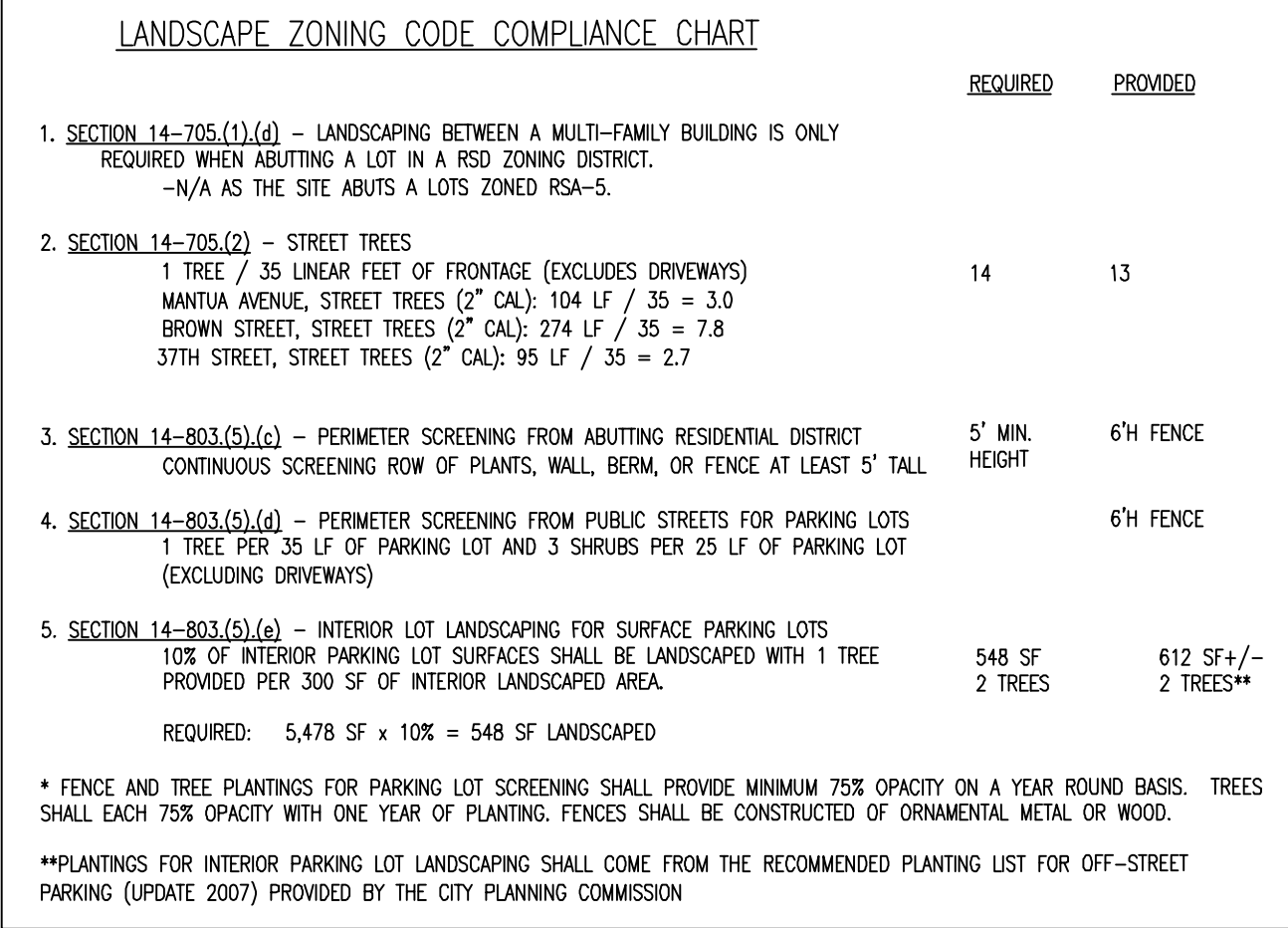
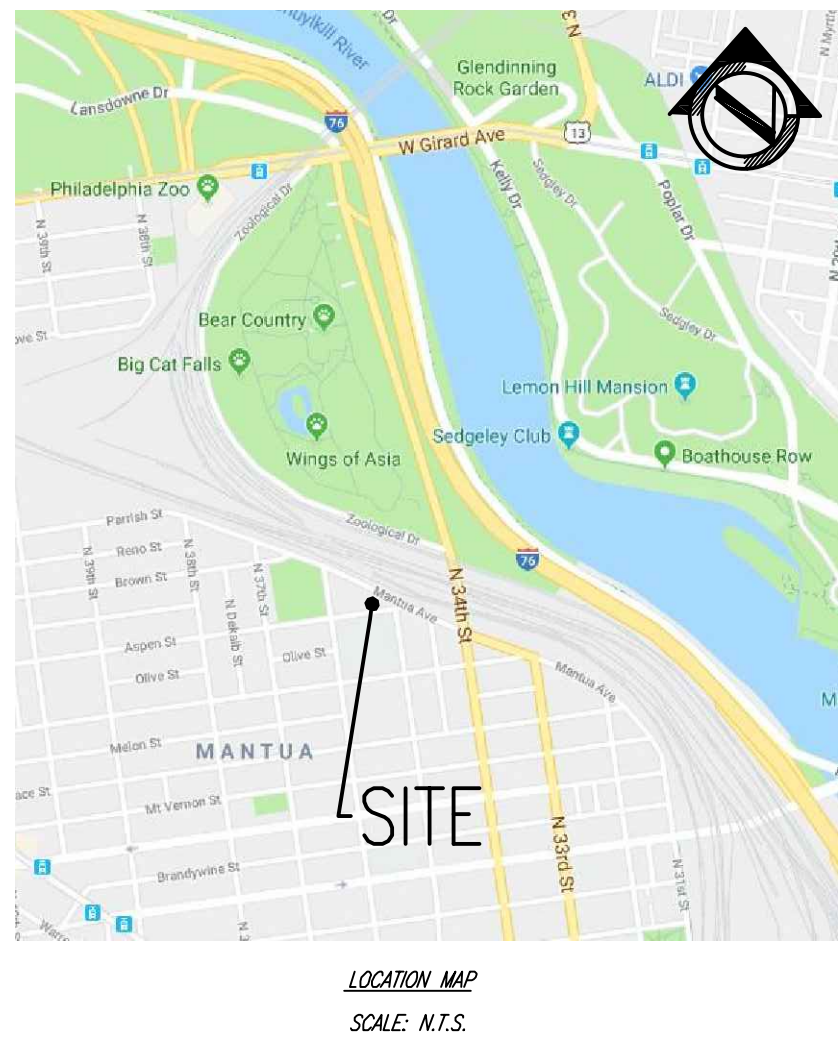




1. THIS PLAN REFERENCES
A SURVEY BY: CORNERSTONE CONSULTING ENGINEERING & ARCHITECTURAL, INC.
213 W. MAIN STREET, SUITE 200
LANSDALE, PA 19446
PLAN ENTITLED: "LOCATION/BOUNDARY & TOPOGRAPHIC SURVEY"
PLAN DATED: 9/18/2019
2. OWNER: REDEVELOPMENT AUTHORITY OF PHILADELPHIA
1234 MARKET STREET, 10TH FL
PHILADELPHIA, PA 19107
3. APPLICANT: ELON DEVELOPMENT COMPANY, INC.
240 NEW YORK DRIVE, SUITE 1
FORT WASHINGTON, PA 19034



5. ZONING INFORMATION: ZONING DISTRICT: RSA-5, RESIDENTIAL SINGLE FAMILY ATTACHED-5
EXISTING USE: VACANT LOTS
PROPOSED USE: 40 UNITS, MULTI-FAMILY, AGE RESTRICTED BUILDING WITH AMENITIES & 12 SPACE PARKING LOT

RSA-5 MINIMUM LOT REQUIREMENTS:	RSA-5 REQUIRED	PROPOSED
MIN. LOT WIDTH:	16 FT	95.207
MIN. LOT AREA:	960 SF [2]	28,873
MIN. OCCUPIED AREA:	INTERMEDIATE 75%; CORNER 80% [3]	43%
MIN. FRONT SETBACK:	BASED ON ADJACENT [4] [5]	0 FT
MIN. SIDE, YARD WIDTH [6], PERMITTED RESIDENTIAL USE:	2 1/2 FT EA	N/A
DETACHED INTERMEDIATE LOT:	5 FT	43.57 FT
DETACHED CORNER LOT:	5 FT	N/A
SEMI-DETACHED:	5 FT	N/A
ATTACHED:	N/A	N/A
MIN. SIDE, YARD WIDTH [6], PERMITTED NON-RESIDENTIAL USE:		
DETACHED INTERMEDIATE LOT:	2 1/2 FT EA	N/A
DETACHED CORNER LOT:	8 FT	N/A
MIN. REAR YARD DEPTH:	9 FT [7]	27.58
MAX. BUILDING HEIGHT:	38 FT	38 FT

(2) IN THE RSA-5 DISTRICT, A LOT CONTAINING AT LEAST 1,600 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 800 SQ. FT., PROVIDED THAT:

- (A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED IS 1,000 SQ. FT. OR LESS;
- (B) EACH OF THE LOTS CREATED IS USED FOR ONE SINGLE-FAMILY ATTACHED HOME; AND
- (C) EACH OF THE LOTS CREO MUST MEET THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.

(3) IN THE RSA-5 DISTRICT, BUILDINGS ON LOTS EQUAL TO OR LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OCCUPIED AREA REQUIREMENT.

(4) IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORES OF ENCLOSED AREA, THE STORES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL 68" FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE; EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.

(5) IN THE RSA-5 DISTRICT, FRONT SETBACKS SHALL CONFORM WITH THE FOLLOWING:

- (A) IF AN OPEN STREET, FRONT SETBACK SHALL BE NO DEEPER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE DEEPEST FRONT SETBACK; AND SHALL BE NO SHALLOWER THAN THE FRONT SETBACK OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE SHALLOWEST FRONT SETBACK.
- (B) IF AN OPEN STREET, THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.
- (C) IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNATED IN § 14-701(1)(D)(4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.

(6) NUMBER OF REQUIRED YARDS / REQUIRED WIDTH FT. EACH IDENTICAL THAT EACH YARD MUST MEET THE REQUIRED MINIMUM SIZE. WHERE EACH YARD SIZE IS NOT IDENTIFIED, TABLE IDENTIFIES THE REQUIRED YARD.

(7) IN THE RSA-5 DISTRICT, THE MINIMUM REAR YARD DEPTH FOR LOTS EQUAL TO OR LESS THAN 45 FT. IN DEPTH SHALL BE 7 FT.

7. PARKING REQUIREMENTS:
REQUIRED: RESIDENTIAL USE: 0 PARKING SPACES REQUIRED
PROPOSED: 12 PARKING SPACES (INCLUDING 2 ADA SPACES)

8. BICYCLE PARKING REQUIREMENTS:
REQUIRED: 1 PER EVERY 10 DWELLINGS FOR AGE RESTRICTED, MULTI-FAMILY DWELLINGS
40 UNITS PROPOSED / 10 UNITS = 4 BICYCLE SPACES REQUIRED
PROPOSED: 4 BICYCLE SPACES (OUTSIDE)

9. THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING ENVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.

10. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

1. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.

2. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. (MAP NUMBER 4207570179C, PANEL 179 OF 230. REVISED JANUARY 17, 2007.

3. THE APPLICANT IS PROPOSING TO CONSTRUCT A 3-STORIED BUILDING CONSISTING OF 40 MULTI-FAMILY APARTMENT UNITS AND ASSOCIATED SITE IMPROVEMENTS.

4. THE WATERSHED FOR THE SITE IS THE SCHUYLKILL RIVER.

5. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

6. THE ENTIRE SITE CONTAINS U6 - URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY)

7. THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT, AS LISTED IN THE RIGHT OF WAY IMPROVEMENT STANDARD, CHAPTER 1. STANDARD NOTES PER THE CITY STREETS DEPARTMENT FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.

A. ALL PROPOSED CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. S00101.
B. ALL PROPOSED BACKSILL BACKS IN THE RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS FZ0101A, FZ0101B AND FZ0101C.
C. ALL OF THE ACCEPTED STANDARD CONSTRUCTION DETAILS ARE THE FOLLOWING:
 - CONSTRUCTION ITEMS: PENNDOT PUB. 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)
 - STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - SPECIAL PROMISING: SPECIAL PROMOSIONS, NOT INCLUDED WITHIN THE PENNDOT PUBLICATIONS, WILL BE DEVELOPED AND MAINTAINED BY THE STREETS DEPARTMENT'S UNIT.
D. STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WILL BE THE STANDARD FOR ALL ROADWAY CONSTRUCTIONS IN THE CITY OF PHILADELPHIA.
E. CURRENT STANDARD DETAILS: THE MOST RECENT PENNDOT STANDARD DETAILS AND THE PENNDOT STANDARD DETAILS AND DESIGN MANUALS WILL APPLY. A LIST OF ALL STREETS DEPARTMENT STANDARD DETAILS IS AVAILABLE AT: <https://www.philadelphiasdets.com/customer-service/downloads-and-links/>.

Revised plans, 2 pages, approved by
ZBA 2/15/22. *Sharon Suleta*
Sharon Suleta, Esq.

21213 West Main Street · Lansdale, PA 19446
Phone: 215-362-2600 · Fax: 215-362-8400
WWW.CORNERSTONENET.COM

Pocono Region
570-839-1770

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-362-2600

REVISIONS					
NO.	BY	DESCRIPTION	DATE		
1	LAC	REVISED PER PLANNINGS REVIEW	7/29/2021		
2	LAC	REVISED PER ARCHITECTURAL PLAN	1/12/2022		

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ONE CALL SYSTEM, INC.**
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West Mifflin, Pennsylvania
15122 - 1078



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J. R. ANDERSON



PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055536
MARYLAND LICENSE No. 29313 NEW
JULIUS A. BUCHHEIT, JR., C.E., P.E., C.D.

VIRGINIA LICENSE NO. 0402 043725

PROJECT LOCATION
ZONING PLAN SUBMISSION

FOR
"TRIANGLE HOUSING"

3700-06 MANTUA AVENUE
3701-33 BROWN STREET
CITY OF PHILADELPHIA,
PENNSYLVANIA, 19104
24RD WARD

PRESENTED BY: ELON DEVELOPMENT COMPANY, INC.	TITLE
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ZONING SITE PLAN

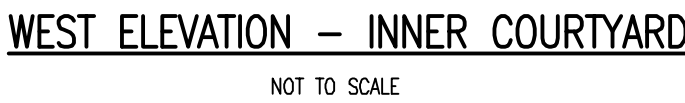
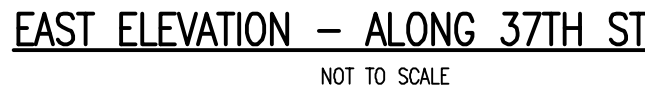
1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

PROJ. #	19-0326	DATE	06/09/20
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CAD ID:	15-0526	DRN BY:	DD
SCALE	AS NOTED	CHK BY:	JBA

SHEET 1 OF 2

REVISION 2



A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in bold letters, "05/07/22" in bold letters, and a smaller line of text: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS." Below this is a line: "Applied Electronically by L&I User:".

Revised plans, 2 pages, approved
by ZBA 2/15/22.
Sharon Suleta
Sharon Suleta, Esq.

Cornerstone
Consulting Engineers & Architectural, Inc.

213 West Main Street · Lansdale, PA 19446
Phone: 215-362-2600 · Fax: 215-362-8400
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[illegible]

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NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH**



J.B. ANDERSON

J.B. Anderson

PROFESSIONAL ENGINEER
 DELAWARE LICENSE No. PE 15438
 PENNSYLVANIA LICENSE No. PE 055536
 MARYLAND LICENSE No. 29313 NEW
 JERSEY LICENSE No. GE45204
 VIRGINIA LICENSE No. 0602 045725

PROJECT LOCATION

ZONING PLAN SUBMISSION FOR "TRIANGLE HOUSING"

3700-06 MANTUA AVENUE
3701-33 BROWN STREET
CITY OF PHILADELPHIA,
PENNSYLVANIA, 19104
24RD WARD

PRESENTED BY: ELON
DEVELOPMENT COMPANY, INC.

TITLE

BUILDING ELEVATIONS

PROJ. #	19-0326	DATE	06/09/2021
CAD ID.	19-0326	DRN BY	DB
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 2

REVISION 2

Zoning Permit

Permit Number ZP-2022-005169

LOCATION OF WORK 3700 MANTUA AVE T-R-235335, Philadelphia, PA 19104	PERMIT FEE \$672.00	DATE ISSUED 5/7/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH)
WITH TWELVE (12) ACCESSORY PARKING SPACES INCLUDING WITH TWO (2) ACCESSIBLE SPACES INCLUDING WITH ONE (1) VAN
ACCESSIBLE SPACE ACCESS FROM A FRONT STREET AND WITH FOUR (4) BICYCLES SPACES (NON-CLASS 1A) OUTSIDE
SIZE AND LOCATION AS SHOWN IN THE LOCATION

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-2022-005169

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3700 MANTUA AVE T-R-235335, Philadelphia, PA 19104

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (40 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 for new construction and improvements available from the 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 permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.