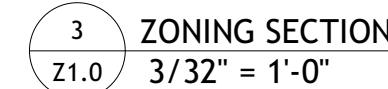


 PROJECT AREA
 SETBACK
 PROPERTY LINE

1. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS
2. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF

GENERAL NOTES	SURVEY NOTES
1. <u>OWNERS</u> JAKE WESTPHAL 40 MORRIS AVENUE SUITE 141 BRYN MAWR, PA, 19010 2. <u>PROPERTY INFORMATION</u> 900-04 S. 11TH STREET PHILADELPHIA, PA 19147 3. <u>DEED REFERENCE</u> DOCUMENT#: 54355391 4. <u>LAND USE</u> EXISTING: COMMERCIAL	A. BOUNDARY AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN NOVEMBER 2024 BY PADULA ENGINEERING COMPANY. B. HORIZONTAL DATUM IS REFERENCED TO PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83. VERTICAL DATUM IS REFERENCED TO NAVD88. HORIZONTAL AND VERTICAL DATUM ESTABLISHED BY GPS OBSERVATION ON NOVEMBER 20, 2024.

[illegible]

ISSUE FOR ZONING



Shift Space Design LLC
3060 W Jefferson St
Philadelphia, PA 19121
267.536.9099
shiftspacedesign.com

Zoning Permit

Permit Number ZP-2025-005104

LOCATION OF WORK 900-04 S 11TH ST, Philadelphia, PA 19147-3702	PERMIT FEE \$1,010.00	DATE ISSUED 6/18/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER WESTPHAL JAKE	40 MORRIS AVE STE 101 WESTPHAL JAKE BRYN MAWR PA 19010
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure with roof deck and roof deck access structure. Size and location as shown on plans.

APPROVED USE(S) Artist Studios and Artisan Industrial.; Residential - Household Living - Single-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2025-005104

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

900-04 S 11TH ST, Philadelphia, PA 19147-3702

ADDITIONAL USE DETAILS

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

For use as Artist Studios & Artisan Industrial at the basement and 1st floor with Single-Family Household Living at the 2nd thru 3rd floors with one (1) off-street commercial loading space.

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.