



## CHESTNUT HILL COMMUNITY ASSOCIATION

8434 GERMANTOWN AVENUE, PHILADELPHIA, PA 19118 • 215-248-8810 • 215-248-8814 FAX

WWW.CHESTNUTHILL.ORG • INFO@CHESTNUTHILL.ORG

*Serving the community since 1947*

### DEVELOPMENT REVIEW COMMITTEE APPLICATION for Review of Zoning Variances and Special Exceptions

**This is not to be completed online. Please DOWNLOAD this form.**

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful.)..

Please send this information to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) or deliver it to 8434 Germantown Avenue. 19118

If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org). In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

**Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:**

- 1) **Date of Application:** 12 June 2023
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing  
To erect a free-standing 244 SF greenhouse, accessory to an  
existing single-family residence.
- 3) **Property Address or Specific Location:** 400 East Evergreen Avenue, Philadelphia, PA 19118
- 4) **Name of Owner(s) of Property or Location:** David and Valerie Maher
- 5) **Name of Applicant (if different than owner):**

6) **Owner/Applicant Business Name** \_\_\_\_\_

\_\_\_\_\_

7) **Owner/Applicant Postal Address:** \_\_\_\_\_

400 East Evergreen Avenue, Philadelphia, PA 19118

8) **Owner/Applicant Contact Information and Website:**

Daytime phone: \_\_\_\_\_ Cell: 418-813-2843

Email dave@davemaher.org

Website \_\_\_\_\_

9) **Professional Representation (if applicable):**

Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email \_\_\_\_\_

10) **Refusal or Referral:** If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

ZP-2023-001958

Date of refusal: 4/21/2023

We ask you to provide a copy of your Refusal or Referral to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

**ZBA Meeting Date:** 10/4/2023 **Time:** 2:00 pm

11) **Plans & Drawings:** Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested.

12) **Community Benefits:** If applicable, provide a statement of benefits of the project to Chestnut Hill.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 13) **Notification to Neighbors:** The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>

IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you.

- 14) **Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.**

8431 Prospect Avenue

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8432 Prospect Avenue

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398 East Evergreen Avenue

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401 East Evergreen Avenue a.k.a. 8603 Prospect Avenue (multi-unit)

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410 East Evergreen Avenue

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- 15) **Operational Impacts:** Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

☐ change in off-street parking demand   ☐ fencing or landscaping along adjoining properties

☐ change in on-street parking demand   ☐ increased noise levels

☐ change in pedestrian circulation   ☐ increased odors

☐ change in vehicular circulation   ☐ blocked views

☐ hours of operation \_\_\_\_\_   ☐ increased outdoor lighting

☐ access and timing of goods delivery   ☐ party walls

☐ access and timing of waste removal   ☐ change in utility demand

☐ number of customers/day \_\_\_\_\_   ☐ number of employees

☐ other impacts (please specify) \_\_\_\_\_

**Please attach statements or diagrams of how you plan to address each of these items.**

- 16) **Historic Significance:** Please indicate the historic significance of the property (i.e., date of construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205
- 2 1/2-story, 3-rank, stone Italianate dwelling originally  
constructed between 1861 and 1865; additions and other  
modifications dating from 1913, 1917, and 1928; 1934 free-standing  
garage, since demolished. NOT ON NHR.
- 17) **Historical Context:** Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)
- The proposed greenhouse is small-footprint, low, recessive,  
and constructed of traditional materials compatible with the  
surrounding historical neighborhood.
- 18) **Environmental Assessment:** Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).
- The proposed greenhouse does not require the removal of trees  
or hedges. Minor related grading work will require the removal  
of an existing low retaining wall directly to the rear of the  
dwelling.
- 19) **Wissahickon Watershed:** Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information
- The proposed development will not have any effect on the  
Wissahickon Watershed.

\*\*\*\*\* IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE \*\*\*\*\*



**29) Awnings\*:** (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) \_\_\_\_\_ Dimensions (WxLxH) \_\_\_\_\_

Material (please include sample) \_\_\_\_\_

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

\_\_\_\_\_  
\_\_\_\_\_

Purpose for awning(s) \_\_\_\_\_

Intended graphics/type \_\_\_\_\_

**30) Façade\*:** Please describe the proposed alterations to the current façade.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**31) Security Systems\*:** Please describe any security systems you plan to install.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*NOTE:** The City of Philadelphia may require separate permits for these items outside of the ZBA process

**32) Hours of Operation:** Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

\_\_\_\_\_  
\_\_\_\_\_

**Please sign your application:**



Signature of Owner/Applicant

\_\_\_\_\_

Signature of Owner/Applicant

**David Maher**

Print Name

\_\_\_\_\_

Print Name

**Notice of:**      ☒ **Refusal**      ☐ **Referral**

<b>Application Number:</b> ZP-2023-001958	<b>Zoning District(s):</b> RSD1	<b>Date of Refusal:</b> <b>4/21/2023</b>
<b>Address/Location:</b> 400 E EVERGREEN AVE, Philadelphia, PA 19118-2827 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Rasmussen Su DBA: Rasmussen Su	<b>Applicant Address:</b> 1710 North Street Philadelphia, PA 19130 USA	<b>Civic Design Review?</b> N

**Application for:**

DEMOLITION OF EXISTING MASONRY STEPS AND KNEEWALL. ERECTION OF AN ACCESSORY AGRICULTURAL STRUCTURE (MORE THAN 180 DAYS). THE PROPOSED ACCESSORY STRUCTURE IS ACCESSORY TO AN EXISTING SINGLE FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS PER PLAN.

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-604(1)(d)	Accessory Uses and Structures.	An accessory structure for a residential use shall not exceed 130 sq. ft. Whereas the proposed accessory agricultural structure is 244.69 sq. ft.

ONE (1) ZONING REFUSAL

**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

MAHER DAVID P TR, MAHER VALERIE J TR



Haoying Ye  
PLANS EXAMINER

4/21/2023  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

City of Philadelphia Zoning Board of Adjustment



# Application for Appeal

CALENDAR # \_\_\_\_\_ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA  
Department of Planning & Development  
Zoning Board of Adjustment  
One Parkway Building  
1515 Arch St, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

**400 East Evergreen Avenue, Philadelphia, PA 19118 OPA #091125700**

PROPERTY OWNER'S NAME:

**David & Valerie Maher**

PHONE #: **408-813-2843**

E-MAIL: **dave@davemaher.org**

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

**400 East Evergreen Avenue  
Philadelphia, PA 19118**

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

**David & Valerie Maher**

FIRM/COMPANY:

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

**400 East Evergreen Avenue  
Philadelphia, PA 19118**

PHONE #: **408-813-2843**

E-MAIL: **dave@davemaher.org**

RELATIONSHIP TO OWNER: ☐ TENANT/LESEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR ☐ OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2023-001958**

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

**The applicant proposes the erection of a small freestanding greenhouse, an accessory use and structure type fully compliant with the Zoning Code and in keeping with the residential use of the property. The proposed greenhouse is fully consistent with other accessory structures and the predominant residential character of the neighborhood. The grant of requested the variance would obviate an existing unnecessary hardship caused by the size, shape, contours, and physical dimensions of the property. Such hardship was not caused or created by the applicant.**

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

**The requested variance represents the least modification possible to the Code to provide relief. The applicant seeks relief from a single refusal for a de minimis dimensional deviation from the Code. The proposed greenhouse meets all setbacks, open area, height, and use requirements for the property.**

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

**The requested variance will not increase congestion in public streets or in any way endanger the public. The proposed greenhouse will not increase the occupancy, frequency of use, or visitorship of the property.**

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

The requested variance will not substantially or permanently harm neighbors' use of their properties or impair an adequate supply of light and air to those properties. The proposed greenhouse meets all setbacks, open area, and height requirements for the property.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

The requested variance will not increase traffic congestion in public streets or place undue burden on water, sewer, school, park, or other public facilities. The proposed greenhouse will not increase the occupancy, frequency of use, or visitorship of the property. The proposed greenhouse complies with all impervious and disturbance area requirements for the property.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

The requested variance will not create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding. The proposed greenhouse complies with all impervious and disturbance area requirements for the property.

REASONS FOR APPEAL:

The grant of the requested variance will be in harmony with the spirit and purpose of the Zoning Code, while failure to grant relief will result in unnecessary hardship. The variance represents reasonable adjustments from the governing regulations to allow for the continued use of the property as a single-family residence. The requested variance would comport with comprehensive planning principles for the surrounding community, which includes many freestanding accessory structures. The applicant reserves the right to supplement its reasons for appeal at the time of hearing.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: \_\_\_\_\_



Date: \_\_\_\_\_

05  
MONTH

10  
DATE

2023  
YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**

David and Valerie Maher  
400 East Evergreen Avenue  
Philadelphia, PA 19118

2 June 2023

**Re: 400 East Evergreen Avenue, Philadelphia, PA 19118**

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

**Property Owner:** David and Valerie Maher, 400 East Evergreen Avenue, Philadelphia, PA 19118

**Property Description:**

Located at the eastern corner of the intersection of East Evergreen Avenue and Prospect Avenue in the neighborhood of Chestnut Hill, 400 East Evergreen Avenue is an approximately half-acre lot, zoned RSD-1 Residential Single Family, currently in use as an owner-occupied, single-family detached dwelling.

**Project Description:**

The applicant proposes to construct a 244 SF free-standing private greenhouse in the rear (eastern) corner of the property. The proposed structure will measure 20'-3" long x 12'-1" wide x 13' tall. A single variance is required for the size of the proposed structure, which will exceed by 114 SF the maximum area allowed by code for residential accessory structures such as a free-standing private greenhouse.

**Summary of Refusal:**

The refusal issued by L & I is attached and reads as follows: An accessory structure for a residential use shall not exceed 130 sq. ft. Whereas the proposed accessory agricultural structure is 244.69 sq. ft.

The Chestnut Hill Community Association as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

**Public Meeting Date & Time: Tuesday, 18 July 2023, at 7:00 pm EST**

**Location:** Online via Zoom; link to be posted at [https://www.chestnuthill.org/2023\\_upcoming\\_meetings.php](https://www.chestnuthill.org/2023_upcoming_meetings.php)

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment located at 1515 Arch Street, 18<sup>th</sup> Floor, Philadelphia, PA 19102 (or online via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here: <https://www.phila.gov/zba/appeals-calendar>

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

District 8 Councilperson Cindy Bass [charles.Richardson@Phila.gov](mailto:charles.Richardson@Phila.gov)

Chestnut Hill Community Association [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org)

Chestnut Hill Conservancy [patricia@patriciacove.com](mailto:patricia@patriciacove.com)

The applicant believes application materials related to this proposal may be found at the offices of the Department of Licenses & Inspections, 1401 John F. Kennedy Boulevard, Concourse Level, Philadelphia, PA 19102 and that the application for appeal will be available at the offices of the Zoning Board of Adjustment, 1401 John F. Kennedy Boulevard, 11th Floor, Philadelphia, PA 19102.

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

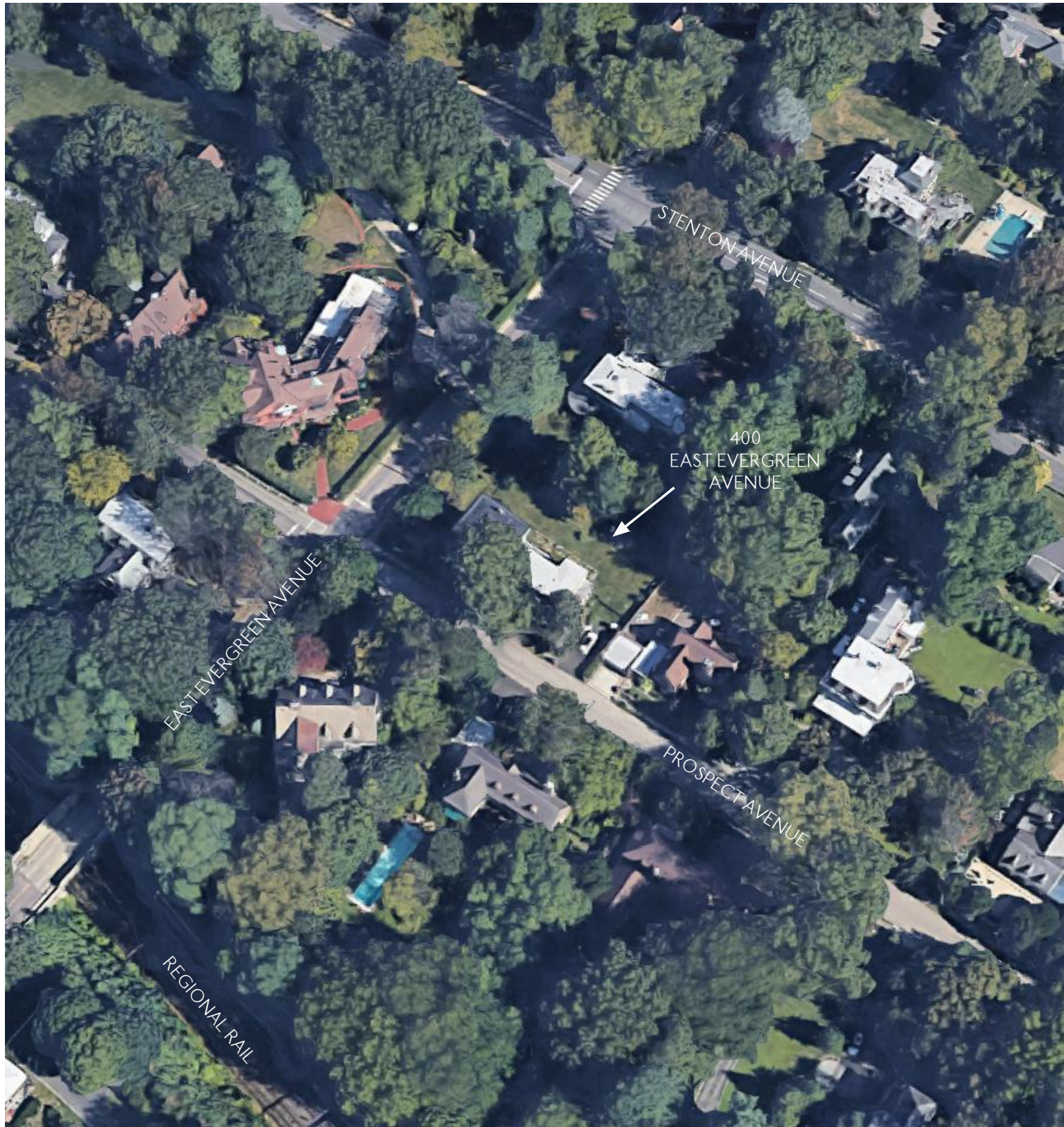
Sincerely,  
David and Valerie Maher

cc: Office of Councilperson Cindy Bass at [charles.Richardson@Phila.gov](mailto:charles.Richardson@Phila.gov); Planning Commission at [rco.notification@phila.gov](mailto:rco.notification@phila.gov); Chestnut Hill Community Association at [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org); Chestnut Hill Conservancy [patricia@patriciacove.com](mailto:patricia@patriciacove.com); ZBA at [rcozba@phila.gov](mailto:rcozba@phila.gov)

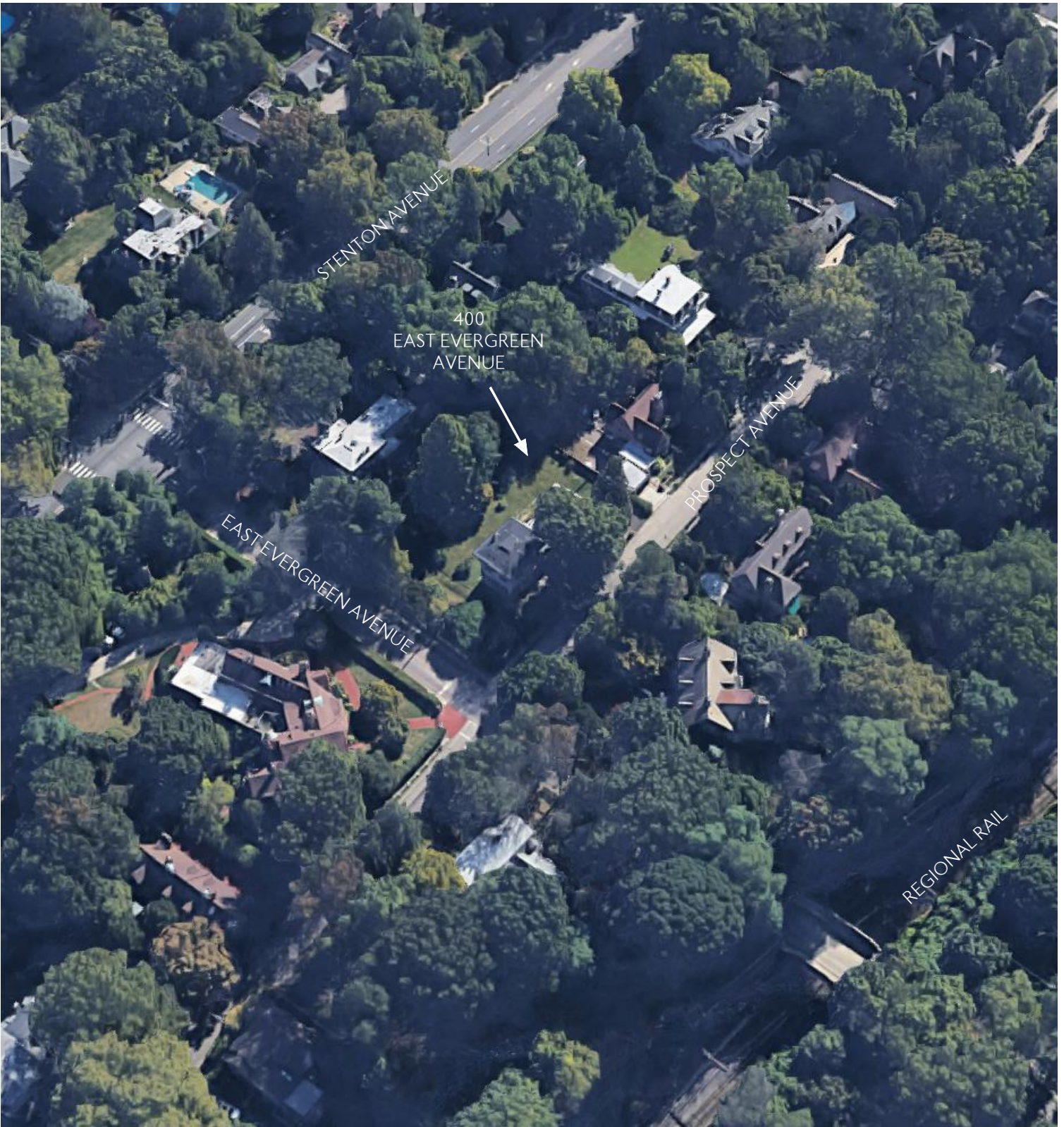








AERIAL VIEW FROM SOUTH



AERIAL VIEW FROM WEST





AERIAL VIEW FROM NORTH



AERIAL VIEW FROM EAST





EAST EVERGREEN AVENUE FROM STENTON SOUTHWEST TOWARD PROSPECT



PROSPECT AVENUE FROM EAST EVERGREEN SOUTHEAST TOWARD GRAVERS





VIEW FROM EVERGREEN LOOKING SOUTHEAST



VIEW FROM PROSPECT LOOKING NORTHEAST



VIEW FROM REAR YARD LOOKING WEST



VIEW FROM SIDE YARD LOOKING NORTHWEST





VIEW FROM REAR YARD EAST TOWARD SITE OF PROPOSED GREENHOUSE



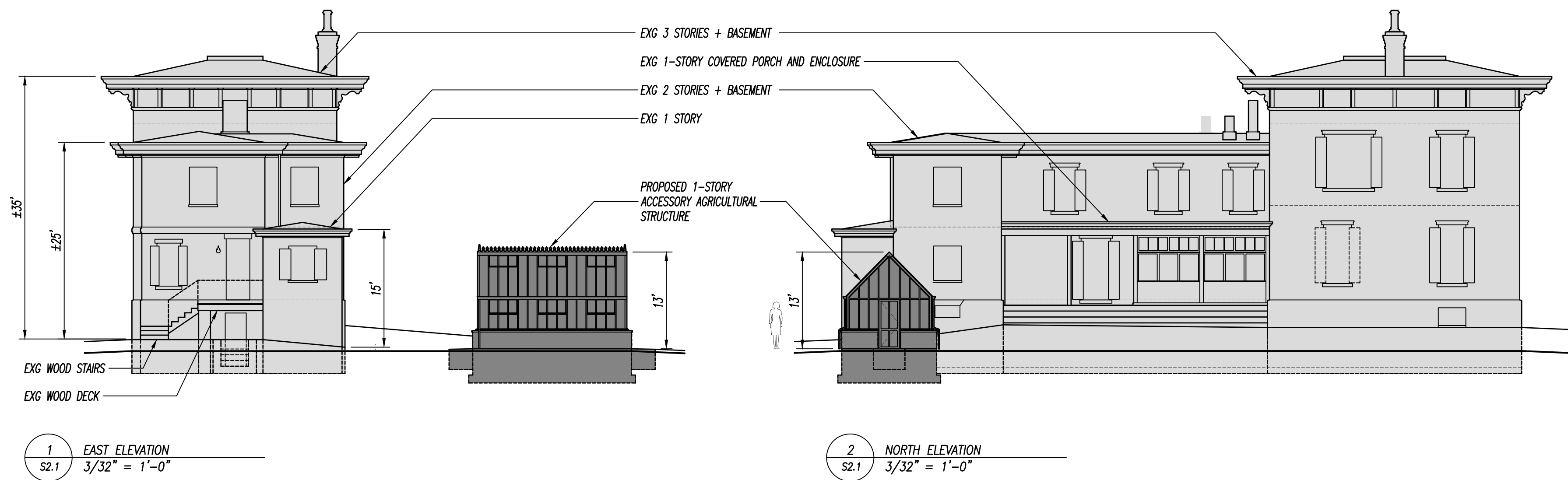
VIEW FROM SIDE YARD NORTHEAST TOWARD SITE OF PROPOSED GREENHOUSE











#### ZONING INFORMATION

SEE SHEET S1.1

# S2.1

## Site Elevations

Zoning Permit  
 17 February 2023

## Greenhouse

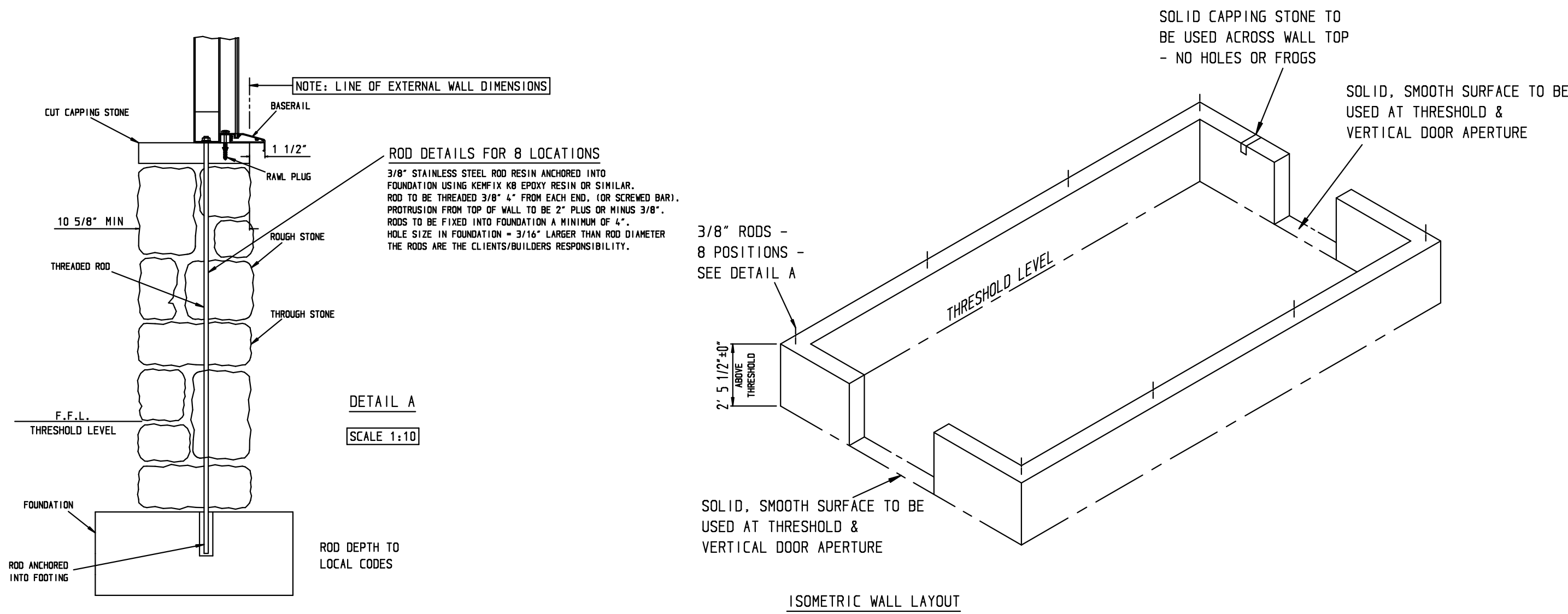
400 East Evergreen Avenue  
 Philadelphia, PA 19118

## Owner

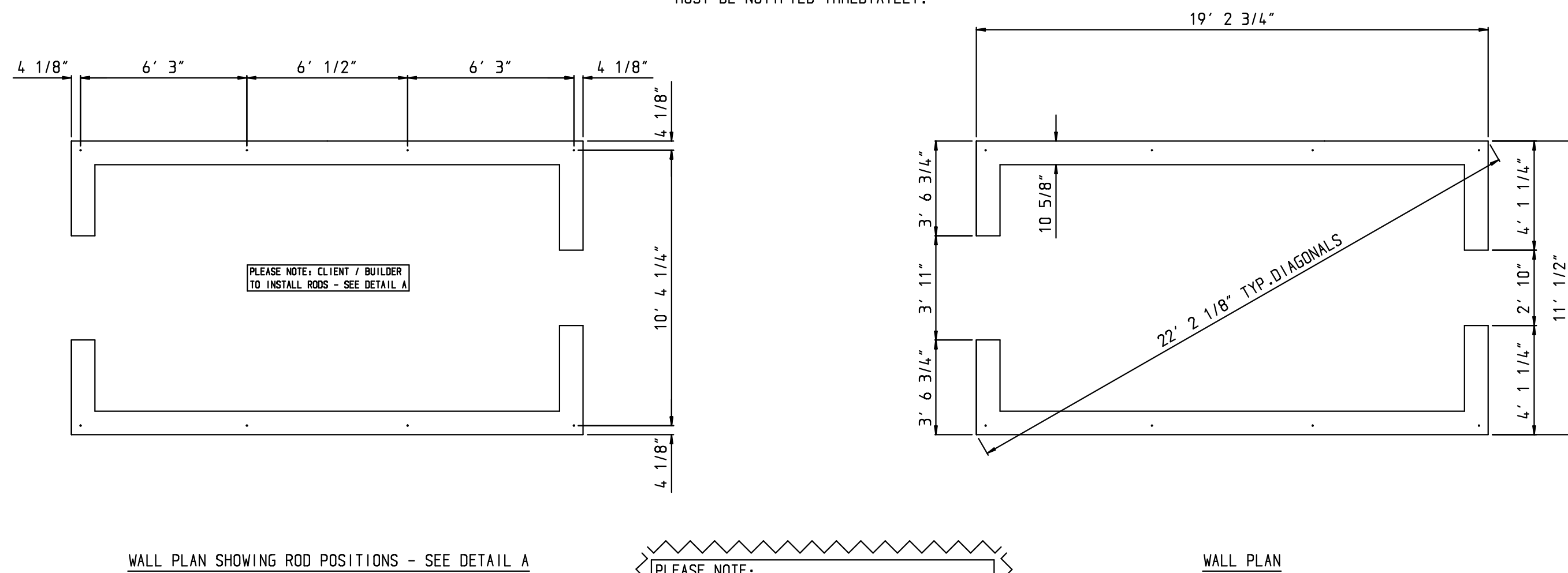
David and Valerie Maher  
 400 East Evergreen Avenue  
 Philadelphia, PA 19118

**RASMUSSEN / SU**  
 Architects  
 1710 North Street  
 Philadelphia, Pa. 19130  
 phone 215 769 5965  
 info@rasmussen-su.com  
 www.rasmussen-su.com

IMPORTANT NOTE:  
ALL BASE DIMENSIONS TO BE WITHIN PLUS OR MINUS 1/4" UNLESS OTHERWISE STATED



IMPORTANT NOTE  
IF THE 10 5/8" WALL DIMENSIONS IS  
TO CHANGE THEN HARTLEY BOTANIC  
MUST BE NOTIFIED IMMEDIATELY.



PLEASE NOTE:  
IF THE CONSTRUCTION OF THE WALL IS TO BE  
OF DIFFERENT MATERIALS OR THICKNESSES  
THAN THOSE SPECIFIED HERE, HARTLEY INC.  
MUST BE NOTIFIED SO THAT NEW PLANS CAN  
BE ISSUED TO SUIT.

### NOTES RELATING TO FOUNDATION AND WALLING (CLIENTS RESPONSIBILITY)

Type of Mortar (portion by volume)	
Cement: Lime: Sand	1: 1:5 to 6
Masonry Cement: Sand	1:4 to 5
Cement: Sand with Plasticizer	1:5 to 6

The mixing and use of mortars should be in accordance with the recommendations given in BS5268: part 3 or BS5390. Ready mix mortars should comply with the requirements of BS4721 and be equivalent to the above specification.

**The foundation should be of suitable depth and thickness depending on local conditions**

Stone masonry should be constructed to the British Standard BS5390:1976 (1984). All materials used must correspond to BS5390:1976 (1984).

**Client/Builder to install wall rods & lead flashing if not otherwise specified.**

Stonework walling is divided into two categories.

- i) Rubblework - Consists of blocks of stone that are either undressed or comparatively roughly dressed and having wide joints
- ii) Ashlar - Consisting of walls constructed of blocks which are carefully dressed or wrought stone with narrow joints.

**The following guidelines have to be adhered to when using**

## RUBBLE WORK

- a) The bond should be sound both transversely and longitudinally.
- b) Stones shall be adequately distributed to allow the load to be spread equally across the wall.
- c) Long continuous vertical joints must be avoided.
- d) Header stones must be used and must span the full width of the wall.
- e) The width of the footings must be at least twice the thickness of the wall (This is at the clients discretion to suit local ground conditions.)
- f) Satisfactory stability may be assured by using a through stone the full thickness of the wall. This is approximately one in every square yard.

**ASHLAR**

- a) The thickness of the joints is to be approximately 1/8".
- b) Stone must be cut square.
- c) Adequate bond of the stones is achieved by the blocks width being between 2 or 3 times the height of the stone. If unequal settlement occurs or the stone is over the sizes given above the stonework may fracture.

Please review the plan's details and specifications thoroughly. Should you have any questions, please reach out immediately. If not, your signature below is an agreement to confirm your understanding of the plans, and an approval to begin the manufacturing of your structure. Any changes following the approval signature below, will result in additional charges.

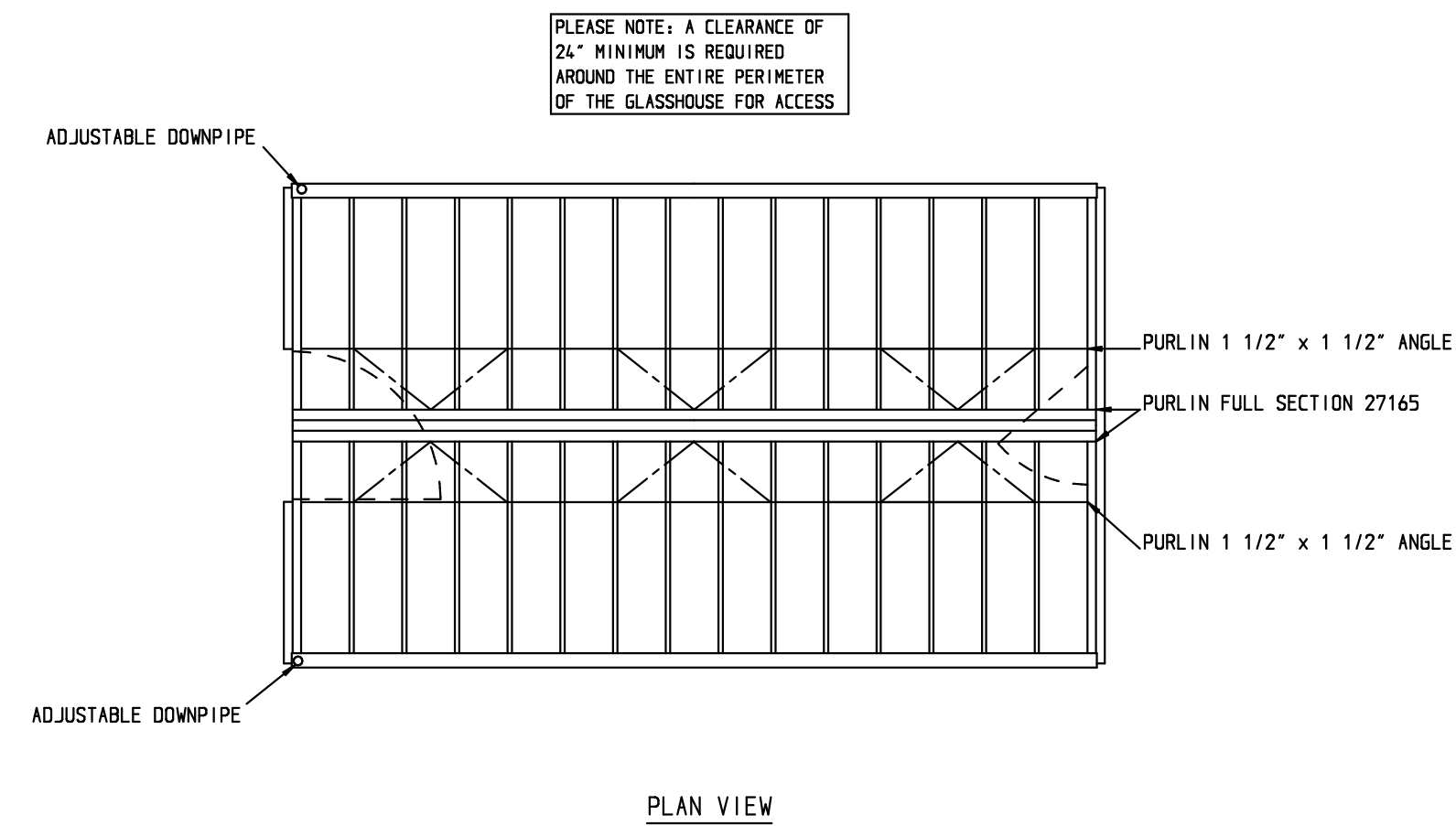
Authorized Signature.....

Date.....

PLEASE READ ALL INSTRUCTIONS  
BEFORE COMMENCING, IF YOU HAVE  
ANY DOUBTS AS TO THE SPECIFICATIONS  
THAT WE REQUIRE PLEASE CONTACT  
HARTLEY BOTANIC INC.

DO NOT SCALE

IF IN DOUBT CONTACT  
HARTLEY BOTANIC



The architectural drawings include a **LEFT ELEVATION** showing a structure with a height of 12' 2" and a width of 3' 4 3/4". It features a gabled roof with a 45.0° pitch and a central door with a head clearance of 6' 3 1/4". A line points from this elevation to a detailed view of the roof structure, which shows **RADIAL POSITIONS** and a height of 12' 2". The **FRONT ELEVATION** shows a structure with a height of 6' 7 1/2" and a width of 2' 3 3/4". It also features a gabled roof with a 45.0° pitch and a central door with a head clearance of 6' 3 1/4".

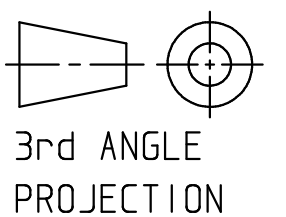
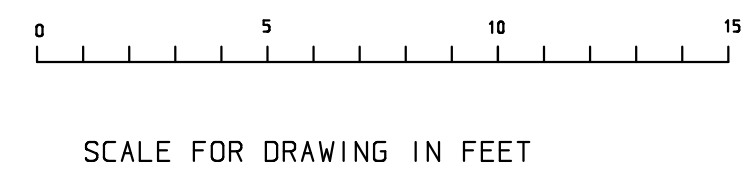
THRESHOLD AND INTERIOR PATH LEVEL WHICH SHOULD BE SLIGHTLY ABOVE NORMAL GROUND LEVEL.  
THE THRESHOLD LEVEL IS THE LEVEL AT WHICH THE DOOR WILL OPERATE WITH NORMAL CLEARANCE.  
THIS SHOULD BE THE FINISHED FLOOR LEVEL INSIDE THE GLASSHOUSE.  
WALLTOP TO BE 2' 5 1/2" PLUS OR MINUS 0" ABOVE THRESHOLD.

GENERAL NOTES:  
STRUCTURE BUILT IN ALUMINIUM ALLOY  
POLYESTER POWDER COATED BLACK OLIVE RAL 6015  
ROOF VENTS OPERATED BY AUTOVENTS  
VERTICAL FACE VENTS OPERATED BY MANUAL SWING THROWS  
GLAZED IN TOUGHENED SAFETY GLASS  
CAST ALUMINIUM RIDGE CRESTING & FINIALS FITTED TO RIDGE  
ALUMINIUM SWING DOOR COMPLETE WITH LOCKS & HANDLES  
OGEA ALUMINIUM GUTTERS

THESE DETAILS MUST BE ADHERED TO

IF YOU HAVE DOUBTS RELATING TO THESE DETAILS

PLEASE CONTACT HARTLEY BOTANIC INC



DESCRIPTION:

CLIENT:- DAVE & VALERIE MAHER  
400 E EVERGREEN AVE  
PHILADELPHIA  
PA 19118

GENERAL ARRANGEMENT DRAWING  
THE VICTORIAN GALLERY GLASSHOUSE

**HARTLEY BOTANIC INC**  
340C Fordham Road  
Wilmington, MA 01887  
Tel: 781 933 1993

DRAWN:	PH	MODIFICATION:	CHECKED:
DATE:	MARCH 13 2023	SCALE:	1:50
DRAWING No:	SY25508-001 ISSUE A	ORDER No:	SY25508