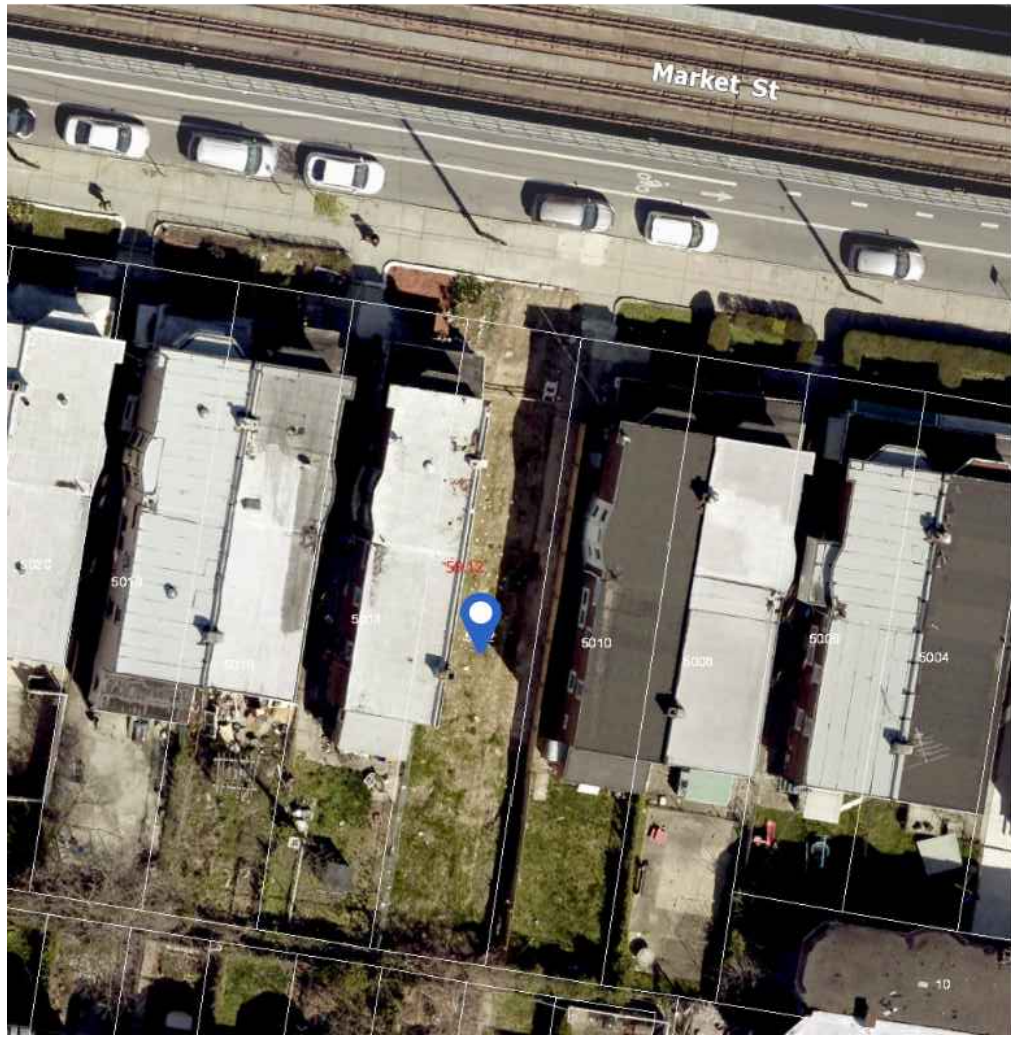
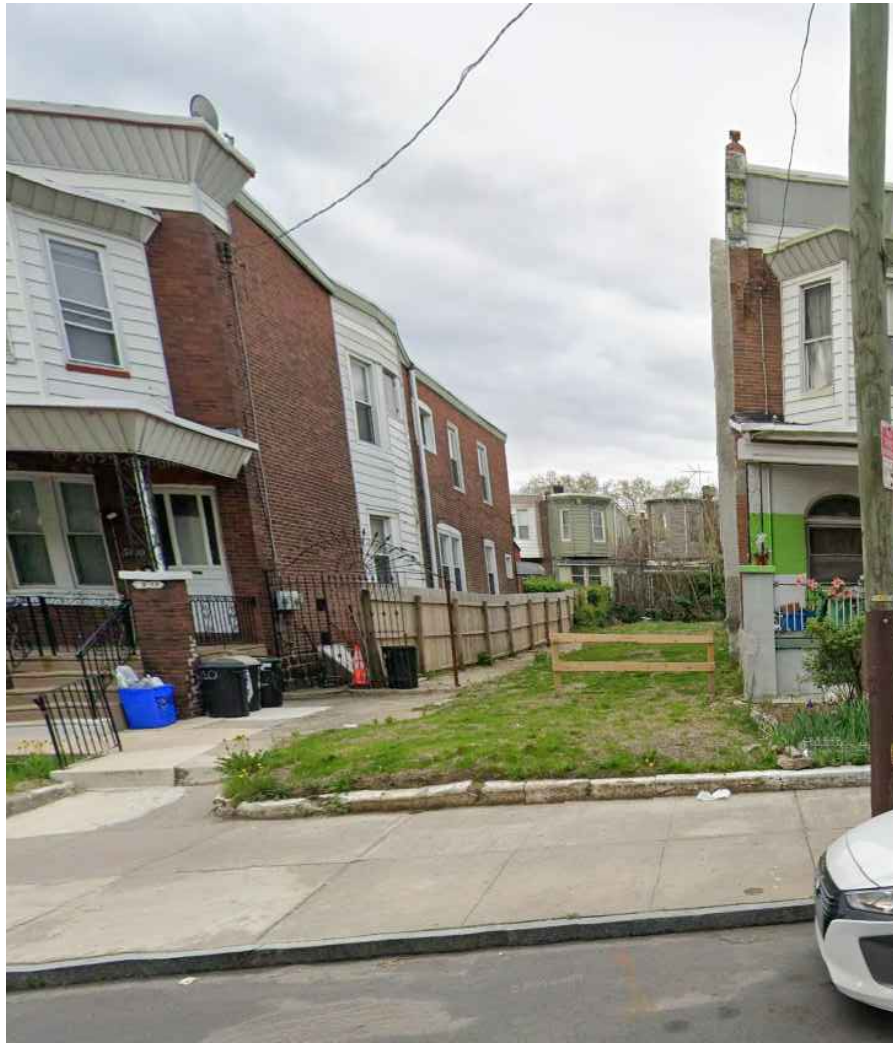
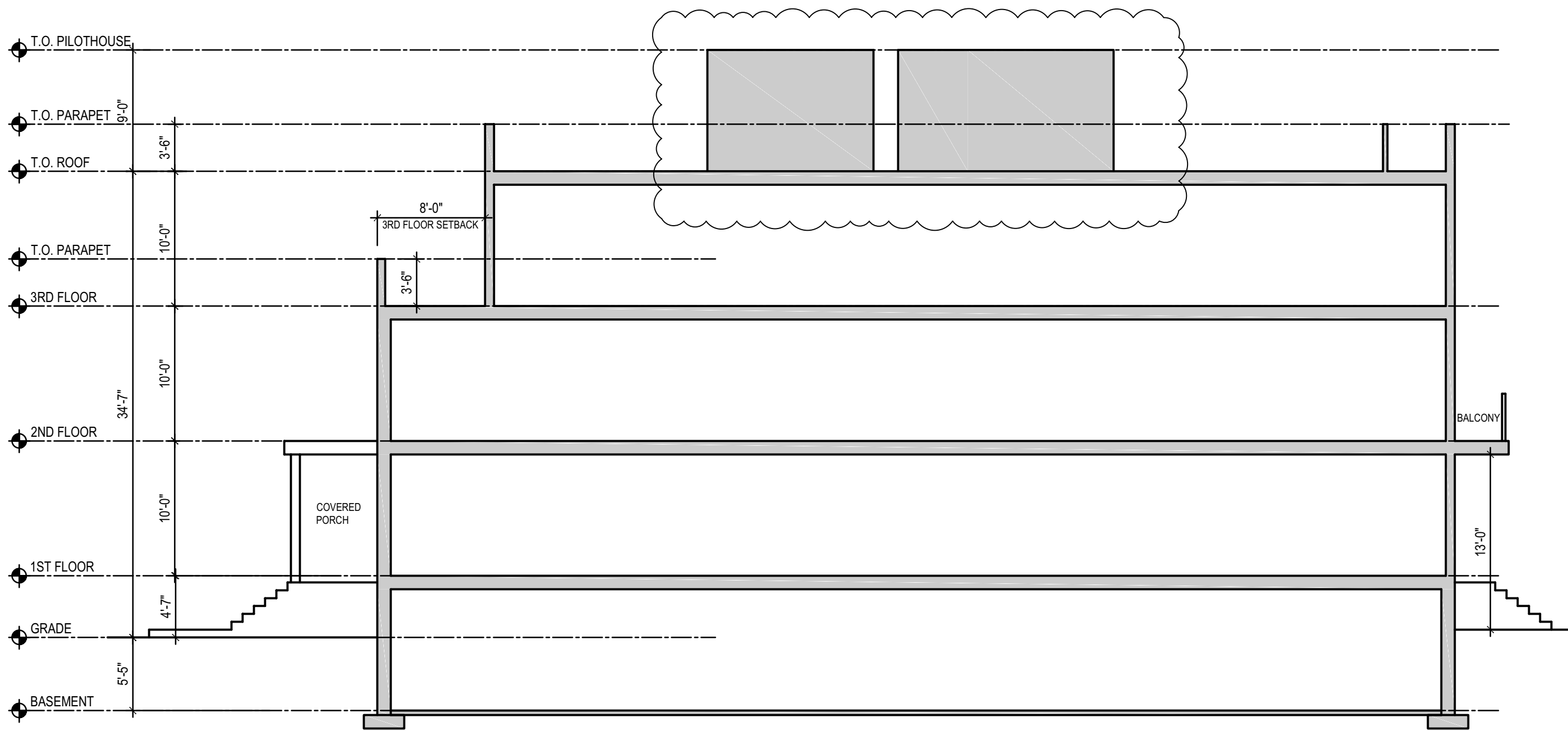
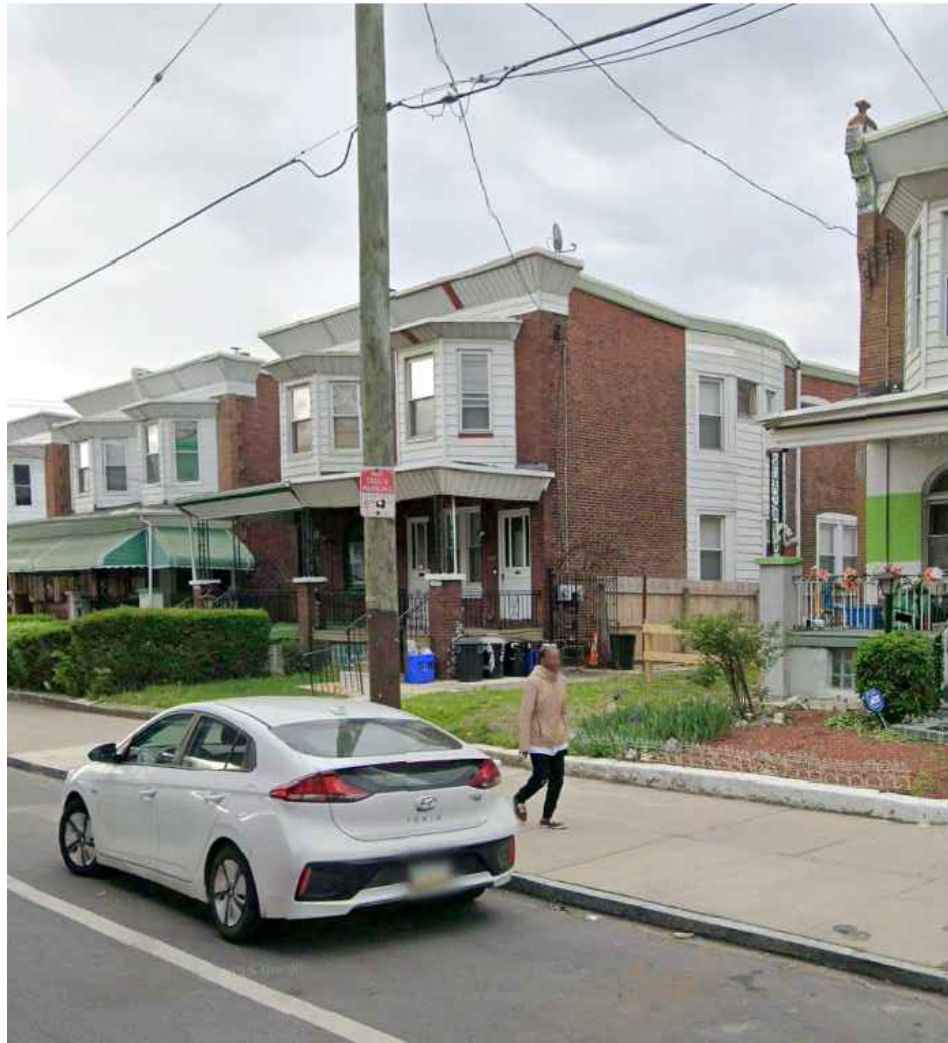




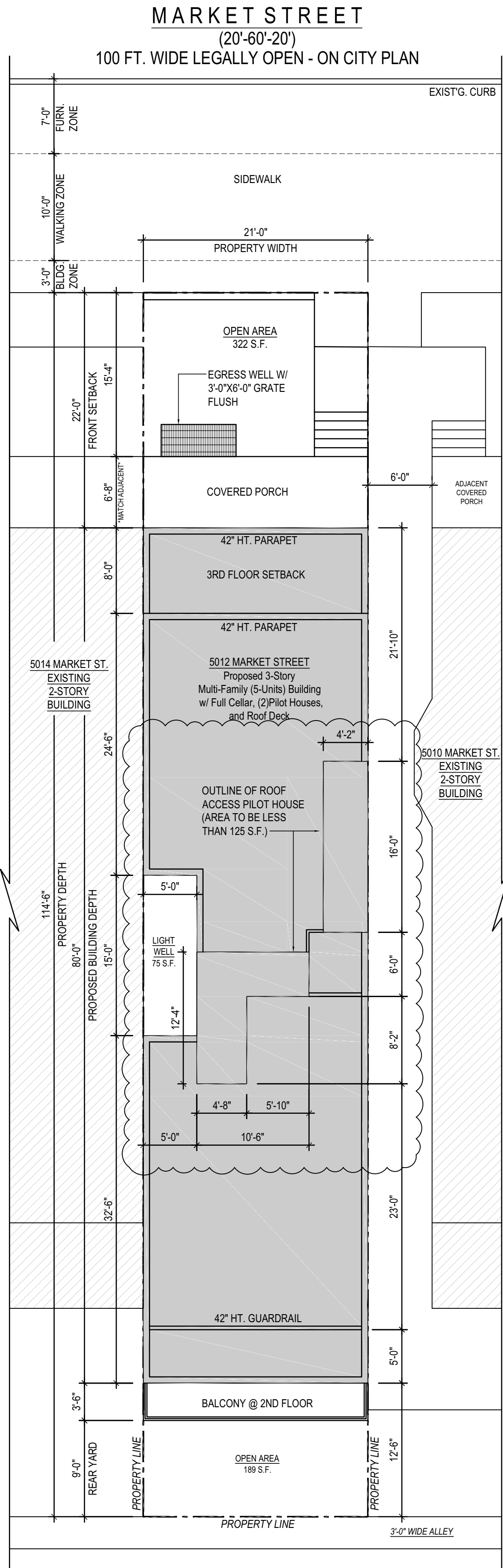
4 LOCATION MAP
Z1.0 Scale: N.T.S.



3 EXISTING CONDITIONS (FRONT)
Z1.0 Scale: N.T.S.



2 ZONING SECTION
Z1.0 Scale: 1/4"=1'-0"



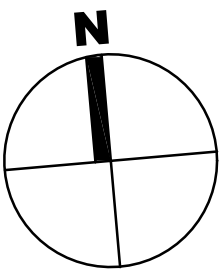
1 SITE PLAN
Z1.0 Scale: 1/8"=1'-0"

STREET DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
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PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 3-STORY MULTI-FAMILY (5-UNITS) BUILDING WITH BASEMENT, (2) PILOT HOUSES AND ROOF DECK

ZONING ANALYSIS
ZONING BASE DISTRICT: RM-1
TOTAL BUILDING AREA: 1,605 SQ. FT.
LOT AREA: APPROX.: 2,404 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	21'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT	2,404 SQ. FT.	NO CHANGE
MAX. OCCUPIED AREA	75%	-	1,605 SQ. FT. (66.8%)
MIN. FRONT SETBACK	-	-	-
MIN. SIDE YARD WIDTH	-	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	9'-0"
MAX. BUILDING HEIGHT	38'-0"	-	34'-7"



ARCHITECTURE
INTERIORS
PLANNING

3502 SCOTTS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 842-5013

New Multi-Family (5-Units) Building
5012 Market Street
Philadelphia, PA 19139

Project No: -	Date of Issue: 08/13/2025
Revision No:	Description: Drawn By: 24/7
08-13-2025	ISSUED FOR ZONING
08-25-2025	ISSUED FOR COMMENTS
01-07-2026	ISSUED FOR AMENDMENT

ZONING / SITE
PLAN

Z1.0

ISSUED FOR ZONING: 08-13-2025

Zoning Permit

Permit Number ZP-2025-008140

LOCATION OF WORK 5012 MARKET ST, Philadelphia, PA 19139-3504	PERMIT FEE \$871.00	DATE ISSUED 9/5/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER NU CANVAS LLC	4130 RIDGE AVE, STE 18522 PHILA, Pennsylvania 19129
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OWNER CONTACT 1 MIKE LINK	4130 RIDGE AVE, STE 18522 PHILA PA 19129
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE, BALCONY, ROOF DECK AND TWO (2) ROOF DECK ACCESS STRUCTURES SIZE & LOCATION AS SHOWN ON THE APPLICATION/PLANS. **AMENDMENT (1-8-2026) FOR COMPLIANT CHANGES TO ROOF DECK ACCESS STRUCTURES AS PER THE APPROVED AMENDED ZONING DOCUMENTS.

APPROVED USE(S) 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-2025-008140

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5012 MARKET ST Philadelphia, PA 19139-3504

ADDITIONAL USE DETAILS

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

FOR FIVE (5) DWELLING UNITS.

This permit is subject to the following specific conditions.

CONDITIONS

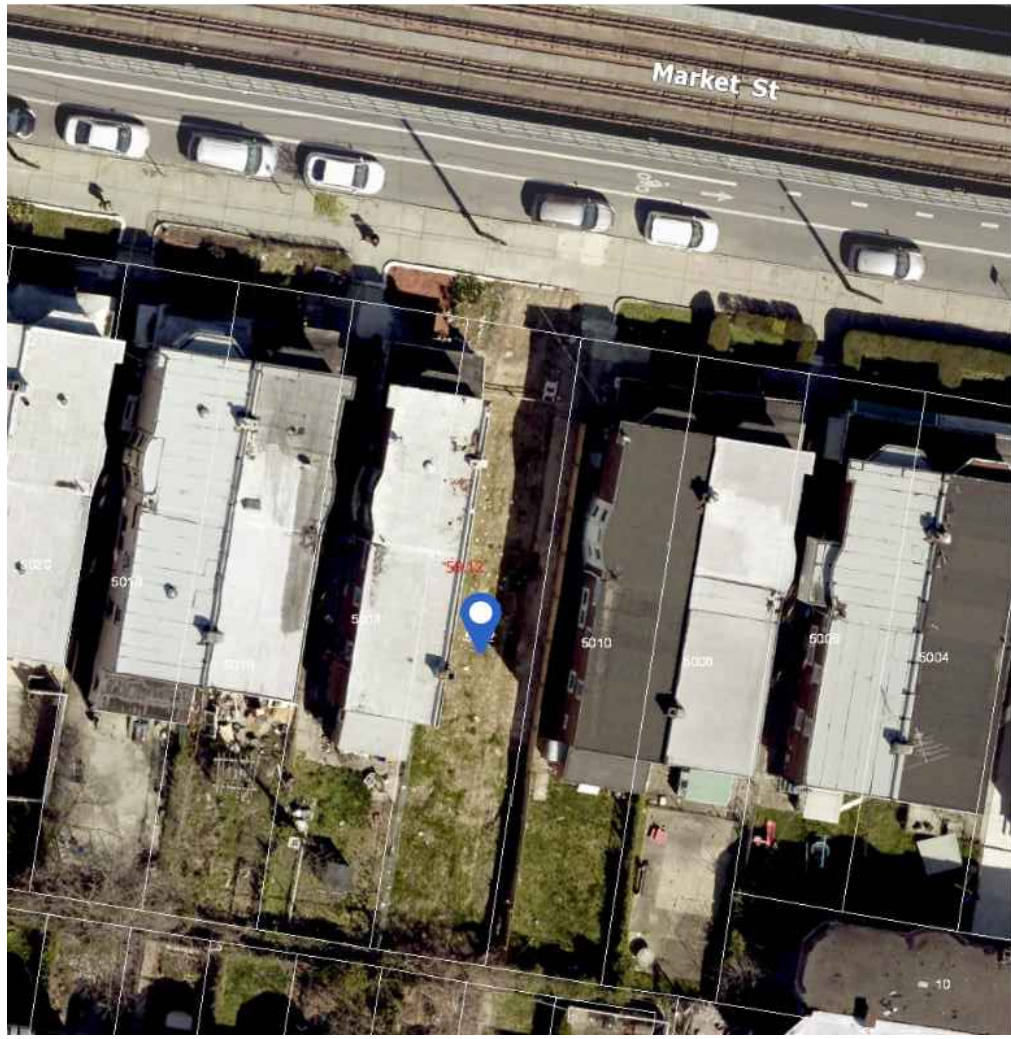
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

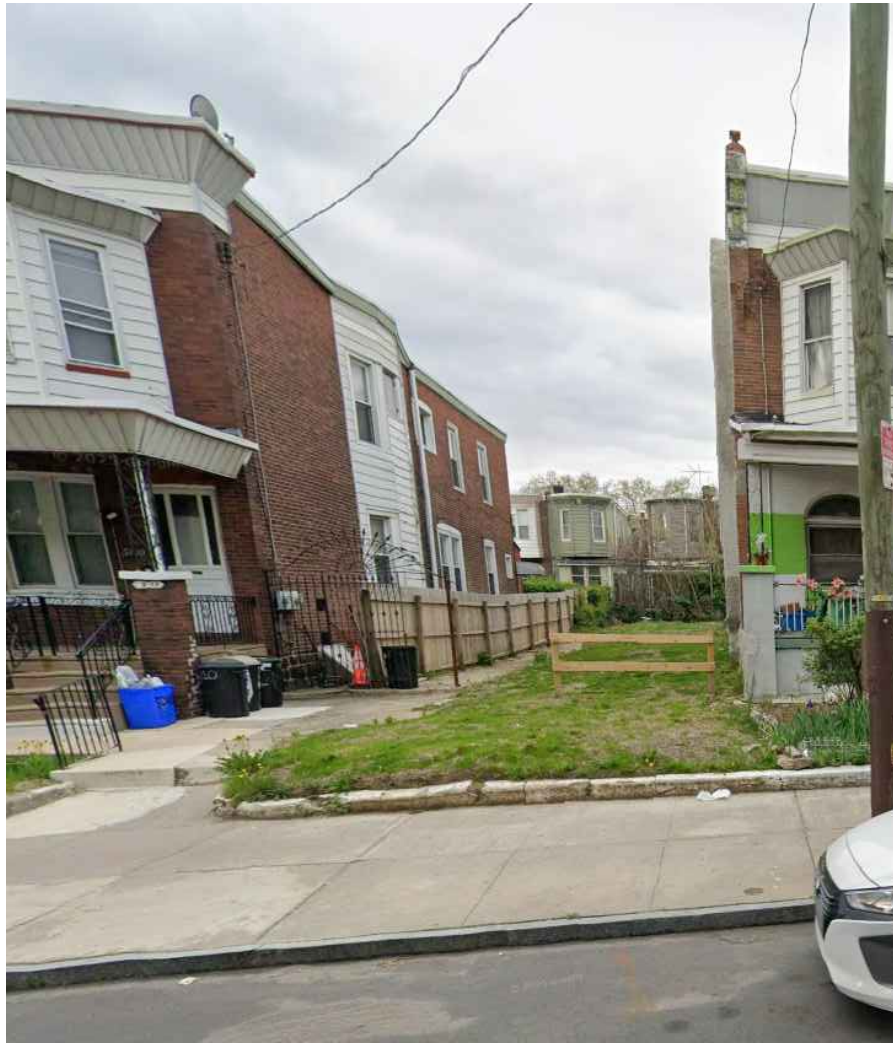
See § 14-303 of the Philadelphia Zoning Code for more information.



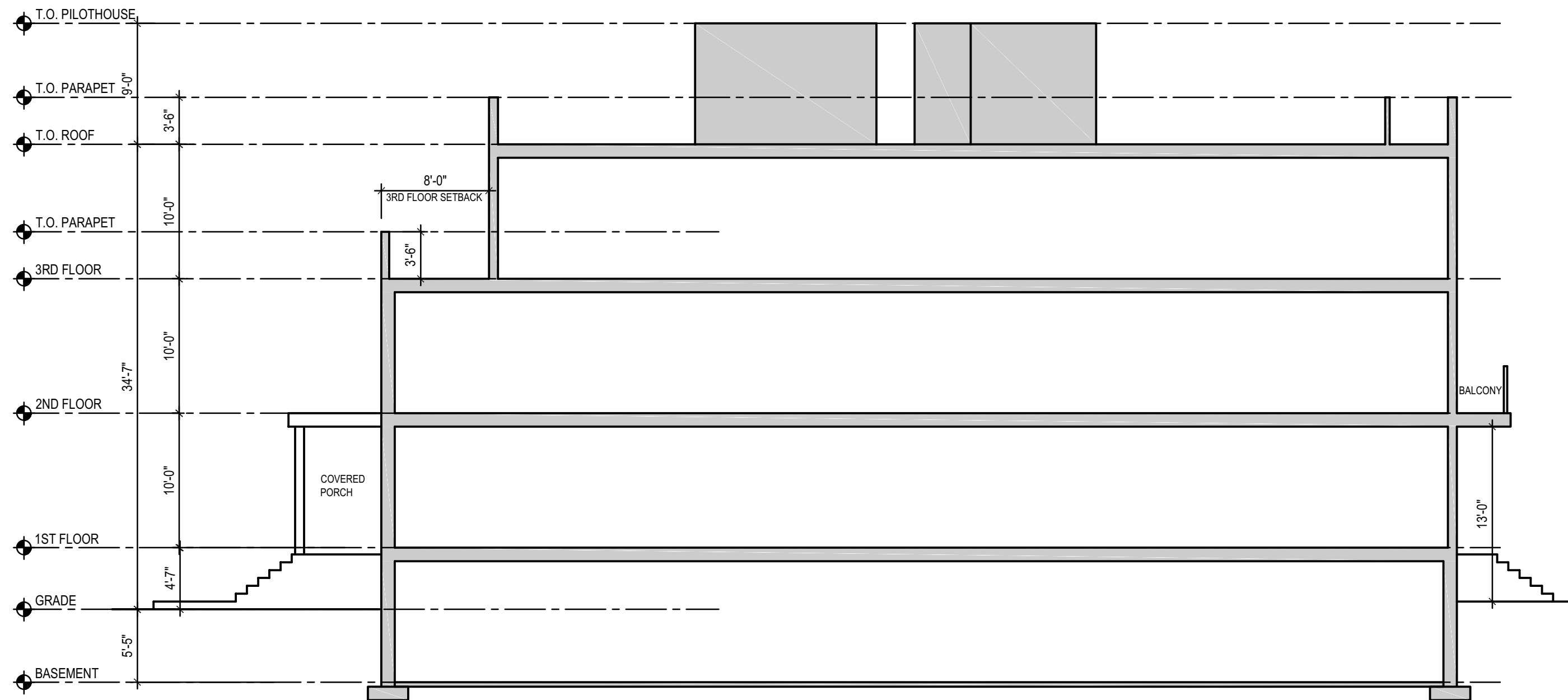
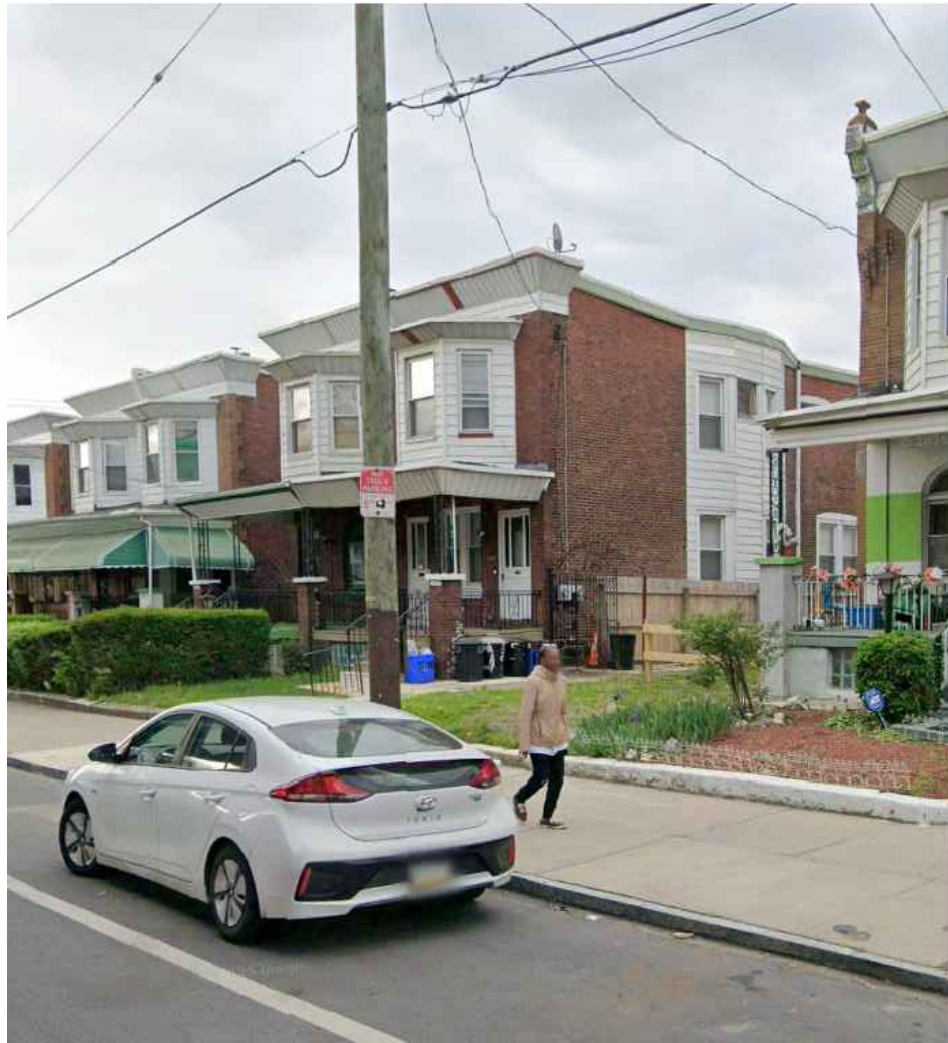
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



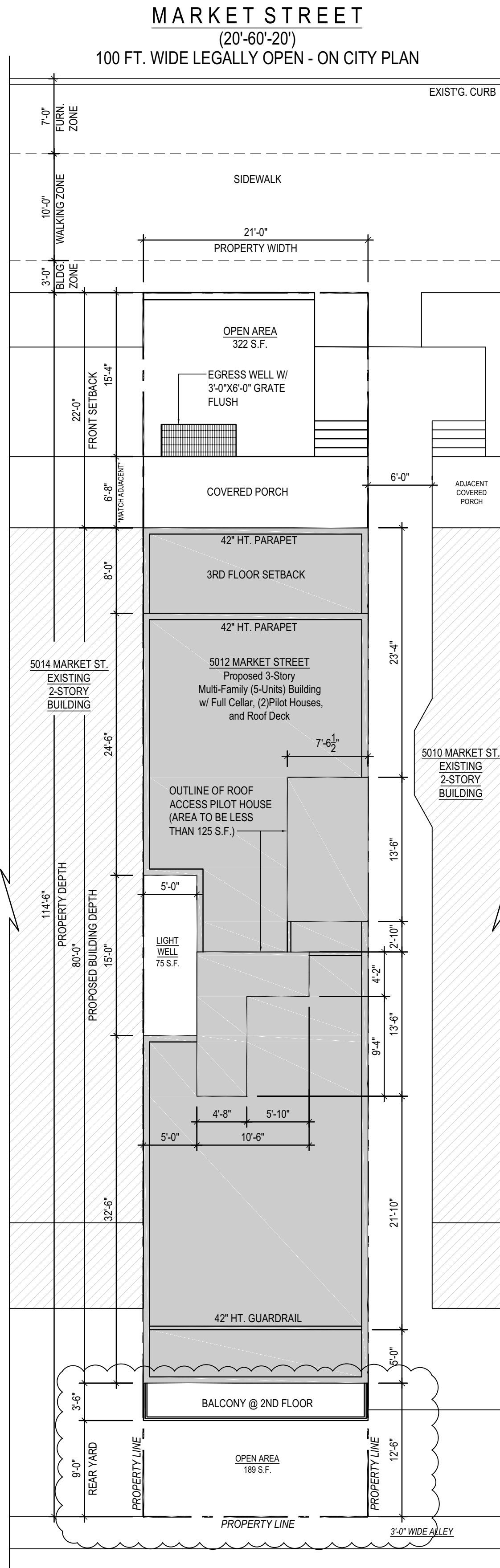
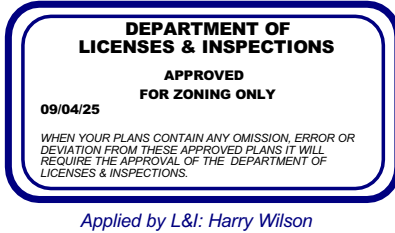
4 LOCATION MAP
Scale: N.T.S.



3 EXISTING CONDITIONS (FRONT)
Scale: N.T.S.



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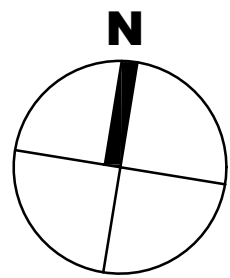


1 SITE PLAN
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PLAN

Z1.0

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