

$\mathbb{M} \times \mathbb{S}^1$     $\mathbb{C} \times \mathbb{C}$   
 $\mathbb{Z} \times \mathbb{Z}$     $\mathbb{R} \times \mathbb{R}$   
 $\mathbb{U} \times \mathbb{U}$     $\mathbb{H} \times \mathbb{H}$

## EXISTING SIDEWALK

100'-0" ASSUMED DEPTH OF PROPERTIES

## EXISTING PARTIAL PLOT PLAN - CONTINUED

-(ASSUMED) LOCATION OF A (3) FOOT  
WIDE EASEMENT FROM WARREN ST.  
TO PROPERTY LINE

ASSUMED LOCATION OF EXISTING FENCE, NOT SHOWN ON THE # BUT BEYOND #. THIS NEEDS TO BE VERIFIED.

PROPOSED NEW (6) FOOT HIGH WALL AND ELEVATED 'DECK', SEE 'REAR ELEVATION

FOR 90% MAX COVERAGE  
NOTE: (ASSUMED) LOCATION OF A  
(10) FOOT WIDE "PATH" FROM PROPERTY LINE TO  
WARREN AVENUE TO THE EAST  
(TO BE VERIFIED)

LINE OF RETAINING WALL ON OPPOSITE SIDE OF PROPERTY LINE

ASSUME PROPERTY | INF | LOCATION

EXISTING RIGHT SIDE ELEVATION w/ADDITION TO THE REAR SHOWN

5.27' 06" E (FROM & OF E. KING STREET)  
23.00' FROM & STREET TO FACE  
OF BUILDING BRICK-FACE

EAST KING  
STREET

EXISTING CONCRETE CURB

EXISTING SIDEWALK

16'-1 3/8" ± VERIFY

EXISTING FLOOR PLAN (over PLOT PLAN) - w/ALTERATIONS/ADDITION

49'-11 1/2"

25'-Ø 1/4"± POSSIBLE BUILDING EXPANSION

40'-0 1/2

25'-0" REAR YARD SETBACK & 75% B

FORPOSED  
OUTDOOR SEATING FOR  
PATRONS  
VARIOUS FUNCTIONS/USES)

ASSUMED  
PROPERTY  
LINES, TO BE  
VERIFIED

ASSUMED LOCATION OF  
EXISTING FENCE, NOT SHOWN ON  
THE # BUT BEYOND #.  
THIS NEEDS TO BE VERIFIED.

(ASSUMED) LOCATION OF A (3) FOOT  
WIDE EASEMENT FROM WARREN ST.  
TO PROPERTY LINE

10'-0" SETBACK  
FOR 30% MAX COVERAGE  
NOTE: (ASSUMED) LOCATION OF A  
(10) FOOT WIDE "PATH" FROM PROPERTY LINE  
"WARREN AVENUE" TO THE EAST  
(TO BE VERIFIED)

PROFESSIONAL CERTIFICATION: I, PATRICK J McFADDEN, AIA, certify that these architectural documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the COMMONWEALTH OF PENNSYLVANIA.  
License number PA0008691-X, Expiration Date: JUNE 30, 2023.

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Project/Owner/Client

## CONVERSION of the former DRY CLEANER STORE for

DEMARCO REAL ESTATE  
HOLDING, LLC

5 EAST KING STREET  
BOROUGH OF MALVERN, CHESTER COUNTY, PA

EXISTING REAR ELEVATION  
w/PROPOSED DECK & FENCE

EXISTING FRONT ELEVATION

OWNER INTENDS TO  
REMOVE & REPLACE TO EXISTING  
STORE FRONT IN FULL ACCORD  
w/BOROUGH REGULATIONS

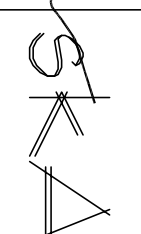
NEW ELEVATED TREATED WOOD (or Equal)  
DECK ON NEW FOUNDATION SYSTEM

EXISTING MASONRY EXTERIOR WALL

- EXISTING PARAPET @ FRONT (BEYOND,
- EXISTING SLOPING ROOFING SYSTEM

EXISTING STAIR FROM REAR DOOR TO BE  
REMOVED (or REMAIN, PER OWNER)  
EXISTING GRADE IN REAR (UNCHANGED)

EXISTING REAR ELEVATION  
W/PROPOSED DECK & FENCE

|                                                                                     |                                                                                                |                                                                                                                          |                                                                                                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
|  | Job No.                                                                                        | 2021/0908                                                                                                                | Drawing<br><b>GROUND FLOOR &amp;<br/>         OVERALL PROPERTY<br/>         PLAN w/AL TERTATIONS</b> |
|                                                                                     | Date                                                                                           | 09/08/2021                                                                                                               |                                                                                                      |
| Drawn by<br>P.J.WCF                                                                 | Checked<br> | Revisited/Issued<br><b>ADDED ELEVATIONS &amp; PROPOSED ADDITIONS<br/>         ISSUED FOR BIDDING REVIEW - 07/11/2022</b> |                                                                                                      |
| Scale<br>1/4" = 1'-0"                                                               | Code Ref. Name<br>TALLERNTOWNBERRANT                                                           |                                       |                                                                                                      |