

THE UNDERGROUND UTILITY LINE PROTECTION LAW
ACT 287 OF 1974, AS AMENDED BY ACT 187 OF 1996
AND ACT 195 IN JANUARY 2005

SITE SERIAL NO. 20260752429

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES, OR
STRUCTURES CANNOT BE GUARANTEED. FUTURE MODIFICATIONS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF
1996 AND ACT 195 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM, 1-800-484-7779, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

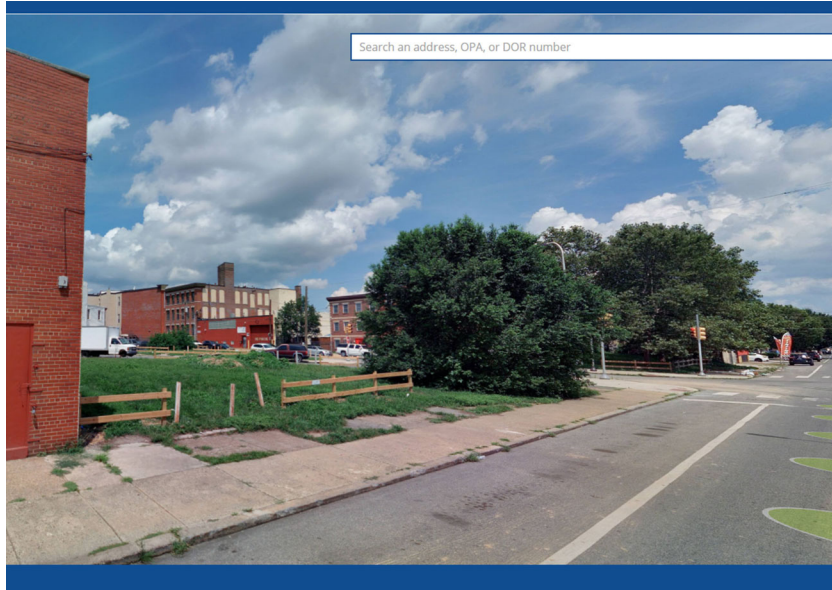


PHOTO 1



PHOTO 2



PHOTO 3

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2 DISTRICT SUMMARY FOR PROPERTY 2300-10 GERMANTOWN AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	MULTI FAMILY / MIXED USE RESIDENTIAL	BASELINE = 9 UNITS MIXED INCOME LOW BONUS = +4 UNITS MULTI-FAMILY (13 UNITS TOTAL) PARTIAL GROUND FLR. & CELLAR VACANT COMMERCIAL
LOT WIDTH	N/A	100'-5 1/4"
LOT AREA	N/A	4877 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	981 SQ. FT. = 20.2% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	3896 SQ. FT. = 79.8% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0"	10'-8"
HEIGHT REGULATIONS	45'-0" MAX (W/ MIXED INCOME BONUS)	43'-8" (45'-0" MAX)
BIKE PARKING	1 CLASS 1A SPACE PER EVERY 3 RES. UNITS	5 SPACES PROVIDED INSIDE

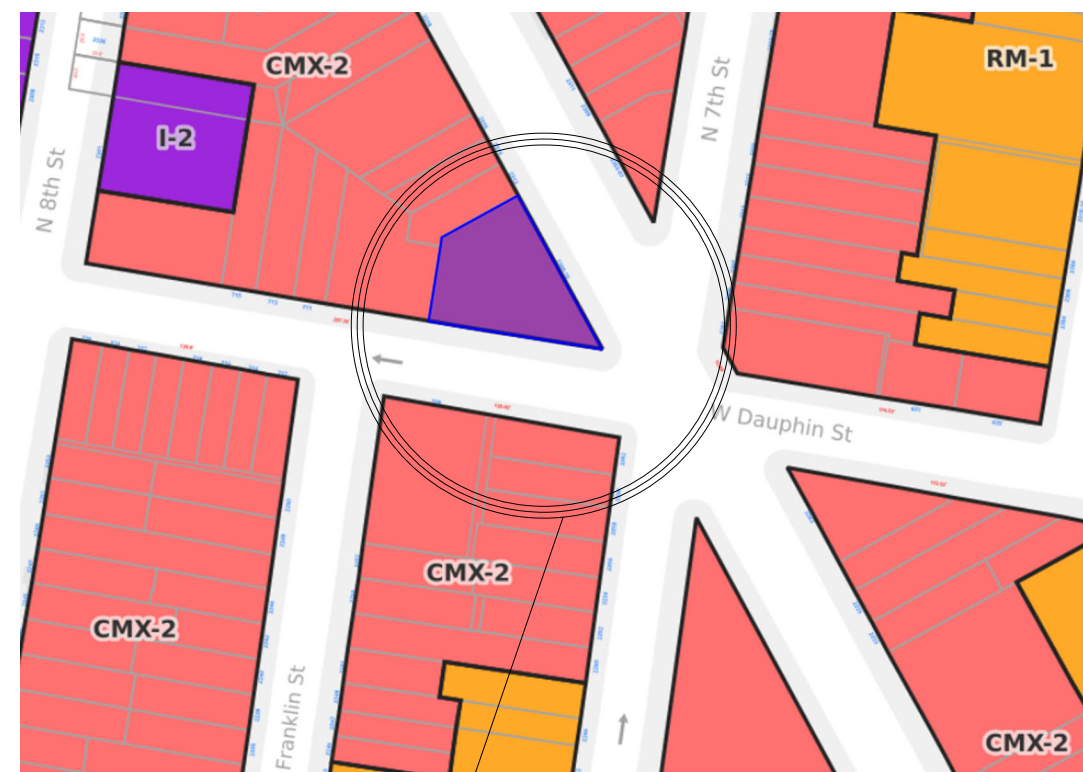
PROPOSED MIXED USE BUILDING

PROPOSED 4-STORY MIXED USE / MULTI-FAMILY RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK (RES USE ONLY)

PROPOSED (13) RESIDENTIAL UNITS, PARTIAL GROUND FLOOR & CELLAR VACANT COMMERCIAL SPACE & 5 CLASS 1A BIKE PARKING SPACES (INSIDE BUILDING)

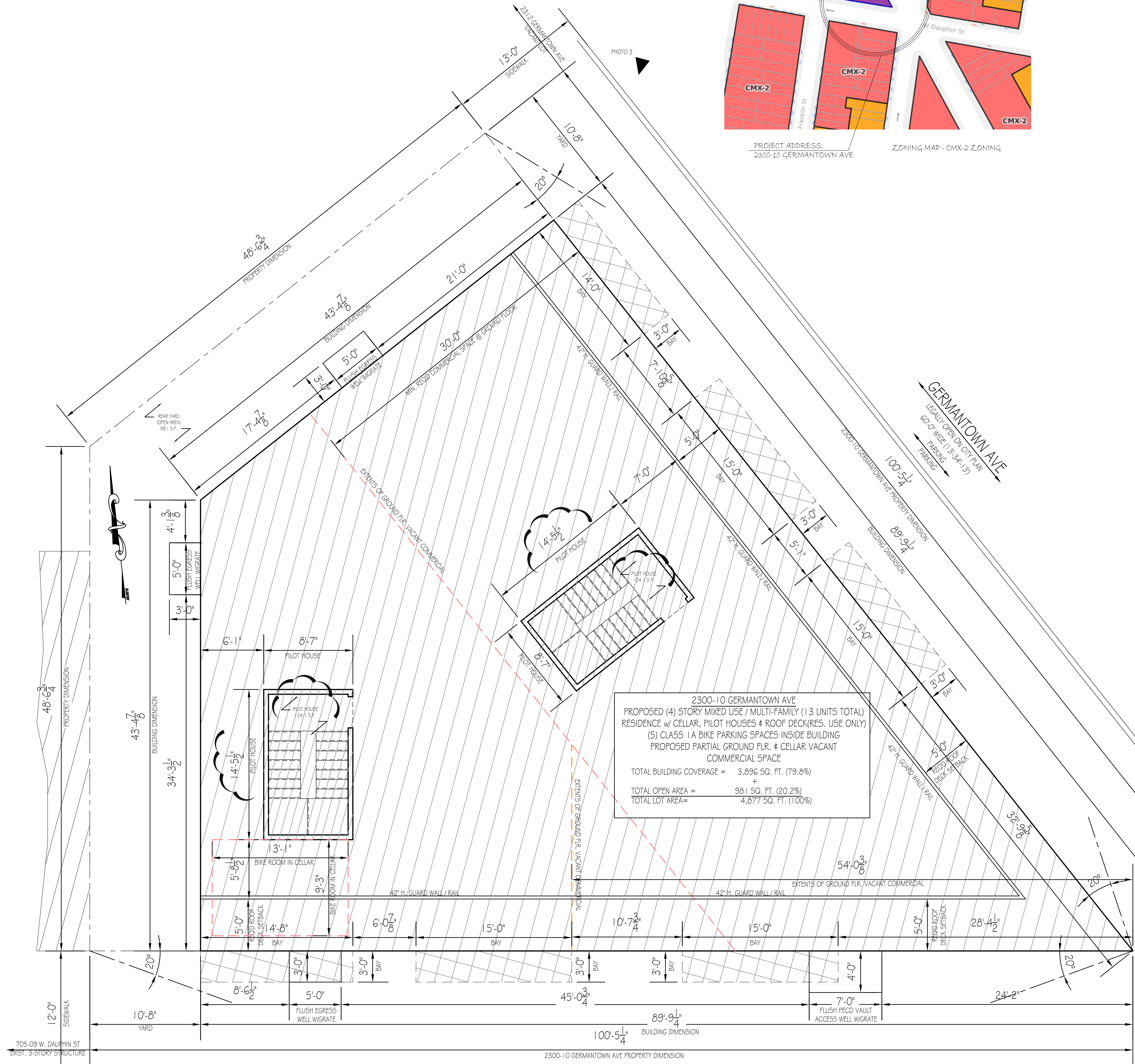
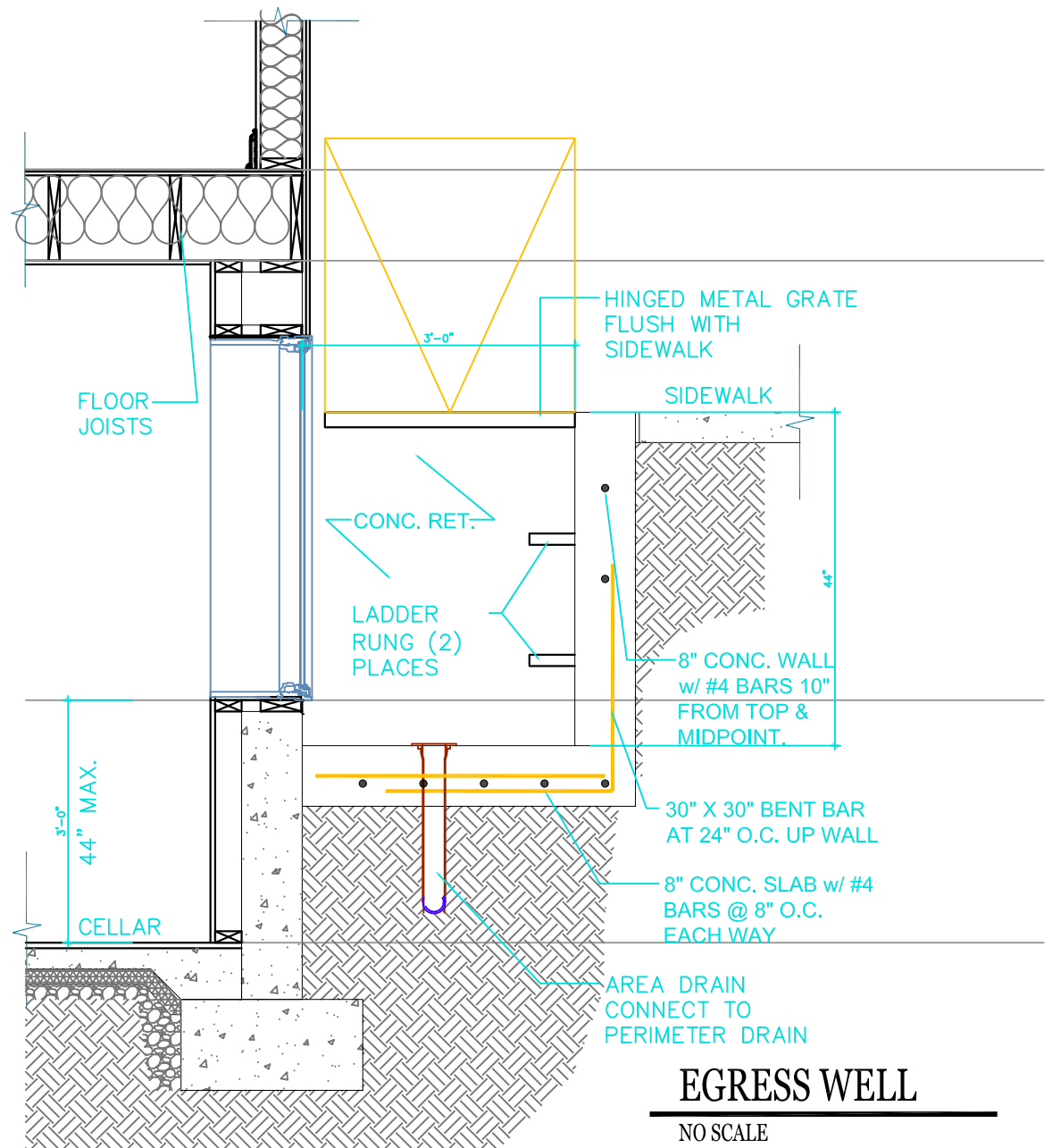
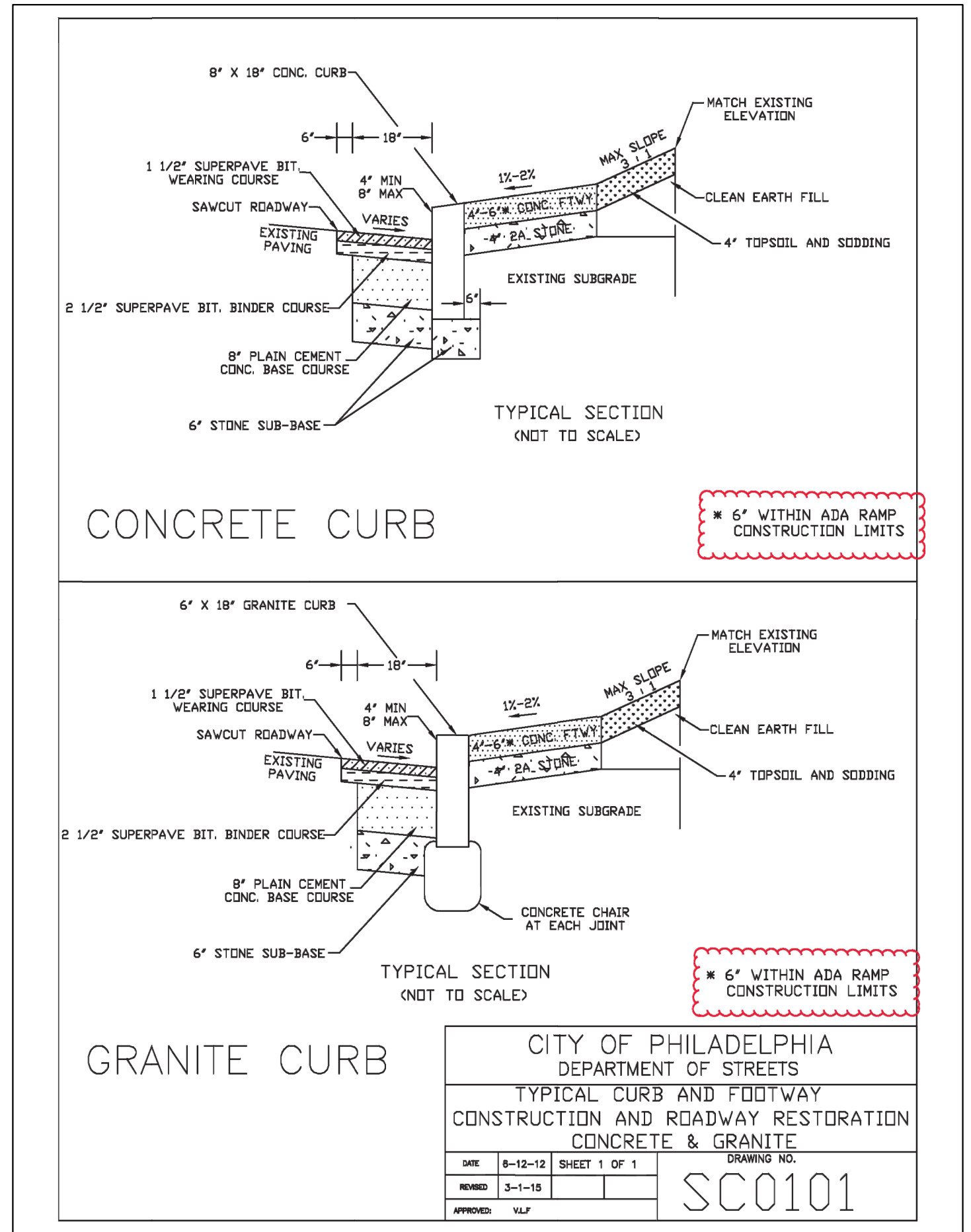
2300-10 GERMANTOWN AVE, PHILADELPHIA PENNSYLVANIA

MIXED INCOME BONUS (LOW) NOTE BASELINE CMX-2 UNIT COUNT = 9 RESIDENTIAL UNITS 50% MIHB DENSITY BONUS + 4 RESIDENTIAL UNITS TOTAL # OF UNITS IN BUILDING = 13 RESIDENTIAL UNITS
OWNER SHALL PROVIDE 10% OF TOTAL # OF UNITS ONSITE (2 UNITS) AT AFFORDABLE RATE IN ACCORDANCE W/ 14-702(7)(2)(a)
7'-0" HEIGHT BONUS EARNED, 5'-8" USED



PROJECT ADDRESS:
2300-10 GERMANTOWN AVE

ZONING MAP - CMX-2 ZONING



2300-10 GERMANTOWN AVE
PROPOSED (4) STORY MIXED USE / MULTI-FAMILY (13 UNITS TOTAL)
RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK (RES. USE ONLY)
(5) CLASS 1A BIKE PARKING SPACES INSIDE BUILDING
PROPOSED PARTIAL GROUND FLR. & CELLAR VACANT
COMMERCIAL SPACE

TOTAL BUILDING COVERAGE = 3,896 SQ. FT. (79.8%)
TOTAL OPEN AREA = 981 SQ. FT. (20.2%)
TOTAL LOT AREA = 4,877 SQ. FT. (100%)

W. DAUPHIN STREET

LEGALLY OPEN ON CITY PLAN
50'-0" WIDE (12'-26'-12')

PARKING

PARKING

ZONING PLAN
SCALE: 3/16"=1'-0"

PROPOSED MIXED USE BUILDING
2300-10 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

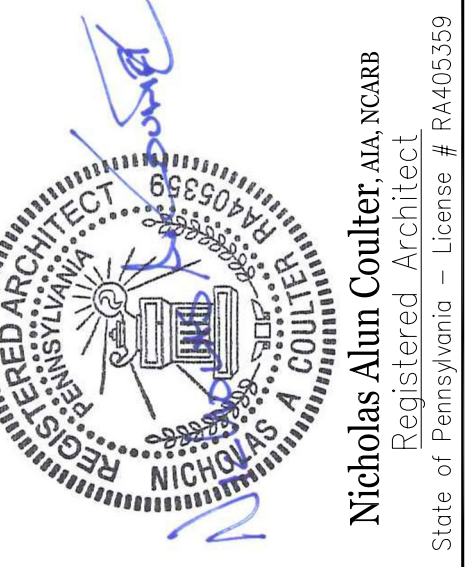
PROJECT

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 3/12/2026
SCALE: AS NOTED

JOB No: GERMANTOWN
FILE: GERMANTOWN

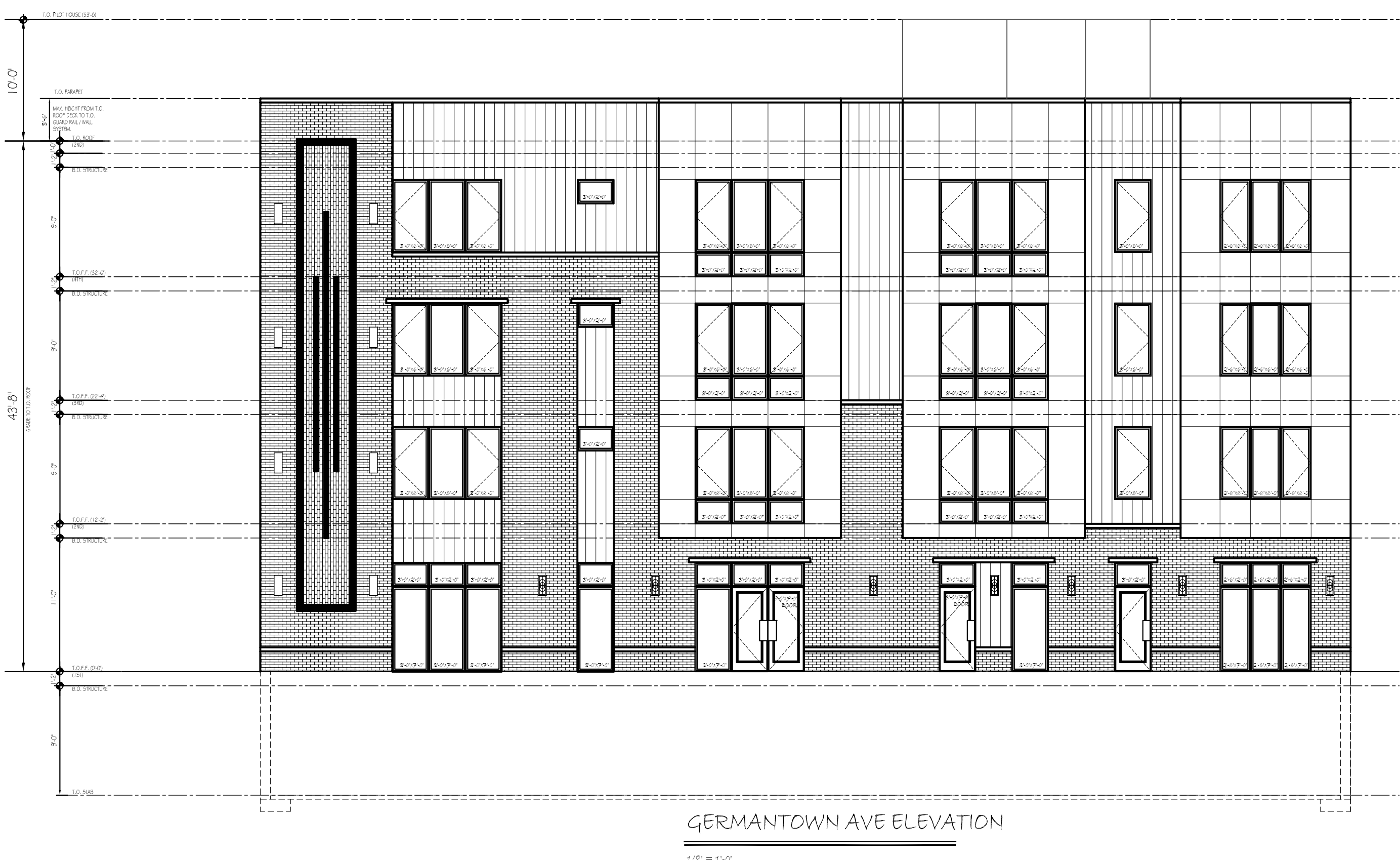
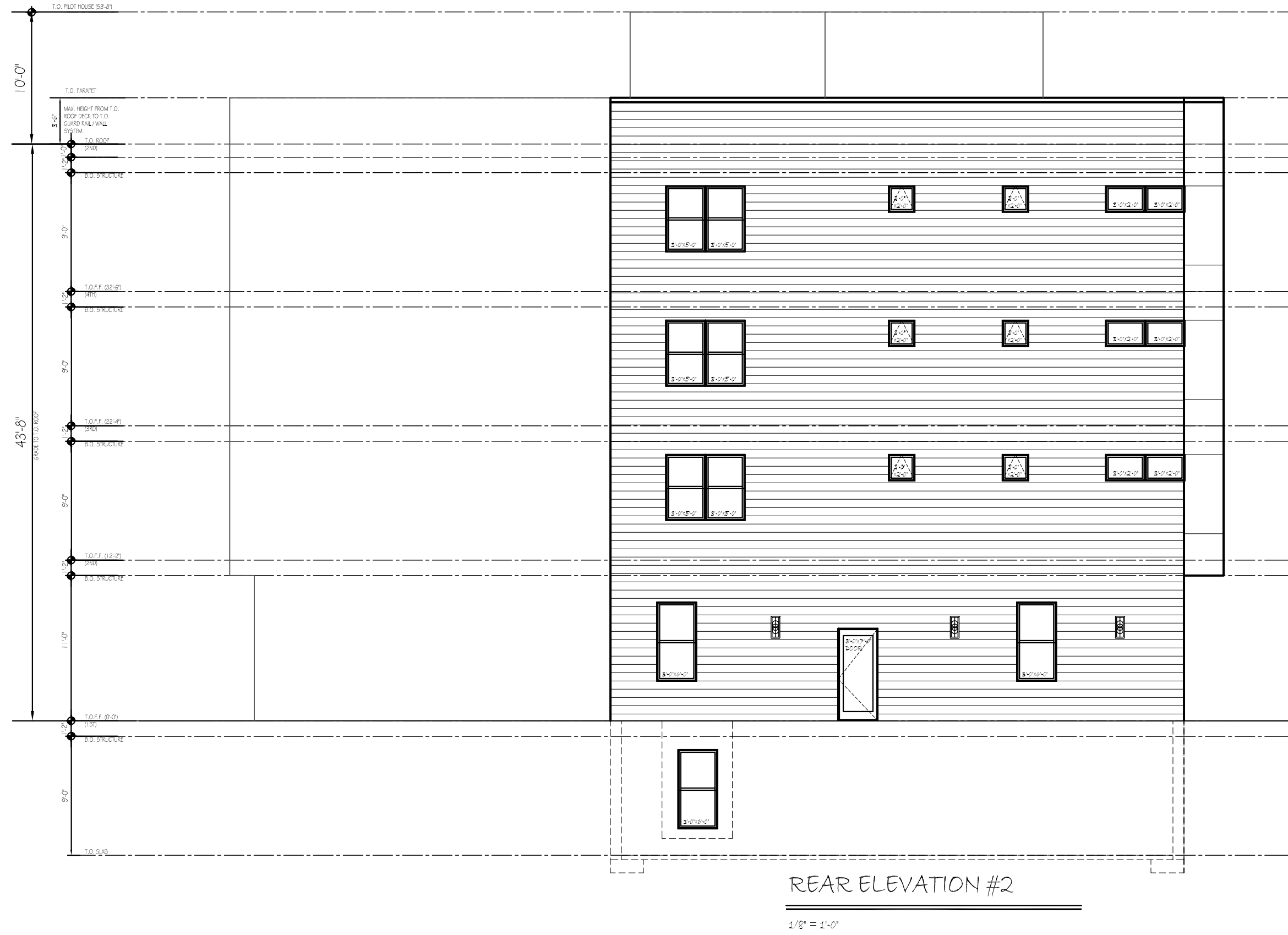
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ZONING PLAN & ELEVATIONS

DWG. TITLE



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PROJECT

PROPOSED MIXED USE BUILDING
2300-10 GERMANTOWN AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

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