



KORE DESIGN  
ARCHITECTURE

ARCHITECT  
**KEVIN KOREJKO**  
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

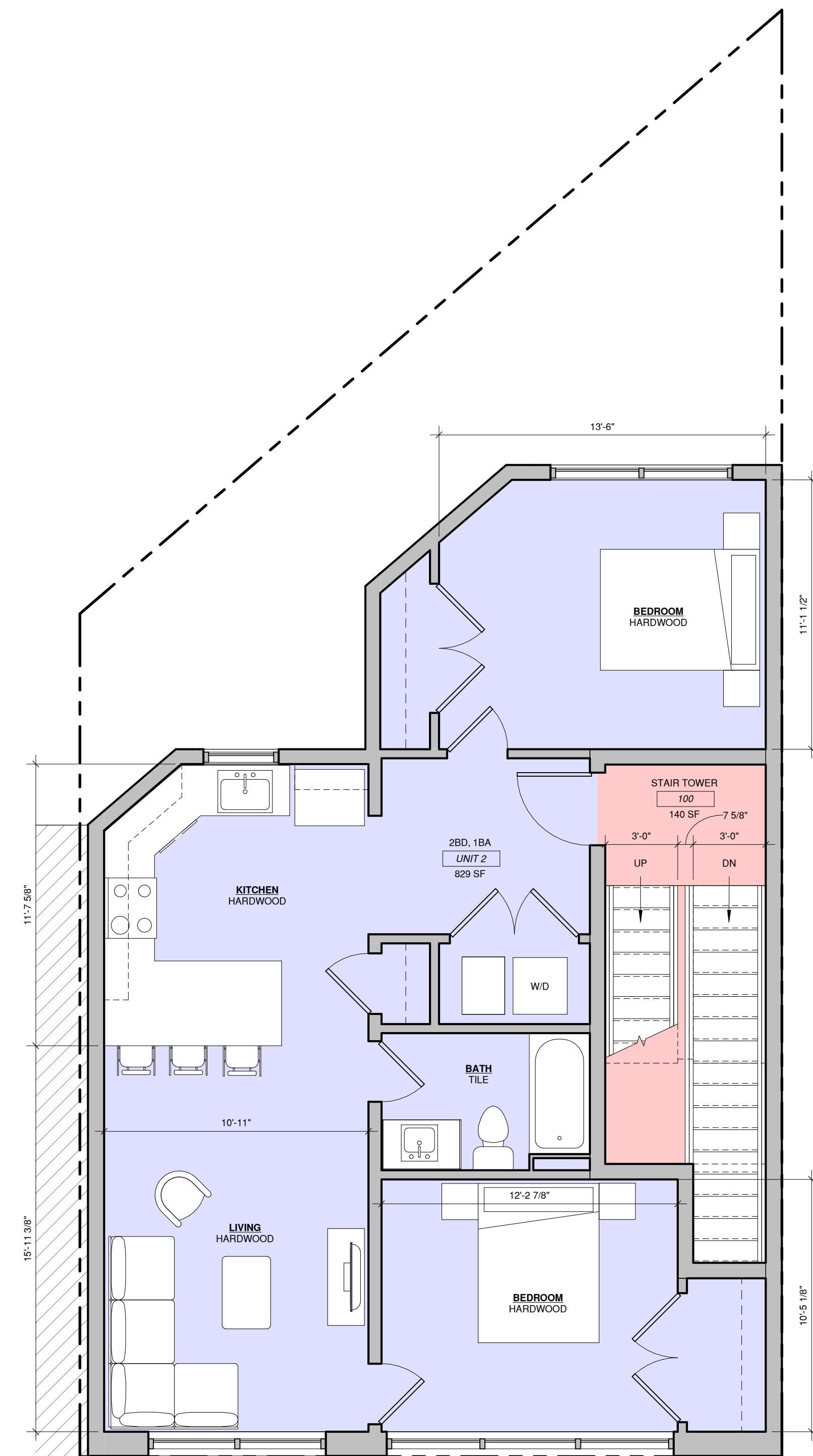
PRONA ST

PROJECT

2203 N. NATRONA ST  
PHILADELPHIA PA, 19132

DRAWING TITLE  
**FLOOR PLANS**

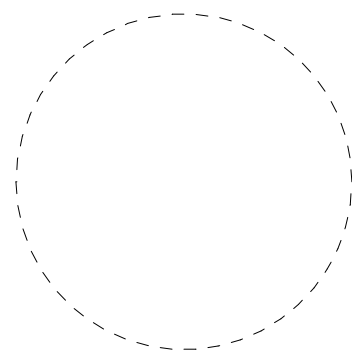
## A1.00



2	FIRST FLOOR PLAN
	SCALE: 1/4" = 1'-0"

### 3 SECOND FLOOR PLAN

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



NOT FOR CONSTRUCTION

PROJECT

2203 N. NATRONA ST  
PHILADELPHIA PA, 19132

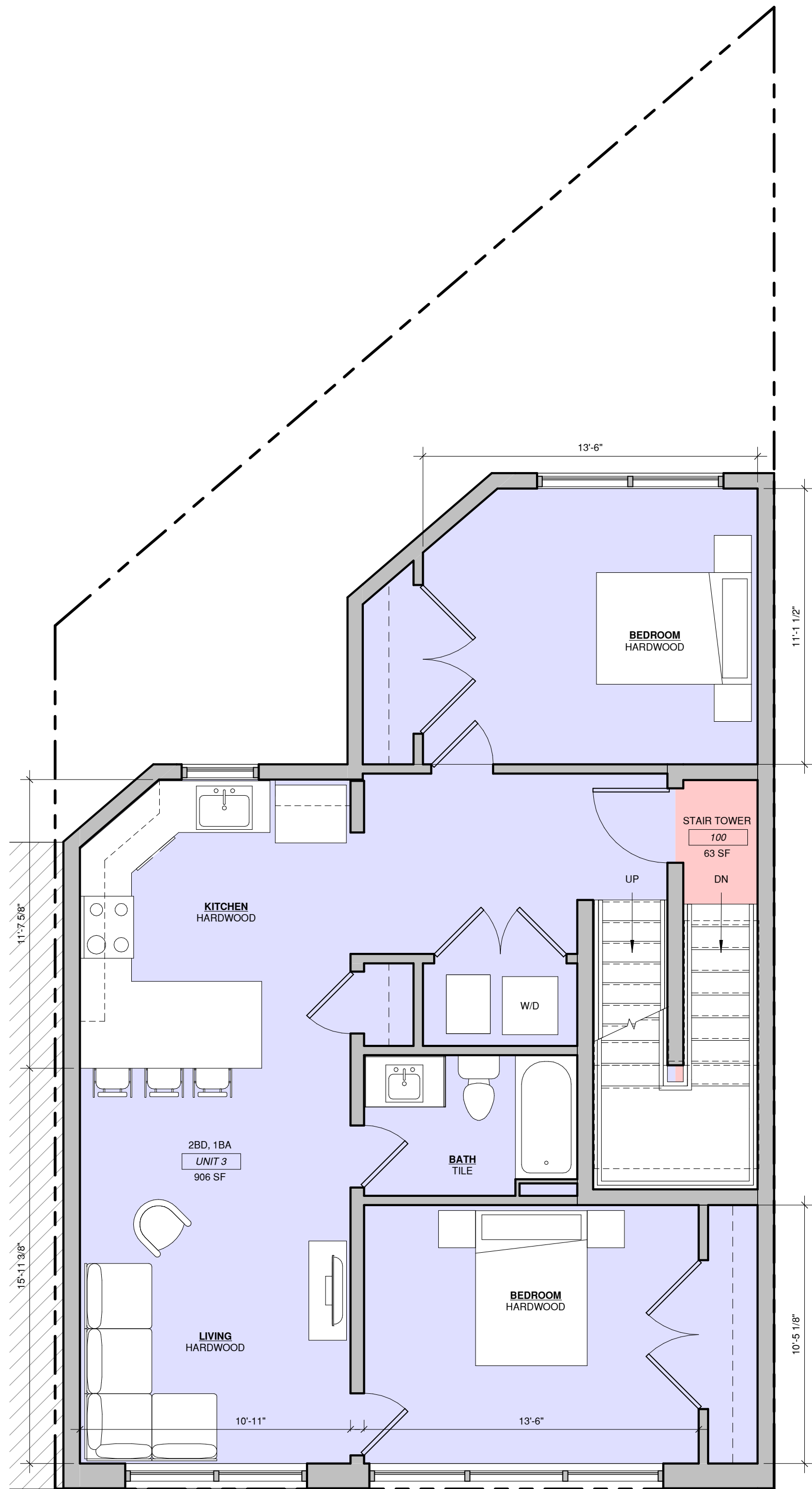
ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	SCHEMATICS	06.04.2019

DRAWING TITLE:  
FLOOR PLANS

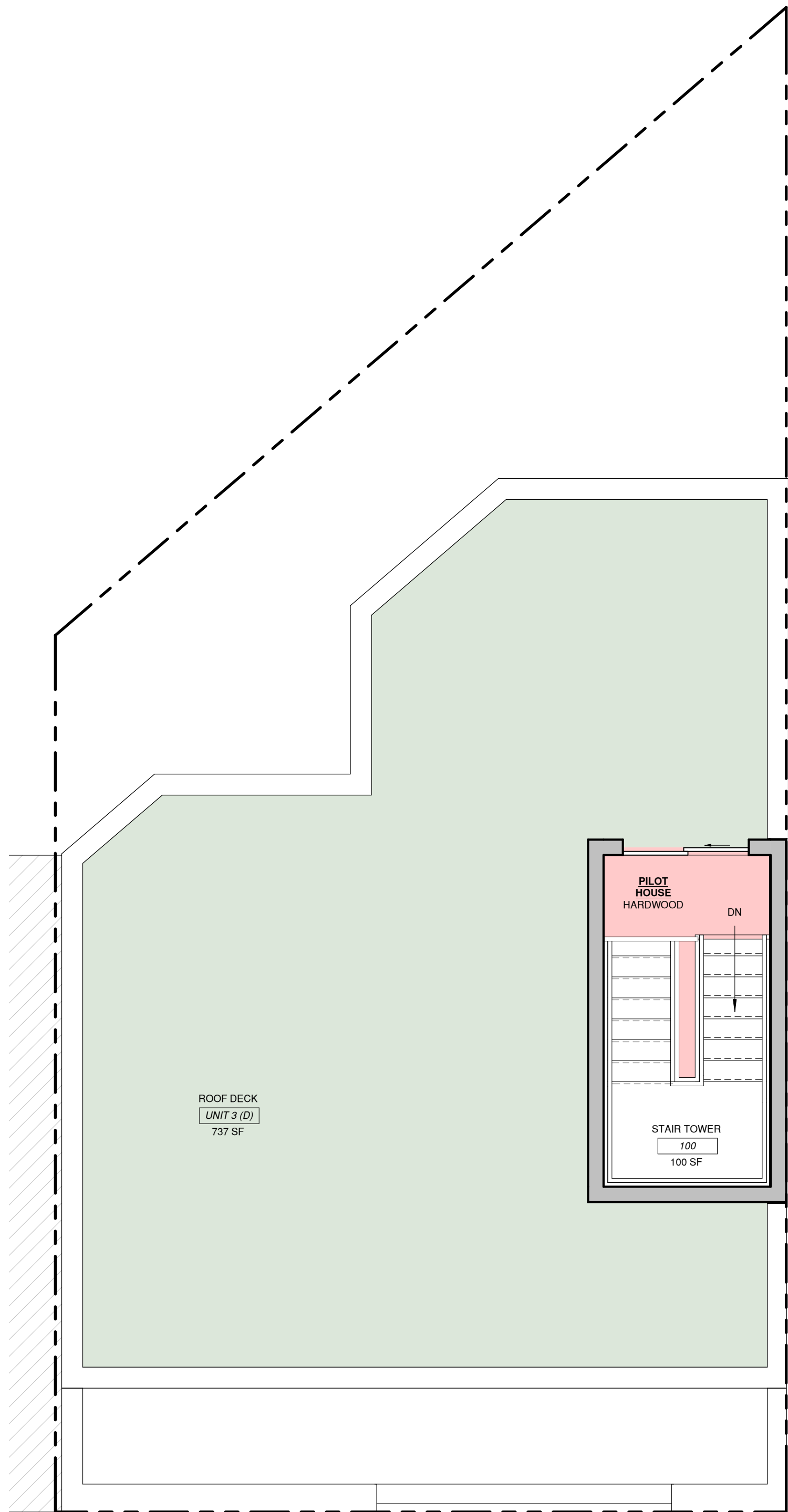
JOB NO: 19021  
DRAWN BY: MGW  
SCALE: 1/4" = 1'-0"

SHEET NO.

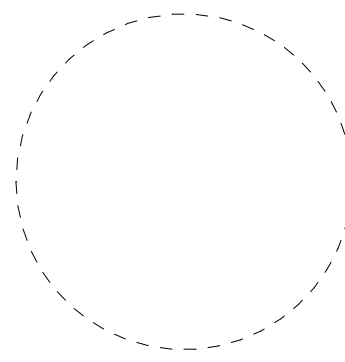
A1.01



1 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF FLOOR PLAN  
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

PROJECT

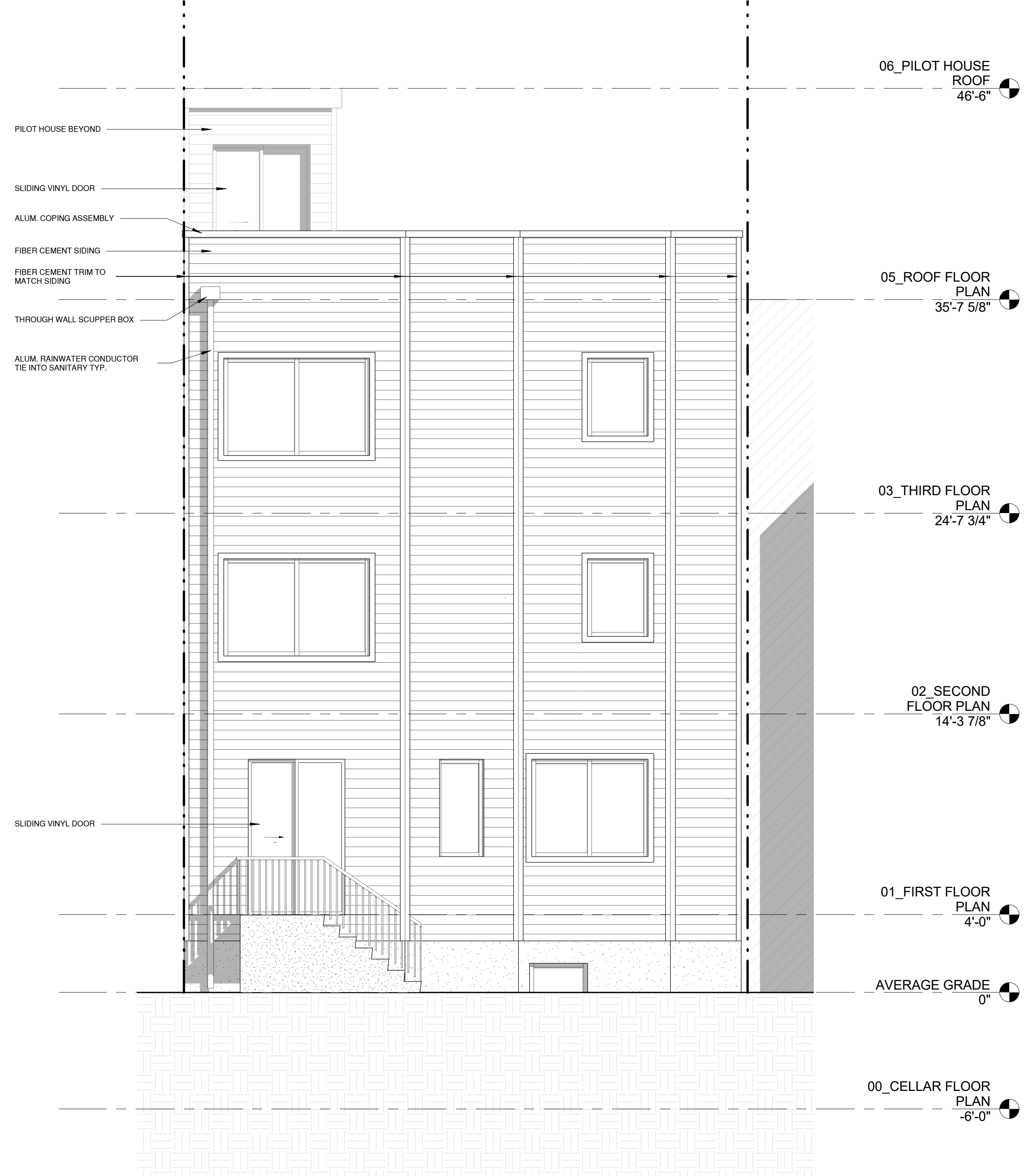
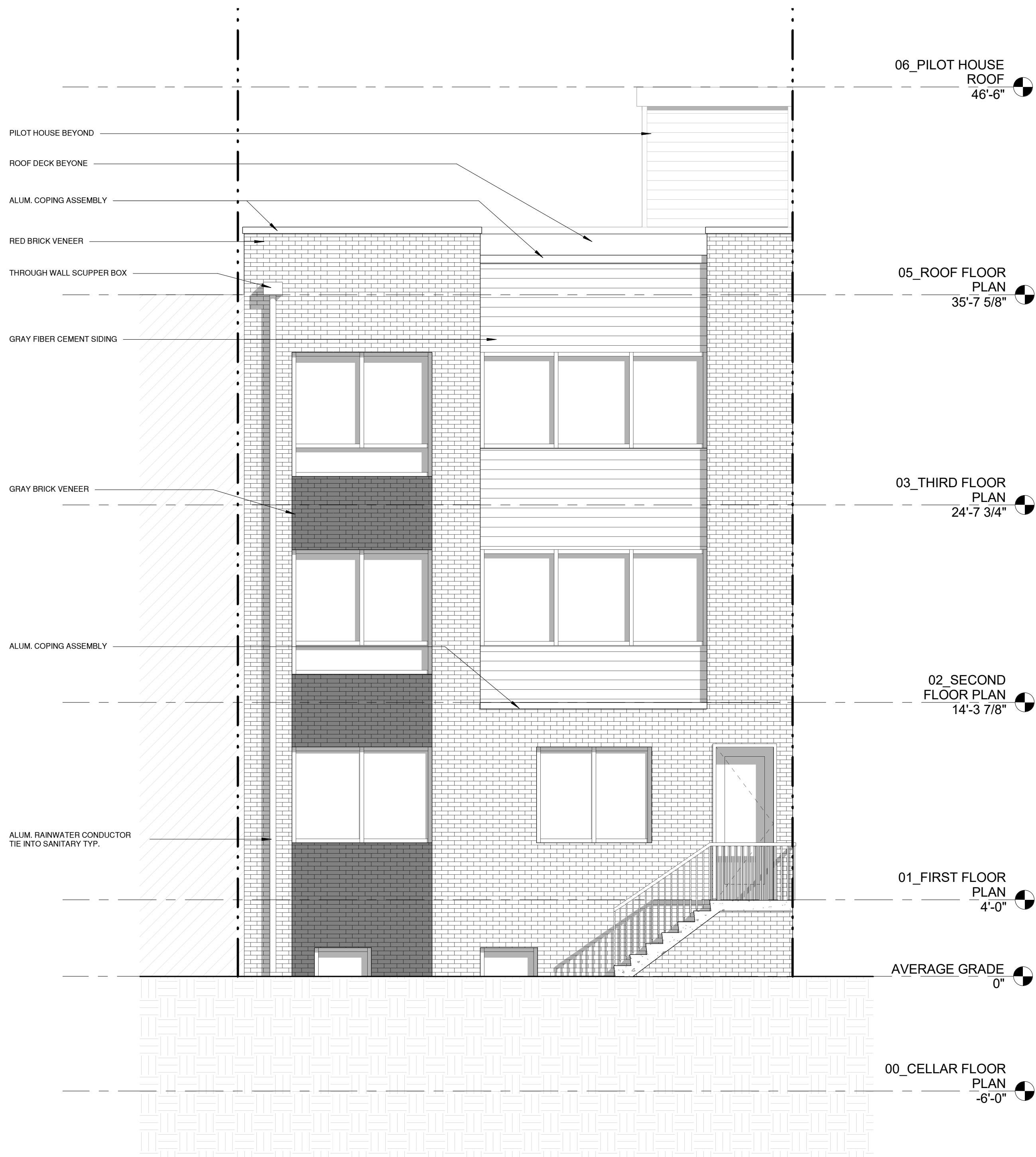
2203 N. NATRONA ST  
PHILADELPHIA PA, 19132

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
A	SCHEMATICS	06.04.2019

DRAWING TITLE  
EXTERIOR ELEVATIONS

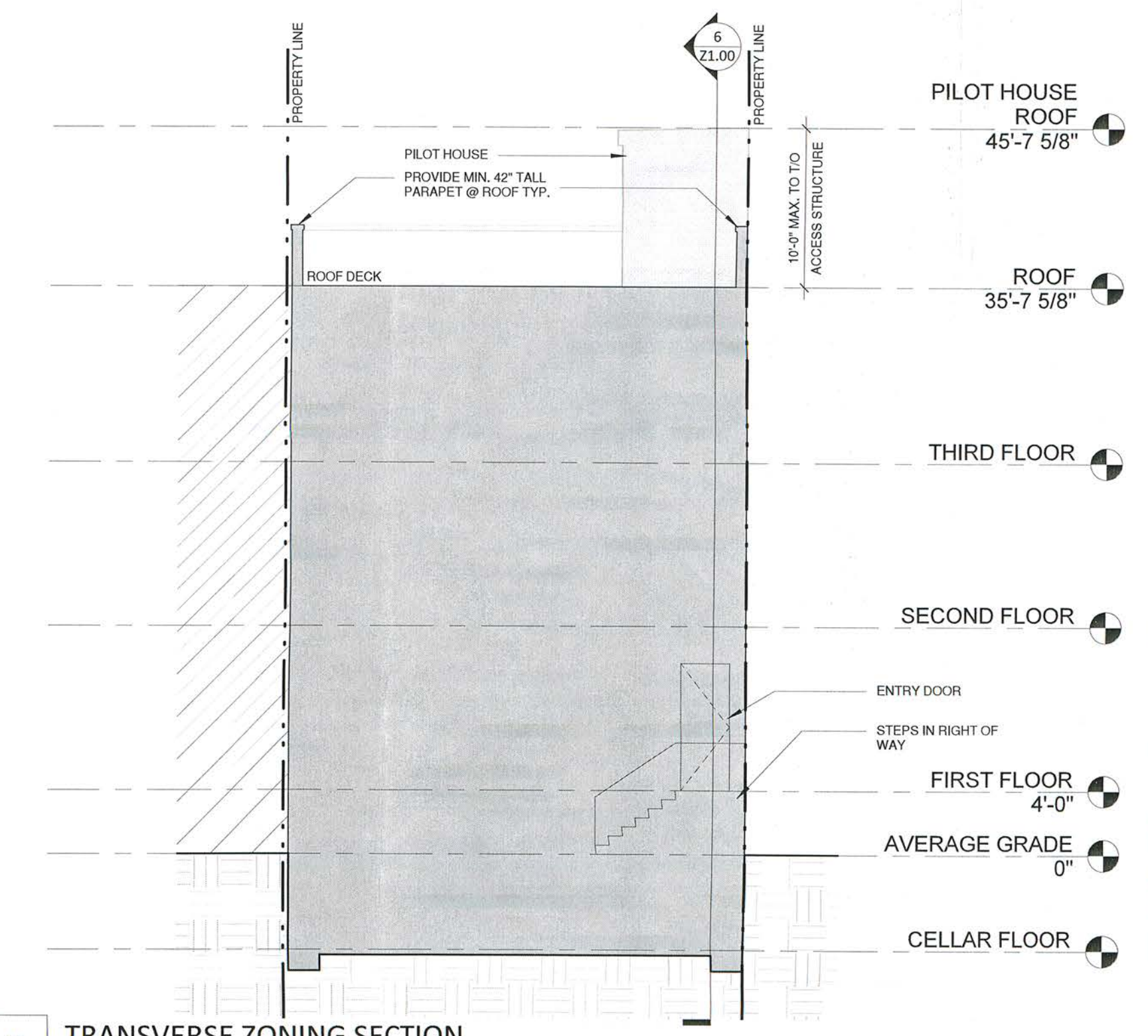
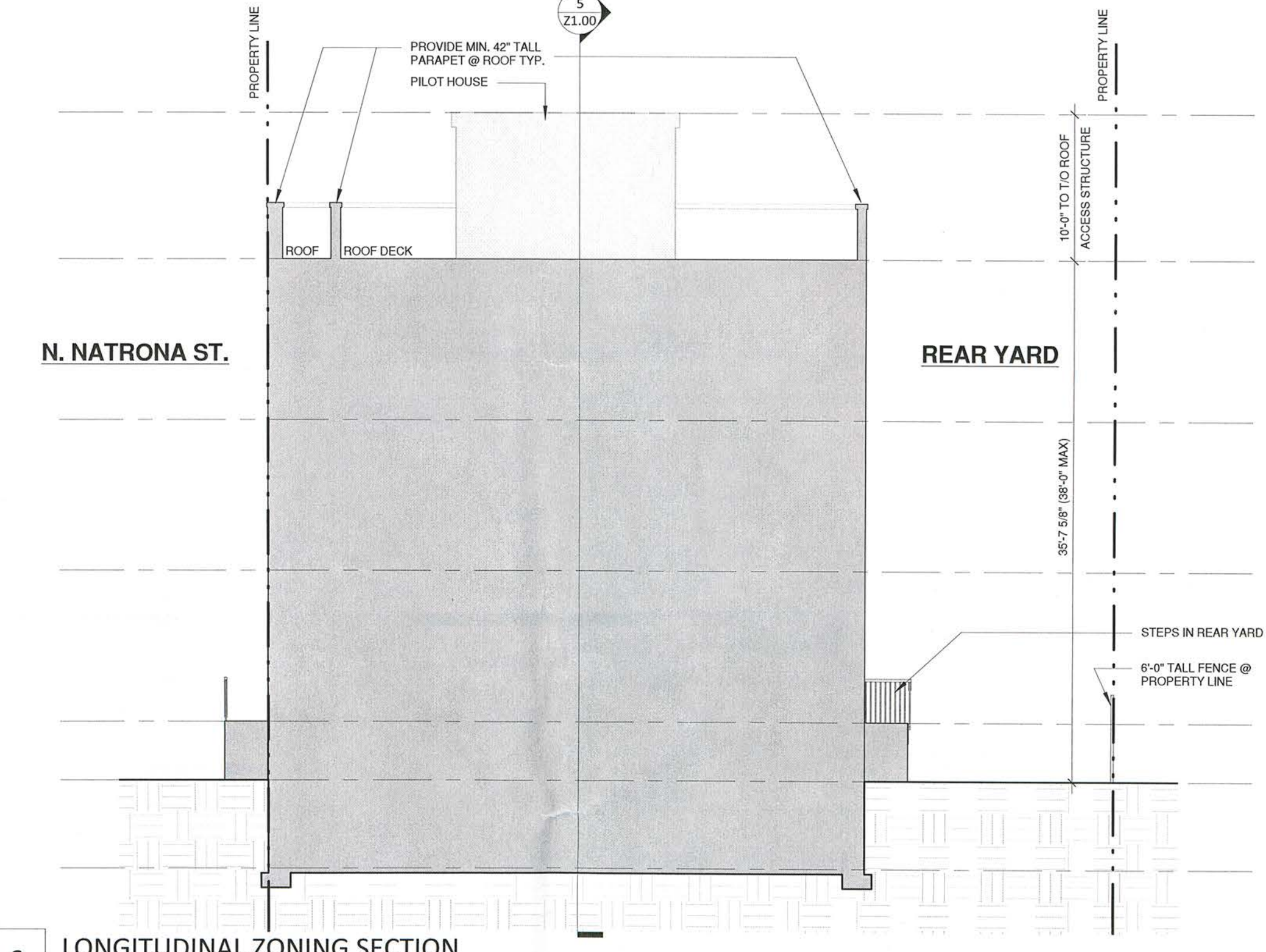
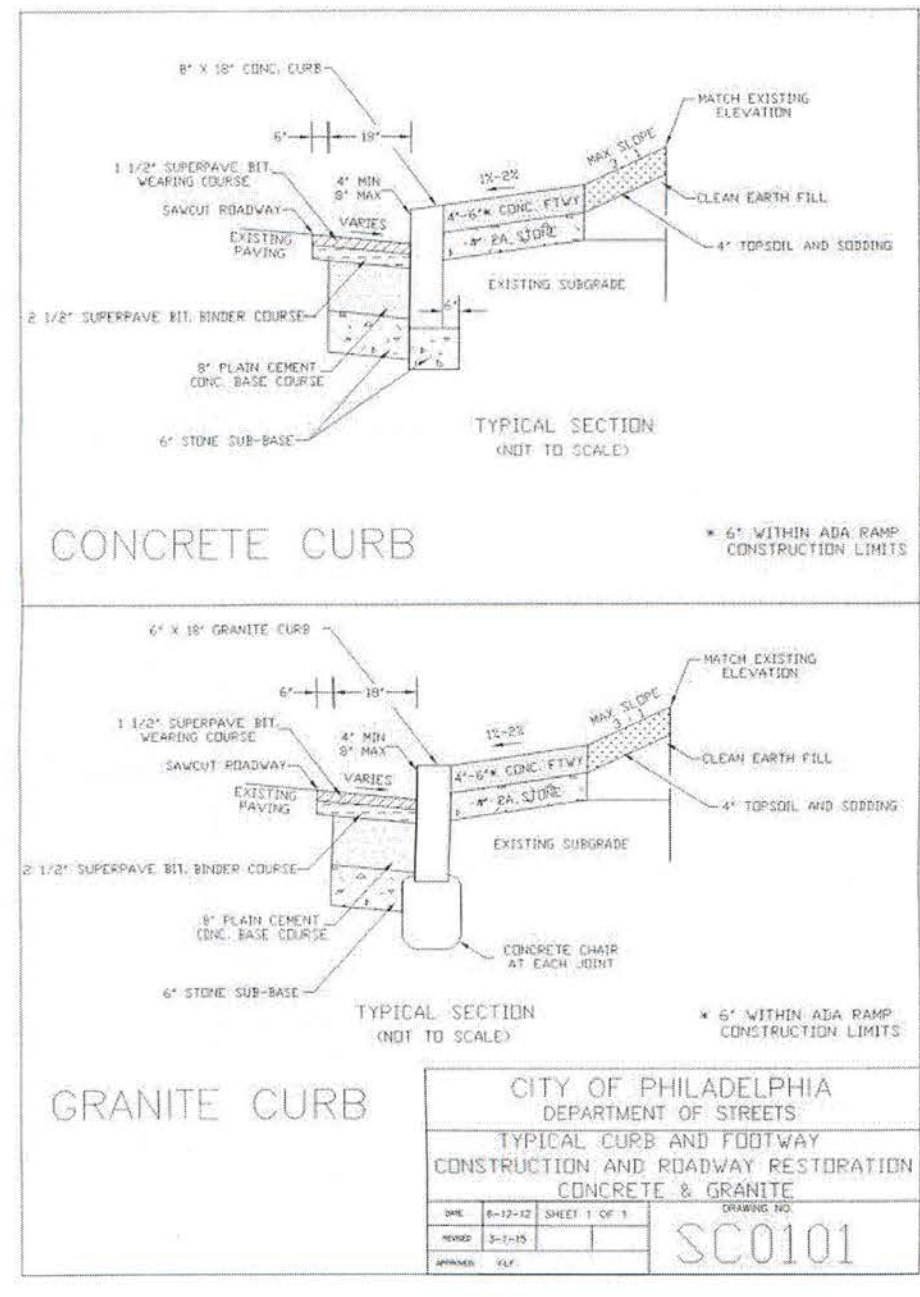
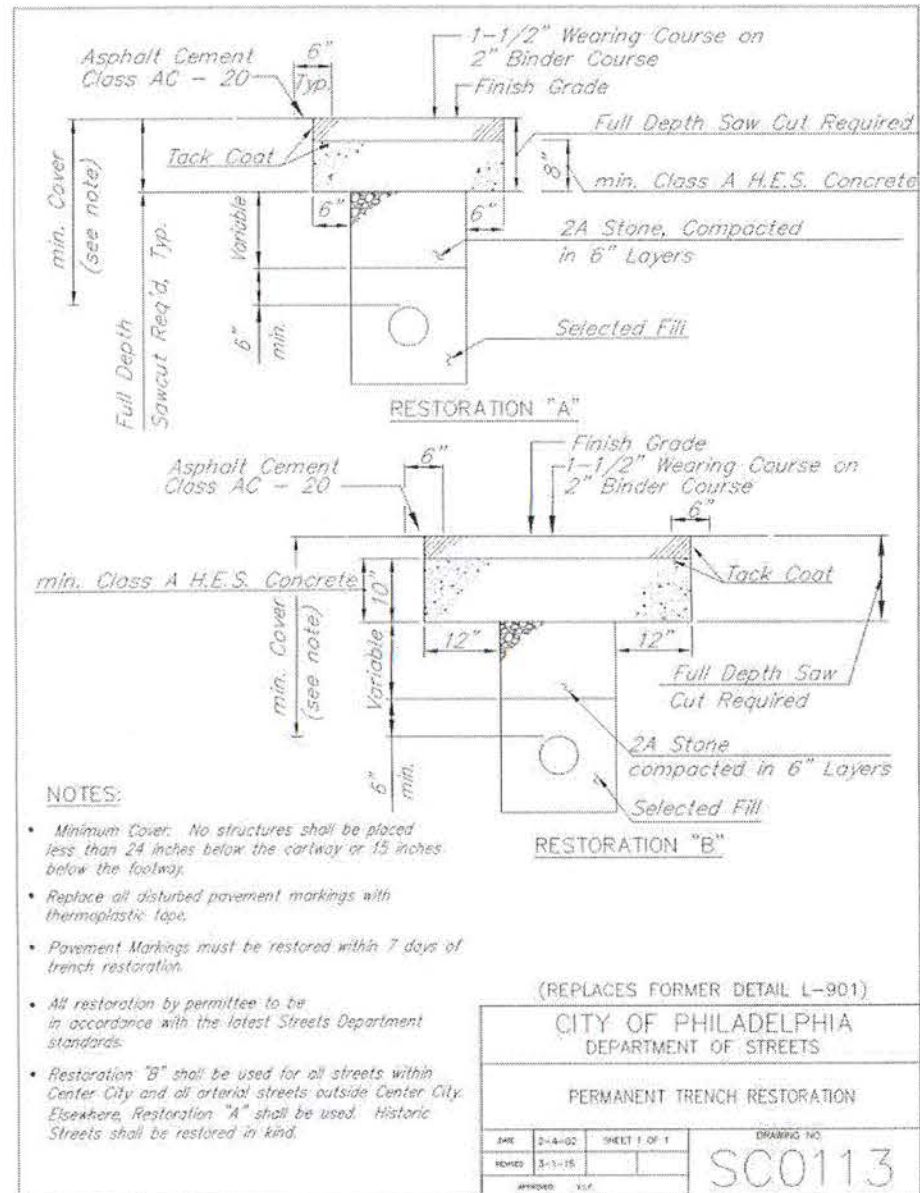
JOB NO:	19021
DRAWN BY:	MGW
SCALE:	1/4" = 1'-0"
SHEET NO.	

A2.00



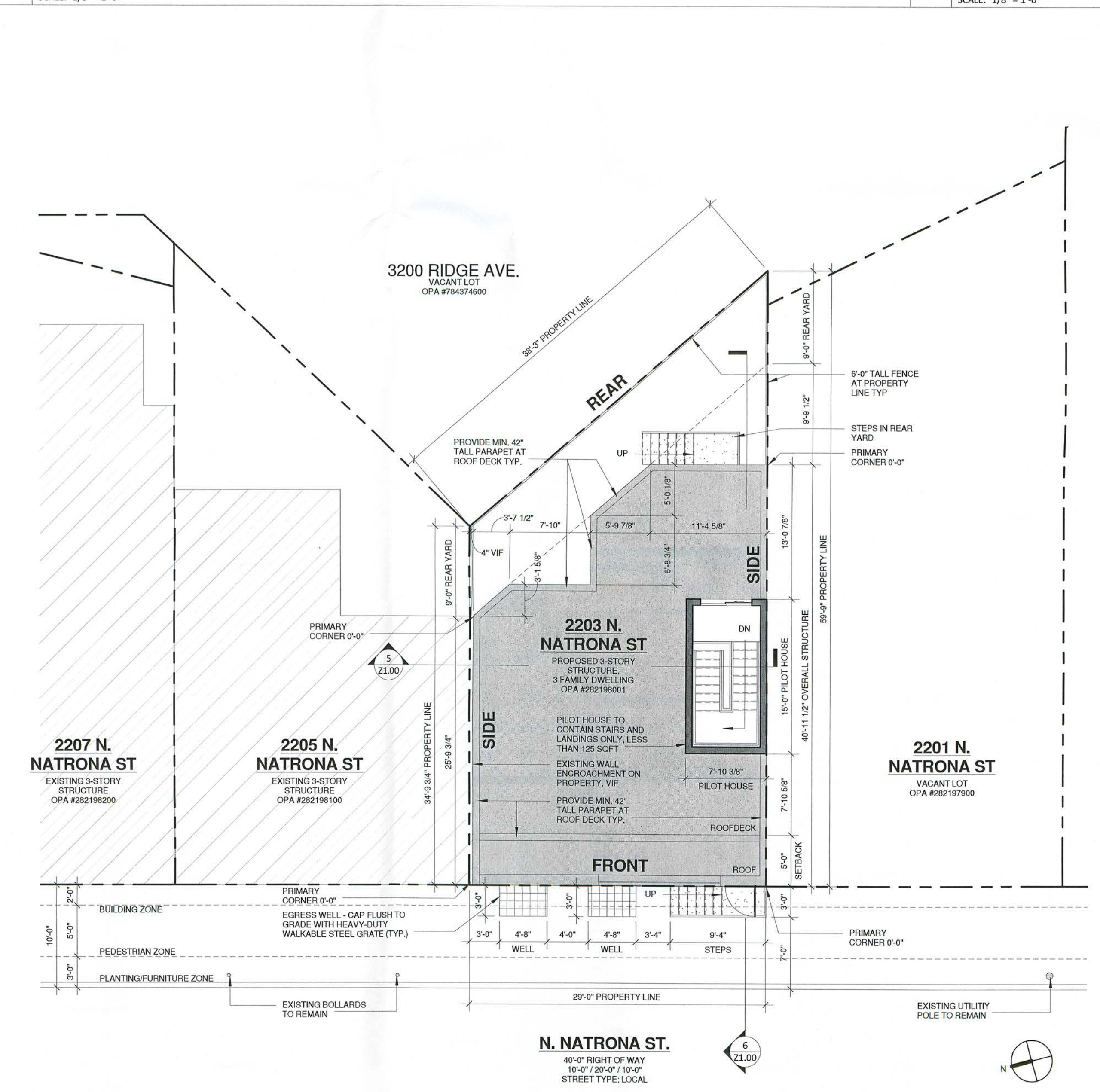


ZONING DATA		
RM-1 ZONING DISTRICT	REQUIRED / ALLOWED	PROPOSED / EXISTING
LOT WIDTH	16'-0" MIN.	25'-0"
LOT AREA	1,440 MIN.	1,271.16 SQFT (EXISTING)
OCCUPIED AREA	75% MAX	1,028.04 SQFT (74.9%)
OPEN AREA	25% MIN.	343.12 SQFT (24.1%)
FRONT YARD	NA	NA
SIDE YARD	NA	NA
REAR YARD DEPTH	9'-0" MIN.	9'-0"
HEIGHT	38'-0" MAX	+/- 35'-7 5/8"
PROPOSED BUILDING INFORMATION		
GROSS AREA		+/- 3,084.12 SQFT
PROPOSED RESIDENTIAL UNITS	3 UNITS	3 UNITS
PROPOSED PARKING STALLS	NA	NA
LANDSCAPE REQ. FOR PARKING EXPOSED TO THE SKY	NA	NA
NOTES:		
- GO TO VERIFY EXISTING ELEVATIONS IN THE FIELD AND NOTIFY ARCHITECT IF CONDITIONS DIFFER		
NOTES:		
- ALL EGRESS UTILITY WELLS ARE TO HAVE A GALV. MTL. WALKABLE GRATE TO BE SET FLUSH WITH SIDEWALKS AT GRADE		
- PROPOSED TREES ARE SUBJECT TO REVIEW OF FAIRMOUNT PARKS		
- ALL ROOFDECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL OR PARAPET		
- ALL ROOFDECKS ARE TO BE SET BACK FROM RIGHT OF WAY A MINIMUM OF 5'-0"		
- ALL PROJECTED GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM 10'-0" ABOVE GRADE		
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY		
- PROVIDE 6" TALL FENCE AT PROPERTY LINES IN REAR AND SIDE YARDS UNLESS OTHERWISE NOTED		
- STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2" AND BE A SPACED AT A MINIMUM OF 15' APART		
- ANY UTILITIES SHOWN ARE FROM PUBLIC RECORD		
- CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1.800.242.1776) AT LEAST 3 WORKING DAYS BEFORE EXCAVATION.		
- ALL SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (APD).		
- REFER TO CIVIL DRAWINGS FOR ACCURATE UTILITY LOCATIONS AND SPECIFICATIONS.		



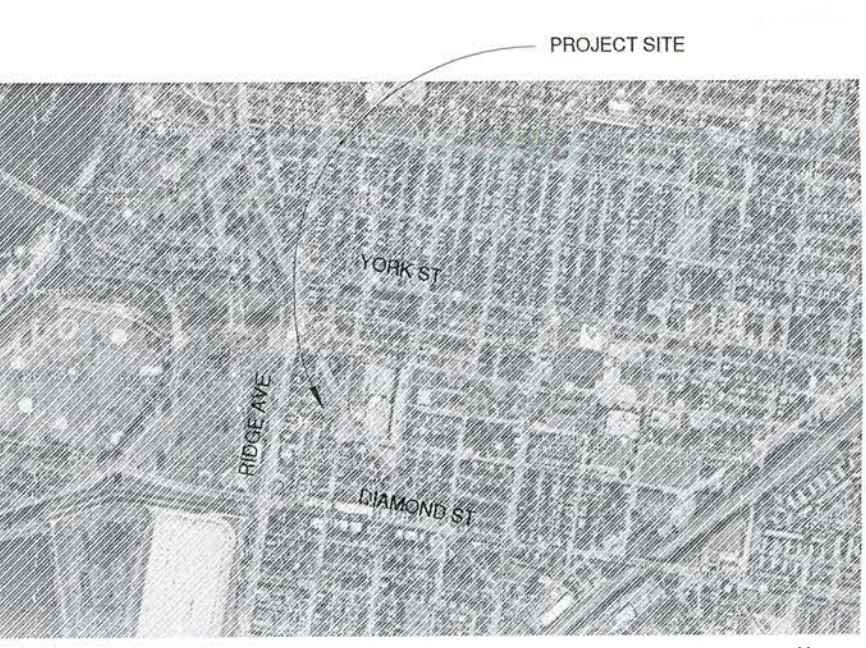
6 LONGITUDINAL ZONING SECTION  
SCALE: 1/8" = 1'-0"

5 TRANSVERSE ZONING SECTION  
SCALE: 1/8" = 1'-0"

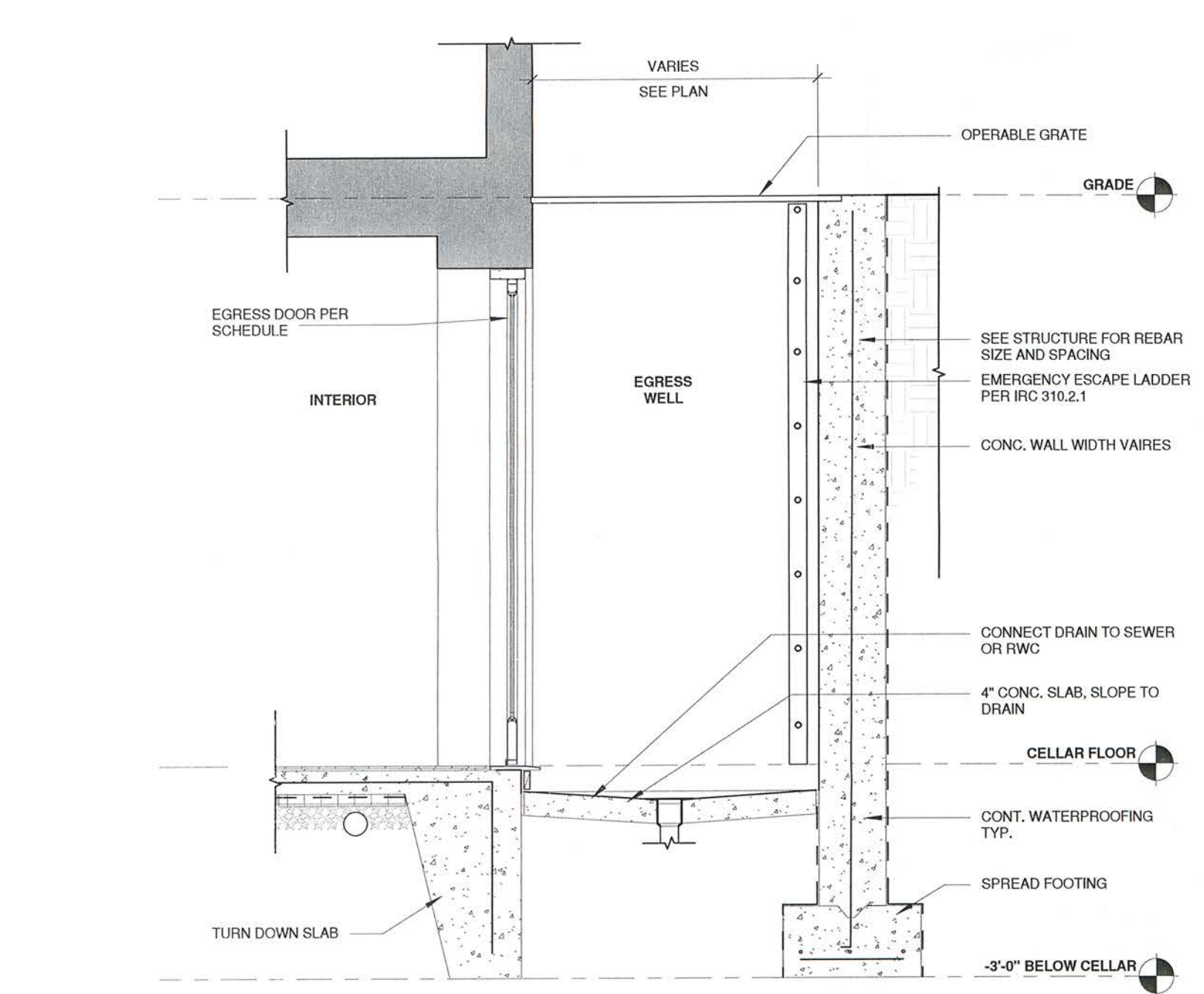


3 SITE PLAN  
SCALE: 1/8" = 1'-0"

1 ZONING DATA  
SCALE: 1/4" = 1'-0"



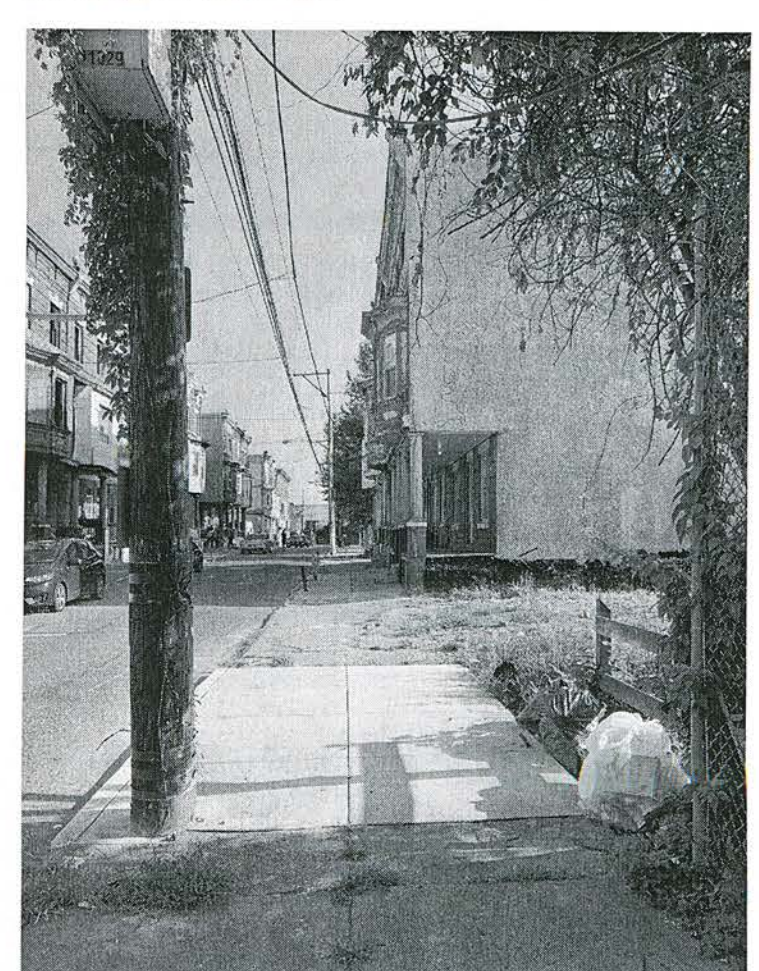
2 LOCATION PLAN  
SCALE: 1/4" = 1'-0"



7 WALKOUT EGRESS WELL DETAIL ZONING  
SCALE: 1/2" = 1'-0"



STREET PHOTO 1



STREET PHOTO 2

8 EXISTING PHOTOS  
SCALE: 1/4" = 1'-0"

ENCLOSURE 1 - CITY PLAN ACTION  
ENCLOSURE 2 - CITY PLAN ACTION  
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ENCLOSURE 100 - CITY PLAN ACTION

KORE DESIGN  
ARCHITECTURE

222 W. Atlantic Ave., 2nd Fl.  
Haddon Heights, NJ 08035  
T: 856.266.0199  
www.korearch.com

ARCHITECT  
KORE DESIGN  
REGISTERED ARCHITECT

STRUCTURAL ENGINEERING

PROJECT

2203 N. NATRONA ST  
PHILADELPHIA PA, 19132

NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	08.15.2019

DRAWING TITLE  
ZONING DATA

JOB NO.	19021
DRAWN BY:	MGW
SCALE:	As Indicated
SHEET NO.	

Z1.00



<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER <b>1005431</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE <b>\$650.00</b>	DATE <b>10/15/19</b>
LOCATION OF WORK: <b>02203 N NATRONA ST PHILADELPHIA, PA 19132-0000</b> <b>NEW CONST</b>				ZONING CLASSIFICATION <b>RM-1</b>	
OWNER  PARKVIEW PARTNERS LLC  1 UNION AVE  BALA CYNWYD PA, 19004		APPLICANT  ERIC MADSEN-PERMIT PHILLY LLC  48-50 W CHESTNUT ST  LANCASTER, PA 17603-		PLAN EXAMINER  <b>ROLAND NGABA</b>	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
<b>THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED</b>					
<b>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR</b> <b>ZONING APPROVAL</b> FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLAN					
<b>USE REGISTRATION</b> FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING[THREE(3) DWELLING UNITS].					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<b>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</b>					
IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.					
FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495					
<b>LIMITATIONS:</b> IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN SIX (6) MONTHS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.  IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED: THIS PERMIT BECOMES INVALID SHOULD CONSTRUCTION NOT START WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OR THE DATE OF ZONING BOARD OF ADJUSTMENT DECISION, WHICHEVER COMES FIRST.					
<b>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</b>					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					