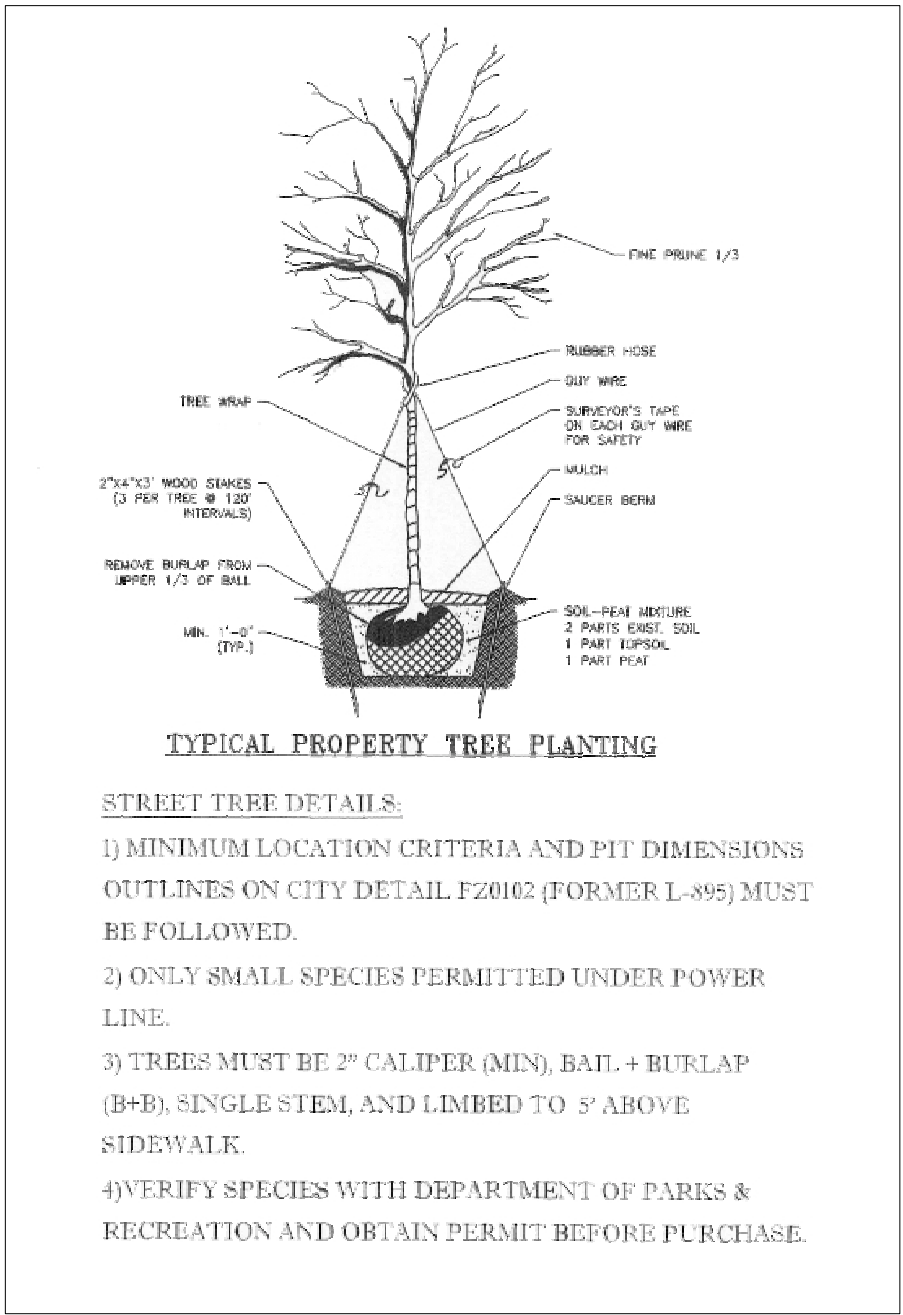


1 PROPOSED LANDSCAPE PLAN  
Z-102 1/16"=1'-0"



2 PROPOSED TREE PLANTING DETAIL  
Z-102 NTS

YARD TREE REQUIREMENTS:	REQUIRED	PROPOSED
4025.7 SF OF OPEN AREA 1600 SF PER TREE REQ.		
TREES	3 TOTAL	3 L1 - JAPANESE CEDER (CRYPTOMERIA JAPONICA 'YOSHINO')
STREET TREE REQUIREMENTS:		
1 TREE PER 35' OF LINEAR FRONTAGE 381'-5" OF FRONTAGE	11 TOTAL	11 L1 - JAPANESE CEDER (CRYPTOMERIA JAPONICA 'YOSHINO') L2 - EXTG TREES TO REMAIN
PARKING LOT SCREEN ALONG FITZWATER:		
4 SHRUBS PER 20 LINEAR FEET. 88'-10 3/4" OF FRONTAGE	20 TOTAL	20 L3 - PASTURE ROSE (ROSA CAROLINA)



ASSIMILATION DESIGN LAB LLC

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ARCHITECT



SEAL

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OWNER

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REVISIONS

1	08.16.25	PERMIT

CONSTRUCTION DOCS

704 E PASSYUNK  
MIXED USE

704 E PASSYUNK AVE  
PHILADELPHIA PA 19147

PROJECT

LANDSCAPE  
PLAN

SHEET TITLE

PROJECT NUMBER - 433

SHEET No.

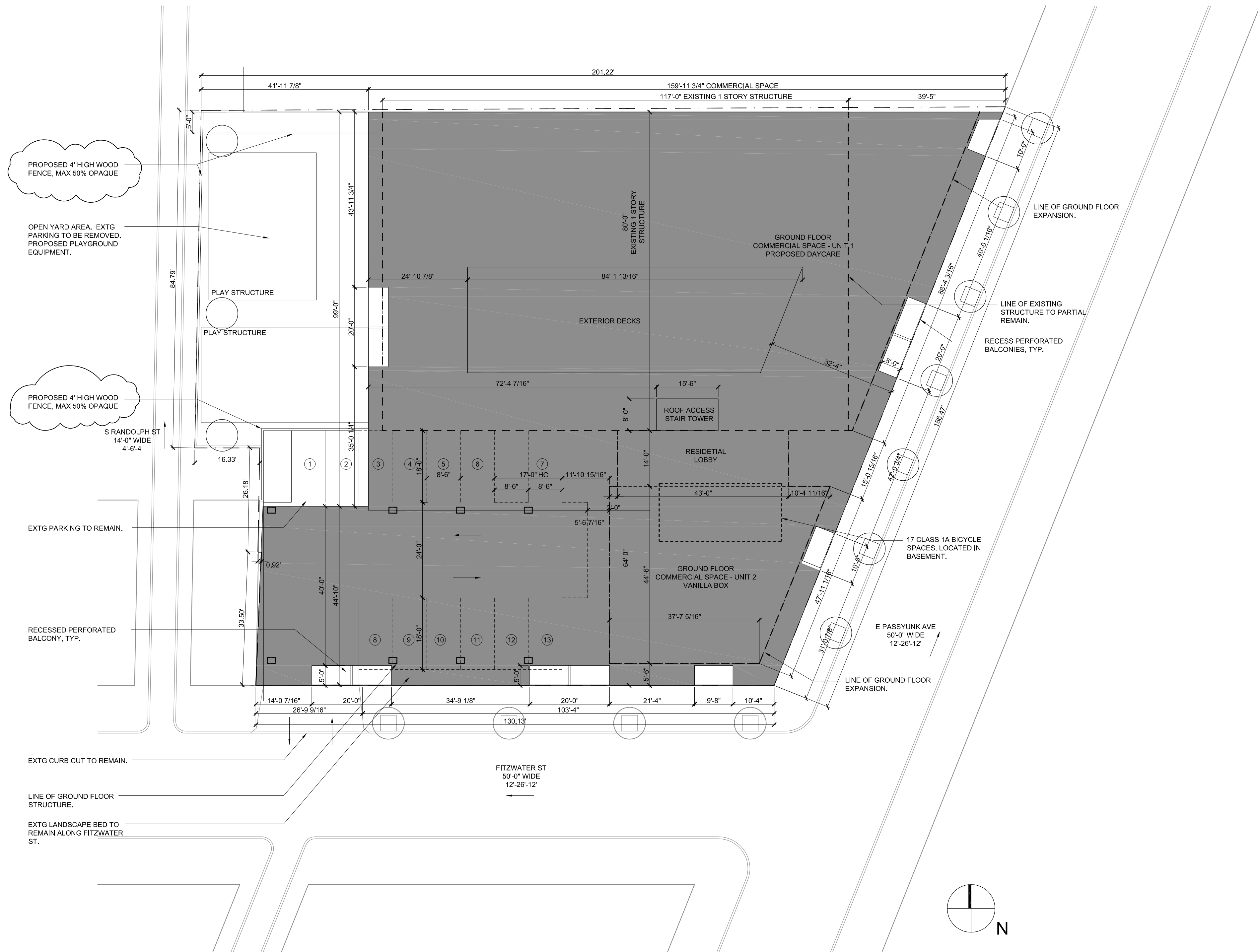
SCALE: AS NOTED

DRAWN BY: DFW

CHECKED BY: DFW

Z-102

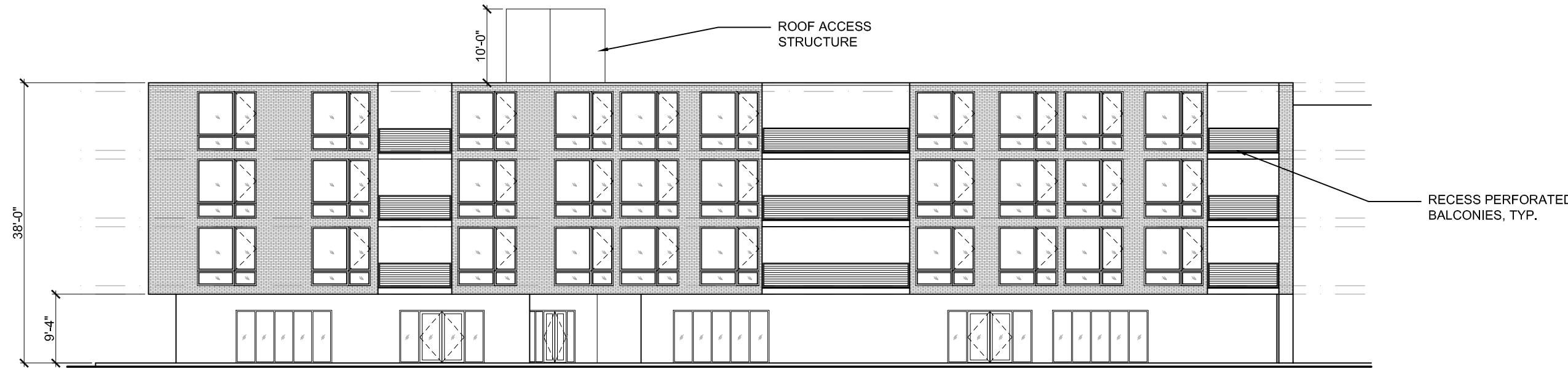




1 PROPOSED SITE PLAN  
Z-101 1/16"=1'-0"



2 PROPOSED SOUTH ELEVATION  
Z-101 1/16"=1'-0"



3 PROPOSED EAST ELEVATION  
Z-101 1/16"=1'-0"

704 E PASSYUNK AVE:

PROPOSED 4 STORY NEW CONSTRUCTION STRUCTURE. EXISTING SINGLE STORY STRUCTURE TO BE PARTIAL DEMOLISHED. EXISTING PARKING LOT AND ENTRANCE TO PARKING TO REMAIN.  
PROPOSED MIXED USE BUILDING WITH 51 RESIDENTIAL UNITS, TO INCLUDE EXTERIOR BALCONIES AND DECK SPACE, WITH RESIDENTIAL LOBBY AT GROUND FLOOR.  
PROPOSED GROUND FLOOR COMMERCIAL SPACE. PROPOSED DAYCARE AT UNIT 1, VANILLA BOX AT UNIT 2.

CMX-2  
LOT AREA: 25,070 SF PER OPA RECORDS

HEIGHT	ALLOWED	PROPOSED
MIN OPEN AREA %	20%	22.2%
MIN OPEN AREA SF	5014 SF	5565.4 SF
REAR YARD DEPTH	NA	NA
SIDE YARD WIDTH IF USED	5'-0"	NA
ROOF ACCESS AREA	125 SF PER 10'-0"	124 SF 10'-0"

CLASS 1A BICYCLE SPACES:	REQUIRED	PROPOSED
1 PER 3 DWELLING UNITS	17	17 IN BASEMENT
51 UNITS		16'X5'-0" PER SPACE



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REVISIONS

1	07.30.25	PRELIMINARY REVIEW
2	08.16.25	PERMIT
3	10.14.25	PERMIT
4	10.23.25	PERMIT

CONSTRUCTION DOCS

704 E PASSYUNK  
MIXED USE

704 E PASSYUNK AVE  
PHILADELPHIA PA 19147

PROJECT

ZONING  
PLAN

SHEET TITLE

PROJECT NUMBER - 433

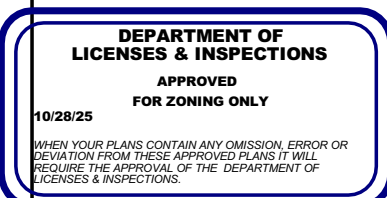
SHEET No.

SCALE: AS NOTED

DRAWN BY: DFW

CHECKED BY: DFW

Z-101



Applied by L&I: Shalei Cohen



# Zoning Permit

Permit Number ZP-2025-009342

LOCATION OF WORK 704 E PASSYUNK AVE, Philadelphia, PA 19147-3017	PERMIT FEE \$1,681.00	DATE ISSUED 1/6/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER P & F RETAIL ASSOCIATES L P	ONE PRESIDENTIAL BLVD SUITE 202 BALA CYNWYD PA 19004
--	--

OWNER CONTACT 1 Yoav Shiffman	525 Market St, Camden, NJ 08102
----------------------------------	---------------------------------

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR PARTIAL DEMOLITION OF EXISTING STRUCTURE AND FOR THE ERECTION OF AN ADDITION CREATING AN ATTACHED STRUCTURE WITH EXTERIOR DECKS AND BALCONIES. SIZE AND LOCATION AS SHOWN IN PLAN.
--

APPROVED USE(S) Child Care - Child Care Center; 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-2025-009342

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

704 E PASSYUNK AVE, Philadelphia, PA 19147-3017

## ADDITIONAL USE DETAILS

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

CHILD CARE CENTER AT FIRST FLOOR (UNIT 1), VACANT COMMERCIAL SPACE (UNIT 2), AND 51 DWELLING UNITS WITH 13 PARKING SPACES ACCESSED BY EXISTING CURB CUT (INCLUDING ONE (1) VAN ACCESSIBLE SPACE) AND 17 CLASS 1A BICYCLE SPACES.

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 available from Office of Property Assessment [www.phila.gov/opa](http://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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.