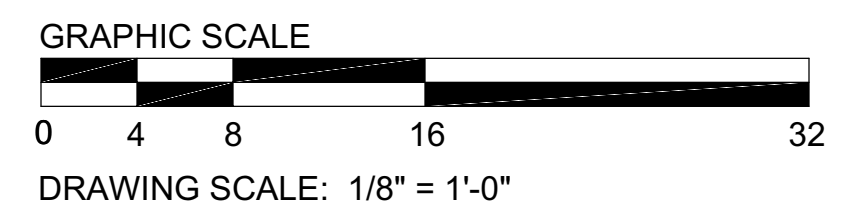
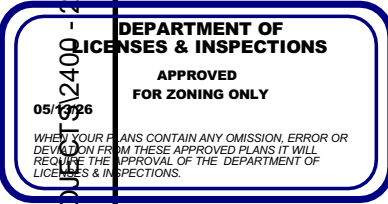


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3	04/24/2026	MJU	REVISED PER 03/18/26 PCPC AND L&I ZONING COMMENTS
2	03/11/2026	MJU	REVISED BUILDING FOOTPRINT AND COMMERCIAL SPACE
1	02/16/2026	MJU	REVISED PER 02/11/26 STREETS ZONING COMMENTS

Building Elevations

MEDIA FLATS

6435-45 Media Street, 34th Ward, City of Philadelphia, PA

307 Easton Road
Building B - 2nd Floor
Willow Grove, PA 19090
Tel: (215) 346-8757
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III
Martin J. Eustace, III, P.E.
PA Lic. PE048891E

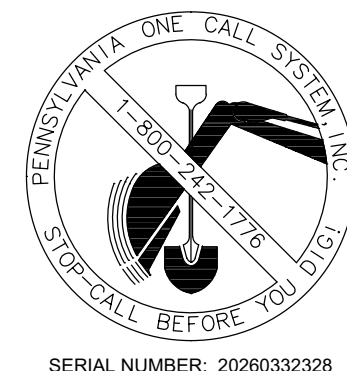
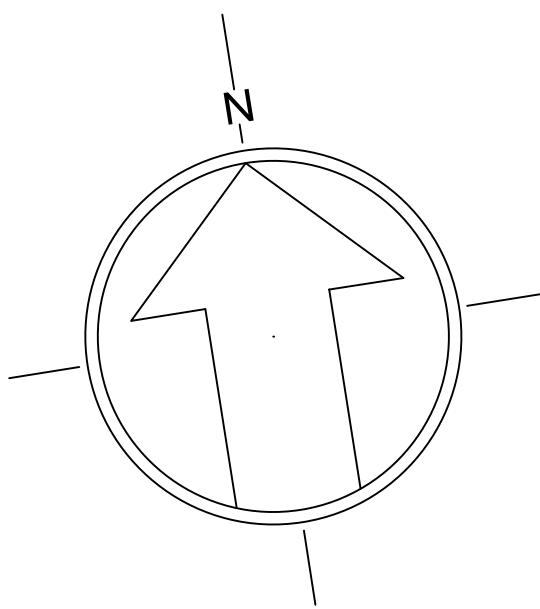
DRAWN BY: MJU

CHECKED BY: MJE

DATE: 02/08/2026

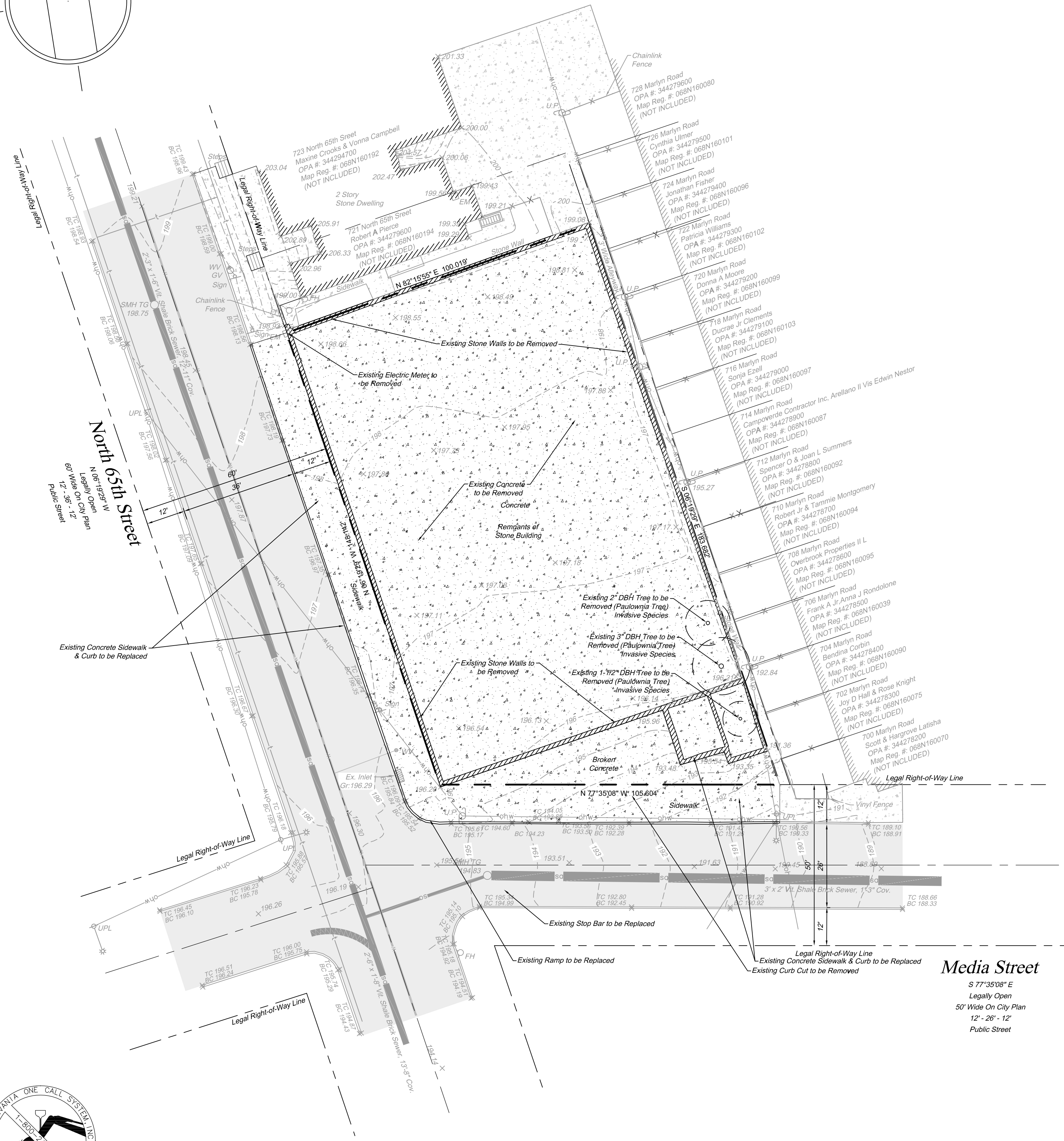
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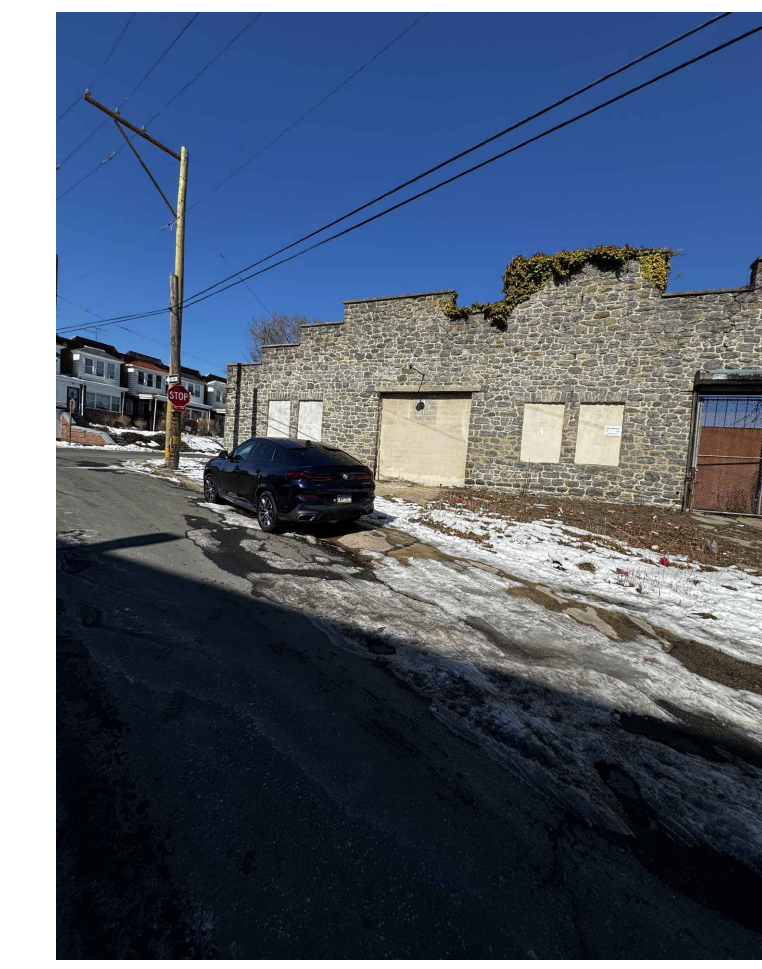


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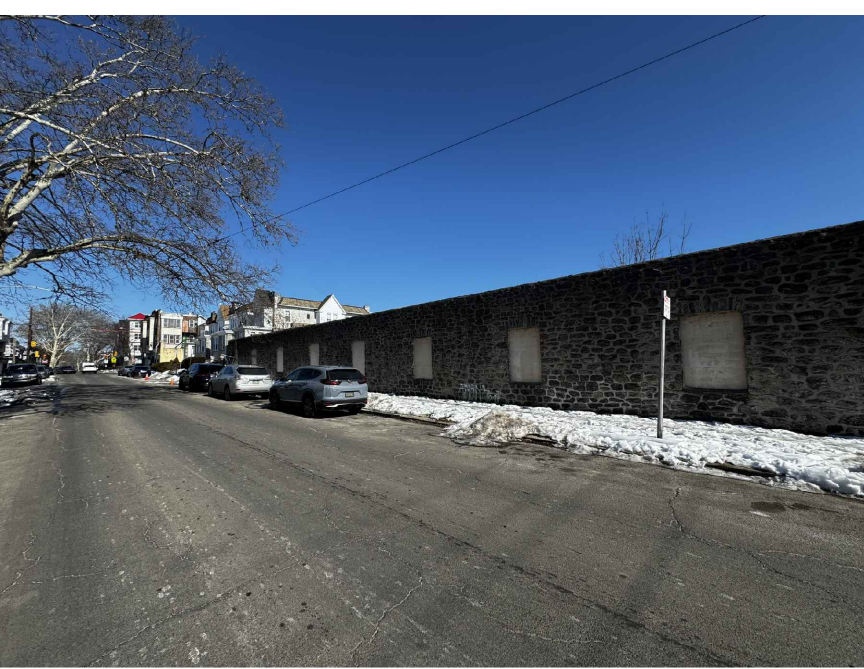
DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED FOR ZONING
THIS PLAN AND THE INFORMATION CONTAINED HEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 BATTLEBELL UNDERGROUND UTILITY LINE PROTECTION LAW. ALL EXISTING UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE WORK. IN ACCORDANCE WITH ACT 287.



Media Street
S 77°35'08\"/>



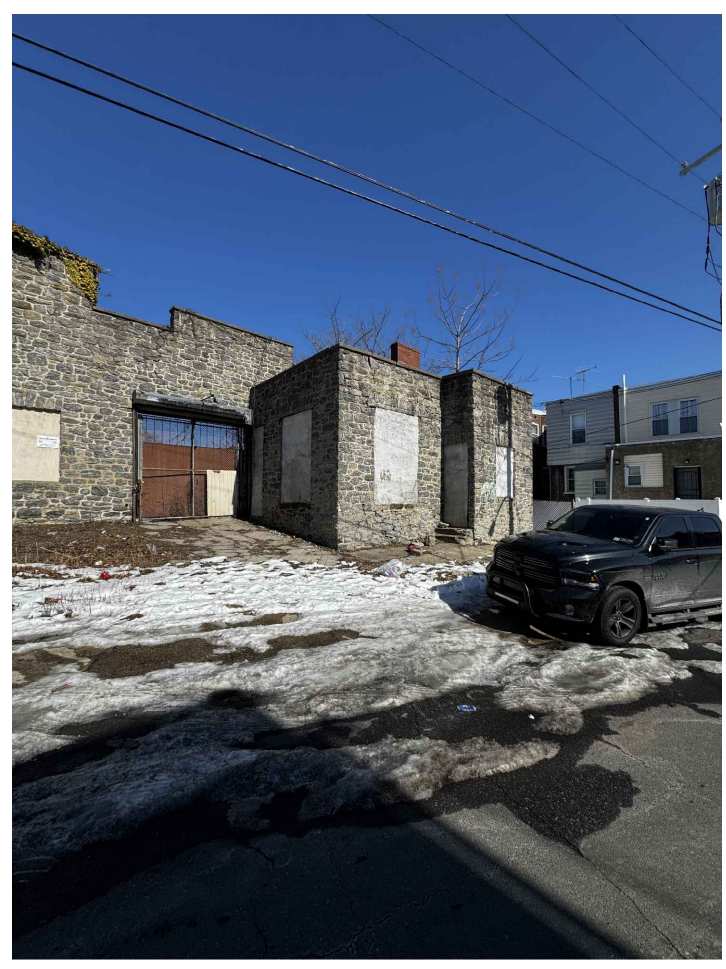
VIEW LOOKING NORTHWEST - MEDIA STREET



VIEW LOOKING NORTHEAST - 65TH STREET



VIEW LOOKING SOUTHEAST - 65TH STREET

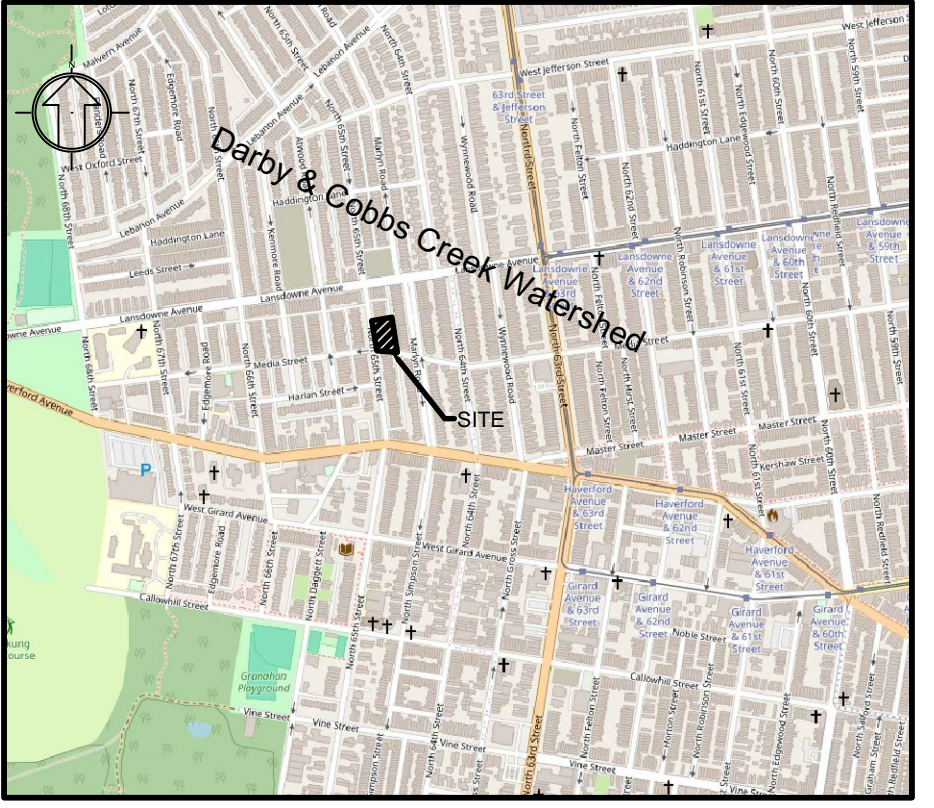


VIEW LOOKING NORTH - MEDIA STREET



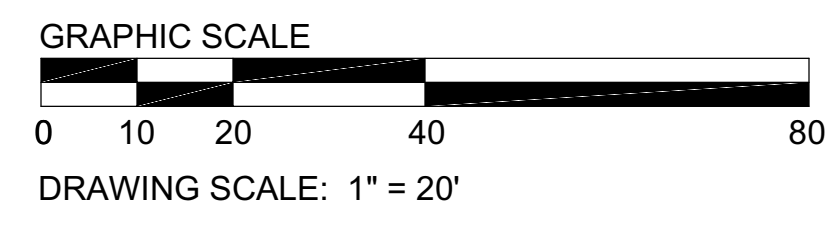
VIEW LOOKING NORTH - 65TH STREET

- GENERAL NOTES**
1. Boundary information shown hereon existing deeds of record and do not reflect a survey.
 2. Topographic information and existing features shown hereon from an Existing Conditions Survey performed by Stantec, dated June 17, 2021.
 3. Plan made per the instructions of the applicant.
 4. This property is subject to all easements, restrictions and agreements of record.
 5. The bearings shown hereon are referenced from City Plan 161. Elevations and contours shown hereon are based on Philadelphia District Standard.
 6. City of Philadelphia vertical datum based on a benchmark provided by the City of Philadelphia. Primary vertical benchmark BLACK SQUARE SET ON SE CORNER OF BOTTOM STEP @ 702 65TH STREET. Elevation: 197.25'.
 7. Boundary and Right-of-way dimensions shown on the plan are Philadelphia District Standard, the legal standard of measure within the City of Philadelphia. All other dimensions are based in US Feet.
 8. The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
 9. The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the property lies within Zone X (Unshaded) of the Flood Insurance Rate Map No. 4207570176G, dated January 17, 2007.
 10. Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is identified as within the RSA-5 (Residential Single Family Attached-5) zoning district.
 11. A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
 12. The property has access to Media Street and North 65th Street which are Public Streets and existing access ways.
 13. Utilities (water, gas, electric, telephone and sewer) are available through adjoining public streets.
 14. At the time of the survey, the surveyor was not aware of any proposed changes in street right-of-way lines and no recent street or sidewalk construction or repairs were observed.



Location Map
Scale: 1" = 1000'

- Legend**
- Property Line / Right-of-Way
 - Building Setback Line
 - Existing Building
 - Existing Edge of Pavement
 - Existing Curb
 - Existing Concrete
 - Existing Asphalt Paving
 - Existing Sewer Line
 - Existing Water Line
 - Existing Gas Line
 - Existing Overhead Wire
 - Existing Fence
 - Existing Minor Contour
 - Existing Major Contour
 - Existing Utility Pole with Light
 - Existing Fire Hydrant
 - Existing Utility Pole
 - Existing Sign
 - Existing Water Valve
 - Existing Light Standard
 - Existing Inlet
 - Existing Concrete to be Removed
 - Existing Curb to be Removed



Existing Conditions and Demolition Plan

MEDIA FLATS

6435-45 Media Street, 34th Ward, City of Philadelphia, PA

OWNER/APPLICANT:
MEDIA FLATS LLC
95 ALMSHOUSE RD UNIT 307
RICHBORO, PA 18954

PARCEL INFORMATION:
Parcel ID: 884347250
Tax Map ID: 068N160124

4	05/07/2026	MJU	REVISED PER PCPC ZONING COMMENTS
3	04/24/2026	MJU	REVISED PER 03/18/26 PCPC AND L&I ZONING COMMENTS
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EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

Martin J. Eustace, III, P.E.
PA Lic. PE048991E

DRAWN BY	MJU
CHECKED BY	MJE
DATE	02/08/2026
DRAWING No.	D 2475-01 01