

PLAN VIEW COMPARISON - 750 E SWEDESFORD ROAD - MODEL BUILD-OUT ANALYSIS

EXISTING DEVELOPMENT



3 PRIMARY BUILDINGS
 2 Two Story ~24', 1 Three Story ~36'
 ~174,000 Sq.ft. GFA
 ~600 Parking spaces
Does not meet current ordinance parking requirement for office.
 8.5% Building Coverage
 40% Impervious Coverage

PROPOSED REGULATIONS



1 PRIMARY BUILDING
 Seven Stories, ~84'
 ~175,000 Sq.ft. GFA
 ~600 Parking spaces
Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9' x 18', as opposed to the current 10' x 20' requirement
Reducing stall size results in a savings of ~12,000SF or 35 spaces.
 3% Building Coverage
 33% Impervious Coverage

ISO VIEW ONE

EXISTING DEVELOPMENT



3 PRIMARY BUILDINGS
 ~174,000 Sq.ft. GFA
 ~600 Parking spaces
Does not meet current ordinance parking requirement for office.
 8.5% Building Coverage
 40% Impervious Coverage

PROPOSED REGULATIONS



1 PRIMARY BUILDING
 ~175,000 Sq.ft. GFA
 ~600 Parking spaces
Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9' x 18', as opposed to the current 10' x 20' requirement
 3% Building Coverage
 33% Impervious Coverage

ISO VIEW TWO

EXISTING DEVELOPMENT



3 PRIMARY BUILDINGS
 ~174,000 Sq.ft. GFA
 ~600 Parking spaces
Does not meet current ordinance parking requirement for office.
 8.5% Building Coverage
 40% Impervious Coverage

PROPOSED REGULATIONS



1 PRIMARY BUILDING
 ~175,000 Sq.ft. GFA
 ~600 Parking spaces
Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9' x 18', as opposed to the current 10' x 20' requirement
 3% Building Coverage
 33% Impervious Coverage

BUILDING ELEVATION VIEW

EXISTING DEVELOPMENT

3 PRIMARY BUILDINGS
 ~174,000 Sq.ft. GFA
 ~600 Parking spaces
Does not meet current ordinance parking requirement for office.
 8.5% Building Coverage
 40% Impervious Coverage



PROPOSED REGULATIONS

1 PRIMARY BUILDING
 ~175,000 Sq.ft. GFA
 ~600 Parking spaces
Meets proposed parking requirement for office. Parking lot area shown at the proposed parking stall size of 9' x 18', as opposed to the current 10' x 20' requirement
 3% Building Coverage
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