



**BERNARDON**  
A CORE STATES GROUP COMPANY

Date: 04/11/24  
Project Number: 7164.0023

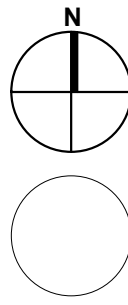
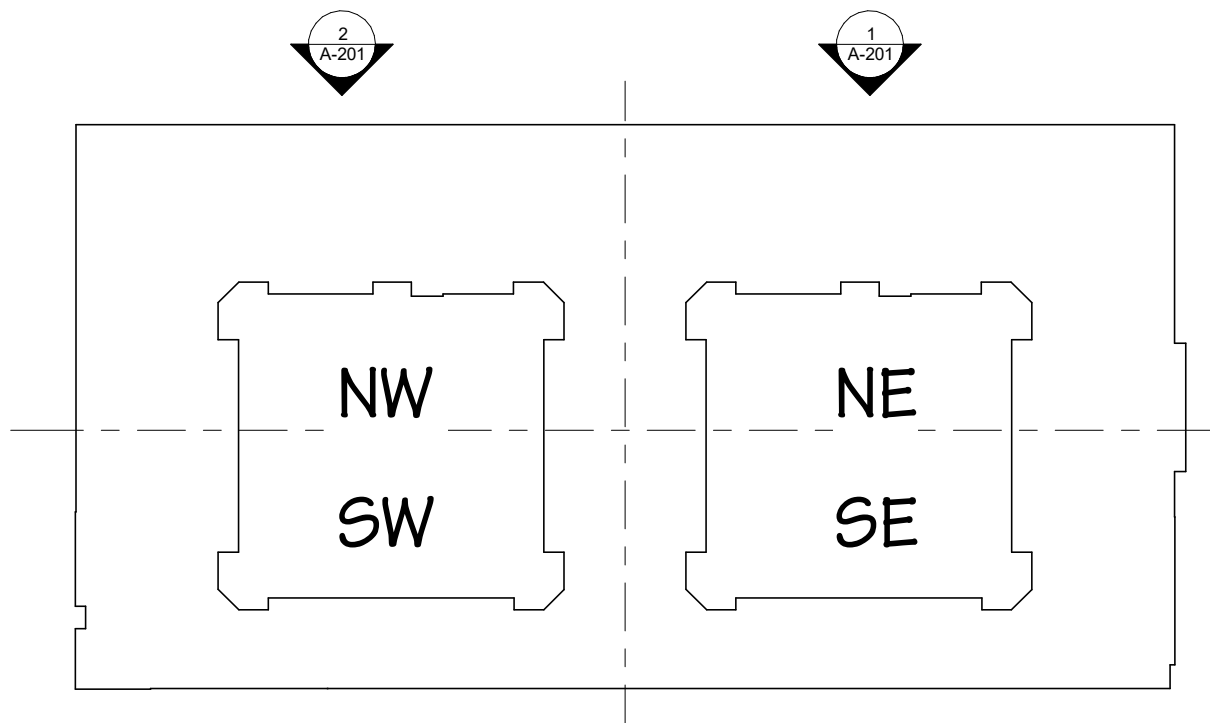
**BT PHILMONT**  
200 Dryden Road  
Suite 2000  
Dresher, PA 19025

**PHILMONT FLATS**  
Lower Moreland Township  
Montgomery County, Pennsylvania

**BERNARDON**  
A CORE STATES GROUP COMPANY  
ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE

10 North High Street, Suite 310  
West Chester, Pennsylvania 19380 p. 610.444.2900 www.bernardon.com

PHILMONT AVENUE



FLOOR PLAN LEGEND

ELEVATION KEYNOTES

A	VENEER STONE: (BOD: NITTERHOUSE MASONRY, SAND SCENIC)	G	FIBER CEMENT PANEL (BOD: HARDIE @ PANEL VERTICAL SIDING, SMOOTH, 48", RICH ESPRESSO)	3	PATIO DOOR (BOD: THERMATRI, STANDARD MULLION, 98" TALL, OUTSWING, FIELD PAINTED TO MATCH WINDOWS)	8.4	.05" METAL COPING (BOD: PAD CLAD, MEDIUM BRONZE)	15	OVERHEAD GARAGE DOOR (BOD: OVERHEAD DOOR COMPANY, MODEL 511, DARK BRONZE)
B	FIBER CEMENT SHINGLE SIDING (BOD: HARDIE @ SHINGLE SIDING - STRAIGHT EDGE PANEL, 15.25", COBBLESTONE)	H	FIBER CEMENT PANEL (BOD: HARDIE @ PANEL VERTICAL SIDING, BOARD & BATTEN, SMOOTH, 48", SPRING GREEN)	4	STOREFRONT SYSTEM AT RETAIL (BOD: KAWNEER 60T, DARK BRONZE FRAME WITH CLEAR GLASS)	8.5	.05" METAL COPING (BOD: PAD CLAD, BURNISHED SLATE)	16	FIBER CEMENT CORNICE, COLOR TO MATCH EXTERIOR MATERIAL
C	FIBER CEMENT VERTICAL SIDING (BOD: HARDIE @ ARTISAN SIDING, ARTISAN V GROOVE, 8.25", SPRING GREEN)	J	FIBER CEMENT BOARD SIDING (BOD: HARDIE PLANK, SMOOTH, 8.25", KHAKI BROWN)	5	STOREFRONT SYSTEM AT RESIDENTIAL UNITS (BOD: KAWNEER 45T, DARK BRONZE FRAME WITH CLEAR GLASS)	9	JULIET BALCONY	17	CAST STONE BAND
D	FIBER CEMENT HORIZONTAL SIDING (BOD: HARDIE @ ARTISAN SIDING, ARTISAN V GROOVE, 8.25", FINISH BOD: NATIONAL PREFINISH TIMBERTONE - VINTAGE CABERET)	K	FIBER CEMENT BOARD SIDING (BOD: HARDIE PLANK, SMOOTH, 8.25", TIMBER BARK)	6	ALUMINUM RAILING SYSTEM (BOD: ATLANTIC ALUMINUM 2 LINE RAIL)	10	INSET BALCONY	18	FIBER CEMENT TRIM, COLOR TO MATCH EXTERIOR MATERIAL
E	FIBER CEMENT VERTICAL SIDING (BOD: HARDIE @ ARTISAN SIDING, ARTISAN V GROOVE, 8.25", FINISH BOD: NATIONAL PREFINISH TIMBERTONE - TIMBER TRAIL)	L	SPLIT FACE CMU (BOD: NITTERHOUSE MASONRY, T8D)	7	WOOD-LOOK SCREENING SYSTEM - BOD: GEOLAM SOLEO SYSTEM, ROSEWOOD	11	SIDEWALL VENT - COLOR TO MATCH EXTERIOR MATERIAL, COORDINATE WITH MECH	19	EXTERIOR SIGNAGE (NLC)
F	FIBER CEMENT PANEL (BOD: HARDIE @ PANEL VERTICAL SIDING, SMOOTH, 48", JASMINE)	1	PVC-FACED, PRESSURE-TREATED 2XWOOD-FRAMED BALCONY WITH GUARDRAIL	8	.05" METAL COPING (BOD: PAD CLAD, SANDSTONE)	12	SLIDING PATIO DOOR (B.O.D ANDERSEN GLIDING 100 SERIES, SEE DOOR SCHEDULE FOR SIZES)	20	AUTOMATIC ENTRY DOOR WITH TRANSOM
		2	COMPOSITE WINDOW UNIT (BOD: ANDERSEN 100 SERIES), COLOR (DARK BRONZE & WHITE FRAME WITH CLEAR GLASS)	8.1	.05" METAL COPING (BOD: PAD CLAD, TEAL)	13	WALL SCONCE MOUNTED 8'-0" ABOVE SIDE WALK (BOD: Y LIGHTING, INDOOR/OUTDOOR LED WALL SCONCE, 14", BRONZE, 3000K)	21	WOOD TRELLIS, COORDINATE WITH STRUCTURE.
				8.2	.05" METAL COPING (BOD: PAD CLAD, MANSARD BROWN)	14	WALL SCONCE MOUNTED 8'-0" ABOVE SIDE WALK (BOD: Y LIGHTING, INDOOR/OUTDOOR LED WALL SCONCE, 20", BRONZE, 3000K)	22	RATED HM EGRESS DOOR, SEE SCHEDULE.
				8.3	.05" METAL COPING (BOD: PAD CLAD, SIERRA TAN)			23	LOUVER SCREEN, COORDINATE SIZE AND FREE AREA REQ WITH MECH. FINISH, BLACK)
								24	CONCRETE PLANTER WALL

ELEVATION GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION REQUIREMENTS.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL INFORMATION AND SIZES.
3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN / DOWNSPOUT CONNECTION AND TERMINATION CONDITIONS.
4. COORDINATE EXACT LOCATIONS OF ROOFTOP EQUIPMENT WITH MEP DRAWINGS. EQUIPMENT SHOWN IS FOR REFERENCE AND COORDINATION ONLY.
5. COORDINATE PERIMETER GRADING ELEVATIONS WITH CIVIL DRAWINGS.
6. IF BRICK SHELF ELEVATION NOTED IS LESS THAN 8" BELOW FINISH GRADE AT ANY GIVEN POINT NOTIFY ARCHITECT.
7. PROVIDE CONTROL JOINT IN BRICK VENEER AS INDICATED ON ELEVATIONS. FILL CONTROL JOINT WITH SEALANT COLOR AS SELECTED BY ARCHITECT.



1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

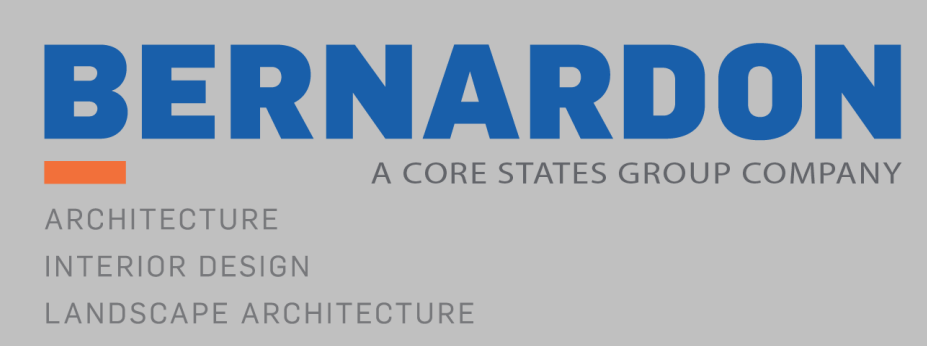


2 NORTH ELEVATION  
SCALE 1/8" = 1'-0"

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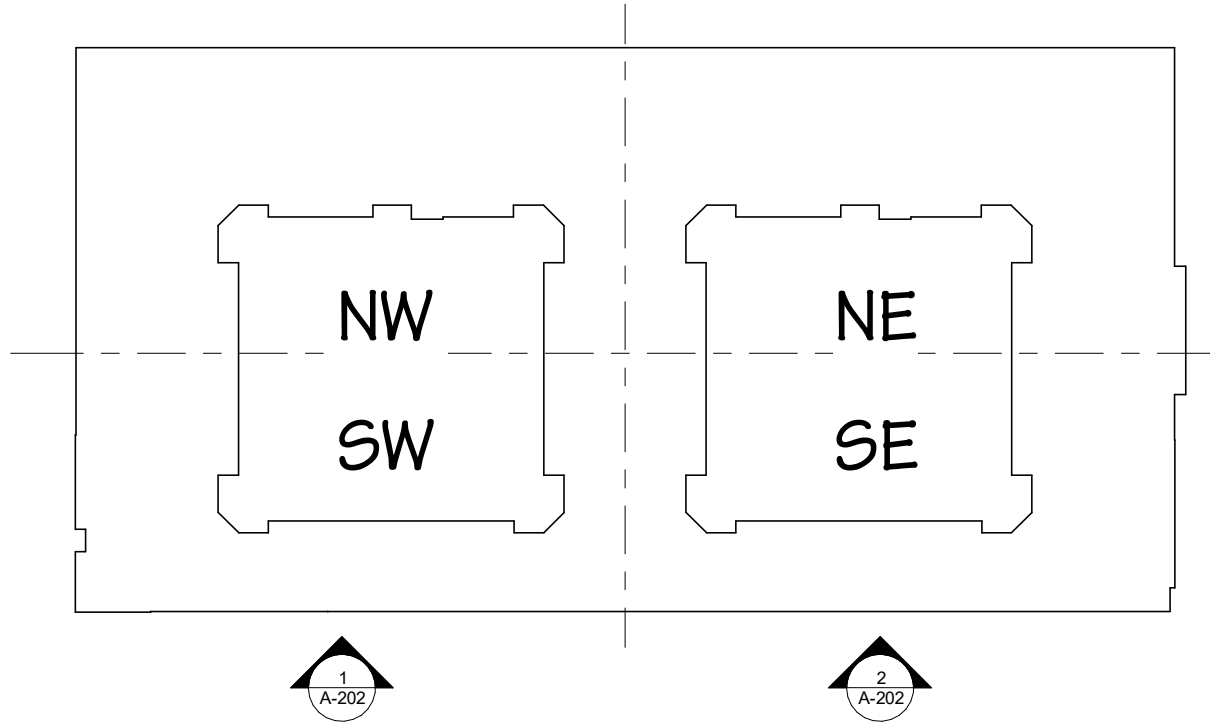
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PHILMONT AVENUE



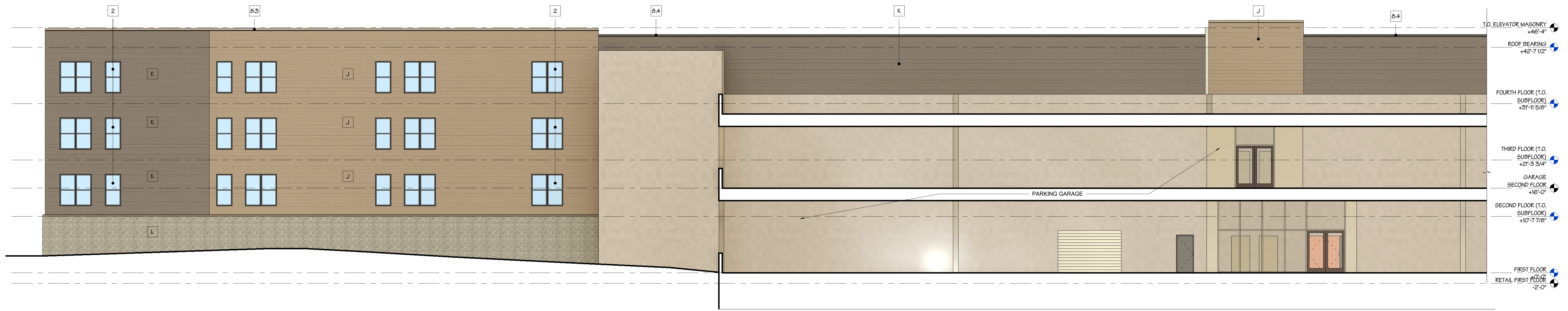
**3 FLOOR PLAN LEGEND**  
SCALE 1" = 80'-0"

**ELEVATION KEYNOTES**

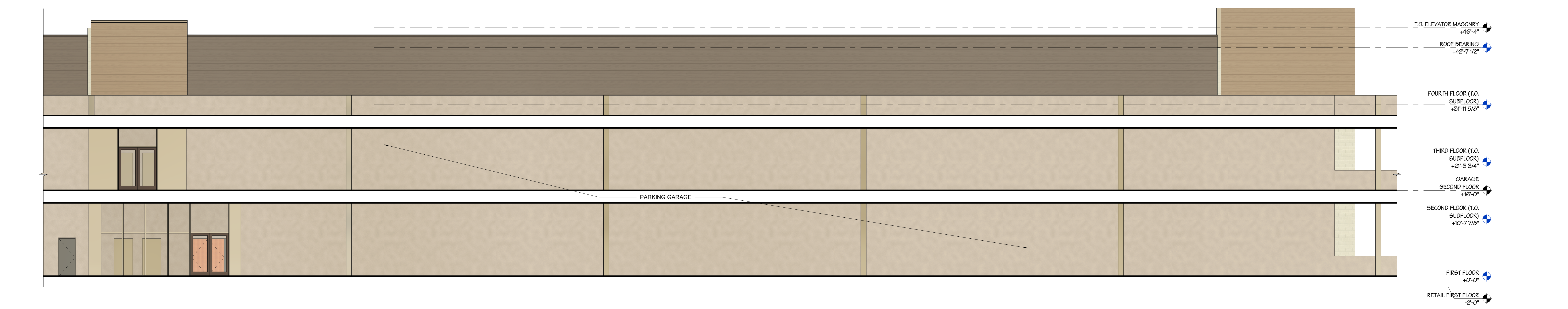
<b>A</b> VENEER STONE: (BOD: NITTERHOUSE MASONRY, SAND SCENIC)	<b>G</b> FIBER CEMENT PANEL (BOD: HARDIE @ PANEL VERTICAL SIDING, SMOOTH, 48", RICH ESPRESSO)	<b>3</b> PATIO DOOR (BOD: THERMATRU, STANDARD MULLION, 98" TALL, OUTSWING, FIELD PAINTED TO MATCH WINDOWS)	<b>B.4</b> .05" METAL COPING (BOD: PAD CLAD, MEDIUM BRONZE)	<b>15</b> OVERHEAD GARAGE DOOR (BOD: OVERHEAD DOOR COMPANY, MODEL 511, DARK BRONZE)
<b>B</b> FIBER CEMENT SHINGLE SIDING (BOD: HARDIE @ SHINGLE SIDING - STRAIGHT EDGE PANEL, 15.25", COBBLESTONE)	<b>H</b> FIBER CEMENT PANEL (BOD: HARDIE @ PANEL VERTICAL SIDING, BOARD & BATTEN, SMOOTH, 48", SPRING GREEN)	<b>4</b> STOREFRONT SYSTEM AT RETAIL (BOD: KAWNEER 60T, DARK BRONZE FRAME WITH CLEAR GLASS)	<b>B.5</b> .05" METAL COPING (BOD: PAD CLAD, BURNISHED SLATE)	<b>16</b> FIBER CEMENT CORNICE, COLOR TO MATCH EXTERIOR MATERIAL
<b>C</b> FIBER CEMENT VERTICAL SIDING (BOD: HARDIE @ ARTISAN SIDING, ARTISAN V GROOVE, 8.25", SPRING GREEN)	<b>J</b> FIBER CEMENT BOARD SIDING (BOD: HARDIE PLANK, SMOOTH, 8.25", KHAKI BROWN)	<b>5</b> STOREFRONT SYSTEM AT RESIDENTIAL UNITS (BOD: KAWNEER 451-T, DARK BRONZE FRAME WITH CLEAR GLASS)	<b>9</b> JULIET BALCONY	<b>17</b> CAST STONE BAND
<b>D</b> FIBER CEMENT HORIZONTAL SIDING (BOD: HARDIE @ ARTISAN SIDING, ARTISAN V GROOVE, 8.25", FINISH BOD: NATIONAL PREFINISH TIMBERTONE - VINTAGE CABERET)	<b>K</b> FIBER CEMENT BOARD SIDING (BOD: HARDIE PLANK, SMOOTH, 8.25", TIMBER BARK)	<b>6</b> ALUMINUM RAILING SYSTEM (BOD: ATLANTIC ALUMINUM 2 LINE RAIL)	<b>10</b> INSET BALCONY	<b>18</b> FIBER CEMENT TRIM, COLOR TO MATCH EXTERIOR MATERIAL
<b>E</b> FIBER CEMENT VERTICAL SIDING (BOD: HARDIE @ ARTISAN SIDING, ARTISAN V GROOVE, 8.25", FINISH BOD: NATIONAL PREFINISH TIMBERTONE - TIMBER TRAIL)	<b>L</b> SPLIT FACE CMU (BOD: NITTERHOUSE MASONRY, TBD)	<b>7</b> WOOD-LOOK SCREENING SYSTEM - BOD: GEOLAM SOLEO SYSTEM, ROSEWOOD	<b>11</b> SIDEWALL VENT - COLOR TO MATCH EXTERIOR MATERIAL, COORDINATE WITH MECH	<b>19</b> EXTERIOR SIGNAGE (NLC)
<b>F</b> FIBER CEMENT PANEL (BOD: HARDIE @ PANEL VERTICAL SIDING, SMOOTH, 48", JASMINE)	<b>1</b> PVC-FACED, PRESSURE-TREATED 2XWOOD-FRAMED BALCONY WITH GUARDRAIL	<b>8</b> .05" METAL COPING (BOD: PAD CLAD, SANDSTONE)	<b>12</b> SLIDING PATIO DOOR (B.O.D ANDERSEN GLIDING 100 SERIES, SEE DOOR SCHEDULE FOR SIZES)	<b>20</b> AUTOMATIC ENTRY DOOR WITH TRANSOM
	<b>2</b> COMPOSITE WINDOW UNIT (BOD: ANDERSEN 100 SERIES), COLOR (DARK BRONZE & WHITE FRAME WITH CLEAR GLASS)	<b>8.1</b> .05" METAL COPING (BOD: PAD CLAD, TEAL)	<b>13</b> WALL SCONCE MOUNTED 8'-0" ABOVE SIDE WALK (BOD: Y LIGHTING, INDOOR/OUTDOOR LED WALL SCONCE, 14", BRONZE, 3000K)	<b>21</b> WOOD TRELLIS, COORDINATE WITH STRUCTURE.
		<b>8.2</b> .05" METAL COPING (BOD: PAD CLAD, MANSARD BROWN)	<b>14</b> WALL SCONCE MOUNTED 8'-0" ABOVE SIDE WALK (BOD: Y LIGHTING, INDOOR/OUTDOOR LED WALL SCONCE, 20", BRONZE, 3000K)	<b>22</b> RATED HM EGRESS DOOR, SEE SCHEDULE.
		<b>8.3</b> .05" METAL COPING (BOD: PAD CLAD, SIERRA TAN)		<b>23</b> LOUVER SCREEN, COORDINATE SIZE AND FREE AREA REQ WITH MECH. FINISH, BLACK)
				<b>24</b> CONCRETE PLANTER WALL

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**1 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

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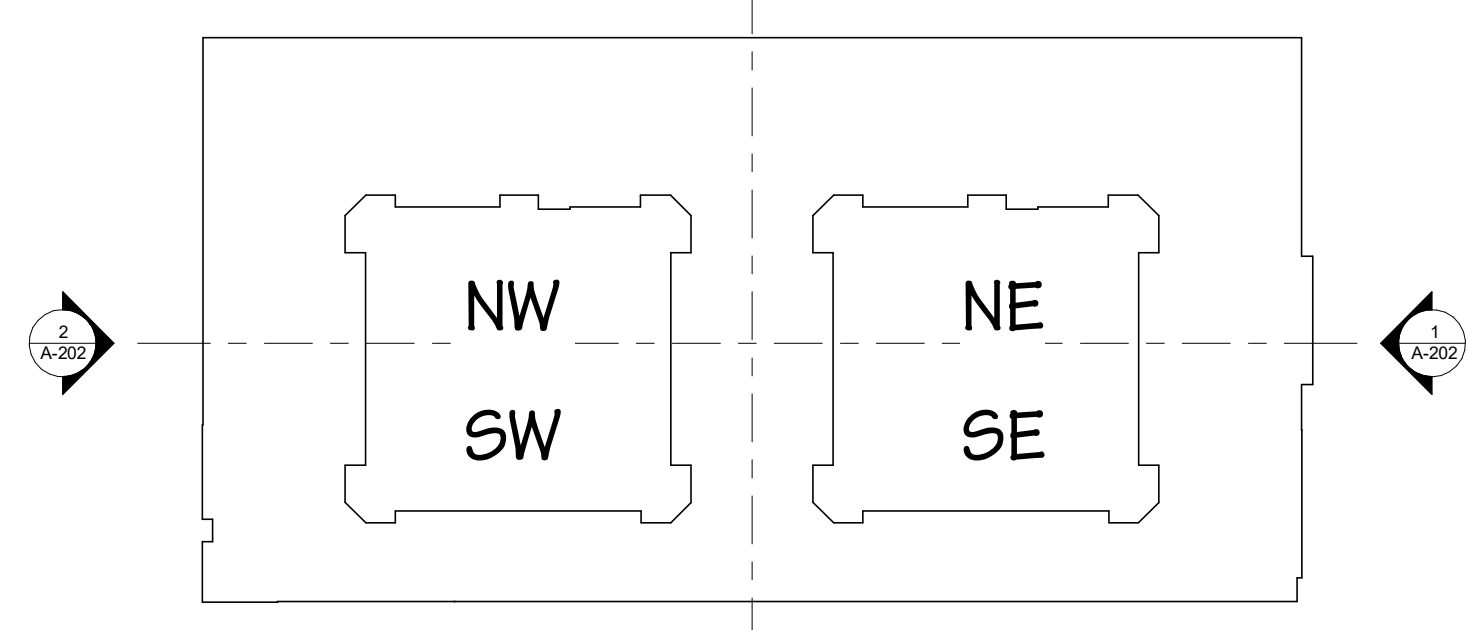
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PHILMONT AVENUE



**3 FLOOR PLAN LEGEND**  
SCALE 1" = 80'-0"

**ELEVATION KEYNOTES**

<b>A</b> VENEER STONE (BOD: NITTERHOUSE MASONRY, SAND SCENIC)	<b>G</b> FIBER CEMENT PANEL (BOD: HARDIE # PANEL VERTICAL SIDING, SMOOTH, 48", RICH ESPRESSO)	<b>3</b> PATIO DOOR (BOD: THERMATRU, STANDARD MULLION, 98" TALL, OUTSWING, FIELD PAINTED TO MATCH WINDOWS)	<b>8.4</b> .05" METAL COPING (BOD: PAD CLAD, MEDIUM BRONZE)	<b>15</b> OVERHEAD GARAGE DOOR (BOD: OVERHEAD DOOR COMPANY, MODEL 511, DARK BRONZE)
<b>B</b> FIBER CEMENT SHINGLE SIDING (BOD: HARDIE # SHINGLE SIDING - STRAIGHT EDGE PANEL, 15.25", COBBLESTONE)	<b>H</b> FIBER CEMENT PANEL (BOD: HARDIE # PANEL VERTICAL SIDING, BOARD & BATTEN, SMOOTH, 48", SPRING GREEN)	<b>4</b> STOREFRONT SYSTEM AT RETAIL (BOD: KAWNEER 60TT, DARK BRONZE FRAME WITH CLEAR GLASS)	<b>8.5</b> .05" METAL COPING (BOD: PAD CLAD, BURNISHED SLATE)	<b>16</b> FIBER CEMENT CORNICE, COLOR TO MATCH EXTERIOR MATERIAL
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<b>D</b> FIBER CEMENT HORIZONTAL SIDING (BOD: HARDIE # ARTISAN SIDING, ARTISAN V GROOVE, 8.25", FINISH BOD: NATIONAL PREFINISH TIMBERTONE - VINTAGE CABERET)	<b>K</b> FIBER CEMENT BOARD SIDING (BOD: HARDIE PLANK, SMOOTH, 8.25", TIMBER BARK)	<b>6</b> ALUMINUM RAILING SYSTEM (BOD: ATLANTIC ALUMINUM 2 LINE RAIL)	<b>10</b> INSET BALCONY	<b>18</b> FIBER CEMENT TRIM, COLOR TO MATCH EXTERIOR MATERIAL
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		<b>8.2</b> .05" METAL COPING (BOD: PAD CLAD, MANSARD BROWN)	<b>14</b> WALL SCONCE MOUNTED 8'-0" ABOVE SIDE WALK (BOD: Y LIGHTING, INDOOR/OUTDOOR LED WALL SCONCE, 20", BRONZE, 3000K)	<b>22</b> RATED HM EGRESS DOOR, SEE SCHEDULE
		<b>8.3</b> .05" METAL COPING (BOD: PAD CLAD, SIERRA TAN)		<b>23</b> LOUVER SCREEN, COORDINATE SIZE AND FREE AREA REQ WITH MECH. FINISH, BLACK
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**2 EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**1 WEST ELEVATION**  
SCALE 1/8" = 1'-0"

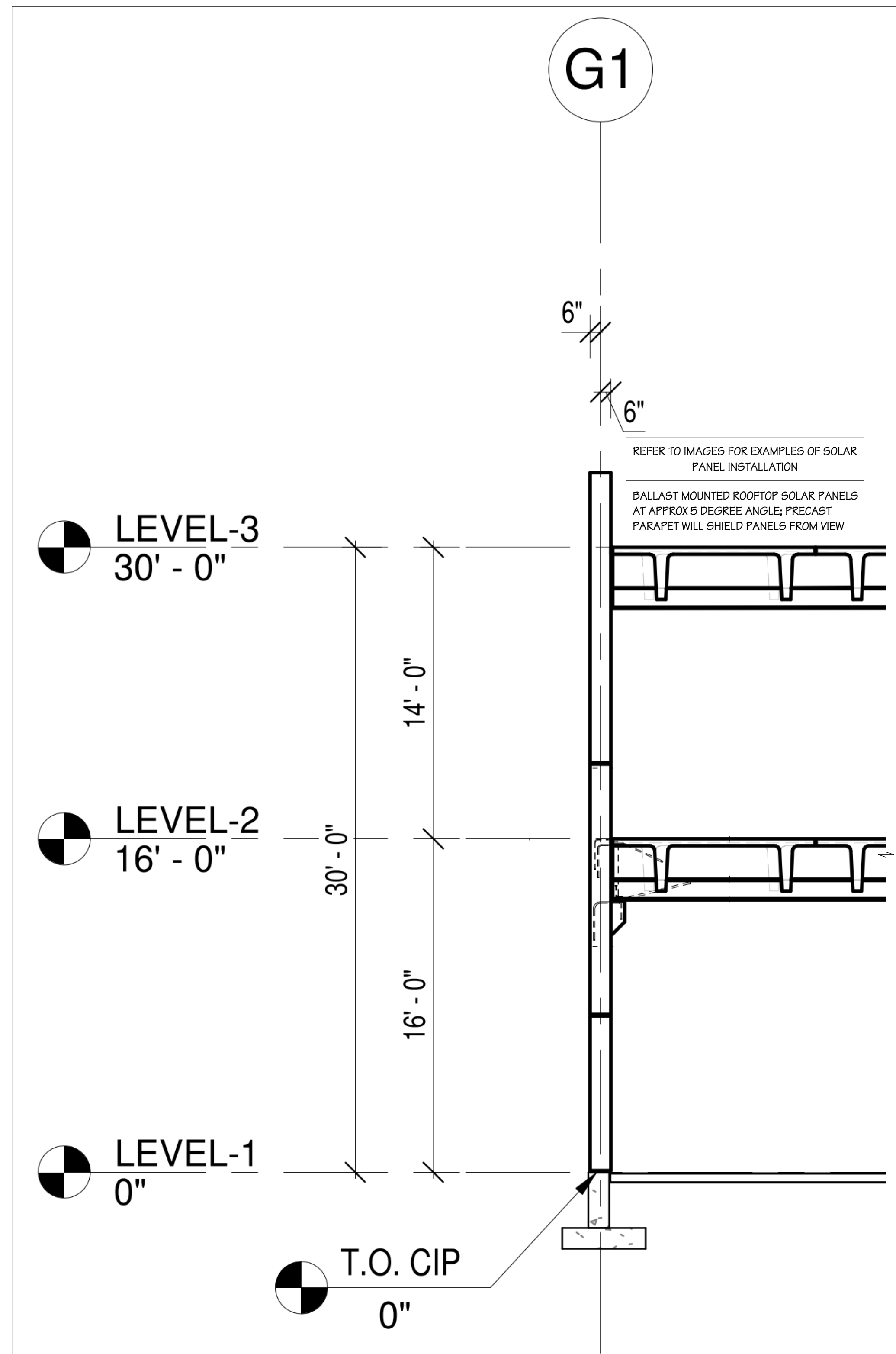
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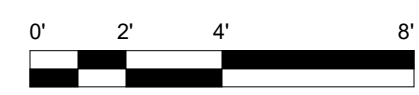
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**1** PRELIMINARY PRECAST GARAGE SECTION  
SCALE 1/4" = 1'-0"



EXAMPLE IMAGE OF ROOFTOP MOUNTED SOLAR PANELS  
NOT TO SCALE



EXAMPLE IMAGE OF ROOFTOP MOUNTED SOLAR PANELS  
NOT TO SCALE