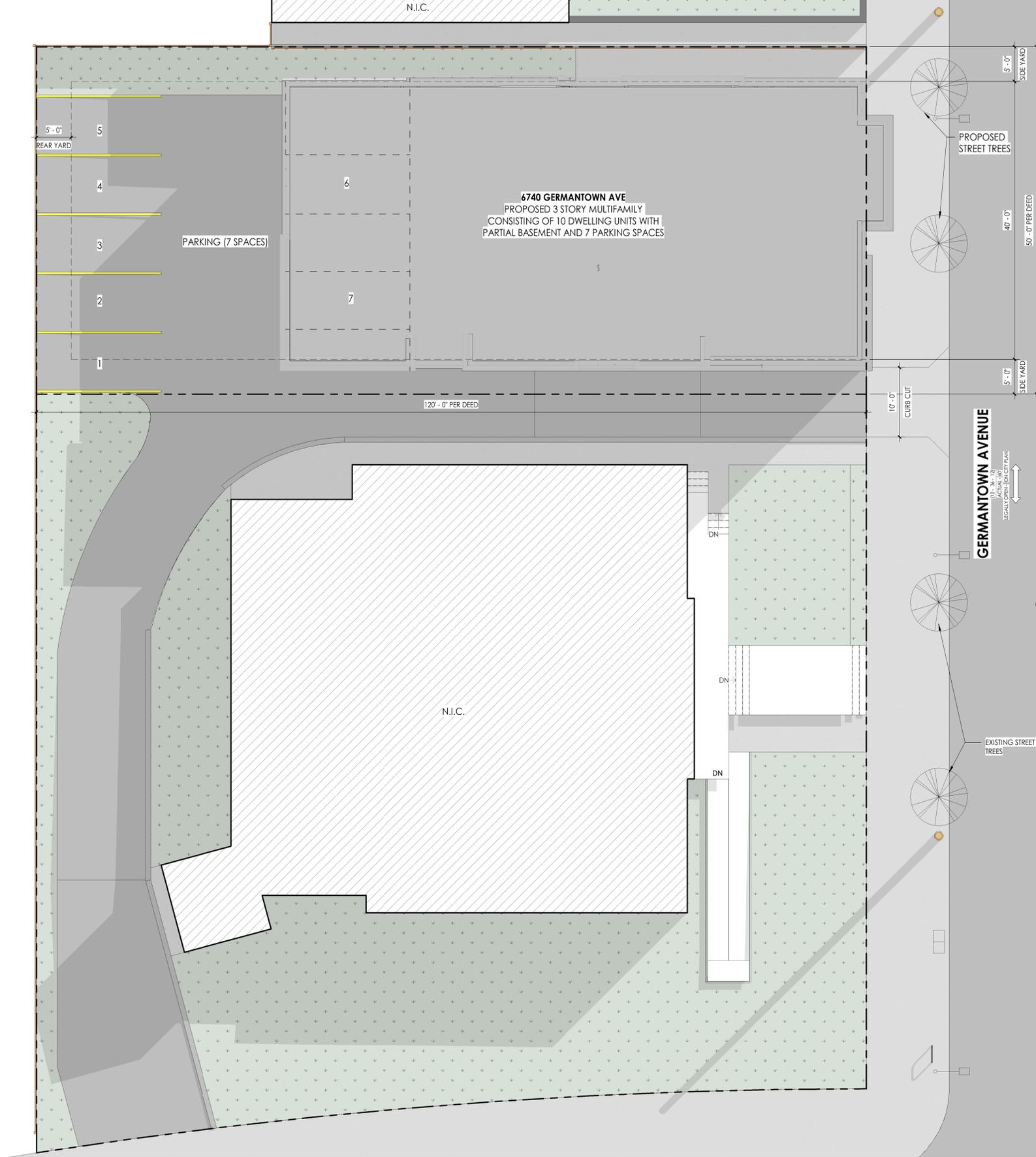
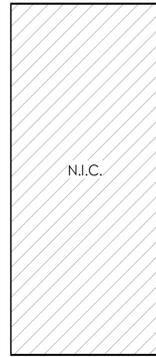


6740 GERMANTOWN AVE

SCHEMATIC DESIGN





ZONING INFORMATION CA-1			
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
MIN. DISTRICT AREA:	NOT APPLICABLE	NA	NO
MIN. STREET FRONTAGE AS TAKEN FROM THE FRONT LOT LINE	50'-0"	50'-0"	NO
USE TYPE:	SEE TABLE 14-602-2		YES
MINIMUM LOT WIDTH:	NOT APPLICABLE	NA	NO
MINIMUM LOT AREA:	5,000 SQ FT.	6000 SQ FT.	NO
MAX OCCUPIED AREA:	60%	59.6%	NO
MINIMUM FRONT YARD DEPTH:	NOT APPLICABLE	NA	NO
MINIMUM SIDE YARD WIDTH:	5'-0" IF USED	5'-0"	NO
MINIMUM REAR YARD DEPTH:	5'-0" IF USED	5'-0"	NO
MAXIMUM HEIGHT:	38'-0"	38'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	0'-0"	NA	NO
VEHICLE PARKING:	FIRST 100,000SF OF NET LEASABLE AREA: 4 SPACES	7	NO
BICYCLE PARKING:	SEE TABLE 14-804-1	0	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT: 1 TREE PER 35 FT OF FRONTAGE	2	NO

OVERLAY DISTRICTS - NCA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT - GERMANTOWN AVE - MOUNT AIRY AND GERMANTOWN NORTH SUBAREA
 NCA NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT - GERMANTOWN AVE
 OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION
 EDO EIGHT DISTRICT OVERLAY DISTRICT
 WWO WISSAHICKON WATERSHED OVERLAY DISTRICT

DESCRIPTION - 3 STORY MULTIFAMILY BUILDING CONSISTING OF 10 DWELLING UNITS WITH PARTIAL BASEMENT AND 7 PARKING SPACES.

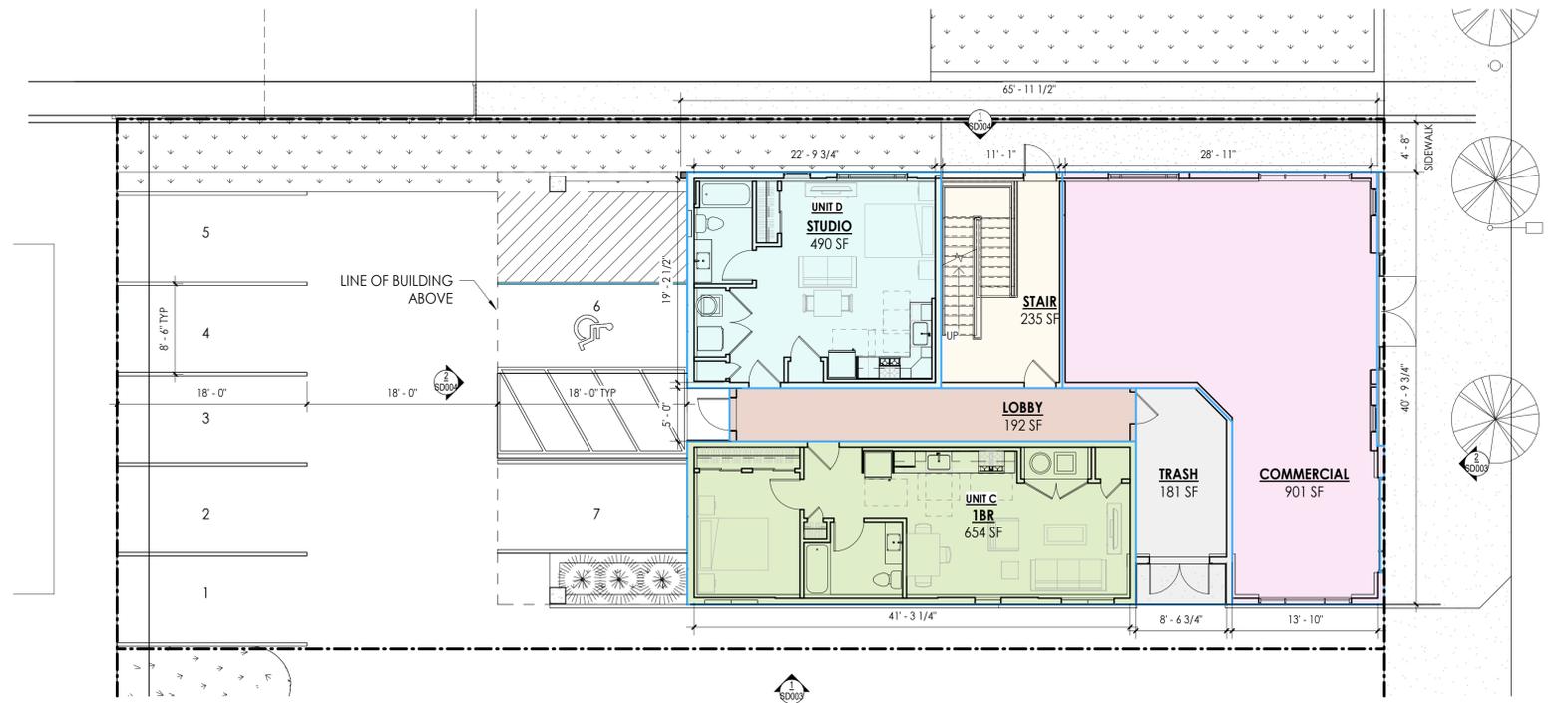
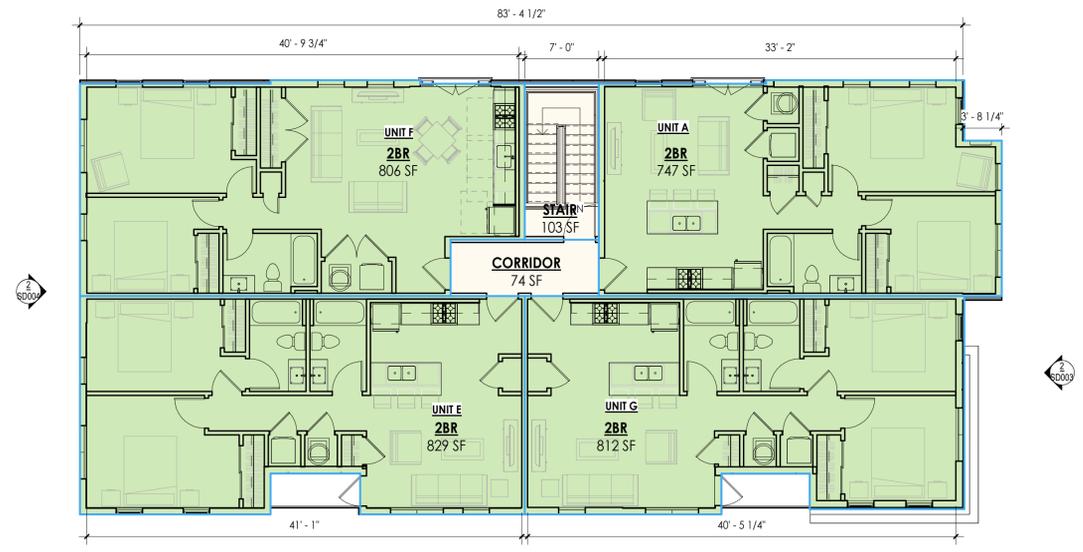
1 | SITE PLAN
SD001 | 1/8" = 1'-0"

UNIT BREAKDOWN

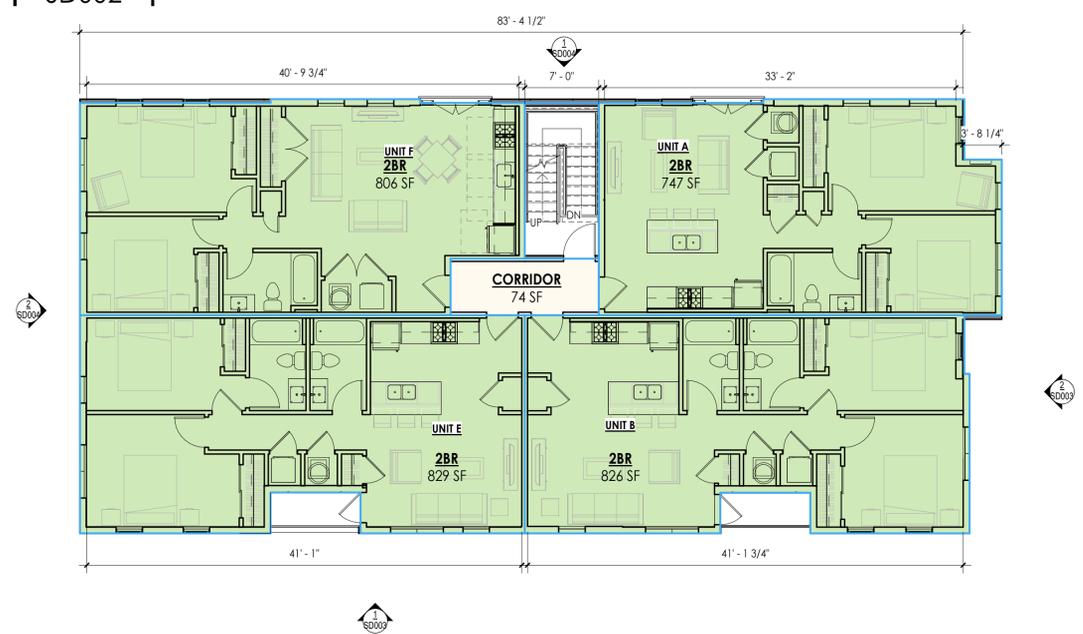
NAME	COUNT	PERCENTAGE
1BR	1	10%
2BR	8	80%
STUDIO	1	10%
TOTAL	10	

AREA SCHEDULE

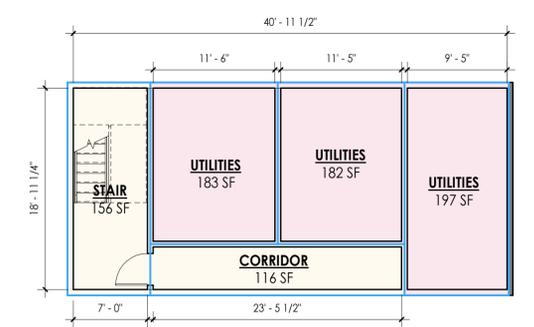
LEVEL	GROSS AREA
BASEMENT	834 SF
LEVEL 01	2654 SF
LEVEL 02	3283 SF
LEVEL 03	3371 SF
TOTAL	10142 SF



4 | LEVEL 03 FLOOR PLAN
SD002 | 1/8" = 1'-0"



2 | LEVEL 01 FLOOR PLAN
SD002 | 1/8" = 1'-0"



3 | LEVEL 02 FLOOR PLAN
SD002 | 1/8" = 1'-0"

1 | LEVEL B1 FLOOR PLAN
SD002 | 1/8" = 1'-0"



1 | DRIVE AISLE ELEVATION
SD003 | 1/4" = 1'-0"



2 | GERMANTOWN AVE ELEVATION
SD003 | 1/4" = 1'-0"

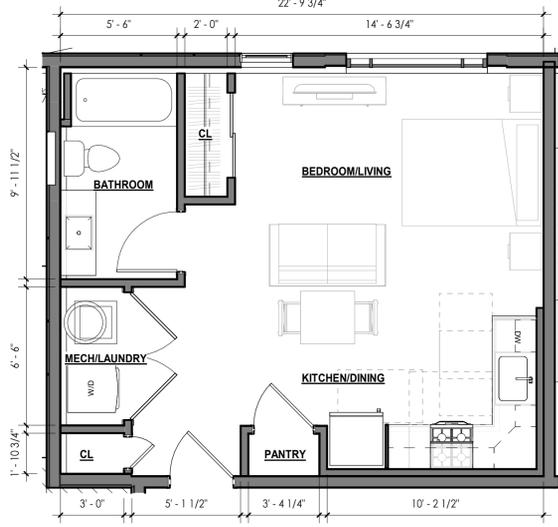


1 | SIDE ELEVATION
SD004 | 1/4" = 1'-0"

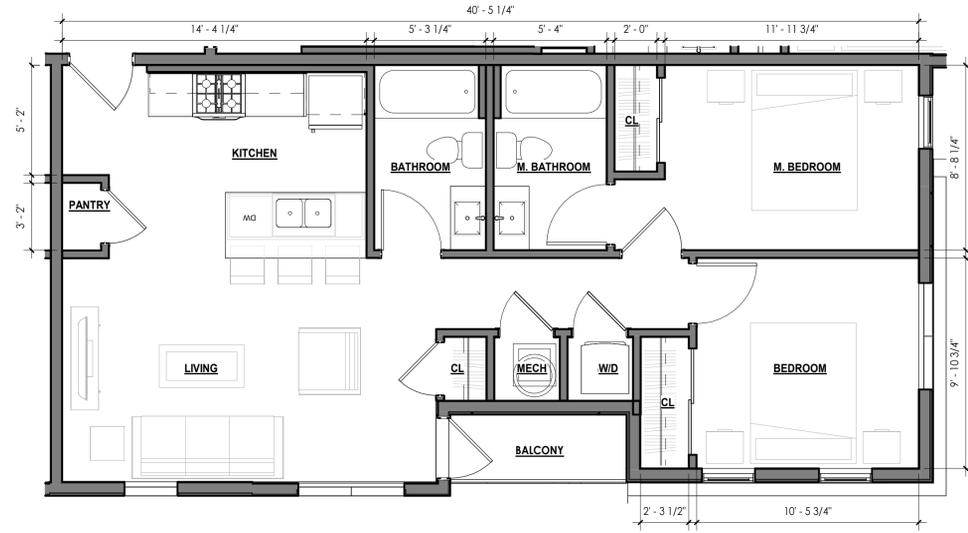
2 | REAR ELEVATION
SD004 | 1/4" = 1'-0"



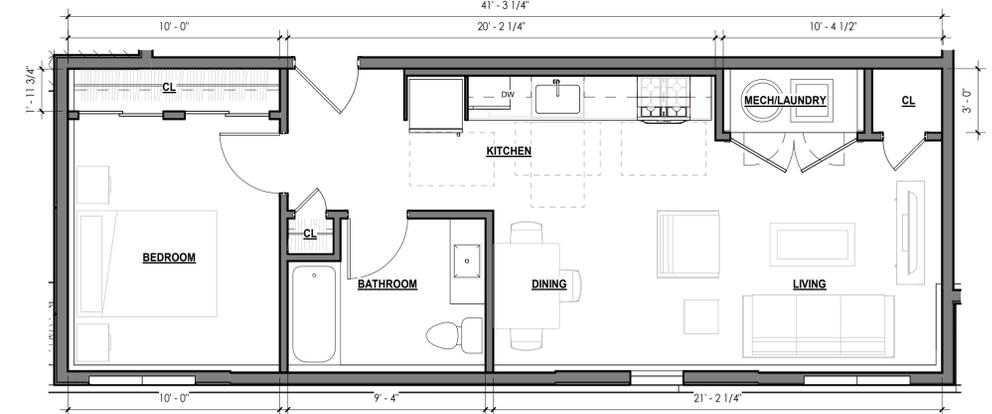
1 | LONGITUDINAL SECTION
SD005 | 1/4" = 1'-0"



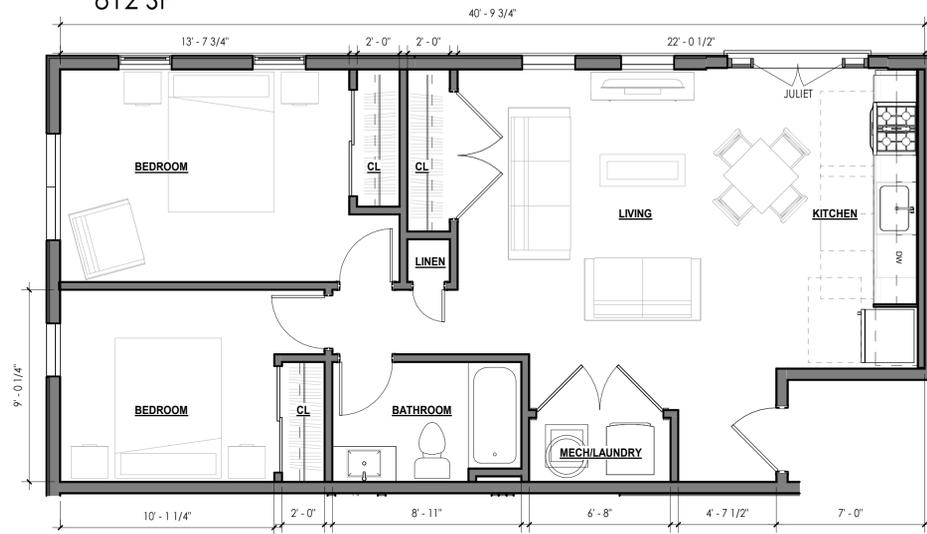
UNIT D : ST
490 SF



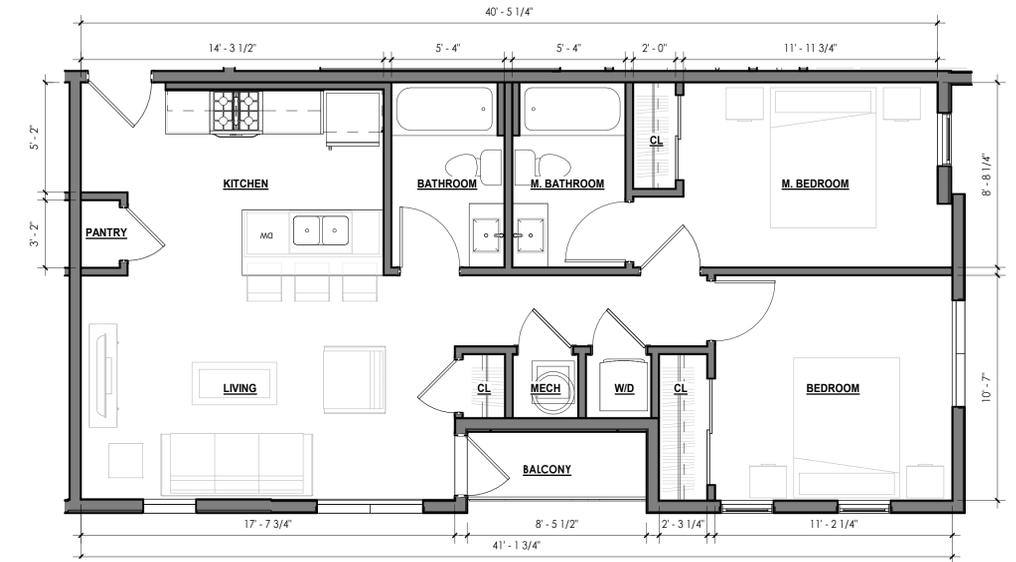
UNIT G : 2BED, 2BATH
812 SF



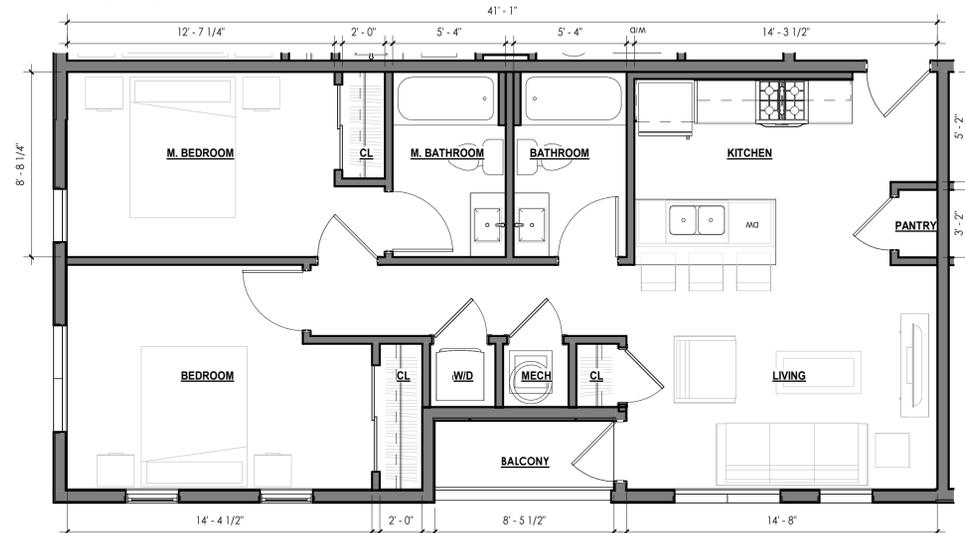
UNIT C : 1BED, 1 BATH
654 SF



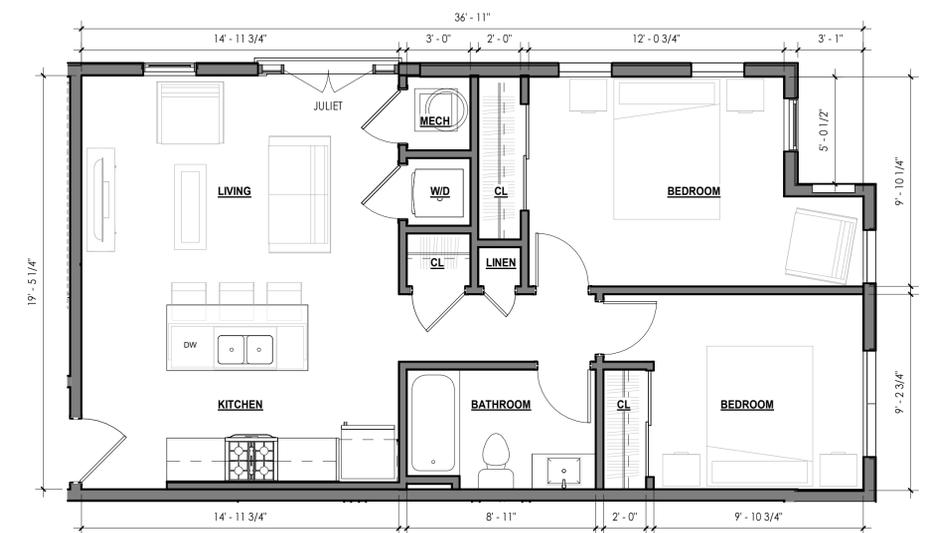
UNIT F : 2BED, 1BATH
806 SF



UNIT B : 2BED, 2BATH
826 SF



UNIT E : 2BED, 2BATH
829 SF



UNIT A : 2BED, 1BATH
747 SF

