

Z-1
GENERAL NOTES AND SITE PLAN
Z-2
ELEVATIONS

PROPERTY ADDRESS: 5165 WAKEFIELD STREET,
PHILADELPHIA, PA 19144

LOT AREA: 1,933 SQ FT

ZONING CLASSIFICATION: RM1

PROJECT DESCRIPTION: NEW CONSTRUCTION
EXISTING THREE STORY. PROPOSE FIVE
APARTMENTS.

NAME: VPY BUSINESS SERVICES LLC

MAILING ADDRESS: 1386 HOLT ROAD, HUNTINGDON
VALLEY, PA 19006

PROPOSE BUILDING CONSTRUCTION TYPE VB

2018 INTERNATIONAL BUILDING CODE

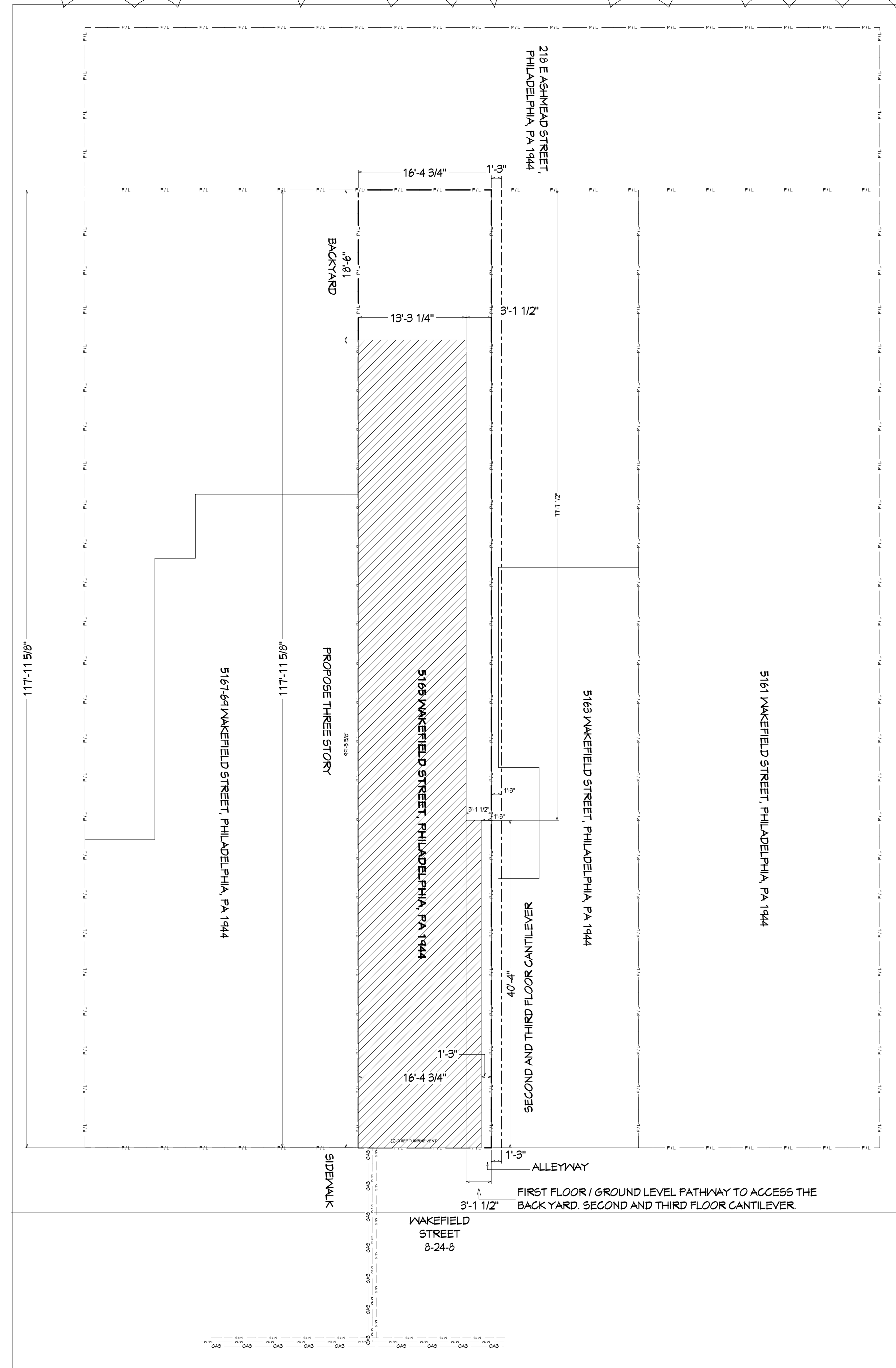
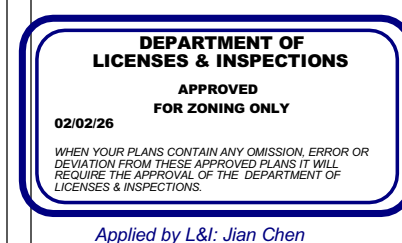
EARTH DISTURBANCE	1,447 SQ FT
ALTERATION AREA	4,341 SQ FT
ADDITION AREA	1,447 SQ FT

LOT AREA	1,933 SQ FT
OPEN AREA	486 SQ FT
BUILDING AREA	1,447 SQ FT

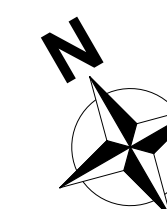
PROPERTY LINE	— P/L —
ADJACENT PROPERTY	— P/L —
OPEN AREA	_____
EXISTING BUILDING	_____

1ST FLOOR	9'-0" C.H
2ND FLOOR	9'-0" C.H
3RD FLOOR	9'-0" C.H

1ST FLOOR	PROPOSE APARTMENTS
2ND FLOOR	PROPOSE APARTMENTS
3RD FLOOR	PROPOSE APARTMENTS



SITE PLAN
SCALE: 1/8" = 1'-0"



REVISION TABLE		
NUMBER	DATE	REVISED BY DESCRIPTION
1	10/13/2025	MM SITE PLAN
2	11/20/2025	MM SITE PLAN
3	12/10/2025	MM SITE PLAN
4	12/26/2026	MM SITE PLAN
5	1/8/2026	MM SITE PLAN
6	7/20/2026	MM SITE PLAN / EIR

ZONING DRAWING

NEW CONSTRUCTION PROPOSE THREE STORY.
PROPOSE FIVE APARTMENTS.

REVISION 7 - SITE PLAN AND ELEVATIONS (2/2/2026)

5165 WAKEFIELD STREET, PHILADELPHIA, PA

DRAWN BY: MM

DRAWINGS PROVIDED BY:

DRAWINGS PROVIDED BY:
MAGDA GREEN DESIGN LLC,
1511 WALNUT STREET SUITE #400
PHILADELPHIA, PA 19102

PHILADELPHIA, PA 19102
OFFICE HOURS MON-FRI 8AM-4PM
OFFICE NUMBER: 267-804-7797
EMAIL: INFO@MAGDAGREENDESIGN.COM

DATE:

9/11/2025

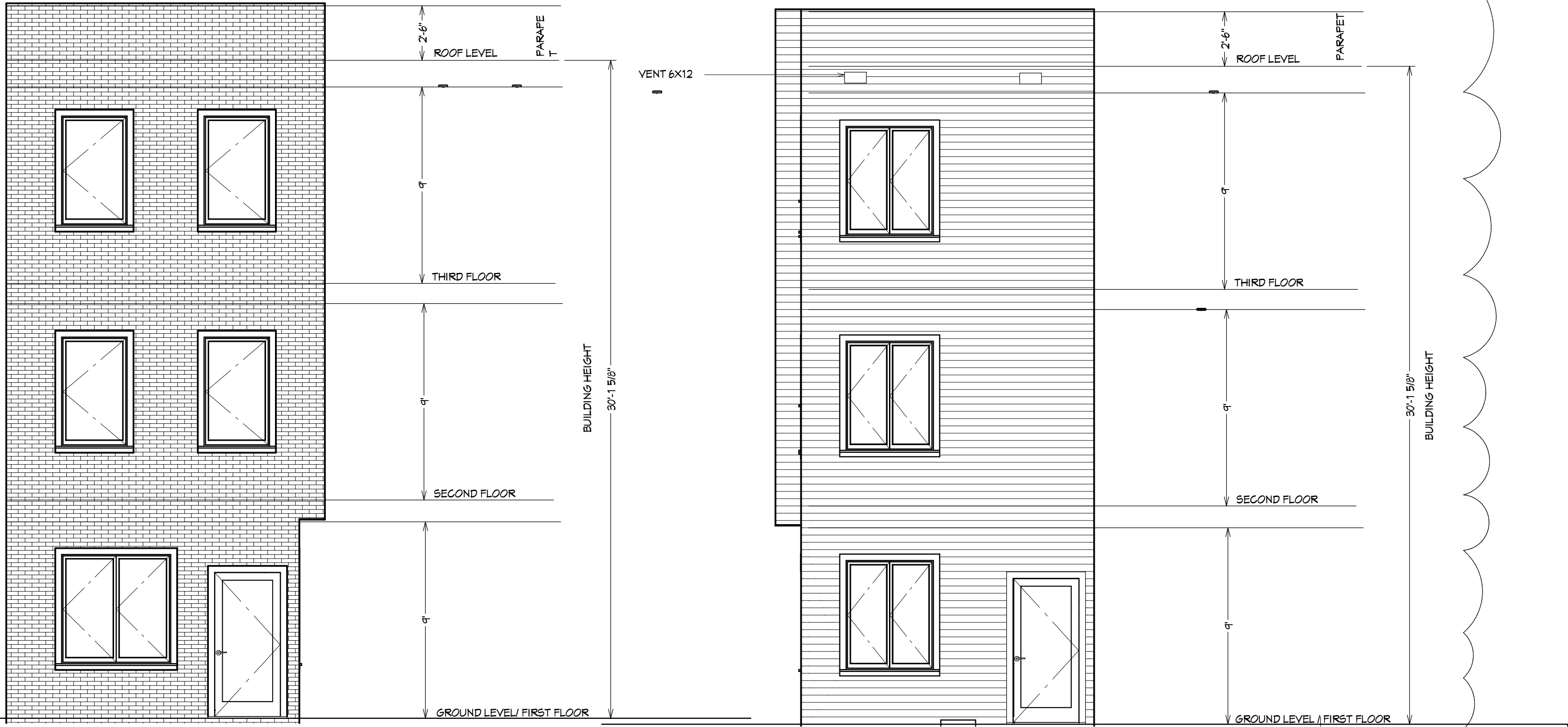
SCALE:

AS NOTED

SHEET:

$$Z^{-1}$$

EXTERIOR ELEVATIONS



FRONT ELEVATION
SCALE: 1/4" =1'-0"

REAR ELEVATION
SCALE: 1/4" =1'-0"



SIDE ELEVATION
SCALE: 1/4" =1'-0"

03/02/26
APPLICANT'S SIGNATURE
APPROVED BY THE DEPARTMENT OF CITY PLANNING & DEVELOPMENT

Applied by L.A. Leah Chen

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1	10/13/2025
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Z-2

2/2/2026