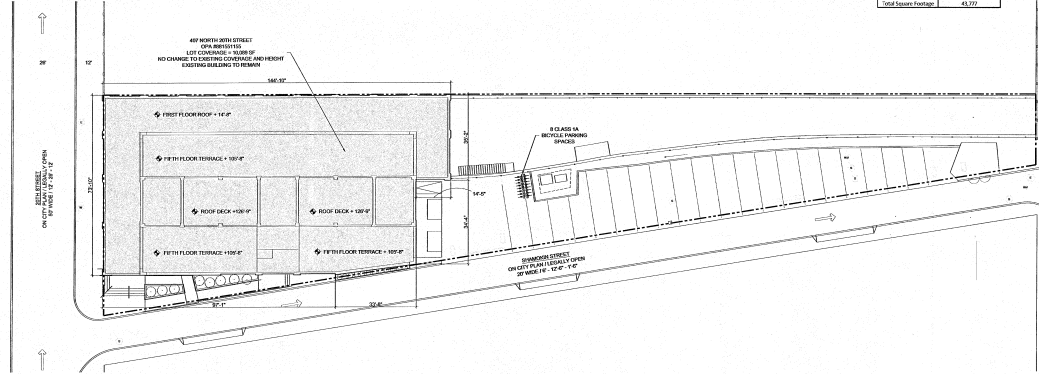


2 NEW SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

932218



1 SITE PLAN
SCALE: 1/16" = 1'-0"

AREA REGULATIONS			
LOT INFORMATION			
ADDRESS: 407 NORTH 20TH STREET, PHILADELPHIA, PENNSYLVANIA, 19120			
APR. 48305305			
TOTAL LOT AREA: 24,422 SF			
ZONING: CS-4, CITY OF PHILADELPHIA COMMERCIAL MIXED USE			
USE RESTRICTIONS		PERMITTED	PROPOSED
PERMITTED - RETAIL SALES			
EXISTING USE	PROPOSED USE	PROPOSED	PROPOSED
1ST FLOOR - RETAIL SALES WITH 36 ACCESSORY PARKING SPACES	2ND FLOOR - OFFICE		
3RD - 4TH FLOORS - MULTI-FAMILY HOUSING	5TH FLOOR - OFFICE		
PROPOSED USE	PROPOSED USE	PROPOSED	PROPOSED
1ST FLOOR - RETAIL SALES WITH 36 PARKING SPACES	2ND FLOOR - OFFICE WITH 36 PARKING SPACES		
3RD - 4TH FLOORS - MULTI-FAMILY HOUSING	5TH FLOOR - MULTI-FAMILY HOUSING		
DISTRICT AND USE DIMENSIONS		REQUIRED	EXISTING AND PROPOSED
MAXIMUM OCCUPIED AREA (SQ. FT.)		90%	62.7%
MINIMUM CLEAR HEIGHT (FT.)		N/A	20
MAXIMUM HEIGHT (FT.)		N/A	36
MASS			
MINIMUM CLEAR HEIGHT (EACH FT.)		6'-0"	6'-0"
MINIMUM HEIGHT (EACH FT.)		N/A	120'-0"
SETBACK			
MINIMUM SETBACK (EACH FT.)		N/A	120'-0"
GCR			
MAXIMUM GCR (%)		500	179.8
MINIMUM GCR (%)		15	NO CHANGE
OFF-STREET PARKING REQUIREMENTS (EACH)			
MINIMUM		0	0
RECYCLE PARKING			
MINIMUM		0	0

AREA REGULATORY NOTES

Note 1: The project includes the construction of a new floor level inside the existing building between the existing floor levels. The proposed construction does not change the coverage.

Note 2: 18.302.2 - There are parking spaces are required for every 10 units. 34 units x 1.5/10 = 5.1

Note 3: 18.302.1 - One bicycle space is required for every 3 units. 34 units x 1/3 = 11 bicycle parking spaces required.

GROSS SQUARE FOOTAGE SUMMARY	
Category	Square Footage
Existing	6,210
Proposed	17,212
Second Floor	6,577
Third Floor	6,687
Fourth Floor	6,687
Fifth Floor	3,411
Sixth Floor	2,450
Seventh Floor	1,390
Total Square Footage	43,173

VERSIONS	
No.	Description
1	1/26/2018 Zoning Submission

ZONING SUBMISSION
12/04/2018

3030 A B Q E S
407 N 20TH ST
PHILADELPHIA, PA 19120



The Granary
407 N 20th St.
Philadelphia, PA 19120

Zoning Plans and Information

Scale: 1/16" = 1'-0"

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 932218	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$300.00	DATE 12/28/18
LOCATION OF WORK: 00407 N 20TH ST PHILADELPHIA, PA 19130-3827				ZONING CLASSIFICATION CMX-4	
OWNER GRANARY PROPERTIES LP SUITE 300 PHILADELPHIA PA, 19103		APPLICANT ADAM LAVER 130 N 18TH STREET PHILADELPHIA, PA 19103		PLAN EXAMINER BRENDAN MULRY	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR THE ERECTION OF AN INTERIOR ADDITION (INCREASE IN GROSS FLOOR AREA WITH NO CHANGE IN EXISTING STRUCTURE EXTERIOR HEIGHT OR AREA).</p> <p style="text-align: right;">OFFICE COPY</p> <p>USE REGISTRATION FOR USE AS RETAIL SALES OF FOOD, BEVERAGES, AND GROCERIES, AND 16 ACCESSORY PARKING SPACES ON THE BASEMENT THROUGH SECOND FLOOR AS PREVIOUSLY APPROVED. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (24 DWELLING UNITS TOTAL) ON THE THIRD THROUGH SEVENTH FLOOR. FOR USE AS EIGHT (8) CLASS 1A BICYCLE PARKING SPACES.</p>					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT					
ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.					
<p>IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495</p> <p>LIMITATIONS: IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p>					

Muley

1/4

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

932219

APPLICATION # _____

ZONING CLASSIFICATION *CMX-4 / RmX*

PREVIOUS APPLICATION NO. *Viade St/area*



CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES AND INSPECTIONS
 MUNICIPAL SERVICES BUILDING - CONCOURSE
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 For more information visit us at www.phila.gov

LOCATION OF PROPERTY (LEGAL ADDRESS)
 407 N. 20th Street (SE Corner of Shamokin Street, through to 19th Street)

PROPERTY OWNER'S NAME: Granary Acquisition Partners, LP

PHONE # _____ FAX # _____

PROPERTY OWNER'S ADDRESS: 1613 Walnut Street, 2nd Floor
Philadelphia, PA 19103

LICENSE # _____ E-MAIL: _____

APPLICANT: Granary Acquisition Partners, LP by Blank Rome LLP

FIRM/COMPANY: Blank Rome LLP

PHONE # (215) 569-5764 FAX # (215) 832-5764

ADDRESS: Adam E. Laver, Esquire, Blank Rome LLP, One Logan Square
Philadelphia, PA 19103-6998

LICENSE # 083309 E-MAIL: laver@blankrome.com
 L&I Contact ID # AC2658933

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

TABULATION OF USES			
FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
B	retail sales		
1	retail sales, 16 accessory parking spaces		
2	business and professional offices		
3-6	twenty (20) multi-family residential dwelling units -- with accessory roof decks and terraces		

PROPOSED USE OF BUILDING/SPACE	
B-2	retail sales of food, beverages, and groceries, 16 existing accessory parking spaces (1st floor)
3-7	twenty-four (24) multi-family residential dwelling units -- with accessory roof decks and terraces (as previously approved)

STORIES AND HEIGHTS FROM GROUND TO ROOF							
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION			
	FRONT	SIDE	REAR	FRONT	SIDE	REAR	REAR
IN FEET							
IN STORIES							

BRIEF DESCRIPTION OF WORK/CHANGE

Fit-out of existing structure, as per plans, for increase in multi-family residential dwelling units and creation of interstitial floor to be known as "6th Floor" -- as per attached plans

Addition of eight (8) bicycle parking spaces

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: By: AE Laver DATE: 12/04/2018

Granary Acquisition Partners, LP
 Blank Rome LLP

Prepared by:

Rosemary J. Loverdi, Esq.
Dilworth Paxson LLP
1500 Market Street, Suite 3500E
Philadelphia, PA 19102
(215) 575-7000

LSU File: PAF 18-3100

Return to:

Catharine E. Sibel, Esquire
Spruce Law Group, LLC
1622 Spruce Street
Philadelphia, PA 19103

OPA Numbers: #88-1551160 and #88-1551155 (407-11 N. 20th Street)

DEED

THIS INDENTURE made the 30th day of November, 2018 between **GRANARY PARTNERS, L.P.**, a Pennsylvania limited partnership, hereinafter called the Grantor, of the one part,

AND

GRANARY ACQUISITION PARTNERS, LP, a Pennsylvania limited partnership, hereinafter called the Grantee, of the other part,

WITNESSETH, That the said Grantor, for and in consideration of the sum of Seven Million Six Hundred Thousand and 00/100 (\$7,600,000.00) Dollars, lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN PARCEL OF LAND as described on Exhibit "A" attached hereto,

UNDER AND SUBJECT, however, to the matters of record as of the date hereof, as well as easements, conditions and restrictions visible upon the ground.

EXHIBIT "A" TO DEED

LEGAL DESCRIPTION

Premises A

ALL THAT CERTAIN lot or piece of ground, together with the improvements thereon,

SITUATED in the 8th Ward of the City of Philadelphia, in accordance with a plan of property prepared by Barton and Martin Engineers dated November 10, 2003, last revised December 9, 2003, Project No. 200363222, as follows, to wit:

BEGINNING at the point of intersection of the Northerly side of Shamokin Street (20 feet wide) with the Easterly side of 20th Street (50 feet wide); thence from said point of beginning, extending along said Easterly side of 20th Street, in a Northerly direction, 90 feet 4-1/4 inches to a point on the Southerly side of Pennsylvania Avenue (variable width); thence extending along the Southerly side of Pennsylvania Avenue, the following three 3 courses and distances: (1) in an Easterly direction, 150 feet 8-3/8 inches to a point; (2) in a Southerly direction, 15 feet 1-1/2 inches to a point; (3) in an Easterly direction, 244 feet 11-5/8 inches to a point on the Westerly side of 19th Street (50 feet wide); thence extending along said Westerly side of 19th Street, in a Southerly direction, 12 feet 8-3/4 inches to a point on the Northerly side of Shamokin Street; thence extending in a Westerly direction, along said Northerly side of Shamokin Street, 400 feet 11-1/4 inches to the point and place of beginning.

Being known as 407-411 North 20th Street.

Premises B

ALL THAT CERTAIN lot or piece of ground described according to a Site and Subdivision Plan for Granary Partners, L.P. prepared by Bohler Engineering dated 10/8/2010, and reviewed and approved by the City of Philadelphia City Survey Department on October 12, 2010, as follows, to wit:


BEGINNING at a point on the Northwesterly right-of-way line of 19th Street (50 feet wide right-of-way, legally open), said point being distant North 11 degrees 21 minutes 00 seconds East, a distance of 12.729 feet from the intersection of the Northwesterly right-of-way line of 19th Street and the Northeasterly right-of-way line of Shamokin Street (20 feet wide right-of-way, legally open) and from said point of beginning running, thence;

The following two courses and distances along the dividing line between proposed Lot B and Lot 312, Map 3 N 23, lands now or formerly Granary Partners, L.P.:

1. North 78 degrees 59 minutes 00 seconds West, a distance of 244.969 feet to a point, thence;
2. North 11 degrees 21 minutes 00 seconds East, a distance of 15.125 feet to a point, thence;

The following four (4) courses and distances along the dividing line between Proposed Lot A and Proposed Lot B and along the face of a stone wall:

3. North 10 degrees 55 minutes 16 seconds East, a distance of 0.399 feet to a point, thence;

USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 906538	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$300.00	DATE 08/31/18
LOCATION OF WORK: 00407 N 20TH ST PHILADELPHIA, PA 19130-3827 USE		ZONING CLASSIFICATION CMX-4			
OWNER GRANARY PROPERTIES LP SUITE 300 PHILADELPHIA PA, 19103		APPLICANT CAROL FACENDA 10 SENTRY PARKWAY BLUE BELL, PA 19422		PLAN EXAMINER CHELI DAHAL	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR Use Registration FOR A BUSINESS AND PROFESSIONAL OFFICE AT SECOND FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING (20 DWELLING UNITS) FROM THIRD FLOOR THROUGH SIXTH FLOORS IN THE SAME BUILDING WITH ALL OTHER RETAIL SALES AND ACCESSORY PARKING SPACES AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.</p>					
					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<p>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p>					
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<p>LIMITATIONS: IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.</p> <p>THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> <p>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p>					
<p><u>POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES</u> POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY. WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.</p>					