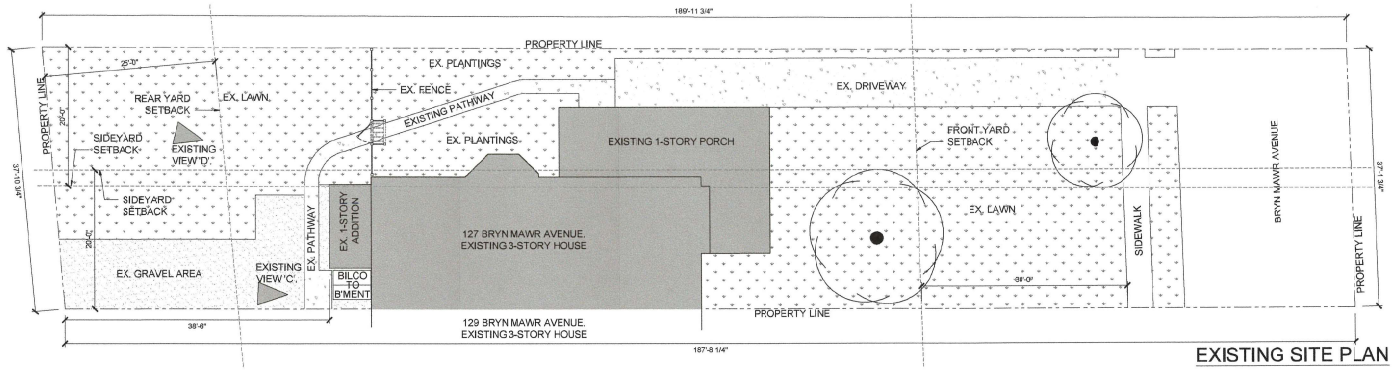
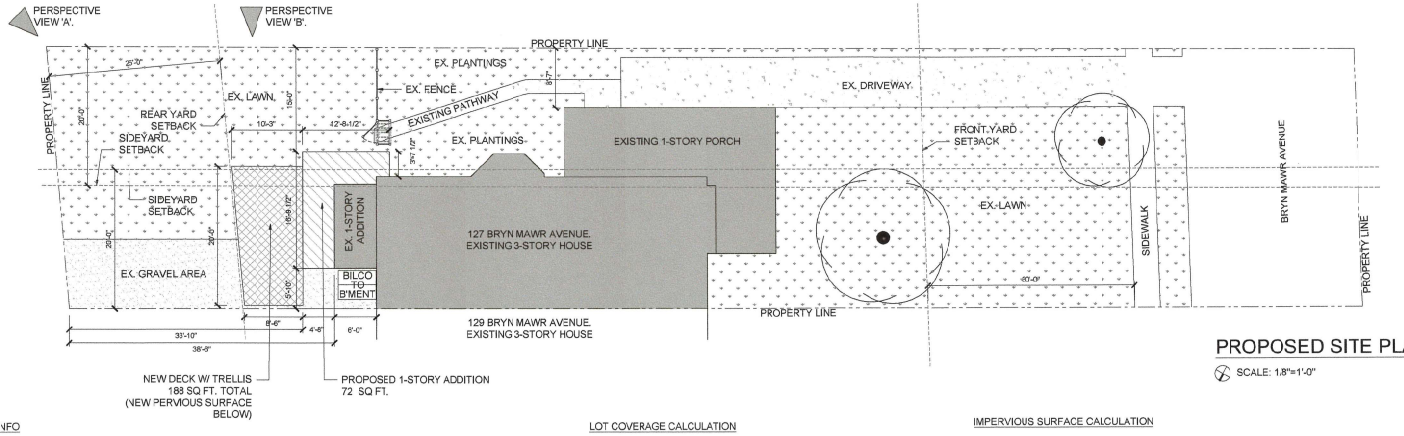


EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

ZONING INFO

ZONING DISTRICT - R4

	REQUIRED	EXISTING	PROPOSED
FRONT YARD SET BACK:	30 FEET	48 FEET	NO CHANGE
SIDE YARD SET BACK:	20 FEET PER SIDE.	8'-7"/5'-10", 14'-5" AGGREGATE (EXISTING NON-CONFORMING)	NO CHANGE
REAR YARD SET BACK:	25 FEET	38'-6"	25 FEET
LOT WIDTH MINIMUM:	65 FEET	37'-1-1/2" (EXISTING NON-CONFORMING)	NO CHANGE
LOT AREA MINIMUM:	6000 SQ FT	7,069 SQ FT GROSS, 5,714 NET (EXISTING NON-CONFORMING)	NO CHANGE
BLDG AREA MAXIMUM:	30%	24.16%	29.5% (INCLUDING DECK)
IMPERVIOUS SURFACE MAXIMUM:	39%	39%	38.5%

LOT COVERAGE CALCULATION

ZONING DISTRICT - R4 NET LOT AREA = 5,714 SF

EXISTING HOUSE AREA =	899 SF	
EXISTING PORCH AREA =	410 SF	
EXISTING ADDITION AREA =	72 SF	
	1,381 SF (24.16%)	
PROPOSED HOUSE ADDITION =	112 SF	
PROPOSED NEW DECK =	196 SF	
	308 SF (5.39%)	
TOTAL BLDG AREA =	1,693 SF (29.55%)	

IMPERVIOUS SURFACE CALCULATION

NET LOT AREA = 5,714 SF

EXISTING			PROPOSED:		
HOUSE AREA	=	888 SF	HOUSE AREA	=	888 SF
PORCH AREA	=	410 SF	PORCH AREA	=	410 SF
EX. ADDITION AREA	=	72 SF	EX. ADDITION AREA	=	72 SF
DRIVEWAY AREA	=	403 SF	PROPOSED ADDITION AREA	=	112 SF
PATHWAY AREA	=	120 SF	DRIVEWAY AREA	=	400 SF
GRAVEL AREA	=	340 SF	PATHWAY AREA	=	85 SF
			GRAVEL AREA	=	210 SF
TOTAL:		2,230 SF (39%)	TOTAL:		2,177 SF (38%)

C2 Architecture
270 W. Walnut Lane, 1st Floor
Philadelphia, PA 19144
267-297-7688

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

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REAR ADDITION

127 BRYN MAWR AVENUE
BALA CYNWYD PA 19004

CLIENT:
JUSTIN WHITMAN

127 BRYN MAWR AVENUE
BALA CYNWYD PA 19004
-

PROJECT NUMBER:	1910
PROJECT PHASE:	—
PROJECT MANAGER:	—
DRWN BY:	RW
CHECKED BY:	JC
SCALE:	AS NOTED
DATE:	06.14.19

REVISIONS & SUBMISSIONS:

1	—	—
2	—	—
3	—	—
4	—	—
5	—	—
6	—	—

SHEET NAME:
EXISTING & PROPOSED SITE PLANS

SHEET NUMBER:
Z0.1

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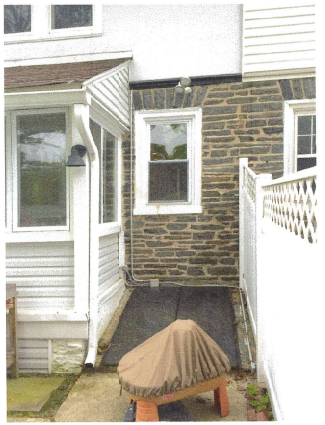
PERSPECTIVE VIEW 'A'



EXISTING VIEW 'C'

PERSPECTIVE VIEW 'B'

EXISTING VIEW 'D'

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REAR ADDITION

127 BRYN MAWR AVENUE
BALA CYNWYD PA 19004

CLIENT:
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-

PROJECT NUMBER:	1910
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REVISIONS & SUBMISSIONS:		
1	—	—
2	—	—
3	—	—
4	—	—
5	—	—
6	—	—

SHEET NAME:
PERSPECTIVE VIEWS

SHEET NUMBER:
Z0.2

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