

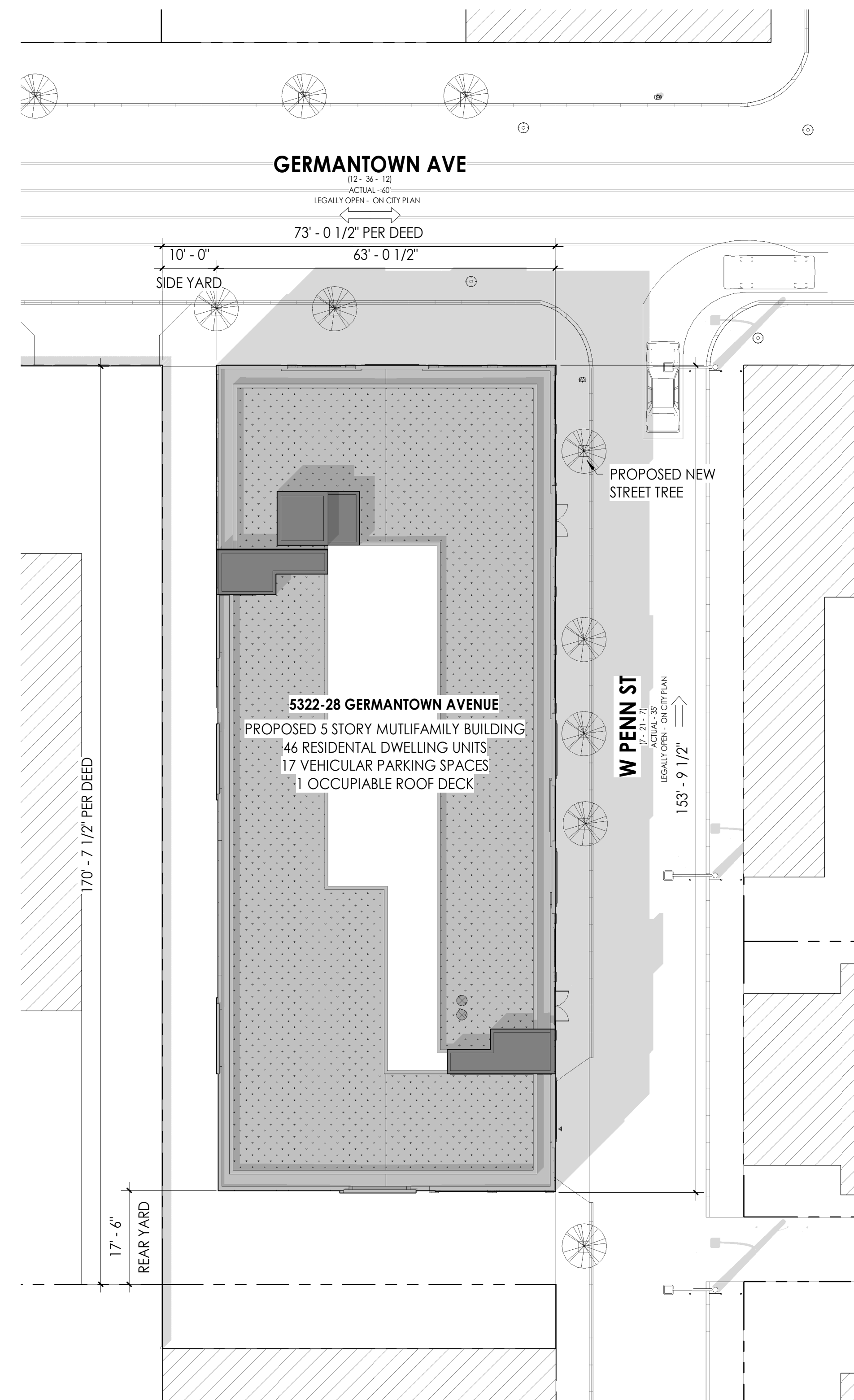
5322-28 GERMANTOWN AVE

SCHEMATIC DESIGN



ZONING INFORMATION CMX-2.5			
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-2		NO
GROUND FLOOR FRONTAGE USE:	30'-0" NON RESIDENTIAL OR PARKING USE		NO
DENSITY:	360 SQ FT OF LOT AREA ≤ 45'-0" BLDG HEIGHT 270 SQ FT OF LOT AREA ≥ 45'-0" BLDG HEIGHT		NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%, CORNER: 80%	9,702 SQFT	NO
MINIMUM FRONT YARD DEPTH:	BUILD TO FRONT LOT LINE		NO
MINIMUM SIDE YARD WIDTH:	5' - 0" IF USED	10' - 0"	NO
MINIMUM REAR YARD DEPTH:	THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	17' - 6"	NO
MAXIMUM HEIGHT:	55' - 0"	55' - 0"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"		NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	0' - 0"		NO
VEHICLE PARKING:	0 REQUIRED	17	NO
BICYCLE PARKING:	SEE TABLE 14-804-1	24	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT: 1 TREE PER 35 FT OF FRONTAGE		NO

OVERLAY DISTRICTS -
DESCRIPTION - 5 STORY MULTIFAMILY BUILDING CONSISTING OF 46 DWELLING UNITS WITH PARTIAL BASEMENT AND ROOF DECK.



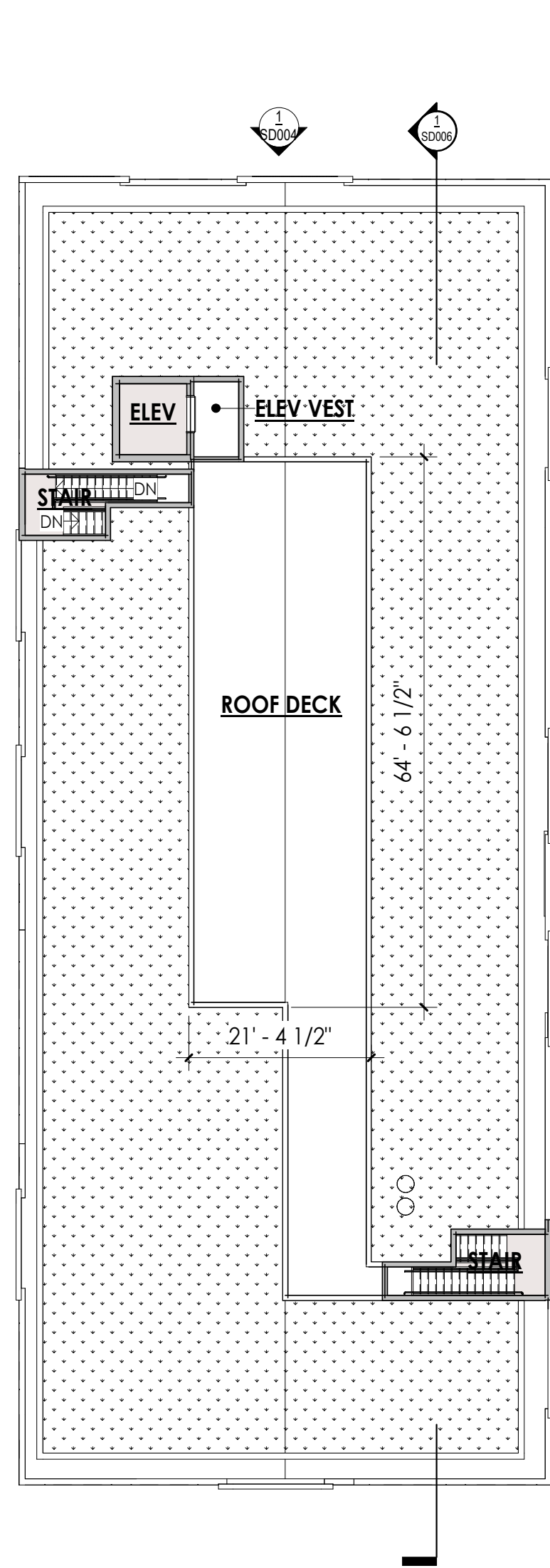
1 | SCHEMATIC SITE PLAN
SD001 | 1/16" = 1'-0"

UNIT BREAKDOWN

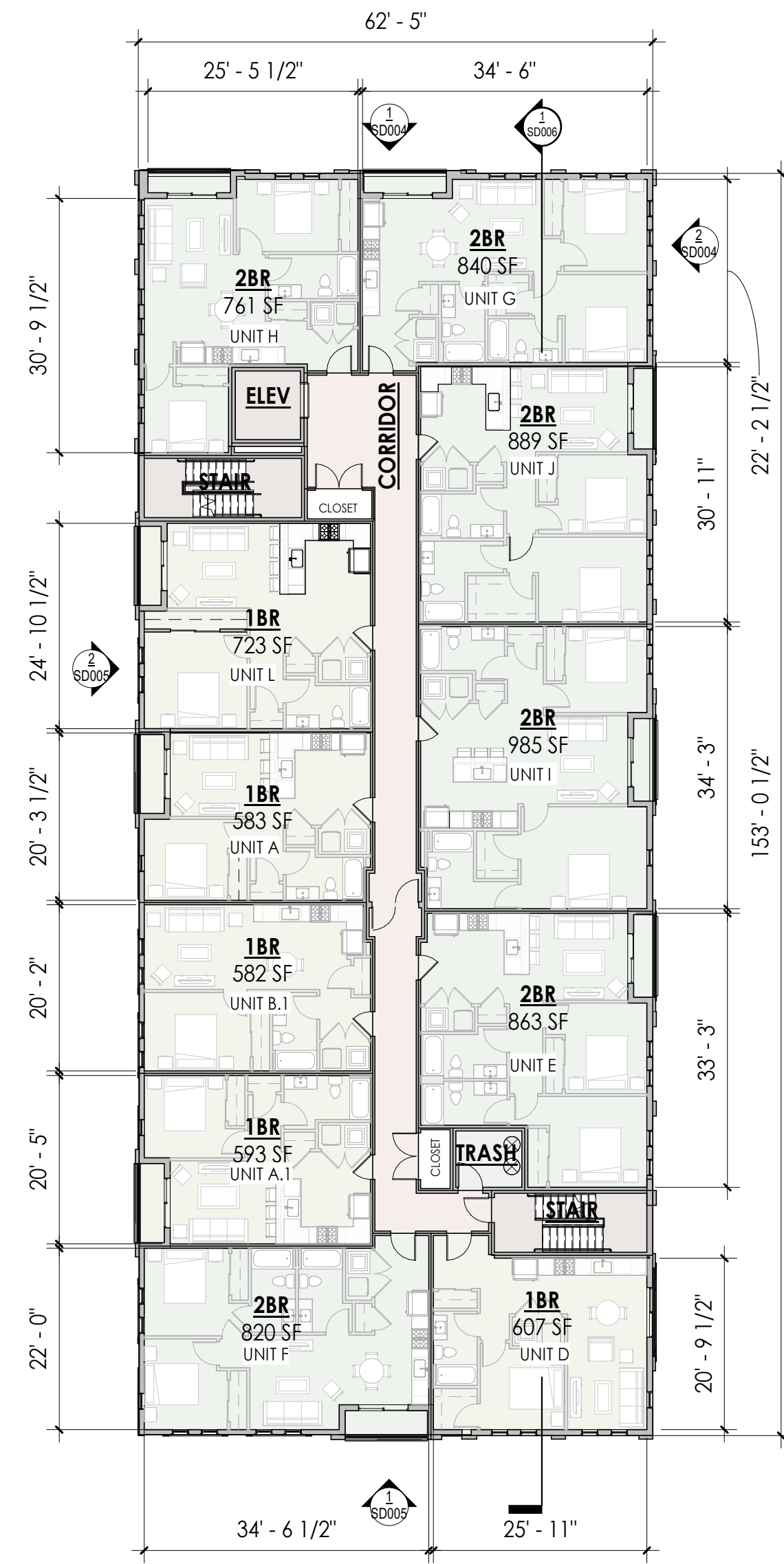
NAME	COUNT	PERCENTAGE
1BR	26	57%
2BR	20	43%
	46	

AREA SCHEDULE

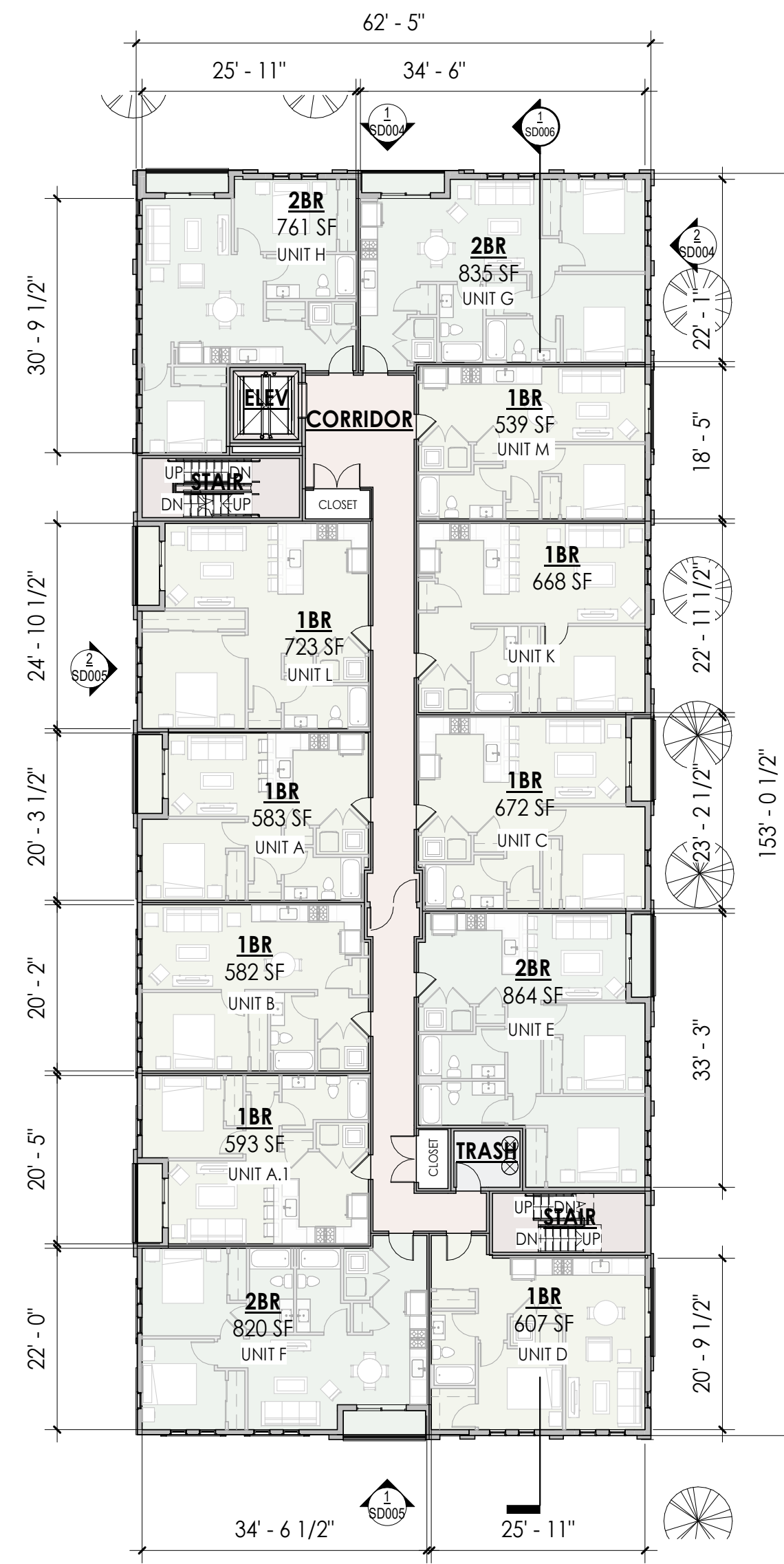
LEVEL	GROSS AREA
BASEMENT	4007 SF
LEVEL 01	2993 SF
LEVEL 02	9459 SF
LEVEL 03	9459 SF
LEVEL 04	9459 SF
LEVEL 05	9458 SF
T.O. ROOF	1931 SF
TOTAL	46765 SF



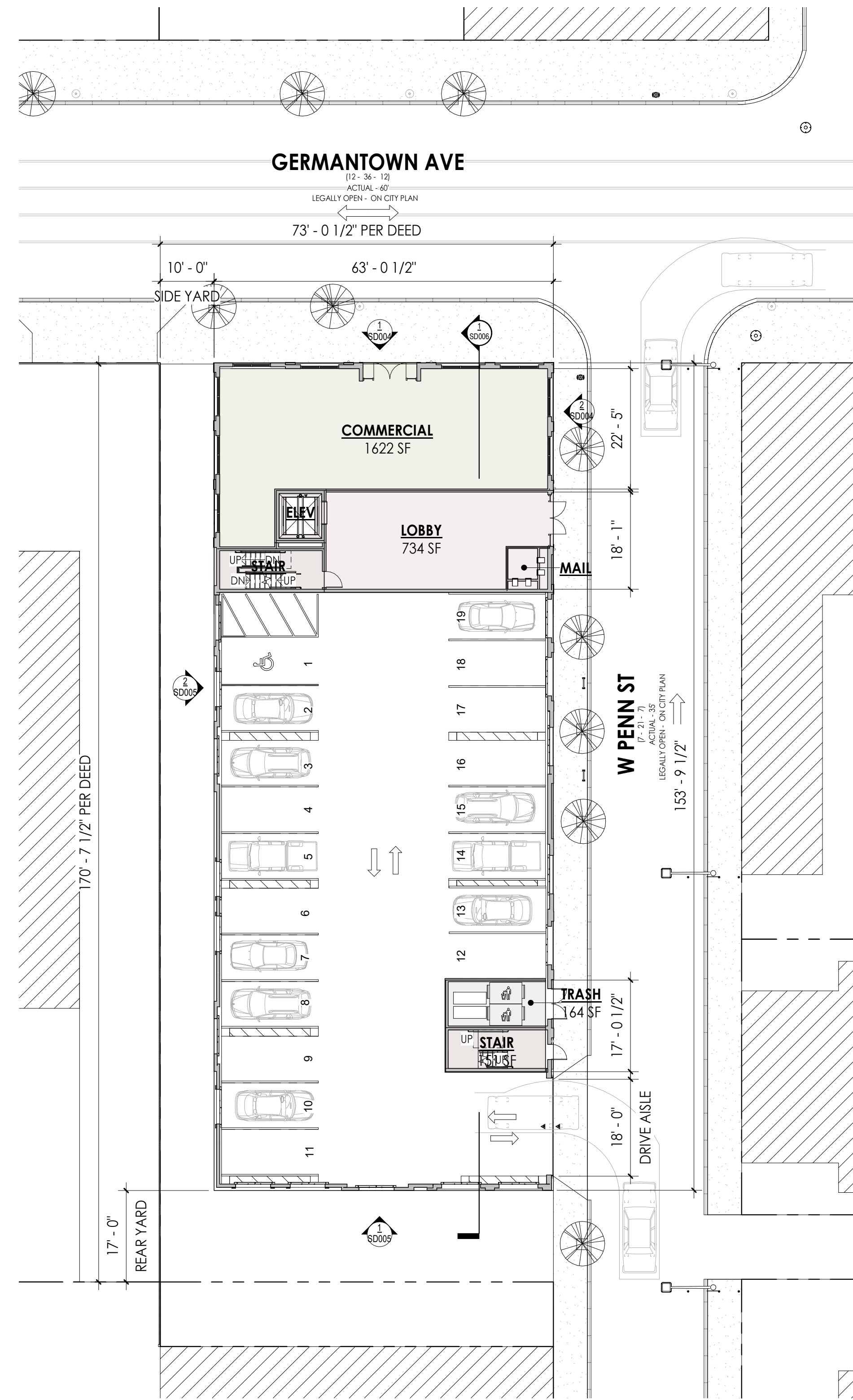
ROOF PLAN



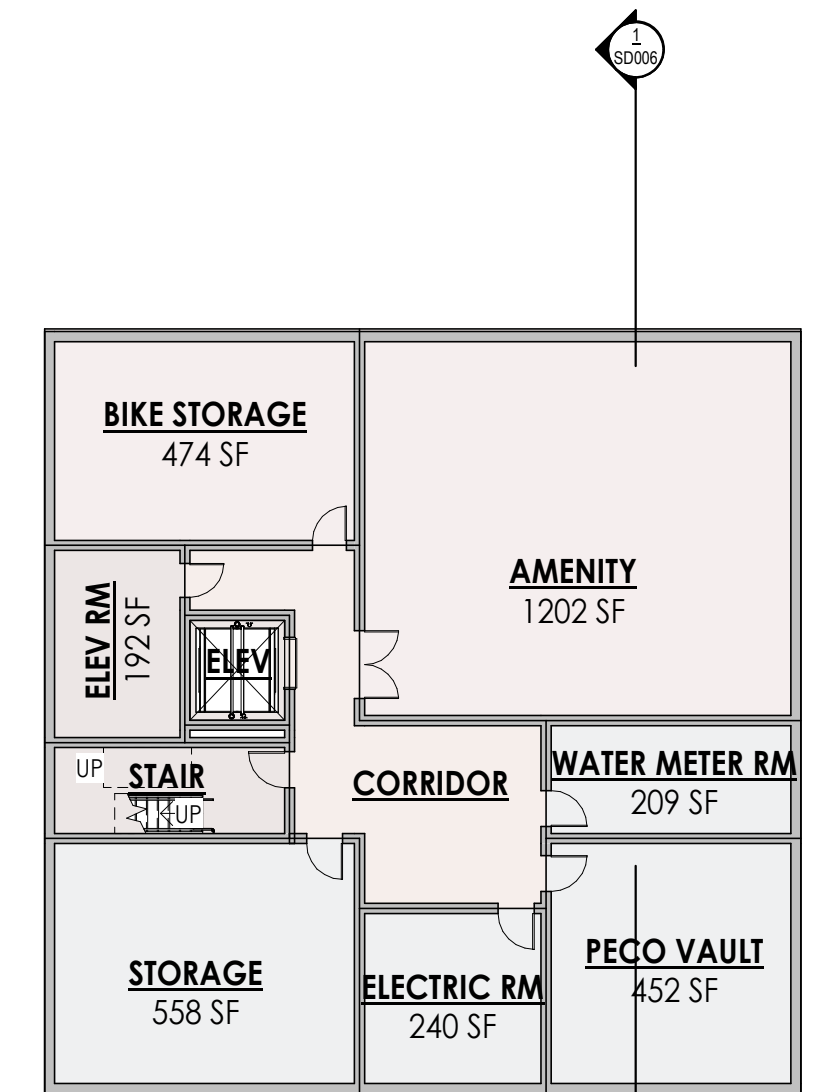
TYP LEVEL 04 - 05 FLOOR PLAN



TYP LEVEL 02 - 03 FLOOR PLAN



LEVEL 01 FLOOR PLAN



LEVEL B1 FLOOR PLAN



1 | FRONT ELEVATION



2 | SIDE ELEVATION



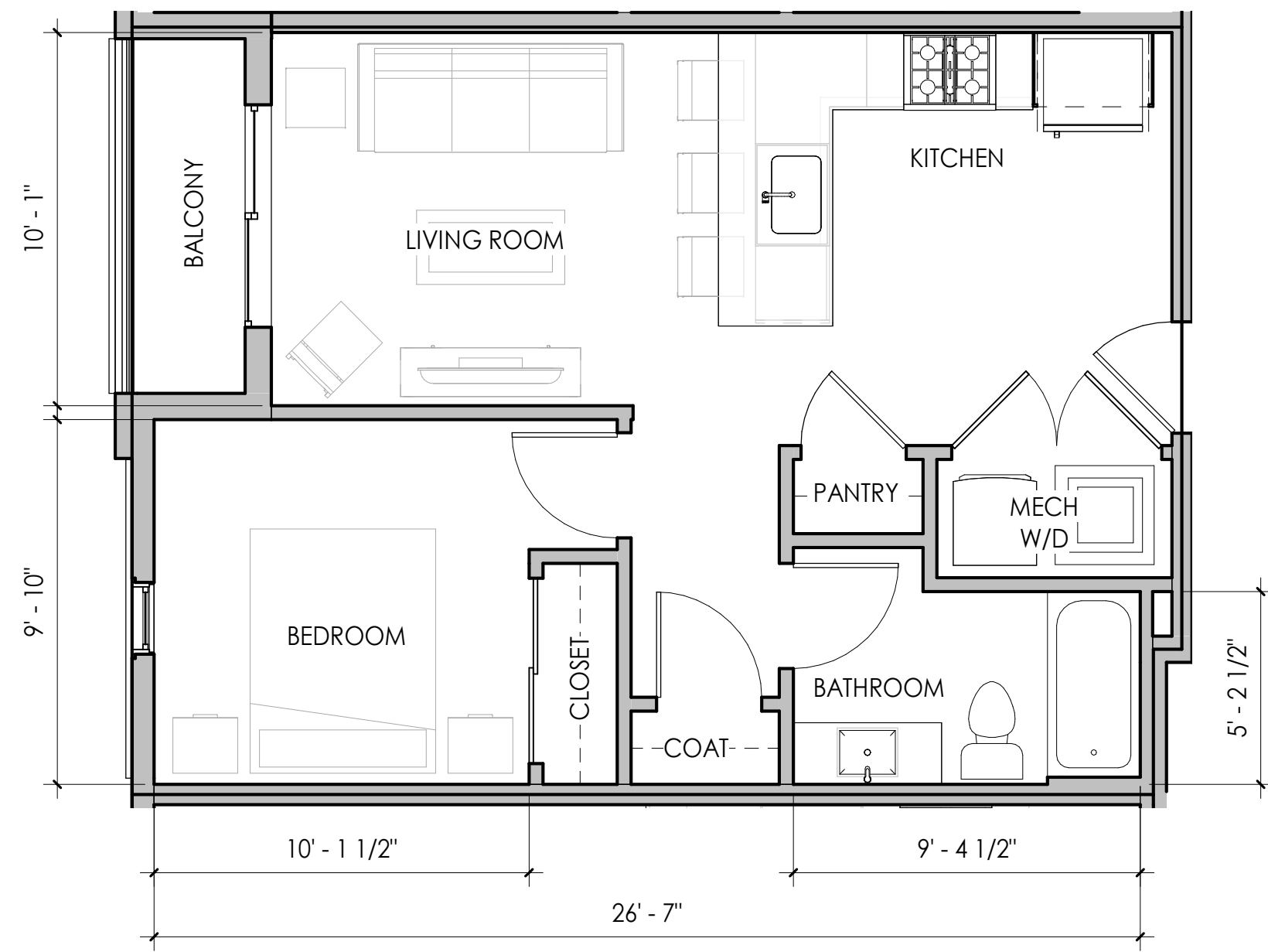
1 | REAR ELEVATION



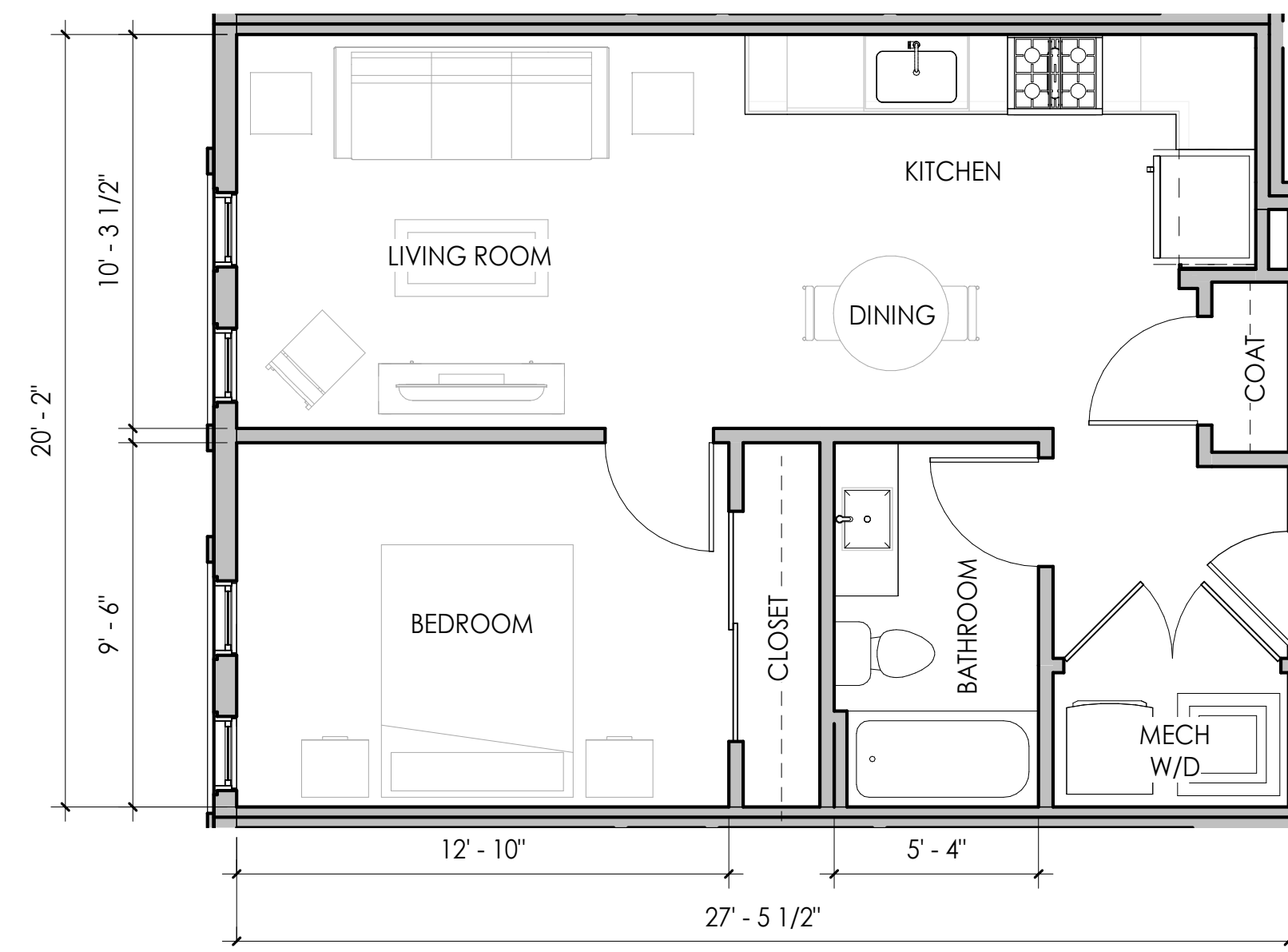
2 | SIDE ELEVATION 2



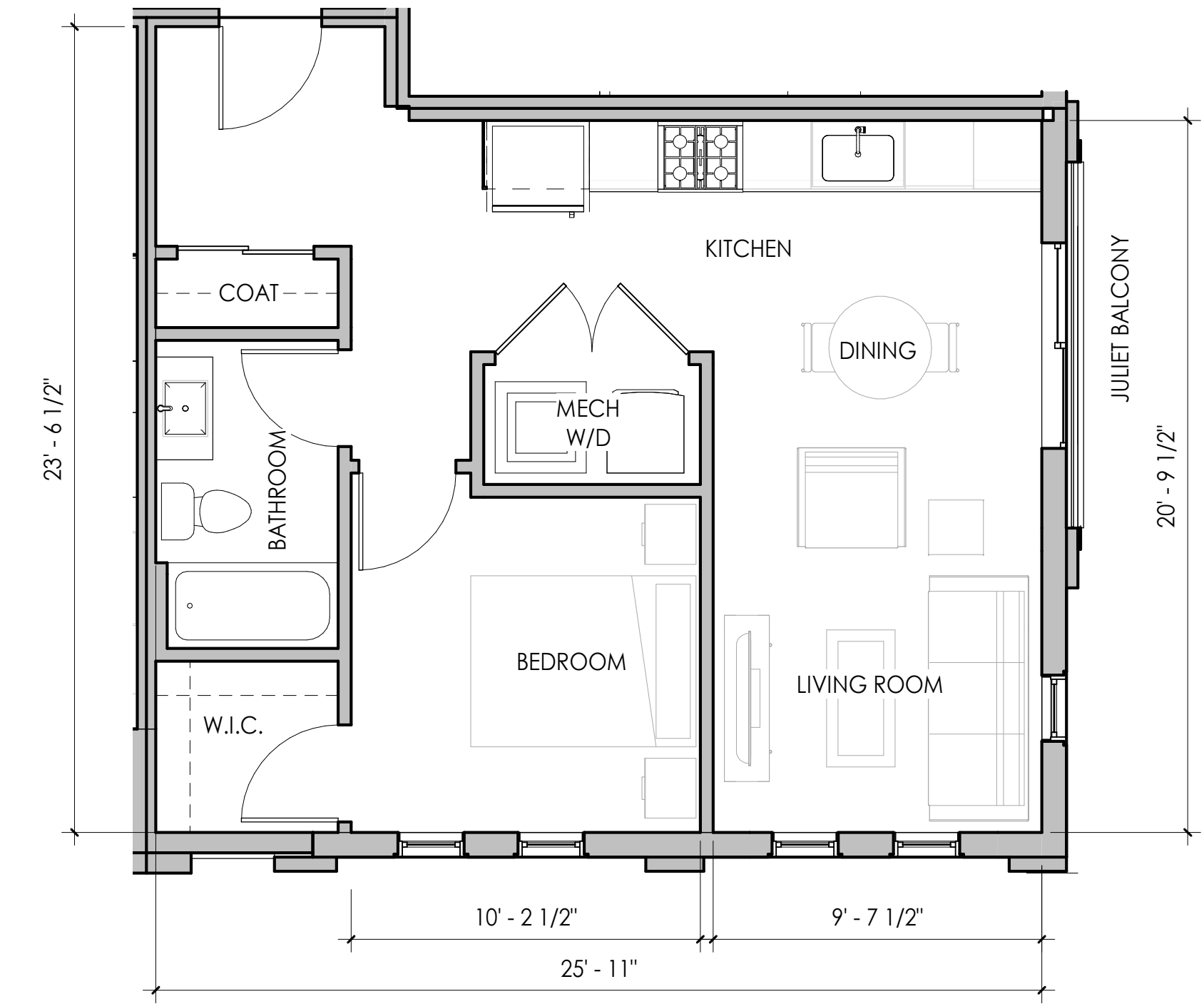
1 | LONGITUDINAL SECTION
SD006 | 1/8" = 1'-0"



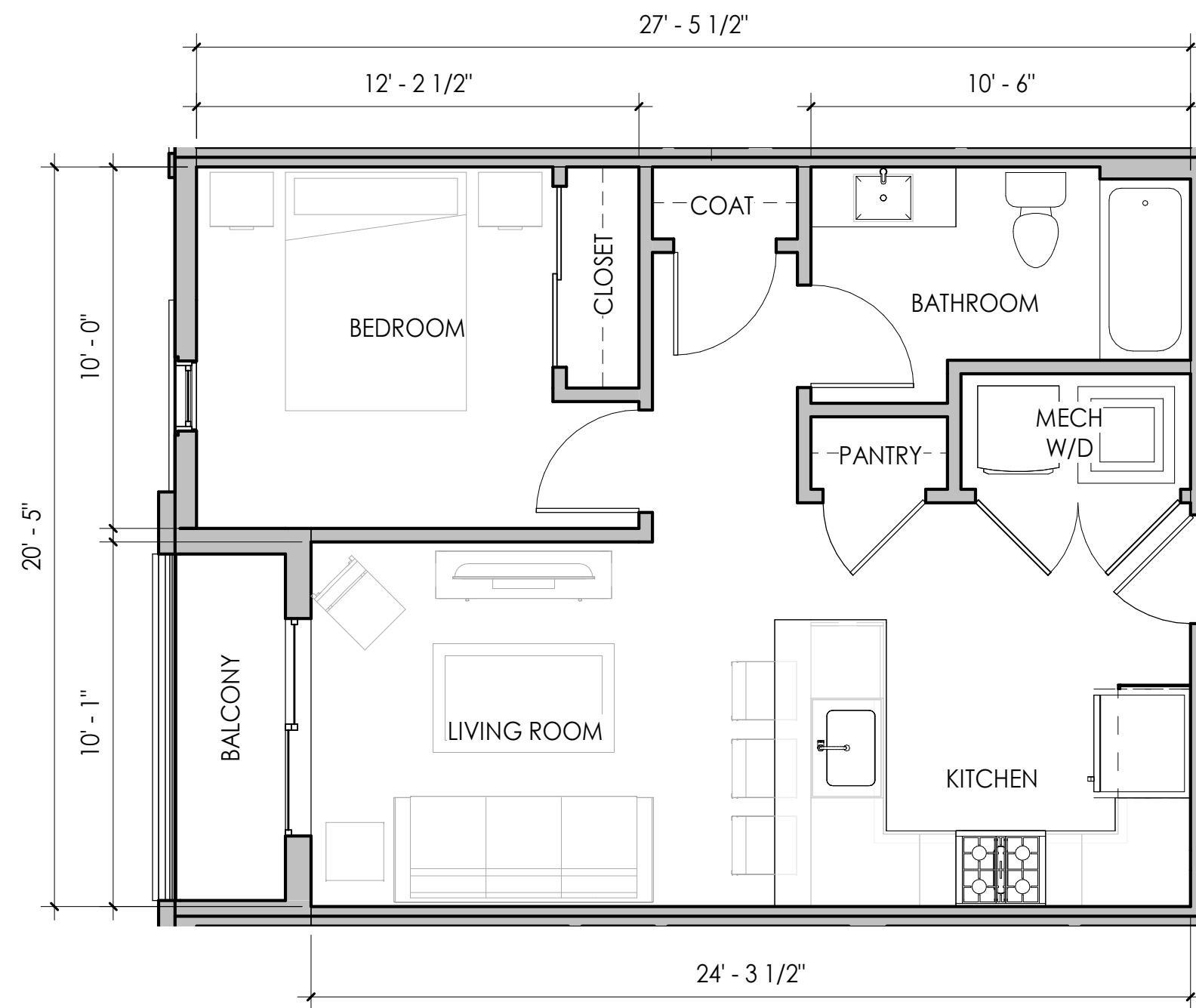
UNIT A : 1BR
583 SQFT



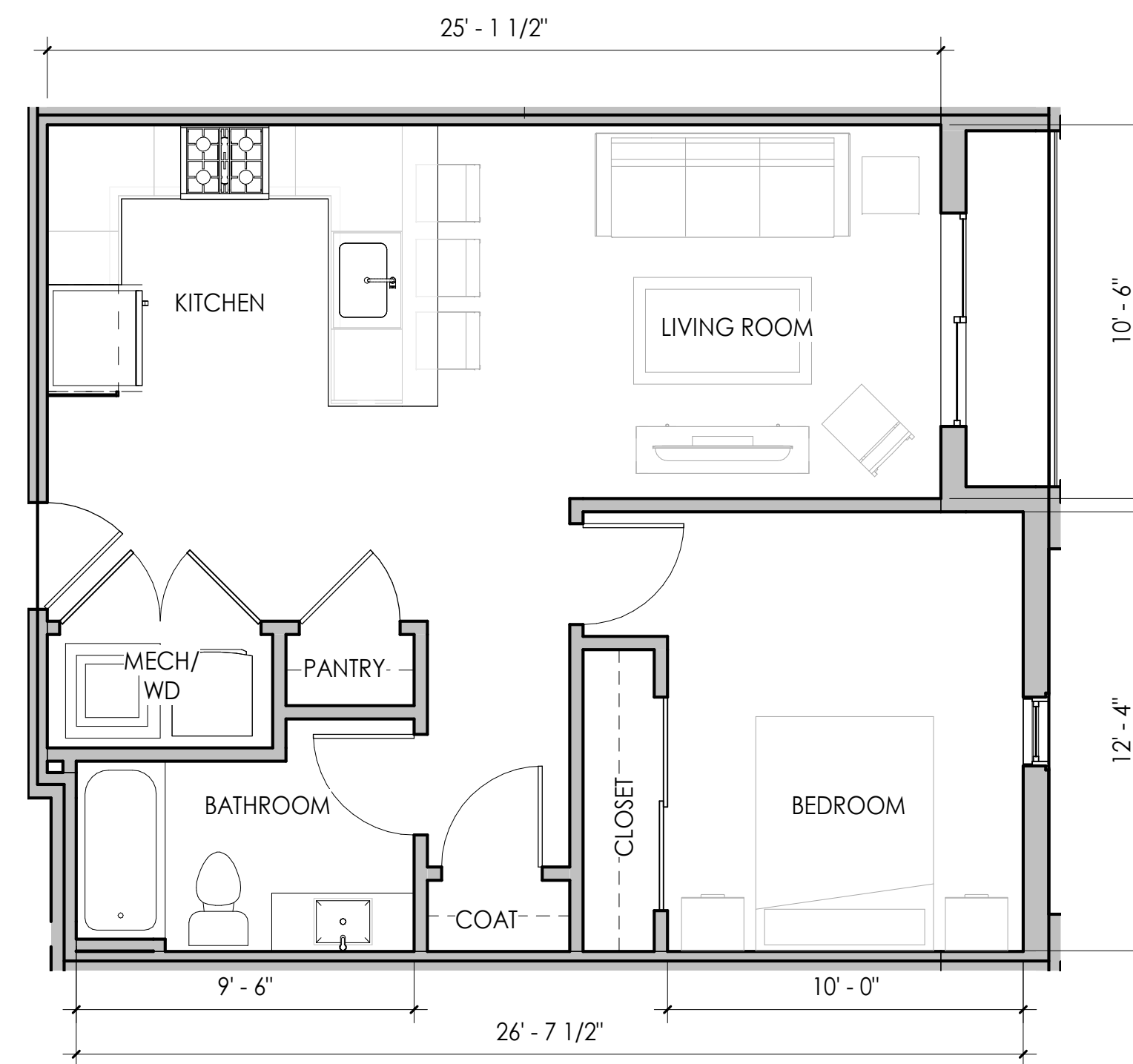
UNIT B : 1BR
582 SQFT



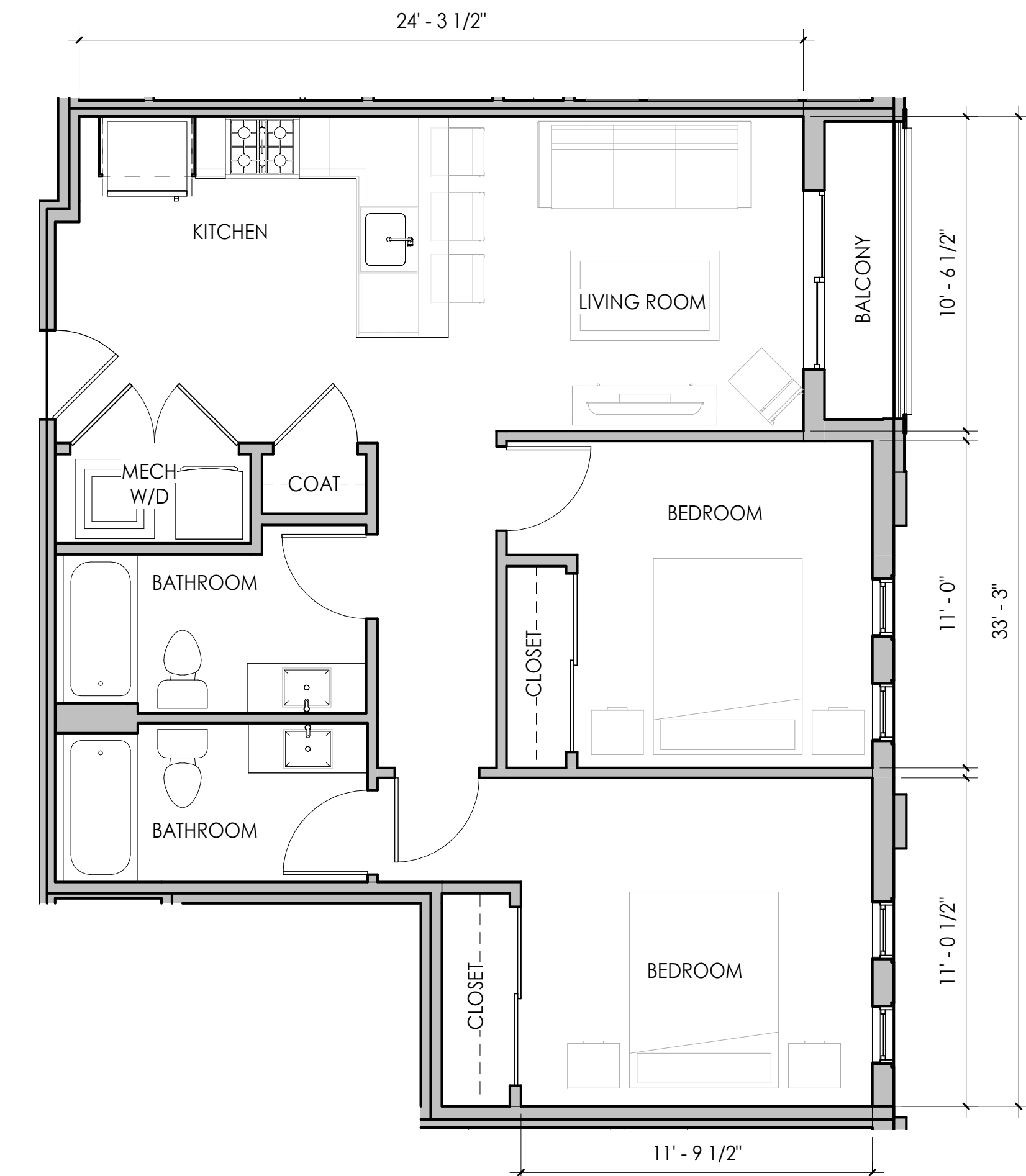
UNIT D : 1BR
607 SQFT



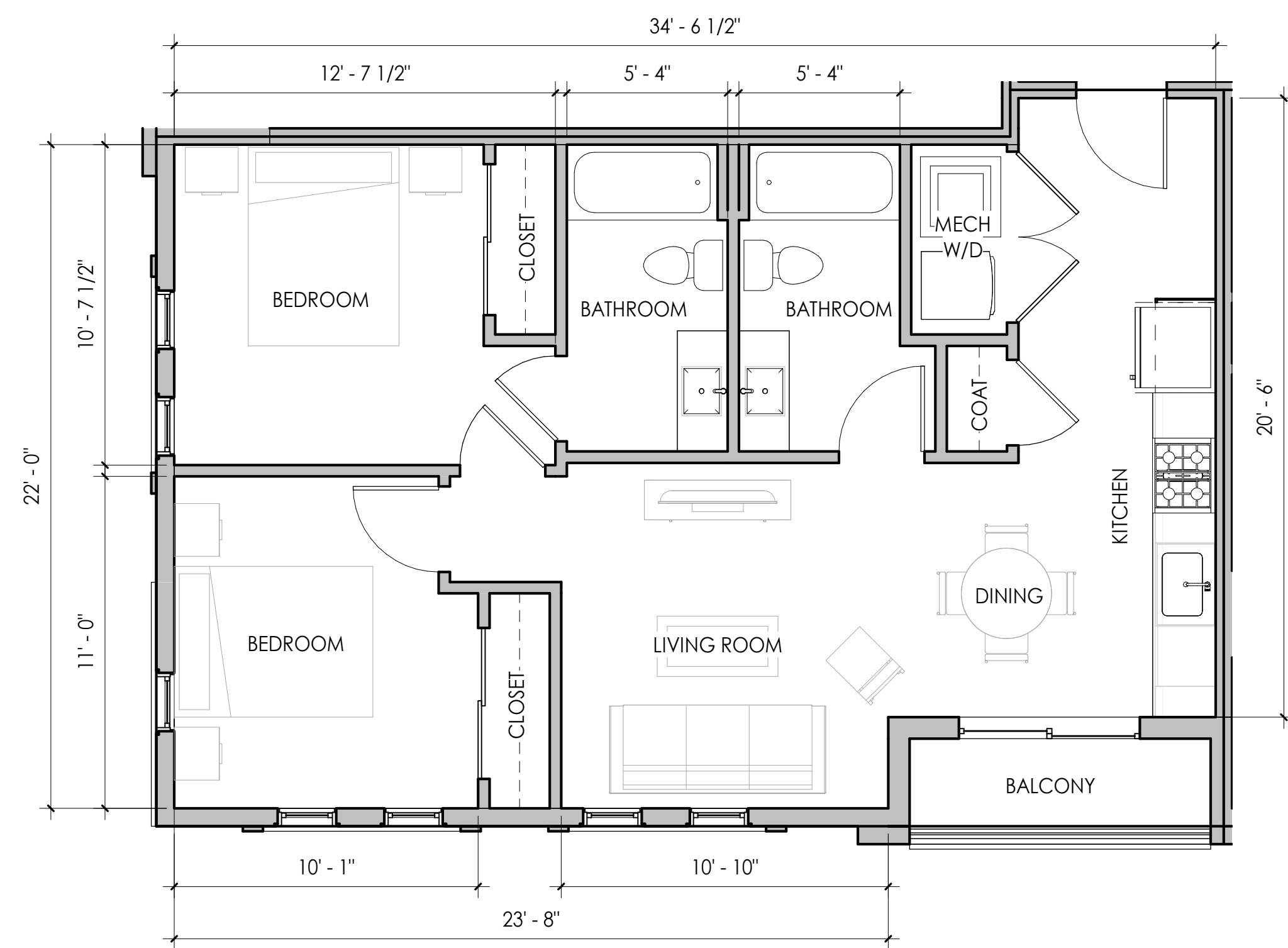
UNIT A.1 : 1BR
593 SQFT



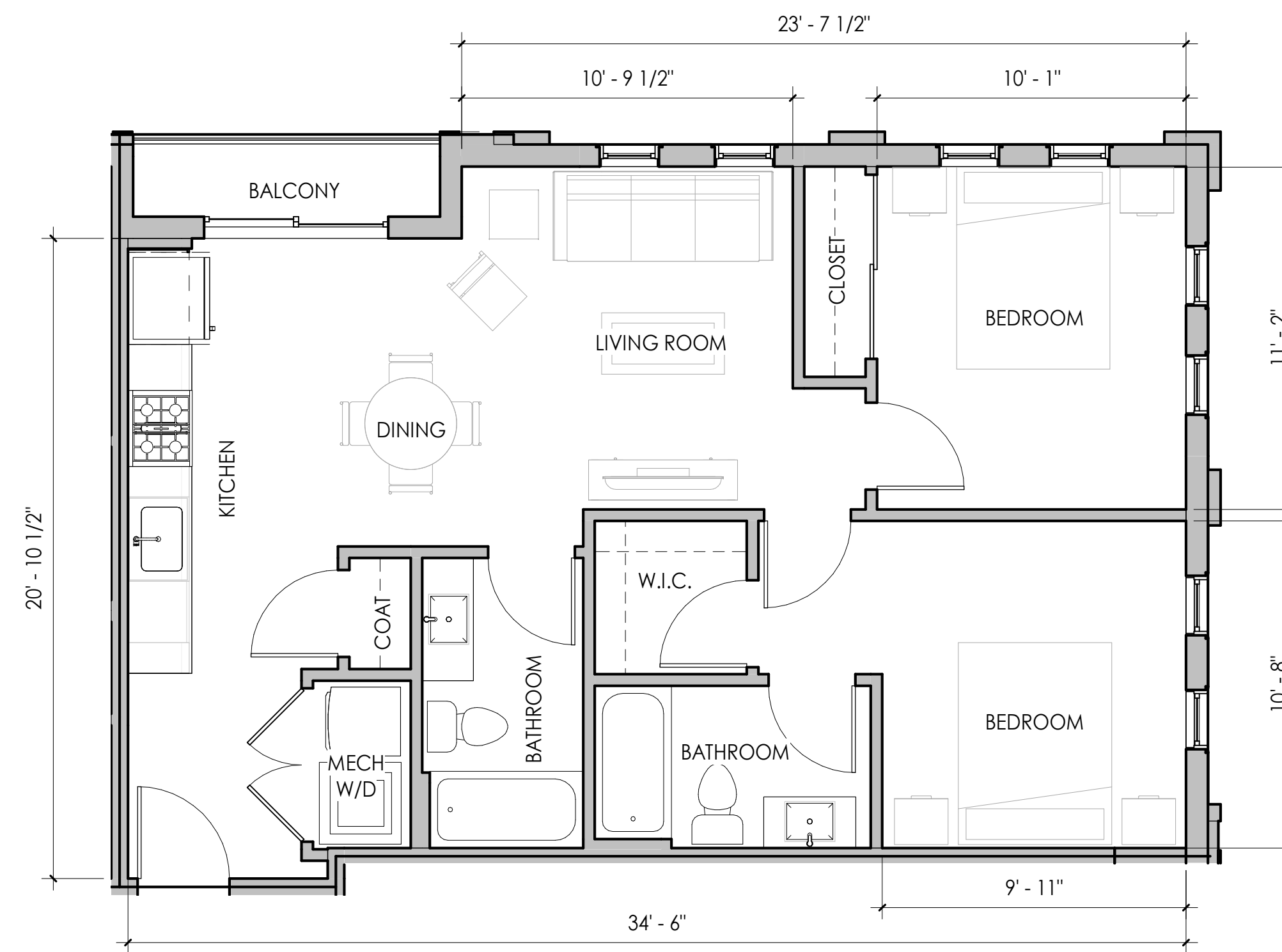
UNIT C : 1BR
672 SQFT



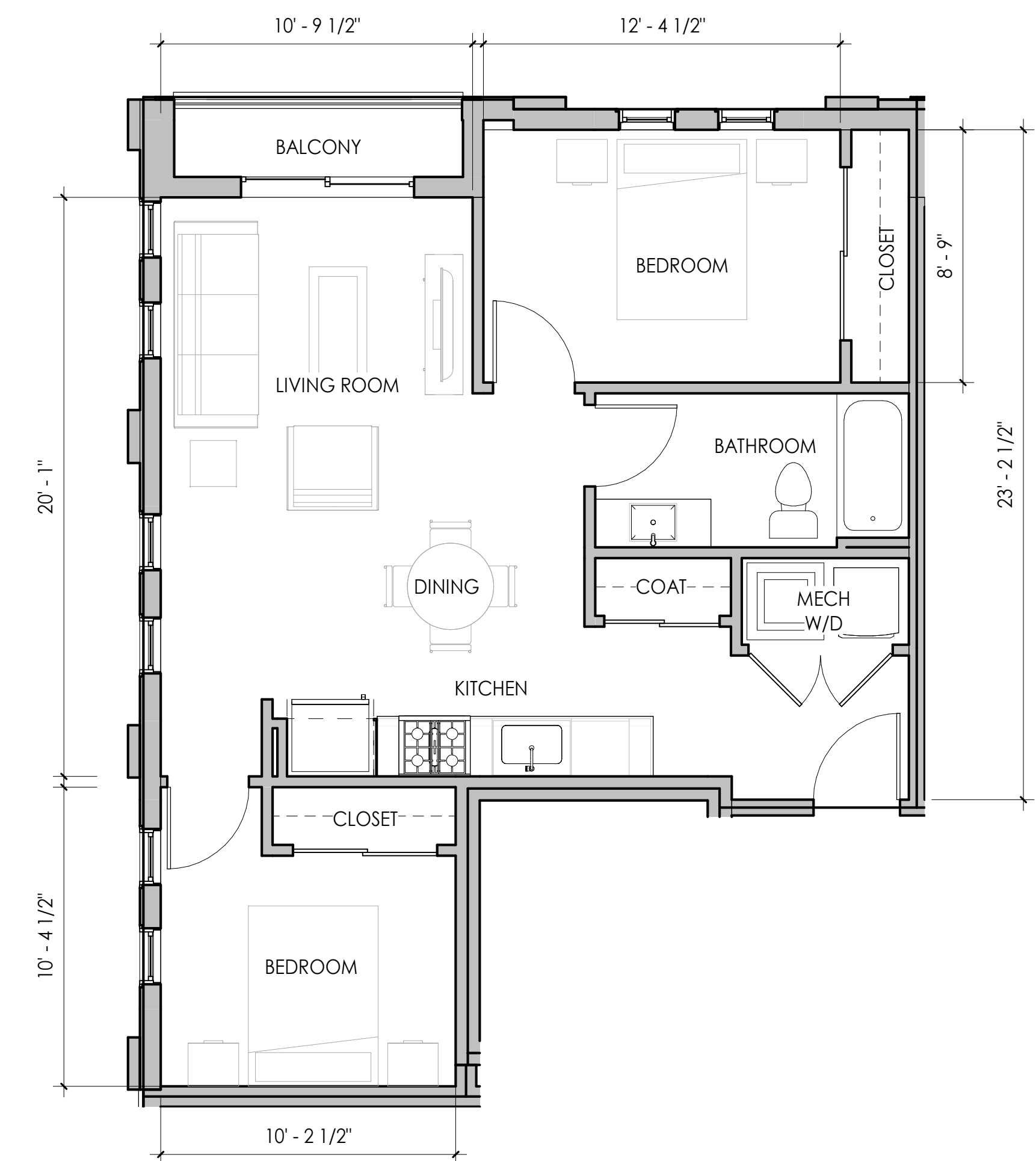
UNIT E : 2BR
864 SQFT



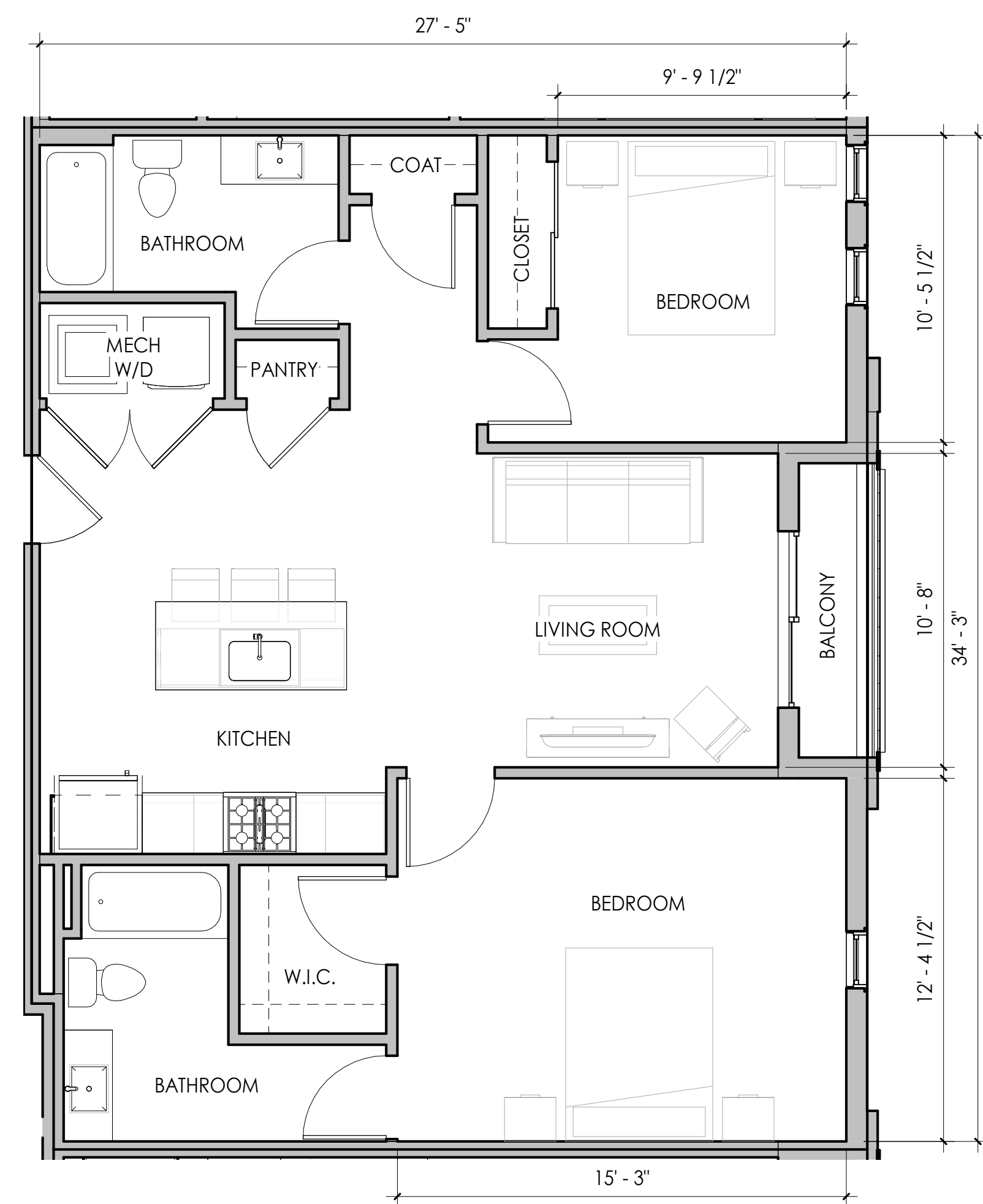
UNIT F : 2BR
820 SQFT



UNIT G : 2BR
835 SQFT



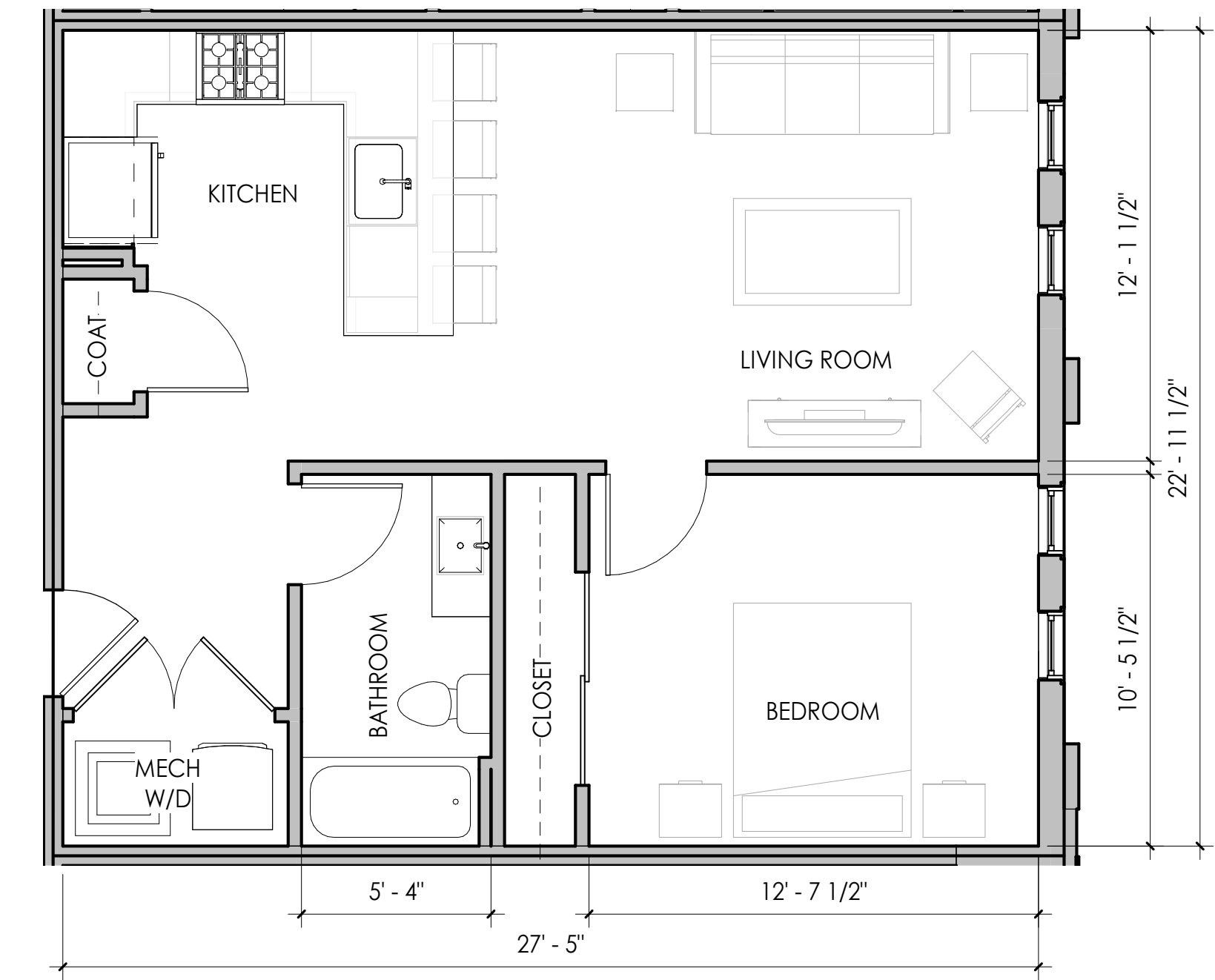
UNIT H : 2BR
761 SQFT



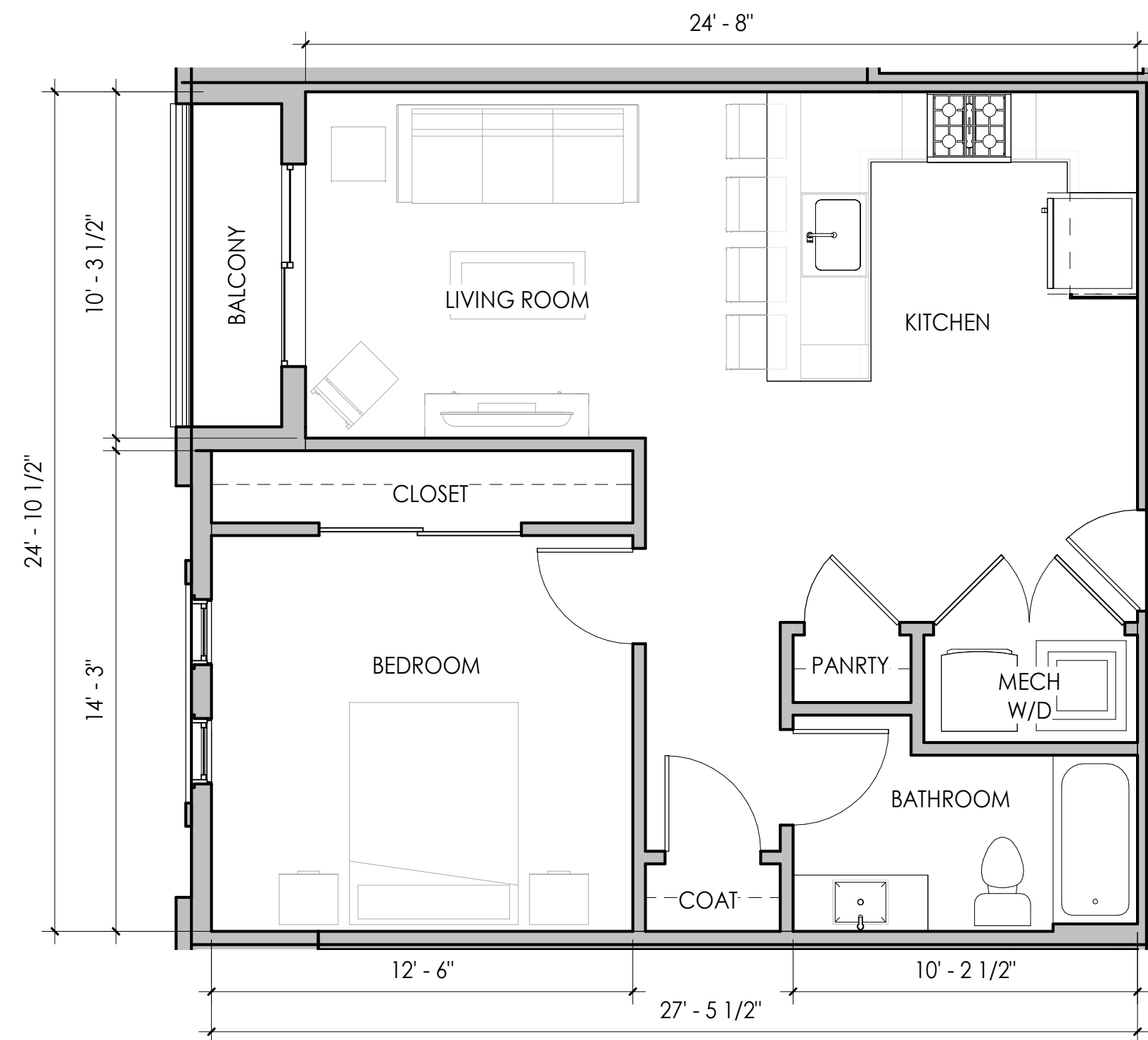
UNIT I : 2BR
985 SQFT



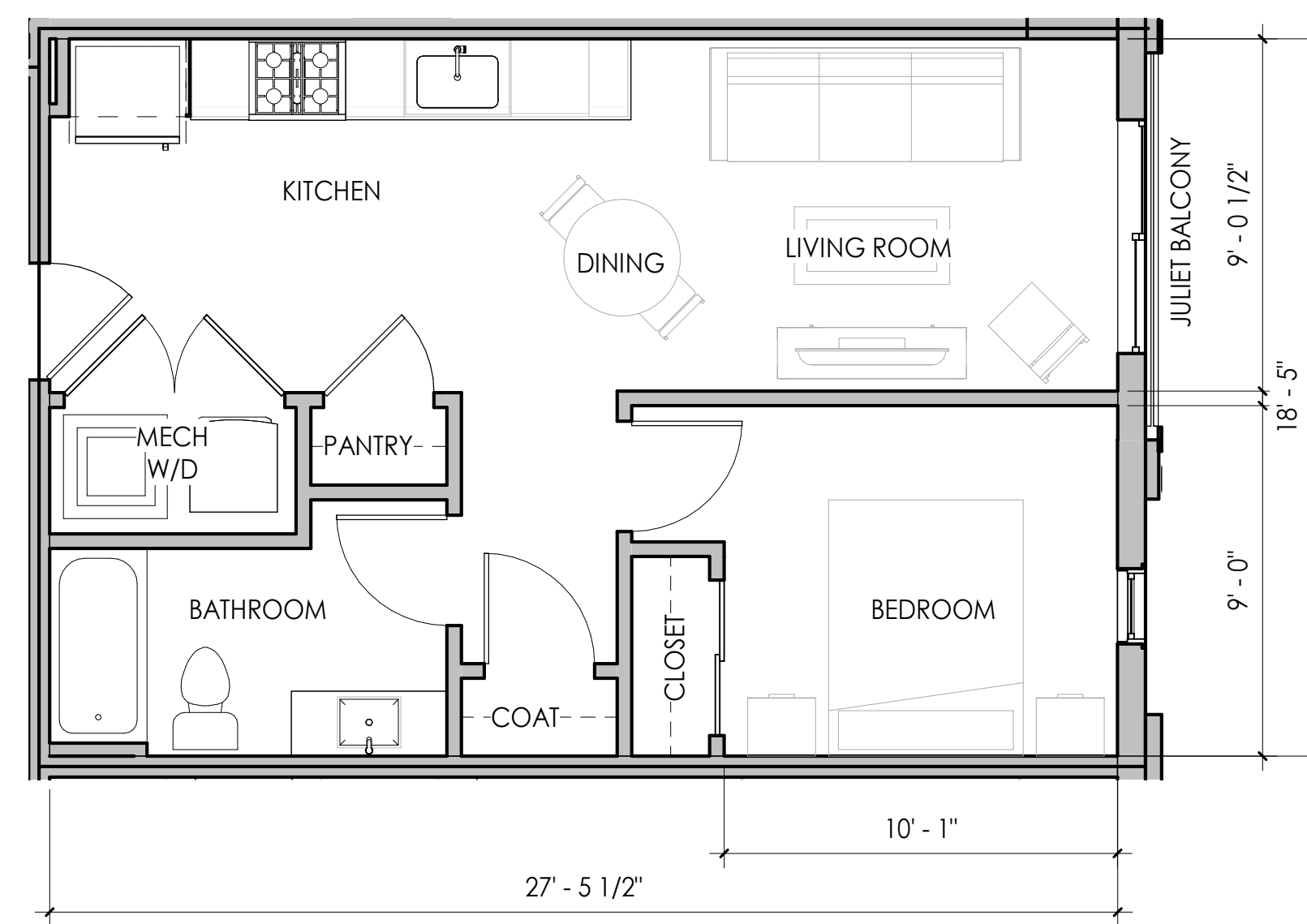
UNIT J : 2BR
889 SQFT



UNIT K : 1BR
668 SQFT



UNIT L : 1BR
723 SQFT



UNIT M : 1BR
539 SQFT



