs/improvements are required, Seller will deliver a copy of the notice to Buyer and notify Buyer in writing that Seller will:
    - Make the required repairs/improvements to the satisfaction of the municipality. If Seller makes the required repairs/improvements, Buyer accepts the Property and agrees to the RELEASE in Paragraph 29 of this Agreement, OR
    - Not make the required repairs/improvements. If Seller chooses not to make the required repairs/improvements, Buyer will notify Seller in writing within 5 DAYS that Buyer will:
      - (1) Make the repairs/improvements at Buyer's expense, with permission and access to the Property given by Seller, which will not be unreasonably withheld, OR
      - (2) Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 27 of this Agreement.

If Buyer fails to respond within the time stated in Paragraph 17(B)(1)(b) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 29 of this Agreement, and Buyer accepts the responsibility to perform the repairs/improvements according to the terms of the notice provided by the municipality,

- If Seller denies Buyer pennission to make the required repairs/improvements, or does not provide Buyer access before Settlement Date to make the required repairs/improvements, Buyer may, within 5 DAYS, terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 27 of this Agreement.
- If repairs/improvements are required and Seller fails to provide a copy of the notice to Buyer as required in this Paragraph, Seller will perform all repairs/improvements as required by the notice at Seller's expense. Paragraph 17 (B)(3) will survive settlement.

#### 18. PLANNED COMMUNITY (HOMEOWNER ASSOCIATIONS) RESALE NOTICE (2-12)

- (A) Property is NOT a part of a Planned Community unless checked below.
  - PLANNED COMMUNITY (HOMEOWNER ASSOCIATION). The Property is part of a planned community as defined by the Uniform Planned Community Act. Section 5407(a) of the Act requires Seller to furnish Buyer with a copy of the Declaration (other than plats and plans), the bylaws, the rules and regulations of the association, and a Certificate containing the provisions set forth insection 5407 (a) of the Act.
- (B) THE FOLLOWING APPLIES TO PROPERTIES THAT ARE PART OF A PLANNED COMMUNITY.
  - 15 DAYS from the Execution Date of this Agreement, Seller, at Seller's expense, will request from the association a Certificate of Resale and any other documents necessary to enable Seller to comply with the relevant Act. The Act provides that the association is required to provide these documents within 10 days of Seller's request.
  - Seller will promptly deliver to Buyer all documents received from the association. Under the Act, Seller is not liable to Buyer for the failure of the association to provide the Certificate in a timely manner or for any incorrect information provided by the association in the Certificate, 4
  - The Act provides that Buyer may declare this Agreement VOID at any time before Buyer receives the association documents and for 5 days after receipt, OR until settlement, whichever occurs first. Buyer's notice to Seller must be in writing; upon Buyer declaring this Agreement void, all deposit monies will be returned to Buyer according to the terms of Paragraph 27 of this
  - If the association has the right to buy the Property (right of first refusal), and the association exercises that right, Seller will reimburse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of the Agreement, and any costs incurred by Buyer for: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation; (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees and charges paid in advance to mortgage lender.
- 19. TITLES, SURVEYS AND COSTS (6-20)
  - (A) The Property will be conveyed with good and marketable title that is insurable by a reputable title insurance company at the regular rates, free and clear of all liens, encumbrances, and easements, excepting however the following: existing deed restrictions; historic preservation restrictions or ordinances; building restrictions; ordinances; easements of roads; easements visible upon the ground; casements of record; and privileges or rights of public service companies, if any.

Buyer Initials: LD (3)

457

458

459 460

461

462

463

464 465

466

467

468

469 470

471

472 473

474 475

476

477

478 479

480

481

482

483

484 485

486 487

488

489

490 491

492

493

494 495

496

497 498

499

500

501 502

503 504

505 506

507

508

509

510

511 512

513

- (B) Buyer is encouraged to obtain an owner's title insurance policy to protect Buyer. An owner's title insurance policy is different from a lender's title insurance policy, which will not protect Buyer from claims and attacks on the title. Owner's title insurance policies come in standard and enhanced versions; Buyer should consult with a title insurance agent about Buyer's options. Buyer agrees to release and discharge any and all claims and losses against Broker for Buyer should Buyer neglect to obtain an owner's title insurance policy.
  - (C) Buyer will pay for the following: (1) Title search, title insurance and/or mechanics' lien insurance, or any fee for cancellation; (2) Flood insurance, fire insurance, hazard insurance, mine subsidence insurance, or any fee for cancellation; (3) Appraisal fees and charges paid in advance to mortgage lender; (4) Buyer's customary settlement costs and accruals.
  - (D) Seller has the right, upon request, to receive a free copy of any title abstract for the Property from the party for whom it was prepared.
  - (E) Any survey or surveys required by the title insurance company or the abstracting company for preparing an adequate legal description of the Property (or the correction thereof) will be obtained and paid for by Seller. Any survey or surveys desired by Buyer or required by the morigage lender will be obtained and paid for by Buyer.
  - (F) If a change in Seller's financial status affects Seller's ability to convey title to the Property on or before the Settlement Date, or any extension thereof, Seller will promptly notify Buyer in writing. A change in financial status includes, but is not limited to, Seller filing bankruptcy; filing of a foreclosure lawsuit against the Property; entry of a monetary judgment against Seller; notice of public tax sale affecting the Property; and Seller learning that the sale price of the Property is no longer sufficient to satisfy all liens and encumbrances against the Property.
  - (G) If Seller is unable to give good and marketable title that is insurable by a reputable title insurance company at the regular rates, as specified in Paragraph 19(A), Buyer may terminate this Agreement by written notice to Seller, or take such title as Seller can convey. If the title condition precludes Seller from conveying title, Buyer's sole remedy shall be to terminate this Agreement. Upon termination, all deposit monies shall be returned to Buyer according to the terms of Paragraph 27 of this Agreement and Seller will reimburse Buyer for any costs incurred by Buyer for any inspections or certifications obtained according to the terms of this Agreement, and for those items specified in Paragraph 19(C) items (1), (2), (3) and in Paragraph 19(E).
  - (H) Oil, gas, mineral, or other rights of this Property may have been previously conveyed or leased, and Sellers make no representation about the status of those rights unless indicated elsewhere in this Agreement. Oil, Gas and Mineral Rights Addendum (PAR Form OGM) is attached to and made part of this Agreement.
  - (I) COAL NOTICE (Where Applicable) THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHTS OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL SUCH COAL AND IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILD-ING OR OTHER STRUCTURE ON OR IN SUCH LAND. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984.) "Buyer acknowledges that he may not be obtaining the right of protection against subsidence resulting from coal mining operations, and that the property described herein may be protected from damage due to mine subsidence by a private contract with the owners of the economic interests in the coal. This acknowledgement is made for the purpose of complying with the provisions of Section 14 of the Bituminous Mine Subsidence and the Land Conservation Act of April 27, 1966." Buyer agrees to sign the deed
  - from Seller which deed will contain the aforesaid provision. This property is not subject to a Private Transfer Fee Obligation unless otherwise stated here: Private Transfer Fee Addendum (PAR Form PTF) is attached to and made part of this Agreement.
    - Notices Regarding Private Transfer Fees: In Pennsylvania, Private Transfer Fees are defined and regulated in the Private Transfer Fee Obligation Act (Act 1 of 2011; 68 Pa.C.S. §§ 8101, et. seq.), which defines a Private Transfer Fee as "a fee that is payable upon the transfer of an interest in real property, or payable for the right to make or accept the transfer, if the obligation to pay the fee or charge runs with title to the property or otherwise binds subsequent owners of property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property, the purchase price or other consideration given for the transfer." A Private Transfer Fee must be properly recorded to be binding, and sellers must disclose the existence of the fees to prospective buyers. Where a Private Transfer Fee is not properly recorded or disclosed, the Act gives certain rights and protections to buyers.

#### 20. MAINTENANCE AND RISK OF LOSS (1-16)

- (A) Seller will maintain the Property (including but not limited to grounds, fixtures, appliances, and personal property) specifically listed in this Agreement in its present condition, normal wear and tear excepted.
- (B) If any part of the Property included in the sale is damaged or fails before settlement, Seller will:
  - Repair or replace that part of the Property before settlement, OR
  - Provide prompt written notice to Buyer of Seller's decision to:
    - Credit Buyer at settlement for the fair market value of the damaged or failed part of the Property, as acceptable to the mortgage lender, if any, OR
    - Not repair or replace the damaged or failed part of the Property, and not credit Buyer at settlement for the fair market value of the damaged or failed part of the Property.
  - If Seller does not repair or replace the failed part of the Property or agree to credit Buyer for its fair market value, or if Seller fails to notify Buyer of Seller's choice, Buyer will notify Seller in writing within 5 DAYS or before Settlement Date, whichever is carlier, that Buyer will:
    - Accept the Property and agree to the RELEASE in Paragraph 29 of this Agreement, OR
    - Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 27 of this Agreement.

Buyer Initials: ....

ASYL Page 10 of 13

514

515

516

517 518

519

520

521

522

523

524 525

526

527

528

529 530

531

532

533

534 535

536

537 538

539 540

541 542

543

544

545

546

547

548 549

550

551

552

553

554 555

556

557

558 559

560

561 562

563

564

565

566

567

568 569

570

571 572

573

574

575

If Buyer fails to respond within the time stated in Paragraph 20(B)(3) or fails to terminate this Agreement by written notice to Seller within that time, Buyer will accept the Property and agree to the RELEASE in Paragraph 29 of this Agreement.

- (C) Seller bears the risk of loss from fire or other casualties until settlement. If any property included in this sale is destroyed and not replaced prior to settlement, Buyer will:
  - 1. Accept the Property in its then current condition together with the proceeds of any insurance recovery obtainable by Seller, OR
  - 2. Terminate this Agreement by written notice to Seller, with all deposit monies returned to Buyer according to the terms of Paragraph 27 of this Agreement.

#### 21. RECORDING (9-05)

This Agreement will not be recorded in the Office of the Recorder of Deeds or in any other office or place of public record. If Buyer causes or permits this Agreement to be recorded, Seller may elect to treat such act as a default of this Agreement.

22. ASSIGNMENT (2-12)

This Agreement is binding upon the parties, their heirs, personal representatives, guardians and successors, and to the extent assignable, on the assigns of the parties hereto. Buyer will not transfer or assign this Agreement without the written consent of Seller unless otherwise stated in this Agreement. Assignment of this Agreement may result in additional transfer taxes.

#### 23. GOVERNING LAW, VENUE AND PERSONAL JURISDICTION (9-05)

- (A) The validity and construction of this Agreement, and the rights and duties of the parties, will be governed in accordance with the laws of the Commonwealth of Pennsylvania.
- (B) The parties agree that any dispute, controversy or claim arising under or in connection with this Agreement or its performance by either party submitted to a court shall be filed exclusively by and in the state or federal courts sitting in the Commonwealth of Pennsylvania.

#### 24. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) (1-16)

The disposition of a U.S. real property interest by a foreign person (the transferor) is subject to the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA) income tax withholding. FIRPTA authorized the United States to tax foreign persons on dispositions of U.S. real property interests. This includes but is not limited to a sale or exchange, liquidation, redemption, gift, transfers, etc. Persons purchasing U.S. real property interests (the transferee) from foreign persons, certain purchasers' agents, and settlement officers are required to withhold up to 15 percent of the amount realized (special rules for foreign corporations). Withholding is intended to ensure U.S. taxation of gains realized on disposition of such interests. The transferee/Buyer is the withholding agent. If you are the transferee/Buyer you must find out if the transferor is a foreign person as defined by the Act. If the transferor is a foreign person and you fail to withhold, you may be held liable for the tax.

#### 25. NOTICE REGARDING CONVICTED SEX OFFENDERS (MEGAN'S LAW) (1-16)

The Pennsylvania General Assembly has passed legislation (often referred to as "Megan's Law," 42 Pa.C.S. § 9791 et seq.) providing for community notification of the presence of certain convicted sex offenders. Buyers are encouraged to contact the municipal police department or the Pennsylvania State Police for information relating to the presence of sex offenders near a particular property, or to check the information on the Pennsylvania State Police website at www.pameganslaw.state.pa.us.

#### 26. REPRESENTATIONS (2-12)

- (A) All representations, claims, advertising, promotional activities, brochures or plans of any kind made by Seller, Brokers, their licensecs, employees, officers or partners are not a part of this Agreement unless expressly incorporated or stated in this Agreement. This Agreement contains the whole agreement between Seller and Buyer, and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise, of any kind whatsoever concerning this sale. This Agreement will not be altered, amended, changed or modified except in writing executed by the parties.
- (B) Unless otherwise stated in this Agreement, Buyer has inspected the Property (including fixtures and any personal property specifically listed herein) before signing this Agreement or has waived the right to do so, and agrees to purchase the Property IN ITS PRESENT CONDITION, subject to inspection contingencies elected in this Agreement. Buyer acknowledges that Brokers, their licensees, employees, officers or partners have not made an independent examination or determination of the structural soundness of the Property, the age or condition of the components, environmental conditions, the permitted uses, nor of conditions existing in the locale where the Property is situated; nor have they made a mechanical inspection of any of the systems contained therein.
- (C) Any repairs required by this Agreement will be completed in a workmanlike manner.
- (D) Broker(s) have provided or may provide services to assist unrepresented parties in complying with this Agreement.

#### 27. DEFAULT, TERMINATION AND RETURN OF DEPOSITS (1-18)

- (A) Where Buyer terminates this Agreement pursuant to any right granted by this Agreement, Buyer will be entitled to a return of all deposit monies paid on account of Purchase Price pursuant to the terms of Paragraph 27(B), and this Agreement will be VOID. Termination of this Agreement may occur for other reasons giving rise to claims by Buyer and/or Seller for the deposit monies.
- (B) Regardless of the apparent entitlement to deposit monies, Pennsylvania law does not allow a Broker holding deposit monies to determine who is entitled to the deposit monies when settlement does not occur. Broker can only release the deposit monies:
  - If this Agreement is terminated prior to settlement and there is no dispute over entitlement to the deposit monies. A written agreement signed by both parties is evidence that there is no dispute regarding deposit monies.
  - 2. If, after Broker has received deposit monies, Broker receives a written agreement that is signed by Buyer and Seller, directing Broker how to distribute some or all of the deposit monies.
  - 3. According to the terms of a final order of court.
  - 4. According to the terms of a prior written agreement between Buyer and Seller that directs the Broker how to distribute the deposit monies if there is a dispute between the parties that is not resolved. (See Paragraph 27 (C))
- (C) Buyer and Seller agree that if there is a dispute over the entitlement to deposit monics that is unresolved

days (180 if not

specified) after the Settlement Date stated in Paragraph 4(A) (or any written extensions thereof), or following termination of the Agreement, whichever is earlier, then the Broker holding the deposit monies will, within 30 days of receipt of Buyer's written request, distribute the deposit monies to Buyer unless the Broker is in receipt of verifiable written notice that the dispute is the subject of litigation or mediation. If Broker has received verifiable written notice of litigation or mediation prior to the receipt of Buyer's request for distribution, Broker will continue to hold the deposit monies until receipt of a written distribution agreement between Buyer and Seller or a final court order. Buyer and Seller are advised to initiate litigation or mediation for any portion of the deposit monies prior to any distribution made by Broker pursuant to this paragraph. Buyer and Seller agree that the distribution of deposit monies based upon the passage of time does not legally determine entitlement to deposit monies, and that the parties maintain their legal rights to pursue litigation even after a distribution is made.

- (D) Buyer and Seller agree that Broker who holds or distributes deposit monies pursuant to the terms of Paragraph 27 or Pennsylvania law will not be liable. Buyer and Seller agree that if any Broker or affiliated licensee is named in litigation regarding deposit monies, the attorneys' fees and costs of the Broker(s) and licensee(s) will be paid by the party naming them in litigation.
- (E) Seller has the option of retaining all sums paid by Buyer, including the deposit monies, should Buyer.
  - Fail to make any additional payments as specified in Paragraph 2, OR
  - Furnish false or incomplete information to Seller, Broker(s), or any other party identified in this Agreement concerning Buyer's legal or financial status, OR
  - Violate or fail to fulfill and perform any other terms or conditions of this Agreement.
- (F) Unless otherwise checked in Paragraph 27(G), Seller may elect to retain those sums paid by Buyer, including deposit monies:
  - i. On account of purchase price, OR
  - 2. As monies to be applied to Seller's damages, OR
  - As liquidated damages for such default.
- (G) X SELLER IS LIMITED TO RETAINING SUMS PAID BY BUYER, INCLUDING DEPOSIT MONIES, AS LIQUIDATED
- (H) If Selier retains all sums paid by Buyer, including deposit monies, as liquidated damages pursuant to Paragraph 27 (F) or (G), Buyer and Seller are released from further liability or obligation and this Agreement is VOID.
- Brokers and licensees are not responsible for unpaid deposits.

#### MEDIATION (7-20)

642

643

644

645

646

647

648

649 650

651

652

653

654 655

656 657

658

659 660

661

662

663 664

665 666

667

668

669

670 671

672

673

674

675

676

677

678

679 680

681

682

683

684

685

686

687

688

689 690

691

692

693 694

695

696

697

698

699

700 701

Buyer and Seller-will-submit all disputes or claims that arise from this Agreement, including disputes and claims over deposit manies, to mediation. Mediation will be conducted in accordance with the Rules and Procedures of the Home Sellers/Home Buyers Dispute Resolution System, unless it is not available, in which case Buyer and Seller will mediate according to the terms of the mediation system offered or endorsed by the local Association of Realtors. Mediation fees, contained in the mediator's fee schedule, will be divided equally umong the parties and will be paid before the mediation conference. Legal proceedings may be initiated prior to the completion of the mediation process to stop any statute of limitations from expiring and for the purpose of indexing a lis pendens by Buyer to prevent the transfer of title to a third party when Buyer is seeking to purchase the Property. The parties agree that all proceedings shall be stayed until the completion of mediation and that a court of competent jurisdiction may award attorneys' fees to the prevailing party should the court find that a party has unreasonably breached this provision or noted in bad faith. This mediation process must be concluded before any party to the dispute may initiate legal proceedings in any courtsoom, with the exception of filling a summons if it is necessary to stop any statute of limitations from expiring. Any agreement reached through mediation and signed by the purties will be binding (see Notice Regarding Mediation). Any agreement to mediate disputes or claims arising from this Agreement will survive settlement.

#### RELEASE (1-16)

Buyer releases, quit claims and forever discharges SELLER, ALL BROKERS, their LICENSEES, EMPLOYEES and any Of-FICER or PARTNER of any one of them and any other PERSON, FIRM or CORPORATION who may be liable by or through them, from any and all obligations, claims, losses or demands, including, but not limited to, personal injury and property damage and all of the consequences thereof, whether known or not, which may arise from the presence of termites or other wood-boring insects, radon, lead-based paint hazards, mold, fungi or indoor air quality, environmental hazards, any defects in the individual on-lot sewage disposal system or deficiencies in the on-site water service system, or any defects or conditions on the Property. Should Seller be in default under the terms of this Agreement or in violation of any Seller disclosure law or regulation, this release does not deprive Buyer of any right to pursue any remedies that may be available under law or equity. This release will survive settlement.

#### 30. REAL ESTATE RECOVERY FUND (1-18)

A Real Estate Recovery Fund exists to reimburse any persons who have obtained a final civil judgment against a Pennsylvania real estate licensee (or a licensee's affiliates) owing to fraud, misrepresentation, or deceit in a real estate transaction and who have been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

#### COMMUNICATIONS WITH BUYER AND/OR SELLER (2-12)

Wherever this Agreement contains a provision that requires or allows communication/delivery to a Buyer, that provision shall be satisfied by communication/delivery to the Broker for Buyer, if any, except for documents required to be delivered pursuant to Paragraph 18. If there is no Broker for Buyer, those provisions may be satisfied only by communication/delivery being made directly to the Buyer, unless otherwise agreed to by the parties. Wherever this Agreement contains a provision that requires or allows communication/delivery to a Seller, that provision shall be satisfied by communication/delivery to the Broker for Seller, if any. If there is no Broker for Seller, those provisions may be satisfied only by communication/delivery being made directly to the Seller, unless otherwise agreed to by the

ASVL Page 12 of 13

Seller Initials:

702

Buyer Initials:

703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 7 7		HEADINGS (1-16) The section and paragraph headings in this Agreement are for convenience only and are not in sections which follow them. They shall have no effect whatsoever in determining the rights, obligated SPECIAL CLAUSES (2-12)  (A) The following are part of this Agreement if checked:  Sale & Settlement of Other Property Contingency Addendum (PAR Form SSP)  Sale & Settlement of Other Property Contingency with Right to Continue Marketing Ad Sale & Settlement of Other Property Contingency with Timed Kickout Addendum (PAR Settlement of Other Property Contingency Addendum (PAR Form SOP)  Short Sale Addendum to Agreement of Sale (PAR Form SHS)  Appraisal Contingency Addendum (PAR Form ACA)  (B) Additional Terms:	dendum (PAR Form SSECAL)				
, 725							
726		It understood that the Seller's, corporate officer, Charles Brein	nig has a vasi sateta				
727		broker's license.	ng, nas a rear estate				
728 729		The properties do NOT have public water in the street adjacen	it to the properties				
730		The lot on 5th street does not have public sewer, it is the Selle	ar's heliof that the house				
731		behind them, has a sewer lateral that runs downhill to Sunnys	ide Ave				
732 733			ide Ave.				
734	Buve	r and Seller acknowledge receipt of a copy of this Agreement at the time of signing.					
735 736	This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original and which counterparts together shall constitute one and the same Agreement of the Parties.						
737 738	NOTICE TO PARTIES: WHEN SIGNED, THIS AGREEMENT IS A BINDING CONTRACT. Parties to this transaction are						
	44712	ed to consult a remissivanta real estate attorney before signing if they desire legal advice.					
739 740	Return of this Agreement, and any addenda and amendments, including return by electronic transmission, bearing the signatures of all parties, constitutes acceptance by the parties.						
741	Buyer has received the Consumer Notice as adopted by the State Real Estate Commission at 49 PA. Code §35.336.						
742	Buyer has received a statement of Buyer's estimated closing costs before signing this Agreement.						
743 744	*** **	Buyer has received the Deposit Money Notice (for cooperative sales when Broke before signing this Agreement.	r for Seller is holding deposit money)				
745	BUYI	ER L D FR	DATE 7.6.21				
746	BUYI	CR	DATE				
747	BUYE	R	DATE				
748 749	Seller Seller	has received the Consumer Notice as adopted by the State Real Estate Commission at 49 Pa. has received a statement of Seller's estimated closing costs before signing this Agreement.	Code §35.336.				
750	SELL	ER	DATE				
751	SELL	ER	DATE				
752		and GRACE BUILDING CO INC.	1.1.				
		By: CHARLES BREINIG, Principal Officer	DATE 7/6/21				
			t ·				

#### **EXHIBIT "A"**

Google Maps Image of Property and Surrounding Neighborhood





Imagery ©2021 Maxar Technologies, Map data ©2021

# EXHIBIT "B" Sketch Plan

APPRIOX. LOCATION OF EXISTING SANITARY SEWER PIRE 6TH STREET PAVED -DRIVEWAY 1 40.00 1 CAR GAR PROPOSED DENNIS R. JR. & DEBORAH L. LEPINE PARCEL DWELLING 430013249001 DB 5208 PG 00870 OPT. DECK S 12.0 WELL DENNIS R. JR. & DEBORAH L. LEPINE PARCEL 430013045007 DB 5208 PG 00870 JOHN & NELLIE VULLINGS PARCEL 4300 3027007 DB 5208 PG 870



EXISTING FEATURES LEGEND BOUNDARY LINE ADJOINER LINE

SLANTED TEXT DENOTES EXISTING FEATURE PROPOSED FEATURES LEGEND

VERTICAL TEXT DENOTES PROPOSED FEATURES

Stop - Call Before You Digl Pennsylvania Act 181 (2007) requires natification by executors, designers, or any person preparing to disturb the earth's surface anywhere in the commanwealth Pennsylvania One Call System, Inc. 811 or 1-800-242-1776

SETBACK LINE



LOCATION MAP SCALE: 1" = 800'

#### TAX PARCEL & RECORD OWNERS

#43-00-13252-00-7 EMERETT C. INC. SOCH ST. D.B. 5512 PAGE: 1817

#### SITE DATA:

EQUITABLE OWNER: SITE ADDRESS: 8TH STREET
GROSS/NET LOT AREA: 4,000 S.F.
>25% STEEP SLOPE AREA: 0 S.F. MIKEUN, LLC 460 NORRISTOWN ROAD, SUITE 110 BLUE BELL, PA 19422-2323

#### ZONING DATA

R-2 RESIDENTIAL DISTRICT (WITH PUBLIC SEWER AND PRIMATE WATER SERVICE) PROPOSED USE: SINGLE FAMILY DETACHED OWELLING

REQUIRED PROVIDED MIN. LOT AREA
MAN. LOT WIDTH AT BUILDING LINE
MAN. BURDING SETBACKS:
FROMT YARO (5.7.)
SDE YARO (5.7.)
MAY. TOTAL BUILDING COVERAGE
MAX. TOTAL BUILDING COVERAGE
MAX. BUILDING HEIGHT 30,000 S.F.4 150 FF.

\*PERCENTAGE OF LCT AREA \*\*REFER TO COURT STIPULATION

- 1. THE BOUNDARY AND TOPOCRAPHIC INFORMATION SHOWN HEREON WAS DEVELOPED FROM DEED PLOT, TAX MAP IMAGERY, ECESPATUL DATA FROM THE COUNTY OF WONTGOMERY, PRUSSTAWAN SPATUL DATA ACCESS (PAGAD), FIGAL AND U.S. FISH HOW ULLDIE'S SERVICE MATIONAL, WEILANDS INVENTORY, AND WAS NOT BASED ON AY ACTUAL FIELD SURVEY.

- 4. LABELS FOR EXISTING FEATURES ARE SLANTED AND ALL PROPOSED FEATURES ARE VERDICAL



	1			SEAL	SEAL.	MANAGER		1	CLIENT	SUBJECT
			- O			DESIGN AJK  DRAFT  FILE  MIK-03	CHKD. BY  CHKD. BY  DATE  8/4/21	BURSICH ASSOCIATES ENGREUW, LAUD BEHEVENS, LAMPOGUE ANDATTECTS BY LAST BOOK I STREET BY LAST BOOK BY BY BY BOOK I STREET BY LAST BOOK BY	MIKELEN, LLC 460 NORRISTOWN ROAD, SUITE 110 BLUE BELL, PA 19422323	6TH STREET TRAC
 REVISION	DATE	BY	-			NOTES	SCALE 1"=10"	www.bursich.com	_	LOWER PROVIDENCE TWP., MONTGOMERY COUNTY, PE

218217.00 SHEET NO. 01 OF 01

BP\_6TH ST.

4,000 S.F.\*\* 40 FT.\*\*

PENNSYLVANIA

# EXHIBIT "C" Architects Plan

. . . .e.

ATTIC WITHOUT STORAGE
ATTIC WITH LIMITED STORAGE
HABITABLE ATTICS
BALCONIES (EXTERIOR) & DECKS
FIRE ESCAPES SLEEPING ROOMS STAIRS ROOF GUARDRAILS AND HANDRAILS
GUARDRAILS IN-FILL COMPONENTS
PASSENGER VEHICLE GARAGES
NON SLEEPING ROOMS WIND SPEED
CLIMATE ZONE\*
SEISMIC DESIGN CATEGORY\* CODE IRC 2015 ARCHITECT TO BE NOTIFIED IF LOCATION OF PROJECT DIFFERS FROM SPECIFIED PLANNING ZONES LOADS (lbs/SF) 10 20 30 40 40 200 50 50 40 40 40 40 ZONE 4\* CAT. B\* 90 mph\* DEAD 10000 0 9' CLG. @ FIRST FLOOR 8' CLG. @ SECOND FLOOR 7'-8" CLG. @ BASEMENT 10'-0 5/8" CLG. @ GARAGE TOTAL GARAGE (SLAB) BASEMENT UNFIN. (SLAB) FIRST FLOOR SECOND FLOOR ARCHITECTURAL PLANS FOR: SQUARE FOOTAGE TABLE The 24' House Project #21052 1,960 902 1,058 S.F. 799 221 NO. C1 C2 C3 A1.0 A1.1 A1.2 A2 A3 A4.1 P1 SCHEDULE OF DRAWINGS BRACED WALL PANEL DETAILS ELEVATIONS/ROOF PLAN FIRST FLOOR PLANS SECOND FLOOR PLANS WALL SECTIONS ELECTRICAL PLANS GENERAL NOTES FOUNDATION PLAN NAME OF STREET GENERAL NOTES COVERSHEET SECTIONS **DETAILS** NAME REMARKS Cadre Design & Development 123 Leverington Avenue The Mill, Suite 300 Philadelphia, PA 19127 PH, 215.483.6200 DATE 68 - 31 - 21 08 22-21 The 24' House COVER

# GARAGE SEPARATION BUILDING PLANNING

. FROM RESIDENCE AND ATTICS - NOT LESS THAN }. E CARAGE SHALL BE SEPARATED FROM THE DWELLING SEET THEILE TADZOE FUR ADDITIONAL DEFINES. SECTION THE SECTION THE SECTION 5. THE PROVISION COEE NOT APPLY TO CARAGE SHAT ARE PERPENDICULAR TO THE ADJACENT LING UNIT. WALL.

4. STRUCTURE(3) SUPPORTING FLOOR-CEILING ASSEMBLIES. USED FOR SEPARATION REQUIRED BY SECTION R302.6 -NOT LESS THAN ½" G.W.B. OR EQUIVALENT.

3. FROM ALL HABITABLE ROOMS ABOVE THE GARAGE - NOT LESS THAN \$ TYPE "X" G.W.B. OR EQUIVALENT.

. NATURAL LIGHT & VENTILATION ALL CAME SHALL BE APPLED AT BIGHT ANCES TO TUES. JOHN'S SHALL BE SEPARATED BY A HANHALL OF NE DAY ON OPPOSITE SIDES OF THE WALL. JOIN'S NACELE TAPED, AND PROVIDED WITH DAY COAT OF NACELE MANHAUM.

1. LIGHT AREA PER HABITABLE ROOM ~ 8% FLOOR VENTILATION AREA PER ROOM ~ 4% FLOOR AREA. SEE IRC SECT. R303 FOR EXCEPTIONS. LAUNDRY ROOM DOORS TO BE LOUVERED OR HAVE TOP ) BOTTOM VENTS. AREA 1, ALL DWELLINGS SHALL BE PROVIDED WITH A MEAN'S OF EGRESS AS PROVIDED IN SECTION R331. VI. MEANS OF EGRESS MNDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 4" SHALL BE EQUIPPED WITH A PERMANKINILY AFFINED LADDER OR SIEPES USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION.

MINIMUM CEILING HEIGHT

A. FOR RODASS WITH SLOPED CEILINGS AT LEAST 50% OF THE RECURRED FLOOR AREA OF THE RODAL MUST TANKE A CEILING HEIGHT OF AT LEASE 7" AND AND DOWNING OF THE RECURRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5". HABITABLE SPACE, HALLWAYS, BATHROOMS, TOLLEY ROOMS, LAHMBRY ROCUS AND FORTIONS DE BASSUBENTS CONTAINING THESE SPACES SHALL HAVE A CELLING HEIGHT OF NOT LESS THAN 7. 2 AT LEST ONE EXPENS DOOR SHALL BE PROVINGED FOR 
EACH OPERLING WITH THE EXCESS DOOP SHALL BE 
OF 200°-WISCH AND SHALL PROVINGE A MINIMAY CLERK WORTH 
OF 200°-WISCH MACHINED DETWICKS IN THE FACE OF PINE 
DOOR AND THE STOP, WITH THE DOOR OPEN SO DOTRIESS 
HE AMMINIMA CLERK PUTSH OF THE DOOR OPEN SHALL 
NOT BE LESS THAN JEST WISCHEL MEASURED FROM THE 
TOO OF THE INDECENDED TO THE DOOR OPEN SHOULD 
TOO OF THE INDECENDED TO THE DOOR OPEN SHOULD 
TO SHOULD BE SOON TO THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE STOP OF THE 
THE

HERE SHALL BE: A LANDING OR FLOOR ON EACH SIDE F ACH ENTERIOR DOES THE WITH OR EACH LANDING HALL HOT BE LESS, THAN THE DOOP SERVED, VERY VENING SHALL HAVE, A PHO, DURESTON OF "SA-VENING SHALL HAVE, A PHOLED OF TRANSL. EXTERIOR VENINGS SHALL BE PRESIDED OF THANSL. EXTERIOR VENINGS SHALL BE PRESIDED OF THANSL. SAGRE MOT TO CEELE 0.25 VERTICAL IN 12 UMTS HORIZONITAL.

EXCEPTION: EXTERIOR BALODNES LESS THAN BO S.F., AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL

THAT DO NOT CONTAIN S, BATHROUMS, TORET ROOMS HAVE A CEILING HEIGHT OF

3. BATHROOMS SHALL HAVE A MINIMUM CEILING OF 6"-8" AT THE CENTER OF THE FRONT NACE AFEA FOR FIXTURES AS SHOWN (N R3D7.).

W: BEAMS, GIRDERS, DUCTS, OR OTHER MAY PROJECT TO WITHIN 6"-4" OF

# BUILDING PLANNING (CONT.) BUILDING PLANNING (CONT.)

IV. LOCATIONS REQUIRING SAFETY GLAZING

GENERAL

CONSTRUCTION NOTES

GENERAL

. FRAMED WALLS NEXT TO BASEMENT FOUNDATION HOWN AT 4" (1/2" AIR SPACE + 3 1/2" STUD WADE P.T. SILL PLATE. : 2x6 WALLS ARE DIMENSIONED 3 1/2" & 5 1/2" TVALY. EXTERIOR STUD FRAMING IS SHOWN FLISH UNDATION WALL UNLESS OTHERWISE NOTED. (SEE 젊 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SMINFING, SLIDING AND BIFOLD DOORS. FOLLOWING SHALL BE CONSIDERED SPECIFIC NEDOUS LOCATIONS FOR THE PURPOSES OF CLAZING SECTION ROOF, A FOR CLARIFICATION & EXCEPTIONS)

2. CALZAINC IN AM HONWIDJAL FIXED OR OPERANEE PANEL ADJACENT TO A DOOR WHERE HE INEMEST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR DE WALKING SURFACE.

A. GLAZNO M. AN HOMBOLLI PIEZO DE DEPERARE, PANEL THAT HAS AN EPIEZOEN AREA LANGEST HANA 9.5.4 AN ME PANEL ME DOTTON LOGG, DE THE OLAZINO IS LESS HANN 18" ABOVE THE TLOGG AND THE TOP EDGE OF THE GLAZNO IT MORE THAT SO ABOVE THE FLORE AND USE OR MACHINE WALKNO SURFACTS ARE WITHIN 35" MEASURED HORIZOPIALLY OF THE GLAZNO.

7. MMDOW OPENINGS 72" ABOVE GRADE SHALL HAVE A MIN. SIL, LEIGHT OF 24" ABOVE FINISHED FLOOR GLAZING LOCATED BELOW 24" SHALL EF FIXED OR NOT ALLOW A DIAM, SPHERE TO PASS THROUGH WHEN FULLY OPENED.

6. WINDICATES SOLID BLOCKING FROM PLATE TO PLATE EDUAL WIDTH OF WALL.

ALL DIMENSIONS ARE ROUGH DIMENSIONS.

THERETERS INDICATES BEARING WALL. ALL ANGLES ARE 45" UNLESS OTHERWISE NOTED.

8. ROOF AND FLOOR TRUSS MANUFACTURER TO CONFIRM ALL BEARING POINTS AND POINT LOADS. ADVISE ARCHITECT DF ANY DESCREPANCIES OR ADDITICAÇĂ, DE ACHIVE REQUIRED, RUFF TRUSSES ASSUME OUTSIDE WALL BEARING U.O.N

WHERE THERE IS A DISCREPANCY BETWEEN THE WILLFACTURER'S TRUSS ORAMBINGS AND THESE ORAMBINGS. ETWISS DRAMBINGS SHALL PREVAIL. THIS INCLUDES ONE AND ROOF TRUSSES

4. ALL GLAZING IN RAILINGS.

B. GLAZIIG IN ENECCESIERES FOR OR WALLS FACING HOT TUBS. MHRIEPOSE, SAMMAS, STEAM ROOMS, BOHTHUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 80° MEABURD VERTICALLY ABOVE ANY STANDING OF BLAZIARIO SUFFICE. S. CHAZINE IN WALLS AND FERNES ADJACENT TO INDOOR AND DUTDOUR SWIMMING POOLS HOT THIS AND SAYS OF THE BOTTOM EDGE OF THE BLAZING IS LESS HAM SO' MEASURED HOPEDRATURALLY AND IN A STRAIGHT LINE OF THE WATER'S EDGE

7. GAZINE ADJACENT TO STARRAYS, LANDNIGS AND PLANES WITHIN 18 FOREZONTALLY OF A MAJANIC SUPEACE WHEN THE EXPOSED SUPEACE OF THE GAZING IS LESS THAM 80' MED WE PLANE OF THE DIAGRENT MAJARING SUPEACE.

B. GLAZBIG JOANCENT TO STARRAYS WITHIN 50"
HONZONTIALV OF THE SOTTION STEAD OF A STARMAY IN
ANY OREGITON WHEN THE ENGINED SURFACE OF THE
GLAZING IS LESS THAM SO' ABOVE THE MOSE OF THE
READ.

9. ALL KINDOWS AT TUB & SHOWER AREA TO BE TEMPERED OLASS

V. EMERGENCY ESCAPE AND RESCUE OPENINGS

I BASELEYIS, HABITABLE ATTICS AND DERFY SLEEPING AROM SHALL HAVE AT LEAST ONE OFFICIAL EXERGENCY (SECURITY OF A LEAST ONE OFFICIAL EXERGENCY (SECURITY OF A LEAST ONE OFFICIAL HAVE A SILL HAVE A SILL

3, WINDOW WELLS SHALL HAVE A MINIMUM HORIZONTAL AREA OF 3 S.F., WIFF A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 38°. ALL EMERGENCY ESCAPE JAND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 s.f. AND A MINIMUM NET CLEAR OPENING 20". WIDE x 24". HIGH. 5. WINN ANY FLIGHT OF STAIRS THE GREATEST RISER HEIGHT AND TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN §".

6. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN #5. A NOSING NOT KESS THAN #50T NOT MORE THAN 15 SHALL BE PROVIDED ON STARWAYS WITH SOLID RISERS.

7. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREACS OR FLIGHT WITH FOUR OR MORE RISERS

B. HANDRAIL HEIGHT MEASURED VERTICALLY FROM THE SLOPED FLANE, ADJOINING THE TREAD NOSING OR FINISH SUPERACE OF RAINS SLOPE SHALL BE NOT LESS THAN 34". EXCEPTIONS

A. THE USE OF A VOLUTE, TURNOUT, OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

10 A HAMBRILLS FOR STARRAN'S SHALL BE COMMINIOUS FOR INFORMATION OF THE FLORT, FROM A FORM PROMISE FOR THE FLORT OF THE FLORT, THE FLORT HAMBRILL BHANGE FOR STAFF CHARLES FOR SHALL THANKEN, BHANGE FOR SHALL SHALL BHANGE FOR SHALL SHALL BHANGE FOR SHALL BHANGE F B WHEN HANDRAL FITHNOS OR BENDINGS ARE USED TO PROMOTE CONTINUOUS TRANSTITION BENDING TO PROMOTE THE TRANSTITION FROM HANDRALL TO CHARRING FOR A FLOHT, THE THANDRALL HEIGHT AT THE FITHNOSS OR BENDINGS THAN AND THE PROMOTE THE CONTINUE THAN THE PROMOTE THE CONTINUE THAN THE PROMOTE THE PROMOTE THE PROMOTE THAN THE PROMOTE THE PROMOTE THAN THAN THE PROMOTE THAN T

VI. MEANS OF EGRESS (CONT.)

4 WHEN EXTERIOR LANDINGS OR FLORES SERVING THE REQUIRED EXTERS DOORS ARE NOT ALL THEY SHALL BEE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAIP IN ACCORDINATE WITH SCIENCING MISTIL SO IN STANDING WITH SECTION MISTIT. 5. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN  $1\frac{1}{4}^{\alpha}$  LOWER THAN THE TOP OF THE THRESHOLD

EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE WORE THAN 7% BELIOW THE TOP THE THRESHOLD PROVIDED THE DOOR DOES NOT CVER THE LANDING OR FLOOR. ç

EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STARWAY OF TWO OR FEWER RISERS IS LOGATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY. 6. DOORS OTHER THAN THE RECUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 72" BELOW THE TOP OF THE THRESHOLD

7. THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3:

STAIRWAYS

≤

1. STARWAYS SHALL HOT DE LESS TEMA 36 IN GLEAR WOTH AT ALL FORM TABOET, HE FERRUITED HANDRALL HEIGHT AND BELOW THE REQUIRED JECARGOM HEIGHT. HANDRALLS SHALL MOT PROJECT VORDE THAM 45' DI STHEES DEED OF THE STARWAY AT AND BELOW THE HANDRALL SHALL HOT DE LESS THAN 31.5' WHERE A HANDRALL IS INSTITLED BY ONE SIDE AND 27' WHERE A HANDRALL IS INSTITLED BY ONE SIDE AND 27' WHERE A HANDRALL IS INSTITLED BY SHALL SHALL BY A WOTH A THE STAR AND A WE SIDE AND 27' WHERE A HANDRALL IS INSTITLED BY SHALL BY A WOTH STEEN.

2. THE KAINLIMA HEDBOOOK IN ALL PARTS OF THE STARKKY SHALL NOT BE LESS THAN BE-TO MEASURED HERTICALLY FROM THE SLOPED LINE, CANDIDANG THE TREAD NOSMIC OR FROM THE FLORE SURFACE OF THE LANDING OR PANTISKA ON THAT PORTION OF THE STARKWY.

4. CONSTRAINT, SHARD MINORES AT THE WALK LINE
SAME ILEM OF STAIRS, AS RECEMBALLAR TREADS AND
DO NOT HAVE TO BE WITHIN \$5 OF THE RECEMBALLAR
DO NOT HAVE TO BE WITHIN \$5 OF THE RECEMBALLAR
OF THE MEDISTER STREADS SHALL HAVE A MIN. TREADS
LUPPIN OF DO "MELURED BETWEEN THE VERTICAL PLANES
OF THE MEDISTER SHARD WITH THE WENDER MEANS
THE MEDISTER SHARD WITH THE WENDER AT READS
SHALL HAVE A MIN. TREAD DEFIN OF BY AT ANY FORM 3. ȚHE MAX. RISER HEIGHT SHALL BE 7 3/4" (B 1/4" BI NA, VA & PHILADEDHIA RC) AND THE MANDIAM TREAD DEPTH SHALL SHALL BE 10" (B 1/4" NI NJ & VA AND B" IN PHILADELPHIA IRC).

B. DUTSIDE: EACH SEPARATE SLEEPING , AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

BETON, LIFE CHEARS, TOTATTO, ONE LIFE CHEAR STATES, LAWN ONE WAS THE CHEAR STATES, LAWN ONE WAS THE LIFE CHEAR STATES, LAWN ONE WAS THE CHEAR STATES, LAWN ONE LIFE CHEAR STATES, AND THE CHEAR STATES, LAWN ONE LIFE CHEAR STATES

\*\* 2 SAMEE ALAMAS SHALL RECOVE THER PERMARY POR THE PROJECT MENTOR THERE PERMARY POR THE PROJECT MENTOR SHALL RECOVER AND WHEN MENTOR AS MERCHANDED THE PROJECT MENTOR THE PROJECT MENTOR SHALL RECOVER OF THE PROJECT MENTOR SHALL RECOVER SHALL RECOVER SHALL RECOVER THE PROJECT MENTOR THE PROJECT MEN E POWER POWER

XI: CARBON MONOXIDE ALARMS

×

F. MIN. CRAWL SPACE ACCESS - 18" x 24"

2. MIN, TUB ACCESS - 14.5" x 36" 3. MIN. ATTIC ACCESS ~ 22.5" K 30.5" ; 4BOYC. × 30

2. REQUIRED GUARDS SHALL BE NOT LESS THAN 36"
HIGH JAEKSURED VERTICALLY JABOVE THE ADJACENT
WALKING SHER AGE 70 JACENT FIXED SEATING OR THE
LINE CONNECTING THE LEADING EDGES OF THE TREADS.

SECTION HAS BEEN INTENTIONALLY LEFT BLANK

X. SMOKE DETECTION

I. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A. IN EACH SLEEPING ROOM

HACH MORE THAN OME SLOCE ALAMI IS REQUIRED TO HIGH ALAMA LANGE THAT THE ANTEROMETOTED IN SUFF. A MANKED THAT SHALL SHALL

6, FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT ALL CHANGES IN ROOF SLOPE OR DIRECTION AND AROUND ALL ROOF OPENINGS.

7. EMCLOSED ATTICS AND EMCLOSED ANTER SPACES FOOMED WHERE CHEMICS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VANILATION FOR EACH SEPARATE SPACE BY EXTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SHOW.

B. THE OTH, MET PREE PROTUNTION AREA SAML MOT BE LESS INAM HE OF THE AREA OF THE SPACE VISITIATION OF THE TOTAL AREA TO JETS CHEMITED REMODED WHAT A LEAST SAM AND ANY MARKE FRAM TOTAL PROMODED WHAT A LEAST SAM AND ANY MARKE FRAM TOTAL PROMODED WHAT ANY LEAST SAME THAN AND FRAM TOTAL PROMODED AND A LEAST A SEET AROUND THE SPACE TO GENERAL WHAT SAM THIS BLANGED OF THE SPACE TO GENERAL WHAT SAM THIS BLANGED OF THE SPACE TO GENERAL WHAT SAM THIS BLANGED OF THE SPACE TO GENERAL WHAT SAME THE SAME AND A HEAVILLATION PROVIDED BY EAVE OR CORNINGE VEHICS.

# **BUILDING PLANNING** (CONT.)

VIII. GUARDS

1. GUARDS SHALL BE LOCATED ALDNO DPEN-SDED WALKING SURFACES INCLUDING STRIKE, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 3D".

LANDINGS, THAT ARE LOCATED MORE THAN 3D".

ALESJURG VERTICALLY TO THE FLOOR OR DRADE BELOW AT ANY CRINT WHINH 39" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE.

IX. AUTOMATIC FIRE SPRINKLER SYSTEMS

CUCRITIONS:

A CALARDS ON THE OPEN SIRES OF STARIS SHALL
A CALARDS ON THE OPEN SIRES OF STARIS SHALL
A CALARDS ALM E CONNECTION THE

LEADING WEER THE TIPE OF THE CALARD ALSO SERVES:
A A HAMBOAL ON THE OPEN SIRES OF STARIS.
THE TIPE OF THE CALARD SHALL MOT BE NOT

IF A STARING OF THE CALARD SHALL MOT BE NOT

IF A STARING OF THE CALARD SHALL MOT BE NOT

IF A LANDING STREAM OF THE TIPE ALM SIRE

THE LANDIN

, smeäthing penetrations dùrang construction be patched and repaired according to acturer's specifications.

9: PERINETER INSULATION FOR OM GRADE SLAB CONDITION SHALL BE RIGID R-10 TO MAN HORIZONTAL DEP'TH OF 24". R-5 AT SLAB EDGE

TO, SUPPLY DUOTS IN ATTIC MUST BE INSULATED TO FE-B. RETURN DUOTS IN ATTIC AND ALL DUOTS IN ATTICATION ALL DUOTS IN SEARCHES, DIESDE BUILDING ENVELDE, GARGES, OR OTHERWISE DUTSDE BUILDING ENVELDE, MUST BE INSULATED TO R-d II. WHIDOWS AND DOORS TO HAVE A U VALUE OF 0.35 OR BETTER ID. CONDITIONED BASEMENT WALLS TO HAVE R-10 CONTINUOUS INSULATION SHEATHING OR R-13 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER TO INSIDE.

ALL DUCTS MUST BE SEALED AND EITHER VERBHED BY ESSURE TESTING OR INSTALLED ENTIRELY WITHIN THE LDING THERMAL ENVELOPE

1. ALL EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH THE IRC SECTION 703 EXTERIOR WALL COVERINGS

1. ASPHALT SMINGLES SI D3462 AND SHALL NOT BELOW 3:12 OR PER MA III. ROOFS ES SHALL CONFORM NOT BE INSTALLED O MANUFACTURERS F IM TO ASTM 0225 OR 0 ON ROOF SLOPES S REQUIREMENTS.

2. ASPHALT SHINGLES, SHALL BE FASTENED WITH A MAN.
OF (4) FASTENERS PER STIRE SHINGLE OR NOT LESS THAT
(2) FASTENERS PER SHAVEL IN AREAS SHABLE)
WHO SPEED OF THAILPH, OG GREATER AND THE EAVEL IS
20 TEST OF HIGHER ADDOC \$0.000 STIPE SHAVELS SHALL
BE FASTENED WITH A MINIMUM OF 8 FASTENERS. SHINGLE HEADLAP SHALL NOT BE LESS THAN 2".

4. LOW SLOPE ROOF COVERINGS SHALL HAVE A MIN. SLOPE OF 1/4:12

5. METAL-SHEET ROUT COVERINGS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS.

ED ICE & WATER
REMAL UNDERLAY
LOWEST EDGE OF TO SHIELD TO BE INSTALLED IN ATMENT AND SHALL EXTEND OF ALL ROOF SURFACES TO A DE THE EXTERIOR WALL LINE.

# BUILDING ENVELOPE

. ENERGY CONSERVATION (ZONE 4)

I, ALI NISULATION RIVAULES MIST COMPY WITH THIS SECTION. KRAFF FACED MISULATION SHALL BE INSTALLED ONLY IN AFEA, 5 TO BE CONSCILLED, UNFACED INSULATION SHALL MEET THE FOLLOWING CRITISIA.

SHALL YEST THE FOLLOWING CRITISIA.

SHOKE DEVELOPED NIBER NOT TO EXCEED 25

2. CEILINGS & CATHEDRAL CEILINGS =  $R^238$  BCOWN ON BATT FIBERGLASS INSULATION WITH KRAFT VAPOR BARRIER DOWN.

SPECIFICATION STANDARDS.

ACCO

AB FIREPLACES SHALL BE MANUFACTURER'S LL LISTED TO U.C. /1127

B. SHELVING

1. FIRSPLACE CHIMNE DISTANCE OF 2'-0" A 10'-0" AWAY

ABOVE ANY

PORTION OF THE ROO

FIREPLACES

4, FLOORS AT OVERHANGS # R-38 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER UP: 3. EXTERIOR WALLS: 2X4 = R-13 BATT HISULATION WITH KRAFT FACE VAPOR BARRIER TO INSIDE. 2X6 = R-19 BATT INSULATION WITH KRAFT FACE VAPOR BARRIER TO INSIDE.

A, FLOORS OF HABITABLE SPACE OVER GARAGE AND CRAYL SPACE ... R-19 BATT INSULATION WITH KRAFT FACE BARRIER TO INSIDE.

WALLS ADJACENT TO UNFINISHED SPACE (LOWER LEVEL) R-13 BATT INSULATION WITH NO VAPOR BARRIER.

7. BUILDING ENVELOPE MUST BE CAULKED AND SEALED PER SECTION H1102%, FOAM SILL SEALER SHALL BE PROVINCED BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALLS. 2. KITCHEN RANGE EXHAUST BATHROOM & POWDER ROOM MECHANICAL ALL EXHAUST FANS SHALL

2. THE TOP OF ALL CLOTHES CLOSET SHELVING SHOWN AS SINGLE SHELF SHALL BE TO" AF THE TOPS OF ALL CLOSET SHELVING SHOWN AS DOUBLE SHELF SHALL BE A2" AND '84" AF. 3. LAUNDRY SHELF SHALL BE 68" AF. SERVICES

NON-STRUCTURAL MATERIALS

MOTES & SPECS

The 24' House 21052



Cadre Design & Development
123 Levenington Avenue
The Mill, Suite 300
Philadelphia, PA 19127
PH 215 483,6200
into Cadradesia longuage 1 con

refopment.com



3. PER LOCAL CODE RECUIREMENTS, ALL UNITS SHALL BE EQUIPPED, THROUGHOUT INSTALLED IN ACCORDANCE WITH NEIPA 13D (ONE AND TWO FAMILY).

T 100CFM MIN. VENT TO EXTERIOR

> DATE 25-31-21 REMARKS PERMIT TET

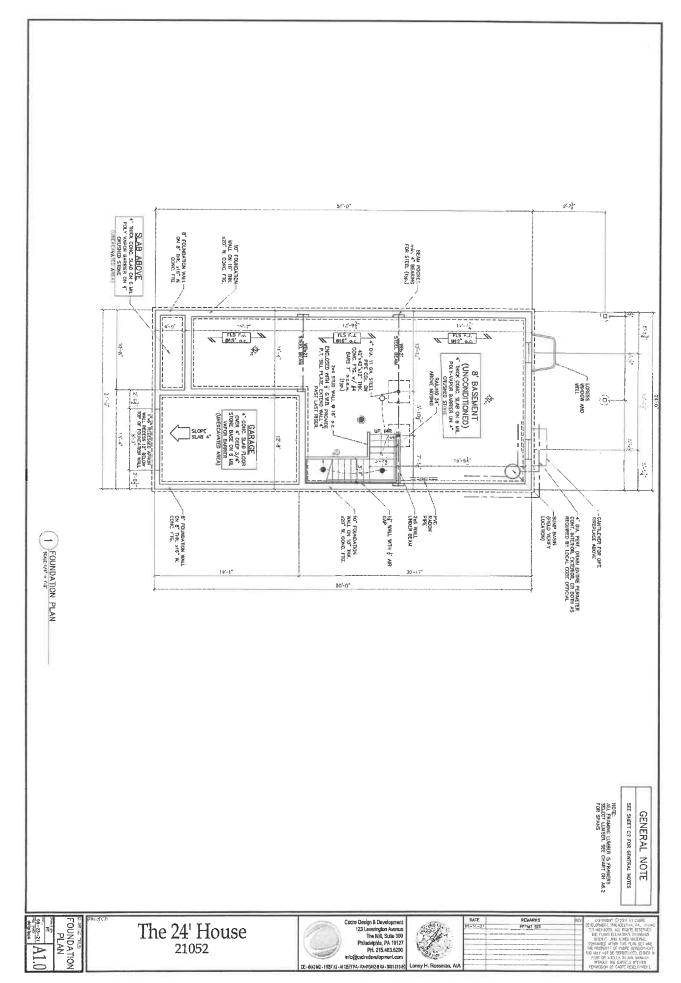
I. HISTALL (4) 16" DEEP SHELVES UNLESS NOTED ON-ERMATE IN EACH PANITY AND UNEN COSET AT THE FELLOWING HIGHTS ASDVE SUBFLOOK. 2"C", "". "A"". "A """. "". "" (1"" DEEP SHCLNING IN CLOSET SWITH INSIDE POUGH DIMENSION LESS THAN 1"-9".

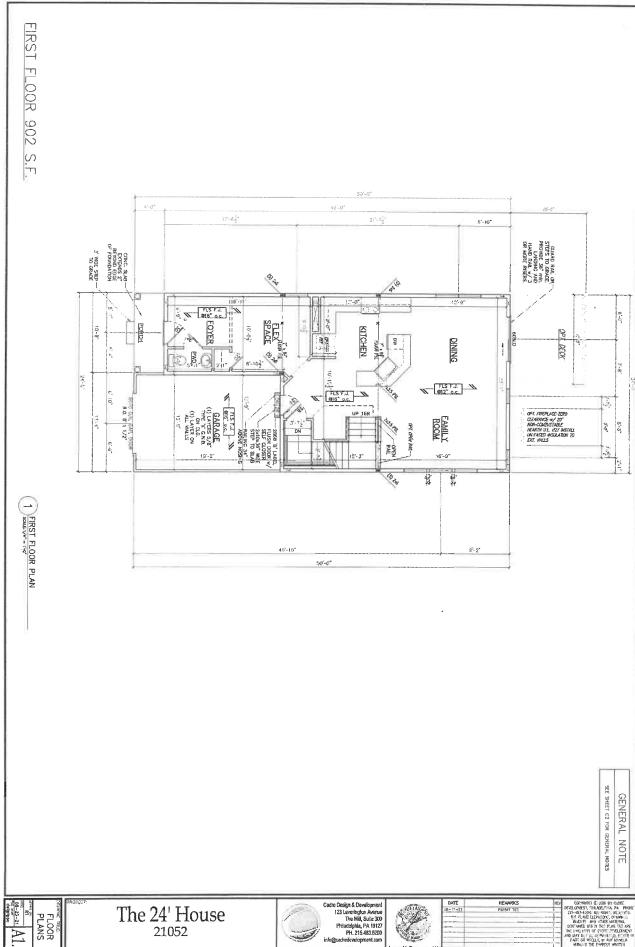
COMMINGHT © 1016 BY CAURY
EXPERIENCE, PRICE, PARILLED, P

#### 1. POMONATORS SHALL BEAR ON UNDISTURBED MERCHI SCIL, MANO/AR COMPICATE CIMINA PARE IN THE MERCHING A REPRINCE CESSON WAS ASSESSED MA ACRESIVO A REPRINCE A RECENTION MA REPRINCE CESSON WAS ASSESSED MA ACRESIVO A RESERVACIO A RECENTIONA MA RECENTIONA MA RECENTIONA MA RECOMMANTE FLUID PRESSURE OF 45 PCF. SINCE THAS MAY SHALL BEAUTHOUS PARE DESCRIPTOR MA RECOMMANTE FLUID PRESSURE OF MAY DESCRIPTOR 2. ALL REDWIRDMENTS TORI SITE PREPARATION AND SOUL CEMPRACTION SECURISTICS. THE SOLIS RECORMS SHALL BE CONTROLLENTS AND SECURISTICS. AND SECURISTICS AND SECURISTICS. AND SECURISTICS AND SECURISTICS AND SECURISTICS. AND SECURISTICS AND SEC 5. THE ARCHITECT IS NOT RESPONSIBLE FOR WORK THAT HE CUES NOT REVIEW AND/AR WORK NOT COMPLETED IN ACCORDANCE WITH THE ARCHITECTURAL PLANS AND/OR SPECIFICATIONS. I HE STRUDTRE IS RESIDENT TO BE SELF ZURFARRING TO THE SELF ZURFARRING TO THE SELF ZURFARRING TO THE SELF ZURFARRING TO THE SELF ZURFARRING THE SE 5. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HANNON SHIFED THE STE, AND HANNON FAMILMARZED HANNON FAMILMARZED HANNON FAMILMARZED WITH BESTAND TO THE STEAMORS SHALL BE RECYCLET TO THE ATENTION OF THE ARCHITECT AND STRUCTUPAL ENGINEER. A. SETTINGS AND DETAILS SHOWN WHILE DRAWN FOR ESSENTE CONTAINOUS ARE INTRODOR DESIGNATION FOR ESSENTE CONTRACTOR SHOULD BE REPORT OF THE DRAWNINGS SUCH DETAILS SHALL BE SIGNAM ON THE DRAWNINGS SUCH DETAILS SHALL CANTENDED THE DRAWNINGS SUCH DETAILS CONTRACTOR SHALL BE SHAWNINGS ARE CONJUGUED TO THE DRAWNINGS ARE CONJUGUED TO THE DRAWNING SHAPE CONJUGU Z. IF MATERIALS, CHANTIES, STRENGTHS OR SIZES, INDICATED BY THE ORDAWINGS OR STEERFACTIONS ARE NOT INDICATED BY THE ORDAWINGS OR STEERFACTIONS ARE NOT AND OVER ORGANIZED AND OVER ORGANIZED OR NOTED SHALL BE PROVIDED. INDICATED, SPECIFIED OR NOTED SHALL BE PROVIDED. C. FROST DEPTH (AS DETERMINED BY LOCAL BUILDING DEPARTMENT) WITH RESPECT TO FIRMSH GRADE: 8. SOIL SUITABLE FOR DESIGN BEARING PRESSI AS DETERMINED BY GEOTECHNICAL ENGINEER. STRUCTURAL MATERIALS ACCHTECTS HEVER OF SHOP DRAWNES DES NOT THE COMITACTOR OF HIS RESPONSIBILITY TO WHE INTENT OF THE COMITACT DRAWNESS, UNLESS TOUR RECOURSE FOR A CHANGE HAS BEEN TAISLY SUBMITTED AND APPROVED BY HE LOADS-SEE : SHALL BE DONE IN ACCORDANCE WITH COABLE CODES AND RECOULDING. E SAFETY MEASURES SATISFYING LOCAL TS SHALL BE PROVIDED. SIONS SHOW ON THE STR. SHEED BY THE CONTRACTOR ON THE ARCHITECTURAL OF THE ARCHITECTURAL OF STREED WITH THE ARC BE VERTHED WITH THE ARC BE VERTHED WITH THE ARC DING SHALL BE CHECKED IS COMMENCED. BEAR AT LOWEST OF FOLLOWING TABLE CI THE CHARACTER LANGUAGE HECHARACTER OF CANAMACS. HES FOR LANKIG OUT HES ACCURECAMAL AND SECURED THE ACCURECY HE ACCURECAMAL HE ACCURECAMAC DULLOW ON THE STREET WAS ENTER AS PROJUCE CORRES DAS ONATOR SET ONATOR SE PROJUCE DE LA PROJUCTOR DE LA PROJUCTOR DE LA PROSECUCIÓN DE LA PROJUCTOR DE LA PROSECUCIÓN DE LA PROJUCTOR DE LA PROJUCTOR DE LA PROJUCTOR DE LA PROJUCTOR DE LA PROSECUCIÓN DE LA PROJUCTOR DEL PROJUCTOR DE LA PROJUCTOR DEL PROJUCTOR DE LA PRO 12. Minimida Lap Splizes da all reratoriche da Splizes Syall et de de dan de danateurs, eccesi varies chieronese holed da hel danameds, for bende and and elektrico salas, lap bottom stell at the esipport and top stell over the moderal valess otherwise and top stell over the moderal. 11. HOOKS SHALL BE PROVIDED AT DISCONTINUOUS ENDS OF ALL TOP BARS OF BEARS AND AT SLABS EDGES. O, COMPRACTOR SHALL PROVIDE SPACES, CHAIRS, BUSIERS, ETC. AS KREESSANT TO, SUPPACE REMOVED CONCRETE SHALL HAVE ENDS WHICH HAZE PLASTIC TIPPED OR STANKESS STEEL. PLASTIC TIPPED OR STANKESS STEEL. 6. ALL CONFORTE REMPORCING BARS SMALL FROM BILLET STREL IN ACCORDANCE WITH ASTO MADE 50. ACTURE 50. ALL MELDED MARE FABRIC SMALL BE ASTO, ACTES, WARE SMALL BE LAPPED AT LEAST B INCHES AND CONTAIN AT LEAST ONE ORDASS WHE WITHIN THE 3 INCHES. B. THE FOLLOWING MINIMUM CONCRETE COVER SHALL PROVIDED FOR REINFORCEMENT: 7. REFER TO DETAIL PAGES FOR FOUNDATION WALL REBAR REQUIREMENTS AND PLACEMENTS. 4. ALL CONCRETE SHALL HAVE: OR MINUS 1"), 2 TO 4 PERCENT MAX. WATER/CEMENT RATIO OF 3. CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.D.: 2. ALL CONCRETE SHALL BE READY MX AND DESIGNED IN ACCORDANCE WITH ACI 301. DESIGN MIXES AND ADMIXTURES SHALL BE SUBMITTED FOR APPROVAL. 8. NO FIL OR BACKFIL SHALL BE PILACED ADAINST RETAINING OR FOUNDATION WALLS (MTL. SHOLF) OR CONCRETE HAS ATTAINED DESIGN STRENGTH AND SUPPORTING JELMERS ARE IN PLACE, UNLESS PRICE WRITTEN APPROVAL IS OBTAINED FROM STRUCTURAL ENGINEER. 6. EXCAVATE ALL FOUNDATIONS TO REÁSONABLY EXACT ONTUNE AND DEPTH, AVOIDING DVER-EXCAVATION AND CAME-IN OF SURGROUNDING HATERIALS AFTER SUB-SUBJEAUE WORK IS COMPLETE. BOTTONS OF ALL FOUNDATIONS SHALL BE DRY AND LEVEL PRIOR TO POURING. 5. FRONDE 4-6 PERCENT AIR ENTRAINMENT FOR ALL EXPOSED CONCRETE. 7. PROTECT SUBGRADE UNDER ALL FOOTINGS AND SLABS ON GRADE FROM FREEZING DURING CONSTRUCTION. A, BAZÉRIL, SHÁL, EE GEABILLAR HATERIA, APPROVED BY CEDIECHWICH ENINGERE DEFOCITION, AND NÁCHIEN COMPACTION IN B-NIGH MÁNIAUM LAYERS. COMPACTION SHALL HAFE A MEMIAMA DE 55.5 OF MANIAUM BERSTY AT OPHIAMA MOSTURE. COMPACTIN IN SCHOODSIACK, BIN ASTIN GOGG (STAMDAR) PROCITION) AS VERRIED BY TESTING LABORATORY. STRUCTURAL MATERIALS (CONT. A. FDOTINGS; B. FOUNDATION WALLS; C. SLABS CR. GRADE; D. UNDERPININNG; E. ALL EXPOSED CONCRETE; F. ALL STREE CONCRETE; F. ALL STREE CONCRETE; U.G.N.S C. 1 1/2" WEATHER. CONCRETE B. 2" CONCRETE EXPOSED TO EARTH OR WEATHER, #6 THROUGH #18 BARS. FOUNDANIONS AND EARTHWORK (CONT.) PROTECT ALL EXISTING UNDERGROUND UTILITIES WITHIN PROTECT ALL EXISTING MECHANICAL DRAWNIGS EXAMT TO SILVE HIM. D. 11/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH - FOR THE PRIMARY RENFORCEMENT, THES, STRERUPES, AND SPIRALS IN BEAMS AND COLUMNS. A. 3" CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. 3/4" CONCRETE NOT EX V CONTACT WITH EARTH - F OSTS, JITE BAR AND SMALL CONCRETE EXPOSED TO EARTH EXPOSED TO WEATHER NOR - FOR SLABS, WALLS, AND LLER. A SLUMP OF 4" (PLUS ARE ENTRAINMENT, AND 0.50. 3000 PSI 3000 PSI 3000 PSI 3500 PSI 3000 PSI DARKE IN BALLS 8 문 24. AFER ALL MODES-QUA WORK HAS BEEN INSTALLED. COMMACTER MALE FLEE CONSMIT HE EXEMPT OF THE COLOR MALE FLEE CONSMIT HE EXEMPT OF THE COLOR MALE FLEE M 10. IN PLE CASE OF FORMS SPACE CONSTRUCTING. OPPLICATION CEREBRISH SPRICES THE CUTEROR WILL. OPPLICATION CEREBRISH SPRICES THE CONTROL OF THE CEST THAN 15 SURVEY FOOT FROM EACH OF THE CEST THAN 15 SURVEY FOOT FROM EACH OF THE BUILDING ACCESS SHALL BE PROUNDED THE FOOT FROM EACH OF THE STATE 16. CONDUTTS, PAPES AND SLEENES SHALL NOT BE LARGER THAN AND TOWERS OF THE STATE SHALL NOT BE LARGER BUILD. TO SHALL THE SHALL NOT BE LACED CONSER THAN A SHALL THE SHALL NOT BE LACED CONSER THAN A SHALL THE SHALL NOT BE LACED CONSER THAN A SHALL THE SHALL NOT BE LACED CONSERVANCE OF SHALL THE SH IV. CONCRETE (CONT.) 1. ASPECTAL SERVIS IN CHISTOTON MATS SIALL 5. CONTROL IN SERVIS APPROPRIE SUA VALUE 5. CONTROL IN SERVIS APPROPRIE SUA VALUE 5. CONTROL IN SERVIS APPROPRIE SUA VALUE 6. CONTROL IN SERVIS APPROPRIE SUA VALUE 6. CONTROL IN SERVIS APPROPRIE SUA VALUE 6. CONTROL IN SERVIS APPROPRIE SUA VALUE 1. UNLESS CHEMISTS AND SERVIS DELLA TI LOCATIONS 1. CONTROL IN SERVIS AND SERVIS DELLA TI LOCATIONS 1. CONTROL IN SERVIS AND SERVIS APPROPRIES 1. CONTROL IN SERVIS AND SERVIS APPROPRIES 1. CONTROL IN SERVIS 25. PROVIDE O 77. COUNNYS SHALL BE ISOLATED FROM THE TLOOP SLAB MTH FULL CONSTRUCTION LOWITS AND COMPRESSIBLE MATERIAL SLAB BLOCK-OUTS ARCHING COLLIARS SHALL BE DIAMOND OR CIRCULAR IN SHAPE, AND OF A UNIFORM SLE. 25. WHERE INTERIOR SLABS ABUT WASONEY OR CONCRETE WALLS, THE SLAB SHALL BE THICKEND TO OFMINIMUM ADAVENT TO WHI. PROVINE SHAD THICK PRE-MACIGED ADMIT BILLER ALL ARQUID SLABS-CW-GRADE WHERE ABUTHING CONCRETE/MASONEY WALLS, UNLESS DIFFERWISE NOTED. 21. PROVID SLAB-ON-G THE PLAN 17. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND MECHANICAL DRAWNICS FOR SIZE AND LOCATIONS OF OPENINGS. HISERYS, BABEDDED TIDISS, SLEENES, SLAG DEPRESSIANS, SLOPES, ETC., AS REQUIRED BY OTHER TRADES. THESE THAS SHALL BE FURNISHED AND MISTALLED PRIOR TO PLACEMENT OF CONCRETE. 29. LOCATE WELDED WIRE FABRIC 1-1/2 INCHES BELOW TOP OF SLAB. 28. RAMPS, SLOPING SLABS, STEPS, AND SLABS EXPOSED TO WEATHER SHALL-RECEIVE A LIGHT BROOMED FINISH, U.G.N. ZZ, POROUS FILL FOR SLADS SHALL BE A NURCORLY READD MEDIAL ONDERS STONE AGGRECATE TO PROVIDE. WHEN COMPACTED, A LEVEL, STABLE AND WELL DRAINING SUB-BASE FOR THE SLAB, USE \$77 CRUSHED NATURAL STONE OR EQUAL. 20. SLABS ON GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL SLAB DETAILS INDICATED ON THE CONSTRUCTION DOCUMENTS. 19. CONTRACTOR SHALL PROVIDE 3/4 INCH CHAMPER ON ALL EXPOSED CORNERS OF COLUMNS: BEAMS, AND WALLS UNLESS OTHERWISE INDICATED ON THE ARCHITECTURAL DRAWNIGS. 23. PRIOR TO POURING FLOOR SLABS, REFER TO THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL WORK TO BE COMPLETED IN OR BELOW THE FLOOR. 18. ALL ANCHOR BOLTS SHALL BE IN PLACE PRIOR POURING CONCRETE 14. ALL CONCRETE, INCLUDING FOUNDATION WORK, IS TO BE MBRATED. VIBRATORS SHALL NOT BE USED TO TRANSPORT CONCRETE. STRUCTURAL MATERIALS PROVIDE 4-INCHES CRUSHED STONE UNDER ALL 18-ON-GRADE LOCATIONS UNLESS OTHERWISE NOTED IN 1 PLAN SET. JECT TOW CRETE SHALL BE PLACED IN LATEST EDITION. CONCRET TO DROPS IN EXCESS OF S CONTRÓL JOINTS AT ALL INSIDE CORNERS OF AND AT OTHER LOCATIONS WHERE SLAB LIKELY. TO DEVELOP. Y ACCORDANCE TE SHALL NOT 5 FEET. (CONT.) HLW. Ö AND APPROVAL PARICKATION OF REVIEW AND APPROVAL PARICKATION SHALL BE SUBMITED FOR REVIEW UNIL SIGN DRAWNESS ARE APPROVED. IF THE PARROWITER APPROVAL BEET APPROVALED FOR THE HAM PARROWITER APPROVALED THE THE HAM REVIEW AND APPROVAL RESIDNE STANLED SHAPE THE AWAY INCLIDE STRICTURAL STEEL HYDRAM TICK SHOWN ON THE HAVE BEEN SUBMITTED. DOORSHAME ALL EVALUATE OD HAVE BEEN SUBMITTED. DOORSHAM TALL EVALUATE OD HAVE BEEN SUBMITTED. DOORSHAM TALL EVALUATE OD HAVE BEEN SUBMITTED. DOORSHAM TALL EVALUATE OD 14. PROVIDE QUE COAT OF STANDARD SHOP PAINT ON ALL UNIGALIANIZED PIECES EXCEPT AT AREAS TO BE FIELD WELDED. 18, FABRCATOR SHALL SIPPLY LOSSE ANCES OFER ALMASSMRY OPERINGS AND RECESSES UNITED SHOULD ON BRANKHOS. LINTELS NOT SCHEDULED ON BRANKHOS. SHALL CONSIST OF A SINGEL MOREE WITH A 3 1/2 INCH. LEGE HORIZONIAL FOR SICH A MOREE WITH A 3 1/2 INCH. STANDARD SHALL FOR SICH A MORES OF WALL THROMESS, AND SHALL SHALL BE AS FOLLOWS. 12, SHEEL SHAPES, PLAIES, ETC. WHICH ARE EXPOSED TO WEATHER SHALL BE GALVANIZED (OR PAINTED WITH A RUST HAHBITHG, EPOXY PAINT SYSTEM). 8. FIELD CONNECTIONS BY CUTTING OR BURHING PROHIBITED, EXCEPT BY SPECIFIC APPROVAL OF ENGINEER. 7. ALL CONNECTIONS SHALL BE FULL DEPTH CONNECTIONS ON ALL GRIDER AND BEAM CONNECTIONS TO COLUMNS AS FOLLOWS: 4. PELJO CONNECTIONS SMALL BE MICH-STREWCIN BOLTED. 3/4 DIAMETER, ASTIN AJSSN, UND. BEAM AND SHEAR CONNECTIONS WITH MICH-STREMENT BOLTS ARE TO BE BEACHING THE UNLESS NOTED OTHERWISE. WHERE PELD-MEDIAME IS MOTED, IT SHOULD BE PEREVARIED BY CERTITED WELDERS ONLY. STRUCTURAL MATERIALS (CONT. 18, ALL STEEL BEAMS SHALL BE FABRICATED AND BRECTED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLLERANCE) LOCATED AROVE THORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS. 13. ALL STEEL BEAMS SHALL BE THUROUGHRY CLEANED IN ACCOMPANCE WITH SUPCESPE OR BETTEEN 유근모든 9. STEEL FRANKS SHALL BE FROPERLY BRACED UNTIL AFTER FINAL CONNECTIONS, ARE MADE. 6. BOLTS AND BOLTED CONNECTIONS SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR STRUCTURAL WONTS USING ASTAN AXXIS OF A480 BOLTS" AS APPROVISE OF THE PRESENCE COUNTIL ON STRUCTURAL CONNECTIONS. 5. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISED CODE OF THE AMERICAN WELDING SOCIETY, AWS 01.1: 3. SHOP CONNECTIONS SHALL BE NIGH-STRENGTH BOLTED ON WILDED. IMMAUNA BOLT SHALL BE 3/4 THANETER, ASTIN JAZZIAN, UND. ANNAULH SZE RELD, UNLESS TOPIERMISE NOTED, IS TO BE 3/18 INCH FILLET, ETOXX DLECHRODES. ELECTRODES SHALL BE SUITED TO STEEL GRADE. 2. MATERIALS STANDARDS (UNLESS MOTED OTHERWISE ON DRAWINGS OR IN PROJECT SPECIFICATIONS): V. STRUCTURAL STEEL WORK, SHALL BE IN CONFIGUANCE WITH "SPECIFICATION FOR THE FARRICATION AND RECTION OF STRUCTURAL BUILDINGS". ASC. ASC. 360-05 (13TH: EDITION) 17. ALL STEEL LINTELS AND SHELF ANGLES SHALL BE. PRIMED AND HAVE TWO (2) FINISH COATS OF APPROVED RUST INHEITING PAINT OR BE HOT DIPPED GALVANIZED. 16. TOUCH UP FIELD WELDS AND ANY DAWAGED AREAS OF PAINT IN FIRLD AFTER WELDING WITH A ZING RICH PAINT. A. ALL STRT HE SEAKS SHALL BE ASTIM-MEST, SOCIO PSY NELL PLANESS CHANNESS AND PLANTS SHALL BE ASTIM-MESS SHALL SHALL ASTIM-MESS SHALL BE ASTIM-MESS SHALL SHALL ASTIM-MESS AND SHALL BE ASTIM-MESS SHALL SHALL BE ASTIM-MESS SHALL BE ASTIM-MESS SHALL BE ASTIM-MESS SHALL BE F. AMCHAIR BOLTS. ASTIM-FIRSA, GRADE 35, UNLESS ORDERWISE MESS SHALL BE ASTIM-MESS SHALL BE ASTIM-MESS SHALL BE ASTIM-MESS SHALL BE ASTIM-MESS SHALL BE ORDERWISE MESS SHALL BE ASTIM-MESS SHALL BE ORDERWISE MESS SHALL DRIETE PAINT ON ALL STEEL TO RECEIVE SPRAYED-ON EPROCHING OR CONCRETE ENCASEMENT. L FIELD A. HSS AND PIPE COLUNNS: 3/8" THICK (MIN.), FULL DEPTH THRU-PLATE. BOLTS SHALL BE AT 3"O.C. VERT. 김건경 DTURAL AND MISCELLANEOUS STEEL FABRICATORS. RESPONSIBLE FOR OBTAINING AND VERIFYING DIMENSIONS NECESSARY FOR THE COMPLETION WORK. ANGLE 5 X X ZE 3/4 EDITION). STEEL FOR ARE. IL PREFABILISTED METAL L'HAUCERS AND CONNECTORS SHALL ER RISTIALLE AS SPECIFER DO STRUCTUREN PANS 2 AS SUPP DRAMINGS, MALING STALL COMPRIAN TO MANUFACTURERS PRESIDENT THE CONTRIVENCE ANAMANI A MALINGACTURERS PRESIDENT THE CONTRIVENCE ANAMANI A ALL HOLES IN THE ANCIONE, COMPETCIOS SHALL BE AS 1 ALAUTECTIBED BY SMESOM STRUCKING SHALL BE AS 1 ANAMACTURER BY SMESOM STRUCKING SHALL BY STRUCKING SHALL BY SMESOM SHALL 17, FLODR SHEATHNG SHALL RAIED, SHEATHNG 24/16, EX GROOVE EDOES. FASTEM SH COMMON NAILS AT 12'ON CE CENTER ALONG THE PANEL E COMFORM TO THE PERFORMA AFG-D1. HANGERS AND METAL CONNECTORS SHALL BE ZING PLATED, UNLESS EXPOSED TO MECHER. EXPOSED ARROWAY. ARROWARE SHALL BE HOT DIPPED CALVANIZED OR COATED AS REQUIRED FOR COMPLCT WITH PRESERVATIVE, TREATED WOOD. WOOD. ON THE PROPERTY OF THE 7. ALL CONNECTIONS SHALL CONFORM TO THE FASTENING SOCIEDALE, IN THE IRC TRALES REDZ.M(Y2)(3), UNLESS NOTE OFFICENIS ALL BOLTED OFFICENISS ON THE STRUCTURAL PLANS. ALL BULLED CONNECTIONS SHALL BE MINIMUM ASTM-ASOT 12. ALL HEADERS AND BEAMS SHALL BE SUPPORTED BY (1) 2X MAGS, STOD AND SHALL BY AND 1). PROVIDE (2) 2x10 HEADERS W/ 2x WAILER AT ALL OPENINGS U.N.O. 18. WALL S A. ALEBOOM INSTITUTE OF THARER CONSTRUCTION (AIT): STANDARDS MANUAL B. STANDARDS MANUAL B. TORREST AS PAPER ASSOCIATION (AFPA): B. MONTH CORD TORREST AS PAPER ASSOCIATION (AFPA): B. MONTH CORD TORREST AS PAPER ASSOCIATION (AFPA): B. MONTH CORD TORREST AS PAPER ASSOCIATION (AFFA): C. MONTH CORD TORREST ASSOCIATION SIGNATURE ASSOCIATION ASS IS. ADDT SHEATHING SHALL BE 5./5" MH. NOMBALA APA RATED SHEATHING VA/NE, EXOSUBRE 1. FASTEN SHEATHING TO FRAMING MEMBERS MTH BD COMMON MILL AT 12"-VAN CENTER IN CENTER HAD AT 6 "GW CENTER ALONG THE PARALL EDGES, PROVIDE "H"STYLE CLIPS ALONG UNSUPPORTED BOCKS.) FOLLOWING MINIMUM 14. INSTALL 2x PRESTOPPING AT HISPOINT OF BALLOON FRAMED WALLS 13. FACE NAIL MULTI-PLY 2X BEAMS AND HEADERS WITH 2 ROWS OF 12D NAILS AT 12° O.C. STAGGERED. APPLY NAILING FROM BOTH FACES AT 3-PLY OF MORE CONDITIONS 10. ALL MEMBERS SHALL HAVE LATERAL SUPPORT SUPPUED AT ALL BEARNG POINTS AS WELL AS CONTINUOUSLY ALONG THE COMPRESSION FACE, INSTALL SOLD BRACING AT MIDPOINT OF ALL 2x12 JOISTS OR GREATER. 6. PROVIDE SOUD BLOCKING UNDERNEATH ALL POINT LOADS, CONTINUOUS TO FOUNDATION OR BEARING. BLOCKING SHALL MATCH SIZE OF POST ABOVE. 5. INSTALL PRESSURE TREATED OR PRESERVATIVE TREATED LUMBER WHERE LUMBER IS IN CONTACT WITH CONCRETE OR IS EXPOSED TO WEATHER. 3. MOISTURE CONTENT OF ALL STRUCTURAL LUMBER SHALL BE LESS THAN 19% AS VERIFIED BY STAMP. 2. ALL STRUCTURAL LUMBER SHALL BE STAMPED, BY AN APPROVED AGENCY, IN ACCORDANCE WITH THE AMERICAN MAINTURE OF TIMBER CONSTRUCTION'S TONISTRUCTION MANUAL. TO WOOD CONSTRUCTION SHALL COMPLY WITH FOLLOWING BUILDING CODES AND STANDARDS STRUCTURAL MATERIALS (CONT.) ALL STRUCTURAL LUMBER SHALL BE AS FOLLOWS: WOOD FRAMING 8. WALL STUDS: POSTS, & PLATES: OR BETTER. E = 1,900,000 PSI FB = 2,500 PSI FV = 285 PSI FC// = 2,500 PSI FC = 750 PSI E, AMERICAN PLYNDOD ASSOCIATION (NYSE U TO PLYNDOD FOR ELOARS, PLYNDOD SHEATHN WALLS & ROOFE, F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS. SOUTHERN PINE INSPECTION BUREAL!: STANDARD NAME RULES FOR SOUTHERN PINE LUMBER, TRUSS, PLATE INSTITUTE (TP). DESIGN CEPICATIONS FOR LIGHT METAL PLATE CONNECTED! OT TRUSSES. SHEATHIN NG 24/16, PLYWOOD ASSOCIATION (APA): GUIDE FOR FLOORS, PLYWOOD SHEATHING FOR DESIGN PROPERTIES: HALL BE 11/16" MIN. NOMINAL B, EXPOSURE 1, TONGOE AND N SHEATHING WITH GLUE AND AT M GENER IN CENTER AND AT 6 WELFDGES, GLUE ADHESIYES S DRIVANCE SPECIFICATIONS IN SPF STUD 景 3HT OT 8 Æ ALONG BY ON V.S.V S ALL REPLANEATED WOOD ROOF TRUESES SINL BE WITH (1) SMETSH IDEA SILL BE SILL L SPROTED PLAN LYQUIS, CONFORMING TO SPROTED PLAN LYQUIS, CONFORMING TO SPROTED PLAN LYQUIS CHARGER DITTORN AND SPROTED PLAN STORY CHARGER DE MAN LYGUIS CHARGER DE MAN LYGUIS CHARGER DE MAN LYGUIS CHARGER SAN CONNECTIONS TO ALL VETAL AND MISTRUCTIONS. ON MEDICINE SENSON SENSON LA VETALLATION MISTRUCTIONS. AND METAL THE FOLLOW A, SHOP DRAWNES, SICHED AND SEALED BY A PROFESSIONAL ENGINEER, RECISERED IN THE STATE OF PROFESSIONAL ENGINEER, RECISERED IN THE STATE OF PROFESSIONAL ENGINEER, SHOP DRAWNES SHALL INCLUDE THE FOLLOWING. COMPLEMENTS. CONTRICTORS. CO 4 SIOP DRAWNOS SCRID AND SEALD BY A PROFESSIONAL ENGINEER PROFESSIONAL ENGINEER PROFESSIONAL SEALD BE SUBMITED TO THE PROPOSED CONSTRUCTIONS SHALL BE SUBMITED TO THE AGCHITECT FOR HEAVEN AND APPROVIAL PROPORT TO FARRICATION. SHOP DRAWNOS SHALL INCLUDE: STRUCTURAL MATERIALS 3. STAN FABRICATOR IS SCHELY RESPONSIBLE FOR SUPPER'NG AND MERIFICATION OF EXISTING CONDITIONS HIGLING BUT NOT LIMITED TO THE LOCATION, ELEVATION AND DIMENSIONS OF EXISTING WALLS AND FRAMING. 3. TRUSSES SHALL BE DESIGNED BY MANUFACTURER TO MEET AND/OR EXCRED L/480 MPROYED PERFORMANCE LOAD DEPLECTION CRITERIA. WIL PREFABRICATED WOOD TRUSSES I. I-JOISTS FLOOR SYSTEMS SHALL BE DESIGNED BY MANUFACTURER TO MEET AND/OR EXCEED L/480 MPRO PENFORMANCE LIVE LOAD DEFLECTION CRITERIA. 2. ALL WOOD LEDGERS SHALL BE CONNECTED TO HOLLOW CAU WITH WITHAL HILTH HYZO EPOXY ANOHORS, U.N.O. A. "AUST MERBETS SHALL BE RECORRED BY THE MANUFACTION TO ALL CONTROL THE COURSE WHERE WHEN THE CAMES AND DEAD LOADS. AS SEPECHED OF THE CONSTRUCTION DOCUMENTS. ALL PRINT LOADS, PARTILL METHAL LOADS, OR COMERNATIONS TRUSTED SHALL BE CALCULATED BY THE "ASSET MANUFACTIONES" IN MEDIA, AND AREAS AND THE DEAD OF THE DEAD AND THE COURS STREET. A. SUPPLEMENT TO BYOMESON'O BULLTHY JEE-280, NITE WAS AND CONFERENCE OF SAUDION. DISTRICT STORY OF SAUDION. OFFICIAL'S REPORT JEMAN S, ADD 94-285. LOSSIN SPECIFICATIONS FOR LIBIT METAL PLATE CONNECTED WOOD THANSES, T.A. DISTRICT, LIBIC CODE, LATEST ENTRY. L. THUSS PLATE DOUSTRY HIB 91: HANDLING, MESTALLING, AND BRACHING METAL PLATE CONNECTED WOOD THOUSES. WOOD STAIR CONSTRUCTION A TREADS - 100 POUNDS ENT SOLVER FOOT OR NO A LANGWASE - 100 POUNDS ENT SOLVER FOOT OR A LANGWASE - 100 POUNDS ENT SOLVER FOOT LOAD IN ANY DESCRIPTOR OF 2004B CONCENTRATED LOAD IN ANY DESCRIPTOR OF POUNDS ENT LANGWASE - 100 POUNDS ENTERAND LOAD SERVING FOOT REAS - 100 POUNDS FOOT LANGWASE - 100 PO ASION-I GOOM WOOD FOR STAIR FRAMING COMPONENTS HEM-HIR OR BETTER, U.N.O. DRAFTED PLAN LAYOUTS IDENTIFYING ALL R TO STRUCTURAL PLANS FOR DEPTH OF FLOOR AND 1-JOIST SPECIFICATIONS. FABRICATION, AND INSTALLATION OF TRUS: . CONNECTORS SHALL BE IN ACCORDANCE WING STANDARDS AND SPECIFICATIONS: LS: - 50 POUMOS PER UNEAR FOOT DIRECTION OR 2001B CONCENTRATED DIRECTION... JURISTAN - 2004B CONCENTRATED LOAD 8 A 1 SQUARE FOOT AREA. AND HANDRAILS (CONT. AND SES Cadre Design & Development 123 Leverington Avenue The Mill, Sube 300 Philadelphia, PA 19127 PH. 215.483.6200 DATE The 24' House 21052



Info@cadredevelopment.com

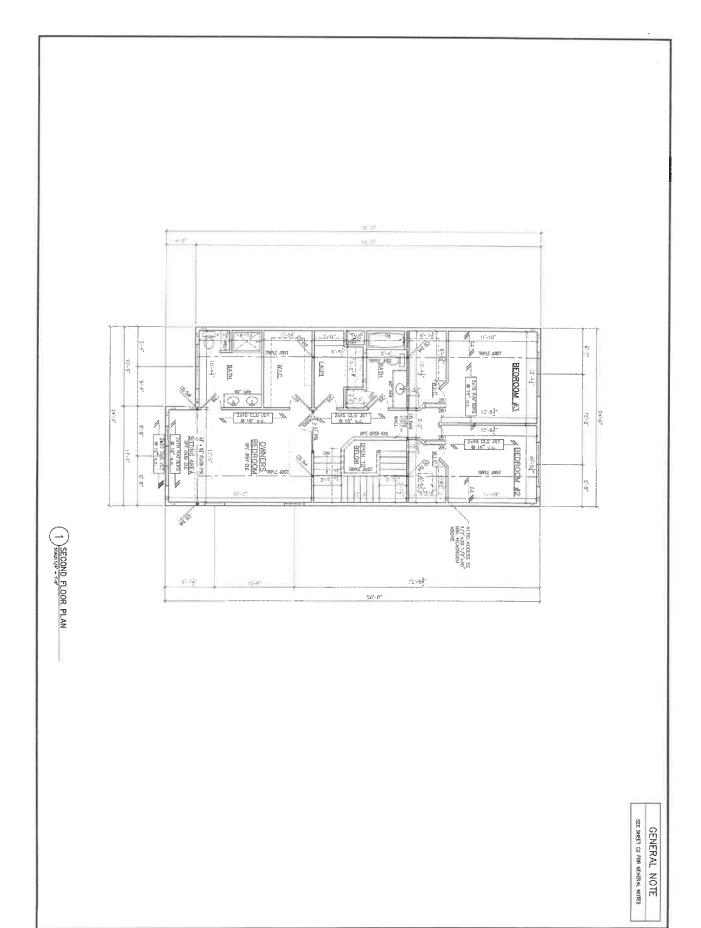




FLOOR PLANS



201 (34)	DATE	REMAR
1 Angel	30-10-31	FEMIT '
200		
1600		
	and the same of th	
Market Market		
0		



PLANS

The 24' House

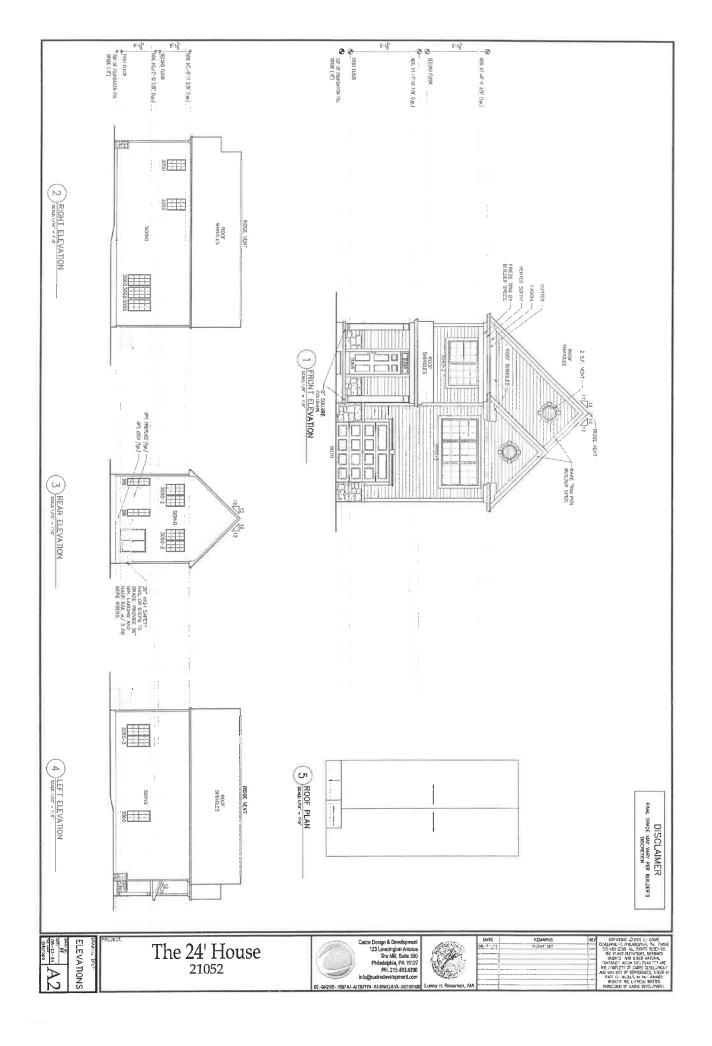


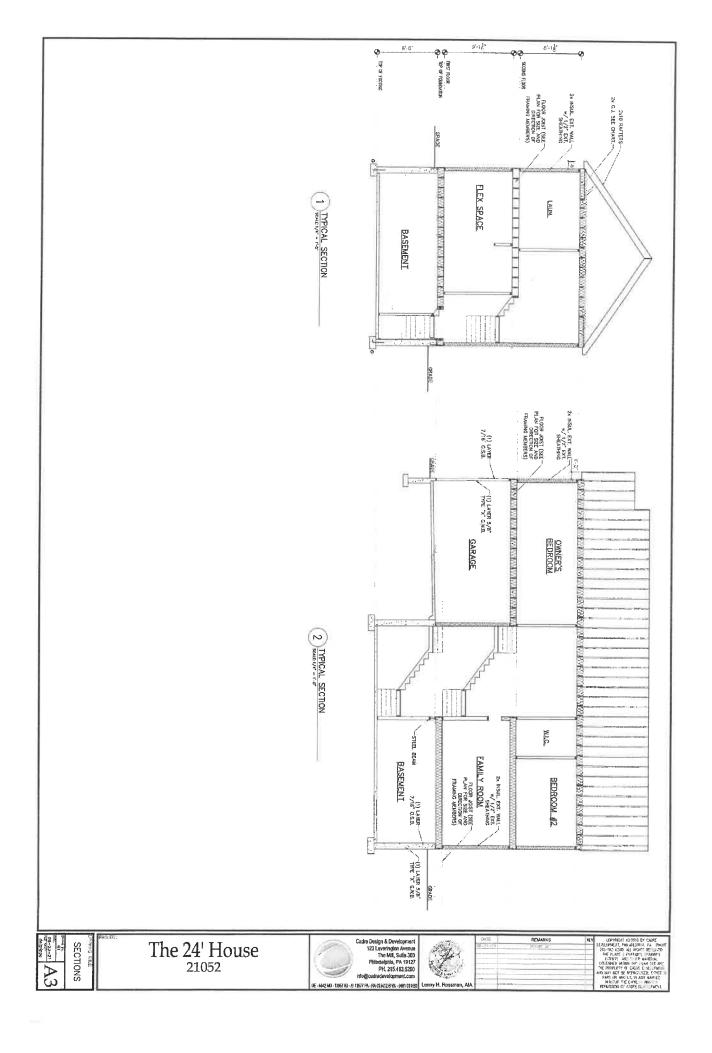
Cadre Design & Development 123 Leverington Ävenue The Mill, Suite 300 Philadelphia. PA 19127 PH. 215.463.6200 Info@cadredevetopment.com

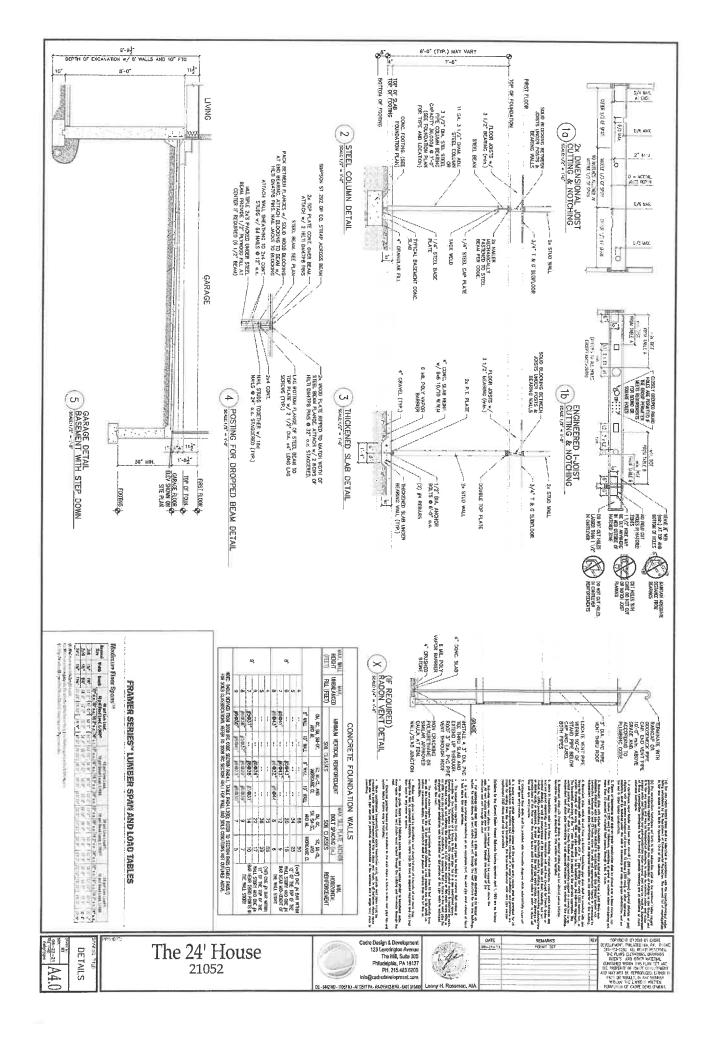


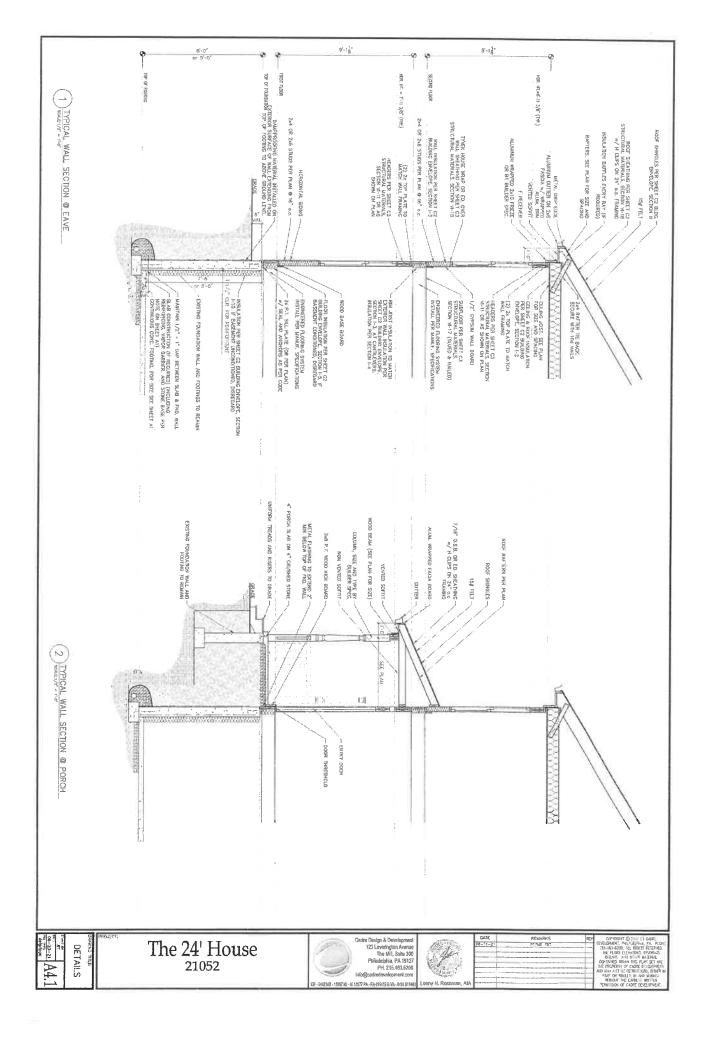
DATE REMARKS SEY (61-14-21) FEBRIF SET

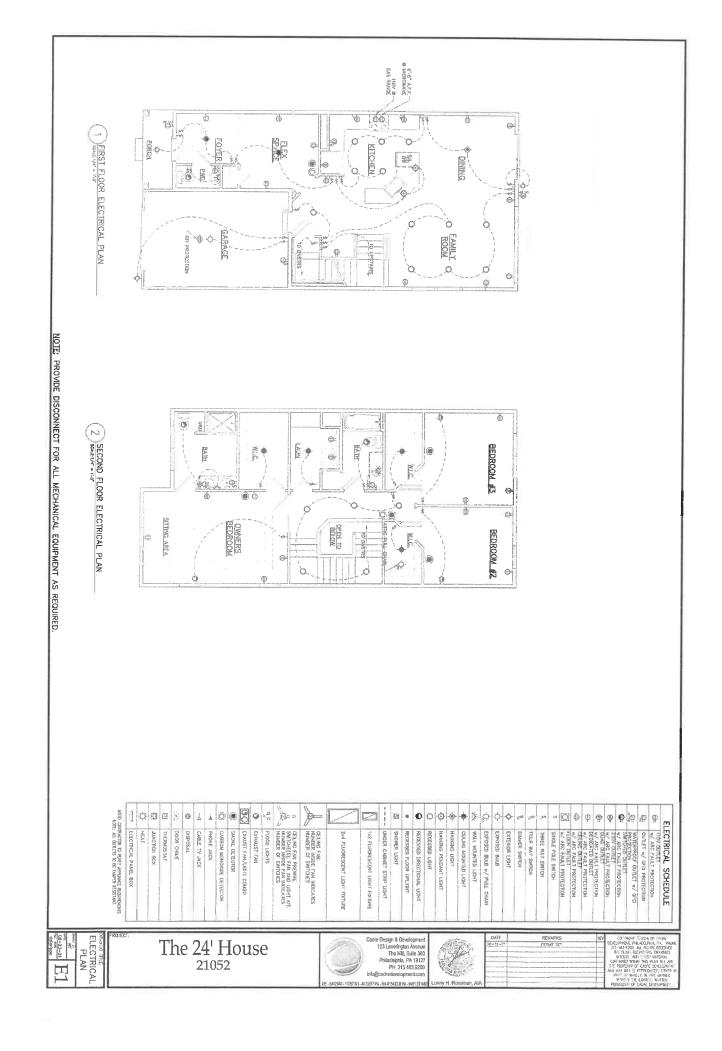
COMMENT DOUGHT UNDER 
CONTROL DOUGHT UNDER 
CONTROL DOUGHT PRINCES PAR 
THE STAR SELECTION OF THE SELECTION

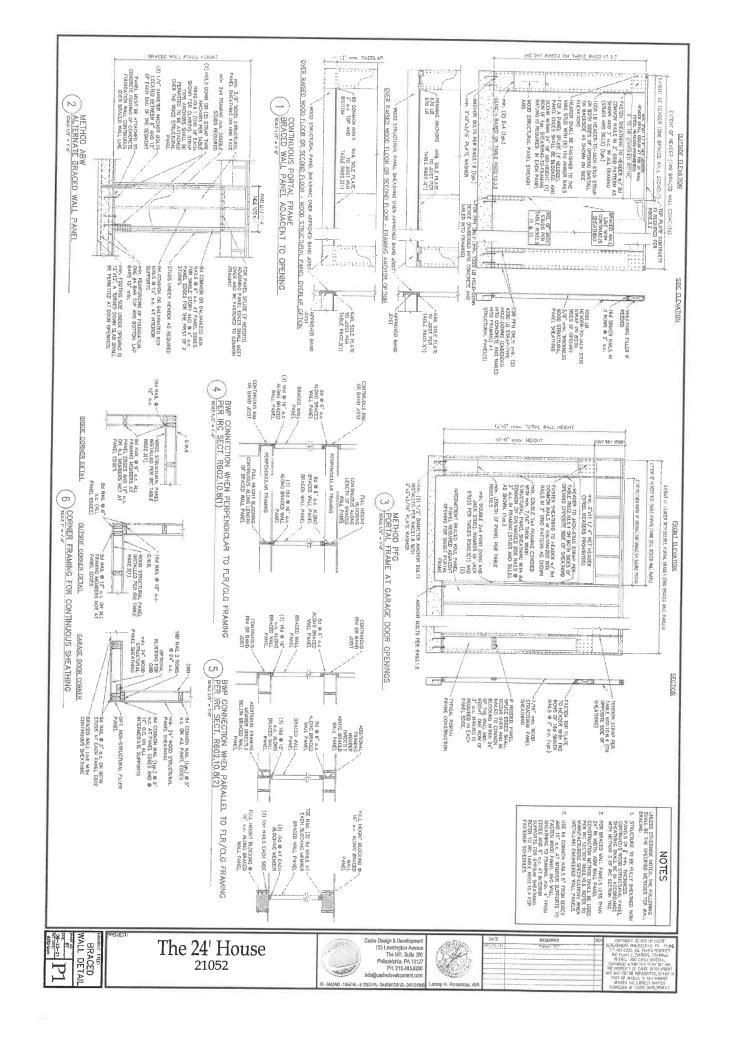












# EXHIBIT "D" Court Order

Case# 2019-27547-16 Docketed at Montgomery County Prothonotary on 08/03/2020 11:20 AM, Fee = \$0.00. The filer certifies that this filing compiles with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

# IN THE COURT OF COMMON PLEAS, MONTGOMERY COUNTY, PENNSYLVANIA CIVIL DIVISION

MOSER CONSTRUCTION CO.

NO. 2019-27547

VS.

:

LOWER PROVIDENCE TOWNSHIP ZONING HEARING BOARD

.

#### ORDER

AND NOW, this 3<sup>rd</sup> day of August, 2020, upon consideration of the Appeal filed by Moser Construction Co., the Briefs filed in support and in opposition thereto, and after oral argument, it is hereby ORDERED and DECREED that the appeal and relief requested therein is GRANTED and the decision of the Lower Providence Township Zoning Hearing Board is hereby REVERSED.

BY THE COURT:

WENDY G. ROTHSTEIN, J.

Mungapp\_

E-Filed on 8/3/2020 Emailed to: Jackie McAllister, Court Administration

Bri Kennedy

Judicial Secretary