



KSM

architects and
site planners

901 Lancaster Avenue, Suite 200
Berwyn, Pennsylvania 19312
(610) 240-4880 • FAX (610) 240-4885

Submission / Revision		
No.	Date	Description
1	09-20-16	Z.H.B. REVIEW

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PROJECT:
FRITZ TOWN CENTER

MIXED-USED DEVELOPMENT

PROJECT LOCATION:
631 LANCASTER AVENUE
BERWYN, PA. 19312

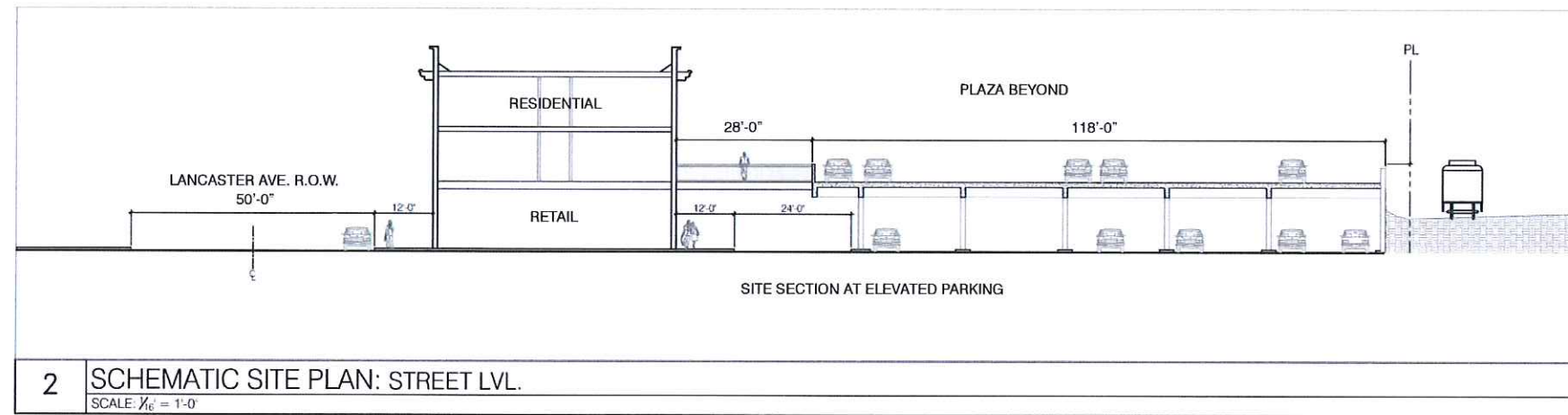
MEP ENGINEERING:

DRAWING TITLE:
SCHEMATIC SITE PLANS

DATE: 09-20-2016
SCALE: AS NOTED
PROJECT NO. 16016

RONALD A. KNABB, JR. - PA ARCH RA-004727-X

A-1



Parking Analysis			
RETAIL AREA			
Net Stairs, Elev etc. Street Level			
BLDG A	8650 SF		
BLDG B	3660 SF		
BLDG C	6810 SF		
TOTAL	19120 SF		
PARKING REQ @ 4x19	76 SPACES		
RESIDENTIAL UNITS			
	BASE		
FLOORS - 2ND & 3RD			
BLDG A	2@10/FL	18	4
BLDG B	2@3/FL	4	2
BLDG C	2@3/FL	14	2
		36	8
TOTAL UNITS:		42	UNITS
PARKING REQ @ 2x42		84 SPACES	
REQ TOTAL PARKING		160 SPACES	
PARKING PROVIDED			
STREET LEVEL		75 SPACES	
ELEVATED LEVEL		64 SPACES	
TOTAL:		139 SPACES	
VARIANCE		(21)	

ZONING ANALYSIS			
ZONING DISTRICT VB VILLAGE BUSINESS			
AREA & BULK REQUIREMENTS			
ITEM	REQUIRED	PROPOSED	STATUS
LOT AREA	NO MINIMUM	80,542 SQFT 1.849 ACRE NET	CONFORM
BUILD TO LINE	12 FEET	12 FEET	CONFORM
LOT WIDTH	20 FEET MINIMUM	VARIOUS > 20 FEET	CONFORM
SIDE YARD	0 FEET OR 10 FEET	0 FEET OR 20 FEET	CONFORM
REAR YARD	10 FEET MINIMUM	+/- 10 FEET	RELIEF
BUILDING COVERAGE	85% MAXIMUM	53,130 SF 66%	CONFORM
IMPERVIOUS COVERAGE	95% MAXIMUM	UNDETERMINED	RELIEF
BUILDING HEIGHT	2 STORIES MINIMUM 3 STORIES MAXIMUM 42 FEET	3 STORIES <42 FEET	CONFORM



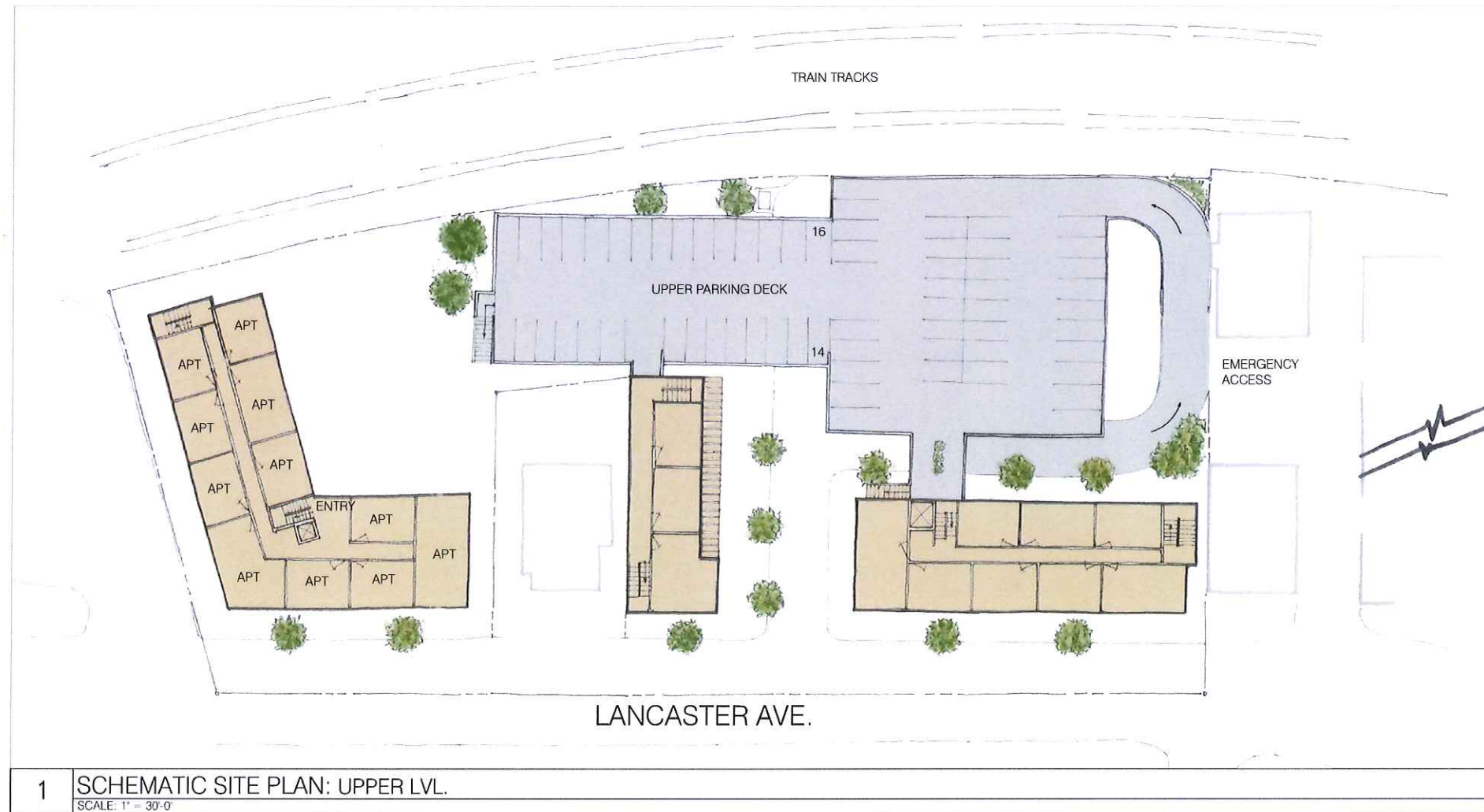
1 SCHEMATIC SITE PLAN: STREET LVL.
SCALE: 1" = 30'-0"



THOUGHTFUL STREETSCAPES

Parking Analysis	
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BLDG B	3660 SF
BLDG C	6810 SF
TOTAL:	19120 SF
PARKING REQ @ 4x19	76 SPACES
RESIDENTIAL UNITS	
	BASE
FLOORS - 2ND & 3RD	1BD 2BD
BLDG A	2@10/FL 18 4
BLDG B	2@3/FL 4 2
BLDG C	2@3/FL 14 2
TOTAL UNITS:	36 8
	42 UNITS
PARKING REQ @ 2x42	
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1 SCHEMATIC SITE PLAN: UPPER LVL.
SCALE: 1" = 30'-0"

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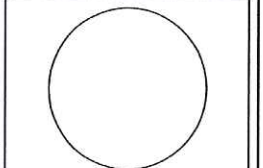
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