

PROPOSED  
NEW HOME COMMUNITY  
IN CHESTNUT HILL

---

100-102 E. Mermaid Lane, Philadelphia, PA 19118

March 5, 2026

BONITATIBUS ARCHITECTS



# OUR TEAM



THE  
GOLDENBERG  
GROUP

BONITATIBUS ARCHITECTS



**LANDCORE**

**Ballard  
Spahr**

***LANGAN***

BONITATIBUS ARCHITECTS

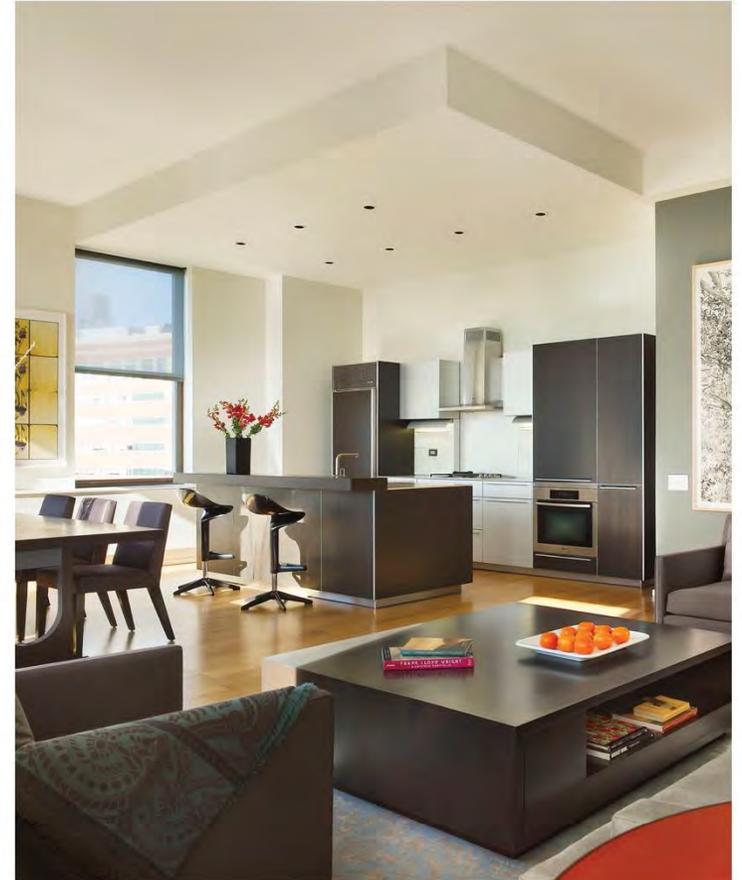


THE  
GOLDENBERG  
GROUP

# THE GOLDENBERG GROUP - KEN GOLDENBERG



# THE GOLDENBERG GROUP - THE AYER



# THE GOLDENBERG GROUP - MATTISON ESTATE



BONITATIBUS ARCHITECTS



# THE GOLDENBERG GROUP - HAVERFORD RESERVE



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# BONITATIBUS ARCHITECTS



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# MERMAID LANE SITE AERIAL



# INSPIRATION - SPRINGFIELD COURT



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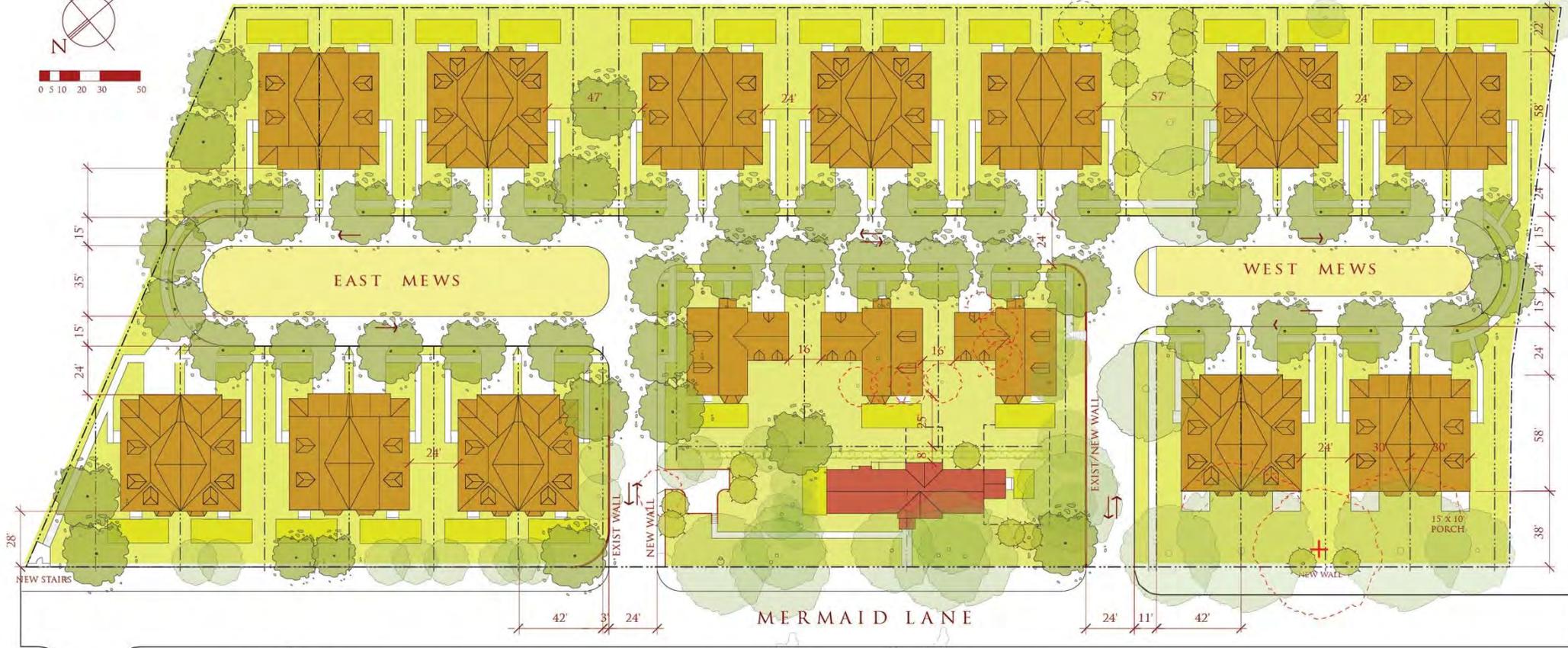
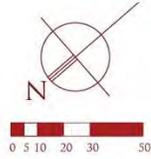
# INSPIRATION - 7900 BLOCK CREFELD STREET



INTERNAL STREET ELEVATION



CRESHEIM WOODS



MERMAID LANE

MERMAID LANE ELEVATION





WEST SECTION OF MERMAID LANE ELEVATION

BONITATIBUS ARCHITECTS





CENTER SECTION OF MERMAID LANE ELEVATION

BONITATUS ARCHITECTS





RAIL EMBANKMENT

RESIDENCE 28

RESIDENCE 27

RESIDENCE 26

RESIDENCE 25

RESIDENCE 24

RESIDENCE 23

EXISTING/NEW  
ENTRANCE DRIVE

# EAST SECTION OF MERMAID LANE ELEVATION

BONITATIBUS ARCHITECTS





WEST INTERIOR SECTION OF MERMAID LANE ELEVATION

BONITATIBUS ARCHITECTS





CENTER INTERIOR SECTION OF MERMAID LANE ELEVATION

BONITATIBUS ARCHITECTS

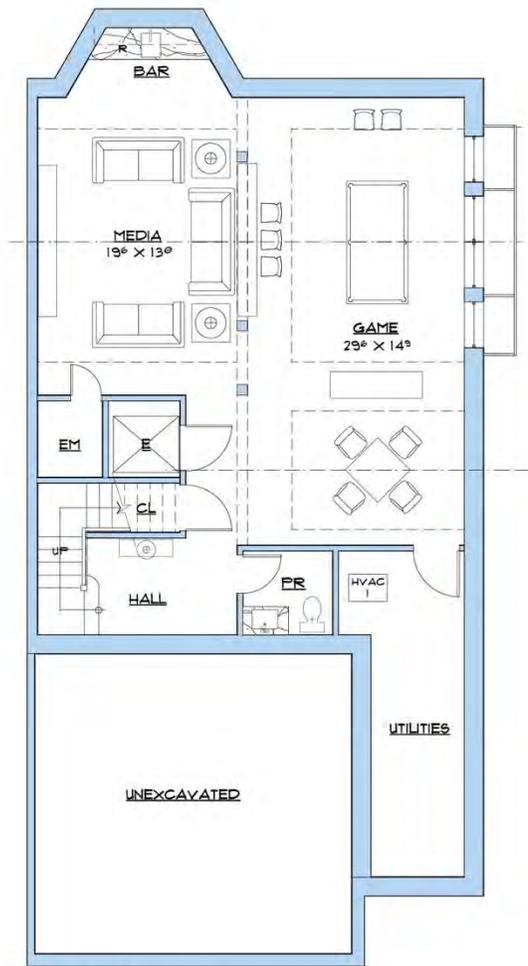




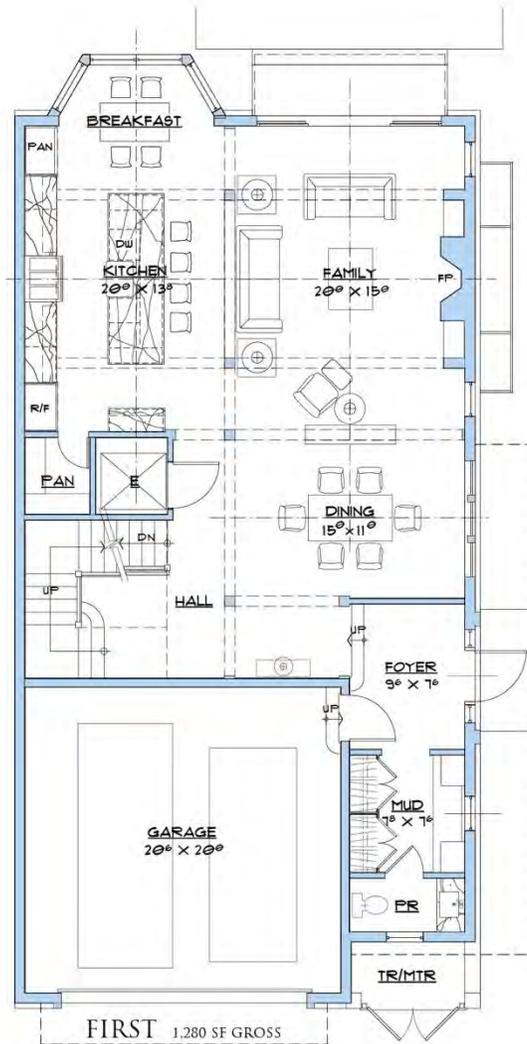
EAST INTERIOR SECTION OF MERMAID LANE ELEVATION

BONITATIBUS ARCHITECTS

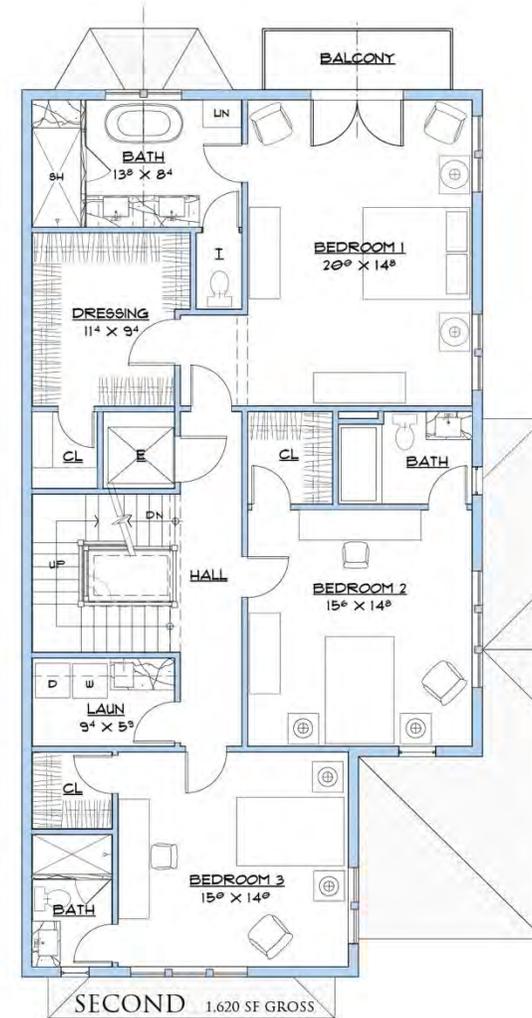




**BASEMENT** 965 SF NET FINISHED



**FIRST** 1,280 SF GROSS

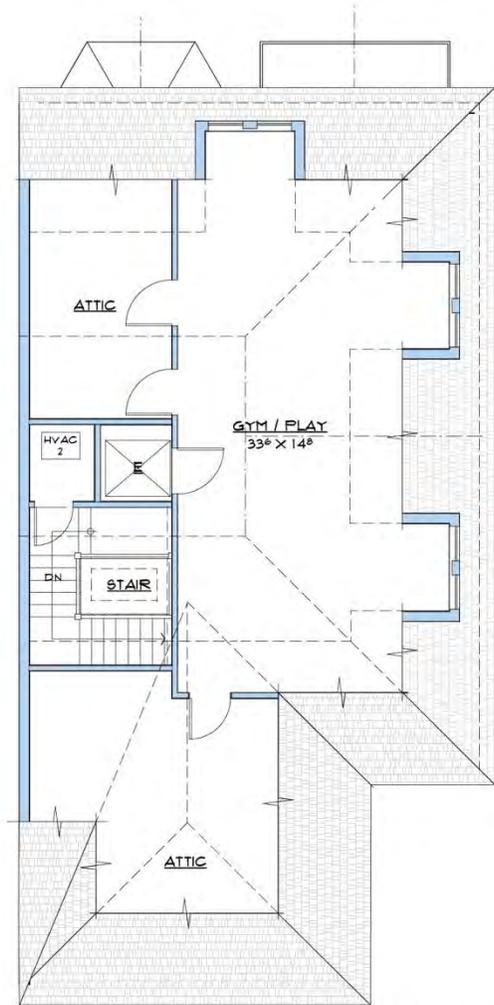


**SECOND** 1,620 SF GROSS

PROPOSED FLOOR PLANS SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS





THIRD FLOOR WITH HIP 675 SF NET FINISHED



THIRD FLOOR WITH GABLE 950 SF NET FINISHED



PROPOSED FRONT ELEVATION OF TWIN WITH HIP

BONITATIBUS ARCHITECTS





PROPOSED FRONT ELEVATION OF TWIN WITH GABLE

BONITATIBUS ARCHITECTS





PROPOSED REAR ELEVATION OF TWIN WITH HIP

BONITATIBUS ARCHITECTS





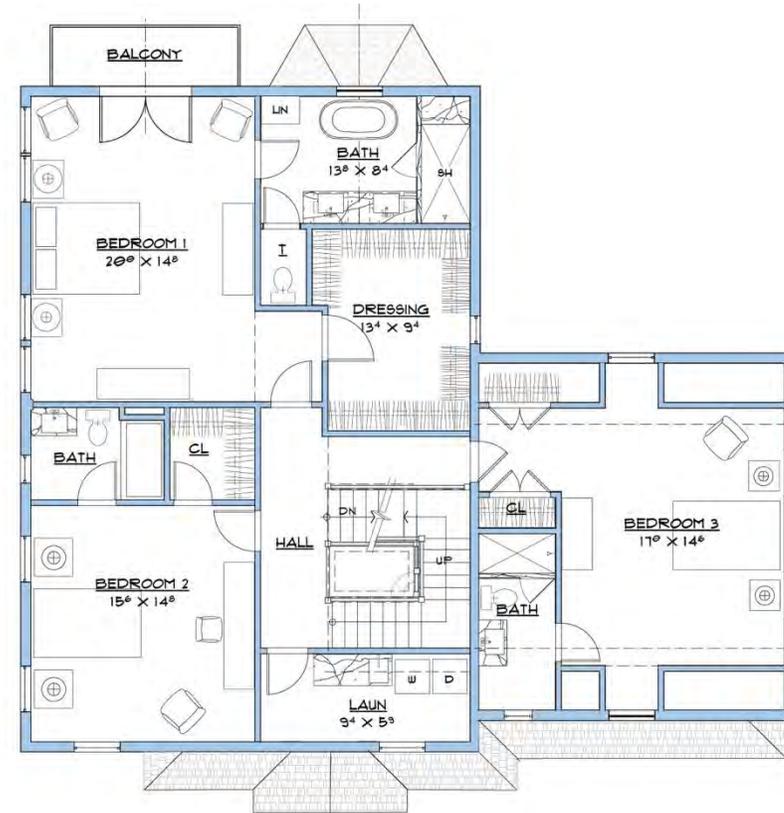
PROPOSED REAR ELEVATION OF TWIN WITH GABLE

BONITATIBUS ARCHITECTS





FIRST 1,340 SF GROSS



SECOND 1,725 SF GROSS

PROPOSED FLOOR PLANS OF SINGLE SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS

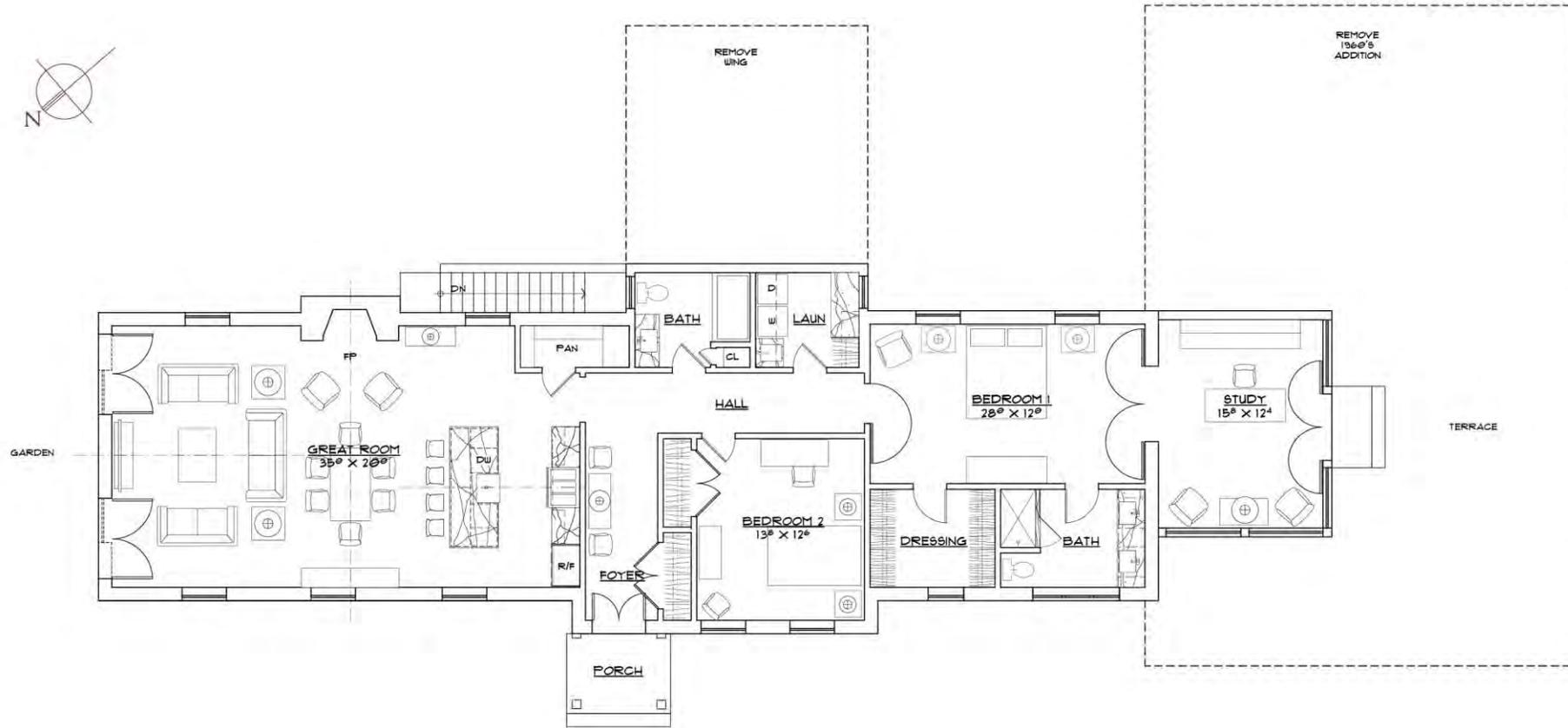




PROPOSED FRONT ELEVATION OF SINGLE SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS

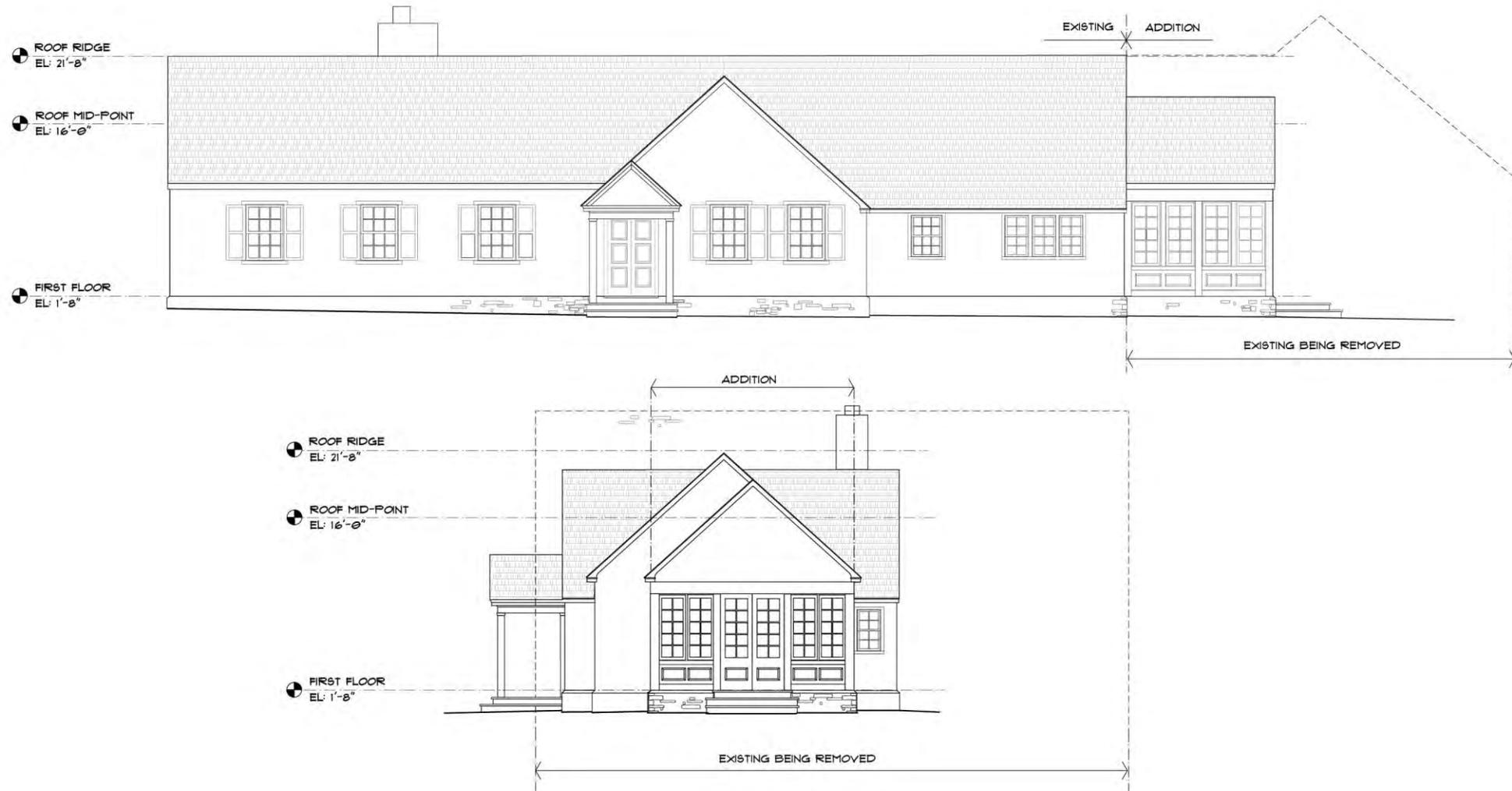




MEETINGHOUSE PLAN SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS





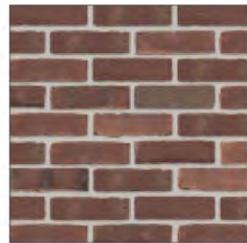
MEETINGHOUSE PLAN SCALE: 1/8" = 1'-0"

BONITATIBUS ARCHITECTS





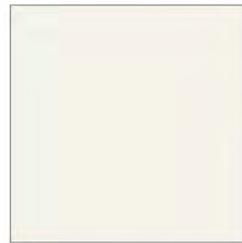
WATERTABLE @  
CENTER SECTION  
WISSAHICKON SCHIST



WATERTABLE @  
EAST/WEST SECTIONS  
GLEN-GERY, BI-DDX



STUCCO COLOR  
MASTER WALL, 402



WINDOW, TRIM COLOR  
MARVIN, STONE WHITE



ACCENT COLORS @ DOORS  
BENJAMIN MOORE



ROOF SHINGLES  
CERTAINEED, LANDMARK DRIFTWOOD

# PROPOSED EXTERIOR MATERIALS SELECTION

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Cresheim Valley Pergola



Intimate seating areas



Chestnut Hill Peace Park



Stone walls with stone treads

## CHARACTER/HARDSCAPE OF LOCAL GREEN SPACES

BONITATIBUS ARCHITECTS



# PRELIMINARY NOT FOR CONSTRUCTION

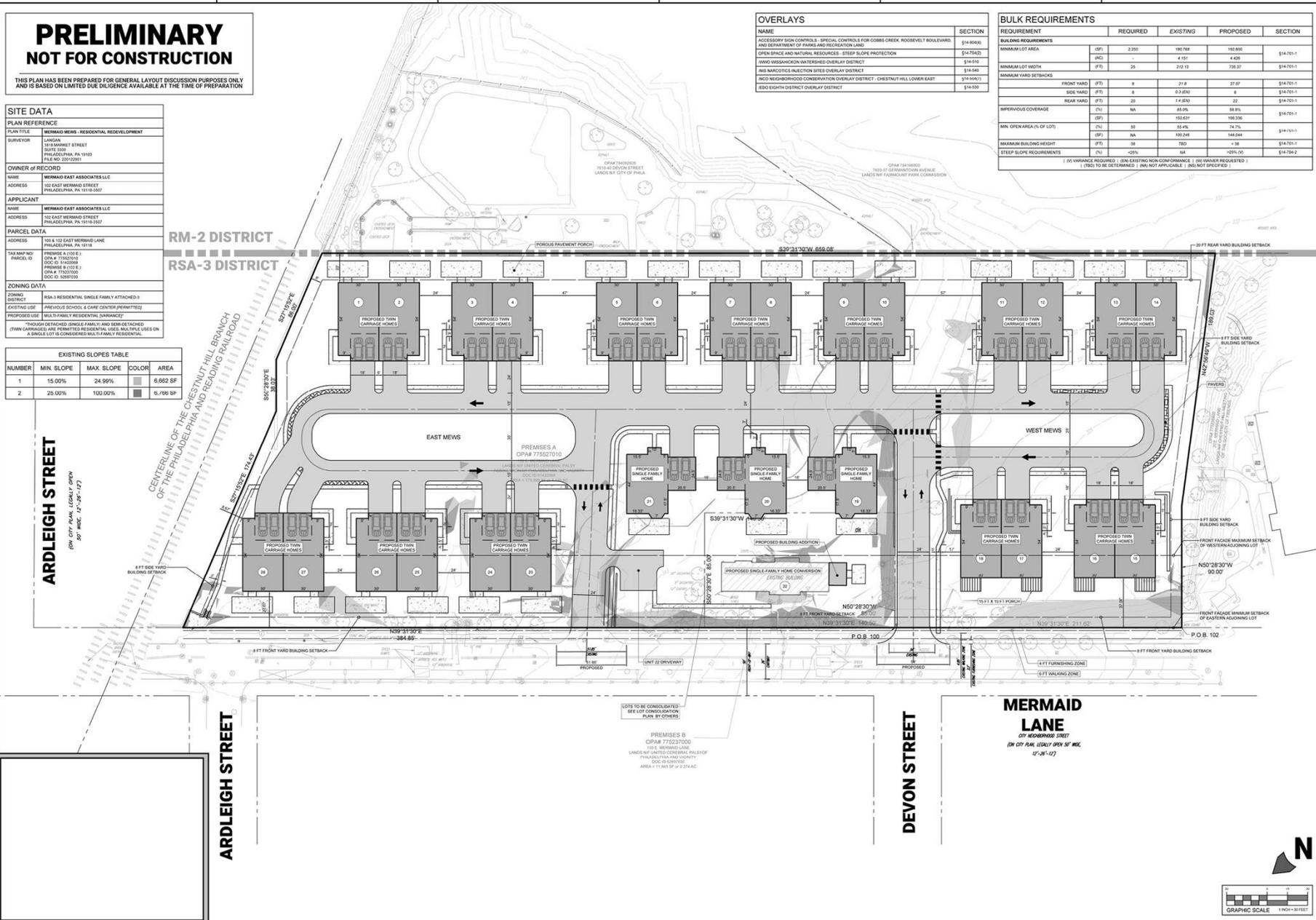
THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

SITE DATA	
<b>PLAN REFERENCE</b>	
PLAN TITLE	MERMAID MEWS - RESIDENTIAL REDEVELOPMENT
SURVIVOR	LANGAN, 1515 MARKET STREET, SUITE 500, PHILADELPHIA, PA 19103, TEL: 215-251-2291
<b>OWNER OF RECORD</b>	
NAME	MERMAID EAST ASSOCIATES LLC
ADDRESS	1515 MARKET STREET, PHILADELPHIA, PA 19103-2292
<b>APPLICANT</b>	
NAME	MERMAID EAST ASSOCIATES LLC
ADDRESS	1515 EAST MERMAID STREET, PHILADELPHIA, PA 19133-3307
<b>PARCEL DATA</b>	
ADDRESS	1515 E EAST MERMAID LANE, PHILADELPHIA, PA 19118
TAX MAP NO	PREMISE A (CO E) OP# 775237000
PARCELS ID	CO# 775237000
PREMISE B (CO E)	OP# 775237000
DOC ID	52897100
<b>ZONING DATA</b>	
ZONING DISTRICT	RS-3 RESIDENTIAL SINGLE FAMILY ATTACHED
EXISTING USE	PREVIOUS SCHOOL & CARE CENTER (PERMITS)
PROPOSED USE	MULTI-FAMILY RESIDENTIAL (VARIANCE)
*THOUGH DETACHED SINGLE FAMILY AND SEMI-DETACHED (TWIN) GARAGES ARE PERMITTED RESIDENTIAL USE, MULTIPLE UNITS ON A SINGLE LOT IS CONSIDERED MULTI-FAMILY RESIDENTIAL.	

EXISTING SLOPES TABLE					
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR	AREA	
1	15.00%	24.99%	[Color]	6,862 SF	
2	25.00%	100.00%	[Color]	9,796 SF	

OVERLAYS	
NAME	SECTION
ACCESSORY SIGN CONTROLS - SPECIAL CONTROLS FOR COBBS CREEK, ROOSEVELT BUILDING AND DEPARTMENT OF PARKS AND RECREATION LAND	(14-9044)
OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION	(14-7542)
TRIMM VEGEATION WATERSHED OVERLAY DISTRICT	(14-519)
INDUS MARGOTICE INJECTION SITES OVERLAY DISTRICT	(14-640)
INDUS NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT - CHESTNUT HILL LOWER EAST	(14-104)
EDGE EIGHTH DISTRICT OVERLAY DISTRICT	(14-103)

BULK REQUIREMENTS				
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
<b>BUILDING REQUIREMENTS</b>				
MINIMUM LOT AREA	(SF) 2,250	180,769	180,800	(14-701)
MINIMUM LOT WIDTH	(FO) -	4.151	4.428	(14-701)
MINIMUM LOT DEPTH	(FO) 25	212.12	726.37	(14-701)
<b>MINIMUM YARD SETBACKS</b>				
FRONT YARD	(FO) 8	21.6	27.67	(14-701)
SIDE YARD	(FO) 8	0.237(0)	8	(14-701)
REAR YARD	(FO) 20	74.859	22	(14-701)
<b>PERVIOUS COVERAGE</b>				
	(%) NA	85.0%	84.6%	(14-701)
	(SF) 153,621	166,336		(14-701)
<b>MIN. OPEN AREA (% OF LOT)</b>				
	(%) 50	55.4%	74.7%	(14-701)
<b>MAXIMUM BUILDING HEIGHT</b>				
	(FO) NA	100.24'	142.24'	(14-701)
	(FO) 38	75.0	+38	(14-701)
	(%) <25%	NA	<25% (5)	(14-704.2)



**LANDCORE**  
PHONE: 215-836-2510  
LANDCORECONSULTING.COM

**NOT FOR CONSTRUCTION**  
D. ALEXANDER TWEEDIE  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 071912

NO.	DATE	DESCRIPTION	BY	CHKD
1	2025-07-15	LEI COMMENTS PER INC SETBACK		
2				

PROJECT NO. 190002  
FILE 01\_C62  
DRAWN BY A.MATHEWS  
CHECKED BY D.A.TWEEDIE

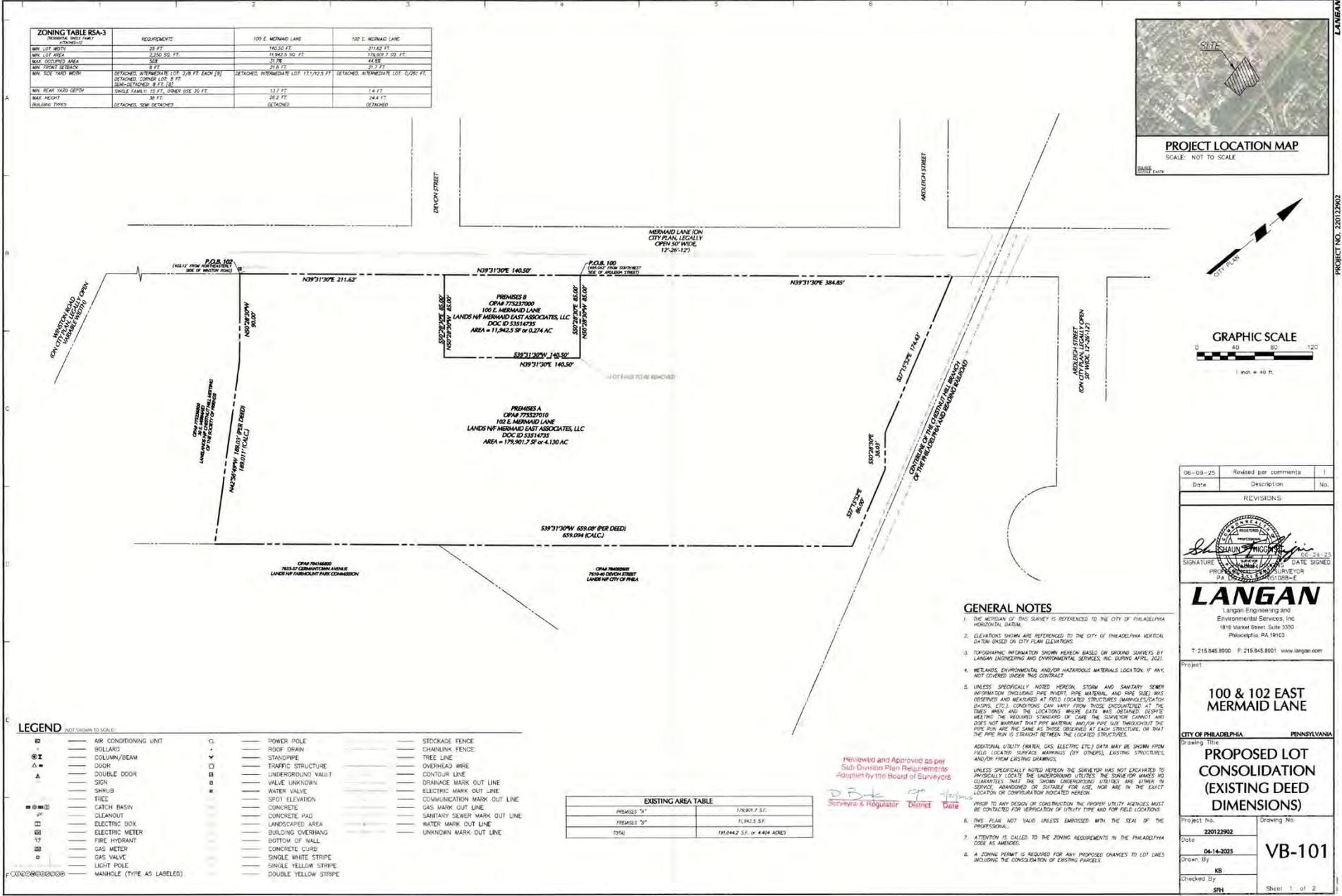
PROPOSED MERMAID MEWS REDEVELOPMENT  
1507 E. MERMAID LANE  
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA  
PROJECT APPLICANT: MERMAID EAST ASSOCIATES, LLC  
CONCEPT PLAN G2  
TITLE

DATE 2025-07-23  
SHEET 1  
REV. NO.

Small text at the bottom left corner, likely a reference to a specific code or standard.



ZONING TABLE RSA-3			
REQUIREMENTS	100 E. MERMAID LANE	102 E. MERMAID LANE	
MIN. LOT WIDTH	25 FT	140.50 FT	211.62 FT
MIN. LOT AREA	5,000 SQ. FT.	17,942.5 SQ. FT.	179,507.5 SQ. FT.
MAX. OCCUPIED AREA	50%	31.7%	44.8%
MIN. FRONT SETBACK	5 FT	21.8 FT	27.7 FT
MIN. SIDE YARD WIDTH	DETAACHED: 4' W/INSET 10' 2/8" FT. EACH SIDE DETACHED: 5' W/INSET 10' 2/8" FT. EACH SIDE	DETACHED: 4' W/INSET 10' 2/8" FT.	DETACHED: 4' W/INSET 10' 2/8" FT.
MIN. REAR YARD DEPTH	3'-6" DETACHED, 8 FT. (6)	13.7 FT.	1.4 FT.
MAX. HEIGHT	SINGLE FAMILY: 35 FT., OTHER USE: 20 FT.	26.2 FT.	24.4 FT.
BUILDING TYPES	DETACHED, SEMI-DETACHED	DETACHED	DETACHED



LEGEND		NOT SHOWN TO SCALE:	
⊕	AIR CONDITIONING UNIT	○	TOWER POLE
⊙	BELLARS	+	CHARLIEK FENCE
⊖	COLUMN/BEAM	□	STANDPIPE
⊗	DOOR	⊕	TRAFFIC STRUCTURE
△	DOUBLE DOOR	⊖	UNDERGROUND VALVE
□	DICK	⊕	VALVE UNDERWAY
⊕	SHRUB	⊖	WATER VALVE
⊕	TREE	⊕	SPOT ELEVATION
⊕	CATCH BASIN	⊕	CONCRETE PAD
⊕	CLEANOUT	⊕	LANDSCAPED AREA
⊕	ELECTRIC BOX	⊕	BUILDING OVERHANG
⊕	ELECTRIC METER	⊕	BOTTOM OF WALL
⊕	FIRE HYDRANT	⊕	CONCRETE CURB
⊕	GAS METER	⊕	SINGLE WHITE STRIPE
⊕	GAS VALVE	⊕	SINGLE YELLOW STRIPE
⊕	LIGHT POLE	⊕	DOUBLE YELLOW STRIPE
⊕	MANHOLE (TYPE AS LABELED)		

EXISTING AREA TABLE	
PREMISES "A"	179,507.5 S.F.
PREMISES "B"	17,942.5 S.F.
TOTAL	197,450 S.F. or 4.494 ACRES

**GENERAL NOTES**

1. THE MORGAN OF THIS SURVEY IS REFERENCED TO THE CITY OF PHILADELPHIA HORIZONTAL DATUM.
  2. ELEVATIONS SHOWN ARE REFERENCED TO THE CITY OF PHILADELPHIA VERTICAL DATUM BASED ON CITY PLAN ELEVATIONS.
  3. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING APRIL, 2021.
  4. WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
  5. UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE WERE OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.) CONDITIONS CAN VARY FROM THOSE OBSERVED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED, DESPITE MEETING THE REQUIRED STANDARDS OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE. NGR ARE IN THE EXACT LOCATION OR CORRELATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. THIS PLAN, NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL SURVEYOR.
  7. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
  8. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING THE CONSOLIDATION OF EXISTING PARCELS.

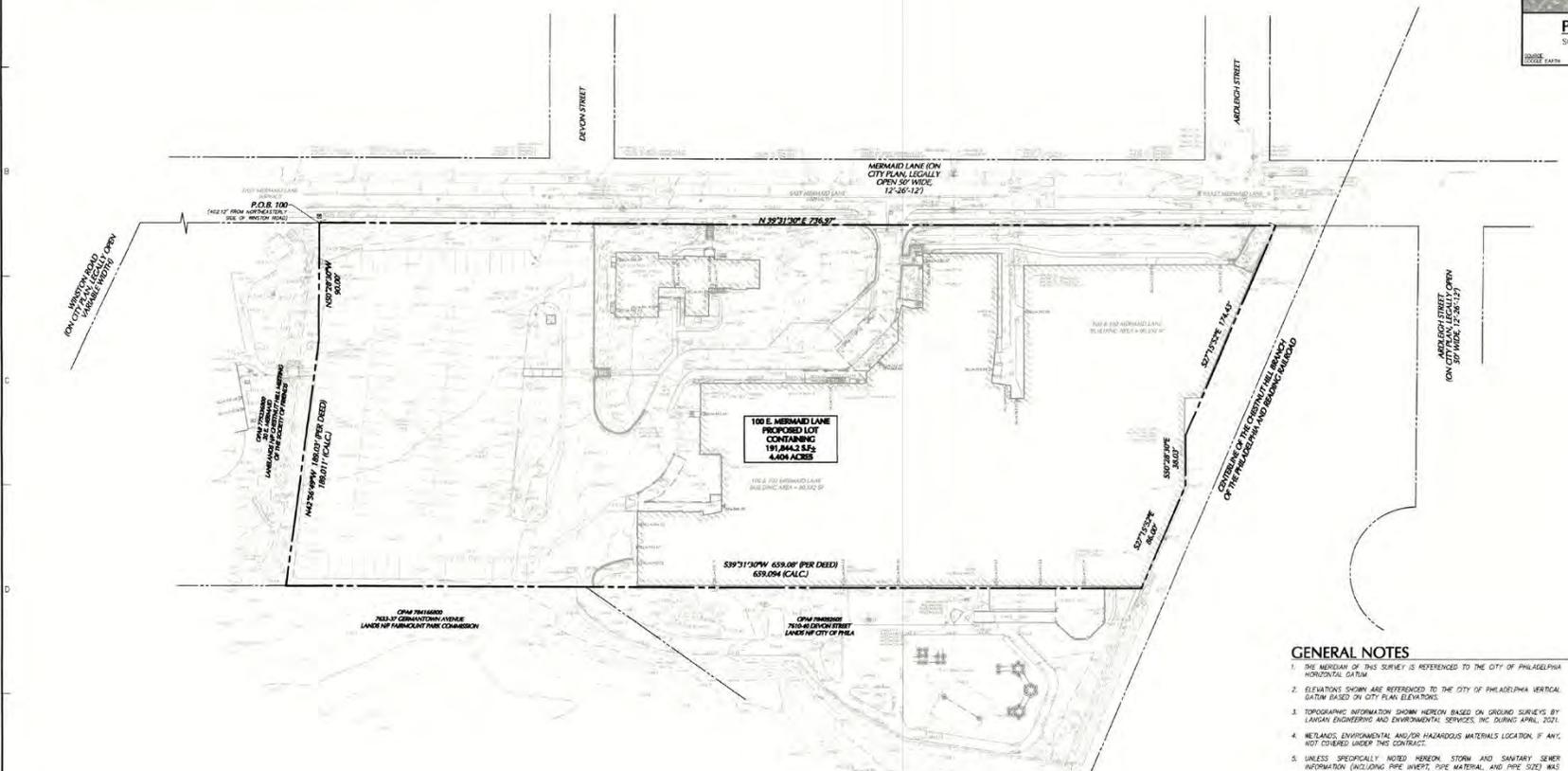
Reviewed and Approved as per  
Sub-Division Plan Requirements  
Adopted by the Board of Surveyors

*D. B. [Signature]*  
Surveyor & Registrar District Date

06-09-25	Revised per comments	1
Date	Description	No.
REVISIONS		
<b>LANGAN</b> Langan Engineering and Environmental Services, Inc. 1815 Market Street, Suite 3000 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8001 www.langan.com		
Project:		
<b>100 &amp; 102 EAST MERMAID LANE</b>		
City of Philadelphia PENNSYLVANIA		
Drawing Title:		
<b>PROPOSED LOT CONSOLIDATION (EXISTING DEED DIMENSIONS)</b>		
Project No.	Drawing No.	
220122902	VB-101	
Date:	04-14-2025	
Drawn By:	KB	
Checked By:	SRH	
		Sheet 1 of 2

PROJECT NO. 220122902

ZONING TABLE RSA-3 RESIDENTIAL SINGLE-FAMILY	REQUIREMENTS	100 E. MERMAID LANE
MAX. LOT WIDTH	25 FT.	75.82 FT.
MAX. LOT AREA	2,250 SQ. FT.	18,842 SQ. FT.
MAX. COUPLED AREA	50%	448
MAX. FRONT SETBACK	5 FT.	23.8 FT.
MIN. SIDE YARD WIDTH	DETACHED: 5 FEET (MIN. 5 FT. EACH SIDE) DETACHED: CONVEY 5 FT. SEMI-DETACHED: 8 FT. (MIN.)	DETACHED: INTERMEDIATE LOT: 20/20 FT.
MAX. REAR YARD DEPTH	SINGLE-FAMILY: 15 FT.; OTHER USE: 20 FT.	14 FT.
MAX. HEIGHT	38 FT.	24.4 AND 36.2 FT.
BUILDING TYPES	DETACHED, SEMI-DETACHED	DETACHED



Date	Description	No.
06-09-25	Revised per comments	1

REVISIONS

SIGNATURE: *Shalain Strigocz* DATE SIGNED: 06-24-25  
 PROJECT NO.: 220122902 SURVEYOR: SHALAIN STRIGOCZ, P.E.  
 PA REG. NO.: 001086-E

**LANGAN**  
 Langan Engineering and Environmental Services, Inc.  
 1818 Market Street, Suite 3000  
 Philadelphia, PA 19102  
 T: 215.845.8000 F: 215.845.8001 www.langan.com

Project:  
**100 & 102 EAST MERMAID LANE**

CITY OF PHILADELPHIA PENNSYLVANIA  
 Drawing Title

**PROPOSED LOT CONSOLIDATION (PROPOSED DIMENSIONS)**

Project No:	220122902	Drawing No.:	VB-101
Date:	04-14-2025	Drawn By:	KB
Checked By:	SH	Sheet 2 of 2	

- GENERAL NOTES**
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE CITY OF PHILADELPHIA HORIZONTAL DATUM.
  - ELEVATIONS SHOWN ARE REFERENCED TO THE CITY OF PHILADELPHIA VERTICAL DATUM BASED ON CITY PLAN ELEVATIONS.
  - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING APRIL, 2021.
  - NEIGHBORING ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
  - UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES, CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES, PLACES, AND THE LOCATIONS WHERE DATA WAS OBTAINED. (SOMETIMES MEETING THE REQUIRED STANDARD OF CARE THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXHAUSTED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE HIGHER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL SURVEYOR.
  - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA ZONING ORDINANCE.
  - A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INVOLVING THE CONSOLIDATION OF EXISTING PARCELS.

Reviewed and Approved as per  
 Sub-Division Plan Requirements  
 Adopted by the Board of Surveyors

Surveyor & Regulator District Date



**LEGEND** (NOT SHOWN TO SCALE)

	AIR CONDITIONING UNIT		POWER POLE		STOCKADE FENCE
	SILLARD		ROOF DRAIN		CHAINLINK FENCE
	COLUMN/BEAM		STANDPIPE		TREE LINE
	DOOR		TRAFFIC STRUCTURE		OVERHEAD WIRE
	DOUBLE DOOR		UNDERGROUND VAULT		CONTOUR LINE
	SIGN		VALVE UNKNOWN		DRAINAGE MARK OUT LINE
	SHRUB		WATER VALVE		ELECTRIC MARK OUT LINE
	TREE		SPOT ELEVATION		COMMUNICATION MARK OUT LINE
	CATCH BASIN		CONCRETE		GAS MARK OUT LINE
	CLEANOUT		CONCRETE PAD		SANITARY SEWER MARK OUT LINE
	ELECTRIC BOX		LANDSCAPED AREA		WATER MARK OUT LINE
	ELECTRIC METER		BUILDING OVERHANG		UNKNOWN MARK OUT LINE
	FIRE HYDRANT		BOTTOM OF WALL		
	GAS METER		CONCRETE CURB		
	GAS VALVE		SINGLE WHITE STRIPE		
	LIGHT POLE		DOUBLE YELLOW STRIPE		
	MANHOLE (TYPE AS LABELED)				

PROJECT NO. 220122902 LANGAN

# ZONING RELIEF

<b>Table 14-602-1</b>	The proposed use, two (2) family household living, is expressly prohibited in this zoning district, RSA-3.
<b>§14-401(4)(a)</b>	The proposed multiple principal uses on a single lot are not permitted in this zoning district, RSA-3.
<b>§14-401(4)(b)</b>	The proposed multiple principal structures on a single lot are not permitted in this zoning district, RSA-3.
<b>§14-704(2)(b)(.2)</b>	The proposed earth moving activity is expressly prohibited on those portions of the lot where the slope of land is 25% or greater for the steep slope protection.
<b>§14-504(7.1)(b)(.3)</b>	The required porches are not provided on the front façade of new principal residential building structures fronting E. Mermaid lane.
<b>§ 14-504(7.1)(b)(.2)(.b)</b>	Where an abutting lot contains only two stories of habitable space, any stories above the second story must be set back an additional eight (8) feet from the minimum required setback, or incorporate a front facade mansard roof with dormers not exceeding seven (7) feet in width and aligned over second-story windows.
<b>§ 14-504(7.1)(b)(.2)(.c)</b>	The maximum height of a building shall not exceed the height of an abutting building with the same frontage that contains three stories of habitable space.

