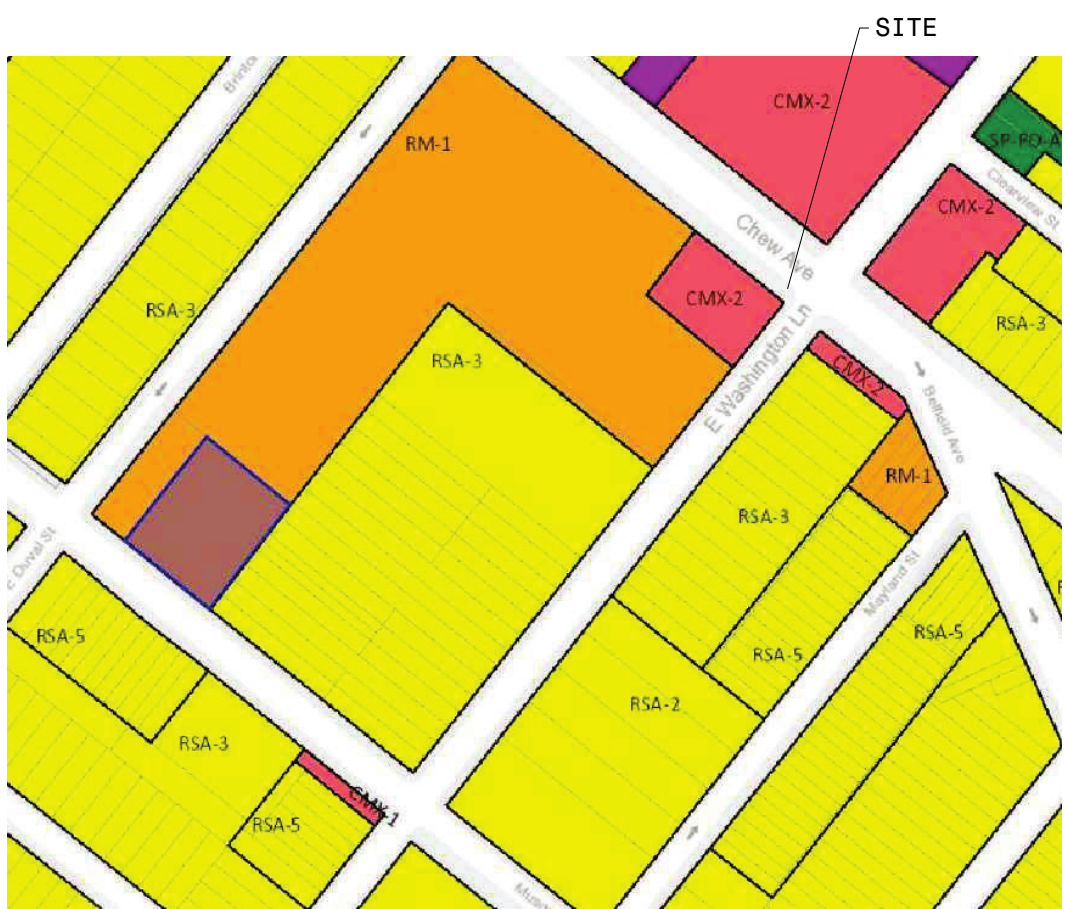




1 LOCATION MAP
N.T.S.

ZONING DATA		
RM-1		
	REQ'D/ALLOWED	PROPOSED
LOT AREA	1440 SF	EXISTING 19,690 SF (P.D.S.) 18784 SF (U.S.)
LOT WIDTH	16'-0" MIN	EXISTING 125.023'
OCCUPIED AREA	75%	14087 SF(U.S.) (75%)
FRONT YARD DEPTH	0'	0'
SIDE YARD DEPTH	5' IF USED	5'-0", 5'-0"
REAR YARD DEPTH	9' MIN	9'
REAR YARD AREA	144 SF MIN	1109 SF
BUILDING HEIGHT	38" MAX + 7'*	45'*
FLOOR AREA RATIO	NO LIMIT	N/A
STREET PROJECTIONS	PER STREETS DEPT	RAMP & STEPS

* 7' MIXED-INCOME HOUSING BONUS

BONUS SUMMARY

MIXED INCOME BONUS CALCULATION:
BONUS LEVEL: LOW-INCOME
BASE UNIT CALCULATION:
18,690SF-1,440SF= 17,250 (4 UNITS)
+ 17,250SF/480SF= (35 UNITS)
BASE UNIT TOTAL 39 UNITS
GREEN ROOF BONUS:
MIXED-INCOME DENSITY BONUS (LOW-INCOME):
39 UNITS X .25= 9 UNITS
39 UNITS X .5= 19 UNITS
19 UNITS EARNED, 19 UNITS USED
MIXED INCOME BUILDING HEIGHT BONUS:
7FT EARNED, 7 FT USED
TOTAL UNIT COUNT: 67 UNITS
MIXED-INCOME BONUS WILL BE EARNED THROUGH PROVIDING (7) LOW-INCOME UNITS IN COMPLIANCE WITH 14-702(7).
GREEN ROOF BONUS WILL BE EARNED THROUGH PROVIDING A MIN. 60% COVERAGE GREEN ROOF IN COMPLIANCE WITH 14-702(16).
ZONING AVERAGE GRADE CALCULATION:
292
292
289
291
1164/4= 291'

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the
MIXED-INCOME HOUSING BONUS
The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.
Applied Electronically By: MATT WYSONG
June 24, 2022 Ledger No. **E-1934**
Philadelphia City Planning Commission

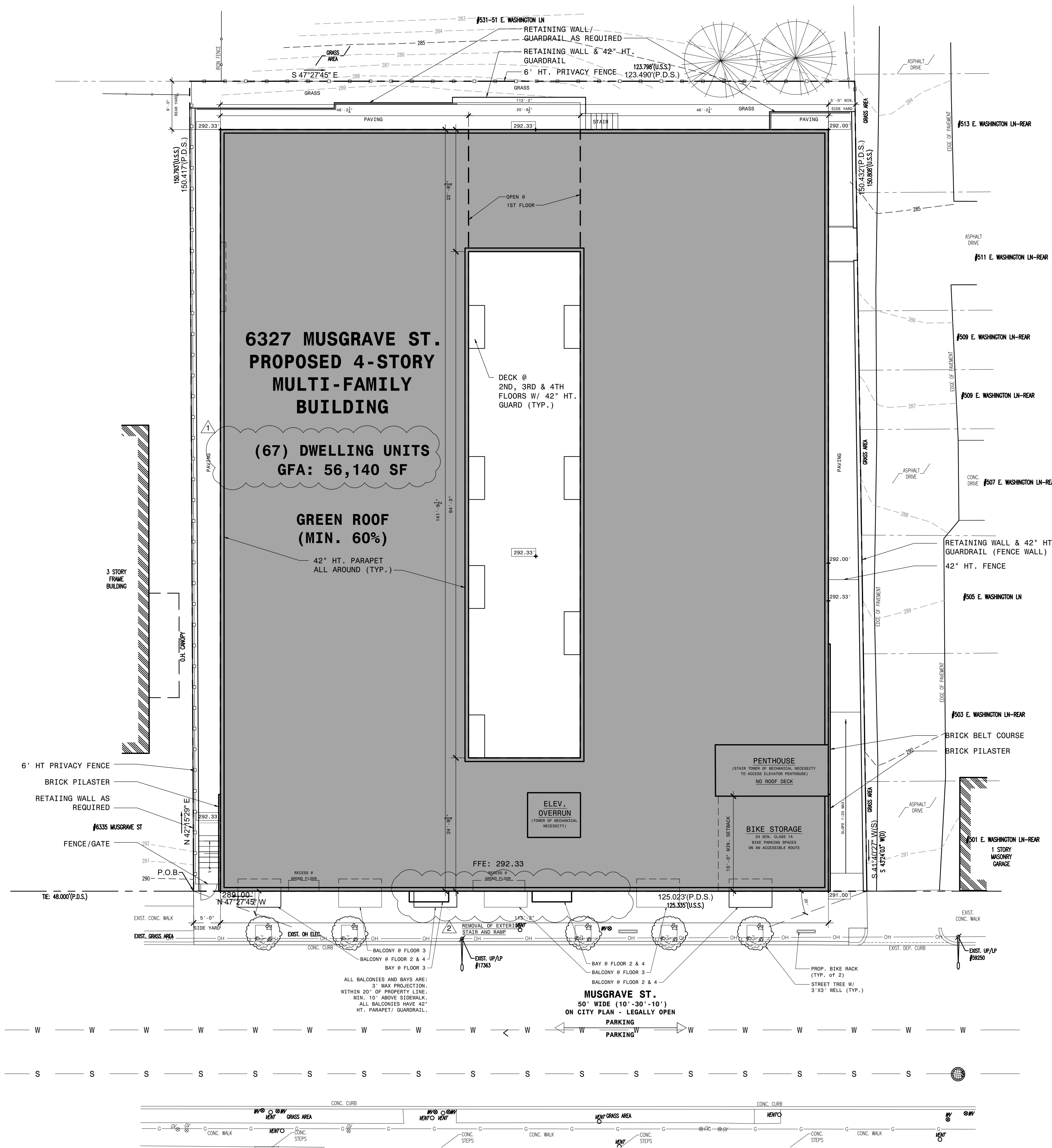
APPROVED
FOR ZONING ONLY
06/27/22
WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, CORRECTION OR AMENDMENT TO THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User

LEGEND

- EXISTING CONSTRUCTION
- OCCUPIED AREA
- ROOF DECK
- FENCE
- PROPERTY LINE
- PAVEMENT RESTORATION LIMIT

UTILITY NOTES

- ALL UTILITIES SHOWN ARE DIAGRAMMATIC & FOR REFERENCE ONLY.
- ALL UTILITY INFORMATION & LOCATIONS SHALL BE DETERMINED BY CIVIL ENGINEER.
- ALL SIZING SHOWN ARE ESTIMATES. FINAL SIZING SHALL BE DETERMINED BY M/E/P ENGINEER & COORDINATED WITH FINAL PLUMBING DRAWINGS AND PERMITS.

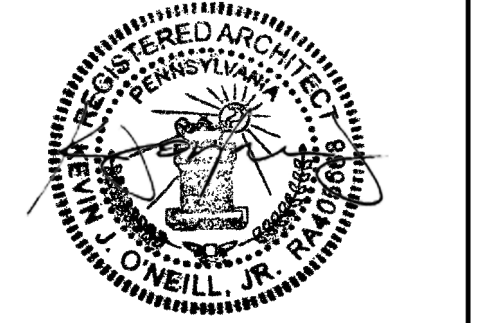


2 SITE PLAN
3/32"=1'-0"
ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C" TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADII, ETC.

KJO ARCHITECTURE
KJO ARCHITECTURE LLC
2424 E. YORK ST. #110
PHILADELPHIA, PA 19125
P: 215.278.2245 F: 215.359.0603
www.kjoarchitecture.com

(1) MULTI-FAMILY BUILDING
6327 MUSGRAVE STREET
PHILADELPHIA, PA 19144

(1) MULTI-FAMILY BUILDING
6327 MUSGRAVE ST.
PHILADELPHIA, PA 19144
OWNER/PROJECT CONTACT:
EAST GERMANTOWN LOFTS LLC



THIS DRAWING(S) AND ITS ACCOMPANYING DOCUMENTS (AND ANY ASSOCIATED IDEAS AND DESIGNS) ARE THE SOLE PROPERTY OF KJO ARCHITECTURE, LLC AND ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE FURNISHED. KJO ARCHITECTURE, LLC HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND ALL PROPERTY RIGHTS IN THESE DRAWINGS, IDEAS AND DESIGNS. THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF KJO ARCHITECTURE, LLC. NOTATED DIMENSIONS SHALL SUPERSEDE GRAPHICS; DRAWINGS ARE NOT TO BE SCALED. DRAWINGS VIEWED ELECTRONICALLY ARE NOT FOR CONSTRUCTION. ALL CONTRACTORS MUST HAVE FULL-SCALE HARD COPY DRAWINGS FOR USE ON SITE DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD. IF DISCREPANCIES ARE FOUND, NOTIFY ALL INTERESTED PARTIES IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR SELECTING APPROPRIATE CONSTRUCTION PROCESSES, COORDINATING WORK WITH THAT OF ALL OTHER TRADES, AND PERFORMING WORK IN A SAFE MANNER. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.

ISSUED FOR:	DATE:
ZONING	06.25.21
REVISION	07.27.21
REVISION CDR	02.01.22

SCALE: AS NOTED
SHEET SIZE: ARCH D 36X24

SITE PLAN
ZONING DATA

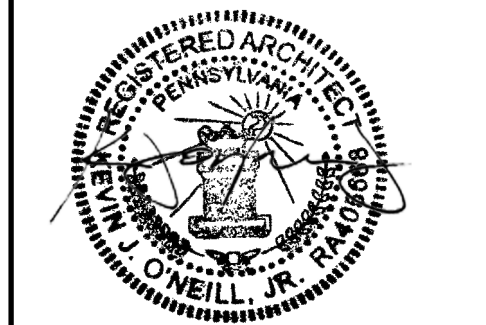
Z1

(1) MULTI-FAMILY BUILDING
6327 MUSGRAVE STREET
PHILADELPHIA, PA 19144

(1) MULTI-FAMILY BUILDING
6327 MUSGRAVE ST.

PHILADELPHIA, PA 19144

OWNER/PROJECT CONTACT:
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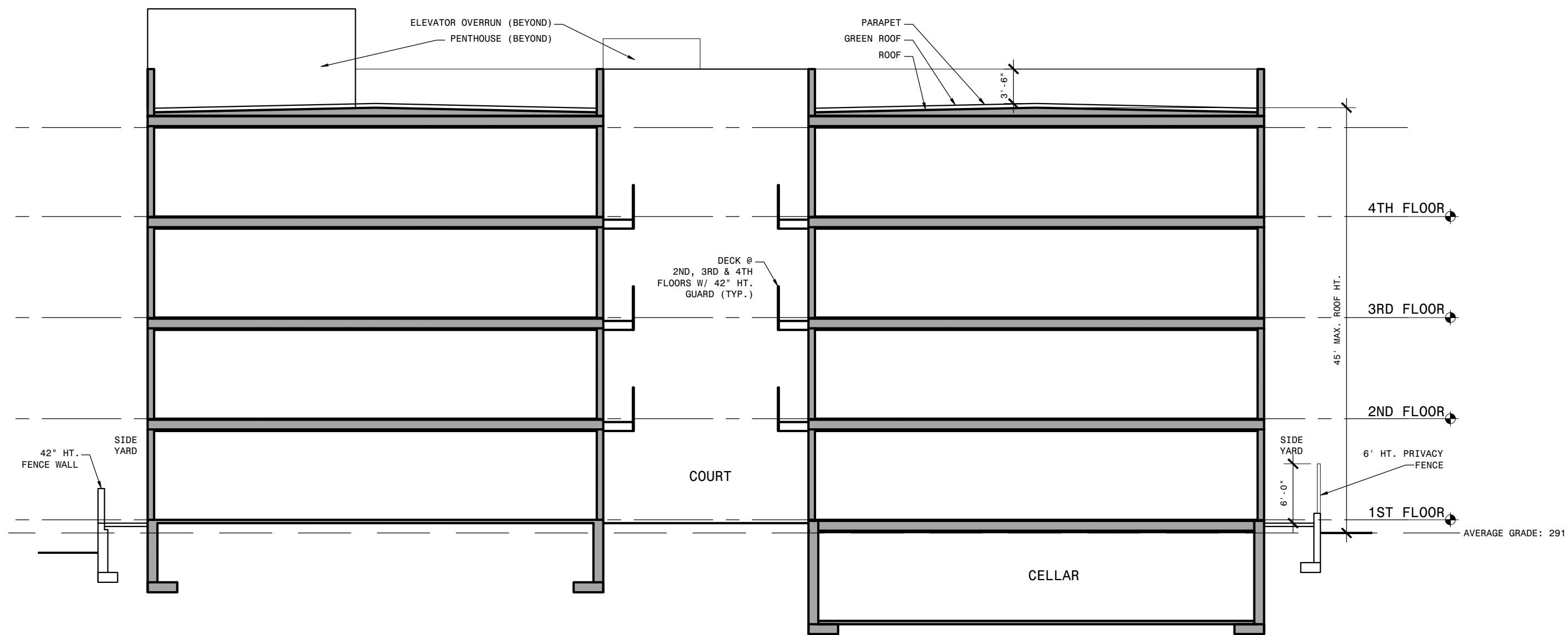
COPYRIGHT ©2021 KJO ARCHITECTURE, LLC.

ISSUED FOR:	DATE:
ZONING	06.25.21

SCALE: AS NOTED

SHEET SIZE: ARCH D 36X24

BUILDING ELEV.



1 BUILDING SECTION
3/32"=1'-0"



Applied Electronically by L&I User

Zoning Permit

Permit Number ZP-2021-007581

LOCATION OF WORK 6327 MUSGRAVE ST, Philadelphia, PA 19144-1008 6327 Musgrave	PERMIT FEE \$1,929.00	DATE ISSUED 6/28/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER East Germantown Lofts Llc	380 Red Lion Road Suite 212 Huntingdon Valley, Pennsylvania 19006
--	---

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE WITH GREEN ROOF (COVERS 60% OF ROOF AREA) WITH MIXED INCOME BONUS FOR AN ADDITIONAL 7' HIGH OF THE STRUCTURE AS PER 14-702(7) , ROOF DECK ACCESSED BY A PILOTHOUSE WITH ELEVATOR OVER RUN; DECK AT 2ND, 3RD AND 4TH FLOORS WITH BALCONIES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION**AMENDED 7/8/25-EXTEND AP#____ FOR A PERIOD OF ONE YEAR PER SECTION 14-303(10)(d) OF THE

APPROVED USE(S) Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2021-007581

PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY 6/27/26.



APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

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 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
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Zoning Permit

Permit Number ZP-2021-007581

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6327 MUSGRAVE ST, Philadelphia, PA 19144-1008

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR A MULTI-FAMILY HOUSEHOLD LIVING (67 DWELLING UNITS) (USING GREEN ROOF BONUS AS PER 14-702(16) AND MIXED INCOME HOUSING BONUS AS PER 14-702(7) FOR AN ADDITIONAL DWELLING UNITS) WITH 24 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.*AMENDED PERMIT LANGUAGE*:NO ROOF DECK IS PROPOSED; PILOTHOUSE IS MECHANICAL ACCESS ONLY

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.