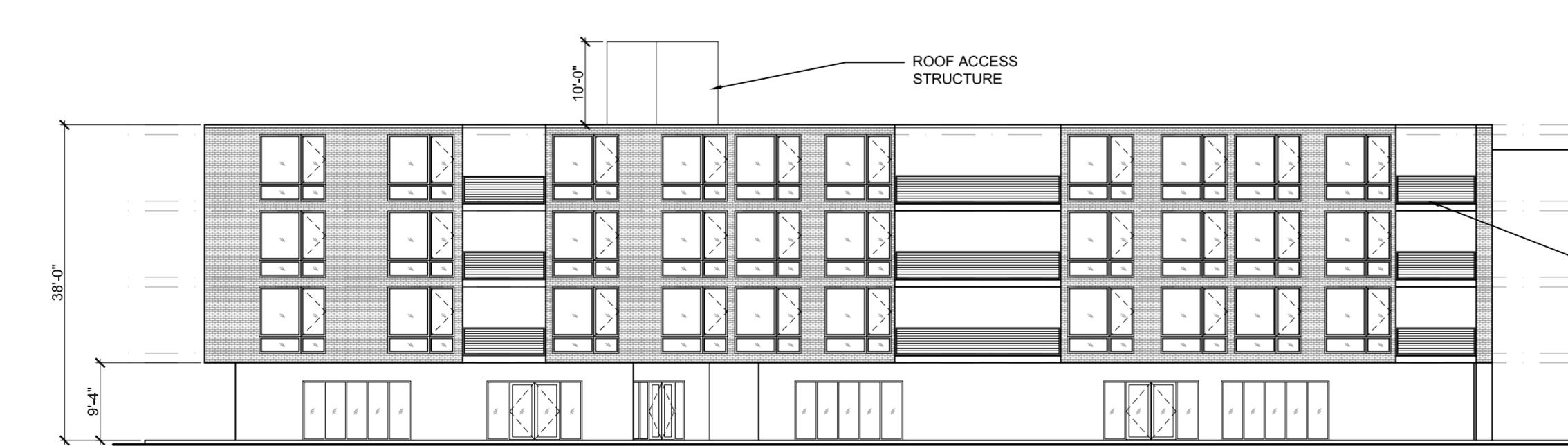
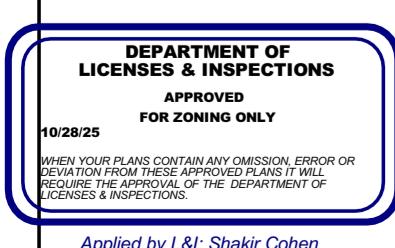


2 PROPOSED SOUTH ELEVATION
Z-101 1/16=1'-0"



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



Applied by L&I: Shaki Cohen

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
HEIGTH ALLOWED PROPOSED
38' 38'-0"
MIN OPEN AREA % 20% 22.2%
MIN OPEN AREA SF 5014 SF 5585.4 SF
GFA 19,504.8 SF
REAR YARD DEPTH NA NA
SIDE YARD WIDTH IF USED 5'-0" NA
ROOF ACCESS AREA 125 SF PER 124 SF
ROOF ACCESS HEIGHT 10'-0" 10'-0"

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

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: NA

Passyunk Avenue

PRIMARY FRONTAGE: NA

REAR STREET: NA

Applied Electronically By: BRIAN WENRICH

September 23, 2025

E-7436

Ledger No.: _____

Philadelphia City Planning Commission

ASSIMILATION DESIGN LAB LLC

515 S 48TH ST
PHILADELPHIA, PA 19143
DAVID WHIPPLE, AIA
C: 267.915.1554
E: DFW@ASSIMILATIONDESIGNLAB.COM

ARCHITECT



P & F RETAIL ASSOCIATES L P

525 MARKET ST
CAMDEN, NJ 08102
YOAV SHIFFMAN
P: 215.356.5978
E: YOAV@SHIFCORE.COM

OWNER

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REVISIONS

1	07.30.25	PRELIMINARY REVIEW
2	09.16.25	PERMIT

CONSTRUCTION DOCS

704 E PASSYUNK MIXED USE

704 E PASSYUNK AVE
PHILADELPHIA PA 19147

PROJECT

ZONING PLAN

SHEET TITLE

PROJECT NUMBER - 433

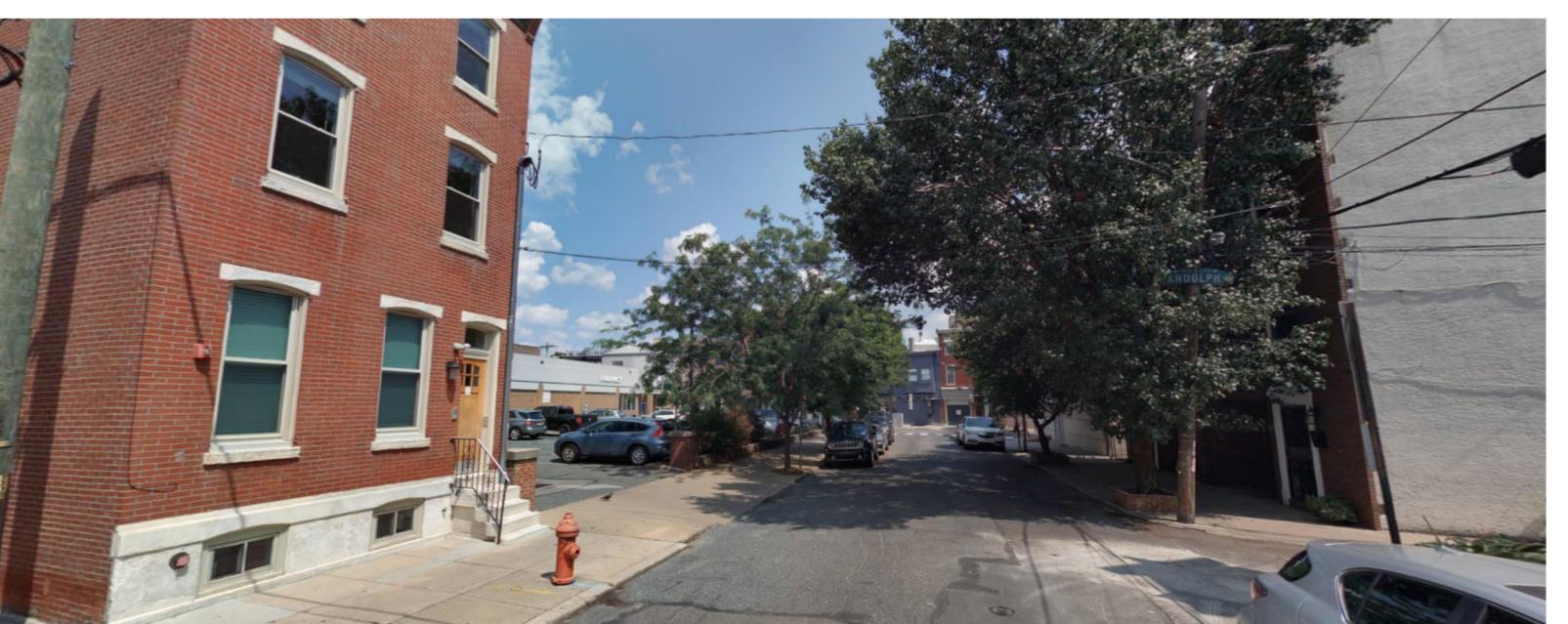
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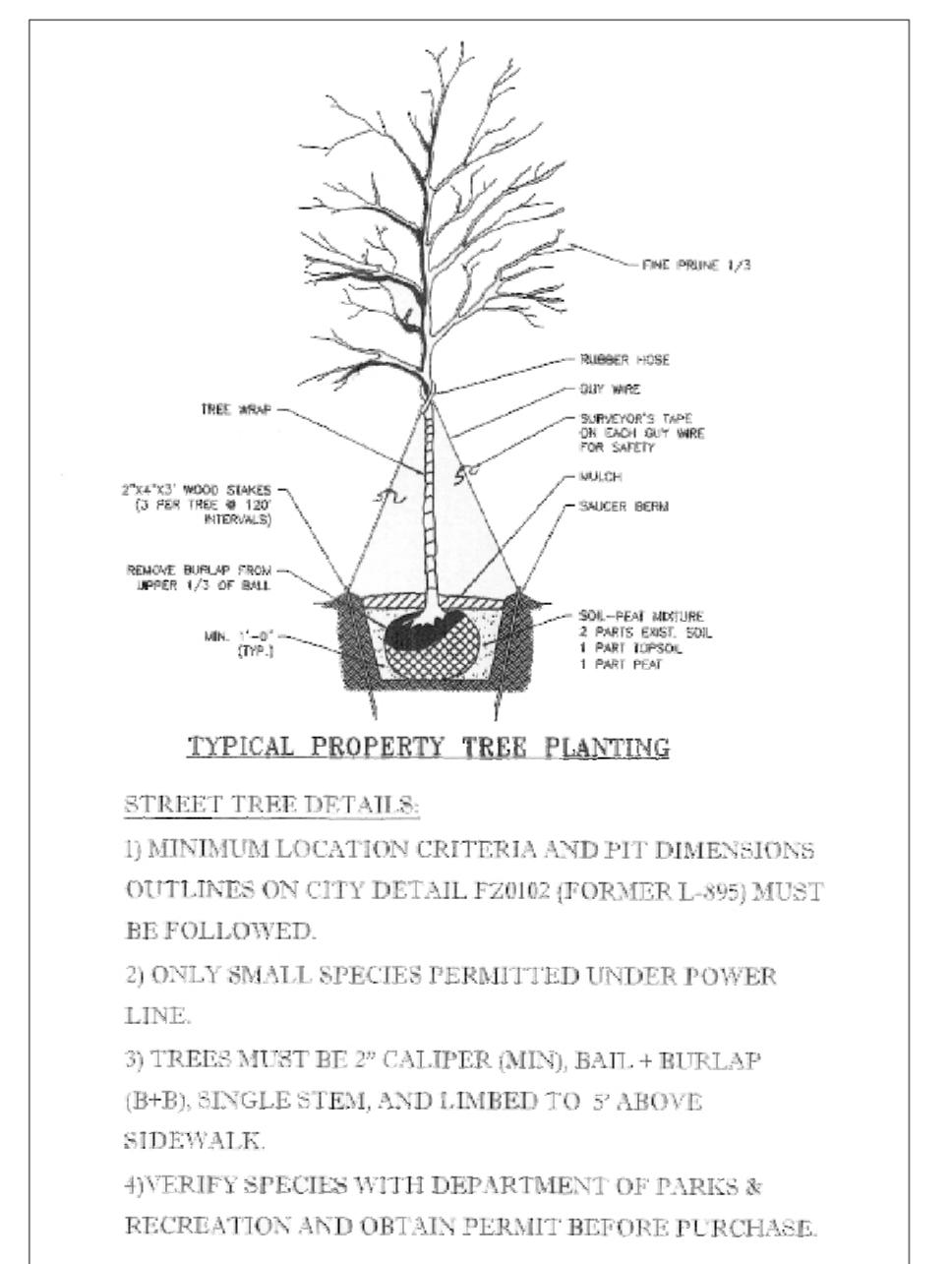
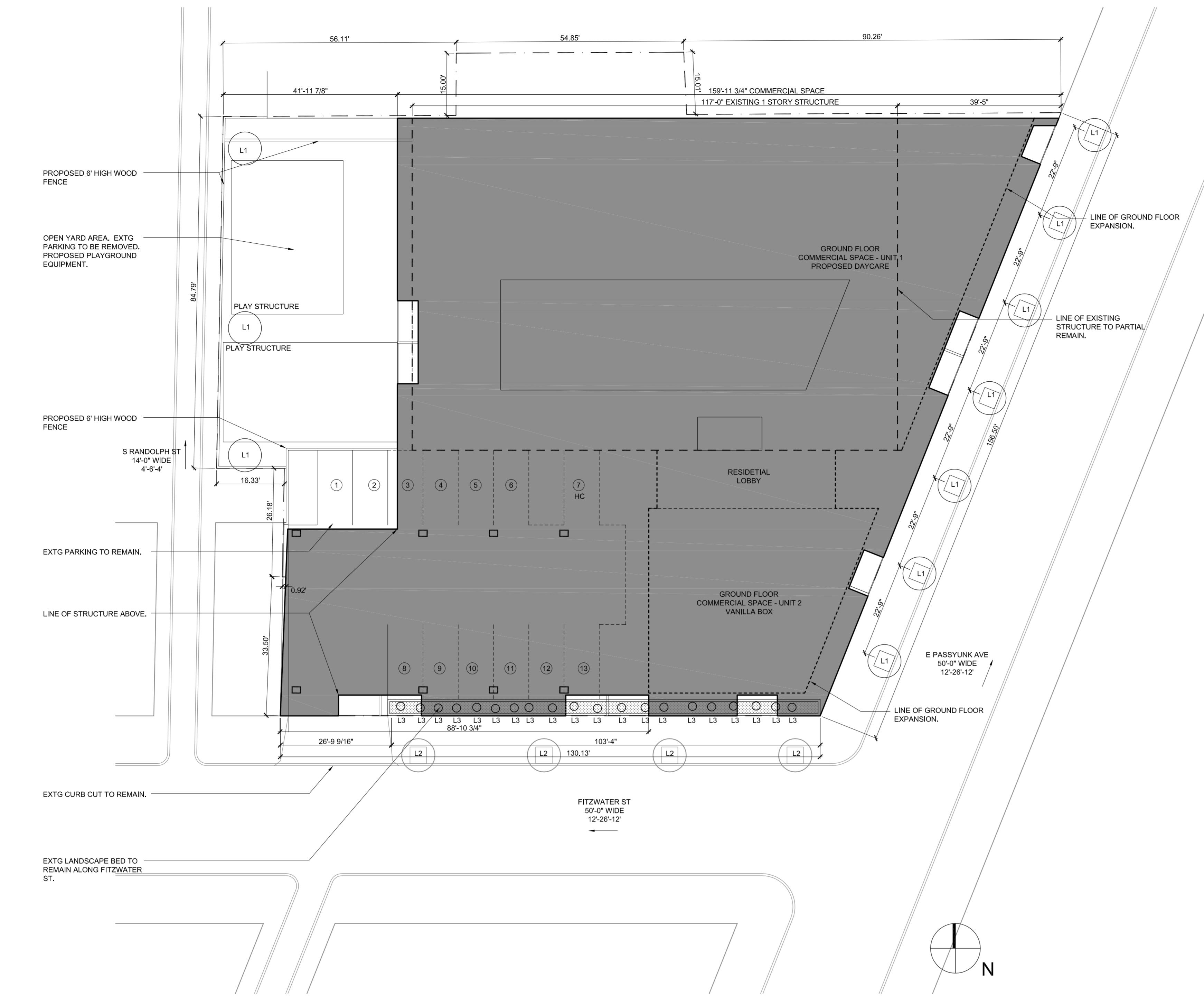
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DRAWN BY: DFW

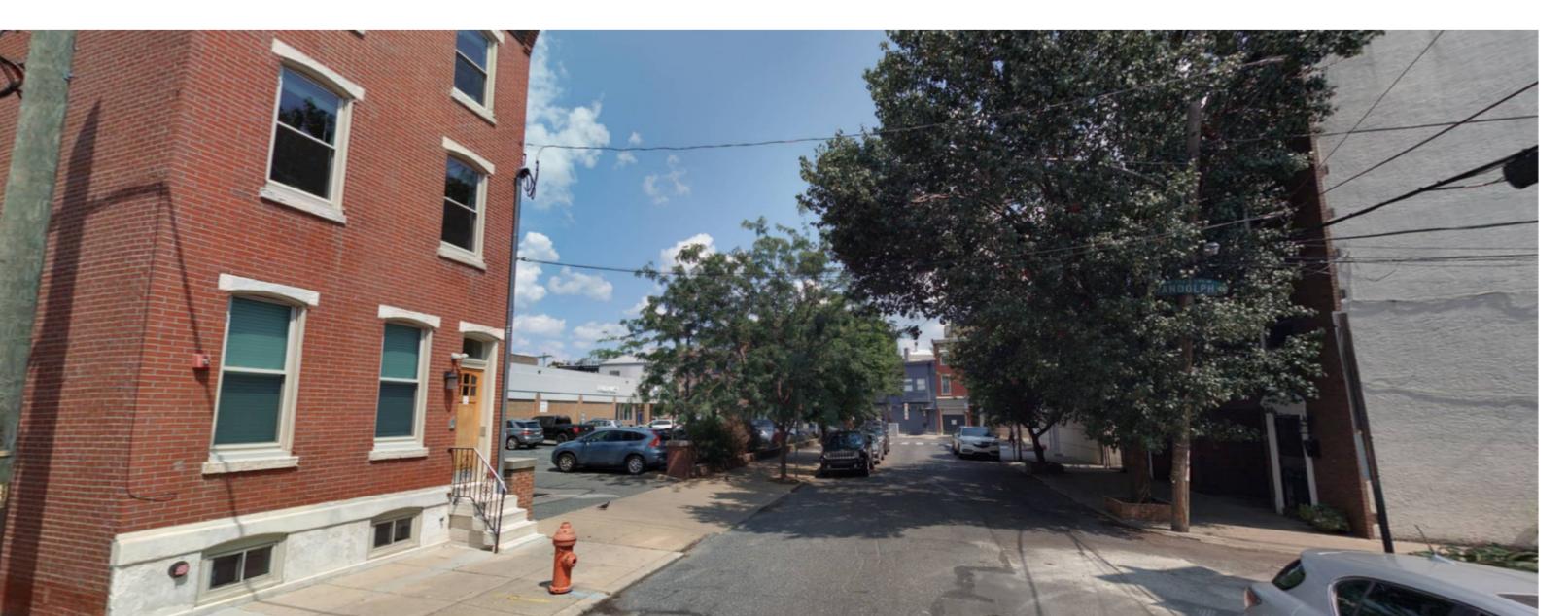
CHECKED BY: DFW

Z-101





PROPOSED TREE PLANTING DETAIL



SIMULATION DESIGN LAB LLC

548TH ST
ADELPHIA, PA 19143

D WHIPPLE, AIA
37.918.1354
FW@ASSIMILATIONDESIGNLAB.COM

TECT



F RETAIL ASSOCIATES L P

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/ SHIFFMAN
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REVISIONS

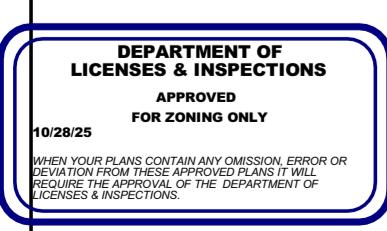
CONSTRUCTION DOCS

E PASSYUNK AVE
ADELBURG, PA. 19147

GT

LANDSCAPE PLAN

TITLE	
PROJECT NUMBER - 433	
	SHEET No.
: AS NOTED	Z-102
N BY: DFW	
ED BY: DFW	



ASSIMILATION DESIGN LAB LLC

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ARCHITECT



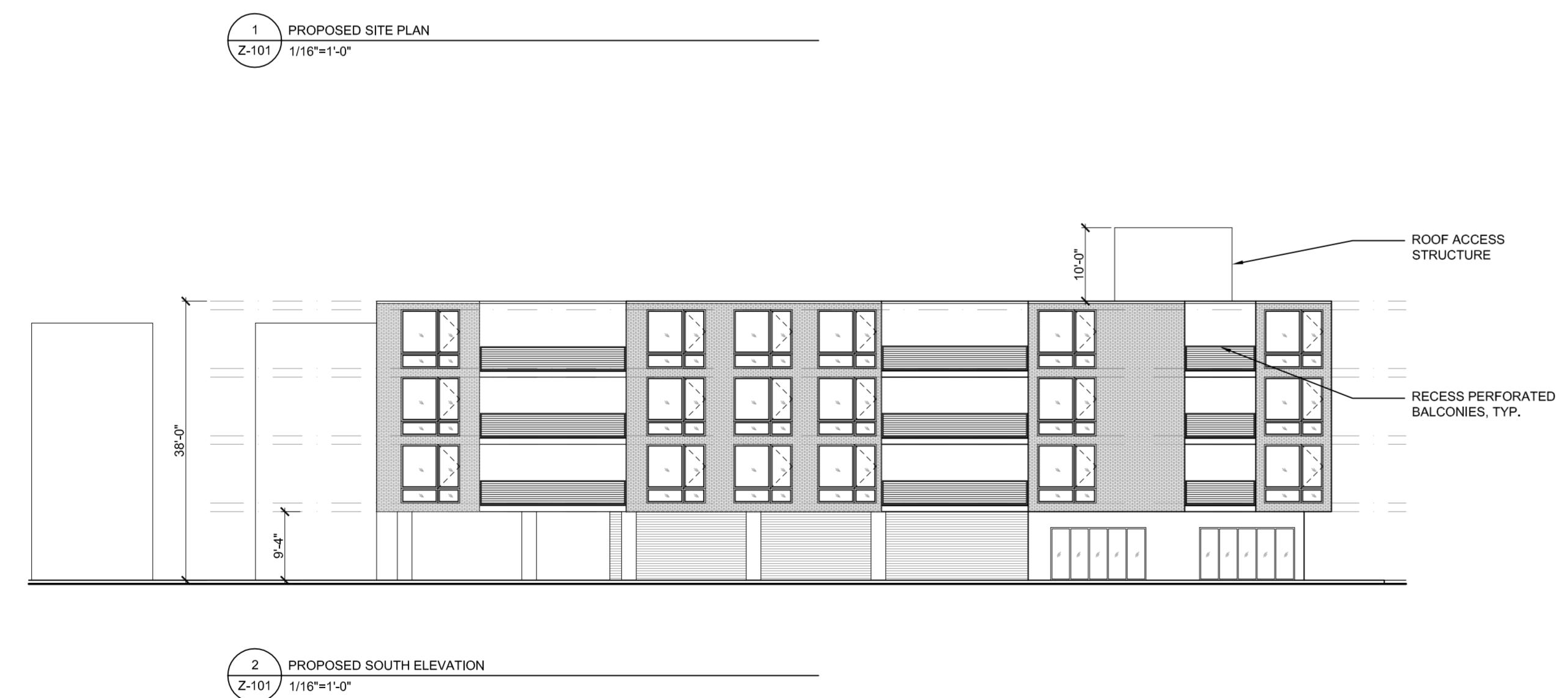
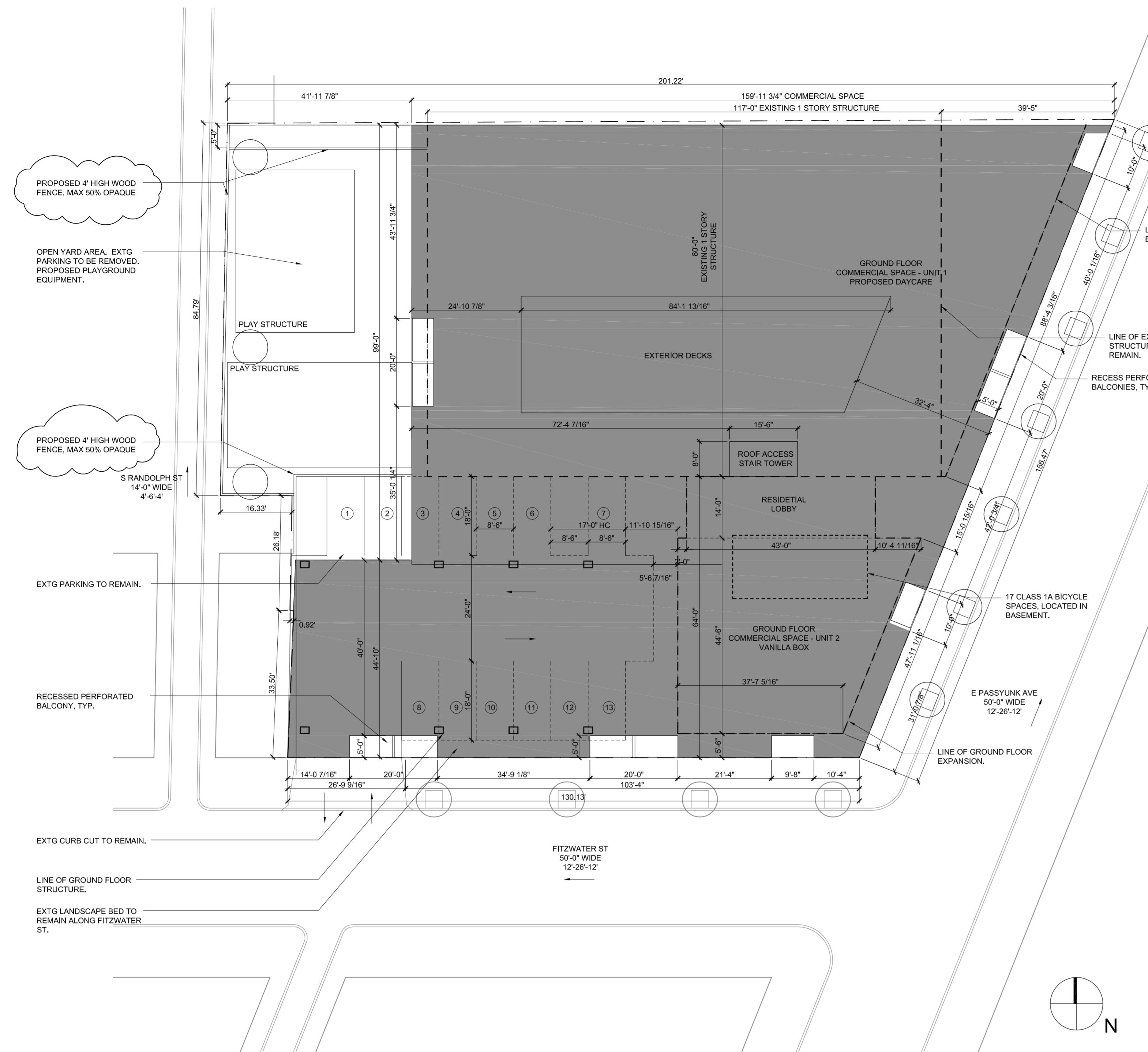
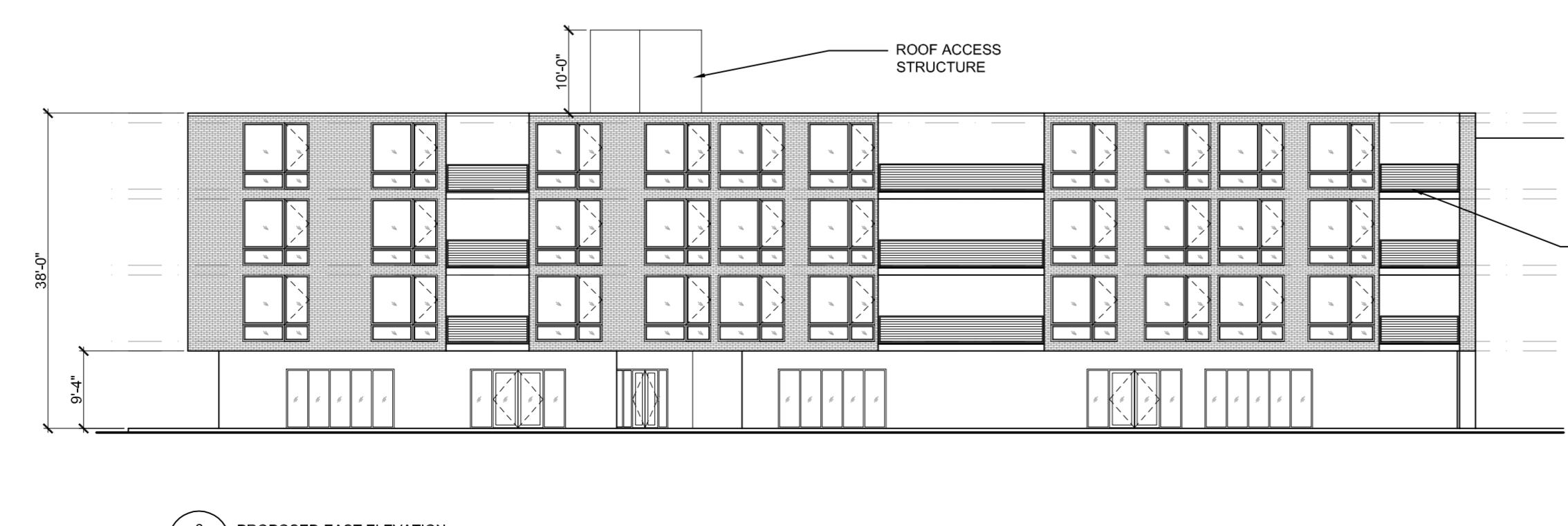
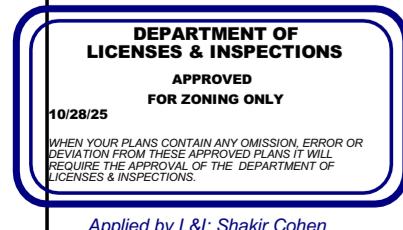
P & F RETAIL ASSOCIATES L P

525 MARKET ST
CAMDEN, NJ 08102YOAV SHIFFMAN
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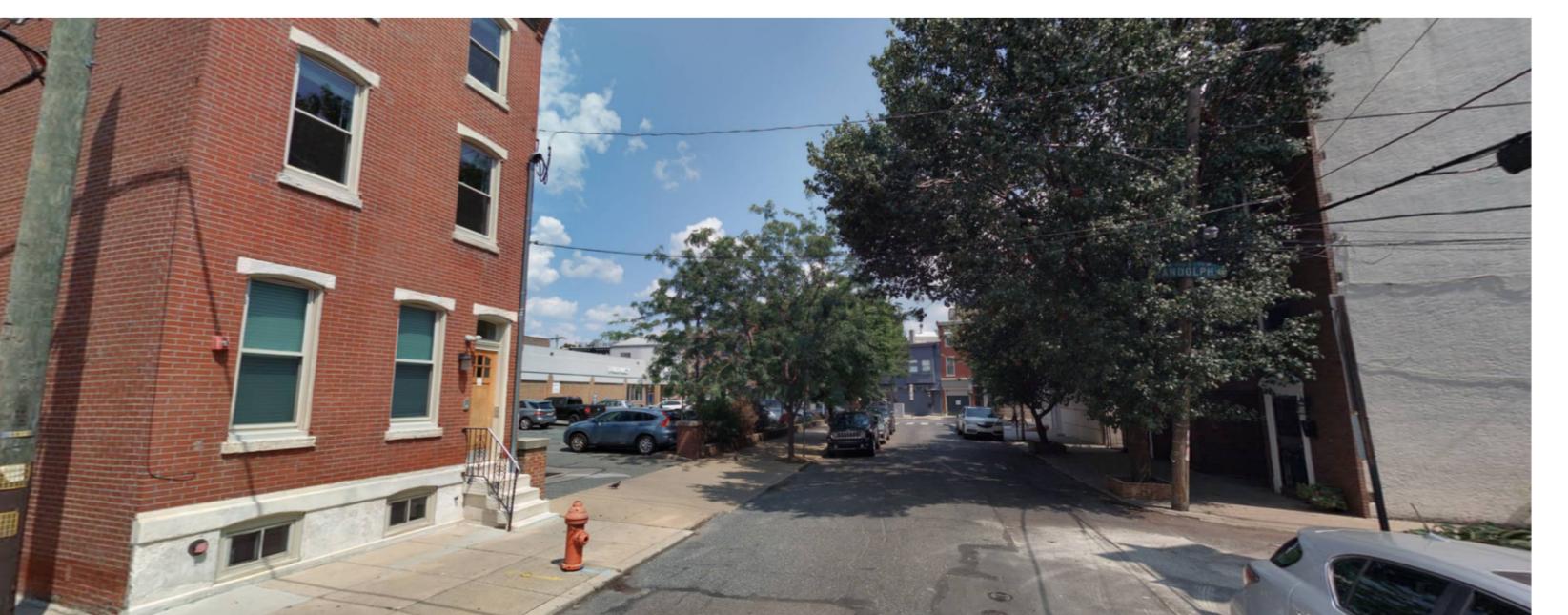
OWNER

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
38'	38'-0"	38'-0"
MIN OPEN AREA %	20%	22.2%
MIN OPEN AREA SF	5014 SF	5585.4 SF
GFA	19,504.8 SF	
REAR YARD DEPTH	NA	NA
SIDE YARD WIDTH IF USED	5'-0"	NA
ROOF ACCESS AREA	125 SF PER	124 SF
ROOF ACCESS HEIGHT	10'-0"	10'-0"

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

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

Applied by L&I: Shafiq Cohen



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REVISIONS

1	07.30.25	PRELIMINARY REVIEW
2	09.16.25	PERMIT
3	10.14.25	PERMIT
4	10.23.25	PERMIT

CONSTRUCTION DOCS

704 E PASSYUNK
MIXED USE704 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

Zoning Permit

Permit Number ZP-2025-009342

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

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

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

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 PROVISO(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, 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.