

ZONING REGULATIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE
USE TYPE:	VARIABLES 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

PARKING REQUIREMENTS

PER ARTICLE 6, TABLE 6-3.1
"MINIMUM NUMBER OF REQUIRED PARKING SPACES"

OCCUPANCY	PARKING REQUIREMENT	REQUIRED NUMBER OF SPACES	PROPOSED SPACES
BUSINESS (1ST, 2ND, & 3RD FLOOR OFFICES)	1 SPACE / 350 SQ FT OF GFA	20 (6,819 SQ FT)	23
TOTAL:		20	23

REQUIRED ADA SPACES - 2
PROPOSED ADA SPACES - 2

BUILDING COVERAGE CALCULATIONS

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

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

GENERAL NOTES - SITE PLAN

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

SITE PLAN LEGEND

- GRASS
- SIDEWALK
- PROPERTY N.I.C.
- PA 1 CALL: TELECOM
- PA 1 CALL: ELECTRICAL
- PA 1 CALL: GAS
- PA 1 CALL: POTABLE WATER
- PA 1 CALL: RECLAIMED WATER
- PA 1 CALL: SEWER/DRAINAGE
- PROPERTY LINE
- STREET LIGHT
- FIRE HYDRANT
- UTILITY POLE
- STOP SIGN
- BIKE RACK
- MANHOLE COVER
- STORMWATER INLET
- ACCESS COVER

PA 1 CALL SERIAL NUMBER:



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER, AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

OWNER REPRESENTATIVE

LENNY CHERNYAK
CHERNYAK2020@GMAIL.COM
267.437.1515

ARCHITECT

SCOTT WOODRUFF
DESIGNBLENDZ ARCHITECTURE LLP
4001 MAIN ST. SUITE 310
PHILADELPHIA, PA 19127
215.995.0228



DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
T | 215.995.0228

CLIENT
2895 PINE RD LLC
2895 PINE ROAD
HUNTINGDON VALLEY, PA 19006
267.437.1515

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SEAL

PROJECT ADDRESS
2895 PINE ROAD, HUNTINGDON VALLEY, PA 19006

1 SKETCH PLAN TS SM 2024.01.23
SUBMISSIONS & REVISIONS BY APPD YYYY.MM.DD

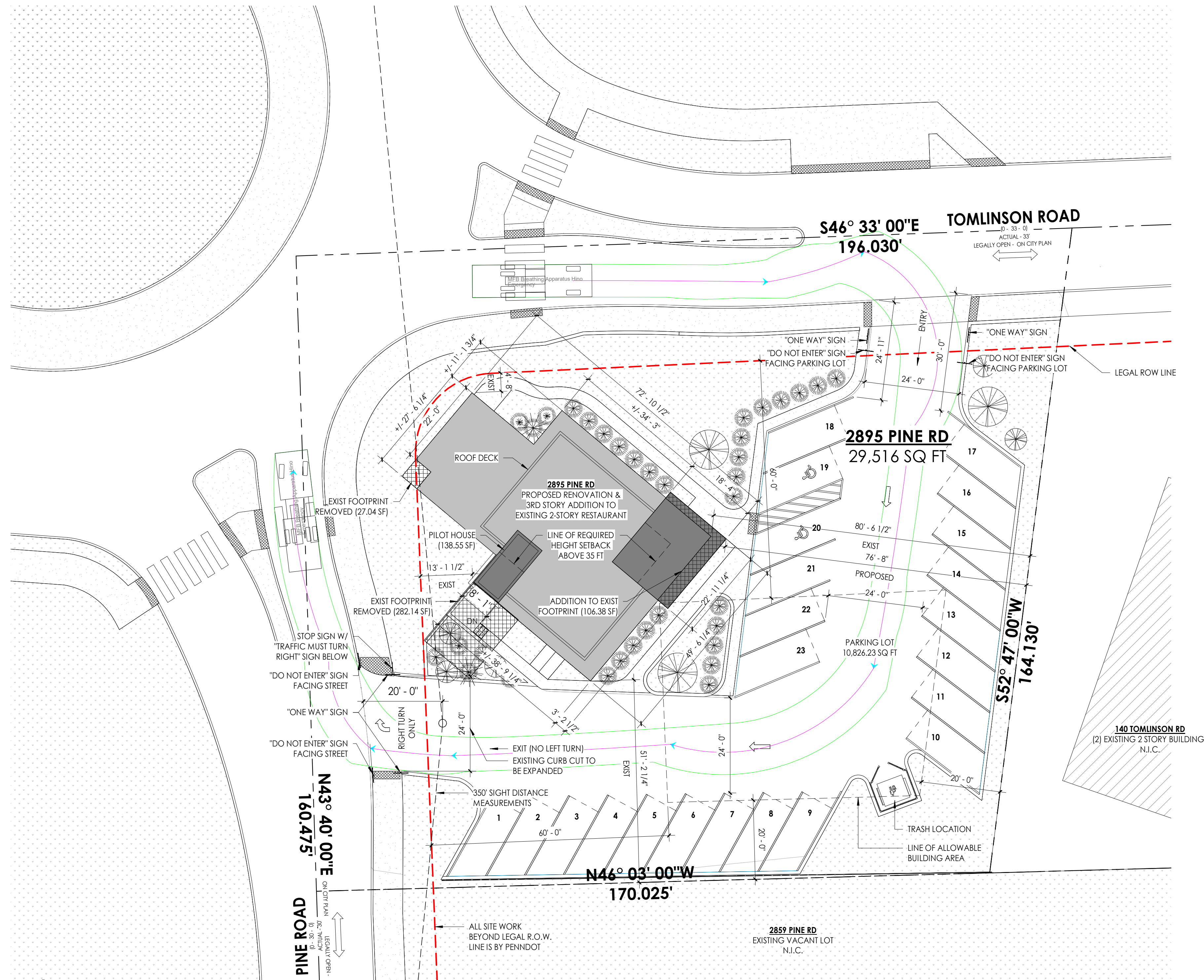
PROJECT
PINE ROAD RENOVATION

SHEET TITLE
SITE PLAN

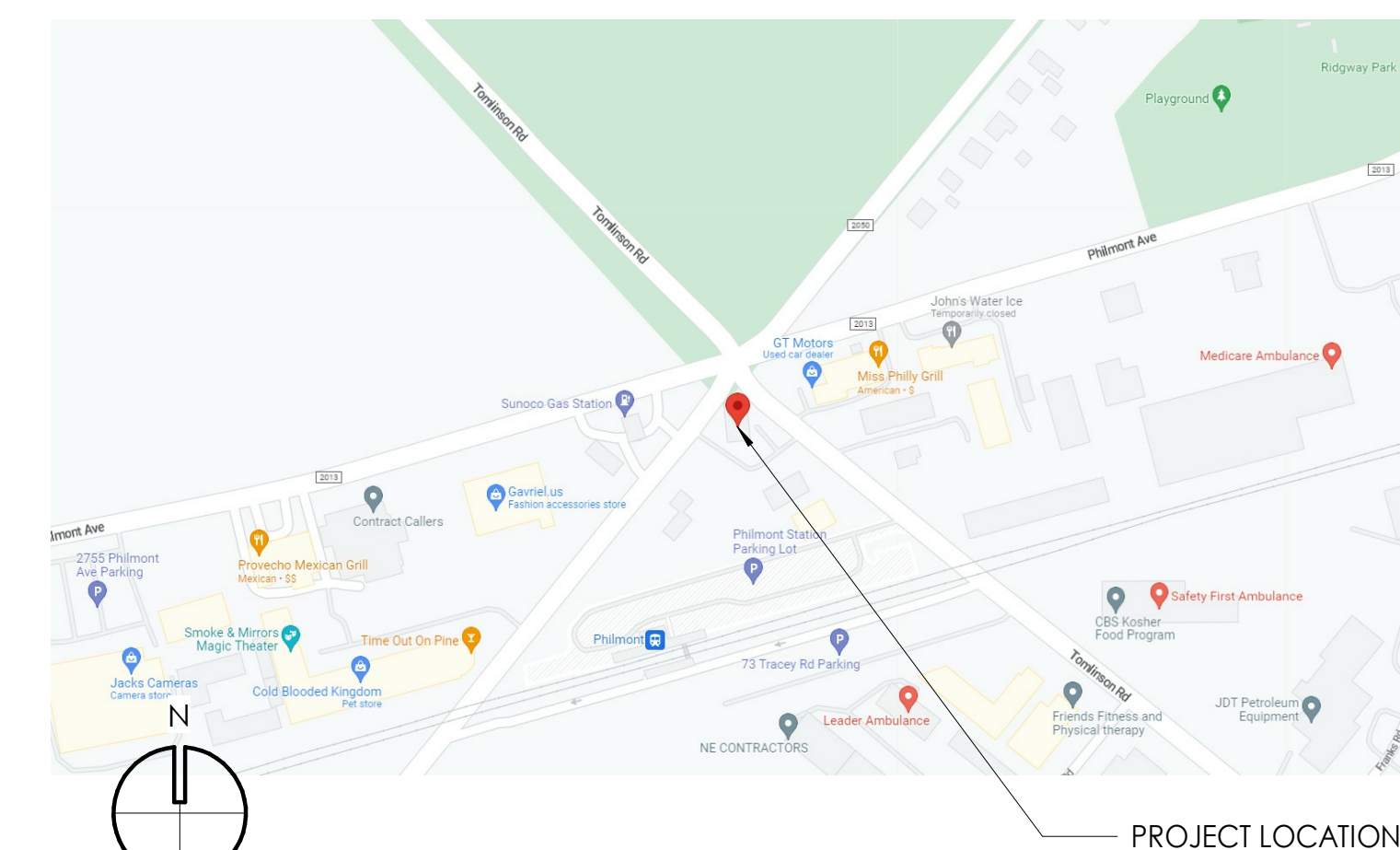
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REVISION 1 A001

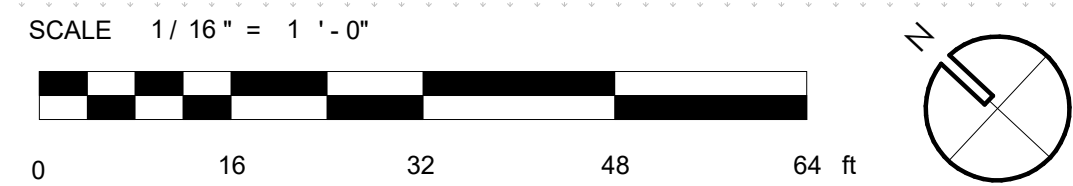
SCALE As indicated



PROJECT LOCATION



1 SITE PLAN A001 | 1/16" = 1'-0"



1/20/2024 4:53:34 PM

Google Maps 2896 Pine Rd



Pennsylvania
Google Street View
Oct 2023 See more dates

Image capture: Oct 2023 © 2024 Google



Google Maps 188 Tomlinson Rd



Pennsylvania
Google Street View
Jun 2022 See more dates

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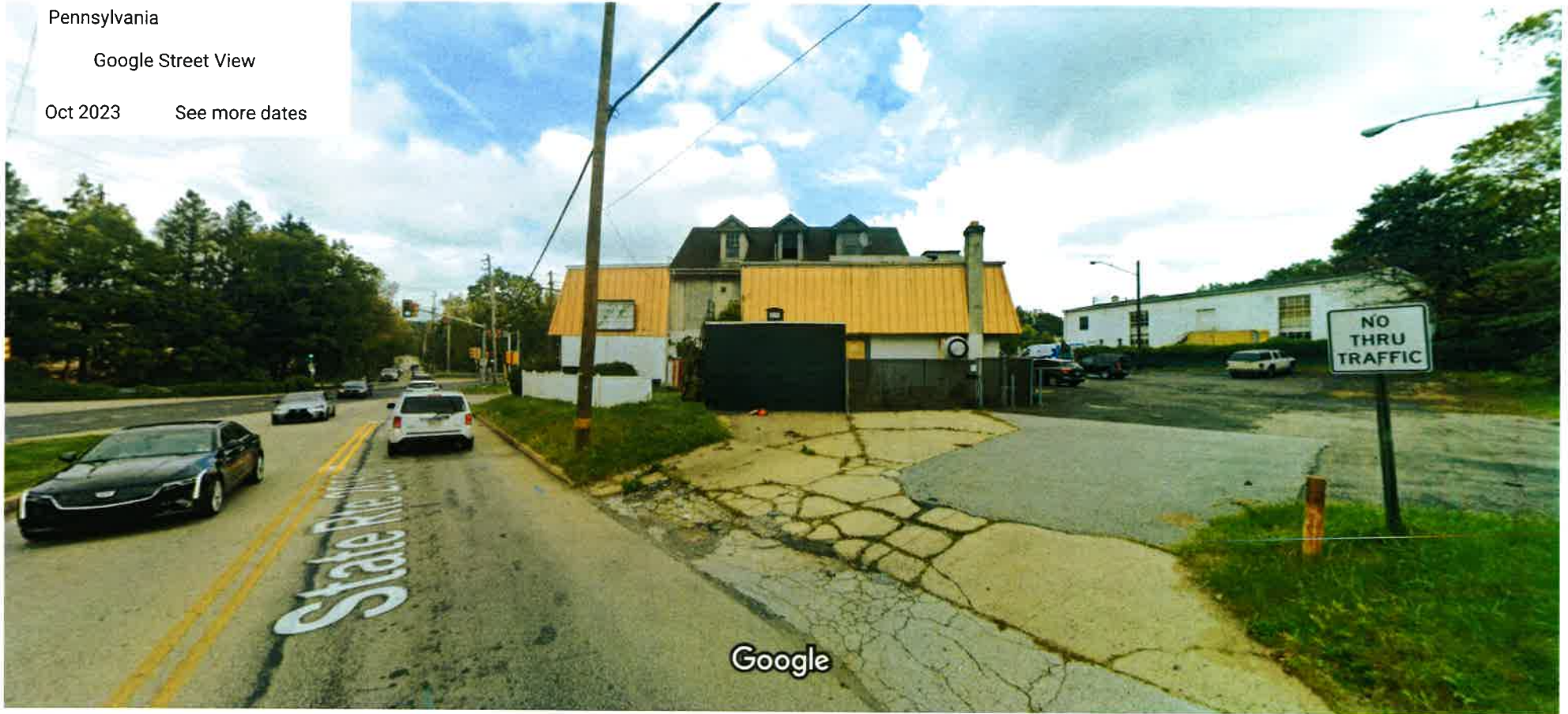
Google Maps 2879 State Rte 2050

Pennsylvania

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Oct 2023

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PINE ROAD RENOVATION

SCHEMATIC DESIGN





SITE PLAN













