EPHRATA TOWNSHIP
ZONING HEARING BOARD
265 AKRON ROAD
EPHRATA, PA 17522
(717) 733-1044

DATE: January 20, 2026

REASON FOR APPLICATION

☒ SPECIAL EXCEPTION ☒ VARIANCE ☐ HOME BUSINESS
☐ ZONING CHANGE ☐ OTHER _____

1. NAME OF APPLICANT: Lincoln Heights Holdings, LLC PHONE (717) 639-4449
2. PROPERTY OF ADDRESS: 1522 Lincoln Heights Ave., Ephrata Twp.
3. ADDRESS OF APPLICANT: 422 N. Academy Dr., Ephrata, PA 17522
4. NAME OF DEVELOPER: Lincoln Heights Holdings, LLC
5. ADDRESS OF DEVELOPER: 422 N. Academy Dr., Ephrata, PA 17522
6. NAME AND ADDRESS OF OWNER (IF OWNER IS NOT APPLICANT): _____
7. **Description of proposal including all actual dimensions and the general shape of the lot, and the location and the size of existing and new buildings or structures accurately shown to scale must be submitted with this application.**
8. CURRENT ZONING: RMD - Residential Medium Density PROPOSED ZONING: RMD - Residential Medium Density
9. PRESENT USE OF THE PROPERTY: Vacant
10. THE PROPOSED USE (if any): 2 Lot Subdivision - 1 Single Family Detached unit/lot, 1 Lot containing a 12 unit apartment building
11. SET BACK REQUIREMENTS:

		UTILITIES:	
FRONT	25' ft.	WATER	SEWER
SIDE	10' ft.	☒ PUBLIC	☒ PUBLIC
REAR	25' ft.	☐ WELL	☐ ON LOT SYSTEM

12. SIZE OF THE LOT: Existing: 1.07 (combined) Proposed: Lot 1 - 11,002 sf, Lot 2 -35,730 sf
13. NUMBER OF OFF STREET PARKING SPACES: 26 (for apartment use)
14. OFF STREET LOADING PROVIDED: No
15. IS THE PROPERTY SUBJECT TO FLOODING No

16. THE APPLICANT believes the special exception, variance, home business or zoning change should be granted for the following reasons:

Please see attached Supplement.

Sheila V. O'Rourke, as attorney for Applicant
Signature of Applicant

_____
Signature of Land Owner

FEE SCHEDULE

1. Zoning Hearing Board shall require the following with the application.
   A. Request for variances, special exceptions, expansion of non-conforming uses as a special exception, and appeals from adverse decisions of the Zoning Officer a fee of $600 plus any additional expenses that may be incurred.
   B. Request for home business a fee of _____ plus any additional expenses that may be incurred.
   C. Request for rezoning of the Zoning Ordinance and/or Zoning Map which require consideration by the Planning Commission and a public hearing by the Ephrata Township Supervisors a fee of _____ plus any additional costs that may be incurred.

2. All fees under this section of the Ordinance shall be made payable to Ephrata Township as reimbursement in part for the expense of advertising, clerical costs, attorney fees, and administrative costs.

EPHRATA TOWNSHIP ZONING HEARING BOARD

In re: Application of Lincoln Heights Holdings, LLC	:	No. _____

SUPPLEMENT TO ZONING APPLICATION

Applicant Lincoln Heights Holdings, LLC, requests zoning relief to facilitate a proposed subdivision of its property into two lots and to construct a single-family dwelling and a multi-family dwelling on the newly-created lots. Specifically, Applicant requests a special exception pursuant to § 403.B.2.e of the Ephrata Township Zoning Ordinance ("Ordinance") for the apartment use. In addition, Applicant requests dimensional variances from § 403.C.1.g & § 1002 (minimum lot width) and § 521.C.1.b (screening of apartment building). Finally, Applicant requests zoning relief from § 803.G to allow two (2) years from the date of the written zoning decision to obtain a building permit, and an additional two (2) years to complete construction. In support therefor, Applicant provides:

I. BACKGROUND

1. Lincoln Heights Holdings, LLC ("Applicant") owns the property located at 1522 Lincoln Heights Avenue, Ephrata Township, Lancaster County, Pennsylvania (Parcel ID: 270-00848-0-0000) ("Property").

2. An aerial image of the Property is attached as Exhibit "A."

3. An existing conditions plan of the Property is attached as Exhibit "B."

4. The Property contains approximately 1.07 acres.

5. The Property is located in Ephrata Township's Residential Medium Density (RMD) District. The Property is adjacent to the Township's Residential High Density District to the west.

6. The southeastern boundary line of the Property borders Ephrata Borough's Neighborhood Commercial District.

7. A segment of Lincoln Heights Avenue is located on the Property, which was offered for dedication pursuant to the Final Land Development Plan of Eugene K. & Linda S. Martin, recorded July 23, 1991 (J-174-95). However, Ephrata Township never accepted the offer of dedication. Accordingly, the current status of the portion of Lincoln Heights Avenue located on the Property is a private access serving the Property, with an access easement serving the adjoining apartment property at 1505 Lincoln Heights Avenue.

8. The segment of Lincoln Heights Drive located immediately south of the Property in Ephrata Borough is a public right-of-way opened and maintained by the Borough.

9. In addition to the access from Lincoln Heights Avenue, the Property also has access from Reagan Drive to the north.

10. The Property is unimproved except for the paved access area.

11. Ephrata Borough Sewer Authority has a utility easement across the Property that coincides with Lincoln Heights Avenue.

12. There is a 15-foot-wide private right-of-way easement along the southern boundary line of the Property.

13. Public sewer and water is available to serve the Property.

14. Surrounding uses include multifamily and single-family residential dwellings.

II. PROPOSED USE

15. Applicant proposes to subdivide the Property to create an approximate 11,002 square foot lot (Proposed Lot 1) and an approximate 35,730 square foot lot (Proposed Lot 2).

16. Proposed Lot 1 would have access from Reagan Drive and would be improved with a single-family dwelling.

17. Proposed Lot 2 would have access from Lincoln Heights Avenue and would be improved with a 12-unit apartment building.

18. The apartment building would be a three-story building with four (4) apartment units on each floor. The apartment units on the second and third floors would be accessed by exterior stairways.

19. The building footprint would be 84' by 58' (4,872 square feet) and would not exceed 35' in height.

20. Each of the twelve (12) proposed apartment units would contain two (2) bedrooms and two (2) bathrooms, with approximately 1,000 square feet of living space.

21. A parking lot with twenty-six (26) parking spaces would serve the apartment use.

22. The access drive serving the Property would be reconfigured and would have a width of approximately 24 feet. Applicant would continue to provide an access easement to the neighboring apartment property.

23. A proposed conditions plan is attached as Exhibit "C."

24. Attached as Exhibit "D" are floorplans and elevations from a similar apartment project. These floorplans and elevations provide an apt illustration of the proposed apartment building's layout and exterior, although some specific details would be changed (for example, the building height would be modified to comply with the Ordinance's limit of 35').

III. PROPOSED RELIEF

25. No zoning relief is needed for the proposed single-family dwelling on Proposed Lot 1, and accordingly, the following sections relate only to the zoning relief needed for the apartment use on Proposed Lot 2.

A. Special Exception for Apartment Building

26. Multi-family dwellings (apartment houses) are permitted by special exception in the RMD District where the Property is located. § 403.B.2.e.

27. The proposed apartment building meets the applicable lot, yard, and height requirements of § 403.C.1.g for apartments within the RMD District (except with respect to the required lot width, as detailed below). For example, the Ordinance requires a minimum lot area of 2,000 square feet per apartment unit (24,000 square feet), and a lot area of 35,730 square feet is provided. The apartment building will meet all of the setback requirements of the Ordinance.

28. The number of parking spaces provided for the apartment building complies with § 508.B.1.a, which requires two spaces per dwelling unit, plus an additional 10% of the required spaces for visitor parking (where the apartment units average two bedrooms or less). Here, Applicant is providing 26 parking spaces, which accounts for two parking spaces per apartment unit (24 spaces) plus an additional 10% (2 spaces).[1]

29. The proposed apartment building complies with the general criteria for a special exception of § 603 as follows:

[1] "When the computation to determine the number of required parking spaces results in a requirement of a fractional space, any fraction up to and including one-half (0.5) shall be disregarded." § 508.B. Ten percent of 24 spaces is 2.4, so 2 additional spaces would be required to accommodate visitors.

a. The proposed apartments are consistent with the purpose and intent of the Zoning Ordinance, in that the apartment building will not adversely impact the public health, safety, morals, and general welfare. § 603.A.

b. The proposed apartment use will not detract from the use and enjoyment of adjoining or nearby properties nor change the character of the neighborhood. The adjacent property to the east is used for two apartment buildings, and most other neighboring uses are residential. § 603.B.

c. The proposed use will comply with all applicable regulations contained in the Zoning Ordinance except where a variance is requested. § 603.C.

d. The proposed use will not substantially impair the integrity of the Comprehensive Plan. § 603.D. The Property is designated for Medium to High Density Residential development on the Comprehensive Plan's Future Land Use Map (Map 3).

e. The proposed apartment use complies with the dimensional requirements of the RMD District as shown on the Site Plan, Exhibit "C." § 603.E.

f. The plan provides off-street parking facilities in compliance with Article V. § 603.F.

g. The proposed vehicular access to the site will not create undue traffic hazards or obstruction to the movement of traffic. § 603.G.

h. The traffic related to the proposed use can be safely and adequately accommodated by the existing roadways in the area. § 603.H.

i. Appropriate pedestrian access to the site is provided by the existing sidewalk on Applicant's Property. § 603.I.

j. The proposed apartment use is in keeping with the character of the immediate neighborhood and is compatible with adjacent uses and associated traffic. § 603.J. Nearby uses include multi-family and single-family dwellings.

k. Adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water and other utilities, etc.). § 603.K.

l. The screening and buffering proposed by Applicant is adequate to prevent the deleterious impacts of the adjacent uses upon each other. § 603.L.

m. The proposed use will comply with the requirements of other public agencies with jurisdiction over the use. § 603.M.

n. The proposed special exception will not be more objectionable to nearby properties with regard to the creation of noise, odor, fumes, vibration, glare or smoke than would be the operation of any permitted use. § 603.N.

o. The Property does not adjoin any agricultural operations. § 603.O.

30. The plans attached to this Application meet the plan requirements of § 602, as the plans are scaled drawings of the site showing the location of buildings, parking areas, and other site features. The names and addresses of adjoining property owners are included on Applicant's Exhibits "B" and "C." Applicant is submitting conceptual floorplans and building elevations as Exhibit "D."

31. In light of the above, Applicant submits that it has met the requirements for a special exception for an apartment use.

B. Variance for Lot Width at Right of Way

32. The Zoning Ordinance requires a lot width of 100' for apartment uses. § 403.C.1.g. The definition of "lot width" states that "[t]he width of a lot shall be measured at the minimum

building setback line. However, lots must also have a minimum width measured at the street right of way as follows. . . . (e) multi-family dwellings (apartments) – 100 feet." § 1002.

33. Here, the width of Proposed Lot 2 at the building setback line would be approximately 203', easily exceeding the 100' lot width requirement.

34. However, the width of Proposed Lot 2 at the street right of way (e.g., the public portion of Lincoln Heights Avenue in Ephrata Borough) would be approximately 44'. *See* Site Plan, Ex. "C."

35. Accordingly, Applicant requests a variance from the 100' lot width requirement as measured at the public right of way.

36. Applicant submits that the requested variance satisfies the legal criteria for a variance of § 803.C. The Property has unique physical circumstances in that the portion of Lincoln Heights Avenue located on the Property was offered for dedication but never accepted by the Township. Therefore, public right-of-way access and frontage to Proposed Lot 2 is available only from the public portion of Lincoln Heights Avenue in Ephrata Borough. The physical lot width at the public right of way of 44' is an existing characteristic of the Property that prevents strict compliance with the Zoning Ordinance. The variance requested is the minimum variance that would afford relief, especially considering that the lot width at the building setback line complies with the Ordinance.

C. Screening Variance

37. Pursuant to the Zoning Ordinance, screening is required "where any proposed multi-family residential use abuts an existing single-family detached . . . dwelling." § 521.C.1.b.

38. In compliance with this requirement, Applicant is proposing screening between the proposed apartment building and the mobile homes to the west.

39. However, it would not be possible to install screening between the apartment building and the existing dwelling to the northeast at 80 Reagan Drive because of the Ephrata Borough Authority utility easement that runs through this area of the Property.

40. Applicant submits that a variance is warranted because the physical circumstances of the Property create an unnecessary hardship and prevent strict compliance with the Zoning Ordinance. Specifically, the existing utility easement prevents Applicant from planting screening trees and/or installing a fence within the easement area. Granting the variance would not alter the essential character of the neighborhood or substantially or permanently impair the use of adjacent property. It is noted that the dwelling at 80 Reagan Drive is located more than 100 feet from the proposed apartment building and, in fact, already closely abuts the existing apartment buildings at 1505 Lincoln Heights Avenue. The requested variance is the minimum variance that would afford relief.

D. Extension of Time to Obtain Building Permit and Complete Construction

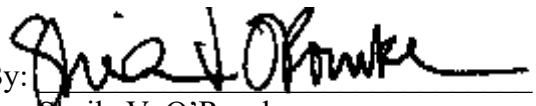
41. Section 803.G of the Ordinance requires that "if a variance is granted or the issuance of a permit is finally approved, or other action begun within three (3) months after the date when the variance is finally granted or the issuance of a permit is finally approved or the other action by the appellant is authorized; the building or alteration . . . shall be completed within twelve (12) months of said date."

42. Applicant requests an extension of the time periods in § 803.G to allow two (2) years for Applicant to obtain a building permit, and an additional two (2) years from the granting of a building permit to complete construction.

43. The requested reasonable extension is needed to allow Applicant time to complete the land development process for the Property and construct the apartment building and related improvements.

WHEREFORE, Applicant respectfully requests that the Ephrata Township Zoning Hearing Board grant zoning relief to permit the proposed apartment use as outlined in this Application.

GIBBEL KRAYBILL & HESS LLP

Date: January 20, 2026 By: 

Sheila V. O'Rourke
Sup. Ct. Atty. I.D. #313842
Attorney for Applicant
2933 Lititz Pike, P.O. Box 5349
Lancaster, PA 17606
(717) 291-1700
sorourke@gkh.com

Exhibit A

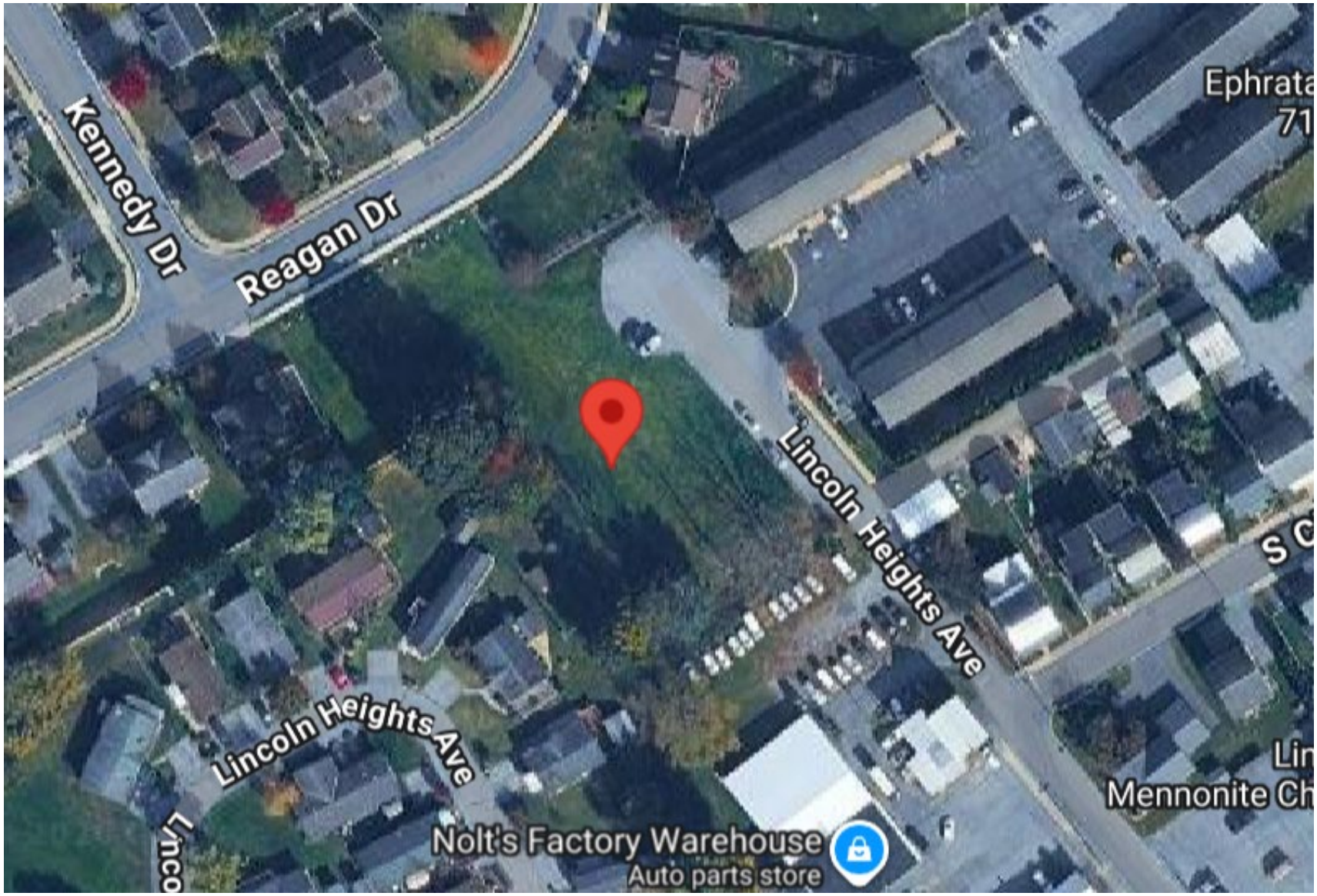

Kennedy Dr
Reagan Dr
Lincoln Heights Ave
Lincoln Heights Ave
Nolt's Factory Warehouse
Auto parts store

Exhibit B

NOTE: THE EXISTING INFORMATION PROVIDED ON PLAN IS BASED ON THE BEST AVAILABLE GIS INFORMATION, AERIAL IMAGERY, AND PREVIOUSLY RECORDED PLANS. THIS PLAN DOES NOT REPRESENT A FIELD SURVEY COMPLETED BY A PROFESSIONAL SURVEYOR.

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO	DATE	REVISION

SEAL

SEAL

CLIENT
LINCOLN HEIGHTS HOLDINGS LLC
422 N ACADEMY DR
EPHRATA, PA 17522
717-733-1536

0' 20' 40'
SCALE: 1" = 20'

1522 LINCOLN HEIGHTS AVENUE

SPECIAL EXCEPTION

EPHRATA TOWNSHIP
LANCASTER COUNTY, PA

EXISTING CONDITIONS PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	JANUARY 16, 2026
PROJECT NO.:	2025J55-002
MANAGER:	RYAN TREES
SHEET NO.:	1 OF 2

XREFS: Existing;EG;Demolition
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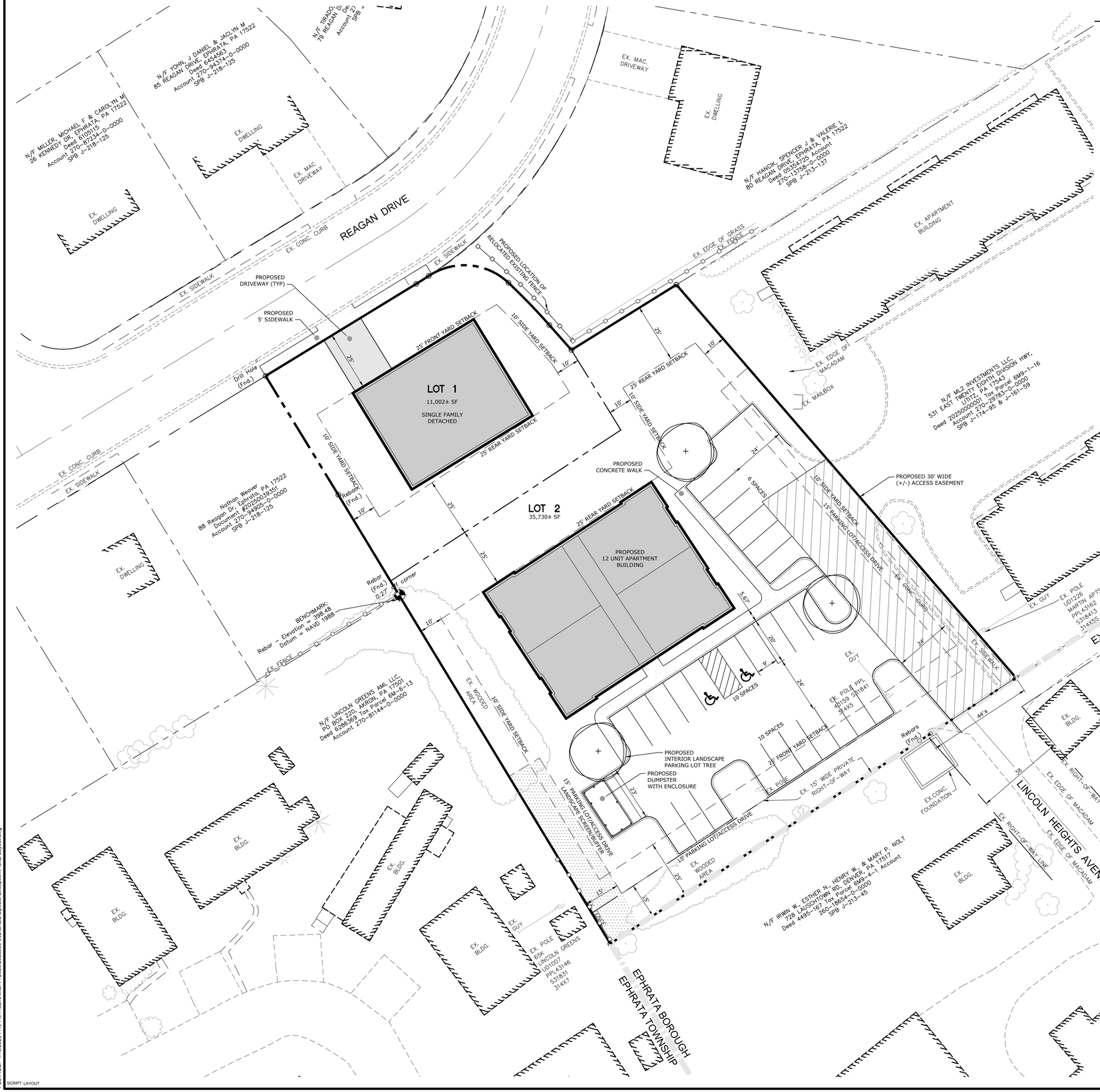
Exhibit C



SITE / ZONING DATA

TOTAL SITE ACREAGE	46732.90 SF, 1.07 AC (NET) (2 PARCELS COMBINED) DEEDS 05139592 & 6835-132
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RESIDENTIAL
SEWER:	PUBLIC
WATER:	PUBLIC
PROPOSED SINGLE FAMILY SEMI-DETACHED PROPOSED APARTMENTS:	1 LOT / UNIT (LOT 1) 1 LOT / 12 UNITS (LOT 2)
ZONING:	RMD - RESIDENTIAL MEDIUM DENSITY

	REQUIRED	PROPOSED
BUILDING HEIGHT:	35 FT. MAX.	35 FT. MAX.
OPEN SPACE / PARKLAND:	.04 AC. MIN. PER DWELLING UNIT (14 x 0.04 = 0.56 ACRES)	FEE-IN-LIEU

SINGLE FAMILY SEMI-DETACHED - LOT 1

	REQUIRED	PROPOSED
LOT AREA:	7,500 SF. MIN.	11,002 SF.
LOT WIDTH:	70 FT. MIN.	70 FT. MIN.
FRONT YARD:	25 FT. MIN.	25 FT.
REAR YARD:	25 FT. MIN.	25 FT.
SIDE YARD:	10 FT. MIN. ONE SIDE	10 FT.
LOT COVERAGE:	30% MAX.	26.2%
PARKING:	2 SPACES PER UNIT	2 SPACES PER UNIT MIN.

MULTI-FAMILY (APARTMENTS) - LOT 2

	REQUIRED	PROPOSED
LOT AREA:	2,000 SF. MIN. PER DWELLING UNIT (2,000 x 12 = 24,000 SF)	35,730 SF.
LOT WIDTH:	100 FT. MIN.	203 FT. ±
LOT DEPTH:	100 FT. MIN.	177 FT. ±
FRONT YARD:	25 FT. MIN.	25 FT.
REAR YARD:	25 FT. MIN.	25 FT.
SIDE YARD:	10 FT. MIN.	10 FT.
LOT COVERAGE:	40% MAX.	15%
PARKING:	2 SPACES PER UNIT = 24 SPACES ADDITIONAL 10% FOR VISITOR PARKING = 2 SPACES TOTAL SPACES REQUIRED = ±26	24 SPACES 2 SPACES 26 PROPOSED

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO.	DATE	REVISION

SEAL

SEAL

CLIENT
LINCOLN HEIGHTS HOLDINGS LLC
422 N ACADEMY DR
EPHRATA, PA 17522
717-733-1536

SCALE: 1" = 20'
0' 20' 40'

1522 LINCOLN HEIGHTS AVENUE

SPECIAL EXCEPTION

EPHRATA TOWNSHIP — LANCASTER COUNTY, PA

LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE:	JANUARY 16, 2026
PROJECT NO.:	2025J55-002
MANAGER:	RYAN TREES
SHEET NO.:	2 OF 2

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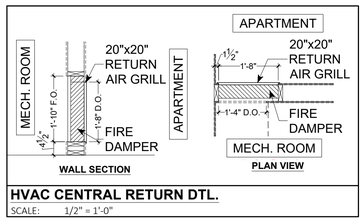
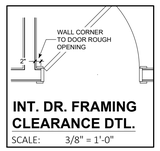
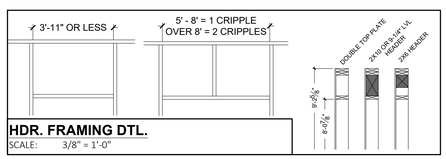
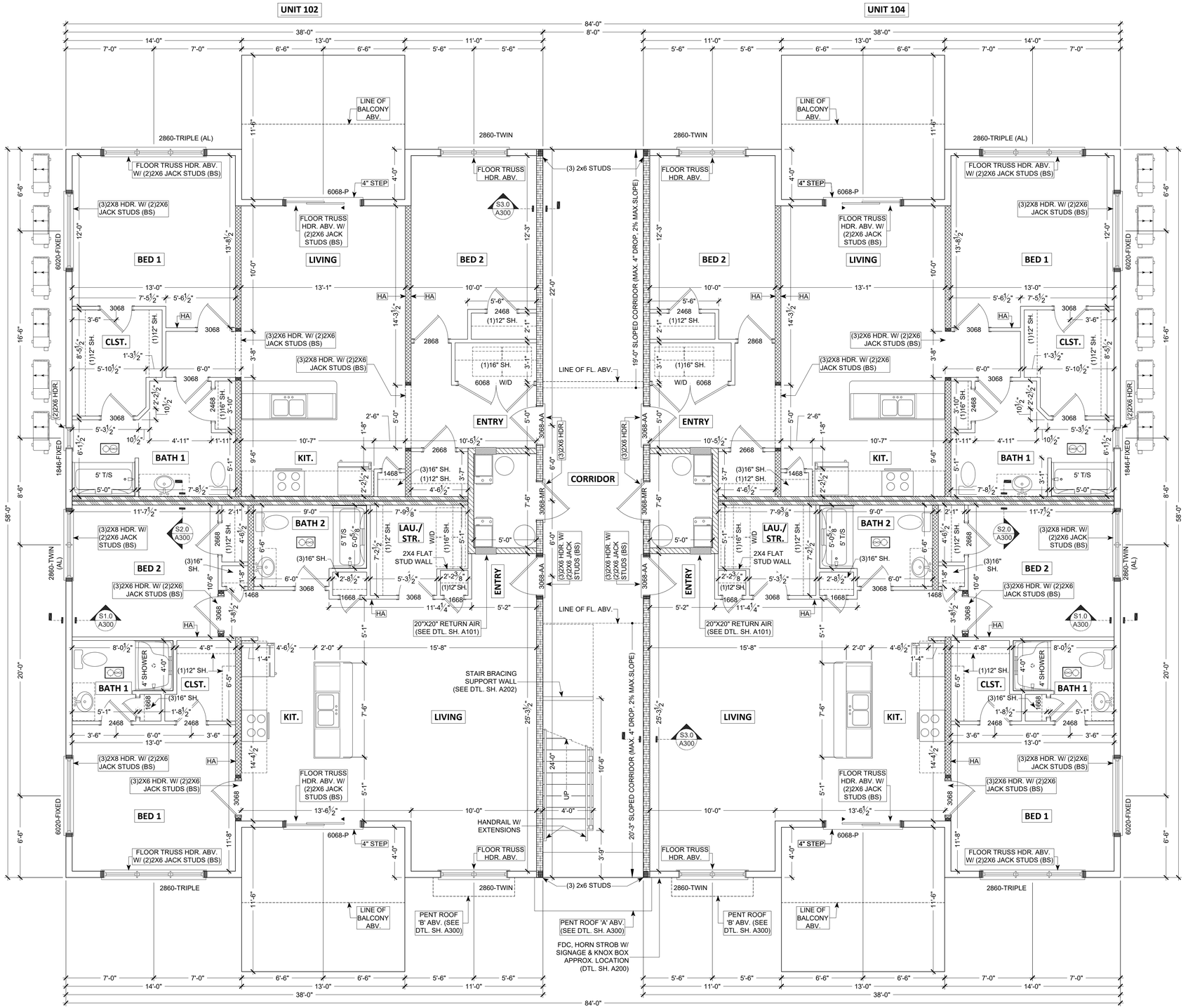
Exhibit D









HVAC CENTRAL RETURN DTL.

SCALE: 1/2" = 1'-0"

INT. DR. FRAMING CLEARANCE DTL.

SCALE: 3/8" = 1'-0"

HDR. FRAMING DTL.

SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

WALLS

Wall	Framing	Construction
APARTMENT / CORRIDOR FIRE PARTITION : REQUIRED = 30 MIN. PROVIDED = 35 MIN.	6⅛" FRAMING	EXTERIOR CLADDING 5/8" O.S.B. OR EQUAL 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
APARTMENT / MECH. RM. FIRE PARTITION : REQUIRED = 30 MIN. PROVIDED = 35 MIN.	5½" FRAMING	1/2" MR DRYWALL (MECH RM) 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
APARTMENT / APARTMENT FIRE PARTITION : REQUIRED = 30 MIN. PROVIDED = 35 MIN.	8" FRAMING, 1" GAP	5/8" TYPE 'X' DRYWALL (2)2X4 FRAMED WALLS @ 16" O.C. W/ 8" STUD OFFSET & BATT INSUL. 5/8" TYPE 'X' DRYWALL
INTERIOR BEARING	5½" FRAMING	1/2" DRYWALL 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
EXTERIOR	6" FRAMING	EXTERIOR CLADDING 2X6 @ 24" O.C. FRAMED WALL W/ 7/16" O.S.B EXT. SH. 1/2" DRYWALL
INTERIOR NON-BEARING	3½" OR 5-1/2" FRAMING	1/2" DRYWALL 2X4/2X6 @ 24" O.C. FRAMED WALL 1/2" DRYWALL

Symbol	Meaning
■ ▨	POINT LOAD FROM ABOVE
CM	CO DETECTOR (SHOWN ON SH. E101)
SM	SMOKER DETECTOR (SHOWN ON SH. E101)
HA	FIRE ALARM HORN
⊗○	BATHROOM FAN/LIGHT

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

TOTAL	PER FLOOR FF	SF	TF	TAG	MANU.	MANU. ID	MAT.	TYPE	OPERATION	RO SIZE	FIRE	SILL	EGRESS	CLOSER	PEEP HOLE	HARDWARE	NOTES
12	4	4	4	3068-A	THERMA-TRU	SSF220-3068	FIBERGLASS	HINGED	IN-SWING	38-1/2"x82-1/2"	20 MIN.	STND	YES	HINGE	YES	STANDARD DEADBOLT W/ PASSAGE KNOB	KEYED SAME AS 3068-P (PIN 98989)
12	4	4	4	6068-P	MI	6068-910	VINYL	SLIDER	SLIDER	72"x80"	NO	STND	NO	NO	NO	STANDARD SLIDER HARDWARE	
6	2	2	2	3068-MR	THERMA-TRU	SSF220-3068	FIBERGLASS	HINGED	OUT-SWING	38-1/2"x82-1/2"	20 MIN.	STND	NO	HINGE	NO	STANDARD DEADBOLT W/ PASSAGE KNOB	MASTER KEYED (PIN 98989)

FIRST FLOOR NOTES:

1. ALL HEADERS AS NOTED ON PLANS AND TO BE TO OUTSIDE OF WALL
2. EVERY UNIT SHALL BE EQUIPPED WITH A PORTABLE FIRE EXTINGUISHER (2A10BC)
3. PENETRATIONS OF FIRE PARTITIONS OR DRAFT STOPPING SHALL COMPLY WITH §714
4. SHELVING TO BE WHITE WIRE SHELVING U.N.O.
5. STUDS TO BE STUD GRADE LUMBER U.N.O.
6. CORRIDOR GUARD RAILING TO BE 42" HIGH.
7. BALCONY GUARD RAILING TO BE 36" HIGH.
8. WINDOWS NOTED W/ "WOCD" TO HAVE MANUFACTURE INSTALLED WINDOW OPENING CONTROL DEVICES INSTALLED THAT MEET REQ. OF §1030.1.1.
9. ALL DETECTORS TO BE INSTALLED ON WALL & WITHIN 12" OF CEILING. SEE SH. E101 FOR LOCATIONS.

WINDOW SCHEDULE

TOTAL	PER FLOOR FF	SF	TF	TAG / MANU. ID	MANU.	MAT.	STYLE	RO SIZE	COLOR	NOTES
6	6	0	0	2860-TWIN	MI	VINYL	SINGLE-HUNG	64-1/8"x72"	WHITE	
20	0	10	10	2860-TWIN (WOCD)	MI	VINYL	SINGLE-HUNG	64-1/8"x72"	WHITE	WIN. OPERATING CONTROL DEVICE
4	4	0	0	2860-TRIPLE	MI	VINYL	SINGLE-HUNG	96-1/4"x72"	WHITE	
12	4	4	4	6020-FIXED	MI	VINYL	FIXED	72"x24"	WHITE	
14	2	6	6	1846-FIXED	MI	VINYL	FIXED	20"x54"	WHITE	

SEAL

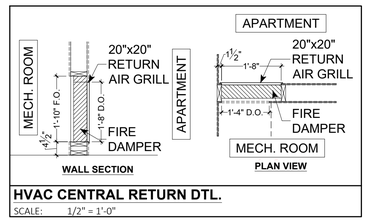
Landmark Homes
1737 WEST MAIN STREET
EPHRATA, PENNSYLVANIA 17522
PHONE: (717) 733-1536
FAX: (717) 738-4183
www.ownalandmark.com

BRIAR RIDGE APARTMENTS
CONSTRUCTION SET

SHEET DESCRIPTION:
FIRST FLOOR PLAN
JOB NUMBER:
APARTMENT BUILDING - A
ADDRESS: 100 BRAMBLE LANE

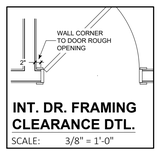
DATE DRAWN: 01/02/2025
UPDATED: 08/13/2025
DRAWN BY: NJS
SCALE: AS NOTED

SHEET NUMBER
A101



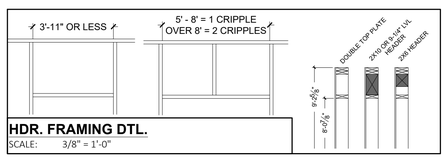
HVAC CENTRAL RETURN DTL.

SCALE: 1/2" = 1'-0"



INT. DR. FRAMING CLEARANCE DTL.

SCALE: 3/8" = 1'-0"



HDR. FRAMING DTL.

SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

WALLS

APARTMENT / CORRIDOR FIRE PARTITION REQUIRED = 30 MIN. PROVIDED = 35 MIN.	6⅝" FRAMING	EXTERIOR CLADDING 5/8" O.S.B. OR EQUAL 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
APARTMENT / MECH. RM. FIRE PARTITION REQUIRED = 30 MIN. PROVIDED = 35 MIN.	5½" FRAMING	1/2" MR DRYWALL (MECH RM) 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
APARTMENT / APARTMENT FIRE PARTITION REQUIRED = 30 MIN. PROVIDED = 35 MIN.	8" FRAMING	1" GAP 5/8" TYPE 'X' DRYWALL (2)2X4 FRAMED WALLS @ 16" O.C. W/ 8" STUD OFFSET & BATT INSUL. 5/8" TYPE 'X' DRYWALL
INTERIOR BEARING	5½" FRAMING	1/2" DRYWALL 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
EXTERIOR	6" FRAMING	EXTERIOR CLADDING 2X6 @ 24" O.C. FRAMED WALL W/ 7/16" O.S.B EXT. SH. 1/2" DRYWALL
INTERIOR NON-BEARING	3½" OR 5-1/2" FRAMING	1/2" DRYWALL 2X4/2X6 @ 24" O.C. FRAMED WALL 1/2" DRYWALL

- POINT LOAD FROM ABOVE
- CM — CO DETECTOR (SHOWN ON SH. E101)
- SM — SMOKER DETECTOR (SHOWN ON SH. E101)
- HA — FIRE ALARM HORN
- BATHROOM FAN/LIGHT

UNIT 202 | UNIT 204 | UNIT 201 | UNIT 203

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

TOTAL	PER FLOOR FF	SF	TF	TAG	MANU.	MANU. ID	MAT.	TYPE	OPERATION	RO SIZE	FIRE	SILL	EGRESS	CLOSER	PEEP HOLE	HARDWARE	NOTES
12	4	4	4	3068-A	THERMA-TRU	SSF220-3068	FIBERGLASS	HINGED	IN-SWING	38-1/2"x82-1/2"	20 MIN.	STND	YES	HINGE	YES	STANDARD DEADBOLT W/ PASSAGE KNOB	KEYED SAME AS 3068-P (PIN 98989)
12	4	4	4	6068-P	MI	6068-3/0	VINYL	SLIDER	SLIDER	72"x80"	NO	STND	NO	NO	NO	STANDARD SLIDER HARDWARE	
6	2	2	2	3068-MR	THERMA-TRU	SSF220-3068	FIBERGLASS	HINGED	OUT-SWING	38-1/2"x82-1/2"	20 MIN.	STND	NO	HINGE	NO	STANDARD DEADBOLT W/ PASSAGE KNOB	MASTER KEYED (PIN 98989)

SECOND FLOOR NOTES:
1. ALL HEADERS AS NOTED ON PLANS AND TO BE TO OUTSIDE OF WALL.
2. EVERY UNIT SHALL BE EQUIPPED WITH A PORTABLE FIRE EXTINGUISHER (2A10BC)
3. PENETRATIONS OF FIRE PARTITIONS OR DRAFT STOPPING SHALL COMPLY WITH §714
4. SHELVING TO BE WHITE WIRE SHELVING U.N.O.
5. STUDS TO BE STUD GRADE LUMBER U.N.O.
6. CORRIDOR GUARD RAILING TO BE 42" HIGH.
7. BALCONY GUARD RAILING TO BE 36" HIGH.
8. INT. DOOR FRAMED OPENINGS SHALL ACCOUNT FOR GYP. UNDERLAYMENT IN THE R.O.
9. WINDOWS NOTED W/ "WOCD" TO HAVE MANUFACTURE INSTALLED WINDOW OPENING CONTROL DEVICES INSTALLED THAT MEET REQ. OF §1030.1.1.
10. ALL DETECTORS TO BE INSTALLED ON WALL & WITHIN 12" OF CEILING, SEE SH. E101 FOR LOCATIONS.

WINDOW SCHEDULE

TOTAL	PER FLOOR FF	SF	TF	TAG / MANU. ID	MANU.	MAT.	STYLE	RO SIZE	COLOR	NOTES
6	6	0	0	2860-TWIN	MI	VINYL	SINGLE-HUNG	64-1/8"X72"	WHITE	
20	0	10	10	2860-TWIN (WOCD)	MI	VINYL	SINGLE-HUNG	64-1/8"X72"	WHITE	WIN. OPERATING CONTROL DEVICE
4	4	0	0	2860-TRIPLE	MI	VINYL	SINGLE-HUNG	96-1/4"X72"	WHITE	
12	4	4	4	6020-FIXED	MI	VINYL	FIXED	72"x24"	WHITE	
14	2	6	6	1846-FIXED	MI	VINYL	FIXED	20"x54"	WHITE	

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PHONE: (717) 733-1536
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Landmark Homes

BRIAR RIDGE APARTMENTS
CONSTRUCTION SET

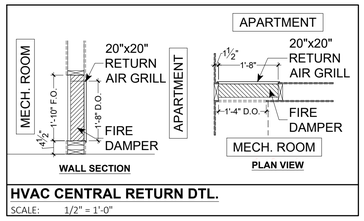
SHEET DESCRIPTION: SECOND FLOOR PLAN
JOB NUMBER: APARTMENT BUILDING - A
ADDRESS: 100 BRAMBLE LANE

DATE ISSUED	DATE REVISED
01/02/2025	06/13/2025

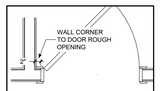
DRAWN BY: NJS
SCALE: AS NOTED

SHEET NUMBER
A102

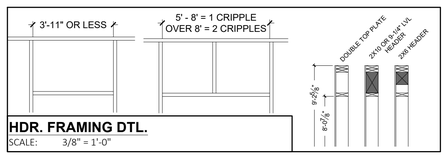
SEAL



HVAC CENTRAL RETURN DTL.
SCALE: 1/2" = 1'-0"



INT. DR. FRAMING CLEARANCE DTL.
SCALE: 3/8" = 1'-0"



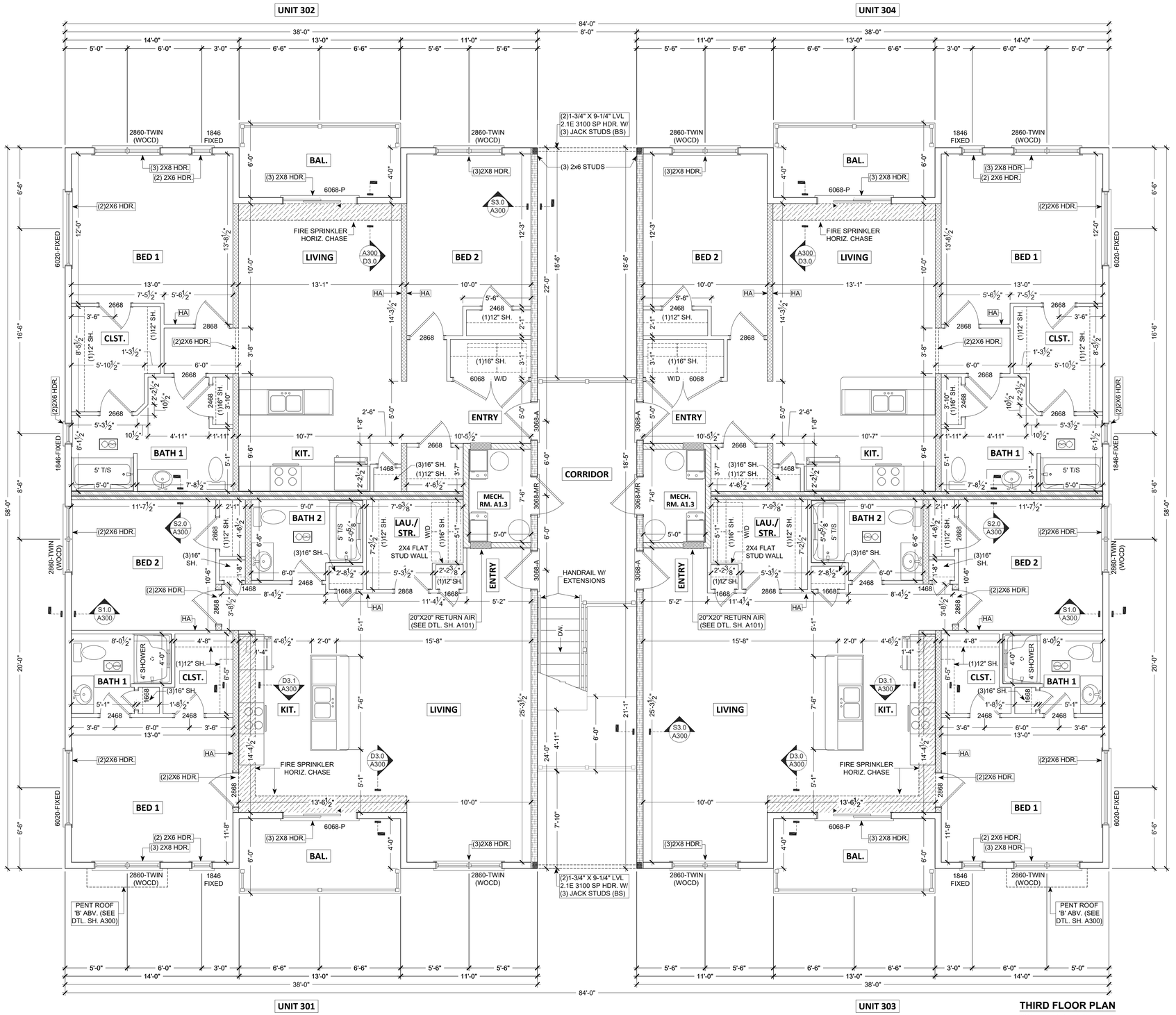
HDR. FRAMING DTL.
SCALE: 3/8" = 1'-0"

FLOOR PLAN LEGEND

WALLS

APARTMENT / CORRIDOR FIRE PARTITION REQUIRED = 30 MIN. PROVIDED = 35 MIN.	6⅛" FRAMING	EXTERIOR CLADDING 5/8" O.S.B. OR EQUAL 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
APARTMENT / MECH. RM. FIRE PARTITION REQUIRED = 30 MIN. PROVIDED = 35 MIN.	5½" FRAMING	1/2" MR DRYWALL (MECH RM) 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
APARTMENT / APARTMENT FIRE PARTITION REQUIRED = 30 MIN. PROVIDED = 35 MIN.	8" FRAMING	1" GAP 5/8" TYPE 'X' DRYWALL (2)2X4 FRAMED WALLS @ 16" O.C. W/ 8" STUD OFFSET & BATT INSUL. 5/8" TYPE 'X' DRYWALL
INTERIOR BEARING	5½" FRAMING	1/2" DRYWALL 2X6 @ 16" O.C. FRAMED WALL 1/2" DRYWALL
EXTERIOR	6" FRAMING	EXTERIOR CLADDING 2X6 @ 24" O.C. FRAMED WALL W/ 7/16" O.S.B EXT. SH. 1/2" DRYWALL
INTERIOR NON-BEARING	3½" OR 5-1/2" FRAMING	1/2" DRYWALL 2X4/2X6 @ 24" O.C. FRAMED WALL 1/2" DRYWALL

- POINT LOAD FROM ABOVE
- (CM) CO DETECTOR (SHOWN ON SH. E101)
- (SM) SMOKER DETECTOR (SHOWN ON SH. E101)
- HA FIRE ALARM HORN
- BATHROOM FAN/LIGHT



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

	PER FLOOR														
TOTAL	FF	SF	TF	TAG	MANU.	MANU. ID	MAT.	TYPE	OPERATION	RO SIZE	FIRE	SILL	EGRESS	CLOSER	PEEP HOLE	HARDWARE	NOTES
12	4	4	4	3068-A	THERMA-TRU	SSF220-3068	FIBERGLASS	HINGED	IN-SWING	38-1/2"x82-1/2"	20 MIN.	STND	YES	HINGE	YES	STANDARD DEADBOLT W/ PASSAGE KNOB	KEYED SAME AS 3068-P (PIN 98989)
12	4	4	4	6068-P	MI		6068-910	VINYL	SLIDER	SLIDER	72"x80"	NO	STND	NO	NO	NO	STANDARD SLIDER HARDWARE	
6	2	2	2	3068-MR	THERMA-TRU	SSF220-3068	FIBERGLASS	HINGED	OUT-SWING	38-1/2"x82-1/2"	20 MIN.	STND	NO	HINGE	NO	STANDARD DEADBOLT W/ PASSAGE KNOB	MASTER KEYED (PIN 98989)

THIRD FLOOR NOTES:
1. ALL HEADERS AS NOTED ON PLANS AND TO BE TO OUTSIDE OF WALL
2. EVERY UNIT SHALL BE EQUIPPED WITH A PORTABLE FIRE EXTINGUISHER (2A10BC)
3. PENETRATIONS OF FIRE PARTITIONS OR DRAFT STOPPING SHALL COMPLY WITH §714
4. SHELVING TO BE WHITE WIRE SHELVING U.N.O.
5. STUDS TO BE STUD GRADE LUMBER U.N.O.
6. CORRIDOR GUARD RAILING TO BE 42" HIGH.
7. BALCONY GUARD RAILING TO BE 36" HIGH.
8. ALL INTERIOR DOOR OPENINGS SHALL ACCOUNT FOR GYP. UNDERLAYMENT IN THE ROUGH OPENING SIZE.
9. WINDOWS NOTED W/ "(WOCD" TO HAVE MANUFACTURE INSTALLED WINDOW OPENING CONTROL DEVICES INSTALLED THAT MEET REQ. OF §1030.1.1.
10. ALL DETECTORS TO BE INSTALLED ON WALL & WITHIN 12" OF CEILING, SEE SH. E101 FOR LOCATIONS.

WINDOW SCHEDULE

	PER FLOOR									
TOTAL	FF	SF	TF	TAG / MANU. ID	MANU.	MAT.	STYLE	RO SIZE	COLOR	NOTES
6	6	0	0	2860-TWIN	MI	VINYL	SINGLE-HUNG	64-1/8"x72"	WHITE	
20	0	10	10	2860-TWIN (WOCD)	MI	VINYL	SINGLE-HUNG	64-1/8"x72"	WHITE	WIN. OPERATING CONTROL DEVICE
4	4	0	0	2860-TRIPLE	MI	VINYL	SINGLE-HUNG	96-1/4"x72"	WHITE	
12	4	4	4	6020-FIXED	MI	VINYL	FIXED	72"x24"	WHITE	
14	2	6	6	1846-FIXED	MI	VINYL	FIXED	20"x54"	WHITE	

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BRIAR RIDGE APARTMENTS
CONSTRUCTION SET

SHEET DESCRIPTION: THIRD FLOOR PLAN
JOB NUMBER: APARTMENT BUILDING - A
ADDRESS: 100 BRAMBLE LANE

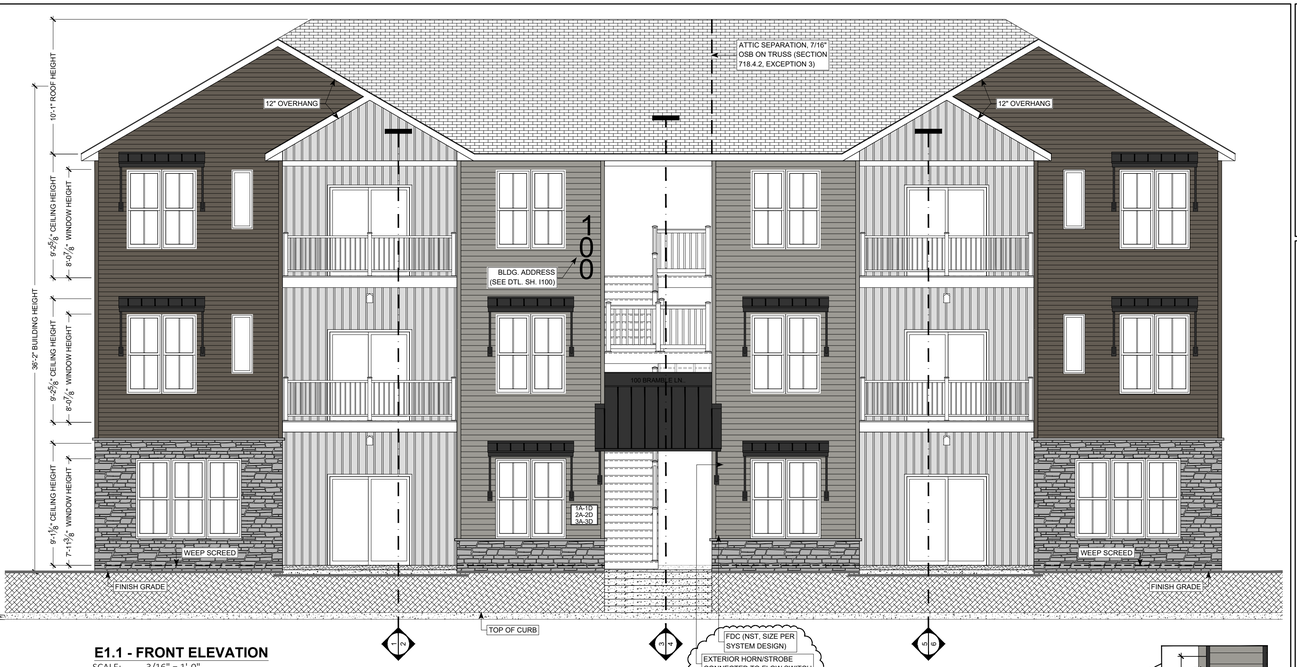
01/02/2025 DATE DRAWN:
08/13/2025 UPDATED

NJS DRAWN BY:
AS NOTED SCALE:

SHEET NUMBER
A103

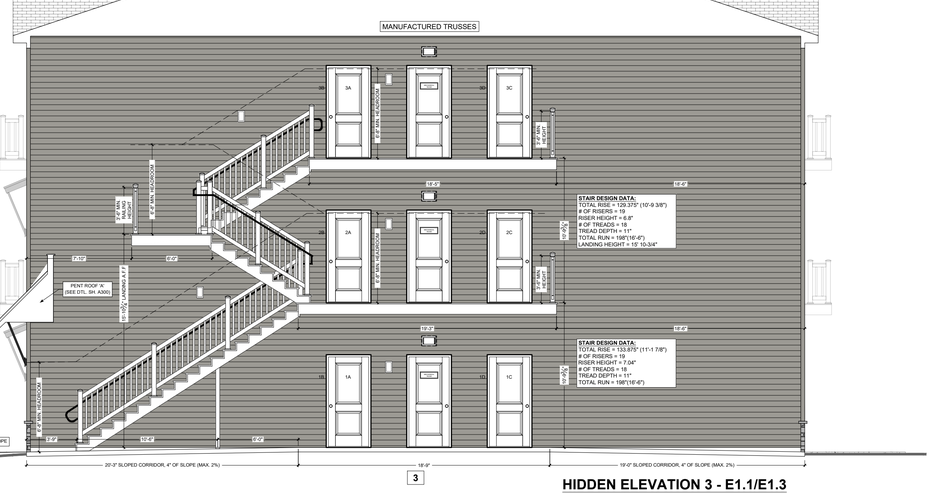
E1.4 - SIDE ELEVATION

SCALE: 3/16" = 1'-0"



E1.1 - FRONT ELEVATION

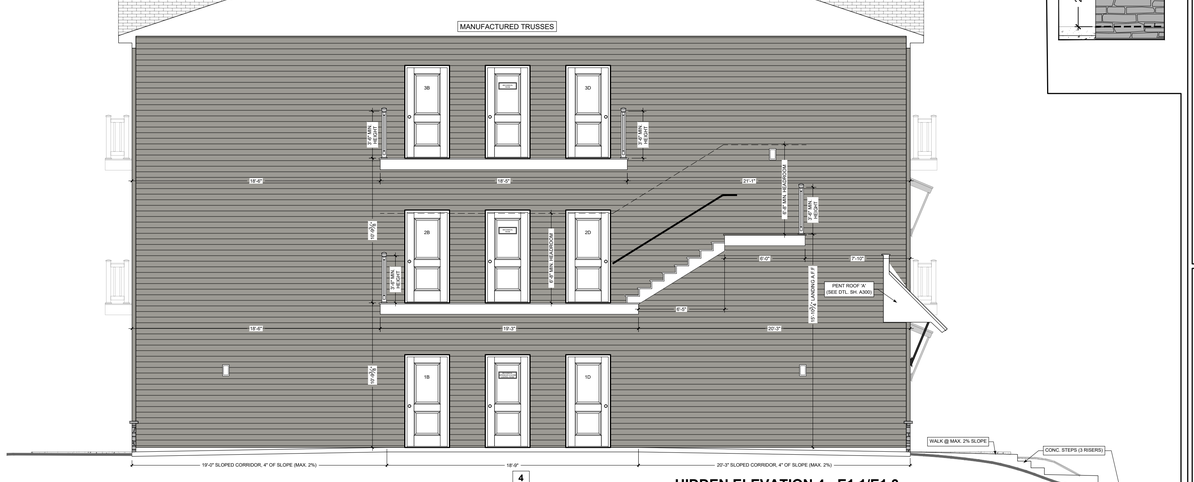
SCALE: 3/16" = 1'-0"



3

HIDDEN ELEVATION 3 - E1.1/E1.3

SCALE: 3/16" = 1'-0"



4

HIDDEN ELEVATION 4 - E1.1/E1.3

SCALE: 3/16" = 1'-0"

ELEVATION LEGEND

MATERIALS

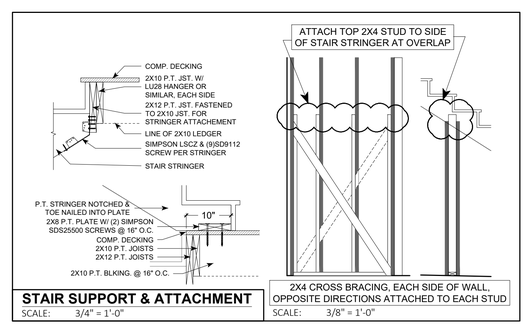
- DRYSTACK STONE VENEER
- STANDING SEAM METAL ROOFING
- ASPHALT SHINGLE ROOFING
- BOARD & BATTEN
- HORIZONTAL VINYL SIDING (MONTANA SUEDE)
- VINYL SIDING (DRIFTWOOD)
- VINYL SIDING (WOODLAND RETREAT)
- SLOPED GRADING
- CONCRETE
- PARGE COAT

LABELS

- EXHAUST - HOOD TYPE
- KOF — KICK OUT FLASHING
- BVS — BATHROOM VENT SOFFIT
- BVL — BATHROOM VENT LOUVERED
- DS — DOWNSPOUT
- DVL — DRYER VENT LOUVERED
- DVS — DRYER VENT SOFFIT
- BVH — BATHROOM VENT HOOD
- DVH — DRYER VENT HOOD

STAIR SPECIFICATIONS - (EXTERIOR STAIRS TO COMPLY WITH 2018 IBC, §1011, §1014 & §1015)

1. THE MAXIMUM RISER HEIGHT SHALL BE 7" AND A MINIMUM OF 4" FOR EXTERIOR COMMON STAIRWAYS AND 7-3/4" MAXIMUM TO 4" MINIMUM FOR THE STAIRS SERVING THE INTERIOR SECOND FLOOR APARTMENT UNITS. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RECTANGULAR TREAD DEPTHS SHALL BE 11" MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLAINS OF THE FOREMOST PROJECTION OF THE ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. INTERIOR TREAD DEPTH SHALL BE A MINIMUM OF 10" FOR STAIRS SERVING SECOND FLOOR APARTMENT UNITS ONLY.
2. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST RISER HEIGHT OR BETWEEN THE LARGEST AND SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS.
3. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THANK 9/16". BEVELING OF NOSING SHALL NOT EXCEED 9/16", RISERS SHALL BE SOLID AND VERTICAL. THE LEADING EDGE OF THE TREADS SHALL PROJECT NOT MORE THAN 1-1/4" BEYOND THE RISER BELOW AND ALL PROJECTIONS OF THE LEADING EDGES SHALL BE OF UNIFORM SIZE INCLUDING THE LEADING EDGE OF THE FLOOR AT THE TOP OF A FLIGHT.
4. GRASPABLE HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL BE NOT LESS THAN 34" OR NOT MORE THAN 38" HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS.
5. GUARDRAILS SHALL BE PROVIDED ON ALL WALKS, BALCONIES OR PORCHES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARS SHALL BE NOT LESS THAN 42" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS SHALL HAVE INTERMEDIATE RAILS OR BALUSTERS WHICH DO NO ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER EXCEPT THE TRIANGULAR OPENINGS FORMED BY RISERS, TREAD AND BOTTOM RAILS OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" OR MORE CANNOT PASS THROUGH.



STAIR SUPPORT & ATTACHMENT

SCALE: 3/4" = 1'-0"

SCALE: 3/8" = 1'-0"

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Landmark Homes

BRIAR RIDGE APARTMENTS
CONSTRUCTION SET

SHEET DESCRIPTION: ELEVATION
JOB NUMBER: APARTMENT BUILDING - A
ADDRESS: 100 BRAMBLE LANE

DATE	DRAWN BY	SCALE
01/02/2025	NJS	AS NOTED
UNITE DRAWING		
08/13/2025		
UPDATED		

SHEET NUMBER

A200