ZONING INFORMATION MU-REV					
ZONING REGULATIONS	REQUIRED	<u>EXISTING</u>	<u>PROPOSED</u>	VARIANCE	
USE TYPE:	VARIES PER TABLE 3-3.2	ASSEMBLY	BUSINESS	NO	
MINIMUM LOT WIDTH:	100'-0"	161'-0"	NO CHANGE	NO	
MINIMUM LOT AREA:	10,000 SQ FT	29,516 SQ FT	NO CHANGE	NO	
MAX BUILDING AREA:	65% - (19,428.5 SQ FT)	10.45% (3,085.38 SQ FT)	9.80% (2,891.46)	NO	
MINIMUM FRONT YARD DEPTH (PINE):	60'-0"	0'-0"	NO CHANGE	YES	
MINIMUM FRONT YARD DEPTH (TOMLINSON):	60'-0"	4'-8"	NO CHANGE	YES	
MINIMUM SIDE YARD WIDTH:	20'-0"	51'-2 1/4"	NO CHANGE	NO	
MINIMUM REAR YARD DEPTH:	20'-0"	80'-6 1/2"	76'-8"	NO	
MAXIMUM HEIGHT:	45'-0"	+/- 37'-7 1/4"	45'-0"	NO	
MINIMUM SET BACK OF STORIES ABOVE 35':	10'-0" (1'-0" PER 1'-0" OF HEIGHT USED OVER 35')	N/A	0'-0"	YES	
MAXIMUM LOT COVERAGE:	80% (23,912 SQ FT)	83.15% (24,541.81 SQ FT)	73.12% (21,583.56 SQ FT)*	NO	
VEHICLE PARKING:	20 PARKING SPACES	42	23	NO	

<b>OVERLAY DISTRICTS -</b>	0-TOD TRANSIT ORIENTED DEVELOPMENT OVERLAY	

PERMITTED BUILDING TYPE -DETACHED, SEMI-DETACHED, ATTACHED **DESCRIPTION -** PROPOSED RENOVATION & ADDITION TO EXISTING 2-STORY RESTAURANT INTO 3-STORY BUSINESS USE

# PARKING REQUIREMENTS

PER ARTICLE 6, TABLE 6-3.1

"MINIMUM NUMBER OF REQUIRED PARKING SPACES" PARKING REQUIREMENT REQUIRED NUMBER OF SPACES OCCUPANCY PROPOSED SPACES (1ST, 2ND, & 3RD FLOOR OFFICES) 1 SPACE / 350 SQ FT OF GFA 20 (6,819 SQ FT)

REQUIRED ADA SPACES - 2 PROPOSED ADA SPACES - 2

TOTAL:

### **BUILDING COVERAGE CALCULATIONS**

	EXISTING	NEW	IOIAL
BUILDING	2,803.24 SF	88.22 SF*	2,891.46 SF
FREEZER	282.14 SF	-282.14 SF	0 SF
TOTAL	3,085.38 SF	-193.92 SF	2,891.46 SF

#### IMPERVIOUS COVERAGE CALCULATIONS

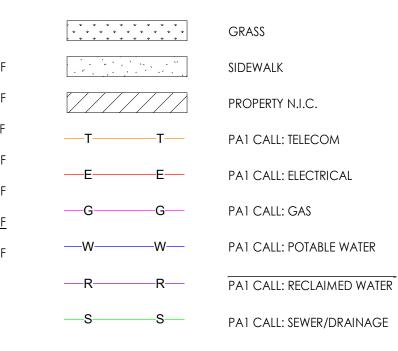
	existing	NEW	TOTAL
BLDG COVERAGE	3,085.38 SF	-193.92 SF	2,891.46
PARKING LOT	17,277.47 SF	-6,451.24 SF	10,826.23
CONC. PAD	557.82 SF	-557.82 SF	0:
WALKWAY	0 SF	975.41 SF	975.41
SIDEWALK	0 SF	2,058.62 SF	2,058.62
STREET	3,621.14 SF	1,210.70 SF	4,831.84
TOTAL	24,541.81 SF	-2,958.25 SF	21,583.56

\*INCLUDES APPROX. 8.88 SF AS A RESULT OF NEW EXTERIOR FINISH FACE MATERIALS OVER EXISTING WALLS

### GENERAL NOTES - SITE PLAN

1. REFER TO G001 FOR GENERAL PROJECT NOTES 2. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO THE START OF NEW WORK.

### SITE PLAN LEGEND



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DESIGNBLENDZ ARCHITECTURE, LLP

e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA

4001 MAIN ST, SUITE 310 PHILADELPHIA, PA 19127

†| 215.995.0228

2895 PINE RD LLC

2895 PINE ROAD

267.437.1515

HUNTINGDON VALLEY, PA 19006

 TS
 SM
 2024.01.23

 BY
 APPD
 YYYY.MM.DD

STRUCTURE WITH ROOF DECK CONSISTING OF 3 STORIES OF OFFICES PROPERTY LINE \* NOTE - PROPOSED IS A 10.03% (2,958.25 SQ FT) REDUCTION IN IMPERVIOUS COVERAGE STREET LIGHT FIRE HYDRANT UTILITY POLE STOP SIGN **BIKE RACK** MANHOLE COVER STORMWATER INLET ACCESS COVER PA 1 CALL SERIAL NUMBER: TOMLINSON ROAD S46° 33' 00"E ACTUAL - 33' LEGALLY OPEN - ON CITY PLAN PENNSYLVANIA ACT 287 OF 1974 196.030 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS COPYRIGHT RESERVED DETERMINE THE LOCATION OF ALL UTILITY, SEWER, AND WATER LINES COPYRIGHT 2022 BY DESIGNBLENDZ ARCHITECTURE, LLP, 4001 MAIN ST, SUITE 310, BEFORE COMMENCING CONSTRUCTION. "ONE WAY" SIGN "DO NOT ENTER" SIGN
FACING PARKING LOT

LEGAL ROW LINE \* "ONE WAY" SIGN - \* OWNER REPRESENTATIVE LENNY CHERNYAK CHERNYAK2020@GMAIL.COM ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. 267.437.1515 **ARCHITECT** 2895 PINE RD SCOTT WOODRUFF
DESIGNBLENDZ ARCHITECTURE LLP
4001 MAIN ST, SUITE 203
PHILADELPHIA, PA 19127
215.995.0228 29,516 SQ FT ROOF DECK -2895 PINE RD PROPOSED RENOVATION & 3RD STORY ADDITION TO EXIST FOOTPRINT REMOVED (27.04 SF) EXISTING 2-STORY RESTAURANT PROJECT ADDRESS PILOT HOUSE -LINE OF REQUIRED 2895 PINE ROAD, HUNTINGDON \* (138.55 SF)\* HEIGHT SETBACK VALLEY, PA 19006 13' - 1 1/2" ADDITION TO EXIST FOOTPRINT (106.38 SF) EXIST FOOTPRINT -REMOVED (282.14 SF) STOP SIGN W/ PARKING LOT "TRAFFIC MUST TURN 10,826.23 SQ FT RIGHT" SIGN BELOW "DO NOT ENTER" SIGN FACING STREET PROJECT LOCATION "ONE WAY" SIGN 140 TOMLINSON RD 2) EXISTING 2 STORY BUILDINGS "DO NOT ENTER" SIGN FACING STREET EXIT (NO LEFT TURN) EXISTING CURB CUT TO SKETCH PLAN BE EXPANDED N43° 40' 00' 160.475' SUBMISSIONS & REVISIONS PROJECT PINE ROAD RENOVATION \*TRASH LOCATION \* LINE OF ALLOWABLE BUILDING AREA 170.025 SITE PLAN ALL SITE WORK 2859 PINE RD EXISTING VACANT LOT BEYOND LEGAL R.O.W. PROJECT NO DRAWING NO LINE IS BY PENNDOT 1 SITE PLAN A001 1/16" = 1'-0" - PROJECT LOCATION As indicated ORIGINAL SHEET - ARCH D (24"x36")

## Google Maps 2896 Pine Rd



Image capture: Oct 2023 © 2024 Google



## Google Maps

#### 188 Tomlinson Rd



Image capture: Jun 2022 © 2024 Google



## Google Maps

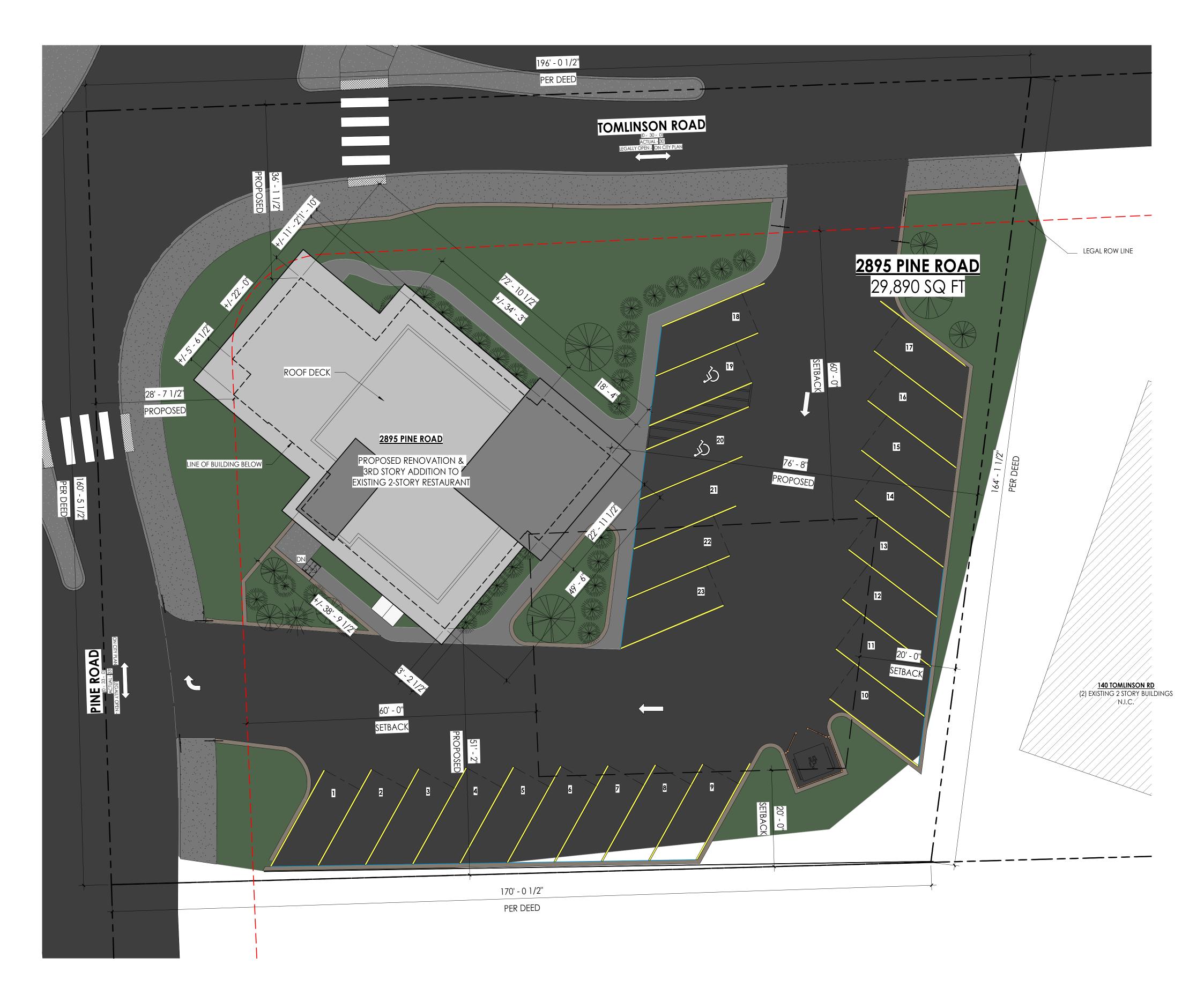
#### 2879 State Rte 2050



Image capture: Oct 2023 © 2024 Google

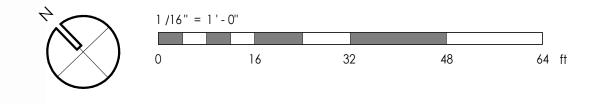




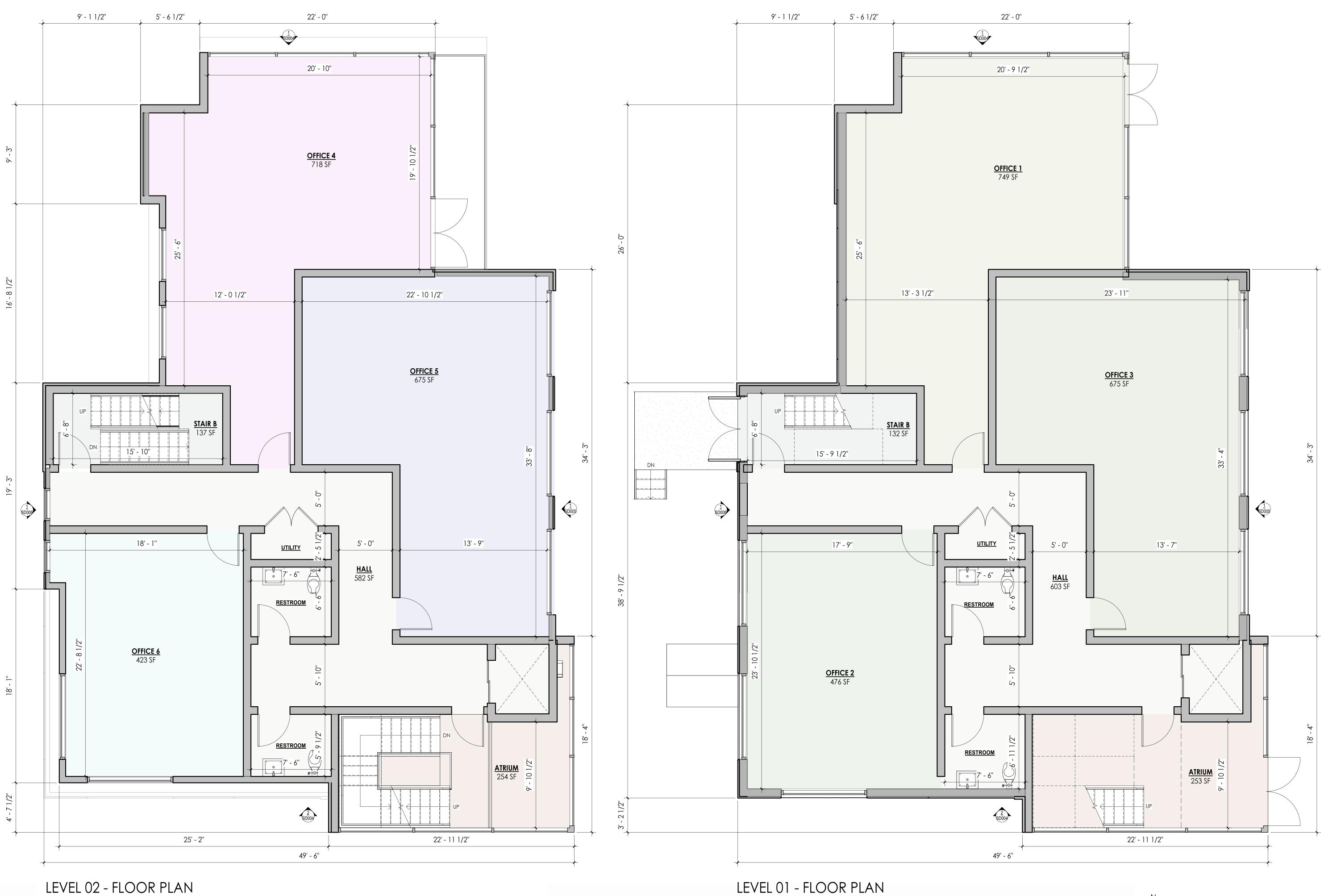


SITE PLAN



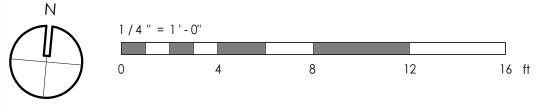


SD001



designblendz

SCHEMATIC PLANS



SD002

AREA SCHEDULE

**UNIT BREAKDOWN** 

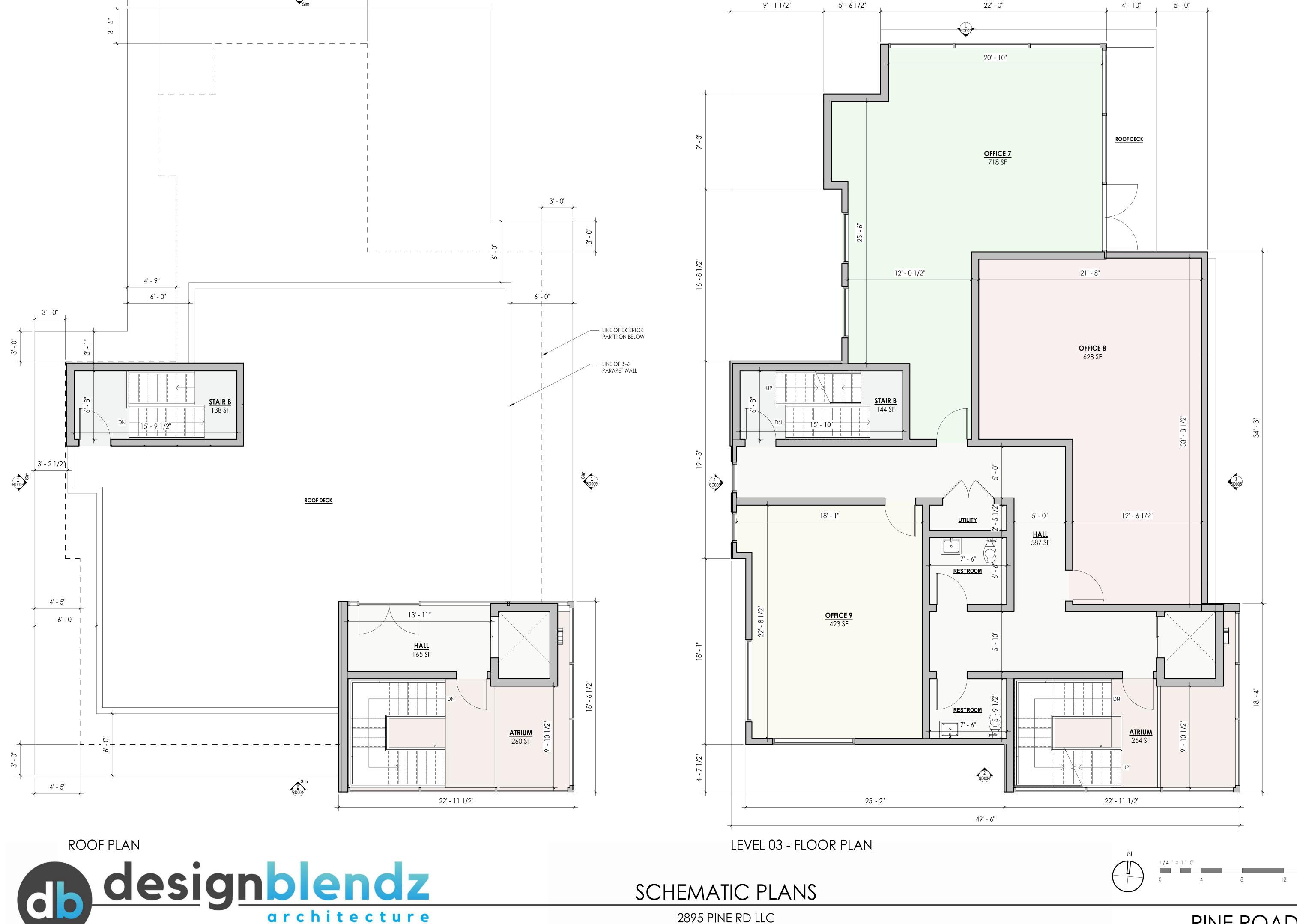
T.O. ROOF

2754 SF

749 SF 11%

675 SF 11% 718 SF 11%

718 SF 11% 628 SF 11% 423 SF 11%



12' - 0''

AREA SCHEDULE

2754 SF T.O. ROOF 563 SF 8995 SF

**UNIT BREAKDOWN** 

675 SF 11% 718 SF 11% 628 SF 11% 423 SF 11%





EXTERIOR ELEVATIONS

SD004



TOMLINSON ROAD ELEVATION

























