



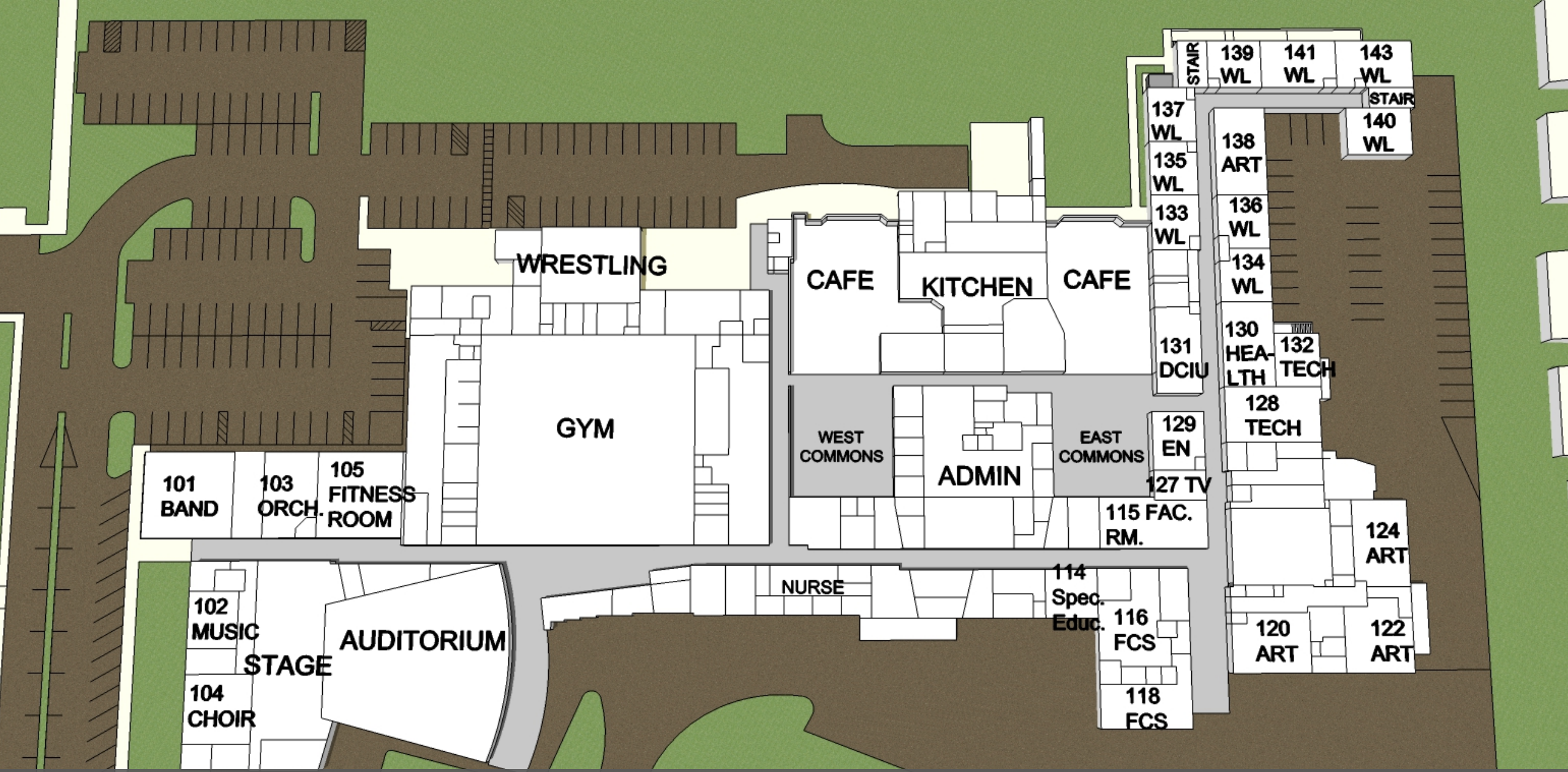
The School District of Haverford Township

Haverford High School Zoning Design

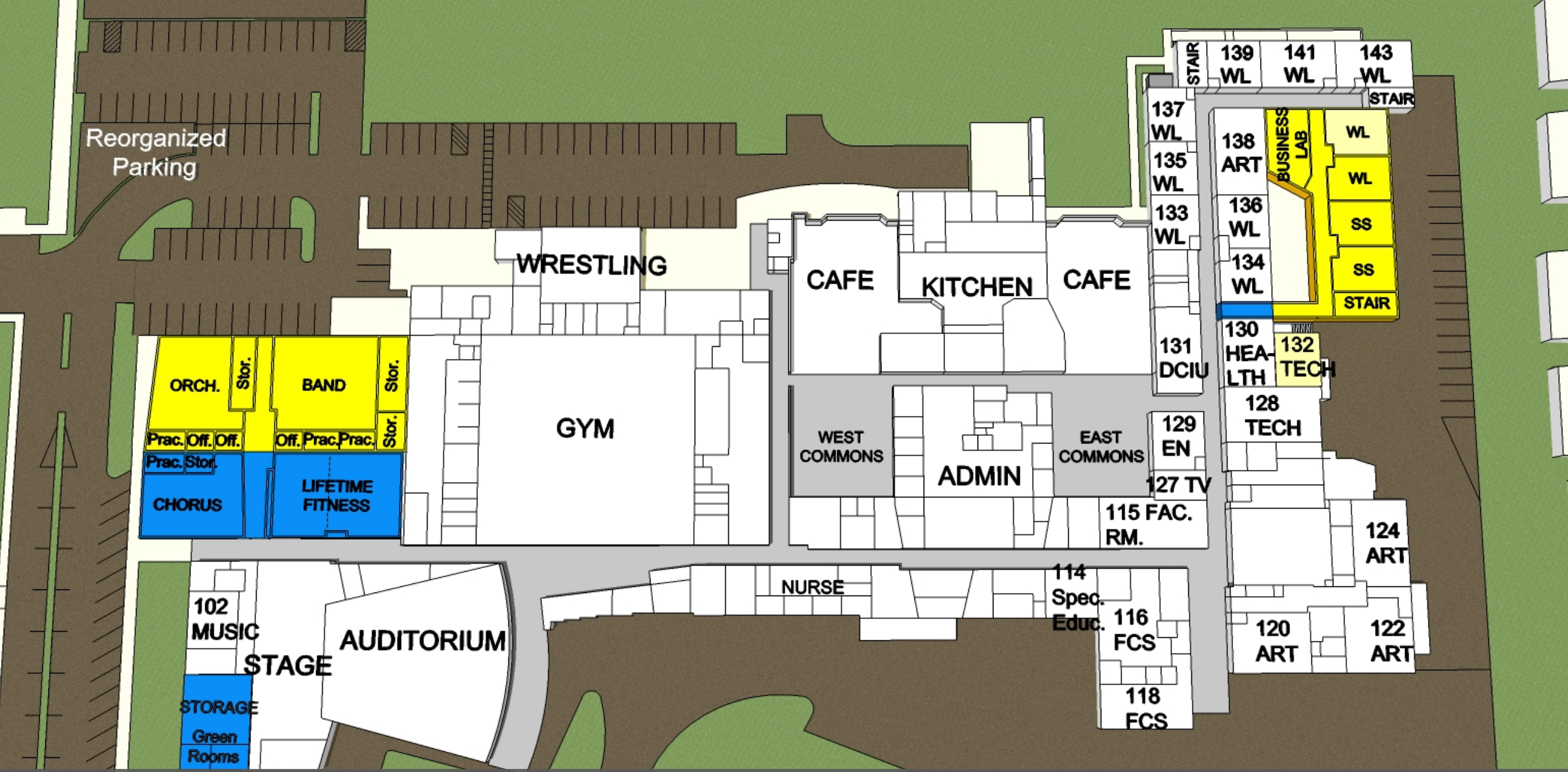
March 21st 2019

An aerial photograph of the Haverford High School campus. A large red letter 'A' is superimposed on the map, indicating a proposed building addition. The 'A' is positioned over a grassy field and a portion of the existing school grounds. The text 'BUILDING ADDITIONS: Classroom Wing (Area A) Option 1' is overlaid in large, bold, black letters. The background shows the school's layout, including a baseball field, a soccer field, and various buildings. Surrounding streets like E Marthart Ave, Leedom Ave, Mill Rd, and Strathmore Rd are visible.

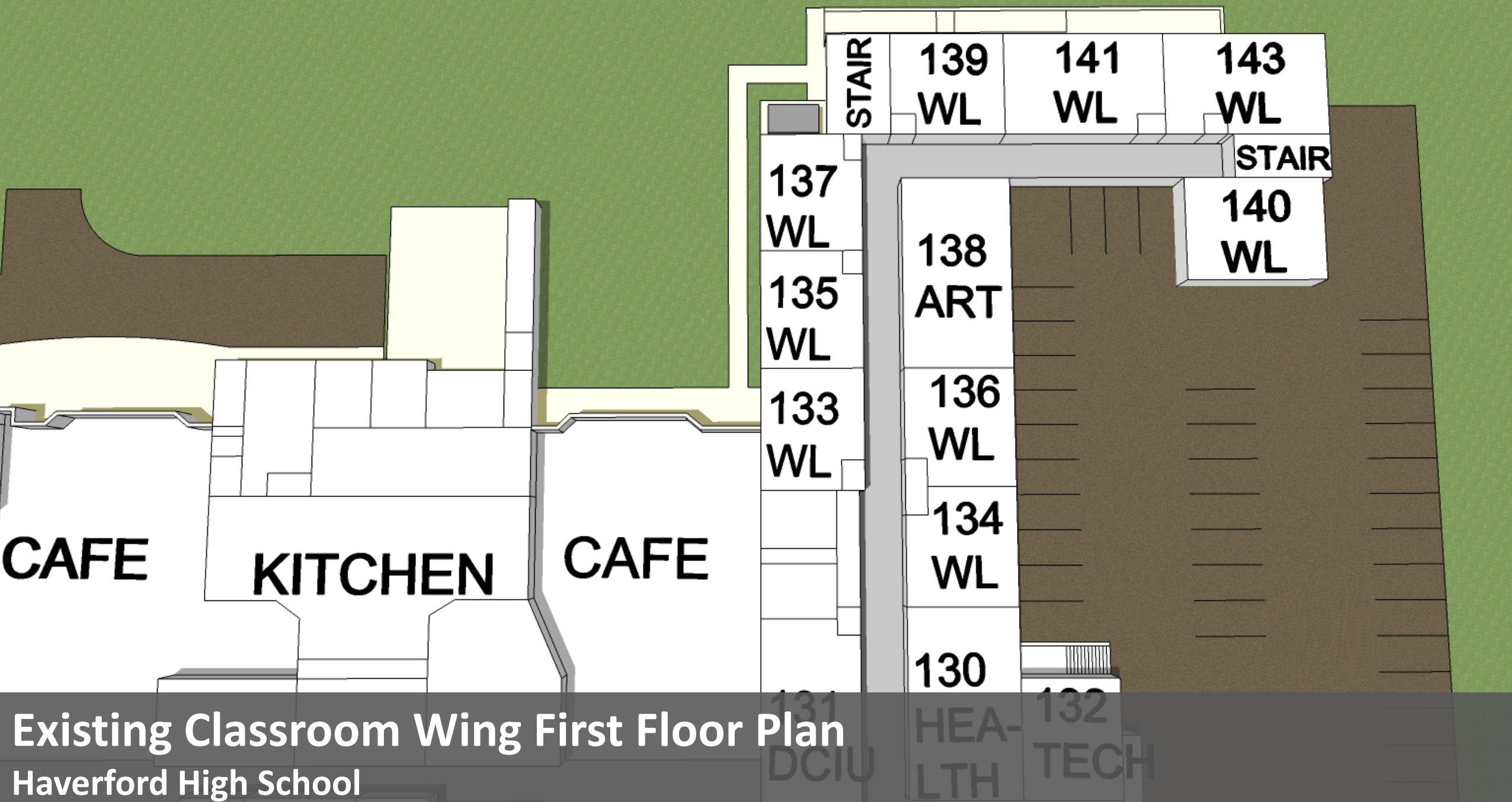
BUILDING ADDITIONS: Classroom Wing (Area A) Option 1



Existing First Floor Plan
Haverford High School

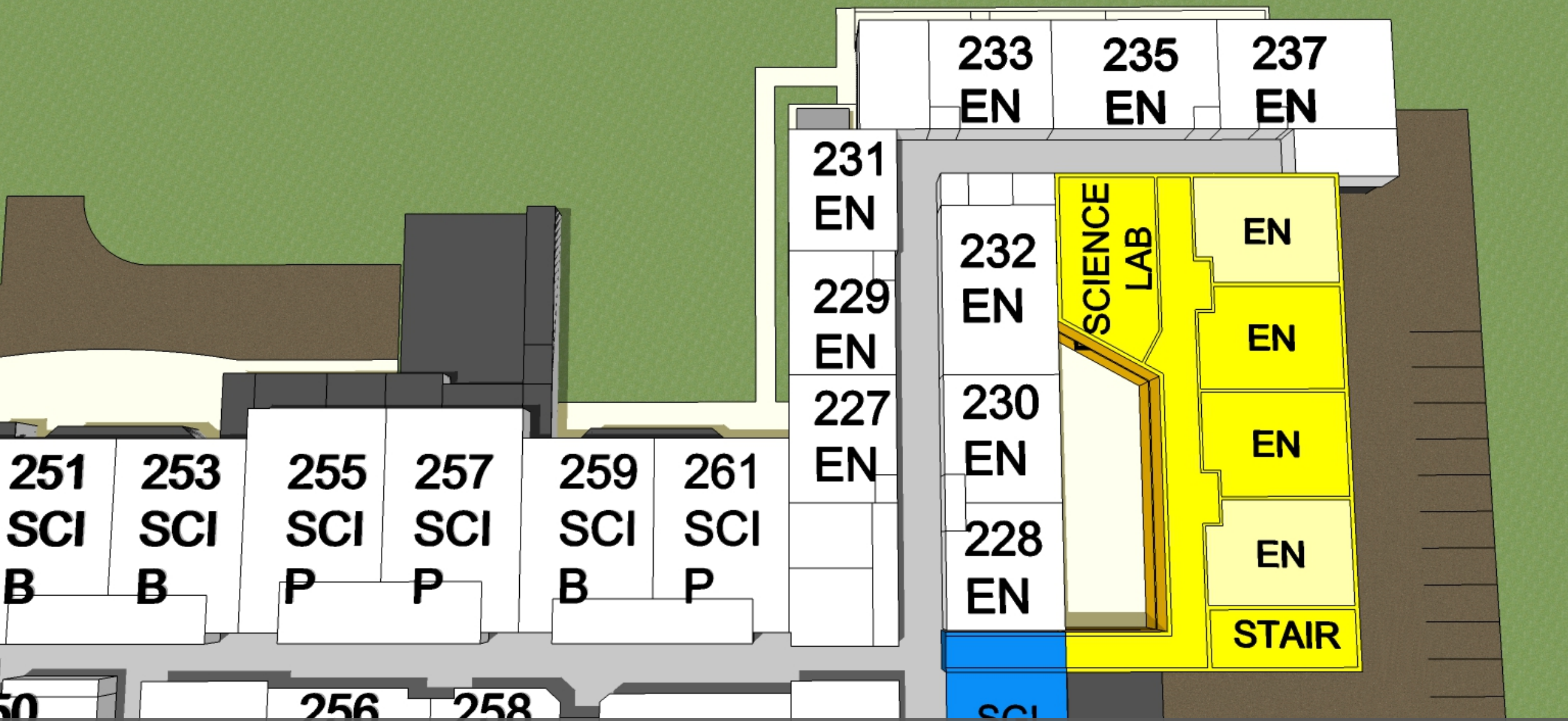


Option 1 – Additions & Renovations First Floor Plan
Haverford High School



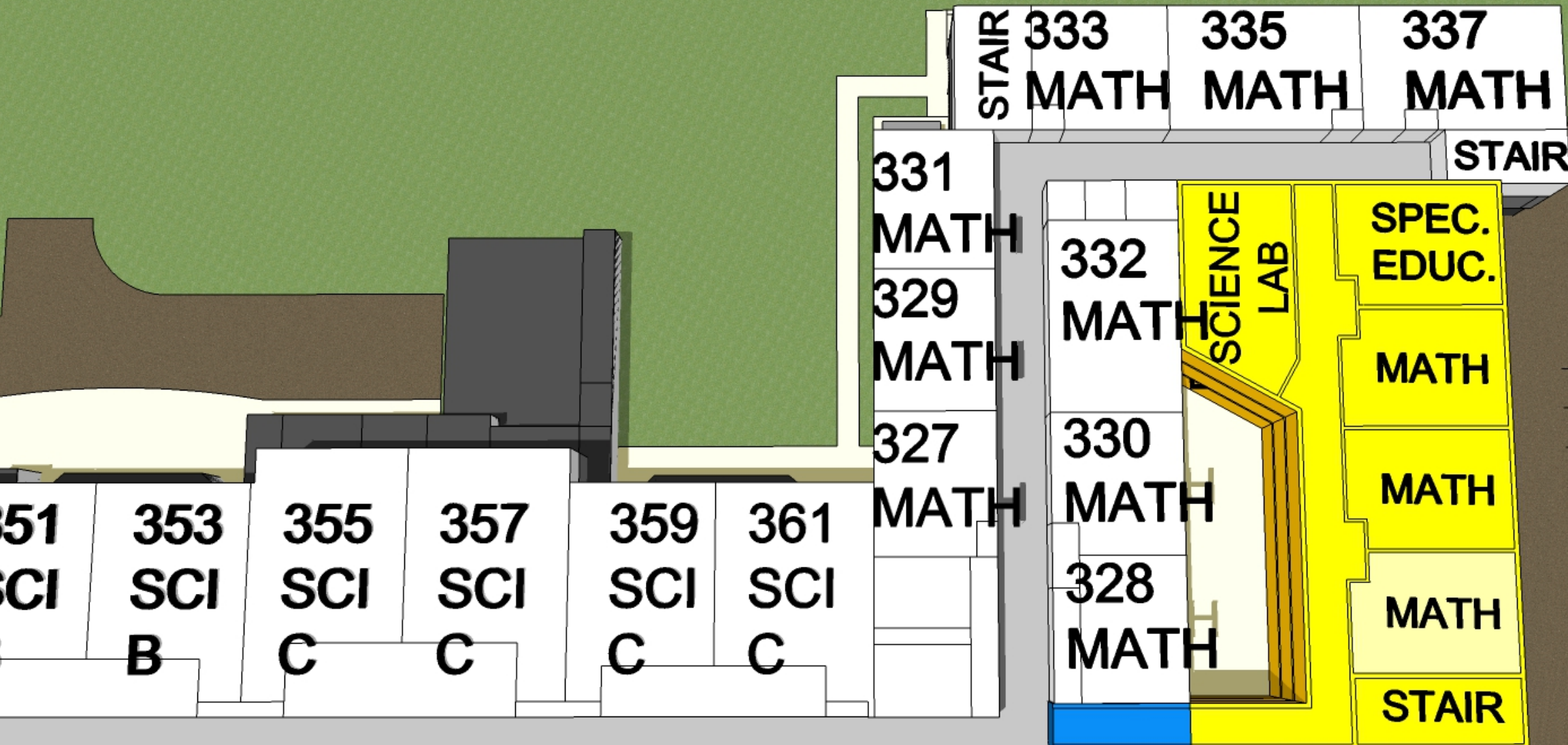


Option 1 – Classroom Wing First Floor Plan
Haverford High School



Option 1 – Classroom Wing Second Floor Plan

Haverford High School



Option 1 – Classroom Wing Third Floor Plan
Haverford High School

HAVERFORD HIGH SCHOOL

Area A: Option 1 - Classroom Addition & Modifications to link Addition

Build 15 Classrooms (3 Labs & 12 Classrooms) 19,500 sf

- Demolish 2 Existing Classrooms to accommodate new Addition
- Convert 2 Existing Classrooms into SGI's to allow for a corridor to link to the new addition

Total Gain of 11 Classrooms, 2 SGI's & improved Circulation

HAVERFORD HIGH SCHOOL

Area A: Option 1 - Zoning Issues

- Impervious Coverage
- Building Coverage
- Side Yard Set-Back

Anticipated additional parking required only for added classroom capacity.

HAVERFORD HIGH SCHOOL

Area A: Option 1 - Schematic Design Cost Estimate

Phase 1

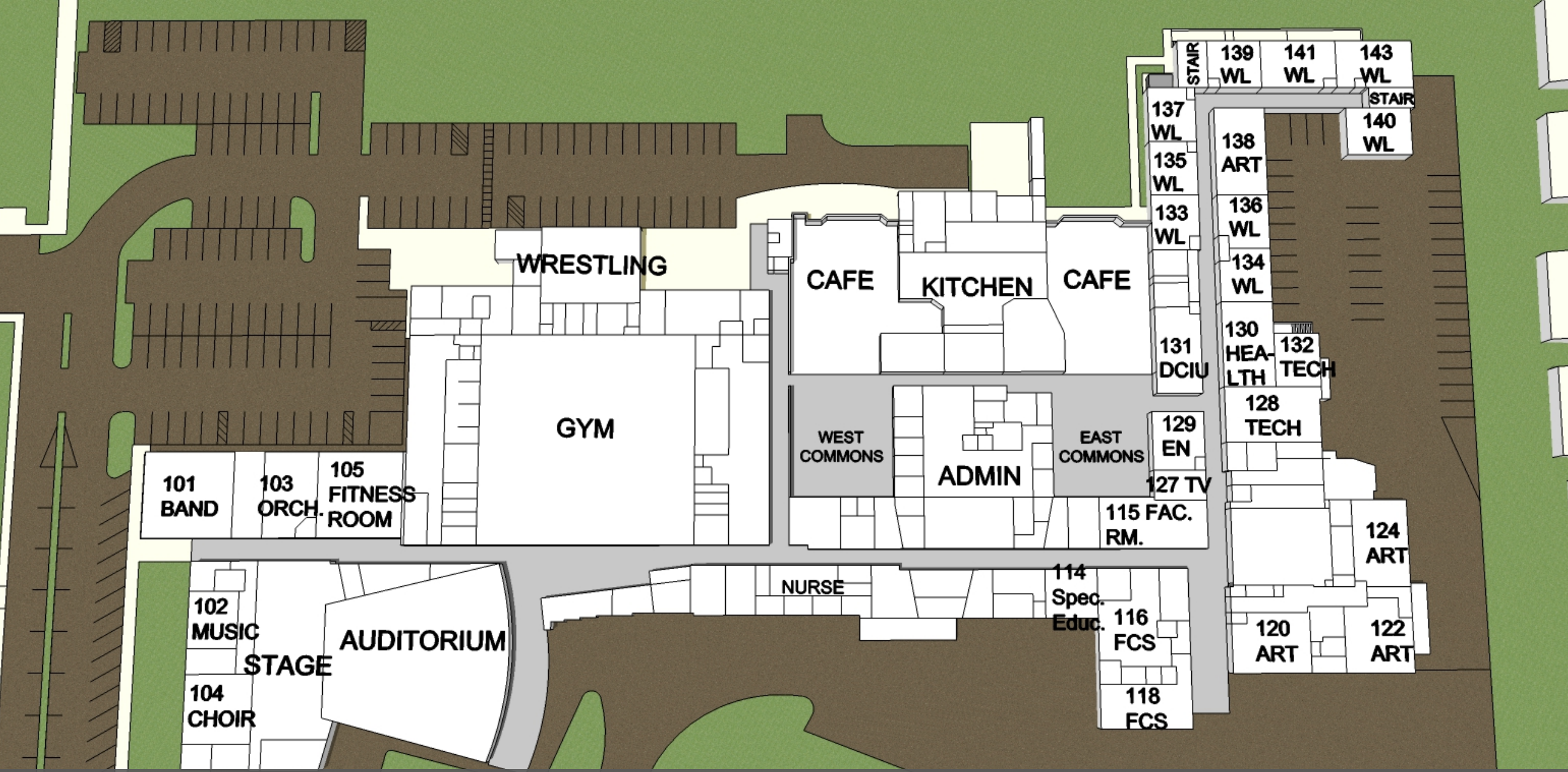
Area A - Addition	19,500	SF	\$312	\$6,076,000
Area A - Renovation	3,950	SF	\$101	\$399,000
Area A General Conditions - 9 Months	23,450	SF	\$39	\$906,370
Sitework				w/ Phase 2
Total	23,450	SF	\$315	\$7,381,370
Escalation - 1.5 Years		4.5%		\$332,000
Total w/ Escalation	23,450	SF	\$329	\$7,713,370

Includes 10% Contingency

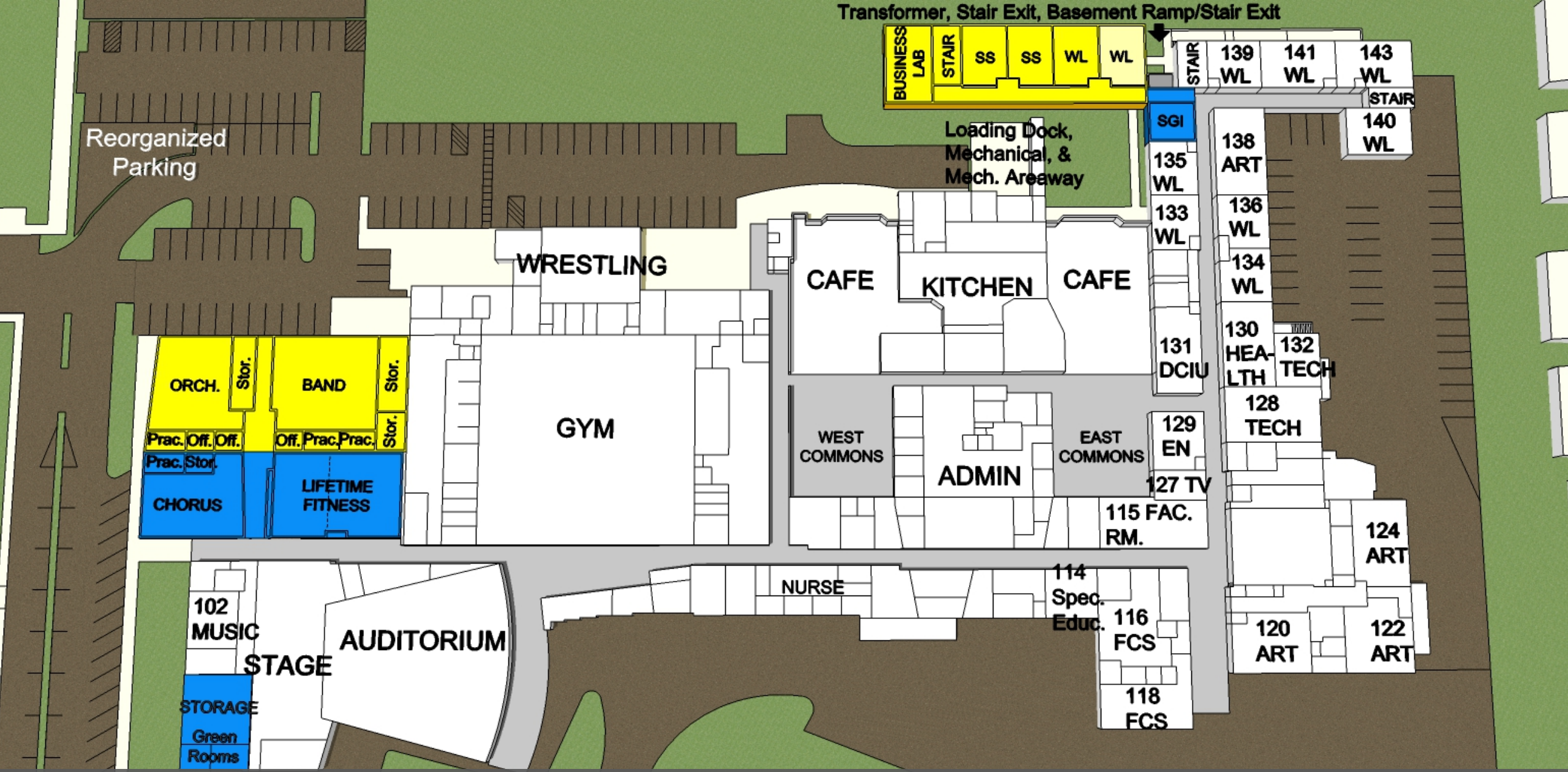
An aerial photograph of a suburban area, likely Haverford, Pennsylvania. The image shows a mix of residential streets, green spaces, and school buildings. A large green field with a red track is prominent in the upper left. A baseball field is visible to its right. Several school buildings are scattered throughout, with labels for 'Haverford Middle School' and 'Haverford H.S. School'. The text 'Classroom Wing (Area A) Option 2' is overlaid in large, bold, black letters in the center of the image. The background is a faded, light gray version of the same aerial view.

Classroom Wing (Area A)

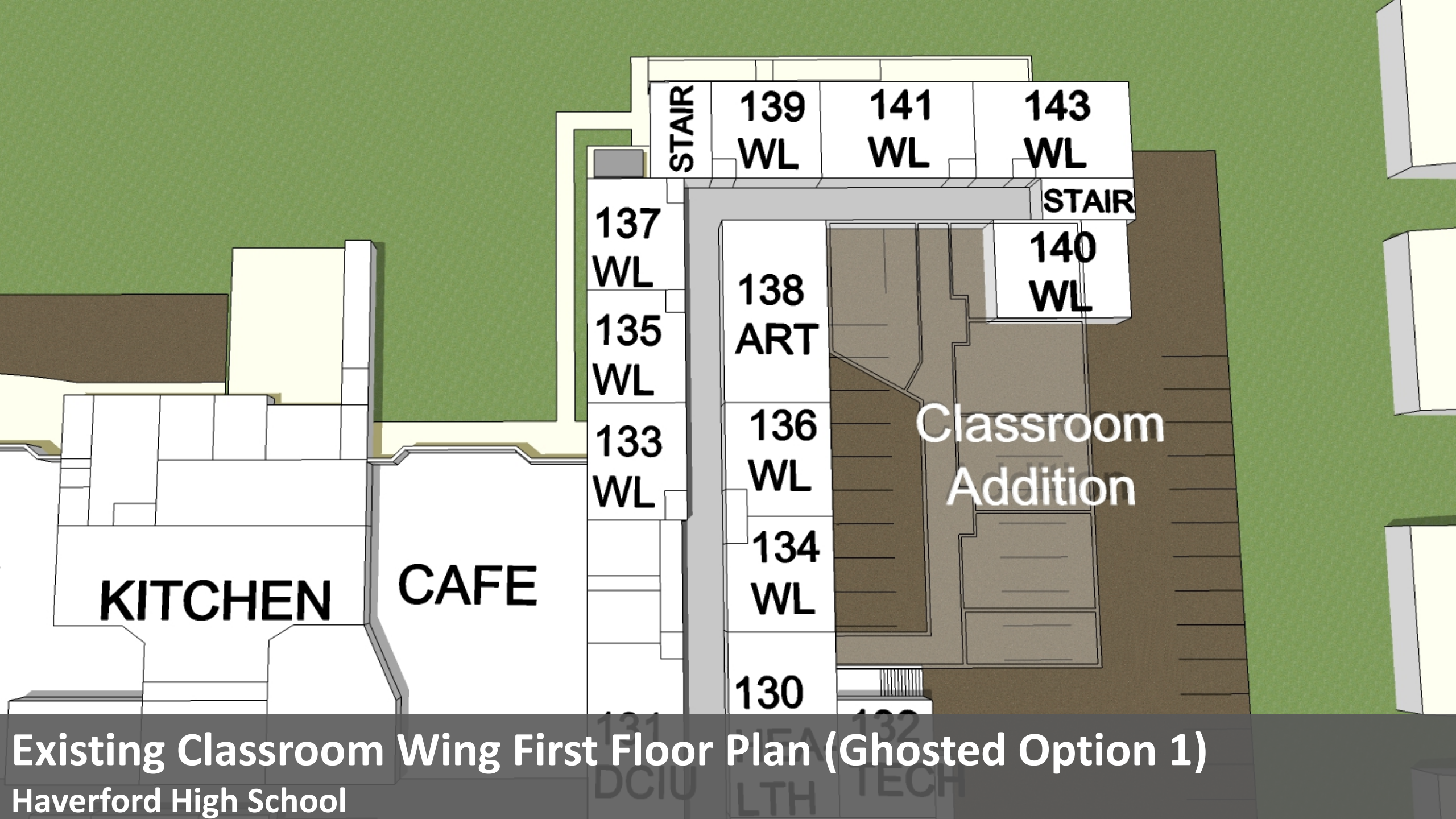
Option 2



Existing First Floor Plan
Haverford High School



Option 2 – Additions & Renovations First Floor Plan
Haverford High School



STAIR

139
WL

141
WL

143
WL

STAIR

137
WL

135
WL

133
WL

138
ART

136
WL

134
WL

130

140
WL

Classroom
Addition

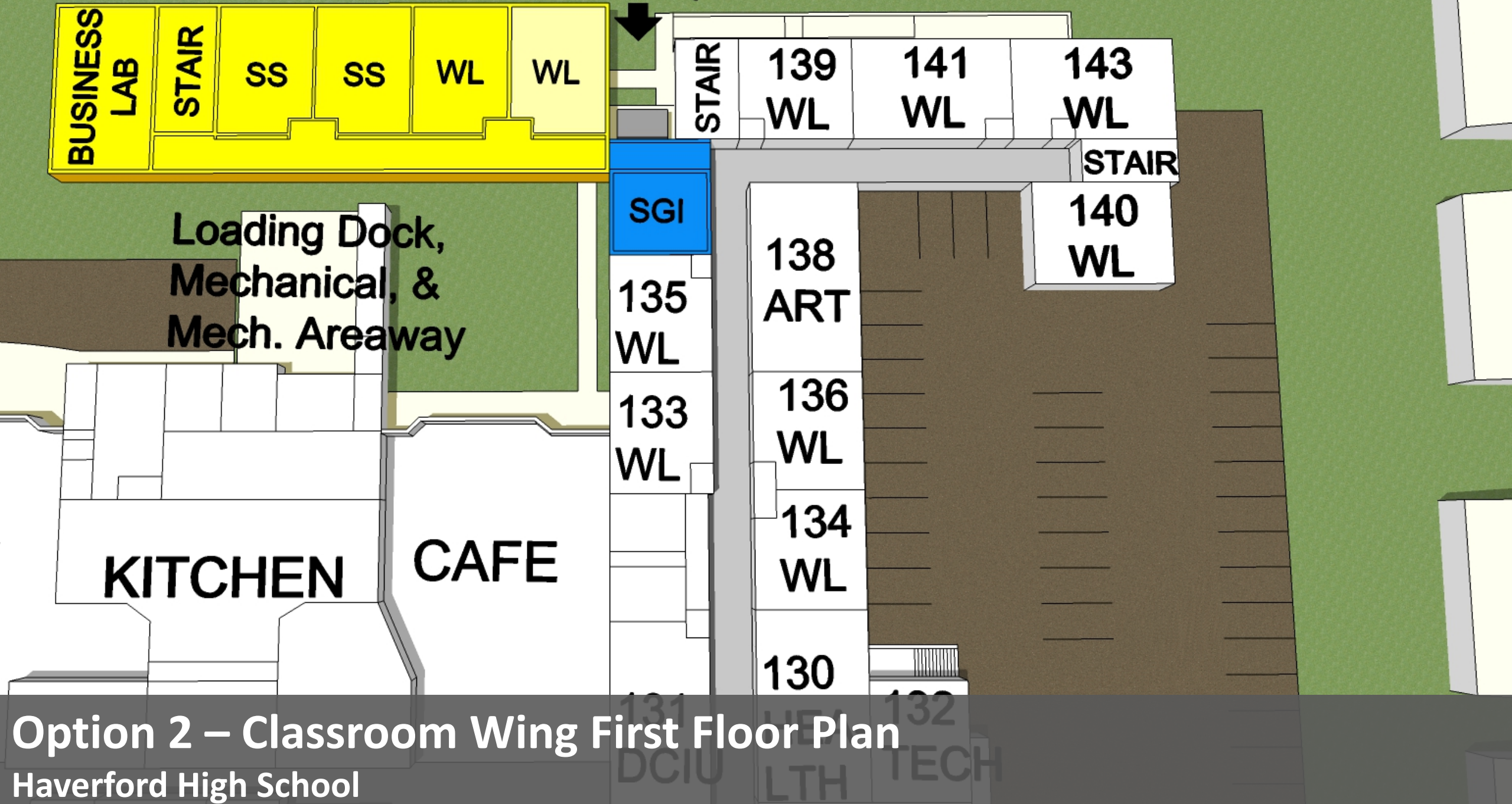
KITCHEN

CAFE

Existing Classroom Wing First Floor Plan (Ghosted Option 1)

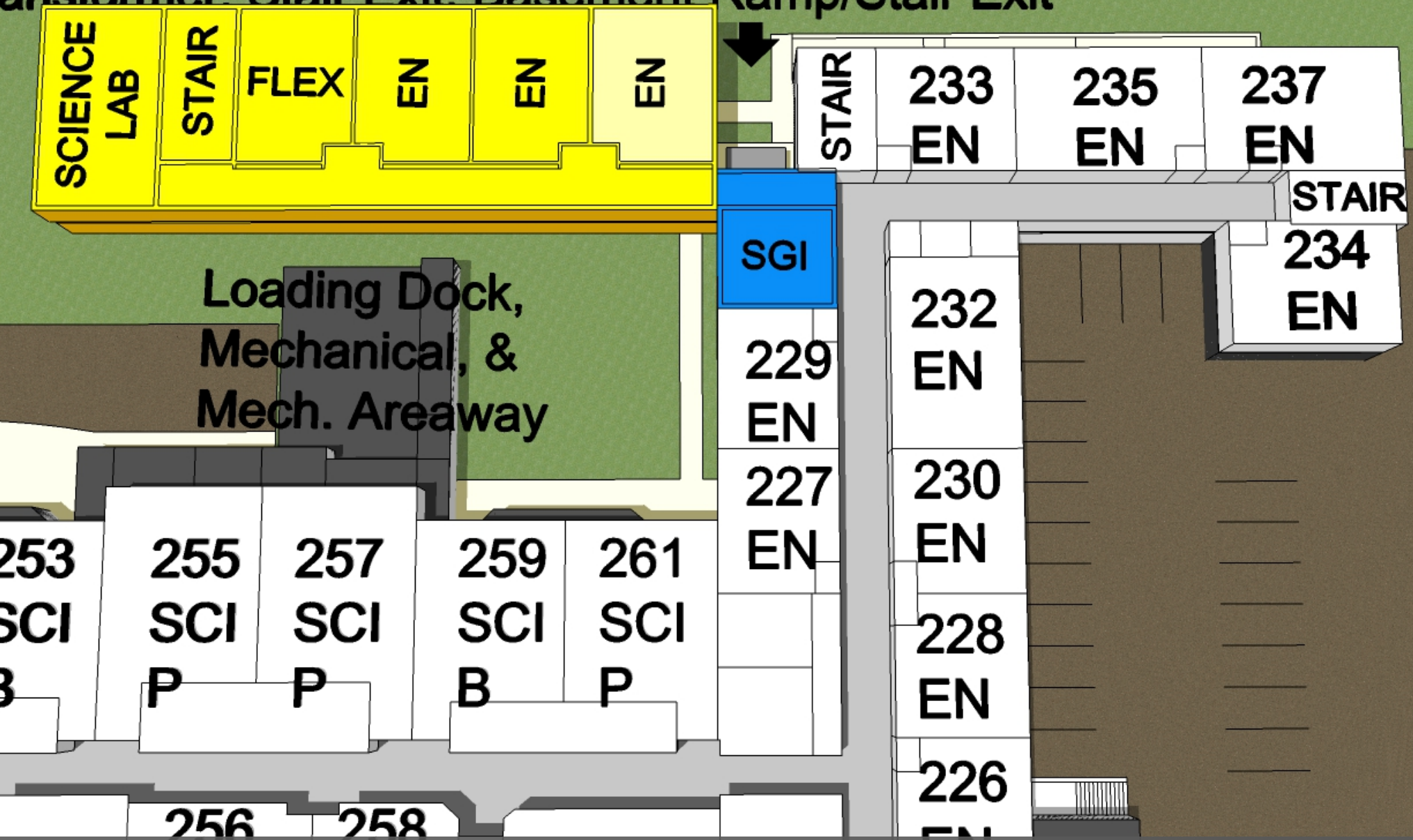
Haverford High School

Transformer, Stair Exit, Basement Ramp/Stair Exit

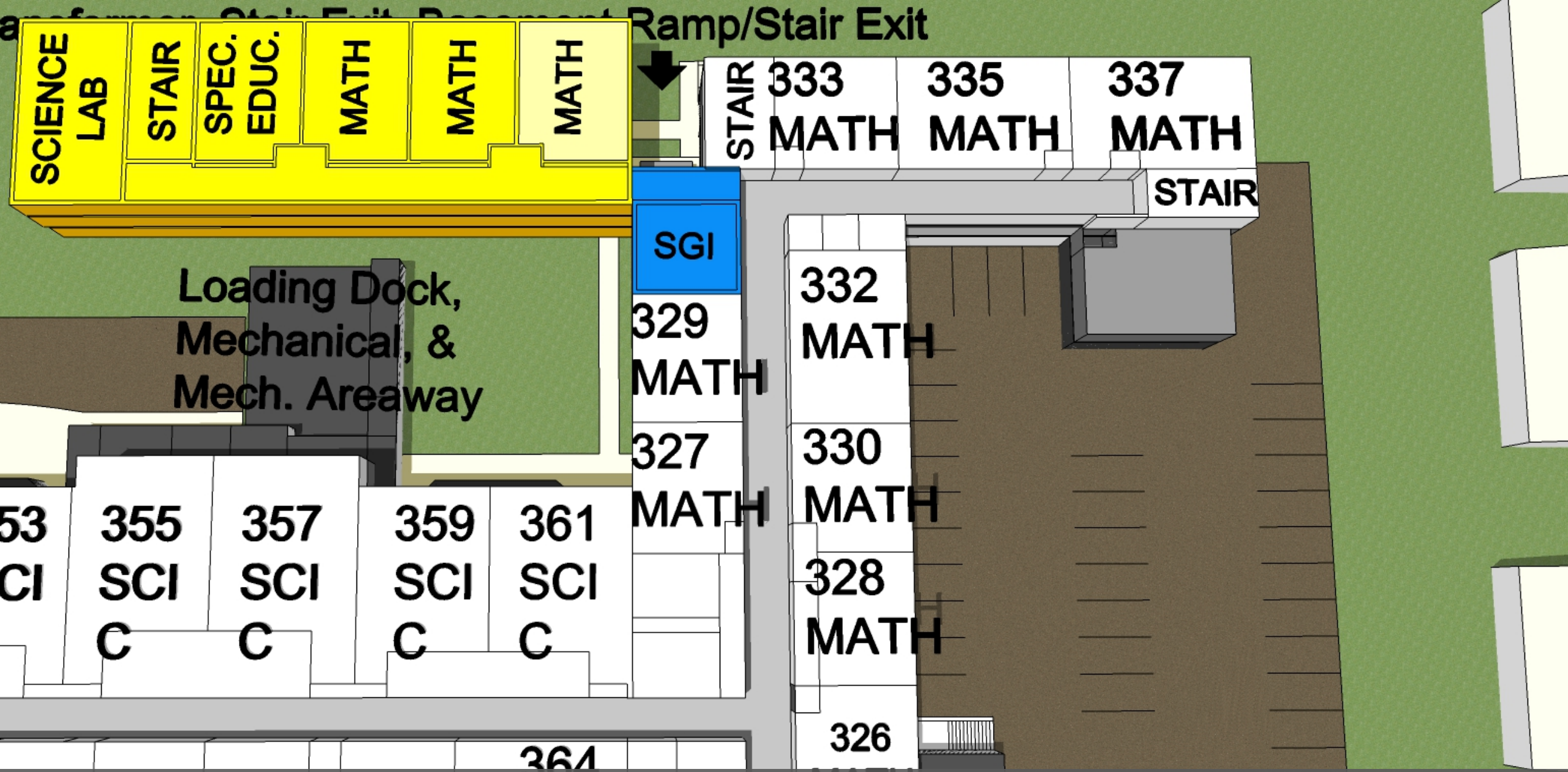


Option 2 – Classroom Wing First Floor Plan
Haverford High School

Transformer. Stair Exit. Basement Ramp/Stair Exit



Option 2 – Classroom Wing Second Floor Plan
Haverford High School



Option 3 – Classroom Wing Third Floor Plan
Haverford High School

HAVERFORD HIGH SCHOOL

CLASSROOM ADDITION

Area A: Option 2 - Classroom Addition & Modifications to link Addition

Build 15 Classrooms (3 Labs & 12 Classrooms) 19,950 sf

- Convert 3 Existing Classrooms into SGI's to allow for a corridor to link to the new addition

Total Gain of 12 Classrooms & 3 SGI's

HAVERFORD HIGH SCHOOL

CLASSROOM ADDITION

Area A: Option 2 - Zoning Issues

- Impervious Coverage
- Building Coverage

Anticipated additional parking required only for added classroom capacity.

HAVERFORD HIGH SCHOOL

COST ESTIMATE

Area A: Option 2 - Cost Estimate Compared to Schematic Design

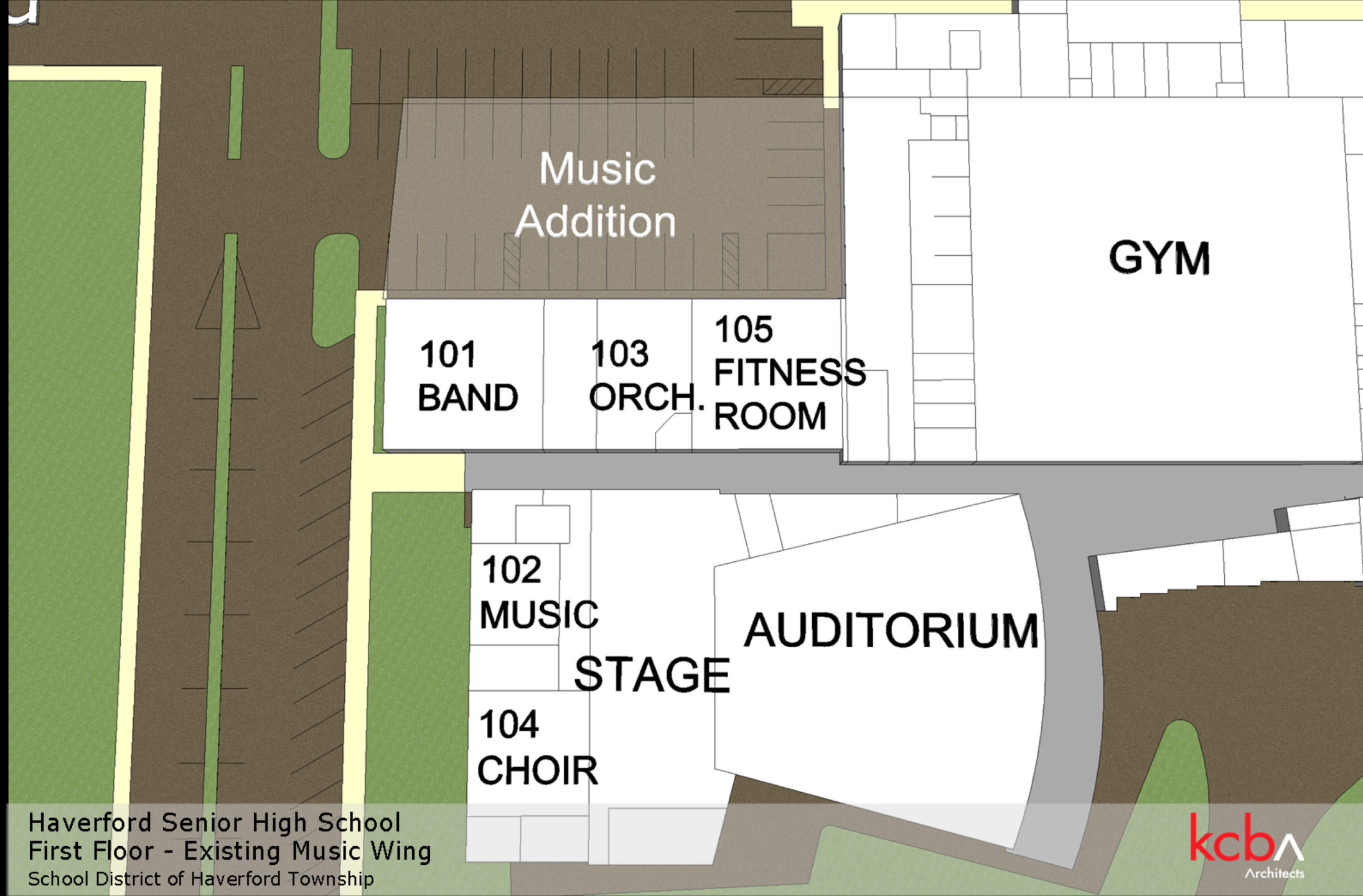
	Square Foot	\$/SF	Cost
Area A – Addition	19,950 SF	\$312	\$6,224,400
Area A – Renovation	2,400 SF	\$101	\$242,400
Area A – General Conditions	22,350 SF	\$39	\$871,650
Total	22,350 SF	\$328	\$7,338,450
Escalation		4.5%	\$330,230
Total w/ Escalation	22,350 SF	\$343	\$7,668,680

Includes 10% Contingency

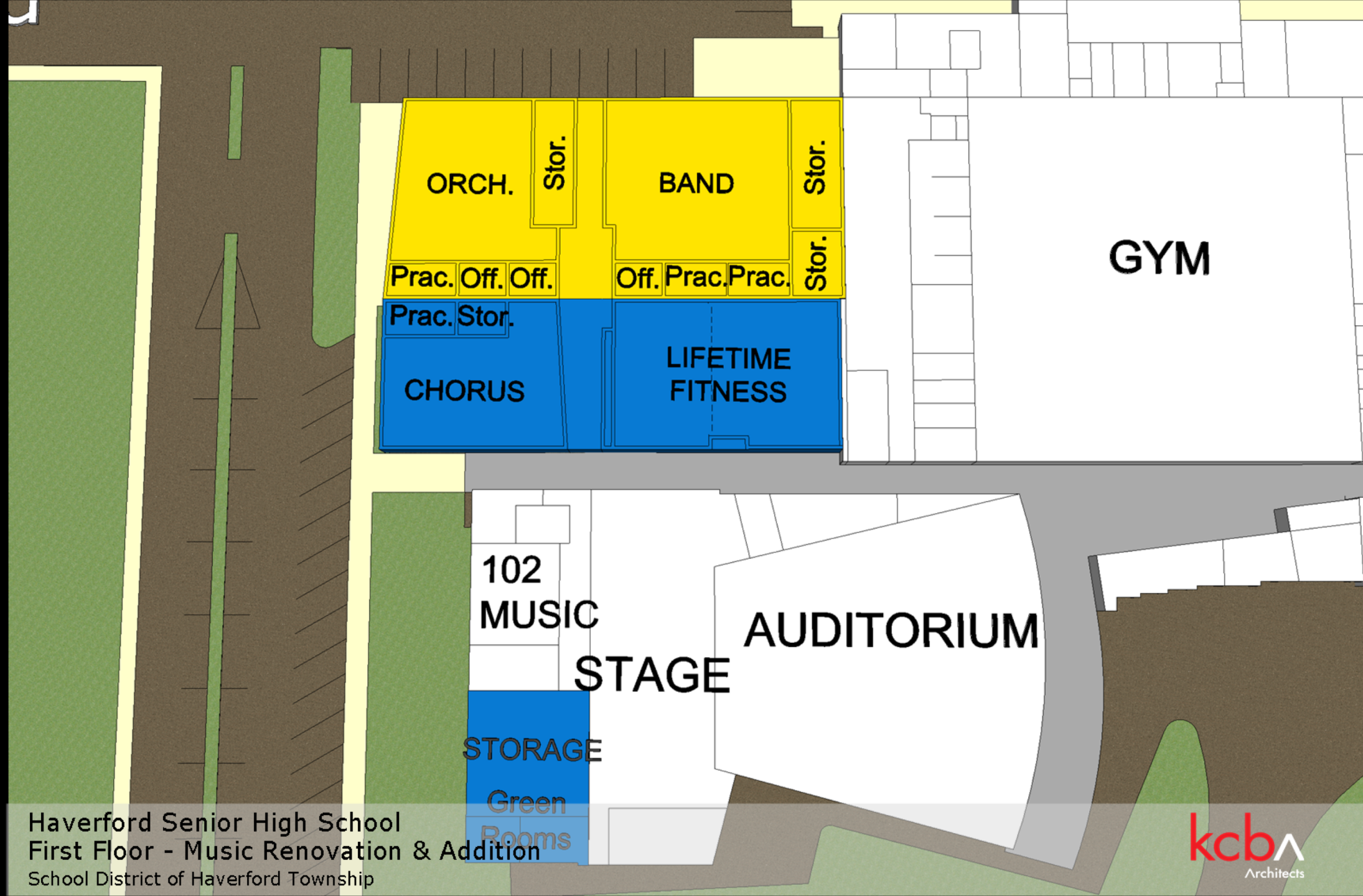
An aerial photograph of a suburban area. In the center-left is a large green field with a red running track, identified as Haverford Middle School. To its right is a smaller green field with a baseball diamond. Further right is a large red-roofed building, also identified as Haverford Middle School. The area is surrounded by residential streets and houses. The text "BUILDING AREA B" and "PHASE 2" is overlaid in large, bold, black letters with a slight shadow effect. Street names visible include E Tumbull Ave, E Marthart Ave, Leedom Ave, Mill Rd, Strathmore Rd, and Allston Rd.

BUILDING AREA B

PHASE 2



Haverford Senior High School
First Floor - Existing Music Wing
School District of Haverford Township



Haverford Senior High School
First Floor - Music Renovation & Addition
School District of Haverford Township



MUSIC WING EXTERIOR PERSPECTIVE
HAVERFORD HIGH SCHOOL



BAND ROOM INTERIOR PERSPECTIVE
HAVERFORD HIGH SCHOOL



ORCHESTRA ROOM INTERIOR PERSPECTIVE
HAVERFORD HIGH SCHOOL

HAVERFORD HIGH SCHOOL

Area B - Schematic Design Cost Estimate

Phase 2

Area B - Addition	8,700	SF	\$341	\$2,969,000
Area B - Renovation	6,400	SF	\$182	\$1,164,000
Area B General Conditions - 9 Months	15,100	SF	\$57	\$858,860
Sitework				\$617,000
Total	15,100	SF	\$371	\$5,608,860
Escalation - 3 Years		9.0%		\$505,000
Total w/ Escalation	15,100	SF	\$405	\$6,113,860

Includes 10% Contingency

An aerial photograph of a suburban area in Haverford, Pennsylvania. The image shows a mix of residential streets, schools, and recreational facilities. A large green field with a red running track and a baseball field is prominent in the upper left. To the right is a large school building with a red roof. The word "SITE" is overlaid in large, bold, black letters in the center of the image. Various street names are visible, including E Marthart Ave, Leedom Ave, Mill Rd, and Strathmore Rd. Labels for "Haverford High School" and "Haverford Middle School" are also present.

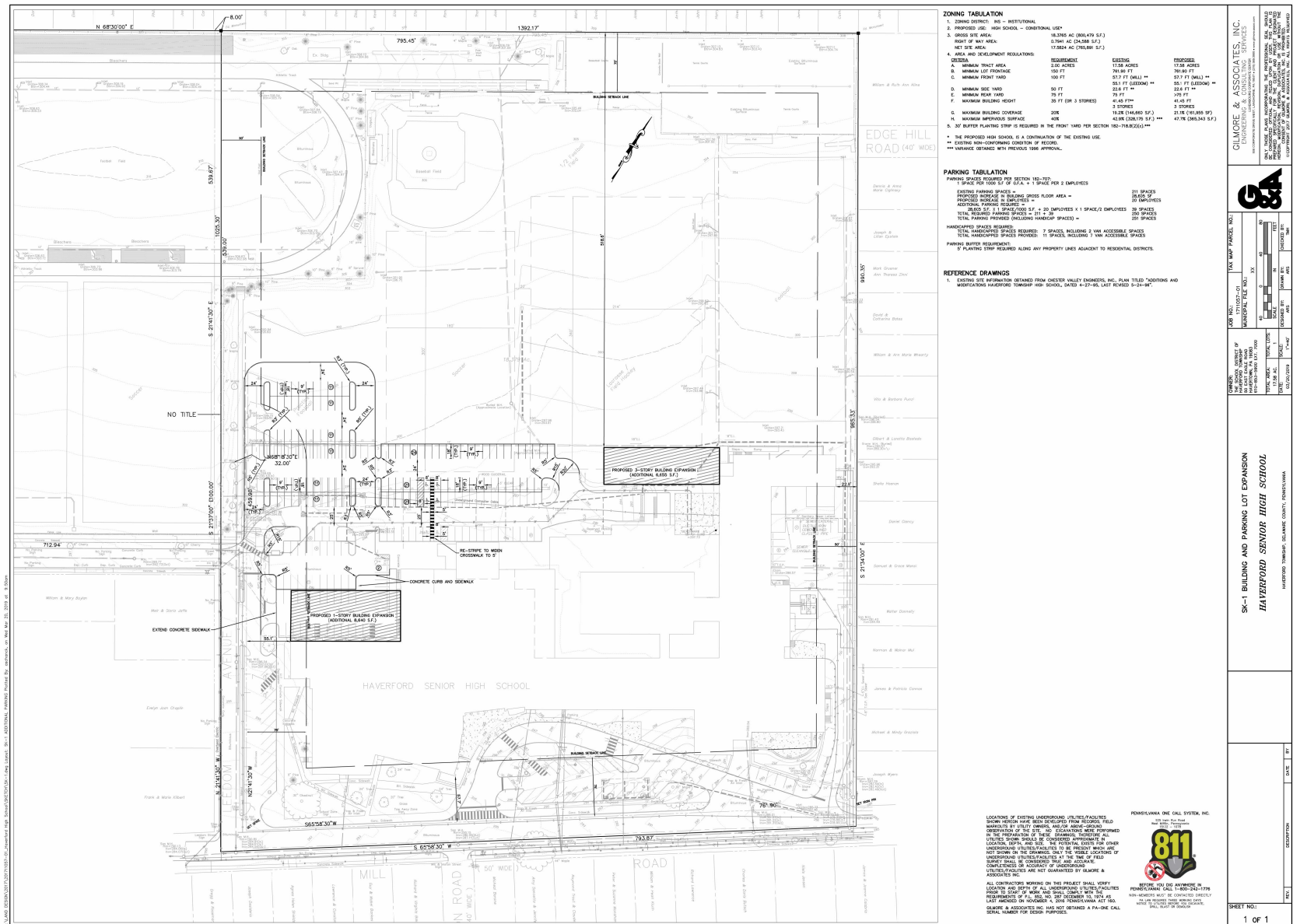
SITE

Haverford High School

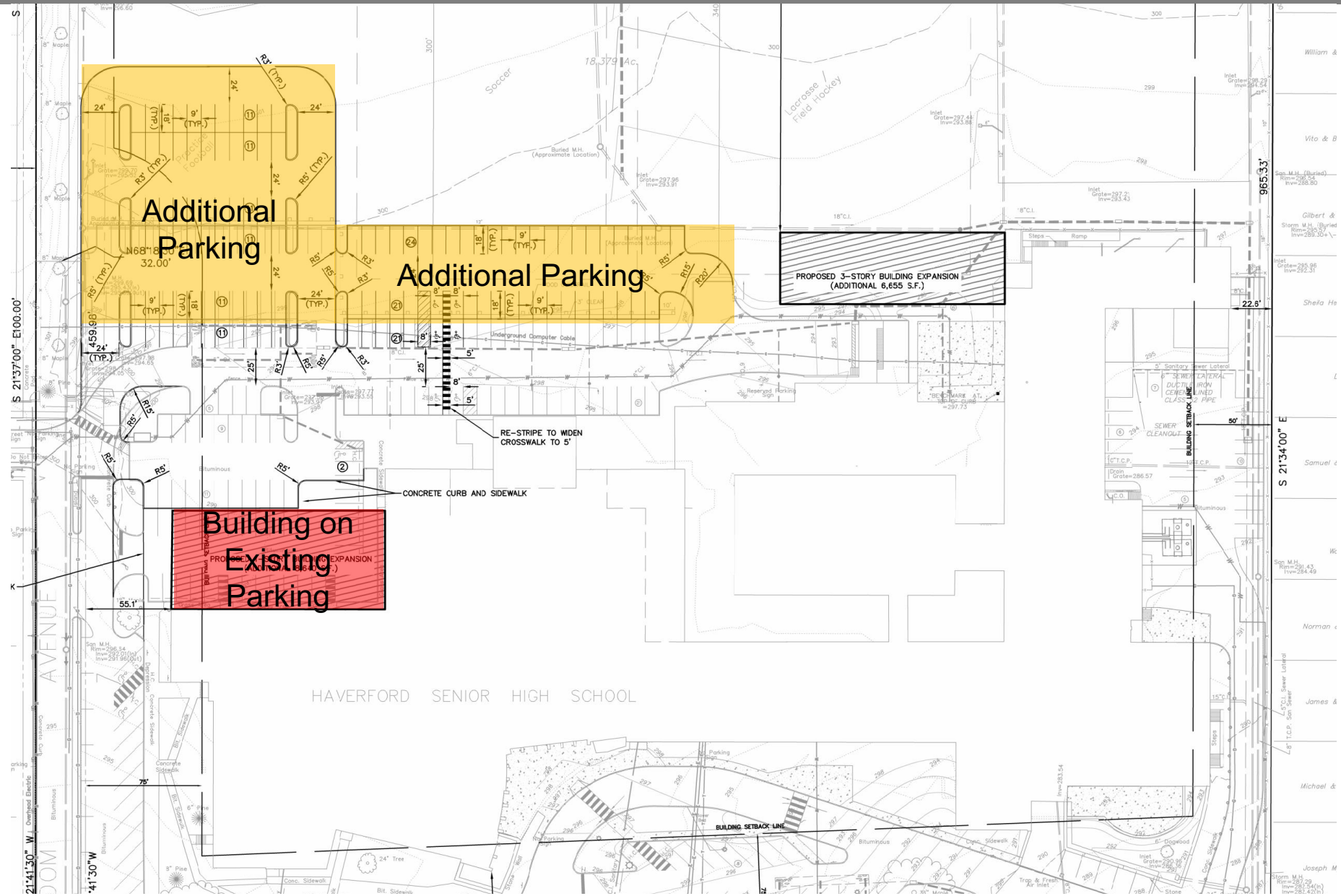
Haverford Middle School

Faust Orthodontics

HAVERFORD HIGH SCHOOL



HAVERFORD HIGH SCHOOL



HAVERFORD HIGH SCHOOL

ZONING TABULATION

1. ZONING DISTRICT: INS – INSTITUTIONAL
2. PROPOSED USE: HIGH SCHOOL – CONDITIONAL USE*
3. GROSS SITE AREA: 18.3765 AC (800,479 S.F.)
 RIGHT OF WAY AREA: 0.7941 AC (34,588 S.F.)
 NET SITE AREA: 17.5824 AC (765,891 S.F.)
4. AREA AND DEVELOPMENT REGULATIONS:

CRITERIA	REQUIREMENT	EXISTING	PROPOSED
A. MINIMUM TRACT AREA	2.00 ACRES	17.58 ACRES	17.58 ACRES
B. MINIMUM LOT FRONTAGE	150 FT	761.90 FT	761.90 FT
C. MINIMUM FRONT YARD	100 FT	57.7 FT (MILL) ** 55.1 FT (LEEDOM) **	57.7 FT (MILL) ** 55.1 FT (LEEDOM) **
D. MINIMUM SIDE YARD	50 FT	22.6 FT **	22.6 FT **
E. MINIMUM REAR YARD	75 FT	75 FT	>75 FT
F. MAXIMUM BUILDING HEIGHT	35 FT (OR 3 STORIES)	41.45 FT** 3 STORIES	41.45 FT 3 STORIES
G. MAXIMUM BUILDING COVERAGE	20%	19.2% (146,660 S.F.)	21.1% (161,955 SF)
H. MAXIMUM IMPERVIOUS SURFACE	40%	42.9% (328,175 S.F.) ***	47.7% (365,343 S.F.)
5. 30' BUFFER PLANTING STRIP IS REQUIRED IN THE FRONT YARD PER SECTION 182-718.B(2)(c).***

* THE PROPOSED HIGH SCHOOL IS A CONTINUATION OF THE EXISTING USE.

** EXISTING NON-CONFORMING CONDITION OF RECORD.

*** VARIANCE OBTAINED WITH PREVIOUS 1996 APPROVAL.

PARKING TABULATION

PARKING SPACES REQUIRED PER SECTION 182-707:
 1 SPACE PER 1000 S.F. OF G.F.A. + 1 SPACE PER 2 EMPLOYEES

EXISTING PARKING SPACES =	211 SPACES
PROPOSED INCREASE IN BUILDING GROSS FLOOR AREA =	28,605 SF
PROPOSED INCREASE IN EMPLOYEES =	20 EMPLOYEES
ADDITIONAL PARKING REQUIRED =	
28,605 S.F. X 1 SPACE/1000 S.F. + 20 EMPLOYEES X 1 SPACE/2 EMPLOYEES	39 SPACES
TOTAL REQUIRED PARKING SPACES = 211 + 39	250 SPACES
TOTAL PARKING PROVIDED (INCLUDING HANDICAP SPACES) =	251 SPACES

HANDICAPPED SPACES REQUIRED:
 TOTAL HANDICAPPED SPACES REQUIRED: 7 SPACES, INCLUDING 2 VAN ACCESSIBLE SPACES
 TOTAL HANDICAPPED SPACES PROVIDED: 11 SPACES, INCLUDING 7 VAN ACCESSIBLE SPACES

PARKING BUFFER REQUIREMENT:
 5' PLANTING STRIP REQUIRED ALONG ANY PROPERTY LINES ADJACENT TO RESIDENTIAL DISTRICTS.

REFERENCE DRAWINGS

1. EXISTING SITE INFORMATION OBTAINED FROM CHESTER VALLEY ENGINEERS, INC., PLAN TITLED "ADDITIONS AND MODIFICATIONS HAVERFORD TOWNSHIP HIGH SCHOOL, DATED 4-27-95, LAST REVISED 5-24-96".

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

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 508 CORPORATE DRIVE WEST, LANGHORNE, PA 19047 • (215) 360-3955 • www.gilmore-assoc.com

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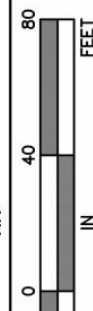


TAX MAP PARCEL NO.:

-01

E NO.:

XX



DRAWN BY:

ARS

CHECKED BY:

TMH

NOT APPROVED FOR CONSTRUCTION

HAVERFORD HIGH SCHOOL

TOTAL COST ESTIMATE

Phase 1

Area A - Addition	19,500	SF	\$312	\$6,076,000
Area A - Renovation	3,950	SF	\$101	\$399,000
Area A General Conditions - 9 Months	23,450	SF	\$39	\$906,370
Sitework				w/ Phase 2
Total	23,450	SF	\$315	\$7,381,370
Escalation - 1.5 Years		4.5%		\$332,000
Total w/ Escalation	23,450	SF	\$329	\$7,713,370

Includes 10% Contingency

Phase 2

Area B - Addition	8,700	SF	\$341	\$2,969,000
Area B - Renovation	6,400	SF	\$182	\$1,164,000
Area B General Conditions - 9 Months	15,100	SF	\$57	\$858,860
Sitework				\$617,000
Total	15,100	SF	\$371	\$5,608,860
Escalation - 3 Years		9.0%		\$505,000
Total w/ Escalation	15,100	SF	\$405	\$6,113,860

Includes 10% Contingency

Total - Construction	38,550	SF	\$359	\$13,827,230
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HAVERFORD HIGH SCHOOL

TOTAL PROJECT COST ESTIMATE

Option 1 - Project Cost Estimate

Classroom Addition/Renovation

\$7,713,370

Music & Fitness Addition & Renovation

\$6,113,860

Site

Included Above

Subtotal = \$13,827,230 + 20% Soft Costs

Total = \$16,592,676

Option 2 - Project Cost Estimate

Classroom Addition/Renovation

\$7,668,680

Music & Fitness Addition & Renovation

\$6,113,860

Site

Included Above

Subtotal = \$13,782,540 + 20% Soft Costs

Total = \$16,539,048

HAVERFORD HIGH SCHOOL

NEXT STEPS

- Planning Commission Sketch Plan Submission

An aerial satellite view of a suburban area in Haverford, Pennsylvania. The map shows a large green football field with a red running track, a baseball field, and several tennis courts. To the right of the sports fields is Haverford High School, a large brick building with a red roof. To the left of the football field is Haverford Middle School, a smaller building with a grey roof. The surrounding area is filled with residential houses and streets. Street names visible include E Tumbull Ave, E Marthart Ave, Leedom Ave, Mill Rd, Strathmore Rd, and Allston Rd. The word "DISCUSSION" is overlaid in large, bold, black capital letters in the center of the image.

DISCUSSION