



2133 Arch Street, Suite 303

Philadelphia, PA 19103

TEL: (215) 790-1050x.138 FAX: (215) 790-0215

## PLANNING REPORT

**RE:** Mattison Estates  
701 S. Bethlehem Pike  
Upper Dublin Township  
Montgomery County, PA

**DATE:** 9 December 2016

### MATERIALS REVIEWED

The planner received the following for review:

- Conceptual Townhouse Elevation, prepared by Kimmel Bogrette, dated 11.15.2016
- Three Unit Town House renderings, prepared by Kimmel Bogrette, dated 11.2016
- Conceptual Carriage House Elevation, prepared by Kimmel Bogrette, dated 11.15.2016
- Two Unit Carriage House renderings, prepared by Kimmel Bogrette, dated 11.2016
- Streetscape Exhibit, prepared by Bohler Engineering, dated 11.10.2016
- Streetscape Exhibit 2, prepared by Bohler Engineering, dated 11.10.2016
- St. Mary's Villa, Model A Front Elevation, prepared by Mark Stanish Architects, dated 11.29.2016
- St. Mary's Villa, Model A Street View, prepared by Mark Stanish Architects, dated 11.29.2016
- Conditional Use Plan set prepared by Bohler Engineering, dated 11.10.2016:
  - Sheet 1: Cover Sheet
  - Sheet 2: Site Plan
  - Sheet 3: Existing Conditions/Natural Resources Plan
  - Sheet 4: Open Space Plan
  - Sheet 5: Grading Plan
  - Sheet 6: Utility Plan
  - Sheet 7: Tree Removal Plan
  - Sheet 8: Landscape Plan
- St. Mary's Villa Stream Restoration Plan set, prepared by Skelly & Loy Engineering-Environmental Consultants, dated 10.21.2016:
  - Sheet G-001: Cover
  - Sheets G-101-102: Noes
  - Sheet V-101: Survey Control Plan
  - Sheets R-101-502: Restoration Drawings
  - Sheets ES-101-503: Erosion & Sediment Pollution Control Drawings
  - Sheets LS-101-LW-501: Landscape Drawings

### DESIGN REVIEW

The following review examines the submission materials according to Section 255-90.2 Historical Preservation – Mixed Residential Community Zoning Ordinance Part F. Architectural Design Standards and Guidelines for St. Mary's Villa Property for Upper Dublin Township. These standards and guidelines ensure that new development on the St. Mary's Villa property respects the character of the key historic structures and features of the site.

#### ***Part 4.3: Building Height and Massing***

The proposed Townhouses and Carriage homes are permitted to be a maximum of 35 feet, and 2 stories, measured from the first floor elevation to the peak of any pitched roof. In addition, the eaves and any continuous wall element may not be higher than 20 feet. Finally, subsidiary features, such as gables and gabled dormers, may extend to a maximum height of 32 feet. The elevations provided for

the townhouses and both carriage home options ("Carriagehouse" and "St. Mary's Villa-Model A") meet all height requirements. In addition to the roof, eave, and subsidiary feature height requirements, chimneys, turrets, and terraces may extend above the maximum height, as long as the materials and design are architecturally consistent with the design of the building. St. Mary's Villa-Model A has an optional cupola that does not extend above the roofline, its highest point below the ridge height of 32'-11". This does not extend above the maximum height, and is therefore considered acceptable.

#### **Part 4.4: Building Placement**

Twin (carriage) homes and townhomes are required to be set back a minimum of 20 feet from the curb when not along the main entry drive. The three-unit building located in the southwest area of the site that is adjacent to a trail connection measures less than 20 feet from the curb, and should be corrected. Careful consideration must be made when adjusting the plan to meet this requirement as other setback requirements must also be adhered to that are currently shown as meeting the minimum requirements on the plan. The minimum setback required along the main entry drive, adjacent to the median, is 30 feet. In addition, twin (carriage) homes and townhomes must have a minimum building separation of 20 feet. Finally, twin (carriage) homes and townhomes are required to have a minimum setback from the entry drive of 100 feet. With the exception of the three-unit building noted above, all setback requirements are being met on the current plan.

#### **Part 4.5: Building Materials:**

Building materials for new buildings shall complement the building materials and colors of the historic features of the site, and the number of materials used in any one building shall be limited. Acceptable materials include stone, cultured stone, or cast stone, in a coursed or uncoursed ashlar pattern, of a similar color range to the historic stone, or cement stucco, in earth tone colors or black that complement the existing stone color. Fiber cement board and siding and trim in earth-tone colors is acceptable as a secondary material. Alien materials such as brick masonry and builder grade vinyl siding, are prohibited; heavy duty premium vinyl siding is allowed as a secondary material for townhomes and carriage homes only. The following comments reflect the review of the submitted renderings and architectural elevations for each unit type.

#### **Three Unit Townhouse:**

The townhouse design offers a mix of materials and colors that are complementary to the historic nature of the existing features of the site. The color of the garage doors, however, should be darker in tone to have a similar hue as the stone to deemphasize the garage doors. Changing the second story standing seam metal roof to asphalt, to match the main roof material, should be considered. In addition, the stone masonry on the Townhouse should wrap around from the front to the side elevation, fully covering the side elevation so as not to appear as veneer and an after-thought. Finally, in order to ensure the highest quality materials are used in this development, notes should be added to the elevations indicating where asphalt shingles are used, i.e. for the main roof, and references to *Architectural* trim, louver, trellis, etc. should be more specific as to the material used, i.e. fiber cement.

#### **Carriage House:**

The Carriage House also offers a mix of materials and colors that are complementary to the historic features on the site. In order to be more welcoming, however, it is suggested that glazed lights be added to the garage doors, similar to the garage doors on the other building types. Also, additional stone masonry on the Carriage house should be included between the piers and windows on the first floor elevation to provide a more solid base, removing the notion of the piers which appear as an after-thought.

#### **St. Mary's Villa-Model A:**

The St. Mary's Villa-Model A, a carriage house, is slightly different in character from the other two building types presented. While there is variation in materials used, the design is compromised by repetitive double garage doors that have little variation. Like the townhouse, the garage doors of St. Mary's Villa could be darker in tone to have a similar hue to the stone, and to deemphasize the garage doors in general. The garage doors dominate the streetscape; more variation in the garage door design is needed. To ensure higher quality materials are used, notes should be added to the architectural elevations to more specifically indicate the types of materials used. Asphalt shingles on the roofs over the entry and garage doors should be noted. The note regarding the metal seam roofing should be changed to indicate it is a *standing seam* metal roof. The materials used for the brackets at

the entry porches and garage eaves should be noted. All trim, window casings, fascia, sills and aprons are permitted to be high quality vinyl. The note regarding these elements should include the word "premium" or change the material to fiber cement, which is also permitted. Finally, all references to stone veneer should be "cultured stone veneer" to ensure that a higher quality stone veneer will be used.

The architectural elevations of the St. Mary's Villa – Model A indicate that there are three (3) building details that are *optional*. These include the cupola, but more importantly the shake shingle siding and the roof over the garage door. It is unclear what is meant by optional and what the standard design would be if the optional design is not selected. Since the building elevations would look different than the submittal if the optional designs are not used, the standard elevation and corresponding rendering should also be submitted for review. Providing a variation in these *optional* and *standard* elements as all a fixed standard elevation along the streetscape should be considered.

It is suggested that a variety of color palettes for each of the building types be created to include stone, siding (horizontal lap and shake shingle), trim, doors (entry and garage), and windows. In addition, building materials should be fully noted on the elevations.

#### **Part 4.6: Building Articulation:**

Building mass should be deemphasized through vertical and horizontal articulation. This is accomplished through variations in building wall planes via projections, recesses, wall setbacks, varying rooflines, as well as changes in materials to reduce the apparent height and bulk of the buildings. The balanced use of stone, siding, shingles, and metal roofing in the proposed building elevations (all building types) provides a balanced amount of material differentiation while not overwhelming the design.

The garage door designs of the St. Mary's Villa-Model A should be varied to provide more variation along the streetscape of these two-unit buildings. The current streetscape appears too repetitive with the repetition of identical garage doors without variation in color. The other model of the St. Mary's Villa shown in the Street View rendering (architectural elevation not provided) has a tall mansard roof over the garage, which results in a front elevation that will be primarily roof. Changing the slope of the roof and/or adding architectural features will break the massing of the roof.

## **RECOMMENDATIONS**

After review of the submitted plans, elevations, and renderings, the following changes should be made in order to meet the requirements of Section 255-90.2 Historical Preservation – Mixed Residential Community Zoning Ordinance Part F. Architectural Design Standards and Guidelines for St. Mary's Villa Property.

#### **Design Standards**

1. Ensure that all setback requirements are met, specifically the required 20-foot minimum setback from the curb for all townhouses and carriage houses.
2. Darken the hue of all garage doors so that they do not dominate the streetscape, and are similar in tone to the surrounding stone wall surface.
3. Consider changing the second story standing seam metal roof on the townhomes to asphalt.
4. Add glazed lights to carriage house garage doors similar to all other building types.
5. Consider creating various overall color palettes to include the stone, siding (horizontal & shake), trim, doors (entry & garage), and windows.
6. Change the garage door design of the St. Mary's Villa to provide more variation along the streetscape.
7. Change the slope of the roofs of the St. Mary's Villas (all models) and/or provide more vertical breaks in the front roof elevation to avoid an overpowering roof line.

#### **Submission**

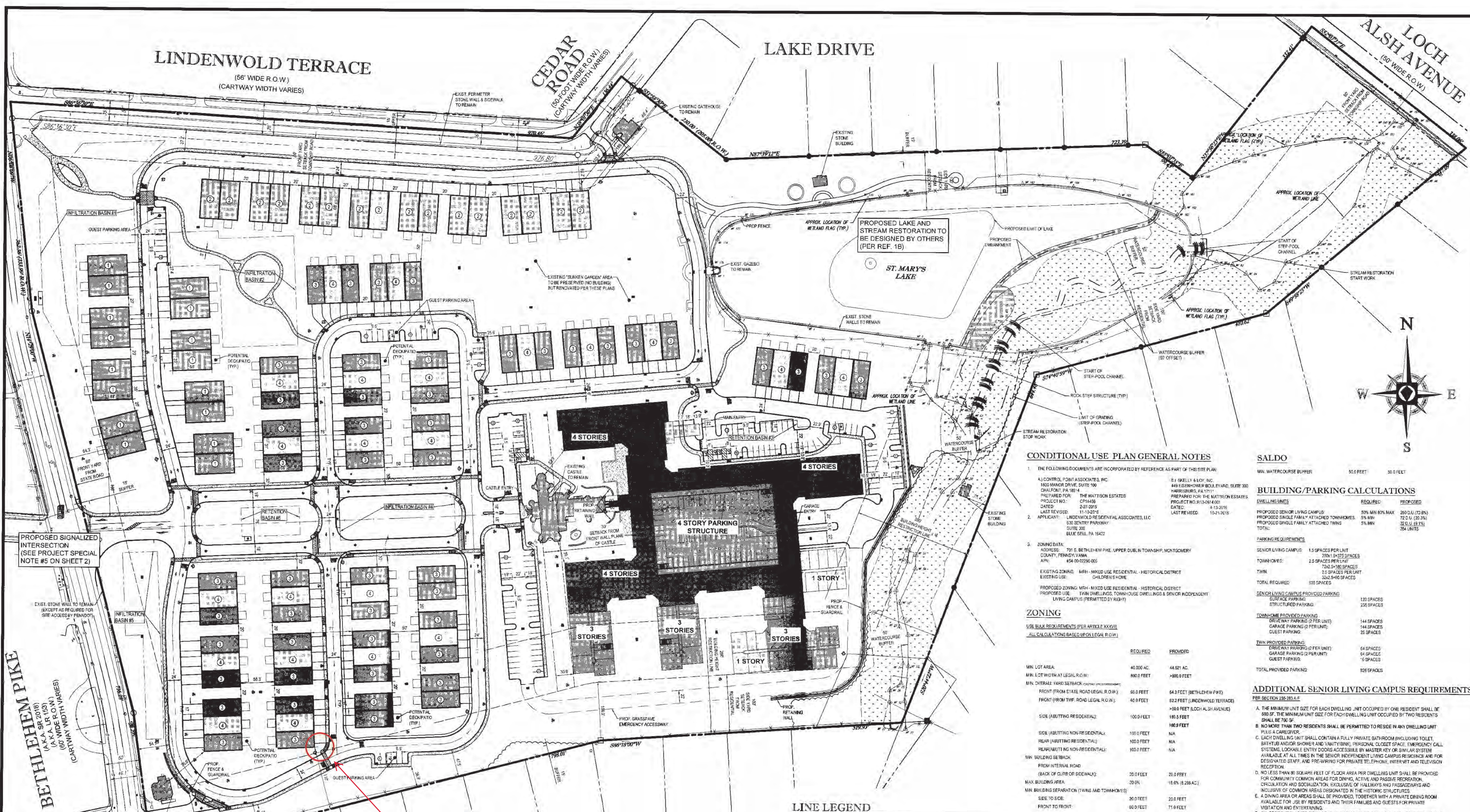
1. Ensure all notes are specific as to materials used.
2. Note asphalt shingles on roofs.
3. Provide the standard elevation and corresponding rendering for the St. Mary's Villa.

LINDENWOLD TERRACE  
(56' WIDE R.O.W.)  
(CARTWAY WIDTH VARIES)

CEDAR ROAD  
(55 FOOT WIDE R.O.W.)  
(CARTWAY WIDTH VARIES)

LAKE DRIVE

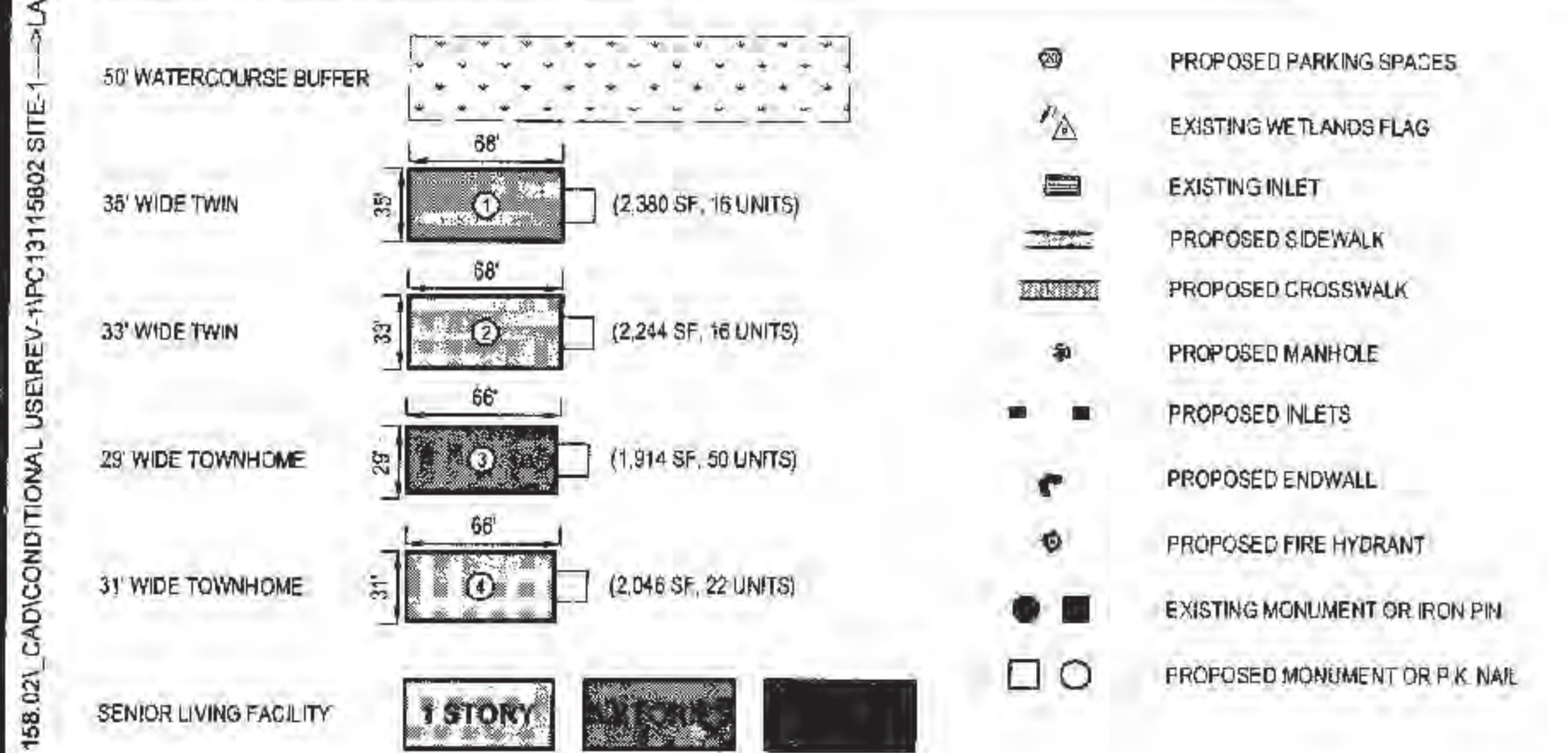
LOCH ALSH AVENUE  
(50' WIDE R.O.W.)



PROPOSED SIGNALIZED INTERSECTION (SEE PROJECT SPECIAL NOTE #5 ON SHEET 2)

BETHEHEM PIKE  
(A.K.A. SR 605)  
(A.K.A. LR 605)  
(60' WIDE R.O.W.)  
(CARTWAY WIDTH VARIES)

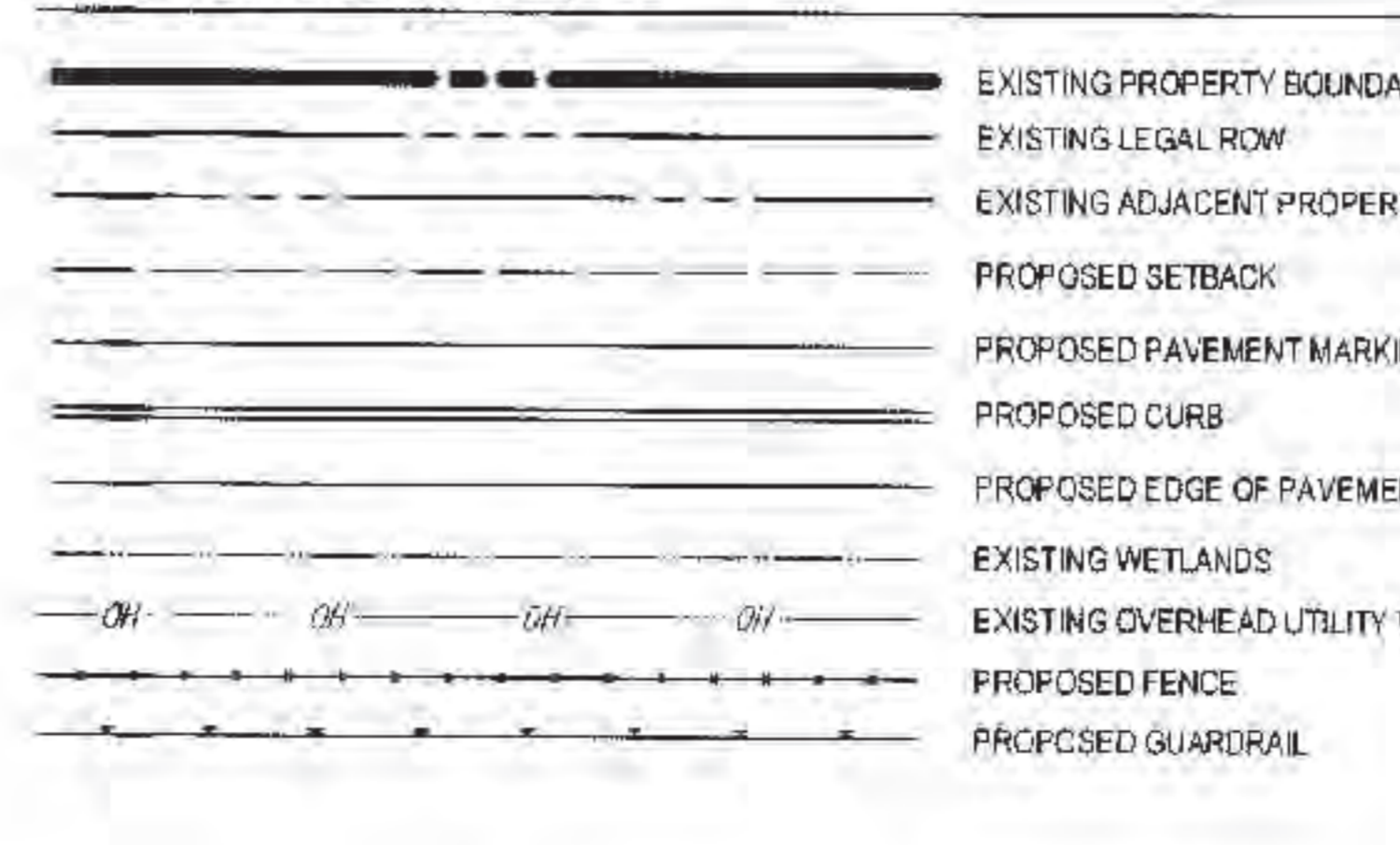
**SYMBOL LEGEND**



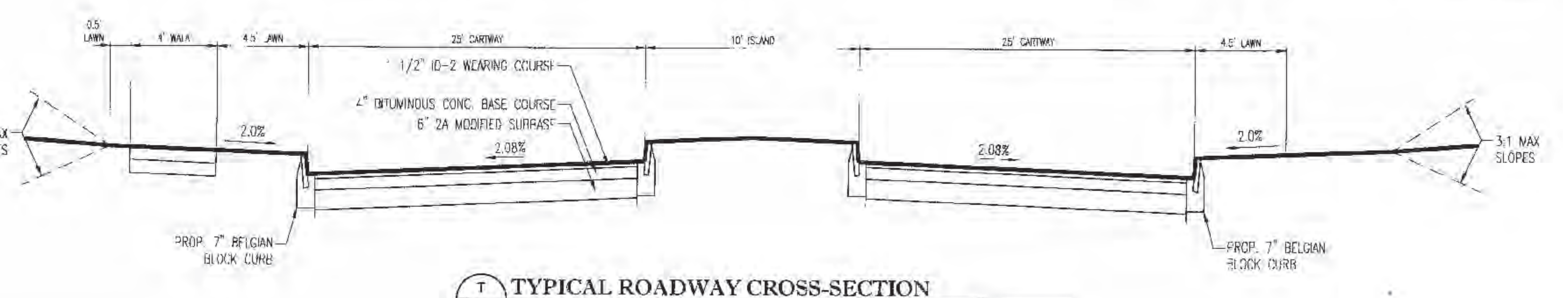
Insufficient 20' Setback

VILLA DRIVE

**LINE LEGEND**



**TYPICAL ROADWAY CROSS-SECTION**  
SCALE: N.T.S.



**CONDITIONAL USE PLAN GENERAL NOTES**

- THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
  - A) CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 100 CHALFONT, PA 18814 PREPARED FOR: THE MATTHEW ESTATES PROJECT NO. 13-0614001 DATED: 2/27/2015 LAST REVISED: 11/10/2016
  - B) SKELLY & LOY, INC. 449 EISENHOWER BOULEVARD, SUITE 300 HARRISBURG, PA 17111 PREPARED FOR: THE MATTHEW ESTATES PROJECT NO. 13-0614001 DATED: 4/13/2016 LAST REVISED: 10/21/2016
- APPLICANT: LINDENWOLD RESIDENTIAL ASSOCIATES, LLC 636 SENTRY PARKWAY SUITE 300 BLUE CELL, PA 19422

**ZONING**

USE: BULK REQUIREMENTS (PER ARTICLE XXXVII)  
ALL CALCULATIONS BASED UPON LEGAL R.O.W.

	REQUIRED	PROVIDED
MIN. LOT AREA:	40,000 AC.	44,821 AC.
MIN. LOT WIDTH AT LEGAL R.O.W.:	800.0 FEET	>800.0 FEET
MIN. OVERALL YARD SETBACK (SEE ARTICLE XXXVII):		
FRONT (FROM STATE ROAD LEGAL R.O.W.):	50.0 FEET	64.3 FEET (BETHEHEM PIKE)
FRONT (FROM TWP. ROAD LEGAL R.O.W.):	40.0 FEET	62.2 FEET (LINDENWOLD TERRACE)
SIDE (ABUTTING RESIDENTIAL):	100.0 FEET	185.5 FEET
SIDE (ABUTTING NON-RESIDENTIAL):	100.0 FEET	N/A
REAR (ABUTTING RESIDENTIAL):	100.0 FEET	N/A
REAR (ABUTTING NON-RESIDENTIAL):	100.0 FEET	N/A
MIN. BUILDING SETBACK:		
FROM INTERNAL ROAD:	20.0 FEET	20.0 FEET
(BACK OF CURB OR SIDEWALK):	20.0 FEET	18.6% (8.28 AC)
MAX. BUILDING AREA:	20.0%	20.0%
MIN. BUILDING SEPARATION (TOWNSHIP AND TOWNHOMES):		
SIDE TO SIDE:	20.0 FEET	20.0 FEET
FRONT TO FRONT:	60.0 FEET	71.0 FEET
BACK TO BACK:	50.0 FEET	50.0 FEET
SIDE TO REAR OR FRONT:	25.0 FEET	>25.0 FEET
FROM HISTORIC BUILDING:		
ALL:	70.0 FEET	76.6 FEET
LINDENWOLD TERRACE GATEHOUSE:	100.0 FEET	103.6 FEET
FRONT FROM CURB:	50.0 FEET	50.0 FEET
5' DE. SETBACK FROM MAIN ENTRANCE:	100.0 FEET	100.0 FEET
MIN. BUILDING SEPARATION (SENIOR LIVING):		
SIDE TO SIDE:	20.0 FEET	N/A
FRONT TO FRONT/BACK TO BACK:	80.0 FEET	N/A
SIDE TO FRONT OR REAR:	30.0 FEET	N/A
FROM HISTORIC CASTLE:	25.0 FEET	40.3 FEET
MIN. SETBACK FROM CASTLE FRONT WALL PLANE:	30.0 FEET	30.0 FEET
MIN. PARKING SETBACK FROM BUILDING WALL:	10.0 FEET	10.0 FEET
MAX. IMPERVIOUS COVERAGE:	40.0%	38.1% (17.31 AC)
MAX. SENIOR INDEPENDENT LIVING:		
MAX. SENIOR INDEPENDENT LIVING:		
MAX. REMAINING:		
DWELLING UNIT DENSITY:	14 D.U./AC.	<14.0 U./AC.
MAX. BUILDING HEIGHT (SENIOR LIVING):	5.0 FEET	<5.0 FEET
MAX. BUILDING HEIGHT (SENIOR LIVING):	5.0 FEET	<5.0 FEET
MAX. BUILDING HEIGHT (SENIOR LIVING):	45.0 FEET	<45.0 FEET
MAX. BUILDING HEIGHT (TOWNSHIP AND TOWNHOMES):	45.0 FEET	<45.0 FEET
MIN. BUFFER:	15.0 FEET	15.0 FEET
MIN. SENIOR LIVING UNIT S.D.E.:		
1 RESIDENT:	500 SF	>= 500 SF
2 RESIDENTS:	700 SF	>= 700 SF

**SALDO**

MIN. WATERCOURSE BUFFER: 50.0 FEET 50.0 FEET

**BUILDING/PARKING CALCULATIONS**

DWELLING UNITS	REQUIRED	PROVIDED
PROPOSED SENIOR LIVING CAMPUS:	55% MIN. 87% MAX.	200 D.U. (72.8%)
PROPOSED SINGLE FAMILY ATTACHED TOWNHOMES:	5% MIN.	72 U. (25.3%)
PROPOSED SINGLE FAMILY ATTACHED TOWNS:	5% MIN.	32 U. (11.1%)
TOTAL:		354 UNITS

**ADDITIONAL SENIOR LIVING CAMPUS REQUIREMENTS**

- PER SECTION 236.283.1A:
- THE MINIMUM UNIT SIZE FOR EACH DWELLING UNIT OCCUPIED BY ONE RESIDENT SHALL BE 600 SF. THE MINIMUM UNIT SIZE FOR EACH DWELLING UNIT OCCUPIED BY TWO RESIDENTS SHALL BE 700 SF.
  - NO MORE THAN TWO RESIDENTS SHALL BE PERMITTED TO RESIDE IN ANY DWELLING UNIT PLUS A CAREGIVER.
  - EACH DWELLING UNIT SHALL CONTAIN A FULLY PRIVATE BATHROOM (INCLUDING TOILET, BATH, AND SHOWER) AND VANITY SINK, PERSONAL CLOSET SPACE, EMERGENCY CALL SYSTEM, LOCKABLE ENTRY DOORS ACCESSIBLE BY MASTER KEY OR SIMILAR SYSTEM AVAILABLE AT ALL TIMES IN THE SENIOR INDEPENDENT LIVING CAMPUS RESIDENCE AND FOR DESIGNATED STAFF, AND PRE-WIRING FOR PRIVATE TELEPHONE, INTERNET AND TELEVISION RECEPTION.
  - NO LESS THAN 80 SQUARE FEET OF FLOOR AREA PER DWELLING UNIT SHALL BE PROVIDED FOR COMMON AREA FOR DINING, ACTIVE AND PASSIVE RECREATION, CIRCULATION AND SOCIALIZATION EXCLUSIVE OF HALLWAYS AND PASSAGEWAYS AND INCLUSIVE OF COMMON AREAS DESIGNATED IN THE HISTORIC STRUCTURES.
  - A DINING AREA OR AREAS SHALL BE PROVIDED, TOGETHER WITH A PRIVATE DINING ROOM AVAILABLE FOR USE BY RESIDENTS AND THEIR FAMILIES AND GUESTS FOR PRIVATE VISITATION AND ENTERTAINING.
  - ALL RESIDENTIAL UNITS SHALL BE PART OF A COMPLEX, SWIMMING TO MULTIFAMILY HOUSING, NO SINGLE-FAMILY UNITS OR TOWNHOMES SHALL BE PERMITTED.

**BOHLER ENGINEERING**

STATE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING PROGRAM MANAGEMENT SUSTAINABLE DESIGN

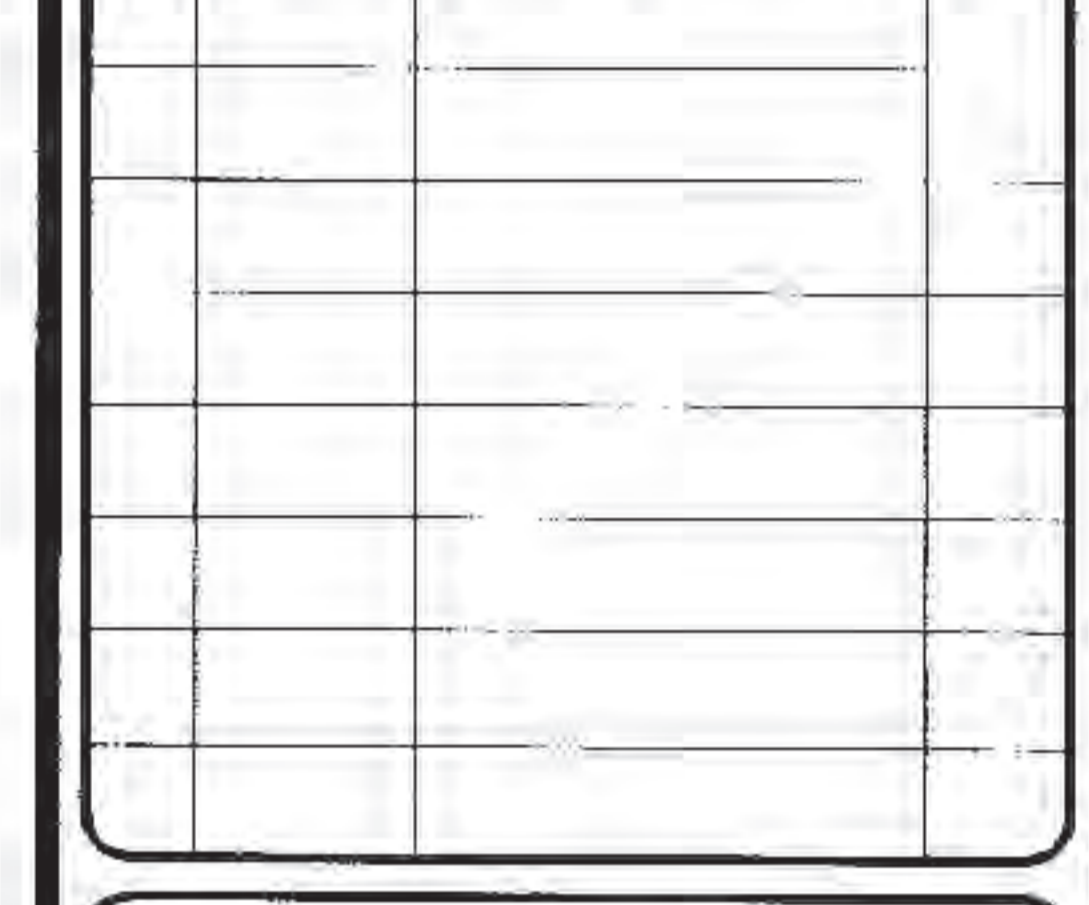
LANDSCAPE ARCHITECTURE TRANSPORTATION SERVICES

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NEW JERSEY

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PALESTER, PA  
SCOTTSDALE, PA  
REHOBOTH BEACH, DE  
CHARLOTTE, NC  
SOUTH FLORIDA

**REVISIONS**

REV	DATE	COMMENT	BY
1	11/10/2016	GENERAL REVISIONS	MCM



**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL

PA1  
1-800-243-1776

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO: PC131158.02  
DRAWN BY: K.D.S.  
CHECKED BY: J.R.D.  
DATE: 2016.08.11  
SCALE: AS NOTED  
CAD I.D.: PC13115802 SITE-1

**CONDITIONAL USE PLAN**

FOR  
**LINDENWOLD RESIDENTIAL ASSOCIATES, LLC.**

**ST. MARY'S VILLA**

701 S. BETHEHEM PIKE  
UPPER DUBLIN TOWNSHIP  
MONTGOMERY COUNTY, PA

**BOHLER ENGINEERING**

1600 MANOR DRIVE, SUITE 200  
CHALFONT, PENNSYLVANIA 18814  
Phone: (215) 996-9100  
Fax: (215) 996-9102  
www.BohlerEngineering.com

**BRITZ**

REGISTERED PROFESSIONAL ENGINEER  
PENNSYLVANIA No. PE074843

**SHEET TITLE**

**SITE PLAN**

**SHEET NUMBER**

**2**  
OF 8

REVISION 1 - 2016.11.10



RETURN STONE MASONRY SO THAT IT DOES NOT APPEAR AS APPLIED FACADE.

DARKEN COLOR TONE OF GARAGE DOOR TO SIMILAR HUE TO STONE TO DEEMPHASIZE GARAGE

Conceptual Rendering Subject to Change

# MATTISON ESTATES

PROPOSED EXTERIOR IMAGES  
THREE UNIT TOWN HOUSE  
November 2016

**KIMMEL BOGRETTE**  
Architecture + Site  
151 E. 10th Avenue, Suite 300 Conshohocken, PA 19428  
Phone: 610.834.7805 Facsimile: 610.834.7815  
© COPYRIGHT 2013 KIMMEL BOGRETTE ARCHITECTURE + SITE, INC. ALL RIGHTS RESERVED





**KIMMEL BOGRETTE**

Architecture + Site

151 E. 10th Avenue, Suite 300  
Conshohocken, PA 19428  
Phone: 610.834.7605  
Facsimile: 610.834.7815

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**NEW RESIDENTIAL COMMUNITY  
MATTISON ESTATES  
UPPER DUBLIN  
PENNSYLVANIA**

CONCEPTUAL EXTERIOR ELEVATION  
DATE: 2016.11.15  
SCALE: AS NOTED

**TE**

ASPHALT SHINGLES

CONSIDER ASPHALT SHINGLES TO MATCH REST OF ROOF

- MAXIMUM BUILDING HEIGHT  
+35'-0"
- T.O. ROOF  
+32'-7"
- DECORATIVE ARCHITECTURAL LOUVER.
- FIBER CEMENT LAP SIDING WITH ARCHITECTURAL TRIM.
- FIBER CEMENT CEDAR SHAKE SIDING WITH ARCHITECTURAL TRIM.
- ARCHITECTURAL WINDOW AND TRIM.
- STANDING SEAM METAL ROOFING
- DECORATIVE ARCHITECTURAL COLUMN COVER.
- SECOND FLOOR  
+10'-0"
- DECORATIVE CAST CAPSTONE
- CULTURED STONE VENEER
- T.O. FIRST FLOOR  
0'-0"
- CARRIAGE STYLE GARAGE DOOR



**Conceptual Townhouse Elevation**

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

Artist's Conceptual Rendering Subject to Change



CONSIDER STONE TO PROVIDE A SOLID BASE. STONE PIERS APPEAR AS AN AFTER-THOUGHT.

Conceptual Rendering Subject to Change

# MATTISON ESTATES

PROPOSED EXTERIOR IMAGES  
TWO UNIT CARRIAGE HOUSE  
November 2016



KIMMEL BOGRETTE

Architecture + Site

151 E. 10th Avenue, Suite 300  
Conshohocken, PA 19428

Phone: 610.834.7805  
Facsimile: 610.834.7815

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NEW RESIDENTIAL COMMUNITY  
MATTISON ESTATES  
UPPER DUBLIN  
PENNSYLVANIA

CONCEPTUAL EXTERIOR ELEVATION  
DATE: 2016.11.15  
SCALE: AS NOTED

CE

ASPHALT SHINGLES

CONSIDER STONE TO PROVIDE A SOLID  
BASE. STONE PIERS APPEAR AS AN  
AFTER-THOUGHT.

ADD GLAZED LIGHTS  
TO APPEAR MORE  
WELCOMING

MAXIMUM BUILDING HEIGHT  
+35'-0"

T.O. ROOF  
+31'-0"  
DECORATIVE ARCHITECTURAL  
LOUVER.

STANDING SEAM METAL  
ROOFING.

FIBER CEMENT CEDAR  
SHAKE SIDING WITH  
ARCHITECTURAL TRIM.

ARCHITECTURAL  
WINDOW AND TRIM.

FIBER CEMENT LAP SIDING  
WITH ARCHITECTURAL TRIM.

SECOND FLOOR  
+10'-0"

ARCHITECTURAL  
TRIM PANEL.

CULTURED STONE  
VENEER.

T.O. FIRST FLOOR  
0'-0"

DECORATIVE ARCHITECTURAL  
TRELLACE

CARRIAGE STYLE GARAGE  
DOOR



Conceptual Carriagehouse Elevation

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

Artist's Conceptual Rendering Subject to Change



DARKEN THE TONE OF THE GARAGE DOORS TO BE SIMILAR HUE TO STONE MASONRY TO DEEMPHASIZE GARAGE DOORS.

VARY GARAGE DOOR DESIGNS. APPEARS TOO REPETITIVE.

CONSIDER DECREASING SLOPE OR ADDING ARCHITECTURAL FEATURES TO BREAK ROOF MASSING OF FRONT ELEVATION.

274 Lancaster Avenue  
Suite 210  
Malvern, PA 19355  
610.889.0490  
StanishArchitects.com

MARK  
STANISH  
ARCHITECTS LLC

SAINT MARY'S VILLA  
MODEL A  
First Floor Master Suite  
Upper Dublin Township, Montgomery County, PA

DRAWING	
STREET VIEW	
SCALE	DATE
N.T.S.	11/29/2016

REVISIONS	

Copyright © 2016  
MARK STANISH ARCHITECTS LLC  
All Rights Reserved.

DRAWING  
A-2

1 STREET VIEW  
A2 N.T.S.

MAXIMUM BUILDING HEIGHT  
 +35'-0"

RIDGE HEIGHT  
 ±32'-11"

SECOND FLOOR  
 +10'-1"

FIRST FLOOR  
 0'-0"

- ASPHALT SHINGLE ROOFING, TYP.
- OPTIONAL CUPOLA W/ COPPER ROOF & COPPER WEATHERVANE
- PVC FASCIA & FRIEZE TRIM W/ PVC CROWN
- FIBER CEMENT LAP SIDING, TYP.
- 1X8 PVC RAKE TRIM W/ BEADED EDGE AT FACE OF GABLE WALL
- EXTENDED 1X8 PVC BARGE TRIM W/ PVC CROWN AT GABLES
- OPTIONAL FIBER CEMENT CEDAR SHAKE SIDING AT GABLES
- OPTIONAL 36" DEEP PENT ROOF AT GARAGE DOORS
- 2-PIECE PVC BAND TRIM W/ CAP ABOVE STONE VENEER, CONTINUOUS W/ FRIEZE AT FIRST FLOOR SOFFITS
- DECORATIVE BRACKETS AT ENTRY PORCHES & GARAGE EAVES
- 6" STONE VENEER, TYP. AT FIRST FLOOR
- CARRIAGE STYLE OVER HEAD GARAGE DOORS

VARY GARAGE DOOR DESIGNS. APPEARS TOO REPETITIVE.  
 DARKEN HUE TO MATCH STONE COLOR.

1x6 PVC FASCIA W/ AZM-47 CROWN AT DORMER SOFFITS

PVC TRIM AT FACE OF DORMERS

METAL ROOFING AT LOW SLOPED ROOFS

5/4x4 PVC CASING AT WINDOWS, TYP, W/ PVC SILL & APRON TRIM

MODEL A:  
 GARAGE SET OUT FROM CENTER  
 13'-9"

1 FRONT ELEVATION  
 A1 SCALE: 1/8" = 1'-0"