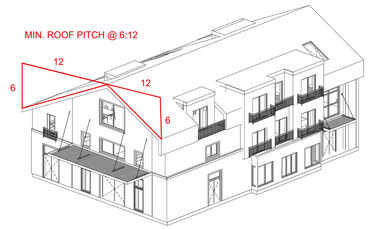
1 / Z1 SITE PLAN
1" = 20'

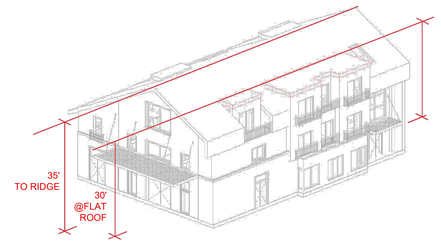
N

EMERALD GREEN ARBOVITAE TREES BEHIND PARKING LOT, TYP.

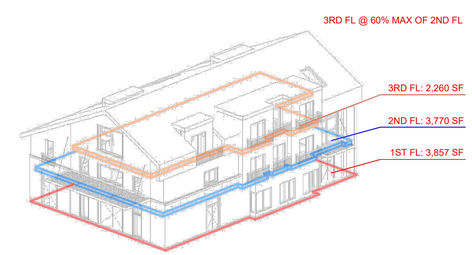
BOXWOOD SHRUBS ALONG DRIVEWAY



2 / Z1 ROOF PITCH
NTS



3 / Z1 ROOF HEIGHT
NTS



4 / Z1 FLOOR AREAS
NTS

BUILDING ADDRESS : 910 CONESTOGA RD, BRYN MAWR, PA 19010	
SCOPE OF WORK:	NEW THREE (3) STORY BUILDING FOR USE AS SIX (6) DWELLING UNITS ON SECOND (2ND) & THIRD (3RD) FLOORS & VACANT COMMERCIAL SPACES ON GROUND FLOOR.
ZONING DISTRICT:	**R - 5**
	GH - CR (GARRET HILL - CONESTOGA RD)

ZONING REGULATIONS SUMMARY

	R - 5	GH - CR	PROPOSED
LOT AREA	5,000 SF MIN.	4,000 SF MIN.	37,639 SF
LOT WIDTH	55' MIN.	150' MIN.	160.5'
BUILDING AREA	35% MAX.	80% MAX. [5]	13.27 % (3,857 SF_NEW + 1,140 SF_EXG.) = 4,997 SF
FRONT YARD	25' MIN.	22' MIN. [1]	19.88' (EXIST.)
SIDE YARD	25' MIN.	12' MIN. [2]	11.06' (EXIST.)
REAR YARD	10' MIN.	15' MIN. [3]	108.3'
HEIGHT	35' MAX.	35' & 30' MAX [4]	35' & 30' MAX.
IMPERVIOUS SURFACE	40% MAX.	95% MAX.	73.78% (27,771 SF)
RIPARIAN BUFFER	15' MIN.	N.A.	N.A.

1 **ON A COLLECTOR OR LOCAL STREET WITHOUT PARALLEL PARKING.**

2 **FOR DETACHED STRUCTURES:**
(A) PARKING ACCESS: 12'
(B) SIDE WITHOUT PARKING ACCESS: 5'

3 **ADJACENT TO RESIDENTIAL. NOTE: AN OPAQUE EVERGREEN VEGETATED BUFFER AT LEAST 6' IN HEIGHT AND 3' AND DEPTH AT TIME OF PLANTING SHALL BE PROVIDED AND MAINTAINED.**

4 **MAX. HEIGHT FOR PITCHED ROOF @ 35' WITH MIN. ROOF PITCH @ 6:12.**
MAX. HEIGHT FOR FLAT ROOF @ 30'.

5 **MAX. FOOT PRINT: 7,500 SF. NOTE: ANY BUILDING MORE THAN 30' WIDE MUST USE ARCHITECTURAL OFFSETS TO "READ" AS A SERIES OF BUILDINGS NO WIDER THAN 30' .**

ANTICIPATED ORDINANCE RELIEF

ZONING (CHAPTER 280)	
280-34 PERMITTED USES	R-5 ZONING ON THE 26 WENT WORTH PROPERTY DOES NOT ALLOW COMMERCIAL PARKING AS PERMITTED USE.
280-35.A.8 ALLOWABLE IMPERVIOUS COVERAGE	THE IMPERVIOUS COVERAGE OF THE PARKING AREA ON WENT WORTH PROPERTY WILL EXCEED 40% OF THE LOT AREA PERMITTED IN THE R-5 DISTRICT.
280-49.8.A.1a.4 FRONT SETBACK	THE FRONT YARD BUILDING SETBACK MATCHES EXISTING BUILDING SETBACK WHICH IS LESS THAN THE REQUIRED MINIMUM FRONT YARD SETBACK.
280-49.8.A.1b.2.a SIDE YARD SETBACK	THE WESTERN SIDE YARD SETBACK MATCHES THE EXISTING WHICH IS LESS THAN THE REQUIRED MINIMUM SIDE YARD SETBACK FOR DETACHED BUILDINGS WITH PARKING ACCESS.
280-49.8.B PERMITTED USES	THE PROPOSED OUTDOOR DINING IS NOT A PERMITTED USE IN THE GH-CR DISTRICT.

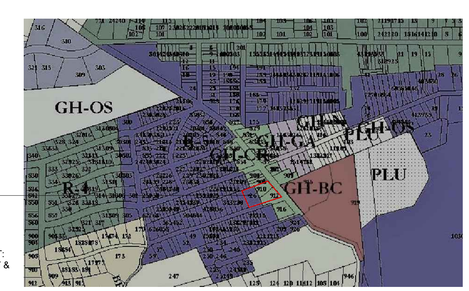
PROPOSED BUILDING DATA

	COMMERCIAL	*RESIDENTIAL*
1ST FLOOR	3013 SF	525 SF
2ND FLOOR		3,770 SF
3RD FLOOR		2,260 SF (60% MAX. OF 2ND STORY) [6]
TOTAL FLOOR AREA	**9,887 SF**	

6 **THE HABITABLE SQUARE FOOTAGE OF THE THIRD STORY OF BUILDING SHALL NOT EXCEED 60% OF THE SQUARE FOOTAGE OF THE SECOND STORY.**

EXISTING THREE LOTS

LOT #1, 26 WENTWORTH LN	15,000 SF
IMPERVIOUS COVERAGE	3,022 SF (20.15 %)
BUILDING AREA	1,359 SF (9.06%) DEMOLISHED
LOT #2, 912 CONESTOGA RD	13,386 SF
IMPERVIOUS COVERAGE	8,695 SF (64.95 %)
BUILDING AREA	1,140 SF (8.51%) TO REMAIN
LOT #3, 910 CONESTOGA RD	9,253 SF
IMPERVIOUS COVERAGE	7,917 SF (85.56 %)
BUILDING AREA	3,960SF (42.79%)
CONSOLIDATED LOT TOTAL:	37,639 SF



PROJECT ADDRESS:
26 WENTWORTH LN
910 CONESTOGA RD
912 CONESTOGA RD

PROJECT ZONING DISTRICT:
R-5, RESIDENTIAL DISTRICT &
GH-CR DISTRICT

5 / Z1 LOCATION / ZONING MAP
1" = 600'

N

SKY
SKY DESIGN STUDIO

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F 215 827 5370
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PHILADELPHIA, PA 19130

SKY@SKY-DS.COM

PROJECT ADDRESS

910 & 912 CONESTOGA ROAD
AND 26 WENTWORTH LN
BRYN MAWR, PA 19010

OWNER

PA CASSA, LLC
1582 MIDDLETOWN ROAD
GLEN MILLS, PA 19342

CONSULTANT

CHESTER VALLEY
ENGINEERS, INC.
83 CHESTNUT ROAD
PAOLI, PA 19301

SUBMISSION

ZONING REVIEW
2020-10-15

GENERAL NOTE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY GOVERNING BUILDING CODES OR ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

SEAL

DRAWING TITLE

ZONING

DRAWING NUMBER

Z1