

CONDITIONAL USE PLANS

ARCHITECTURE

APPLICANT: BT AMBLER, LLC

PROPOSED:

THE FLATS AT

AMBLER STATION

100-112 WEST BUTLER AVENUE & 19, 23 & 27 SOUTH CHESTNUT STREET
BOROUGH OF AMBLER
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA

APN 01-00-02945-00-6 & 01-00-02945-10-5 - BLOCK 28, UNITS 13 & 19
APN 01-00-00745-00-1, 01-00-01138-00-4, 01-00-01126-00-7 & 01-00-01123-00-1 - BLOCK 26, UNITS 2, 7, 9 & 10

OWNER/DEVELOPER
BT AMBLER, LLC
200 DRYDEN ROAD
SUITE 2000
DRESHER, PA 19025

ARCHITECT
AEI-AE PC
5561 PENNELL ROAD
MEDIA, PA 19063
CONTACT: Michael S. McCloskey, AIA, LEED AP - Principal

SHEET LIST

- A-001 - COVERSHEET
- A-002 - OVERALL SITE PLAN WITH RENDERING VIEW LOCATIONS
- A-003 - PROPOSED RENDERED PERSPECTIVE 1.0
- A-004 - PROPOSED RENDERED PERSPECTIVE 2.0
- A-005 - PROPOSED RENDERED PERSPECTIVE 3.0
- A-006 - PROPOSED RENDERED PERSPECTIVE 4.0
- A-007 - PROPOSED RENDERED PERSPECTIVE 5.0
- A-008 - PROPOSED RENDERED PERSPECTIVE 6.0
- A-009 - PROPOSED RENDERED PERSPECTIVE 7.0
- A-010 - PROPOSED RENDERED PERSPECTIVE 8.0
- A-011 - PROPOSED RENDERED PERSPECTIVE 9.0
- A-012 - PROPOSED RENDERED PERSPECTIVE 10.0
- A-013 - PROPOSED RENDERED PERSPECTIVE 11.0
- A-014 - PROPOSED RENDERED PERSPECTIVE 12.0
- A-015 - PROPOSED RENDERED PERSPECTIVE 13.0
- A-016 - PROPOSED NORTH BUILDING EXTERIOR ELEVATIONS
- A-017 - PROPOSED NORTH BUILDING EXTERIOR ELEVATIONS
- A-018 - PROPOSED SOUTH BUILDING EXTERIOR ELEVATIONS
- A-019 - PROPOSED SOUTH BUILDING EXTERIOR ELEVATIONS
- A-020 - PROPOSED OFFICE EXTERIOR FINISH BOARD
- A-021 - PROPOSED NORTH BUILDING BLOCKING FLOOR PLANS
- A-022 - PROPOSED NORTH BUILDING BLOCKING FLOOR PLANS
- A-023 - PROPOSED NORTH BUILDING BLOCKING FLOOR PLANS
- A-024 - PROPOSED SOUTH BUILDING BLOCKING FLOOR PLANS
- A-025 - PROPOSED SOUTH BUILDING BLOCKING FLOOR PLANS
- A-026 - PROPOSED SOUTH BUILDING BLOCKING FLOOR PLANS
- A-027 - NORTH BUILDING PUBLIC GATHERING SPACES
- A-028 - NORTH BUILDING PUBLIC GATHERING SPACES
- A-029 - SOUTH BUILDING PUBLIC GATHERING SPACES
- A-030 - PUBLIC GATHERING SPACES FURNITURE & FIXTURE BASIS OF DESIGN
- A-031 - AVERAGE BUILDING HEIGHT DIAGRAMS



LOCATION MAP

SCALE: NTS.



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PA No. R465317

REV	DESCRIPTION	DATE
A	CONDITIONAL USE SUBMISSION	07.31.26

COVERSHEET

A-001

Project Number: 7208.00-23



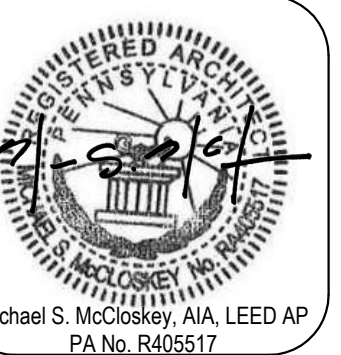
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OVERALL SITE PLAN WITH RENDERING
VIEW LOCATIONS

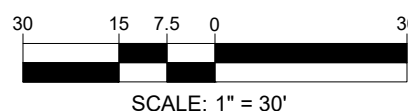
A-002

Project Number: 7208.00-23

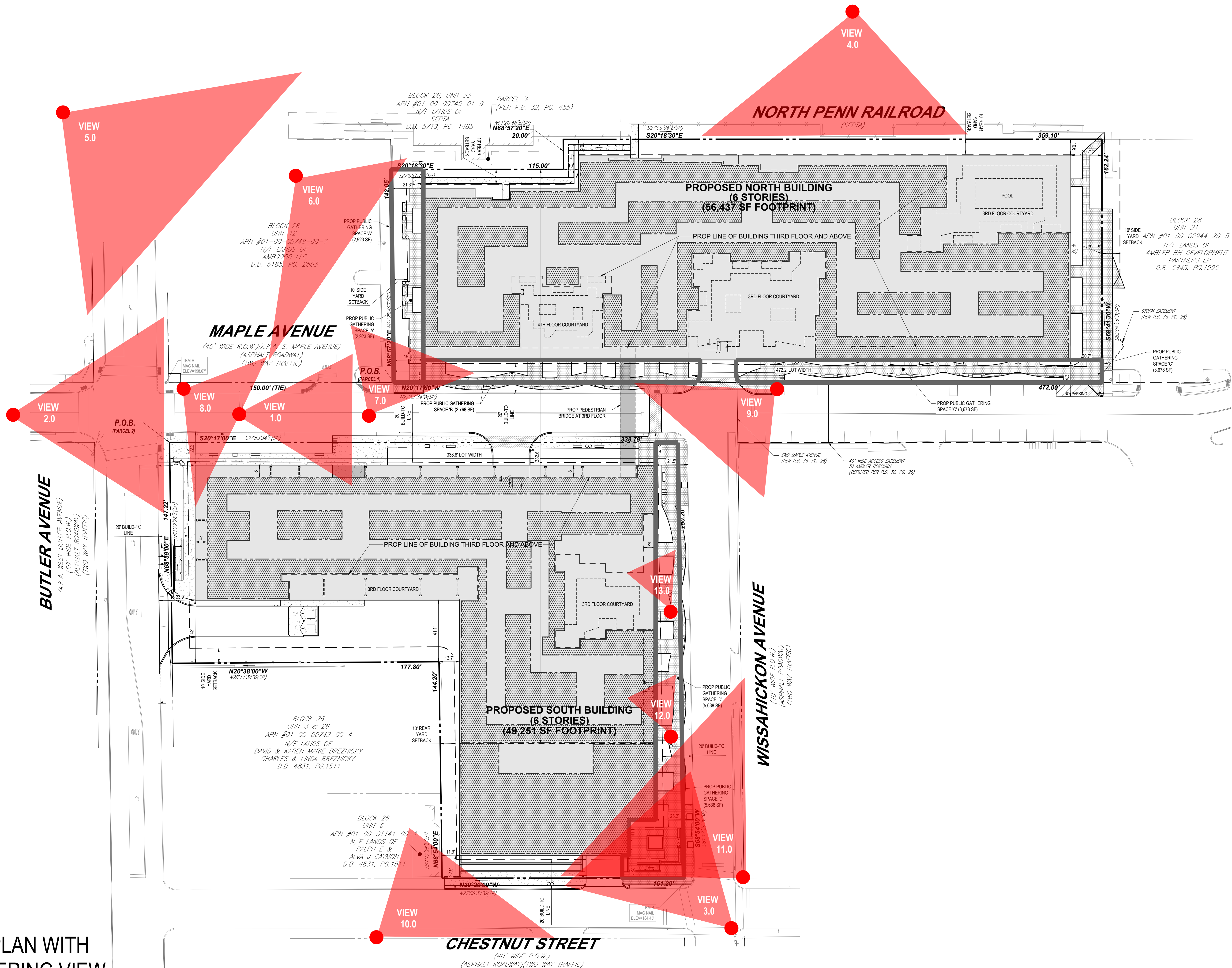


SITE PLAN WITH RENDERING VIEW LOCATIONS

C/O BOHLER. REFER TO CIVIL PLANS C-301

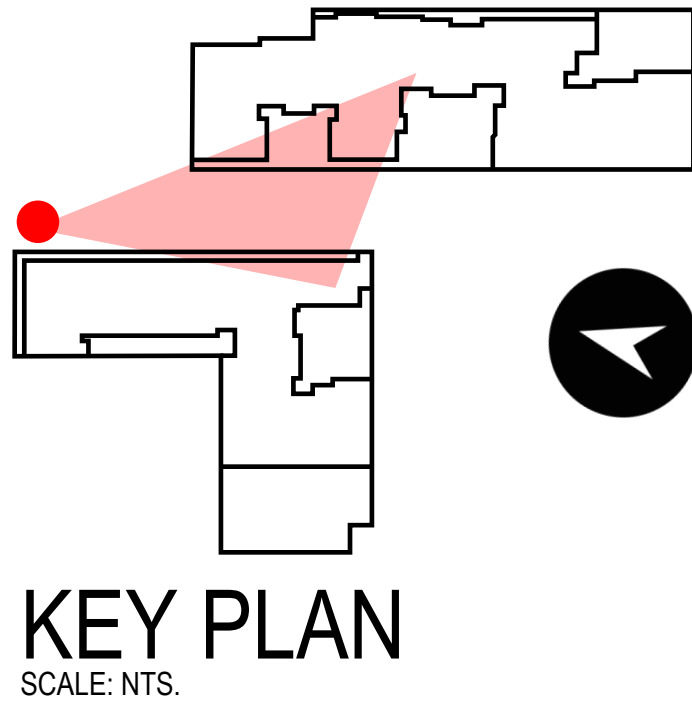


SCALE: 1" = 30'





PROPOSED RENDERED PERSPECTIVE VIEW 1.0
VIEW FROM MAPLE AVENUE - LOOKING SOUTH





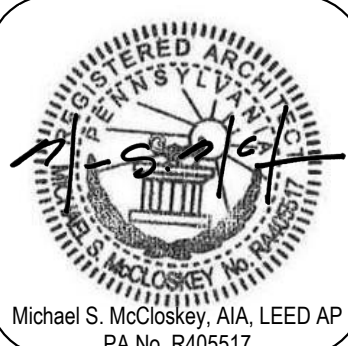
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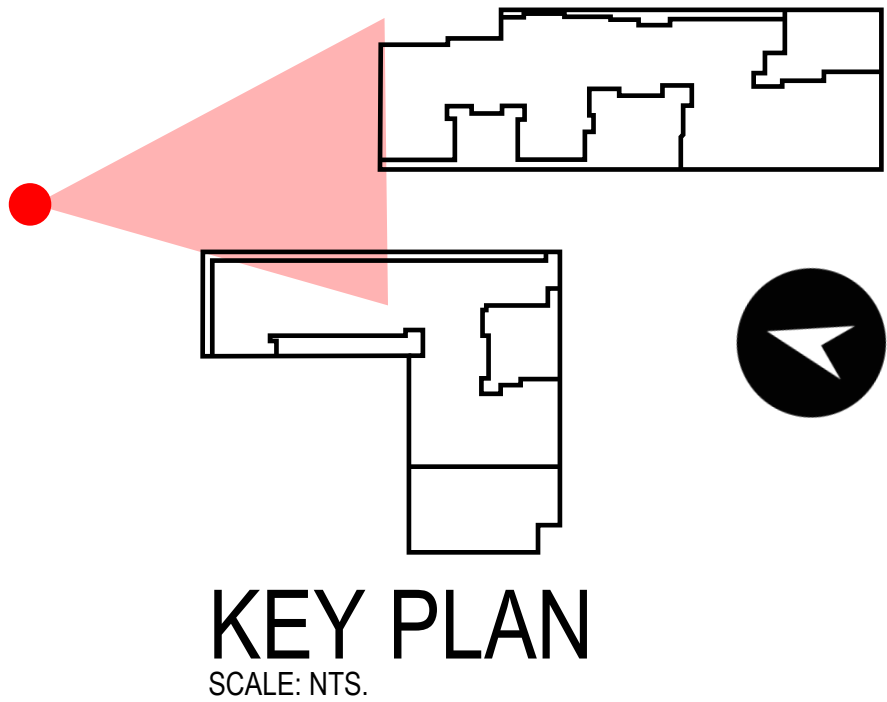
PROPOSED RENDERING 1.0

A-003

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 2.0
VIEW FROM MAPLE AVENUE - LOOKING SOUTH ACROSS THE STREET





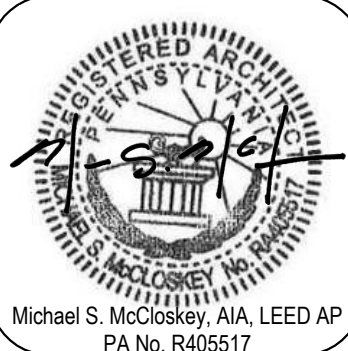
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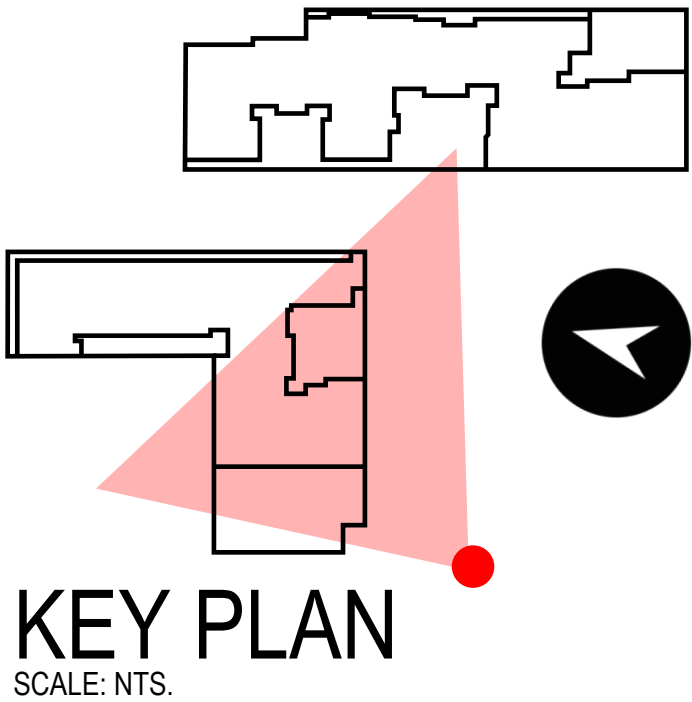
PROPOSED RENDERING 2.0

A-004

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 3.0
VIEW FROM CHESTNUT STREET - LOOKING EAST





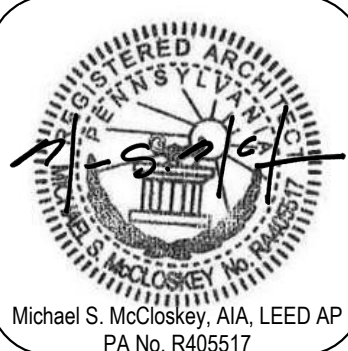
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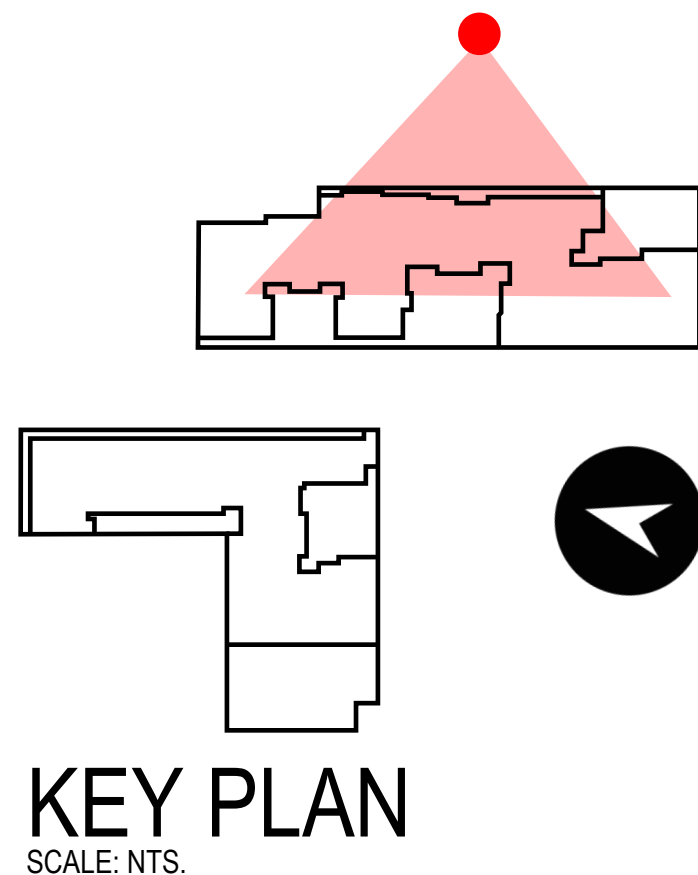
PROPOSED RENDERING 3.0

A-005

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 4.0
VIEW FROM SOUTH MAIN STREET - LOOKING WEST





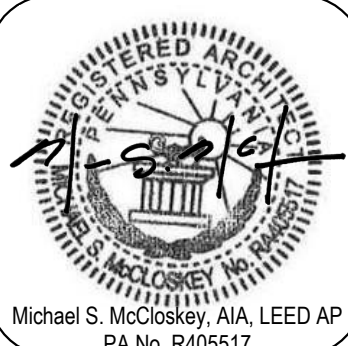
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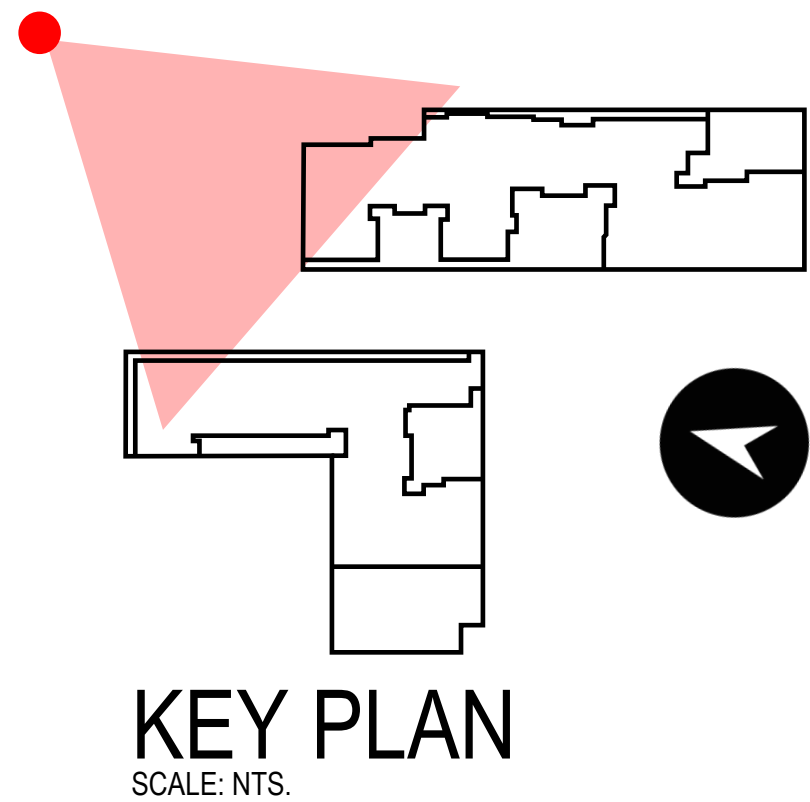
PROPOSED RENDERING 4.0

A-006

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 5.0
VIEW FROM WEST BUTLER PIKE - LOOKING SOUTH





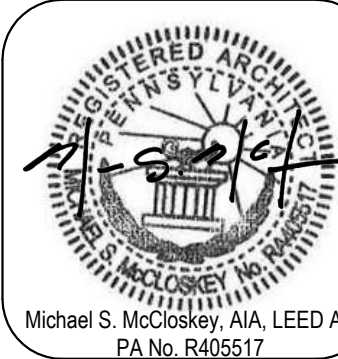
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PROPOSED RENDERING 5.0

A-007

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 6.0
VIEW FROM CHASE BANK PARKING LOT - LOOKING SOUTHWEST



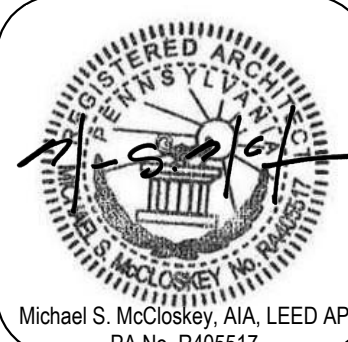
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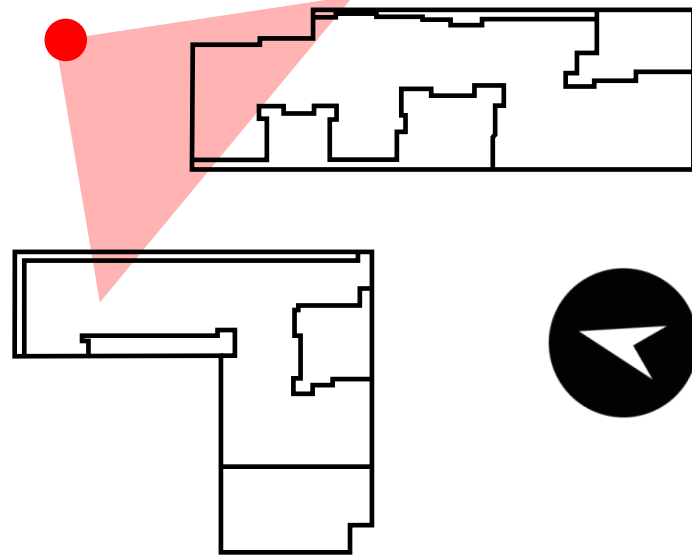
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KEY PLAN
SCALE: NTS.

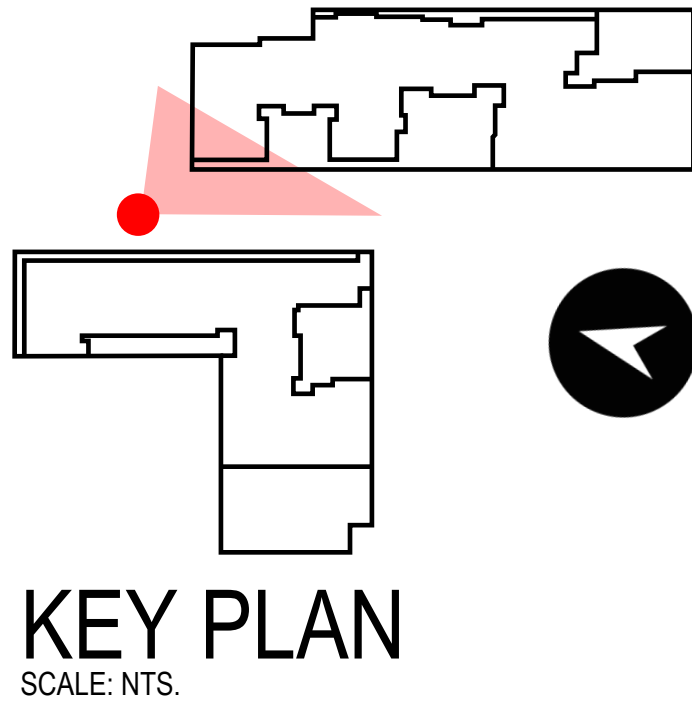
PROPOSED RENDERING 6.0

A-008

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 7.0
VIEW OF CORNER OF NORTH BUILDING - LOOKING EAST





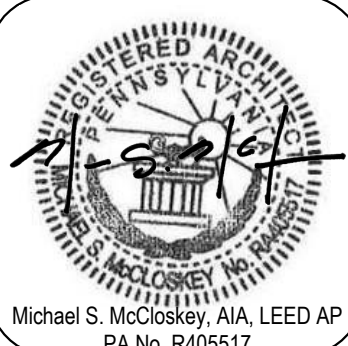
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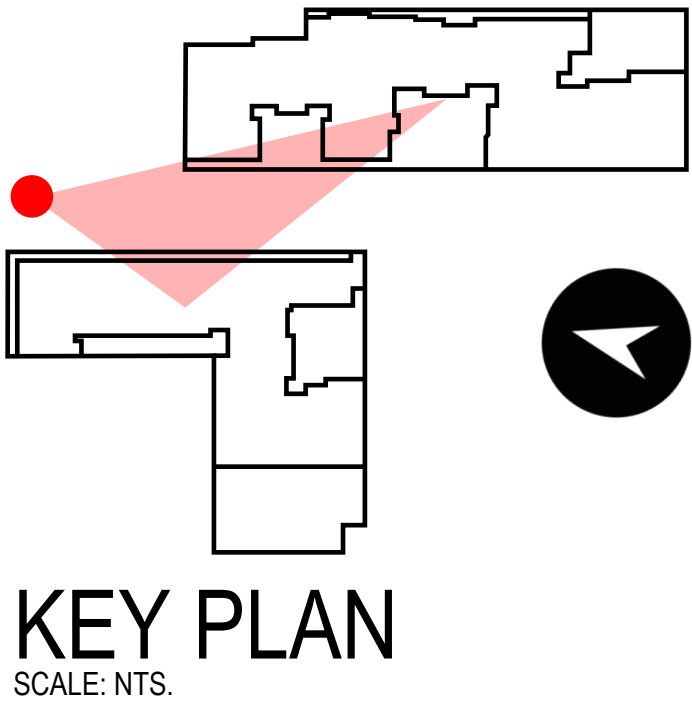
PROPOSED RENDERING 7.0

A-009

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 8.0
VIEW FROM MAPLE AVENUE - LOOKING SOUTH





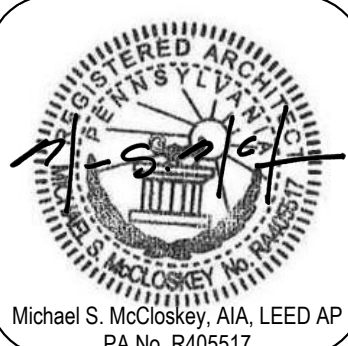
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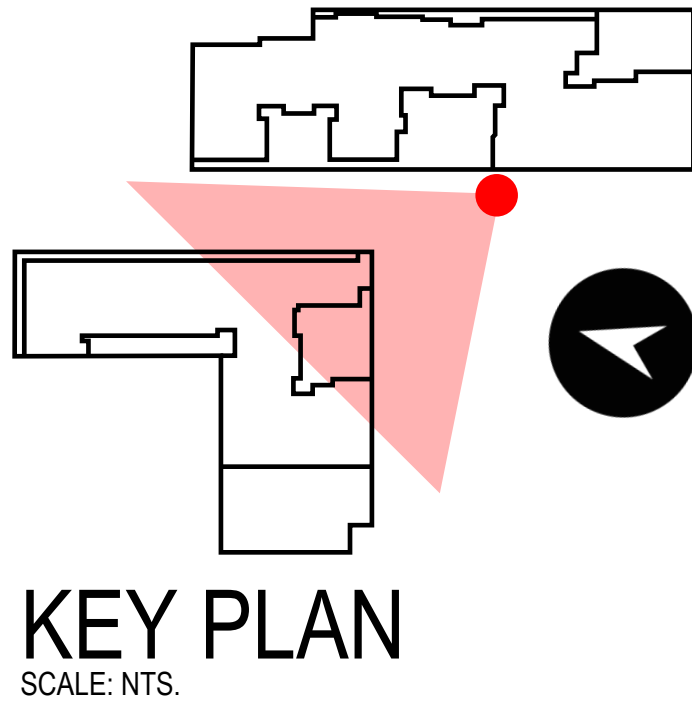
PROPOSED RENDERING 8.0

A-010

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 9.0
VIEW FROM MAPLE AVENUE - LOOKING TOWARDS WISSAHICKON AVENUE





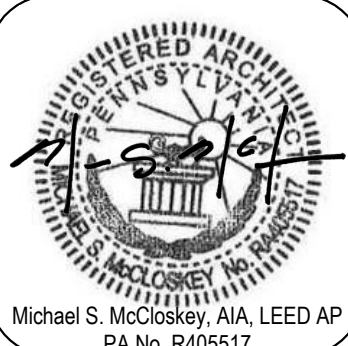
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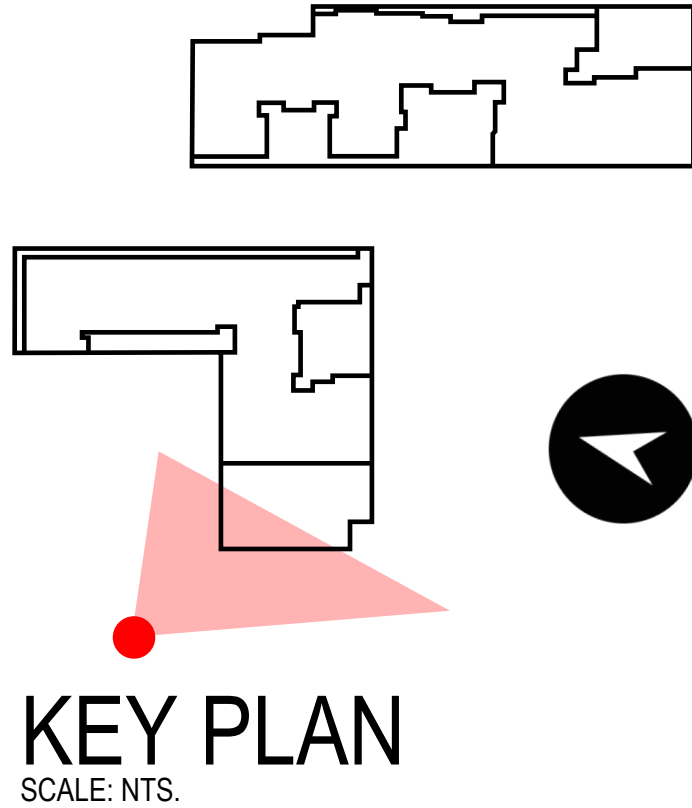
PROPOSED RENDERING 9.0

A-011

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 10.0
VIEW FROM SOUTH CHESTNUT STREET - LOOKING EAST





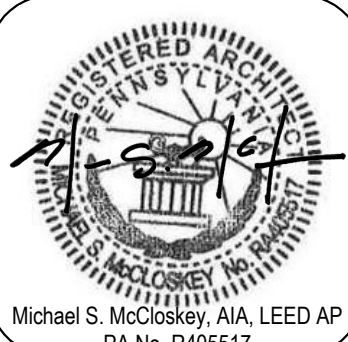
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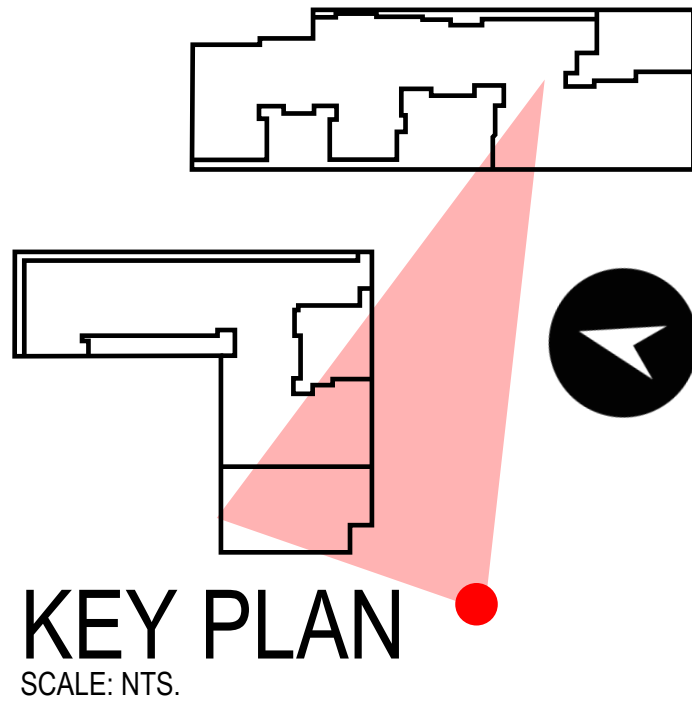
PROPOSED RENDERING 10.0

A-012

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 11.0
VIEW FROM WISSAHICKON AVENUE - LOOKING NORTH





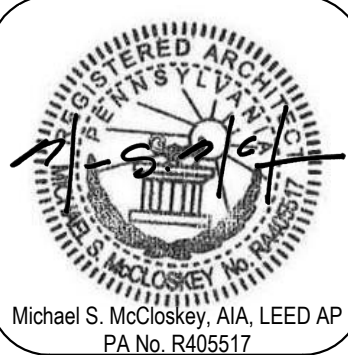
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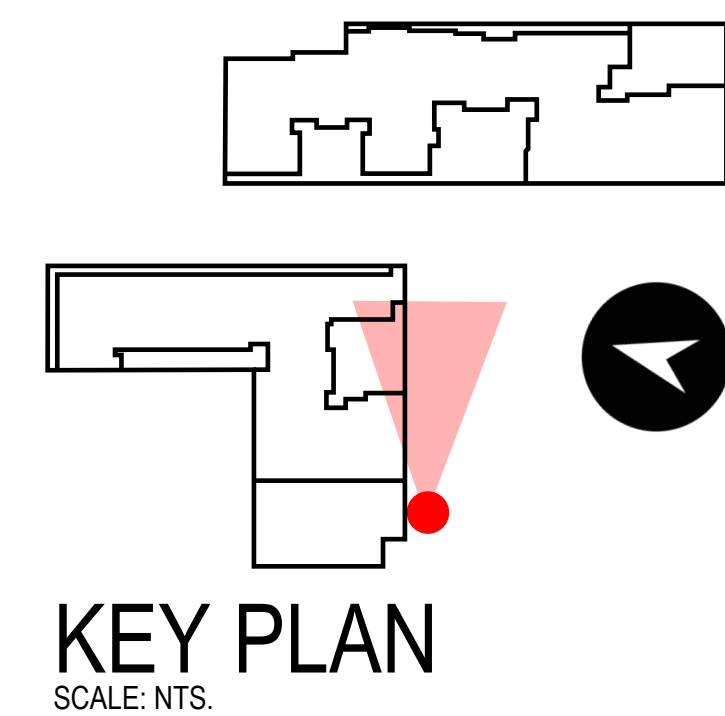
PROPOSED RENDERING 11.0

A-013

Project Number: 7208.00-23



PROPOSED RENDERED PERSPECTIVE VIEW 12.0
VIEW FROM WISSAHICKON AVENUE ARTS WALK - LOOKING NORTH



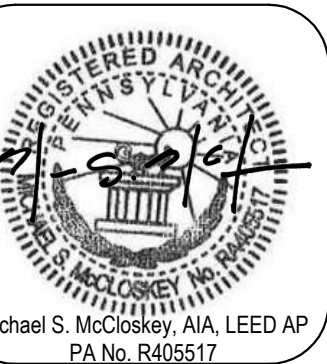
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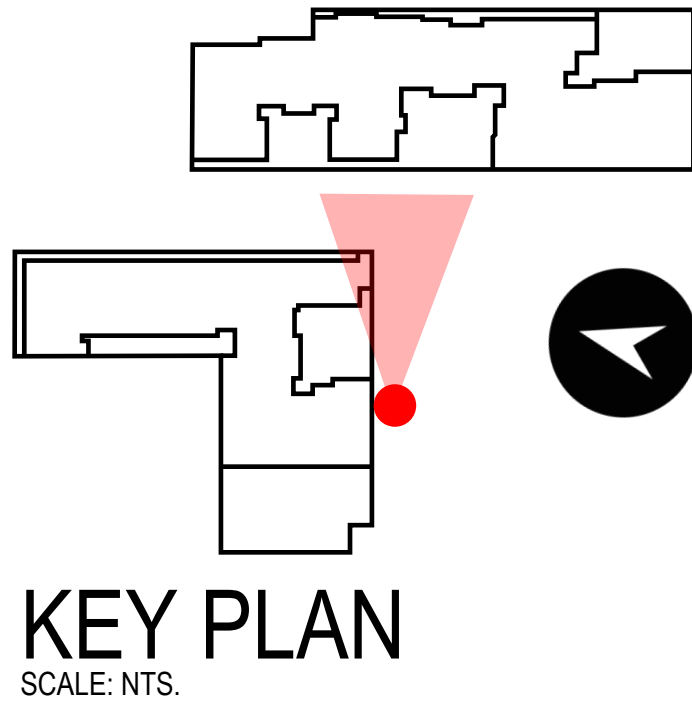
PROPOSED RENDERING 12.0

A-014

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PROPOSED RENDERED PERSPECTIVE VIEW 13.0
VIEW FROM WISSAHICKON AVENUE ARTS WALK - LOOKING NORTH





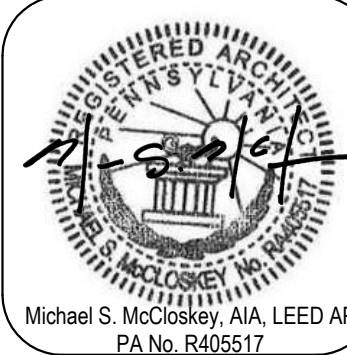
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PROPOSED RENDERING 13.0

A-015

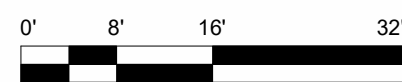
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1 NORTH BUILDING - NORTH ELEVATION
SCALE 1/16" = 1'-0"



2 NORTH BUILDING - EAST ELEVATION
SCALE 1/16" = 1'-0"

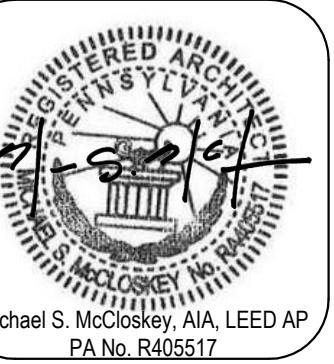


REFER TO SHEET A-020 FOR
PROPOSED EXTERIOR
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NORTH BUILDING EXTERIOR ELEVATIONS

A-016

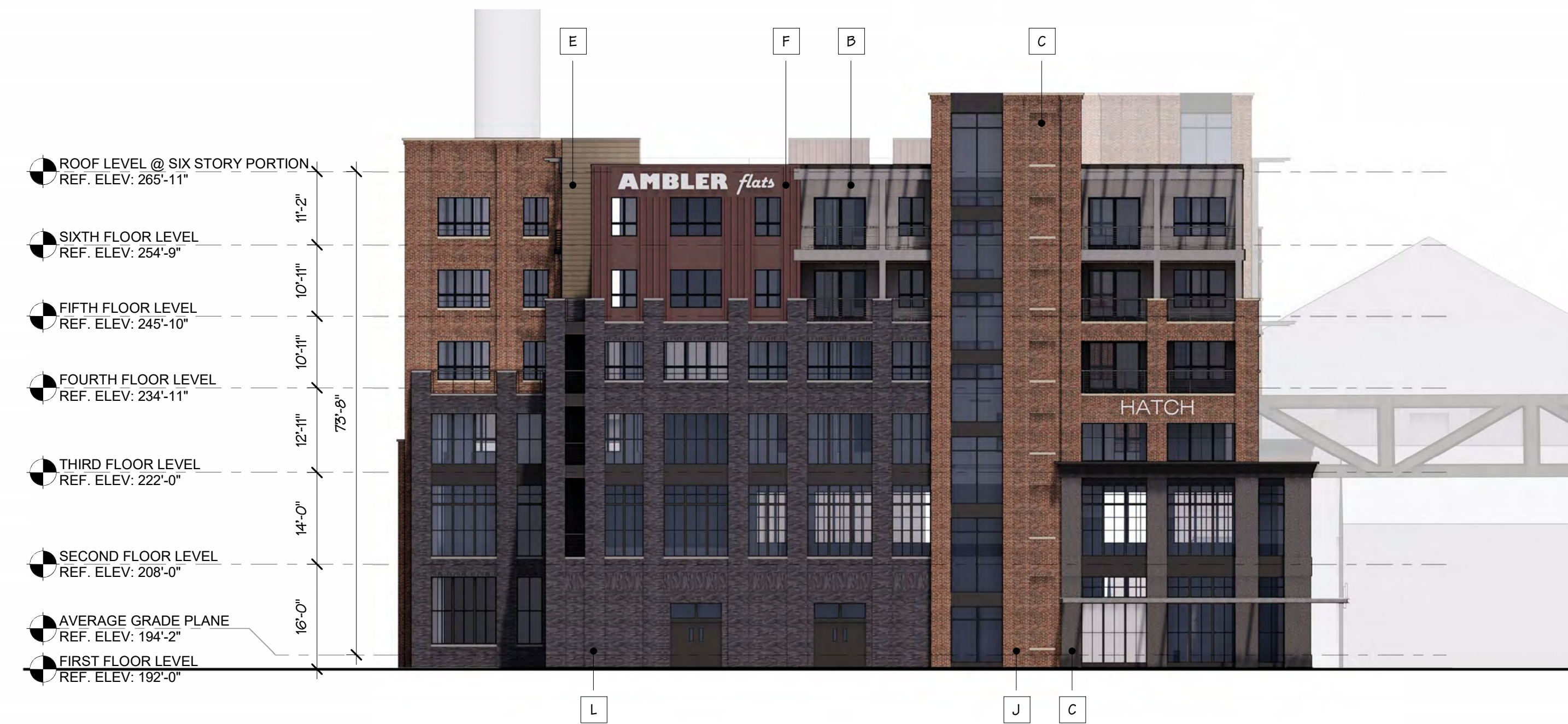
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1 NORTH BUILDING - SOUTH ELEVATION
SCALE 1/16" = 1'-0"



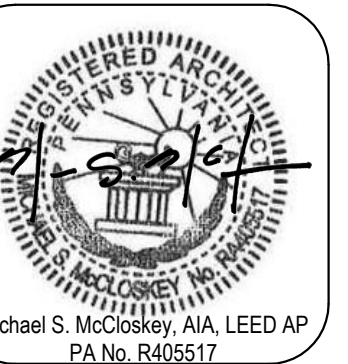
2 NORTH BUILDING - WEST ELEVATION
SCALE 1/16" = 1'-0"

REFER TO SHEET A-020 FOR
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NORTH BUILDING EXTERIOR ELEVATIONS

A-017

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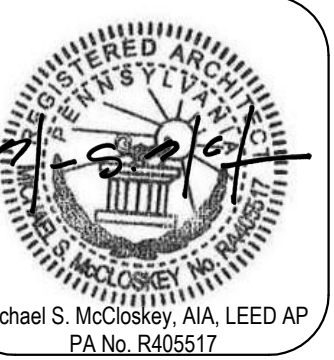
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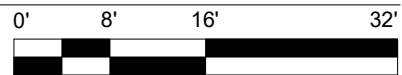
SOUTH BUILDING EXTERIOR ELEVATIONS

A-018

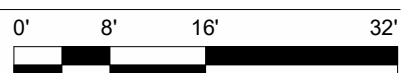
Project Number: 7208.00-23



1 SOUTH BUILDING - NORTH ELEVATION
SCALE 1/16" = 1'-0"

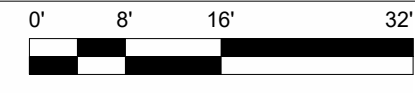


2 SOUTH BUILDING - EAST ELEVATION
SCALE 1/16" = 1'-0"





1 SOUTH BUILDING - SOUTH ELEVATION
SCALE 1/16" = 1'-0"



2 SOUTH BUILDING - WEST ELEVATION
SCALE 1/16" = 1'-0"



**THE FLATS AT
AMBLER STATION**

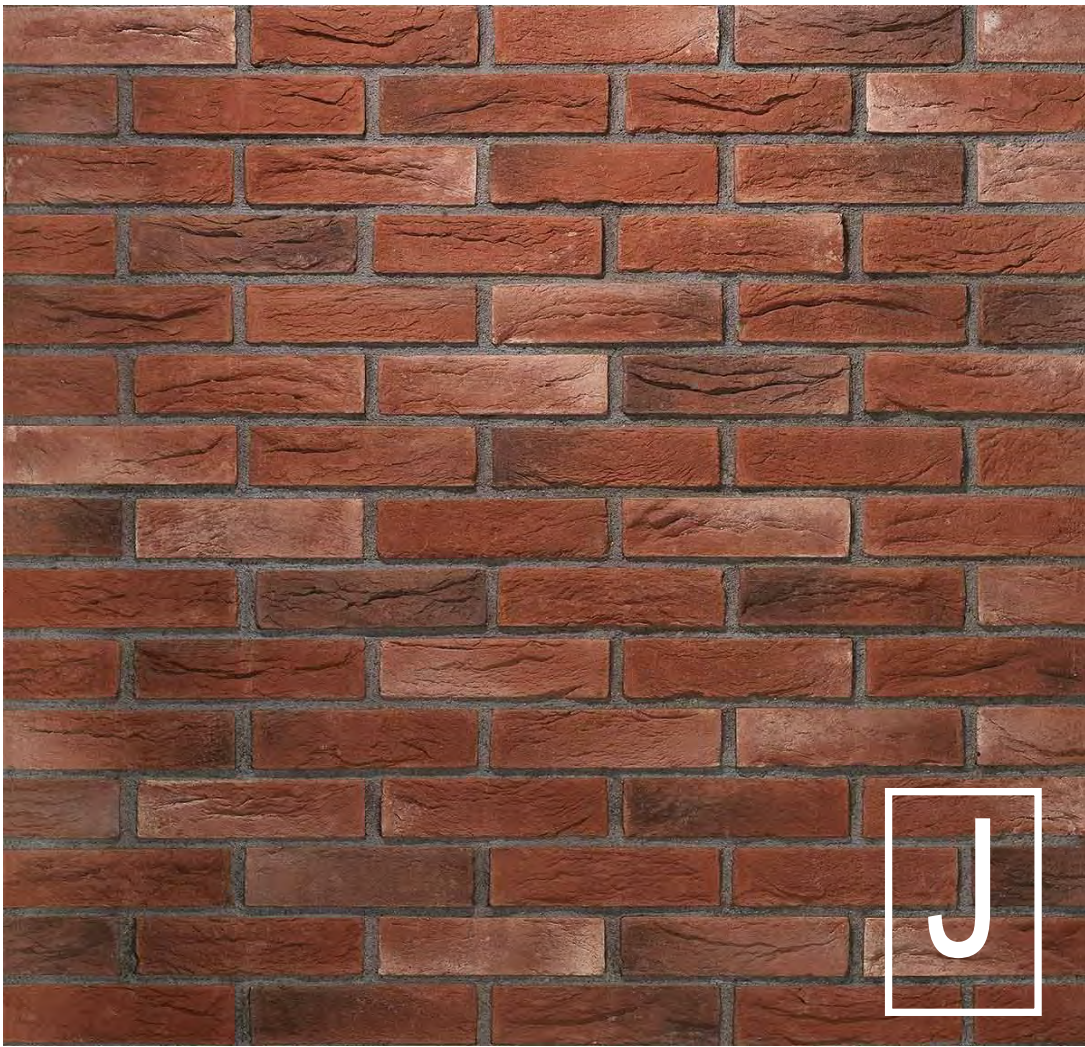
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PA No. R465317

REV	DESCRIPTION	DATE
A	CONDITIONAL USE SUBMISSION	07.31.26

MASONRY



RED BRICK VENEER



BLACK BRICK VENEER

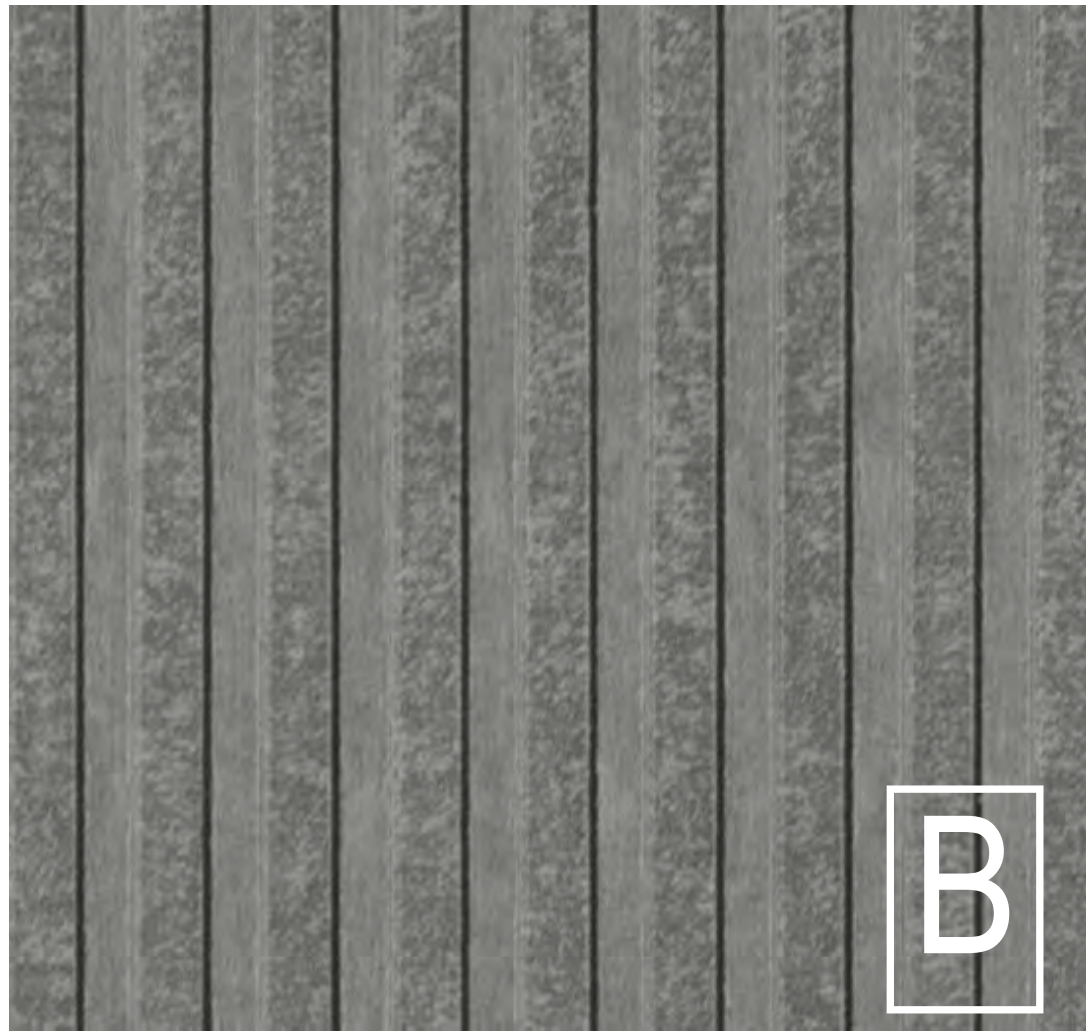


MANUFACTURED STONE VENEER

SIDING



FIBER CEMENT PANEL SIDING



FIBER CEMENT VERTICAL PANEL



FIBER CEMENT HORIZONTAL SIDING

SIDING



FIBER CEMENT SIDING



FIBER CEMENT SIDING



FIBER CEMENT SIDING

SIDING + ACCENTS



FIBER CEMENT SIDING



FIBERGLASS SHINGLES



BLACK HUNG WINDOWS



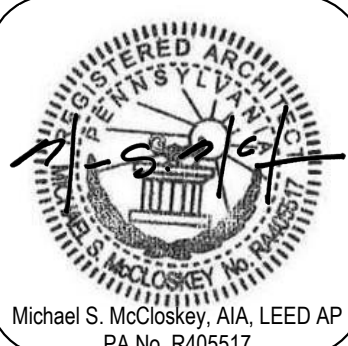
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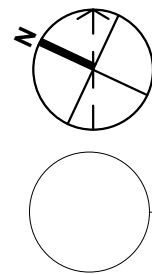
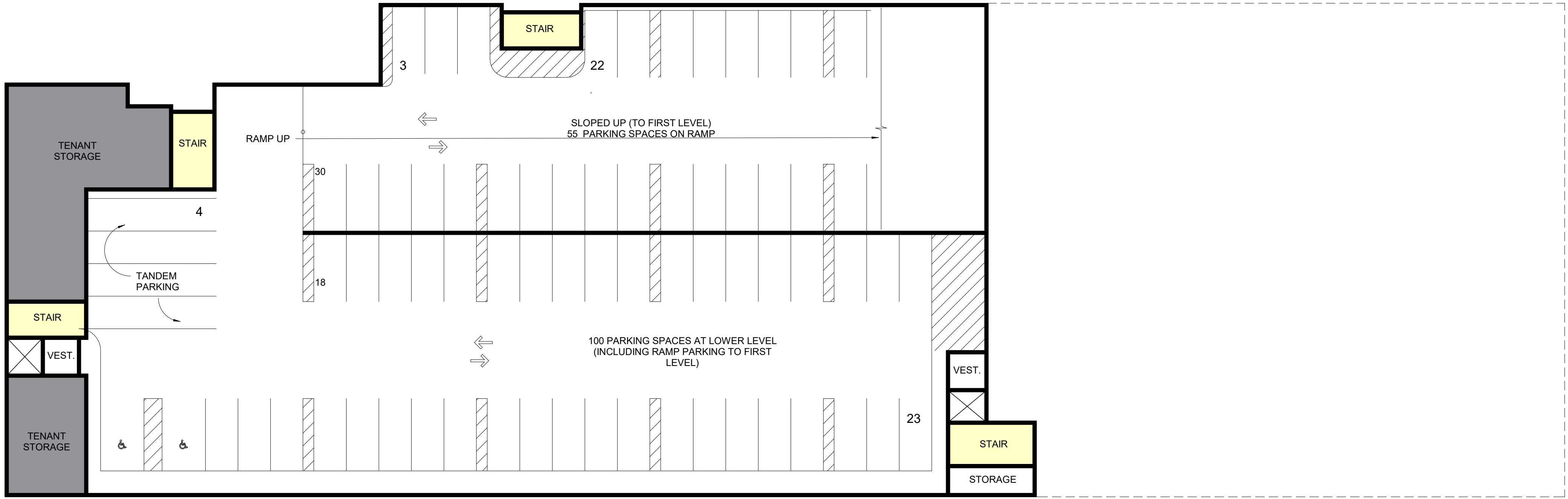
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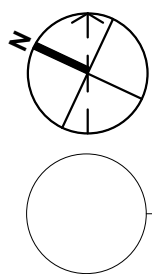
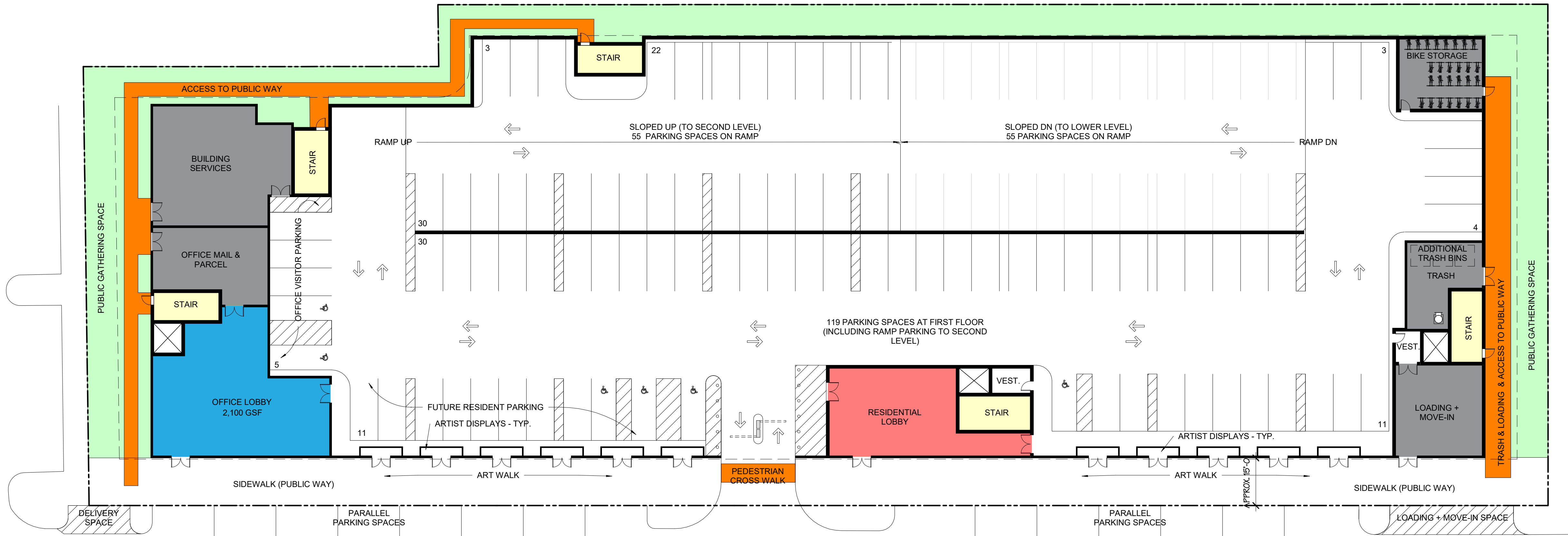
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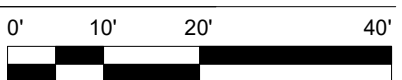
NORTH BUILDING LOWER LEVEL PLAN

SCALE 1" = 20'-0"



NORTH BUILDING FIRST FLOOR PLAN

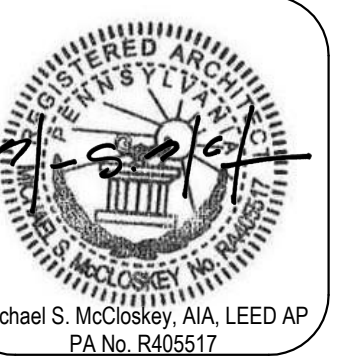
SCALE 1" = 20'-0"



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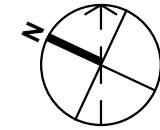
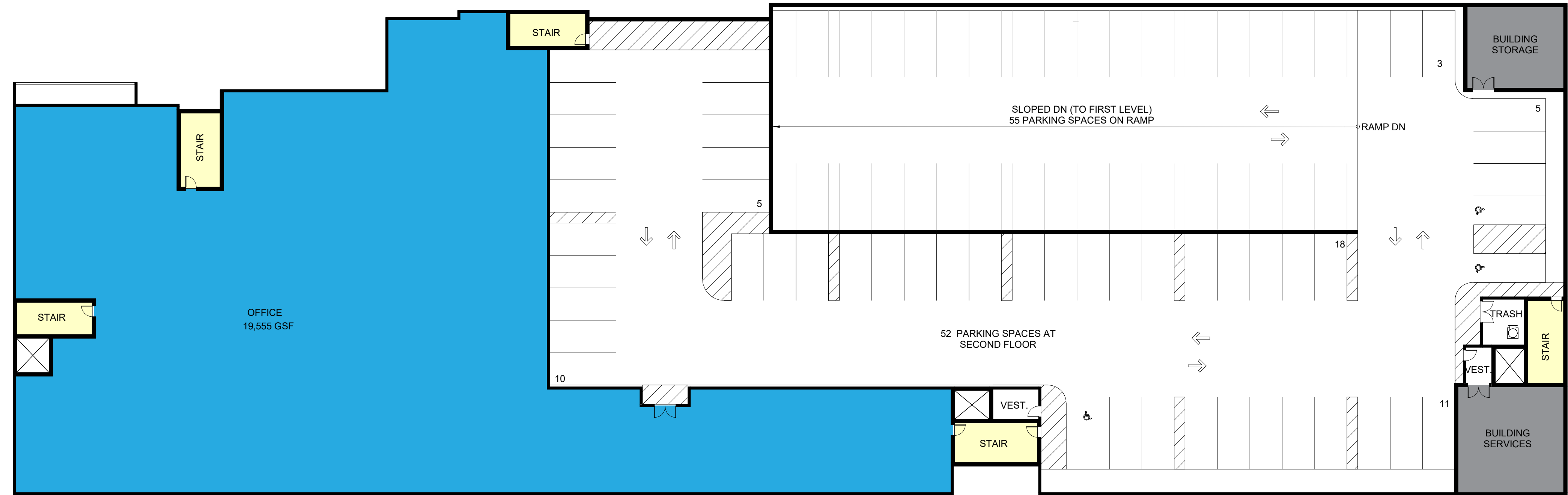


REV	DESCRIPTION	DATE
A	CONDITIONAL USE SUBMISSION	07.31.26

NORTH BUILDING FLOOR PLANS

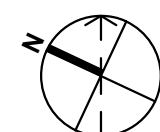
A-021

Project Number: 7208.00-23



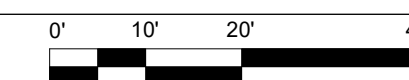
NORTH BUILDING SECOND FLOOR PLAN

SCALE 1" = 20'-0"



NORTH BUILDING- THIRD FLOOR PLAN

SCALE 1" = 20'-0"



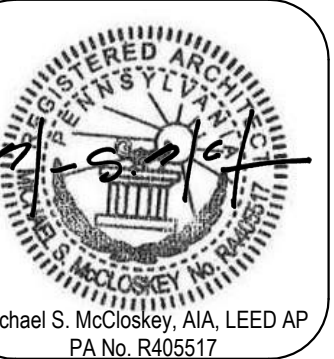
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NORTH BUILDING FLOOR PLANS

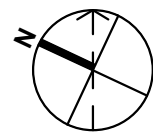
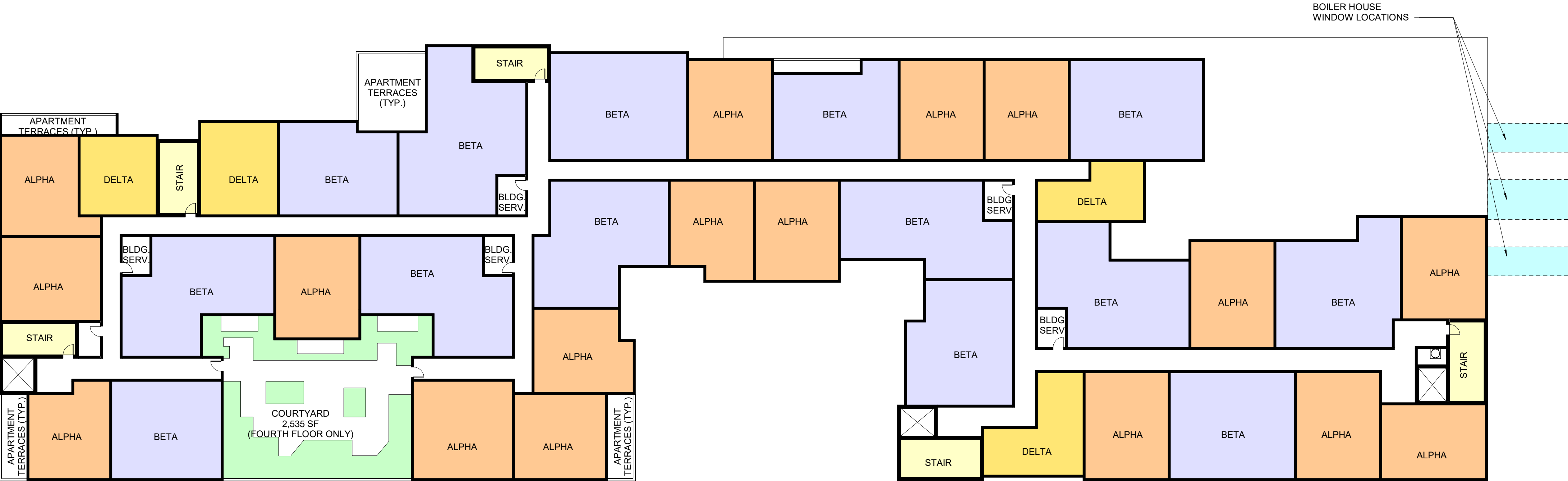
A-022

Project Number: 7208.00-23



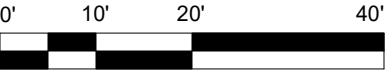
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NORTH BUILDING - TYPICAL FLOOR PLAN (4TH-6TH)

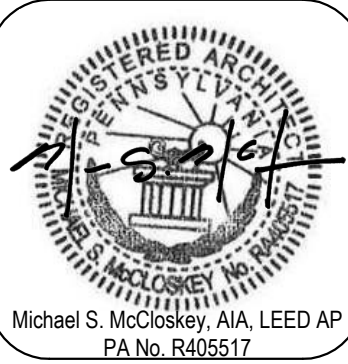
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NORTH BUILDING FLOOR PLANS

A-023

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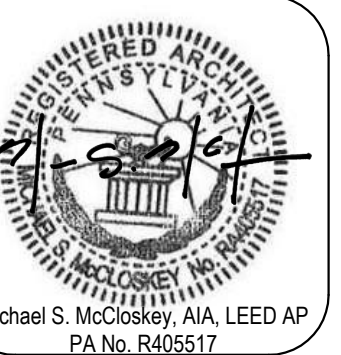
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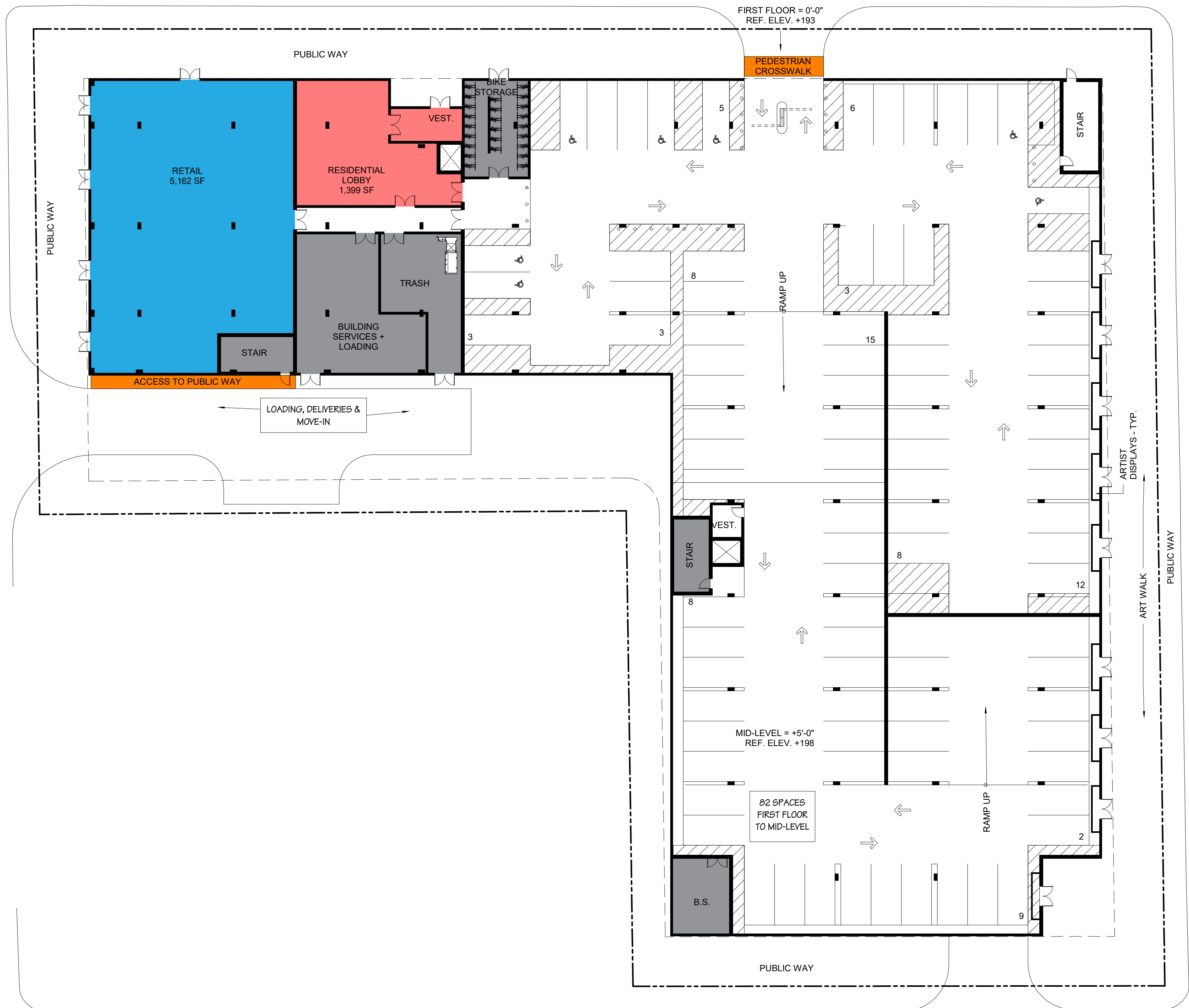


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A	CONDITIONAL USE SUBMISSION	07.31.26

SOUTH BUILDING FLOOR PLANS

A-024

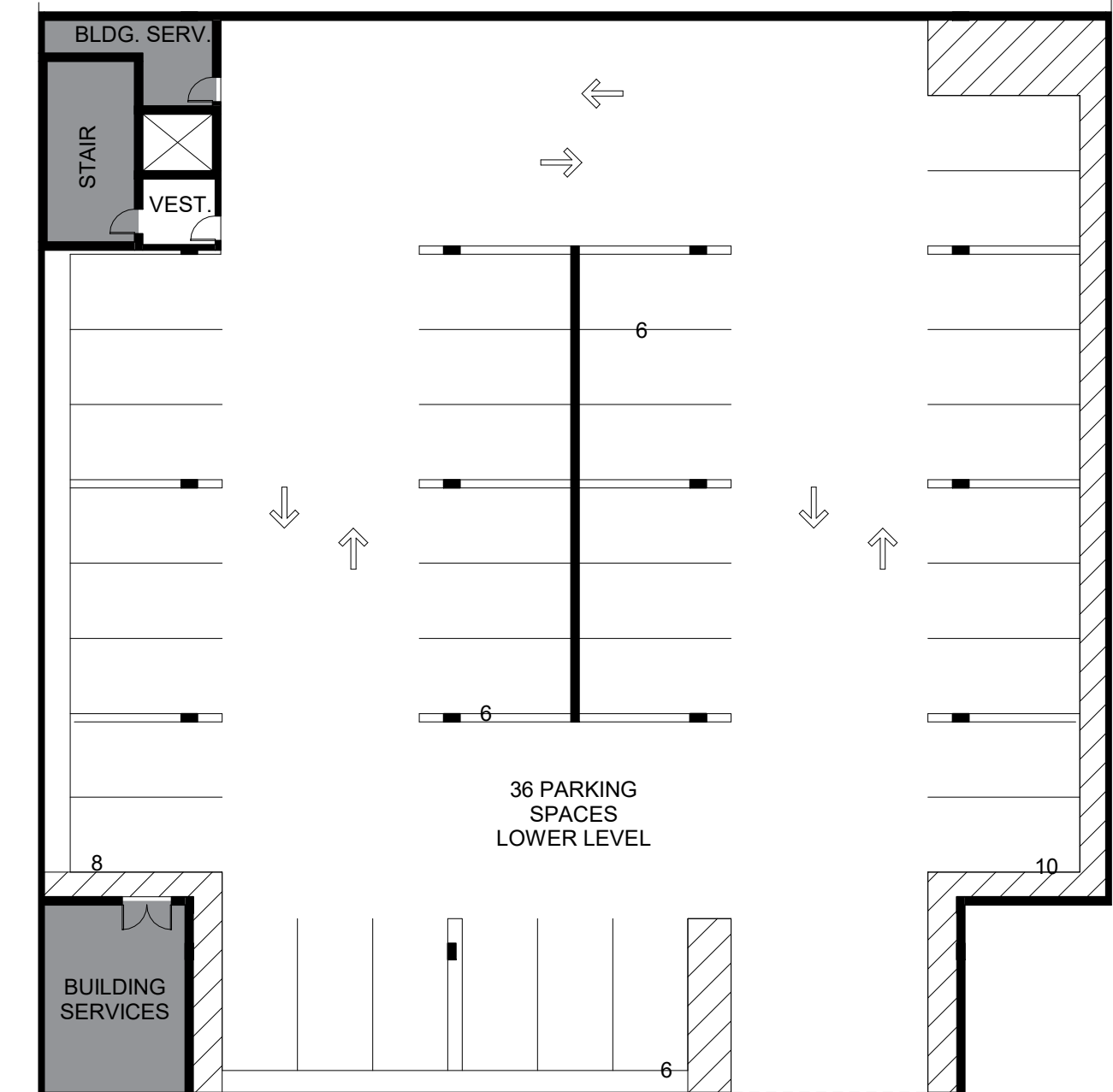
Project Number: 7208.00-23



SOUTH BUILDING FIRST FLOOR PLAN

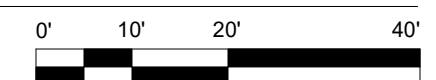
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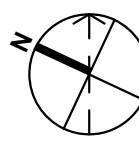
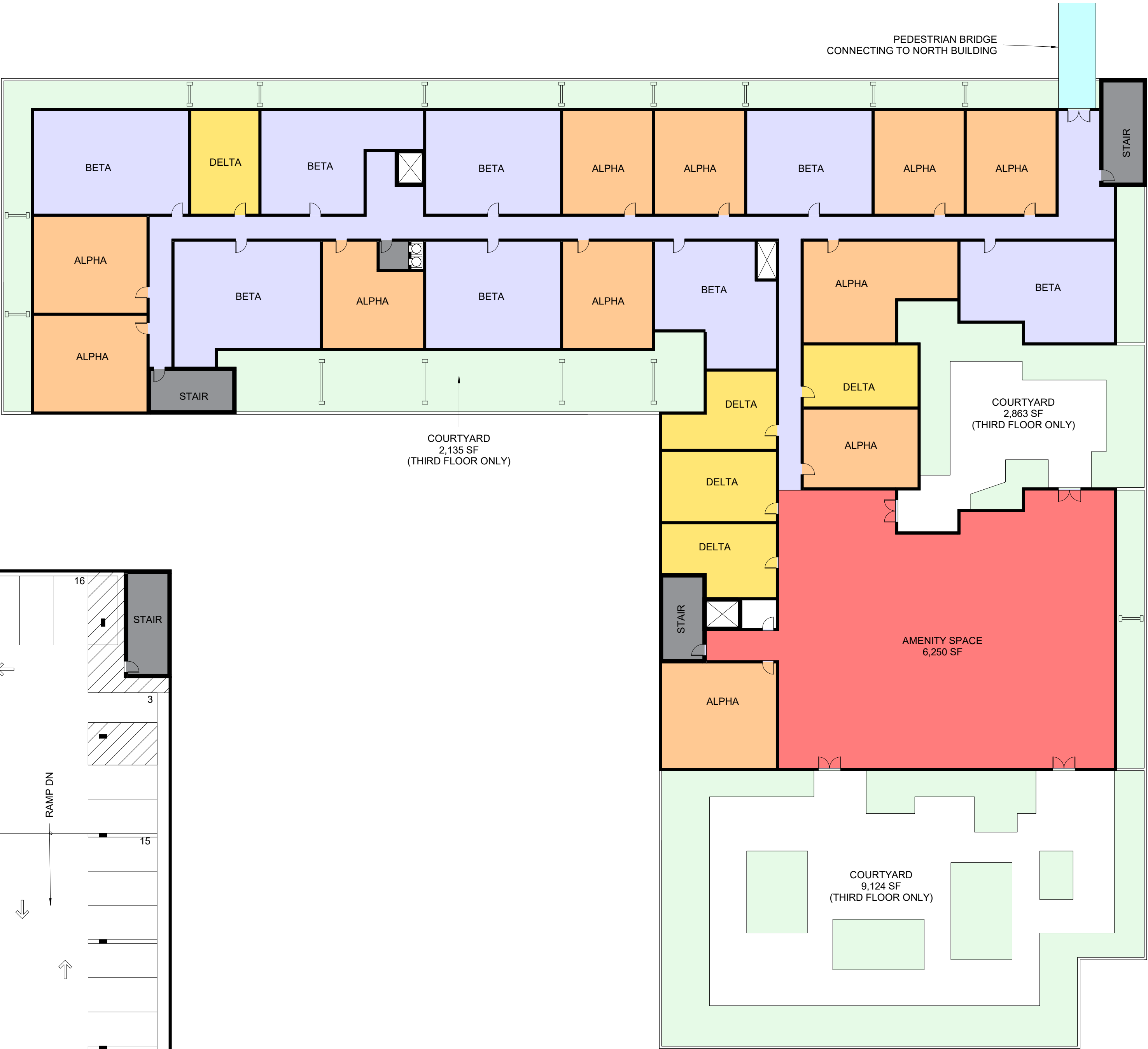
UNEXCAVATED



SOUTH BUILDING - LOWER PARKING LEVEL PLAN

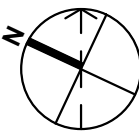
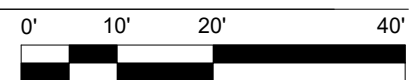
SCALE 1" = 20'-0"





SOUTH BUILDING THIRD FLOOR PLAN

SCALE 1" = 20'-0"



SOUTH BUILDING SECOND FLOOR PLAN

SCALE 1" = 20'-0"



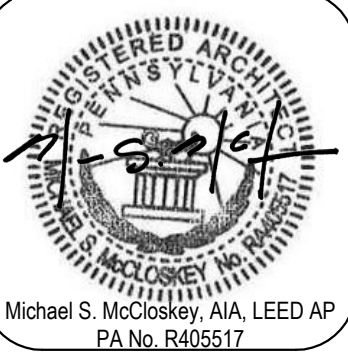
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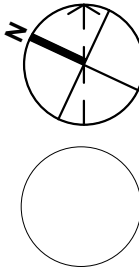


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SOUTH BUILDING FLOOR PLANS

A-025

Project Number: 7208.00-23



SOUTH BUILDING TYPICAL FLOOR PLAN (4TH - 6TH)

SCALE 1" = 20'-0"



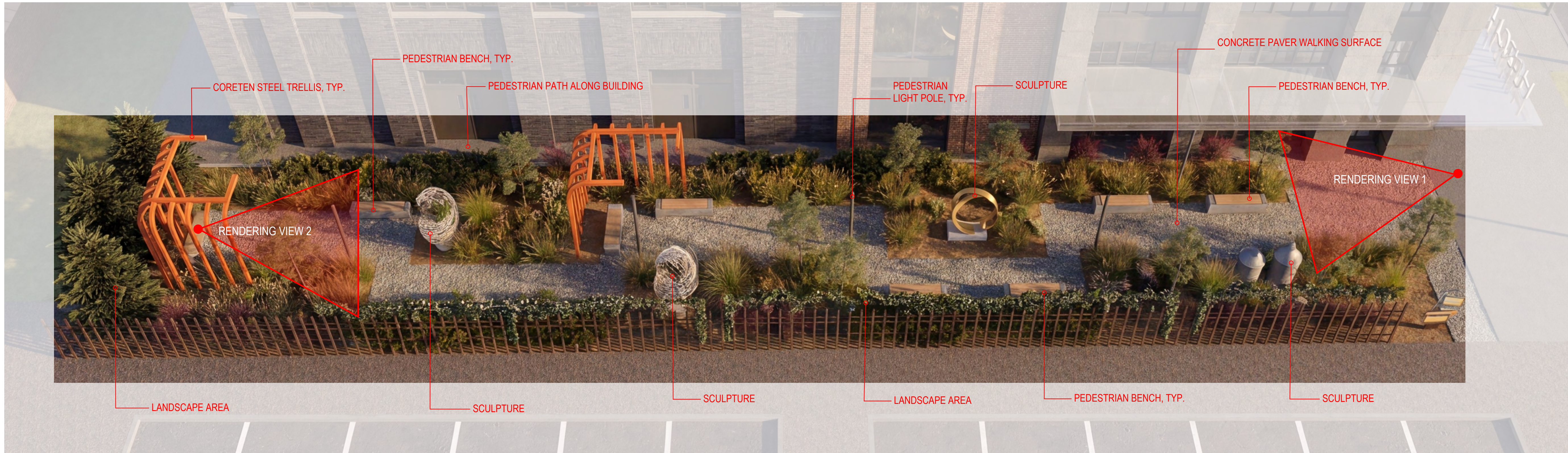
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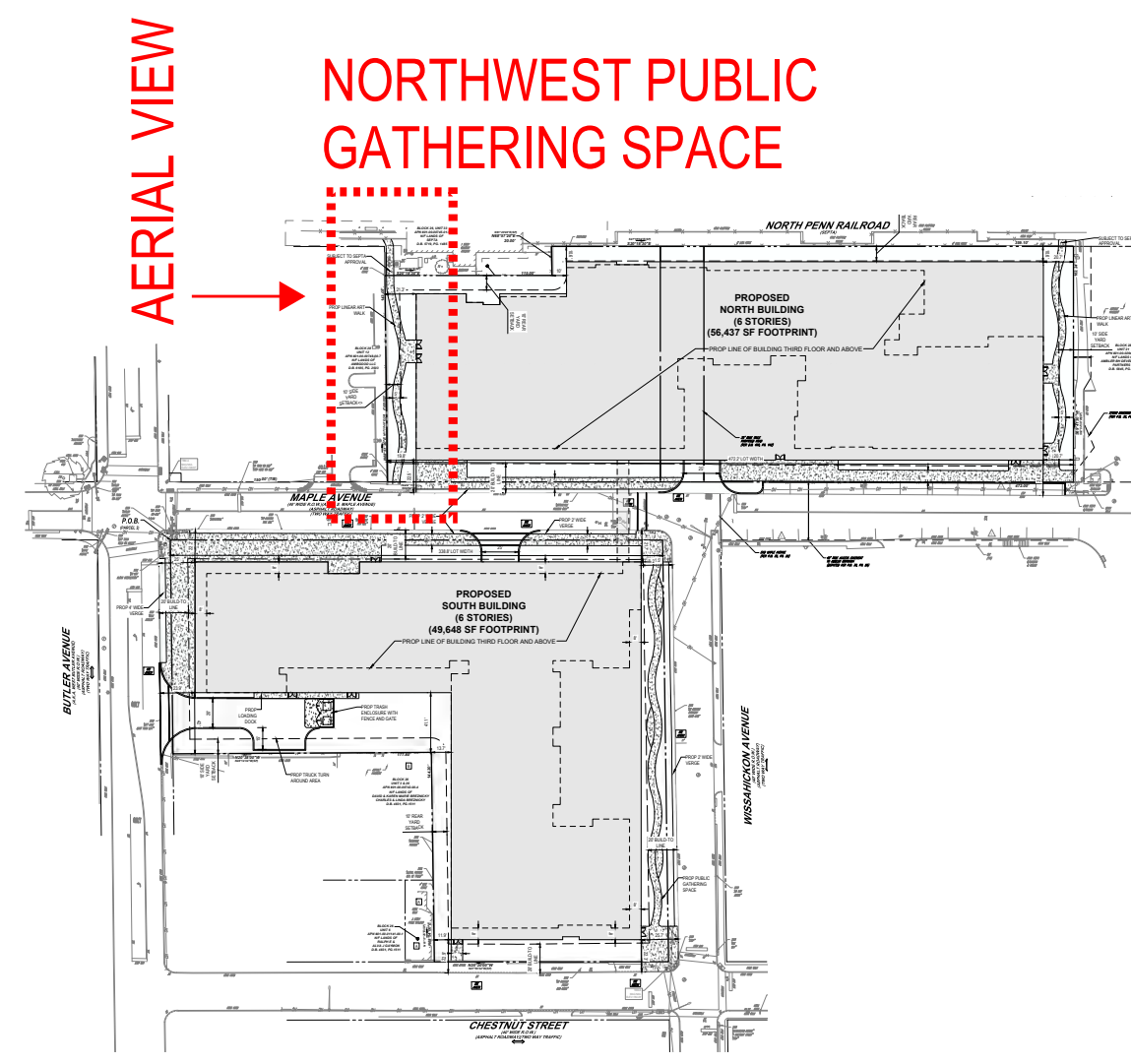
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PROPOSED RENDERING VIEW 1



PROPOSED RENDERING VIEW 2



KEY PLAN



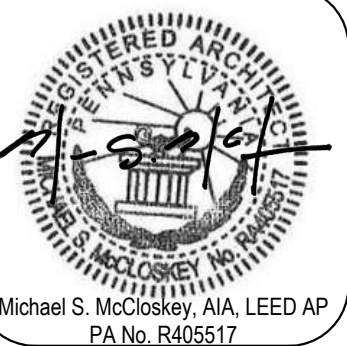
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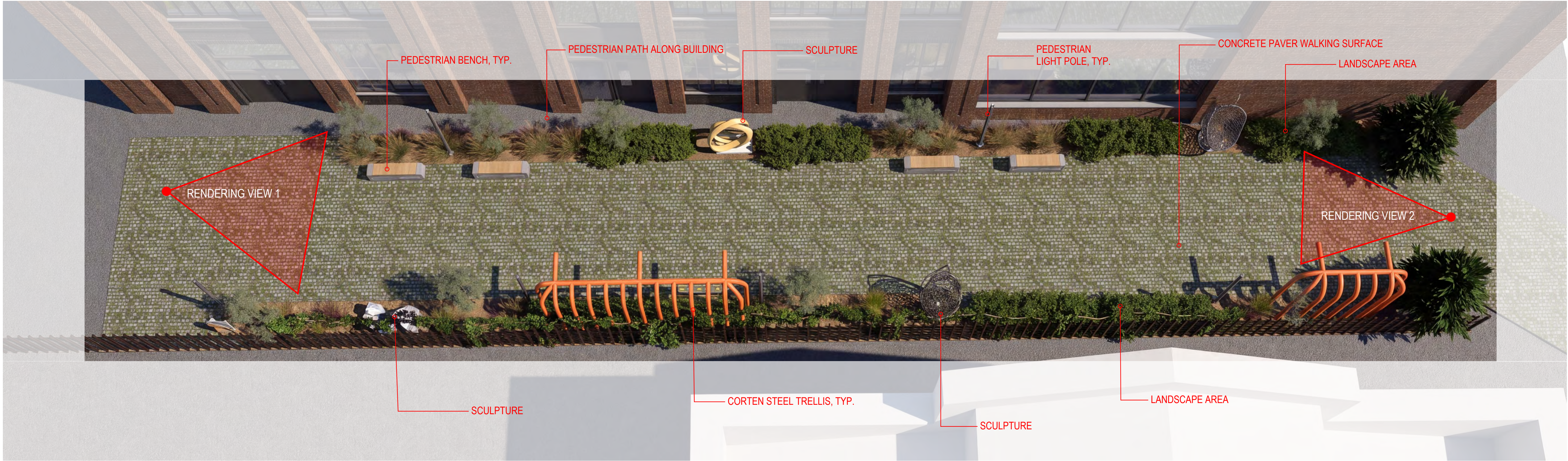
Michael S. McCloskey, AIA, LEED AP
PA No. R405517

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NORTH BUILDING PUBLIC
GATHERING SPACES

A-027

Project Number: 7208.00-23





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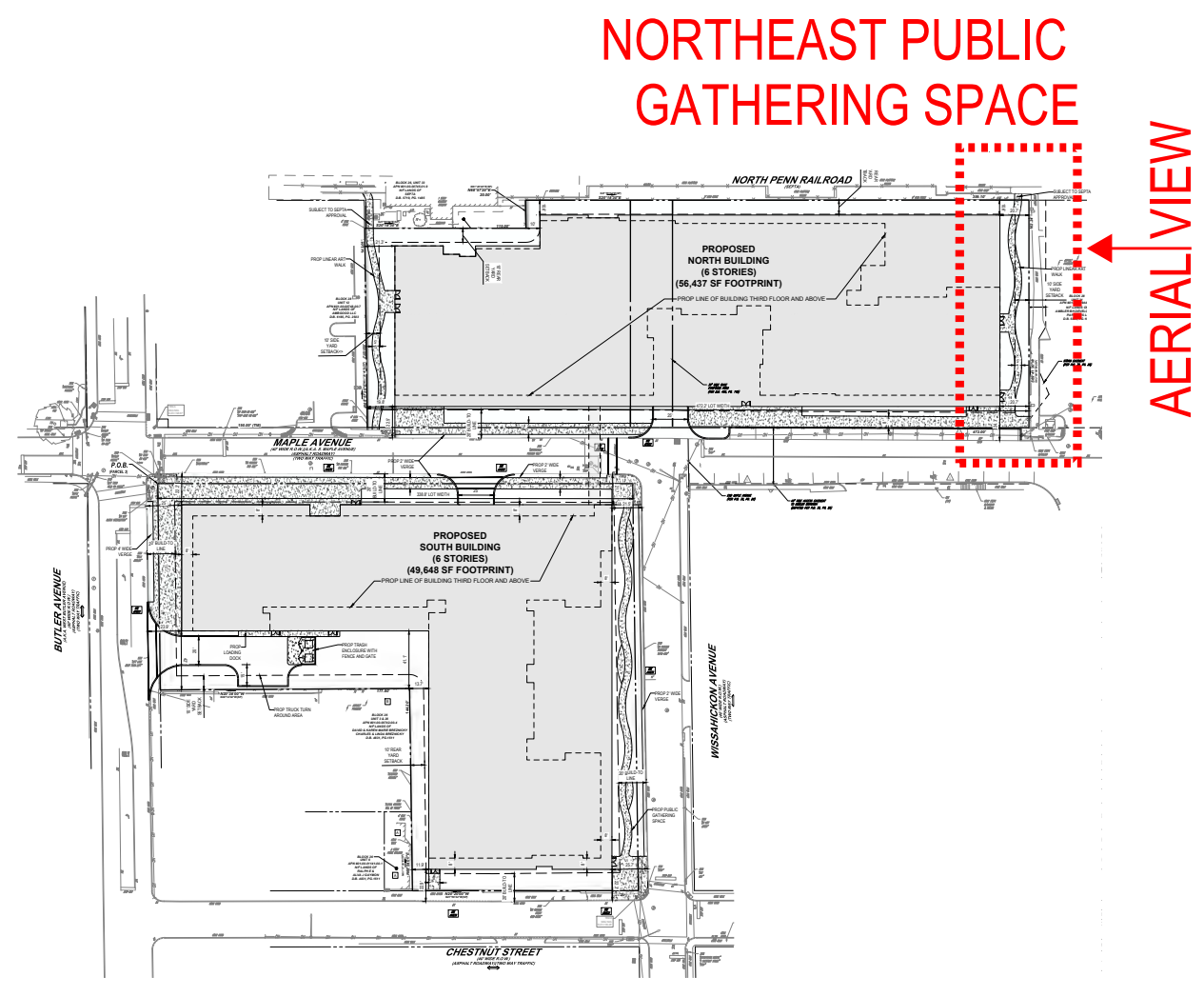
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PROPOSED RENDERING VIEW 1



PROPOSED RENDERING VIEW 2

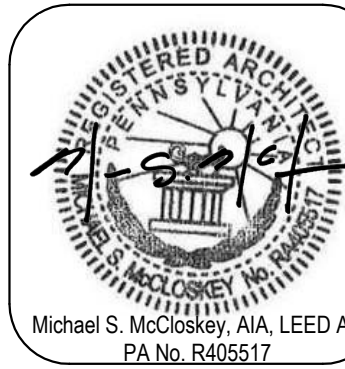


KEY PLAN

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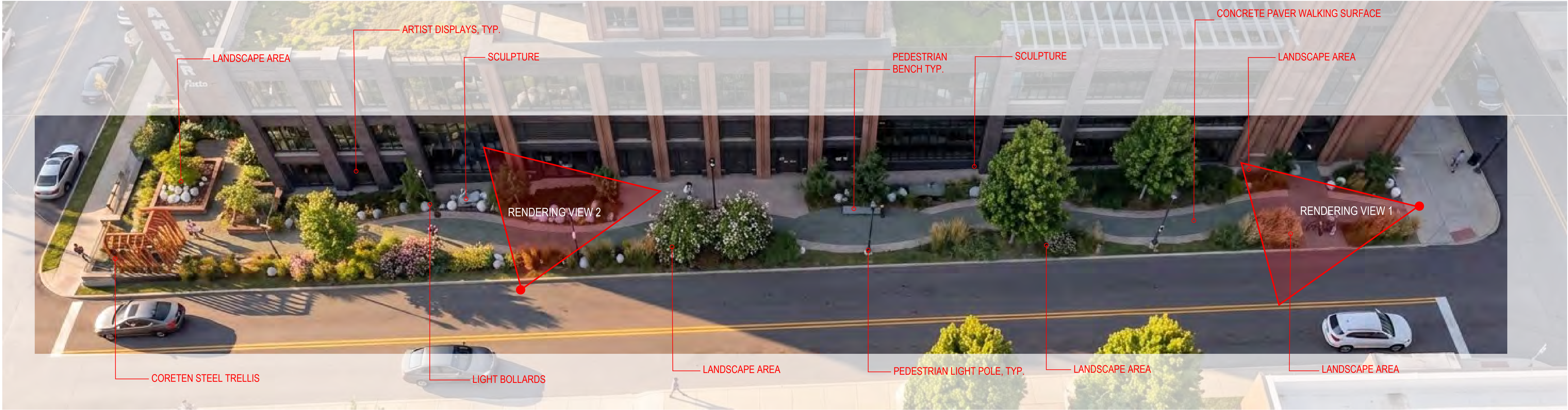


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NORTH BUILDING PUBLIC
GATHERING SPACES

A-028

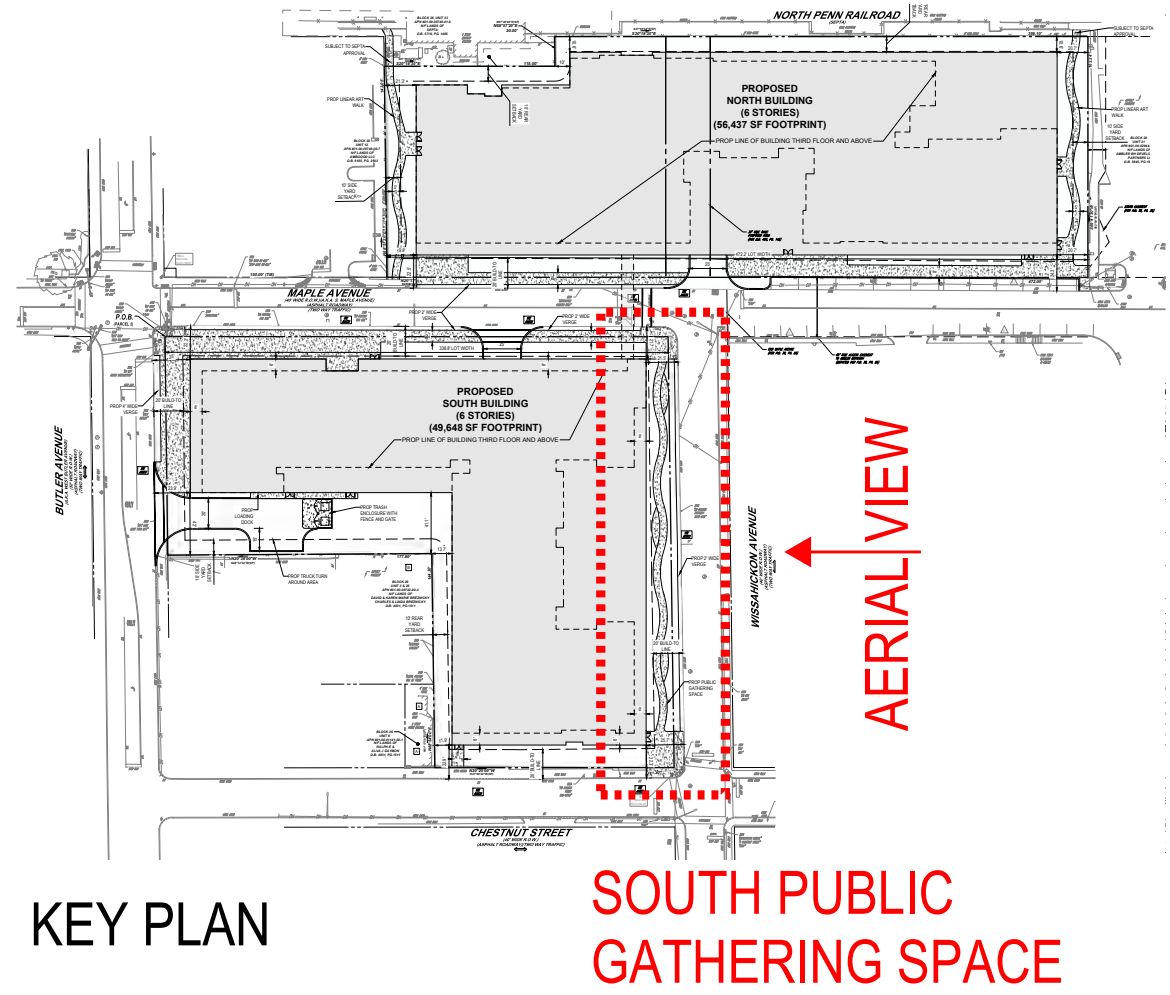
Project Number: 7208.00-23



PROPOSED RENDERING VIEW 1



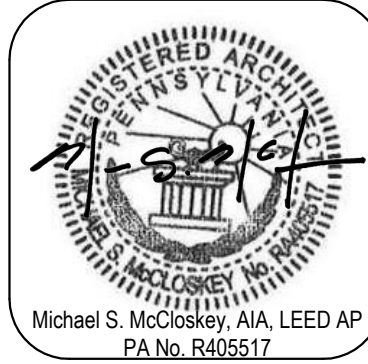
PROPOSED RENDERING VIEW 2



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SOUTH BUILDING PUBLIC
GATHERING SPACES

A-029

Project Number: 7208.00-23



Pedestrian Light Column
Manufacturer: Forms + Surfaces
Model: Light Column Pedestrian
Color: Ink Blue Texture



Site Bench
Manufacturer: Forms + Surfaces
Model: Circuit Bench
Color: Cumaru Hardwood + Aluminum Texture



Table & Benches
Manufacturer: Forms + Surfaces
Model: Apex Table Ensemble
Color: Cumaru Hardwood + Aluminum Texture



Light Bollard
Manufacturer: Forms + Surfaces
Model: Aptos Bollard
Color: Ink Blue Texture



Trash Receptacle
Manufacturer: Forms + Surfaces
Model: Apex Receptacle
Color: Cumaru Hardwood + Aluminum Texture



Bike Rack
Manufacturer: Forms + Surfaces
Model: Bike Garden Bike Rack
Color: Ink Blue Texture



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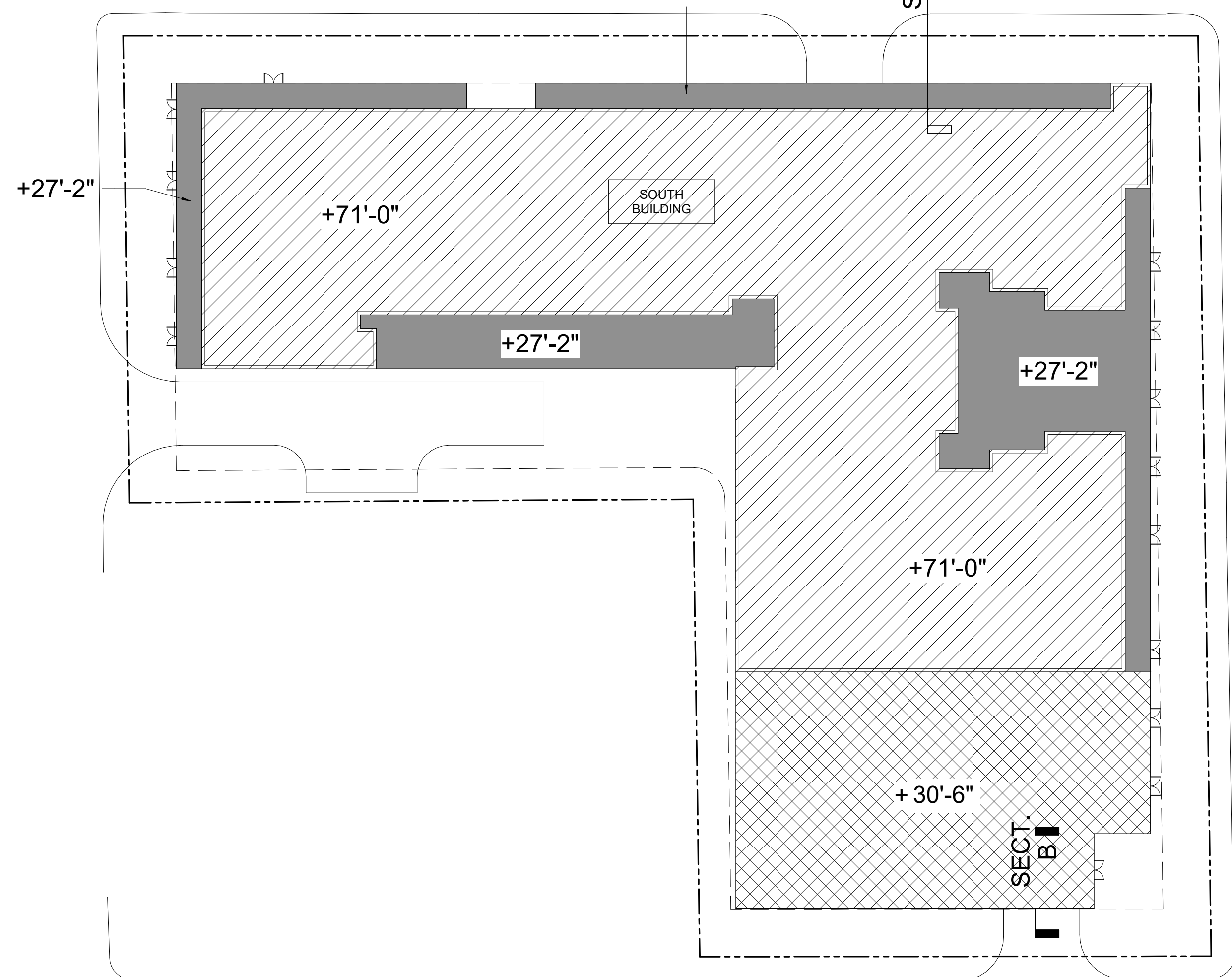
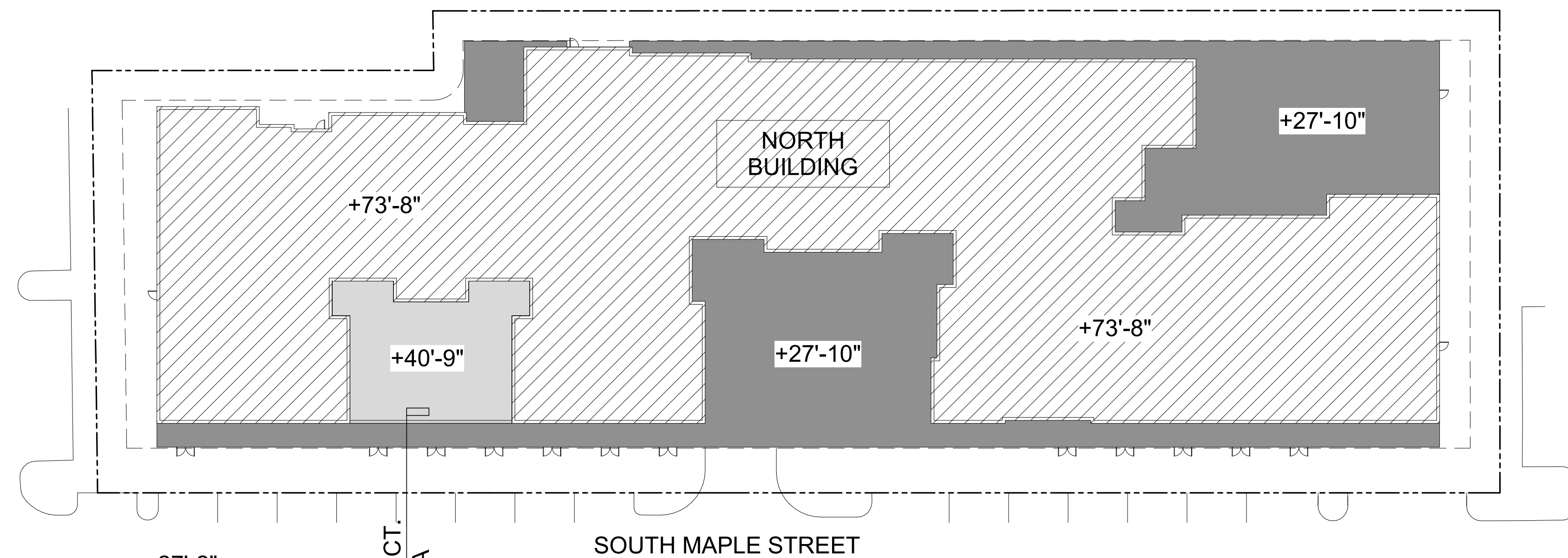


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A	CONDITIONAL USE SUBMISSION	07.31.26

PUBLIC GATHERING SPACES FURNITURE
& FIXTURE BASIS OF DESIGNS

A-030

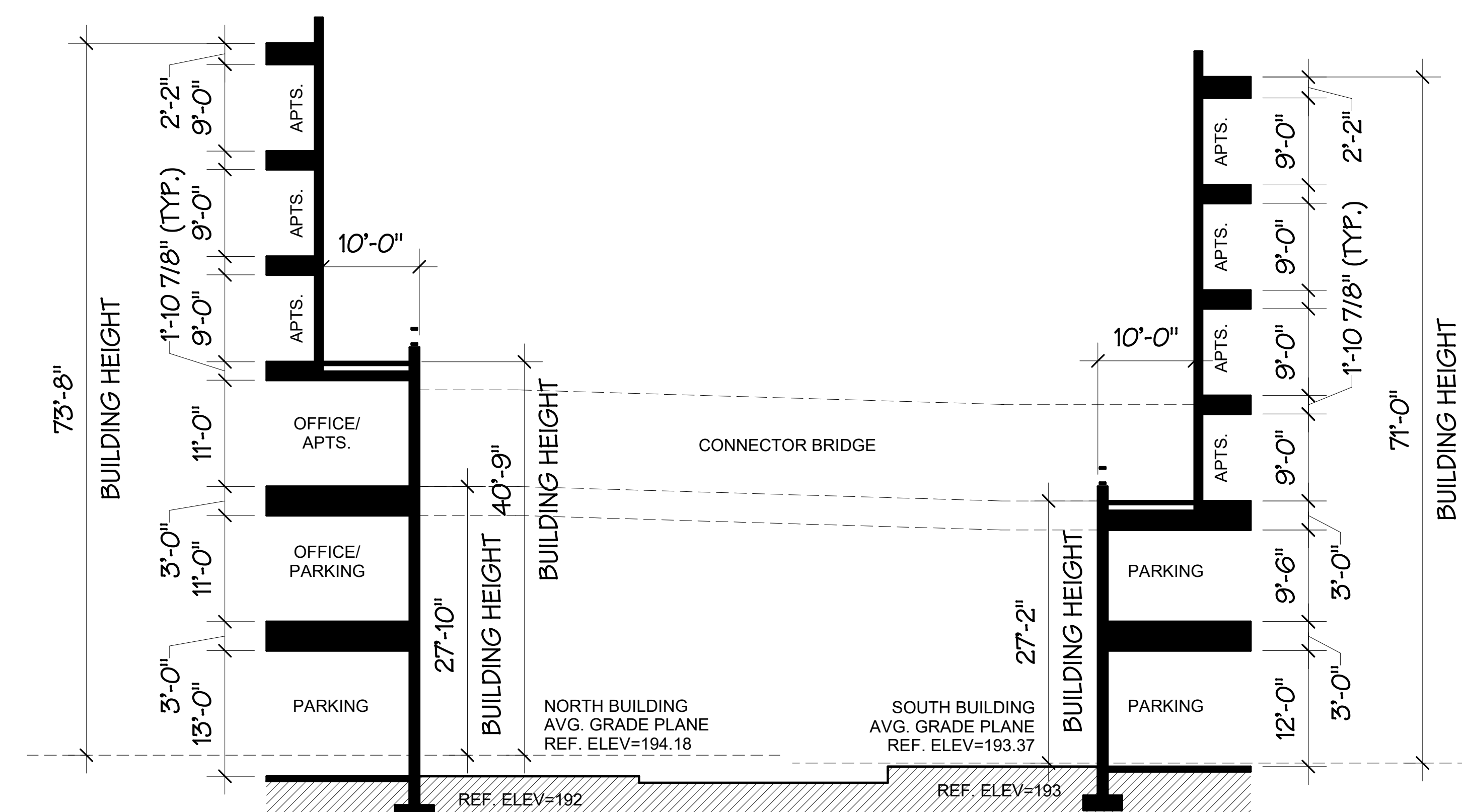
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SCALE: 1" = 30'-0"

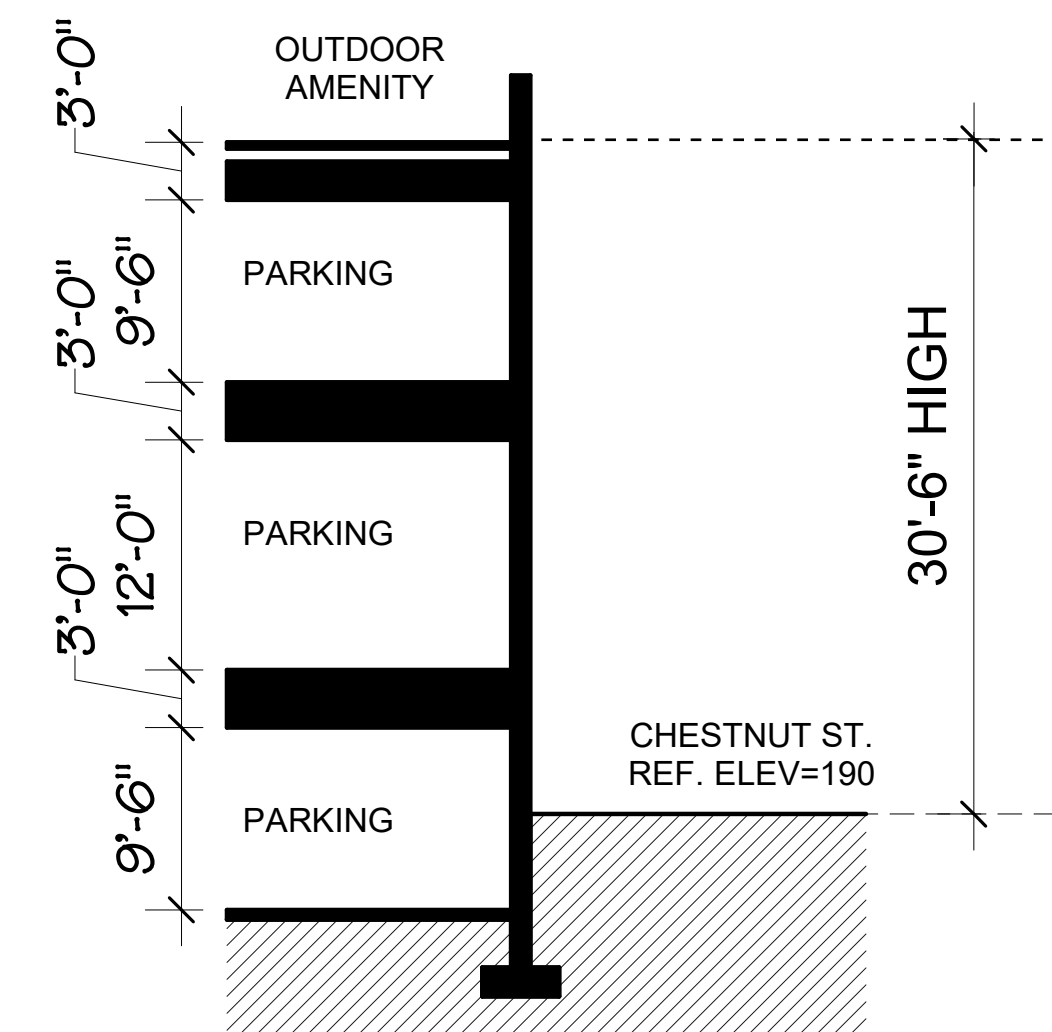


NORTH BUILDING FOOTPRINT: 56,450 GSF	
	BUILDING HEIGHT @ 73'-8": 38,750 GSF (68.6%)
	BUILDING HEIGHT @ 40'-9": 2,570 GSF (4.6%)
	BUILDING HEIGHT @ 27'-10": 15,130 GSF (26.8%)
AVERAGE BUILDING HEIGHT CALCULATION $(.686 \times 73.75) + (.046 \times 40.75) + (.268 \times 27.2) =$	
59.74 FEET AVERAGE	



SECTION A
SCALE: 1" = 10'-0"

NORTH BUILDING FOOTPRINT: 49,240 GSF	
	BUILDING HEIGHT @ 71'-0": 31,090 GSF (63.1%)
	BUILDING HEIGHT @ 27'-2": 8,850 GSF (18.0%)
	BUILDING HEIGHT @ 30'-6": 9,320 GSF (18.9%)
AVERAGE BUILDING HEIGHT CALCULATION $(.631 \times 71) + (.180 \times 27.167) + (.189 \times 30.5) =$	
55.46 FEET AVERAGE	



SECTION B
SCALE: 1" = 10'-0"



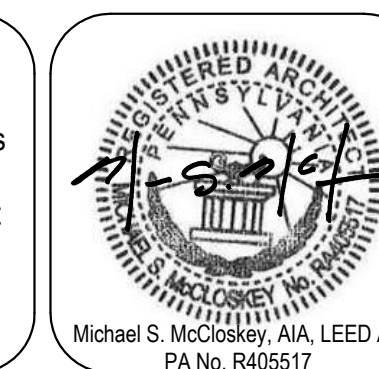
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AVERAGE BUILDING HEIGHT DIAGRAMS

A-031

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