

**Philadelphia Country Club**  
**1601 Spring Mill Road**  
**Gladwyne, PA 19035**  
**Full Area Summary for Zoning**  
**Revised May 15, 2009**



PHILLIP JORDAN ARCHITECTS  
 ARCHITECTURE  
 INTERIOR DESIGN  
 FACILITIES MANAGEMENT  
 4450 STATE ROAD  
 DREXEL HILL, PA 19026-3950  
 VOICE: 610.394.8558  
 FAX: 610.394.8559  
 EMAIL: ARCHITECTS@PJARCH.COM  
 WWW.PJARCH.COM

	1998		1999		2001		2007		2008		Proposed		increase/deduct since 1998	
	Footprint	Floor Area	Footprint	Floor Area	Footprint	Floor Area	Footprint	Floor Area	Footprint	Floor Area	Footprint	Floor Area	Footprint	Floor Area
Clubhouse	36,635.0		36,635.0		43,183.0		43,183.0		43,183.0		43,183.0		6,548.0	
Ground Level		26,653.0		26,653.0		31,644.0		31,644.0		31,644.0		31,644.0		4,991.0
First Floor		35,719.0		35,719.0		39,557.0		39,557.0		39,557.0		39,557.0		3,838.0
Second Floor		3,814.0		3,814.0		4,789.0		4,789.0		4,789.0		4,789.0		975.0
Squash Building	8,121.0		8,121.0		8,121.0		8,121.0		10,494.0		10,494.0		2,373.0	
Ground Level		7,700.0		7,700.0		7,700.0		7,700.0		10,057.0		10,057.0		2,357.0
First Floor		1,193.0		1,193.0		1,193.0		1,193.0		4,247.5		4,247.5		3,054.5
Gate House	1,279.5		1,279.5		1,279.5		-		-		-		(1,279.5)	
First Floor		1,171.0		1,171.0		1,171.0		-		-		-		(1,171.0)
Second Floor (estimate)		1,171.0		1,171.0		1,171.0		-		-		-		(1,171.0)
Summer House	2,473.0		2,473.0		5,441.0		5,441.0		5,441.0		5,441.0		2,968.0	
First Floor		2,337.0		2,337.0		5,294.0		5,294.0		5,294.0		5,294.0		2,957.0
Second Floor		1,240.0		1,240.0		-		-		-		-		(1,240.0)
Shooting Lodge incl out bldgs	1,364.0		1,364.0		1,364.0		1,364.0		1,364.0		1,364.0		-	
Out-buildings		135.0		135.0		135.0		135.0		135.0		135.0		-
First Floor		1,106.0		1,106.0		1,106.0		1,106.0		1,106.0		1,106.0		-
Second Floor		998.0		998.0		998.0		998.0		998.0		998.0		-
Cart Storage	4,235.5	4,166.0	4,235.5	4,166.0	4,235.5	4,166.0	4,235.5	4,166.0	4,235.5	4,166.0	4,235.5	4,166.0	-	-
Sewage treatment facility	323.0	304.0	323.0	304.0	323.0	304.0	323.0	304.0	323.0	304.0	323.0	304.0	-	-
Halfway House	577.0	536.0	577.0	536.0	577.0	536.0	577.0	536.0	577.0	536.0	577.0	536.0	-	-
Pump Station	270.0	257.0	270.0	257.0	270.0	257.0	270.0	257.0	270.0	257.0	270.0	257.0	-	-
Centennial Restrooms (1996)	154.0	122.0	154.0	122.0	154.0	122.0	154.0	122.0	154.0	122.0	154.0	122.0	-	-
McNulty House	1,216.5		1,531.5		1,531.5		1,531.5		1,531.5		1,531.5		315.0	
First Floor		1,159.5		1,465.0		1,465.0		1,465.0		1,465.0		1,465.0		305.5
Second Floor		896.5		1,202.0		1,202.0		1,202.0		1,202.0		1,202.0		305.5
Beaver House	3,514.5		3,514.5		3,514.5		-		-		-		(3,514.5)	
First Floor		3,487.0		3,487.0		3,487.0		-		-	-			(3,487.0)
Second Floor		1,734.0		1,734.0		1,734.0		-		-	-			(1,734.0)
Maintenance Barn	3,903.5		3,903.5		3,903.5		3,903.5		3,903.5		3,834.0		(69.5)	
First Floor		2,960.0		2,960.0		2,960.0		2,960.0		2,960.0		2,960.0		-
Second Floor		3,351.0		3,351.0		3,351.0		3,351.0		3,351.0		2,768.0		(583.0)
Maintenance Storage Building	5,016.0		5,016.0		5,016.0		5,016.0		5,016.0		6,598.0		1,582.0	
First Floor		4,740.0		4,740.0		4,740.0		4,740.0		4,740.0		6,399.0		1,659.0
Second Floor		-		-		-		-		-		6,229.0		6,229.0
Maintenance Garage	461.0	385.0	461.0	385.0	461.0	385.0	461.0	385.0	461.0	385.0	461.0	385.0	-	-
Maintenance Chemical Building	-	-	-	-	-	-	-	-	-	-	1,967.0	1,835.0	1,967.0	1,835.0
<b>Totals</b>	<b>69,543.5</b>	<b>107,335.0</b>	<b>69,858.5</b>	<b>107,946.0</b>	<b>79,374.5</b>	<b>119,467.0</b>	<b>74,580.5</b>	<b>111,904.0</b>	<b>76,953.5</b>	<b>117,315.5</b>	<b>80,433.0</b>	<b>126,455.5</b>	<b>10,889.5</b>	<b>19,120.5</b>
<b>Percent increase from 1998</b>											<b>15.7%</b>	<b>17.8%</b>		

Summary:  
 Calculation based on all existing structures as of 1998 when Code 155-11 S(1) was amended to permit clubs in existing structures only.

Building Area Existing (1998)	Building Area Proposed	Floor Area Existing (1998)	Floor Area Proposed
69,543.5 sq.ft.	80,433 sq.ft.	107,335 sq.ft.	126,455.5 sq.ft.

Total increase in building area = 10,889.5 sq. ft. [15.7% increase]  
 Total increase in floor area = 19,120.5 sq. ft. [17.8% increase]

I, Phillip Jordan, NCARB, AIA, LEED AP prepared these area calculations based on available architectural plans and/or civil engineering plans and, to my best knowledge and belief, these calculations are substantially accurate.

5/15/2009 revision required to correct footprint area of 2001 clubhouse renovation

Philadelphia Country Club  
 1601 Spring Mill Road  
 Gladwyne, PA 19035  
 Area Summary for Zoning based on first occupation  
 May 15, 2009



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	estimated year first occupied	original size of building when first occupied		First Expansion			Second Expansion			Third Expansion			Fourth Expansion			Proposed	
		Footprint	Floor Area	Year	Footprint	Floor Area	Year	Footprint	Floor Area	Year	Footprint	Floor Area	Year	Footprint	Floor Area	Footprint	Floor Area
Clubhouse	1956	28,218.0		1980	31,788.0		1985	33,528.0		1991	36,635.0		2001	43,183.0			
Ground Level			23,490.0	men's		25,982.0	kitchen		25,982.0	Dining		26,653.0	Renovation		31,644.0		
First Floor			27,736.0	lockers		31,143.0	expansion		32,804.0	expansion		35,719.0	& expansion		39,557.0		
Second Floor			3,814.0			3,814.0			3,814.0			3,814.0			4,789.0		
Squash Building	1956	7,944.0		1995	8,121.0		2008	10,494.0									
Ground Level			7,523.0	int'l		7,700.0	add'l		10,057.0								
First Floor			1,193.0	courts		1,193.0	courts		4,247.5								
Gate House (DEMOLISHED)		1,279.5															
First Floor			1,171.0														
Second Floor (estimate)			1,171.0														
Original Summer House (DEMOLISHED)		2,473.0															
First Floor			2,337.0														
Second Floor			1,240.0														
Summer House	2001	5,441.0	5,294.0														
Shooting Lodge incl out bldgs	1968	1,364.0															
Out-buildings			135.0														
First Floor			1,106.0														
Second Floor			998.0														
Cart Storage	1972	4,235.5	4,166.0														
Sewage treatment facility	1983	323.0	304.0														
Halfway House	1972	577.0	536.0														
Pump Station	1953	270.0	257.0														
Centennial Restrooms	1996	154.0	122.0														
McNulty House	1978	1,216.5		1999	1,531.5												
First Floor			1,159.5	addition		1,465.0											
Second Floor			896.5			1,202.0											
Beaver House (DEMOLISHED)		3,514.5															
First Floor			3,487.0														
Second Floor			1,734.0														
Maintenance Barn	1926	3,903.5														3,834.0	
First Floor			2,960.0														2,960.0
Second Floor			3,351.0														2,768.0
Maintenance Storage Building	1980	5,016.0														6,598.0	
First Floor			4,740.0														6,399.0
Second Floor			-														6,229.0
Maintenance Garage	1926	461.0	385.0													461.0	385.0
Maintenance Chemical Building	new															1,967.0	1,835.0

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