

- 1 BR UNITS - TYP. 700 SF
- 2 BR UNITS - TYP. 1100 SF
- 3 BR UNITS - TYP. 1465 SF
- EXISTING STRUCTURES
- COMMERCIAL PROFESSIONAL OFFICE

NEW BUILDING AREA:
1ST FLOOR - 13,572 SF
(20% COMMERCIAL SPACE 2714 SF)
2ND FLOOR - 13,025 SF
3RD FLOOR - 12,110 SF
TOTAL - 38,705 SF

PROGRAM COUNT
NEW BUILDING
(16) ONE BR UNITS
(14) TWO BR UNITS
(2) THREE BR UNITS
32 TOTAL UNITS

CHURCH
3 MULTI-STORY RESIDENTIAL UNITS

HOMESTEAD HALL
LEASING OFFICE
2 RESIDENTIAL UNITS
LITTLE GYM

PARKING CALCULATION			
USE	DENSITY BY USE	USE FACTOR	REQ. SPACES
APARTMENTS	1.5 SPACES / 1 UNIT	30 UNITS (CREDIT FOR 2 RES. UNITS PER 181-51.C.(3),(b))	45 SPACES
COMMERCIAL	750SF/ 1 SPACE	2700 SF	3.60 SPACES
TOTAL:			48.6 SPACES
PROVIDED:			66 SPACES

USE GROUP: NCR - NEIGHBORHOOD RESIDENTIAL DISTRICT			
ZONING INFO.	REQUIRED/ALLOWABLE	EXISTING	PROPOSED
LOT AREA	MINIMUM 15,000 SF	80,157 SF	UNCHANGED
LOT WIDTH	50' - 0"	258' - 0"	UNCHANGED
BUILDING HEIGHT	MIN. 2 STORIES & MAX. 4 STORIES OR 50'-0"		40' - 0"
BUILDING COVERAGE	MAXIMUM 40,000 SF	15,302 SF	27,432 SF
IMPERVIOUS COVERAGE	MAX 100%	39,433 SF (49%)	59,041 SF (73.6%)
SETBACKS:			
FRONT	15' - 0"	10' - 0"	11' - 6"
REAR	5' - 0"	N/A	N/A
SIDES	5' - 0"	20' - 9"	9' - 3"
PARKING	1.5 SPOTS PER UNIT	46	66
DENSITY (APARTMENT BLDG)	1,500 SF LOT AREA = 1 UNIT 1,200 SF LOT AREA/ADDITIONAL UNIT (78,651 SF / 1200 SF) = 65 UNITS TOTAL UNITS ALLOWED = 66 UNITS	2	37 (2 EXISTING & 35 NEW)

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REGAN KLINE CROSS

ARCHITECTS

REGAN, KLINE, CROSS, LLC

ARCHITECTURE • PLANNING

PROJECT MANAGEMENT

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SEAL:

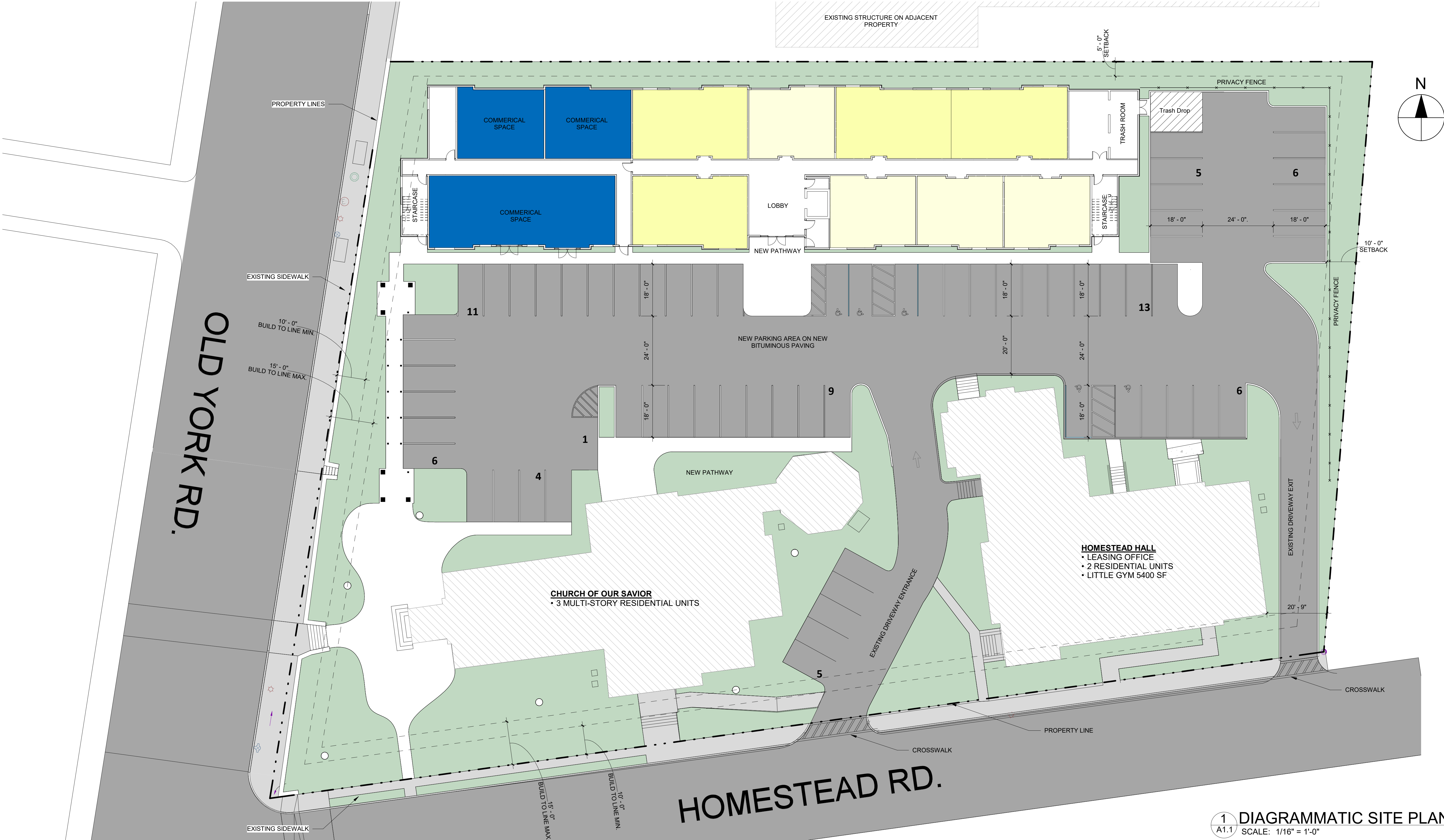
CONSULTANTS:

MIDGARD PROPERTIES
821 HOMESTEAD RD.
JENKINTOWN PA, 19046

REVISION:		
DATE: 03/24/2021		
SCALE: 1/16" = 1'-0"		
DWG. NO.:		

A1.1

GROUND SITE PLAN



1
A1.1
DIAGRAMMATIC SITE PLAN
SCALE: 1/16" = 1'-0"