

HACIENDA DESIGN INCORPORATED

Architect
Hacienda Design, Inc
401 Washington Street
Morrisville, PA 19067
Phone: 215.736.8255
Fax: 215.736.8589

Owner
Gene Stickley
10 Olivia Drive
Yardley, PA 19067

Project Data

Lower Makefield Township Zoning Code
Residential District R-2

Commonwealth of Pennsylvania Uniform
Construction Code
2018 International Residential Code

Lot Area:
14,715 square feet
Existing Dwelling Area:
1234 square feet
Existing Front Porch area:
115 square feet
Existing Shed area:
300 square feet
Proposed Garage Addition area:
576 square feet
Building Cover:
Existing: 1649 square feet
11.2 percent
Proposed: 2225 square feet
15.1 percent

Existing Driveway Area:
754 square feet
Existing Walkway Area:
84 square feet
Existing Patio Area:
331 square feet

Proposed Additional Driveway Area:
334 square feet

Total Impervious Cover:
Existing: 2818 square feet
19.2 percent
Proposed: 3728 square feet
25.3 percent
24 percent impervious surface permitted
Variance requested for impervious surface

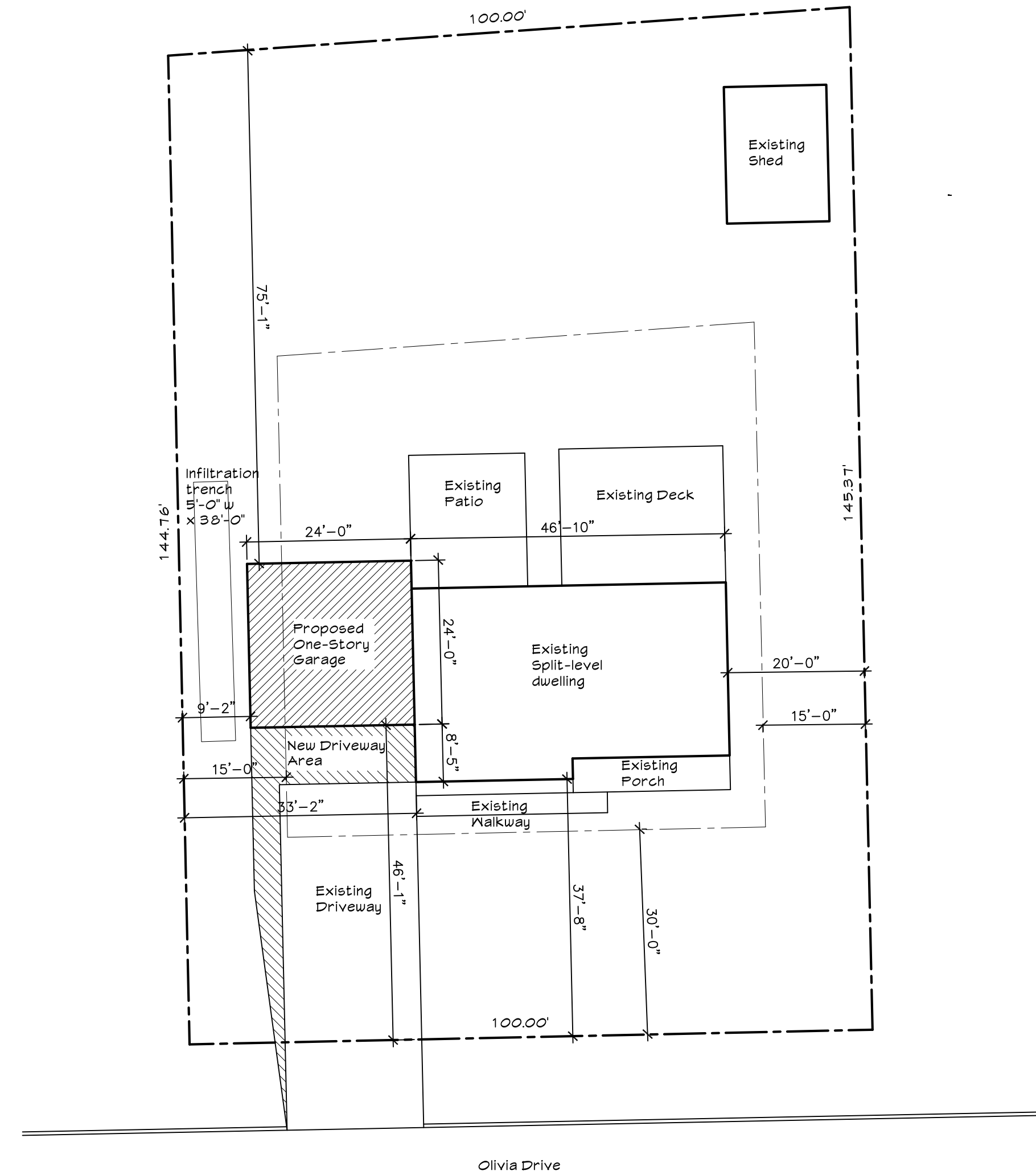
Minimum Yard Setbacks:

Front:
Required: 30'-0"
Provided:

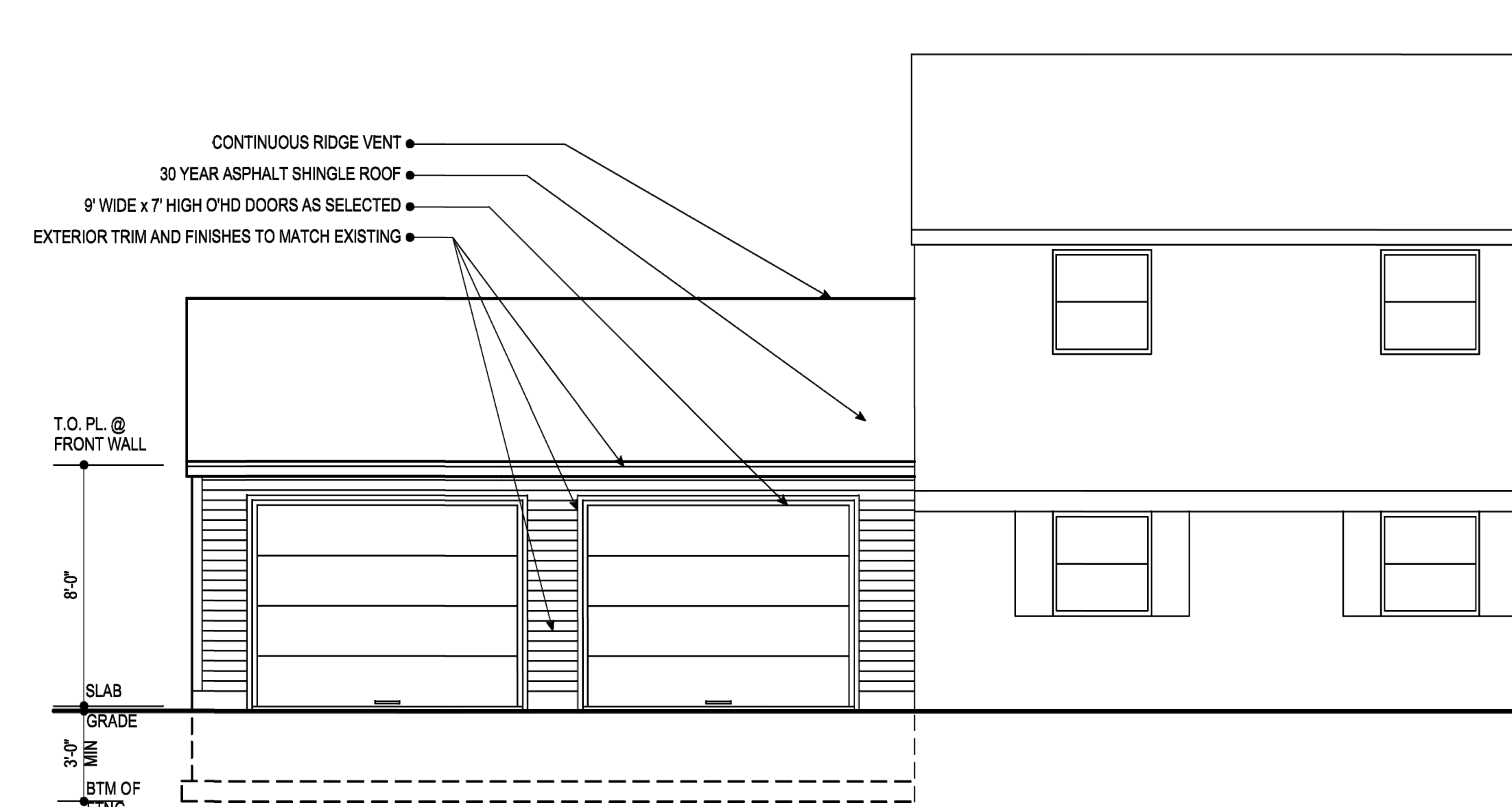
Side:
Required: 15'-0"
Provided: 20'-0" on right
9'-2" next to new garage

Variance requested for side setback less than 15'

Rear:
Required: 45'-0"
Provided: 75'-1"



1 PLOT PLAN
ST-1 SCALE: 1/16" = 1'-0"



3 PARTIAL FRONT ELEVATION
ST-1 SCALE: 1/4" = 1'-0"

Front elevation by Ralph L Finelli,
dated 11.25.2024

Stormwater Management Small Project Volume Control < 5,000 S.F. of New Impervious Surfaces

Step 1	910 S.F.	Appendix I Impervious Surface Area to be controlled to mitigate
Step 2	152 C.F.	Required Control Volume: (ISA in S.F. x 2 inches runoff)/12 inches
Step 3	154 C.F.	Trench Volume = Depth x Length x Width x 40% voids in stone

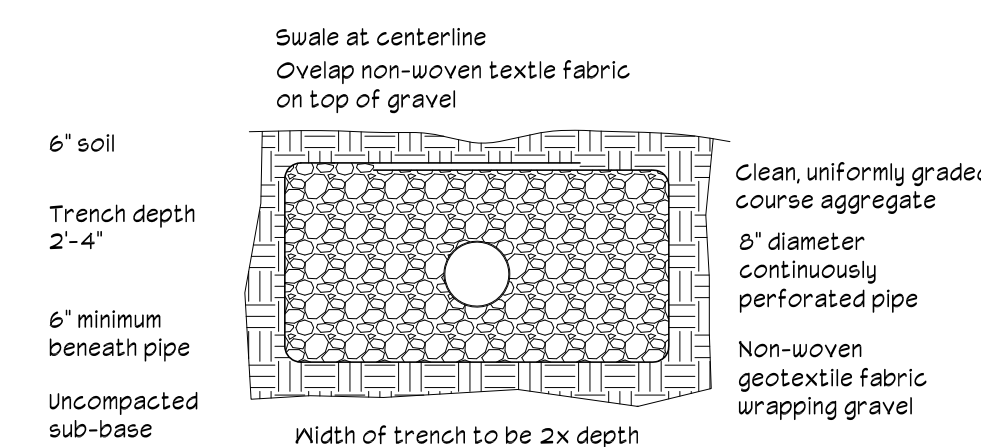
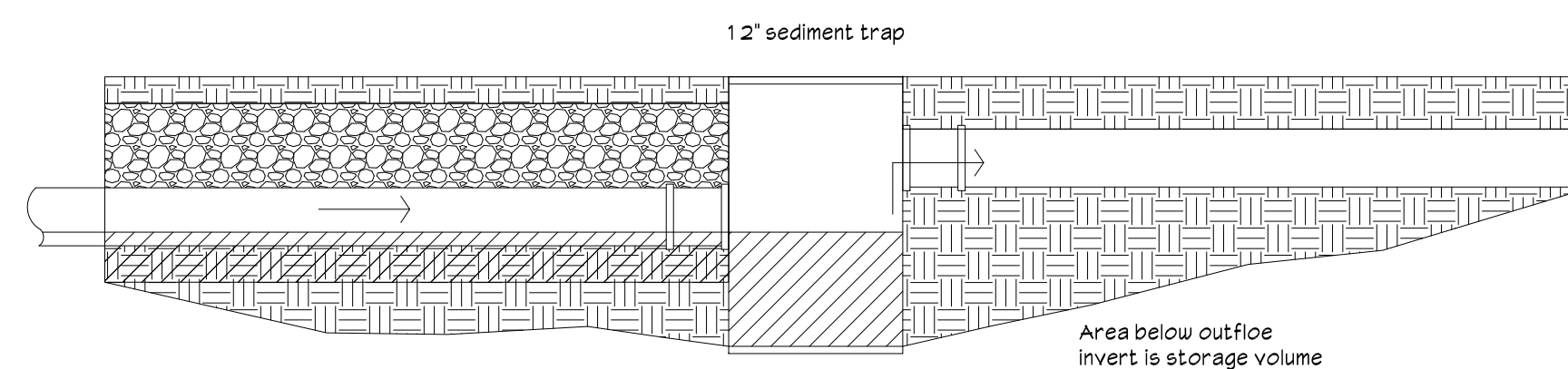
Determine the number of tree plantings:

Trees	A newly planted deciduous tree can reduce runoff volume by 6 cu. ft.
Trees	A newly planted evergreen tree can reduce runoff volume by 10 cu. ft.
0 C.F.	Runoff Volume for trees planted

Calculate the volume reduction credit by preserving existing trees:

S.F.	Approximate Area of Trees within 20 feet of impervious cover:
0 C.F.	Volume Reduction = (Existing Tree Canopy sq. ft. x 1 inch)/12
S.F.	Approximate Area of Trees > 20 feet and within 100 feet of impervious cover:
0 C.F.	Volume Reduction = (Existing Tree Canopy sq. ft. x 0.5 inch)/12
154 C.F.	Total Runoff Volume Controlled

Redo if Total Runoff Volume Controlled < Required Control Volume



2 INFILTRATION TRENCH DETAIL
ST-1 SCALE: 1/2" = 1'-0"

Seal:
Tracy L. Miller
PA R.A. 016689

HACIENDA DESIGN INCORPORATED

Project: Stickley residence
10 Olivia Drive
Yardley, PA 19067

Drawing Title:
Cover Sheet

Date:

Revisions:

Date: 8 January 2025
Scale: As Noted
CAD file: C: 2476 Stickley residence
Drawn by: TLM
Reviewed by: TLM

ST-1
Drawing Number:

1 of 1
Sheet Number:

HACIENDA DESIGN INCORPORATED

Architect
 Hacienda Design, Inc
 401 Washington Street
 Morrisville, PA 19067
 Phone: 215.736.8255
 Fax: 215.736.8589

Owner
 Eric and Malika Basil
 245 Aspen Road
 Yardley, PA 19067

Project Data
 Lower Makefield Township Zoning Code
 Residential District R-3
 Commonwealth of Pennsylvania Uniform
 Construction Code
 2018 International Residential Code

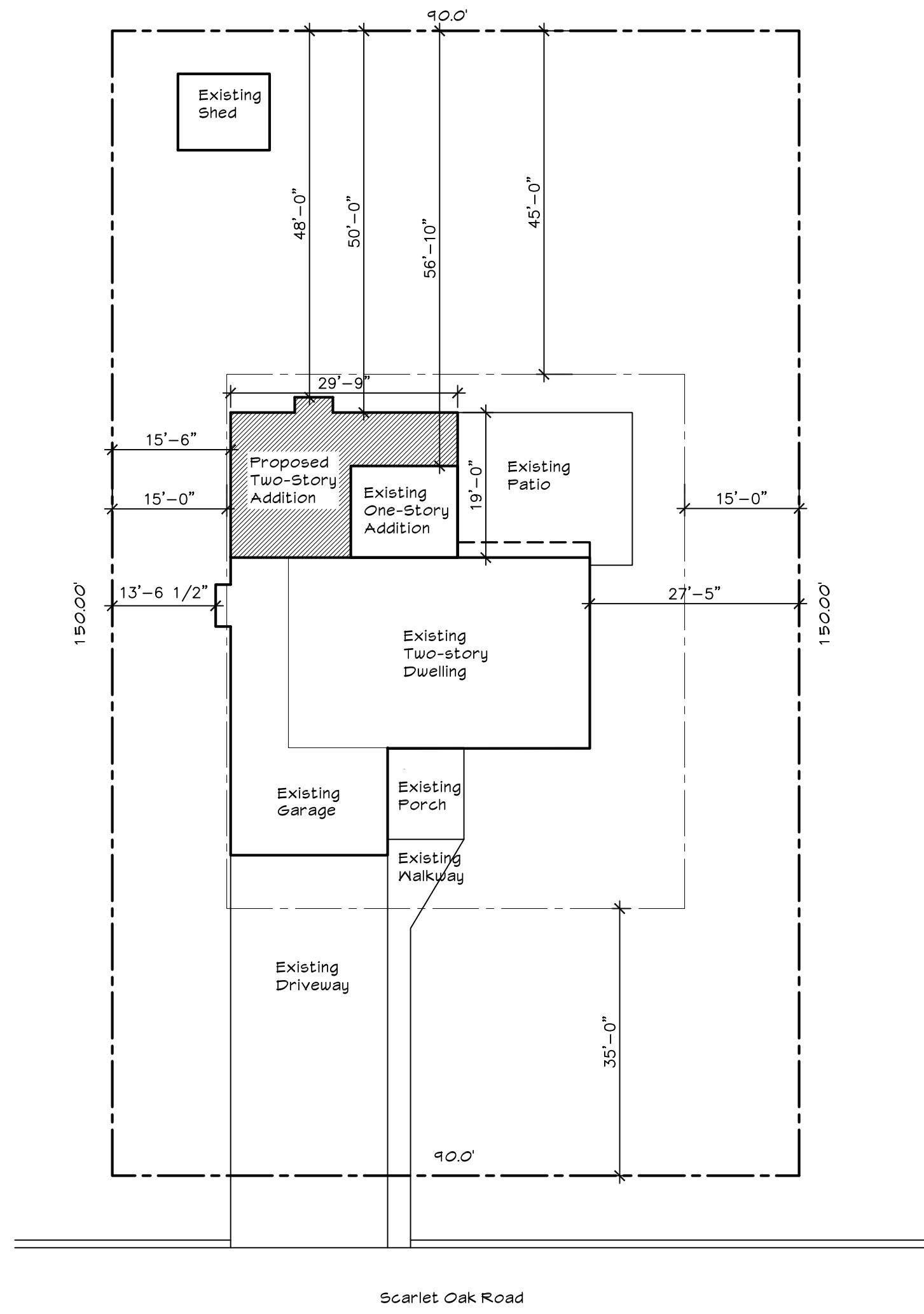
Lot Area:
 13,500 square feet
Existing Dwelling Area:
 1489 square feet
Existing Front Porch Area:
 120 square feet
Existing Addition Area:
 168 square feet
Existing Shed area:
 120 square feet
Proposed Addition area:
 407 square feet
Building Cover:
 Existing: 1897 square feet
 14.0 percent
 Proposed: 2304 square feet
 17.1 percent

Existing Driveway Area:
 864 square feet
Existing Walkway Area:
 173 square feet
Existing Patio Area:
 406 square feet
Total Impervious Cover:
 Existing: 3340 square feet
 24.7 percent
 Proposed: 3747 square feet
 27.7 percent
 26 percent permitted

Minimum Yard Setbacks:
Front:
 Required: 35'-0"
 Provided: 40.6'
Side:
 Required: 15'-0"
 Provided: As indicated on plot plan
Rear:
 Required: 45'-0"
 Provided: 56'-10"

Drawing List

ST-1	Site Plan and Project Information
A-1	Floor Plans
A-2	Building Sections and Details
A-3	Elevations
A-4	MEP Plans



1 PLOT PLAN
 ST-1 SCALE: 1/16" = 1'-0"



2 REAR RENDERING
 ST-1 SCALE: NTS



3 FRONT ELEVATION
 ST-1 SCALE: 3/4" = 1'-0"

Seal: Tracy L. Miller
 P.A. R.A. 016689
 Phone: 215.736.8255
 Fax: 215.736.8589
 Project: **Basil residence**
 245 Aspen Road
 Yardley, PA 19067
 Drawing Title: **Cover Sheet**

Date: 6 January 2025
 Scale: As Noted
 CAD file: C: Basil residence
 Drawn by: TLM
 Reviewed by: TLM
 Revisions:
 Change:

ST-1
 Drawing Number:
 1 of 5
 Sheet Number: