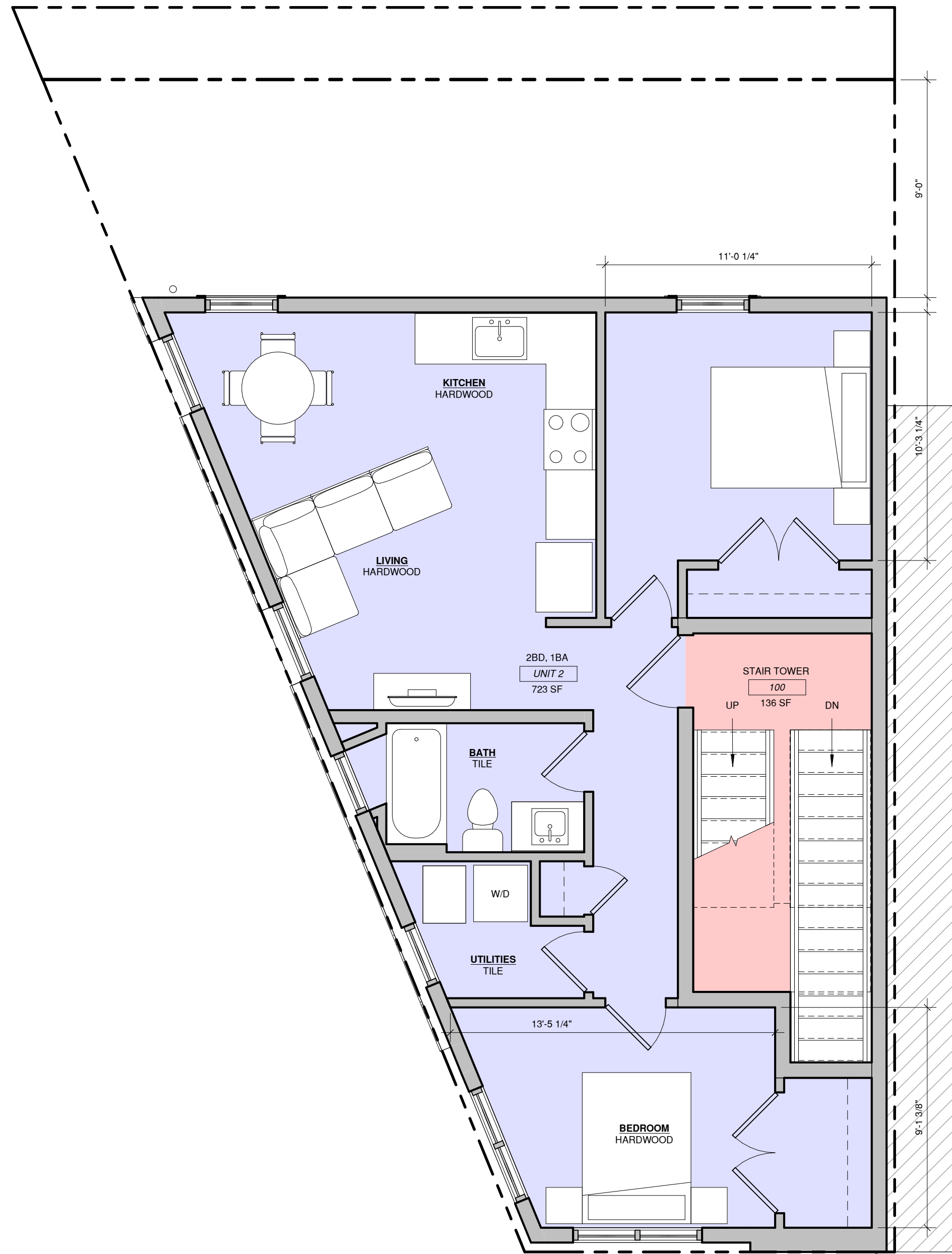
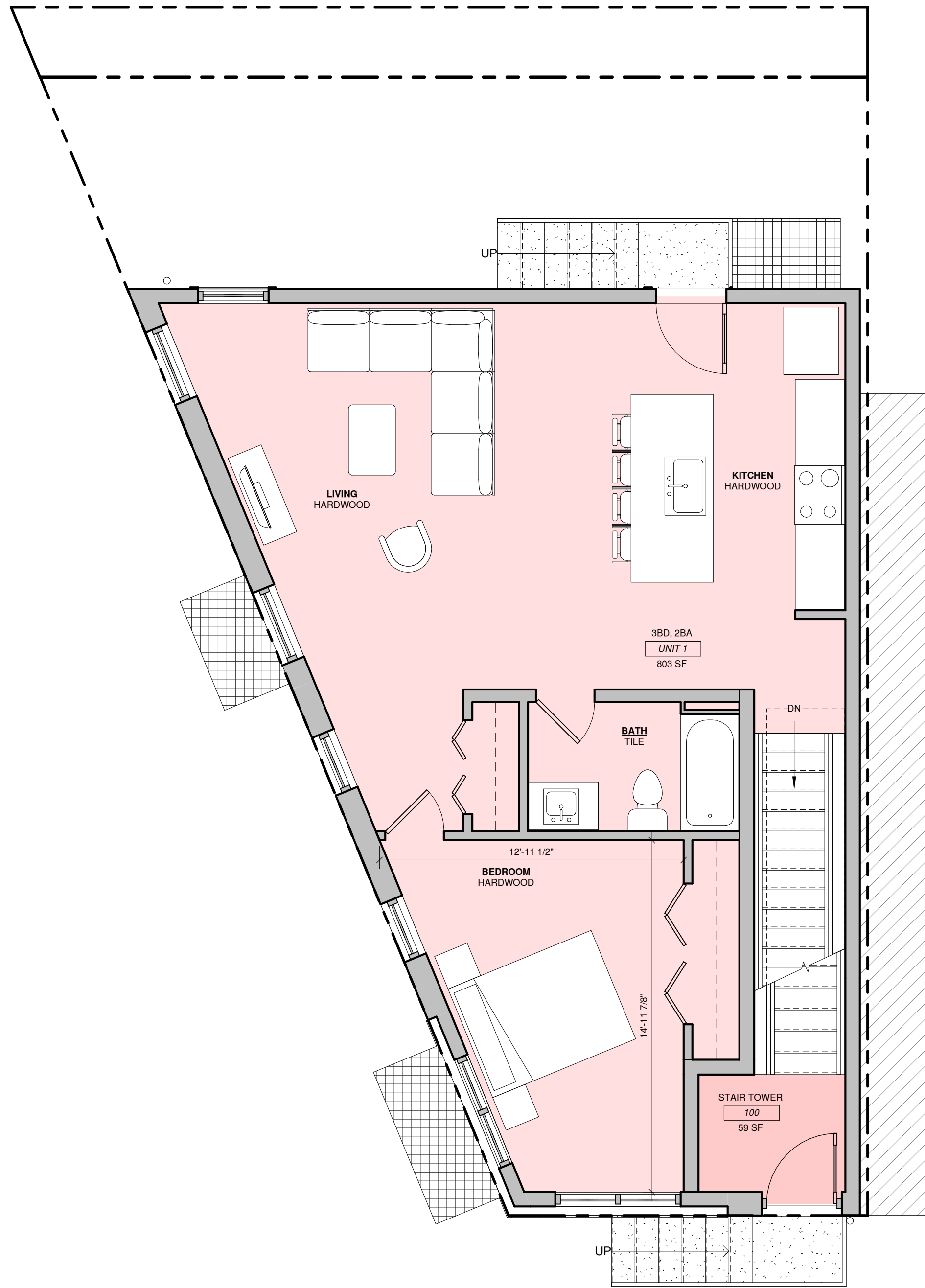
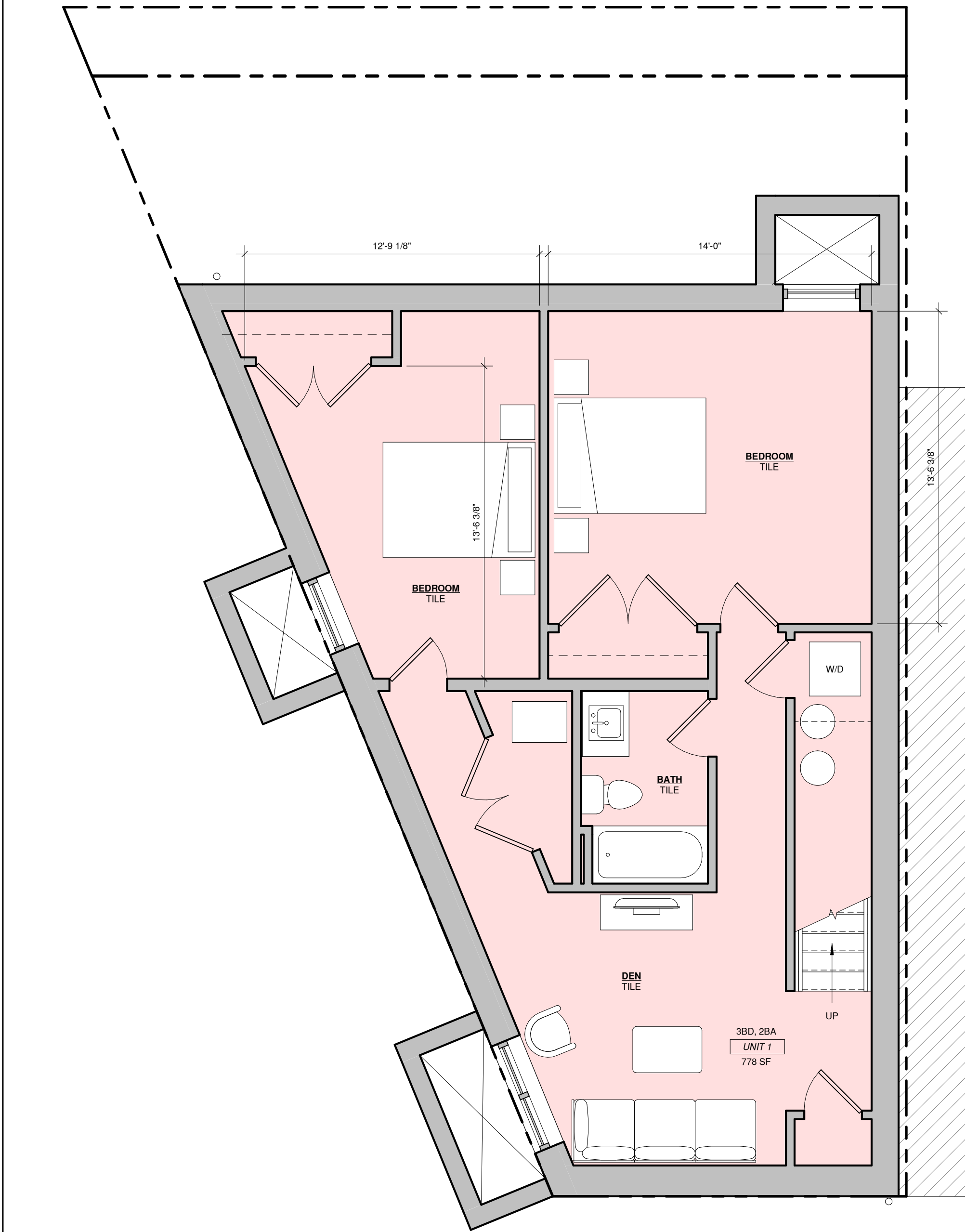
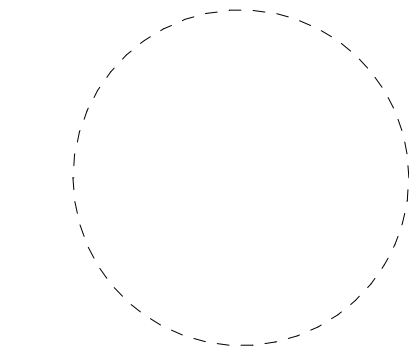




UNIT MATRIX		
UNIT NUMBER	#BED, #BATH	AREA
UNIT 1	3BD, 2BA	1581 SF
UNIT 2	2BD, 1BA	723 SF
UNIT 3	2BD, 1BA	765 SF
UNIT 3 (D)	ROOF DECK	518 SF



ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



NOT FOR CONSTRUCTION

PROJECT

3341 W. FIRTH ST
PHILADELPHIA PA, 19146

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE:
FLOOR PLANS

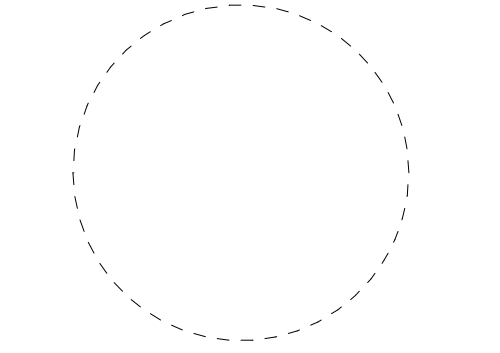
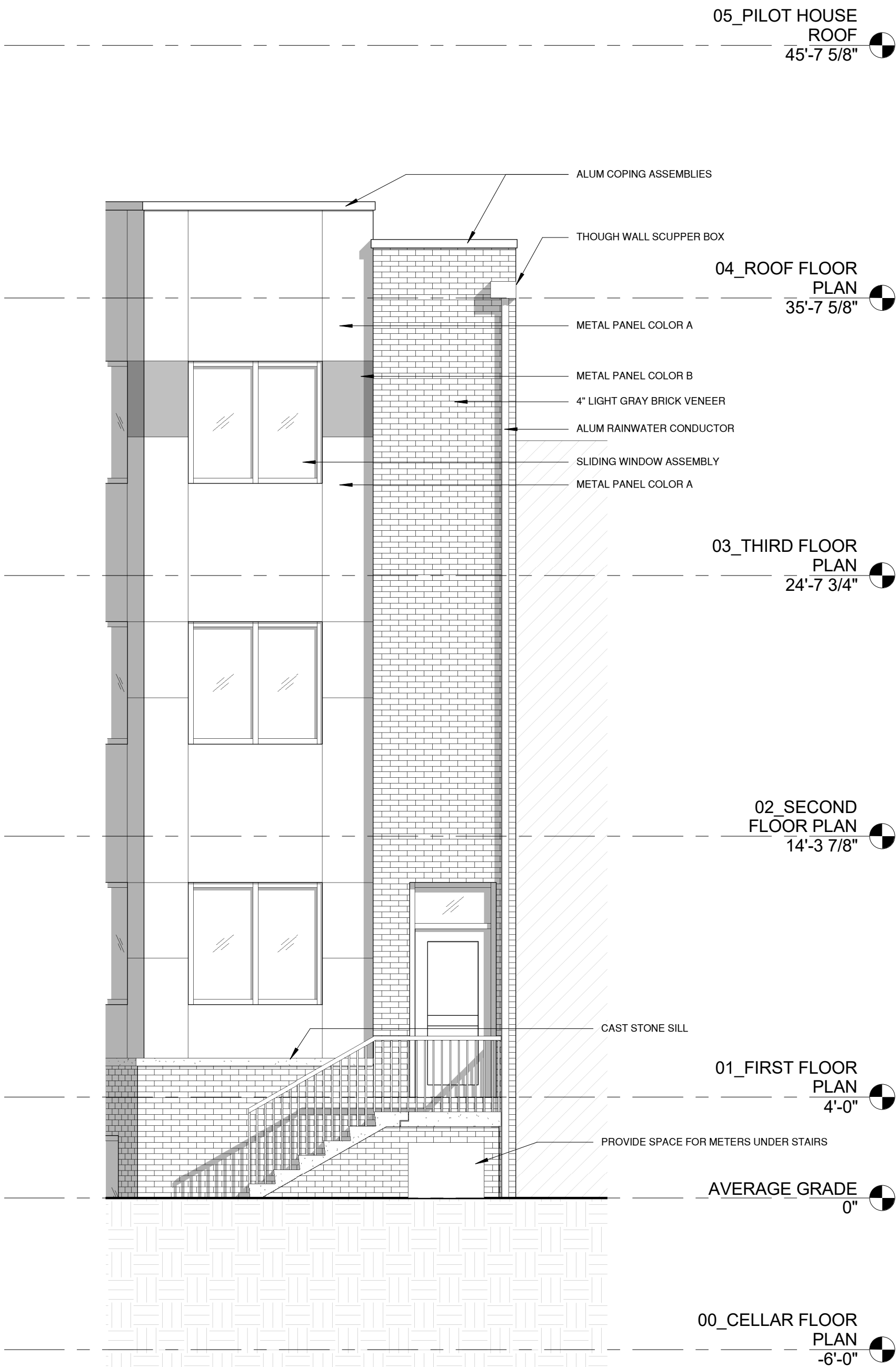
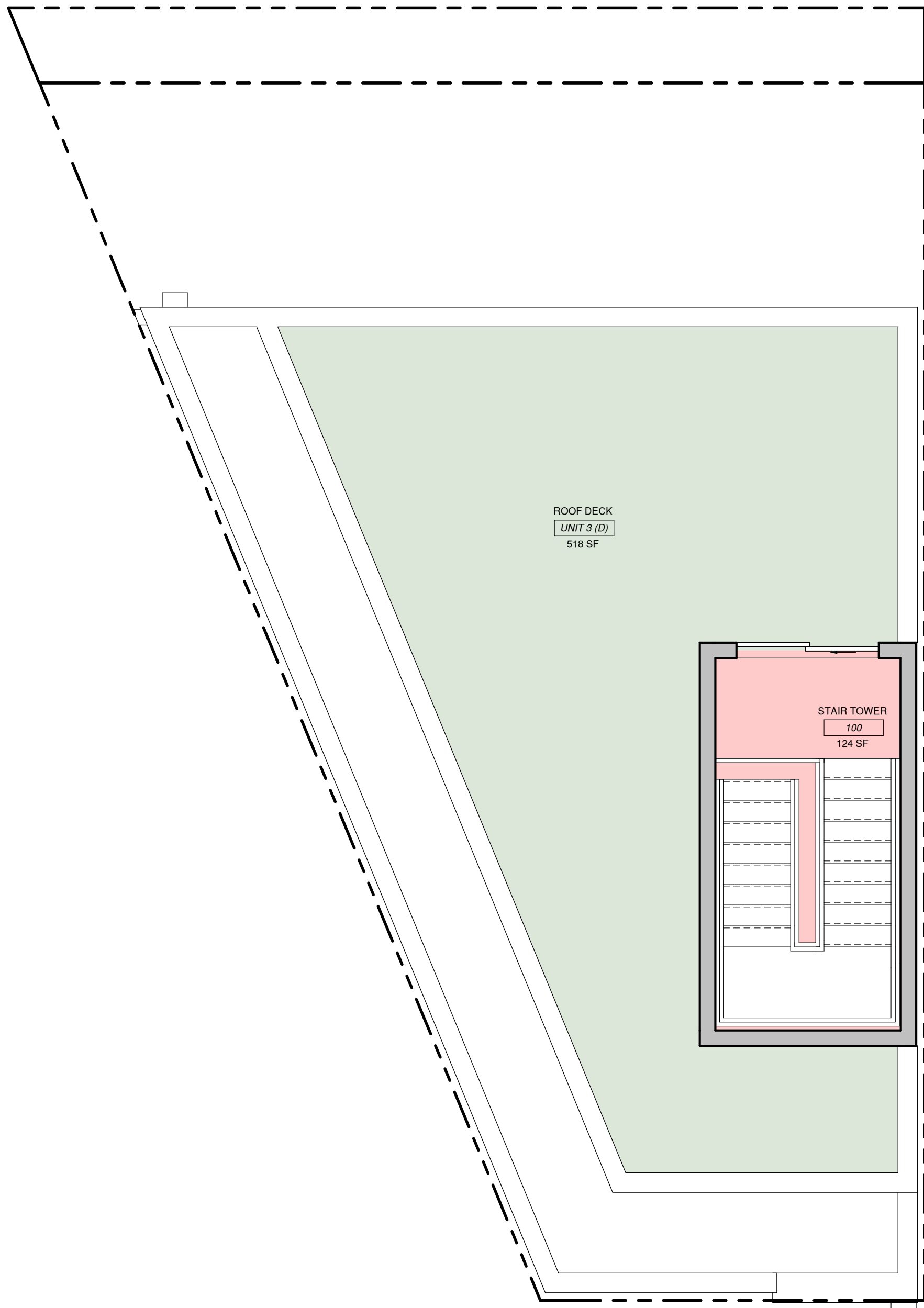
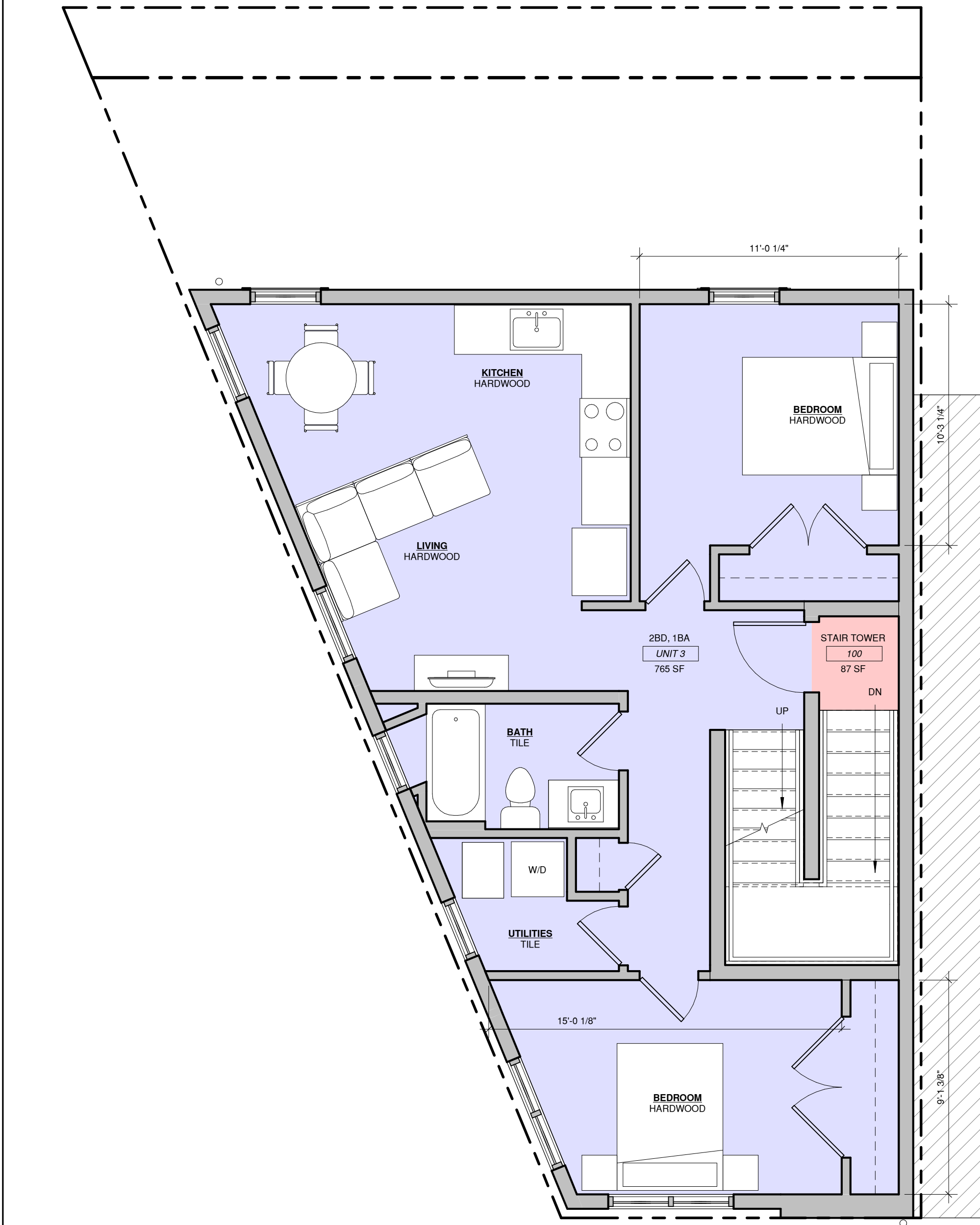
JOB NO:	19022
DRAWN BY:	XYZ
SCALE:	1/4" = 1'-0"
SHEET NO.	

A1.00

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

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

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



PROJECT

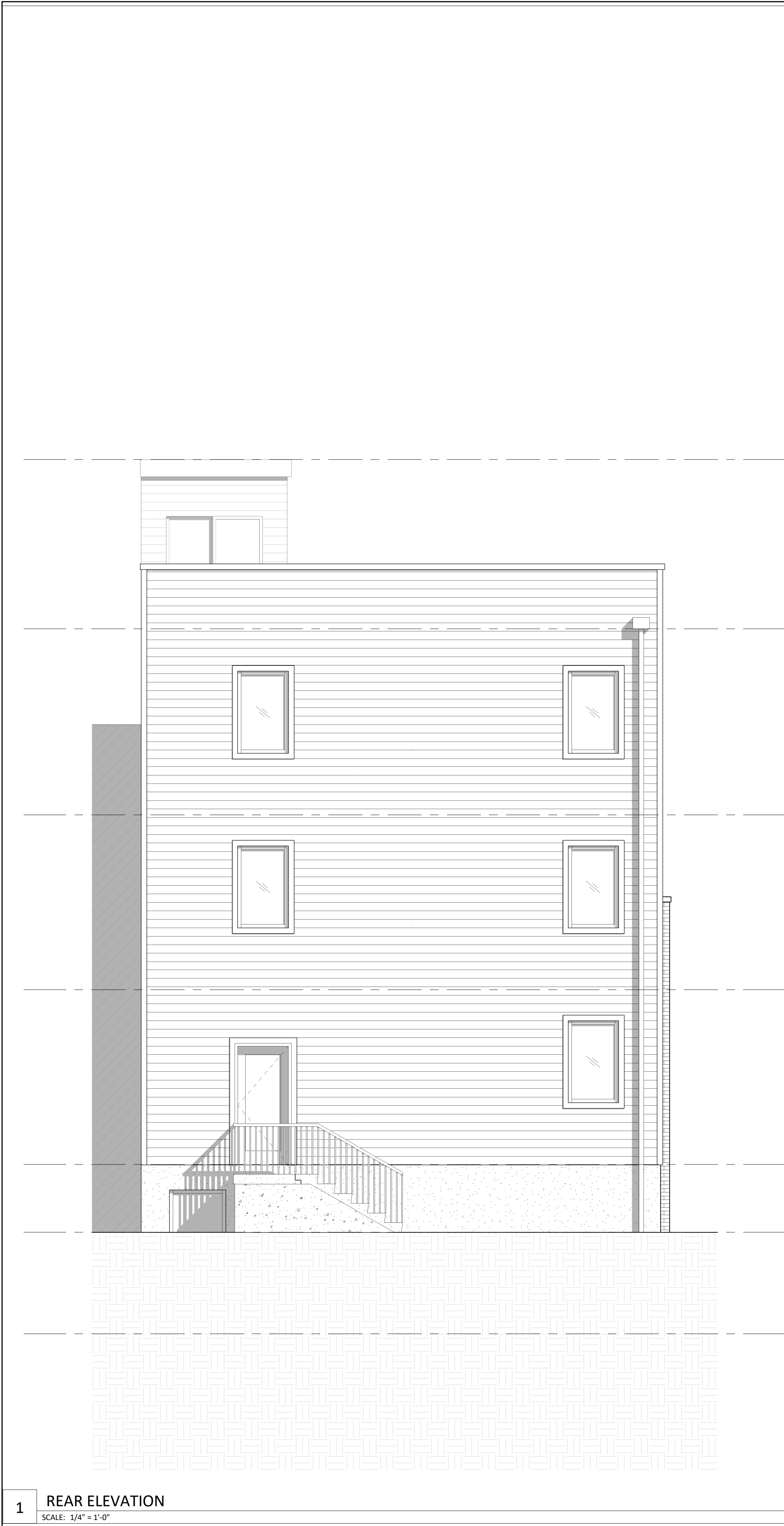
3341 W. FIRTH ST
PHILADELPHIA PA, 19146

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE

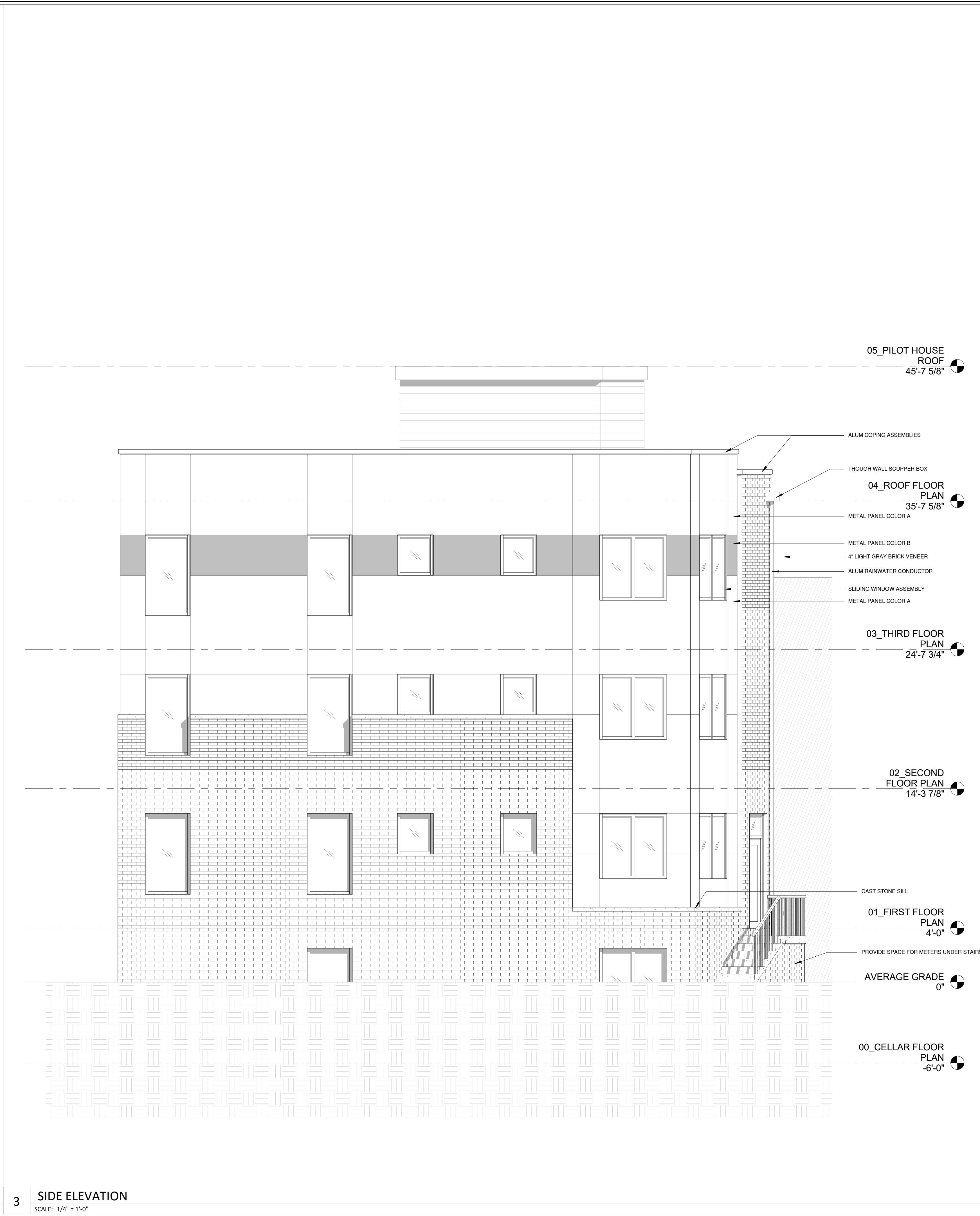
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FLOOR PLANS

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

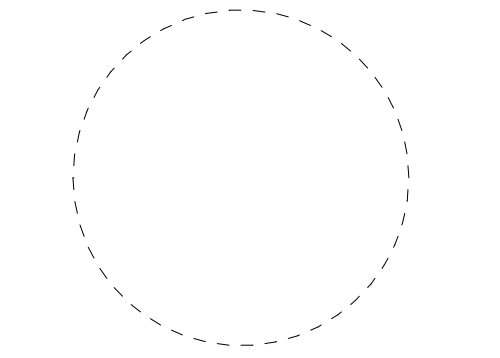
A1.01



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



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NOT FOR CONSTRUCTION

3341 W. FIRTH ST
PHILADELPHIA PA, 19146

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING TITLE
EXTERIOR ELEVATIONS

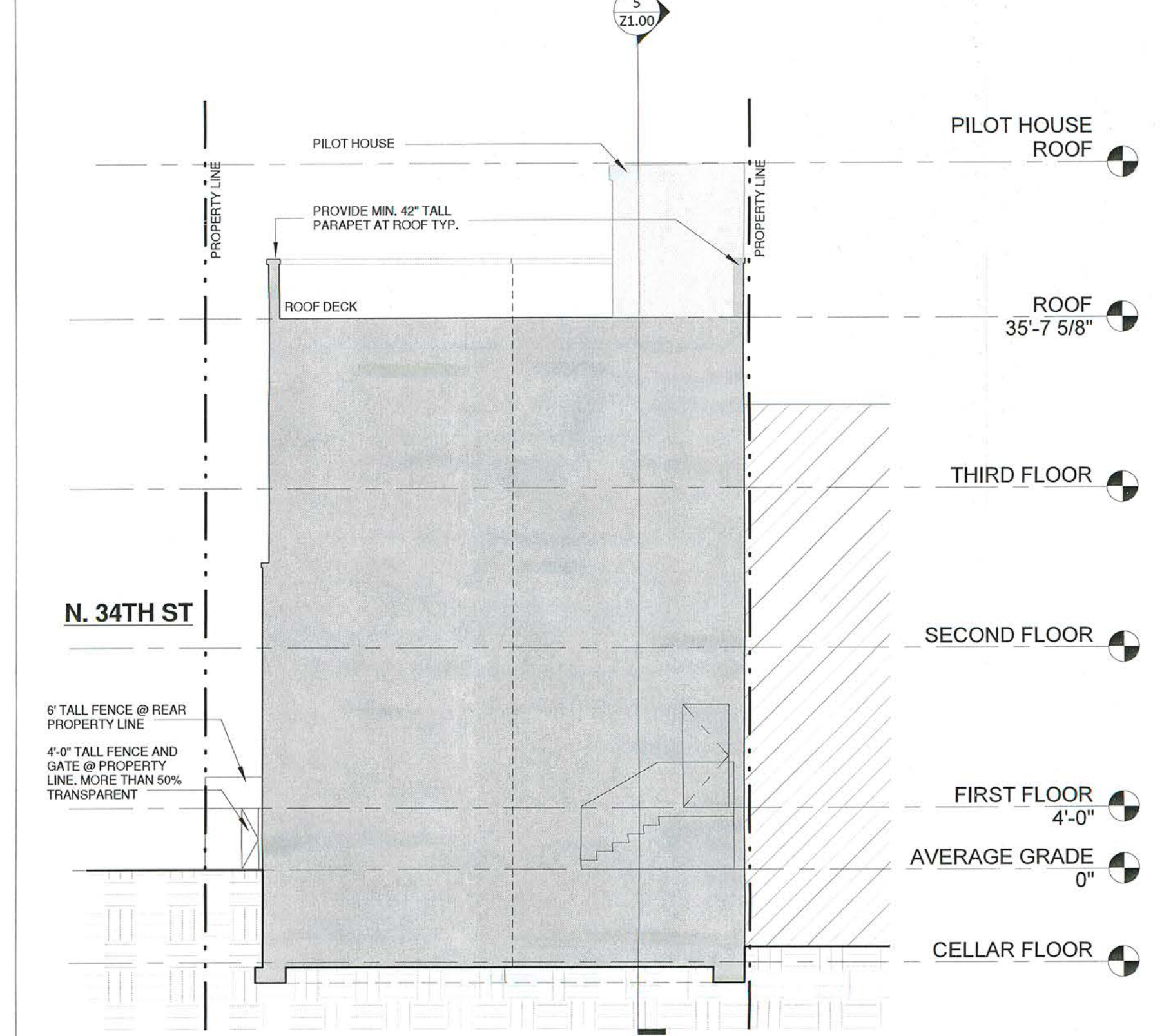
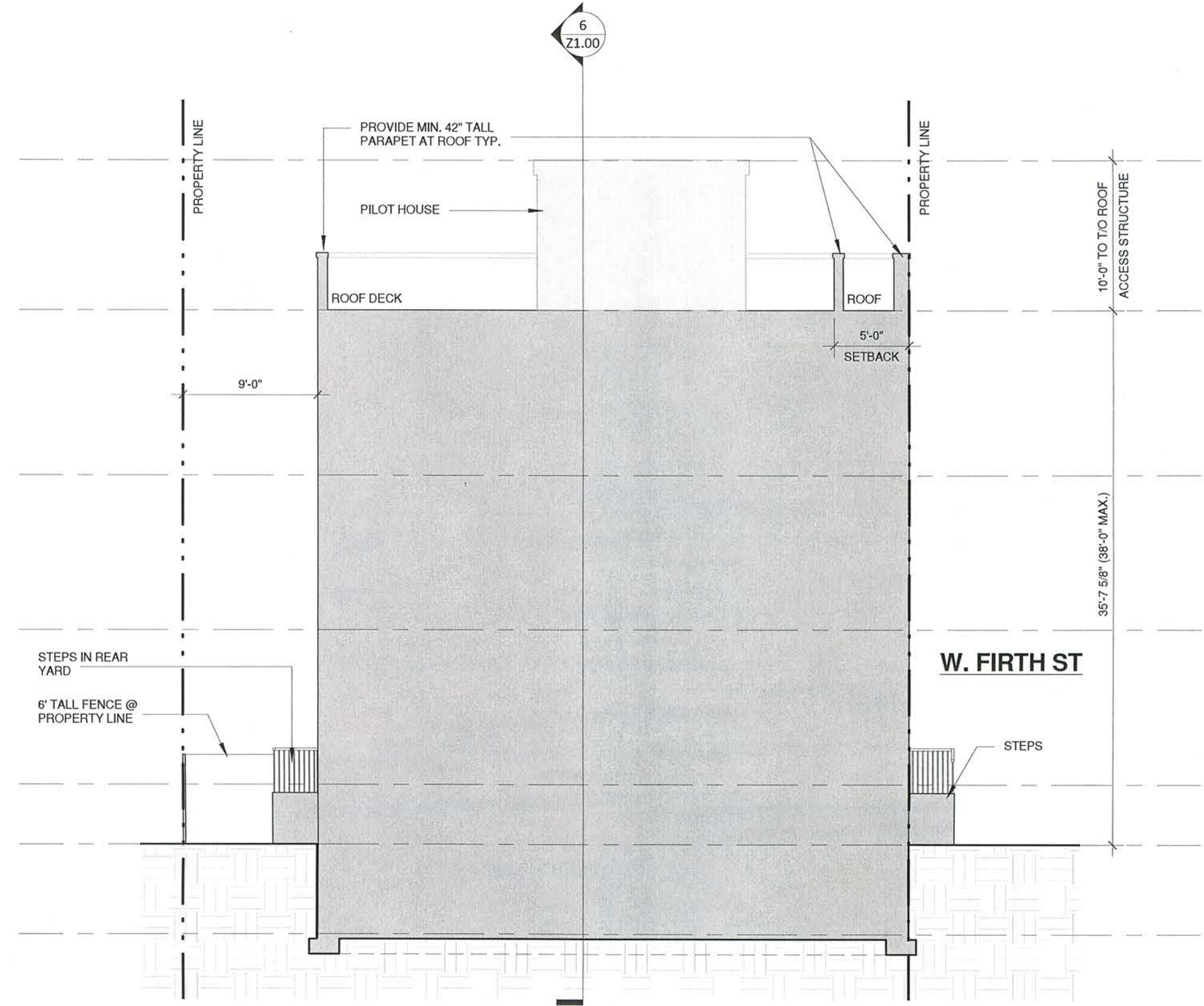
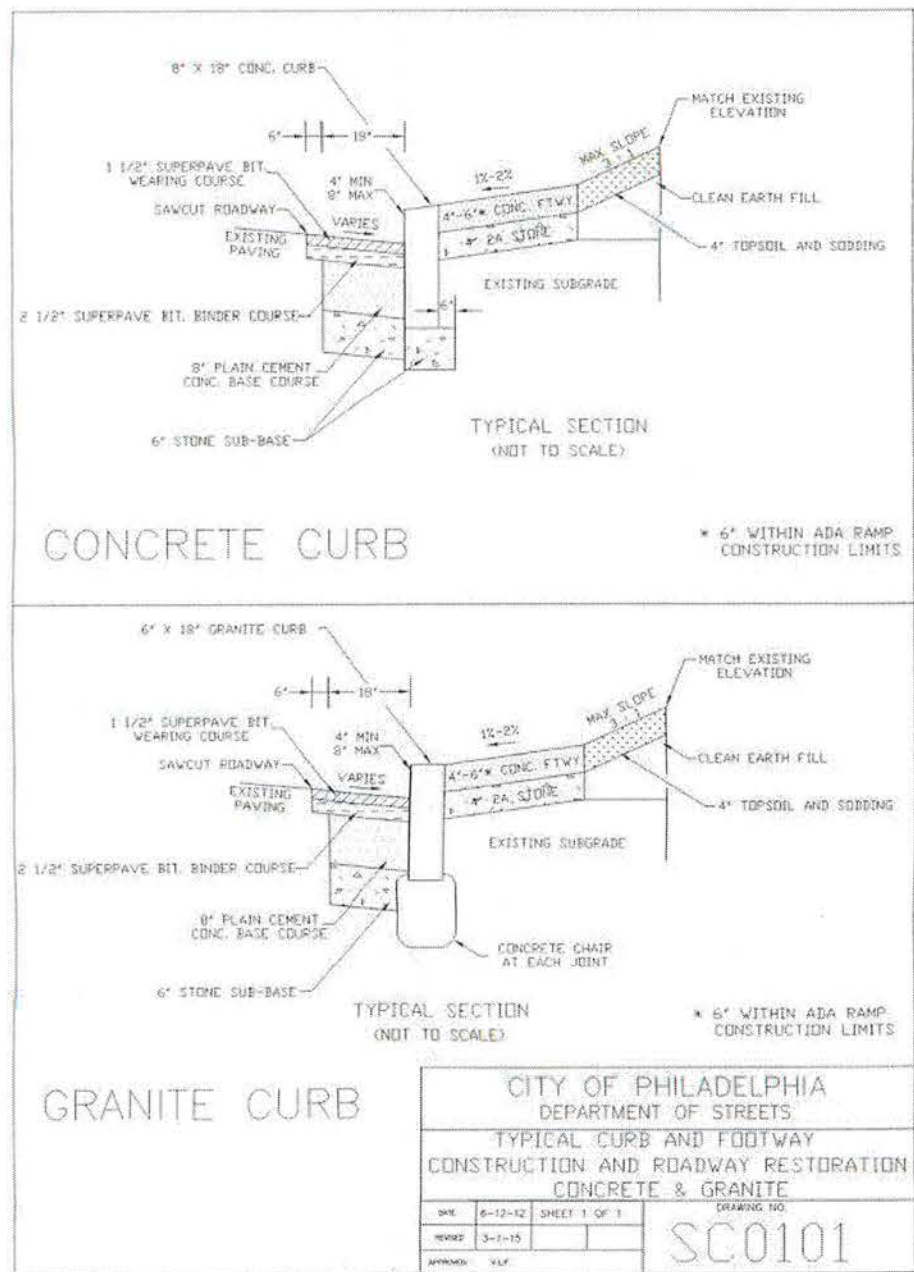
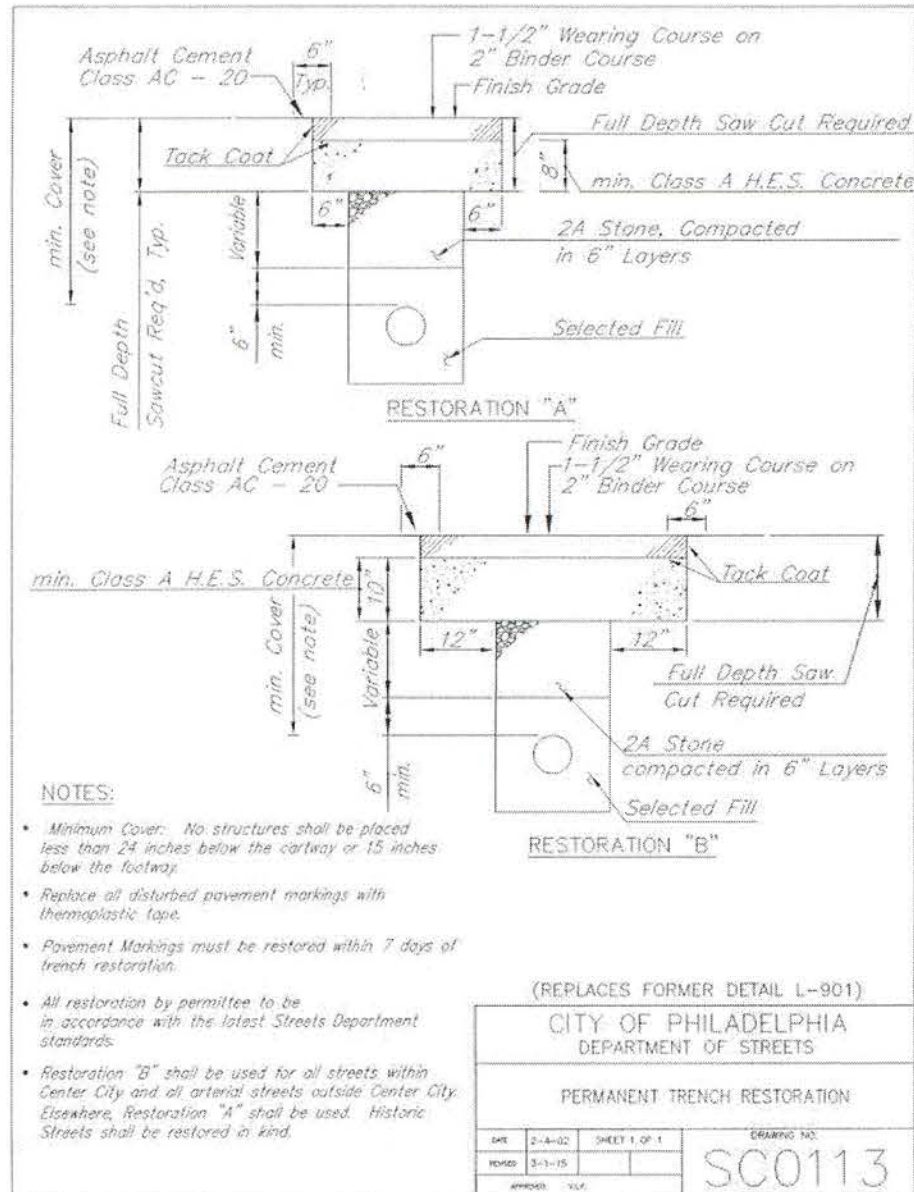
JOB NO:	19022
DRAWN BY:	Author
SCALE:	1/4" = 1'-0"
SHEET NO.	

A2.00

ZONING DATA		
RM-1 ZONING DISTRICT	REQUIRED/ ALLOWED	EXISTING/ PROPOSED
LOT WIDTH	16'-0" MIN.	15' - 3' 5/8" (EXISTING)
LOT AREA	1,440 MIN.	1,225.98 SQFT (EXISTING)
OCCUPIED AREA	80% MAX. (CORNER)	911.32 SQFT (74.3%)
OPEN AREA	20% MIN. (CORNER)	314.66 SQFT (25.7%)
FRONT YARD	NA	NA
SIDE YARD	NA	NA
REAR YARD DEPTH	9'-0" MIN.	9'-0"
HEIGHT	38'-0" MAX	41'-35'-7' 5/8"
PROPOSED BUILDING INFORMATION		
GROSS AREA		41'-2,733.96 SQFT
PROPOSED RESIDENTIAL UNITS	3 UNITS	3 UNITS
PROPOSED PARKING STALLS	NA	NA
LANDSCAPE REQ. FOR PARKING EXPOSED TO THE SKY		
	NA	NA

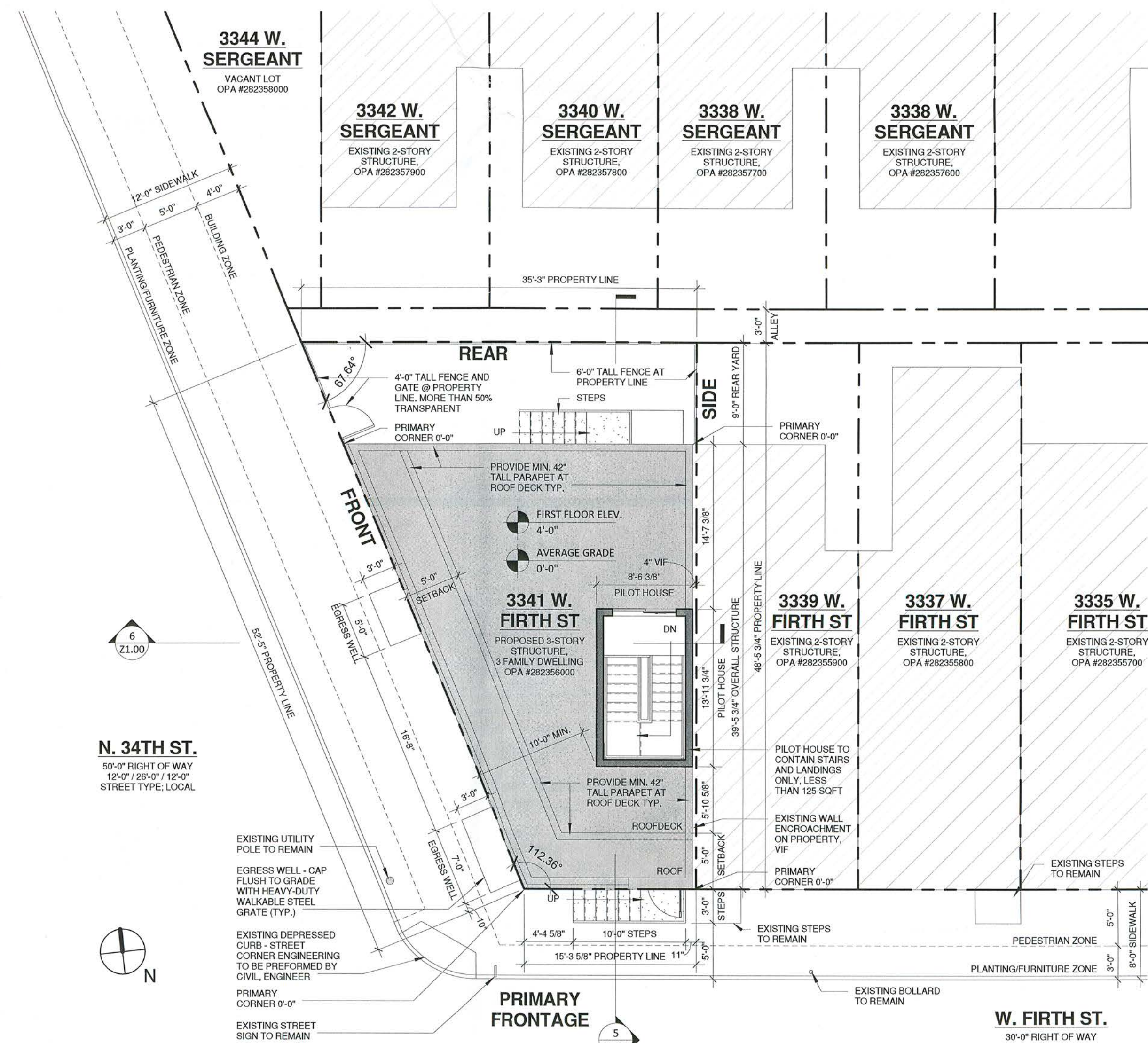
NOTES:

- 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 GAUDDRAIL 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 (1.800.242.7776) 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.

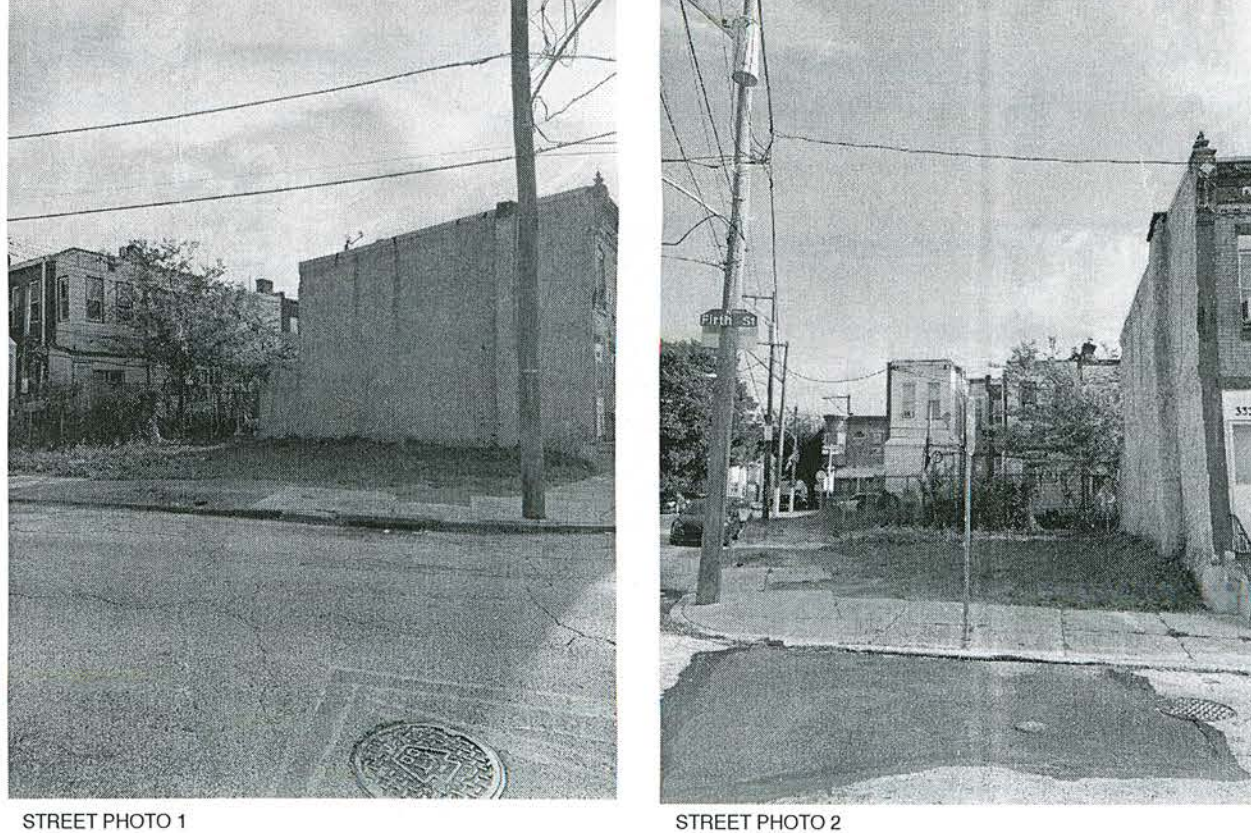


5 LONGITUDINAL ZONING SECTION
SCALE: 1/8" = 1'-0"

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



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



Per 14-701(1)(d)(1), the City Planning Commission has determined that:

is the primary street;

Opposite of Firth Street is the rear;

Street is the rear street

PHILADELPHIA CITY PLANNING COMMISSION

AUG 26 2019

ENCROACHMENT ORDINANCE FOR:

COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

DETAILED REVIEW FOR MINOR SITE PLAN

COORDINATED REVIEW FOR MAJOR SITE PLAN:

CITY PLAN ACTION

OTHER

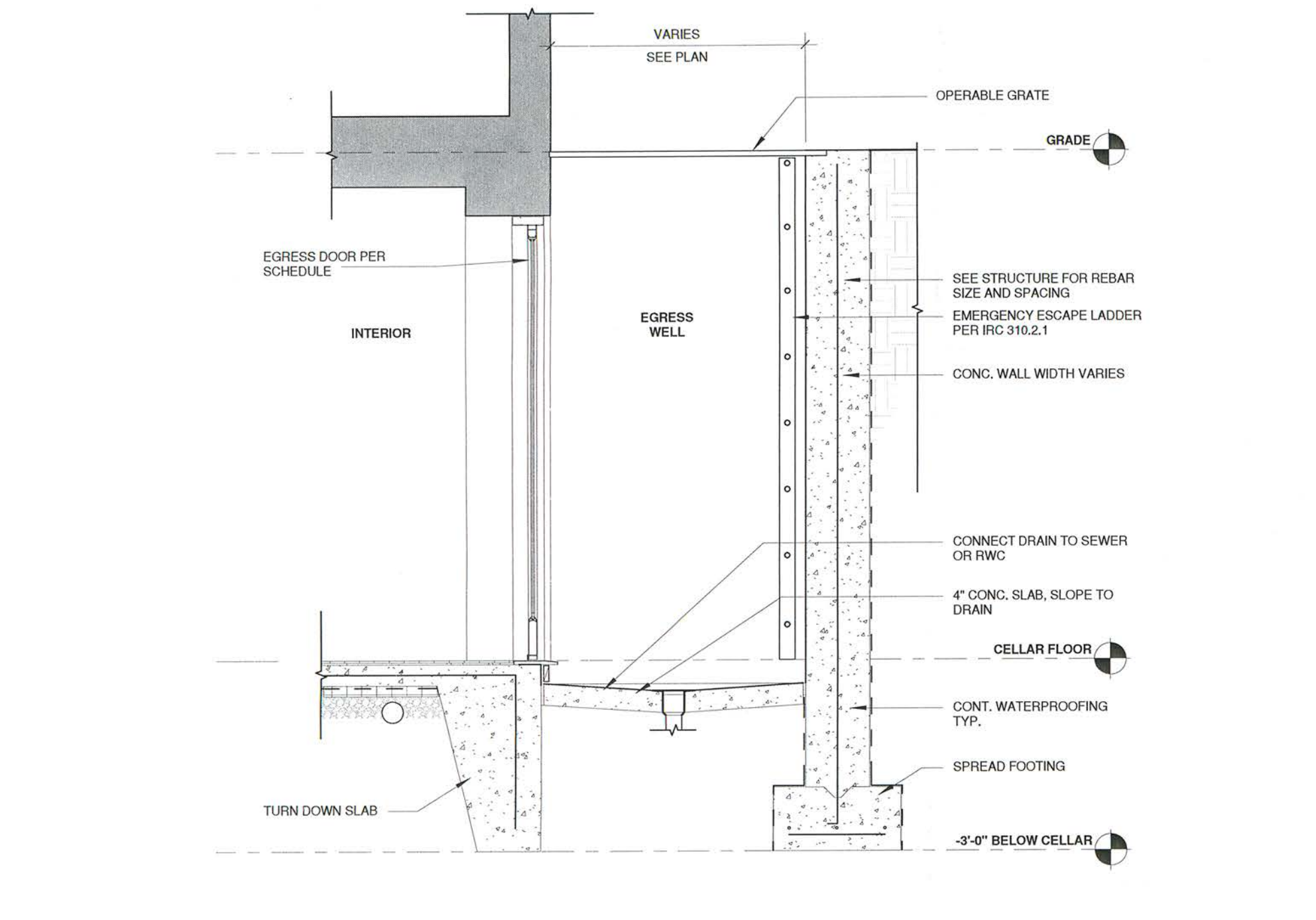
NAME: _____ DATE: 8/26/19

FOR CHIEF HIGHWAY ENGINEER

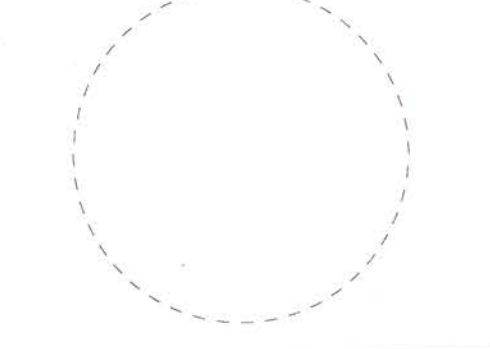
1 ZONING DATA
SCALE: 1/4" = 1'-0"



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



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



APPLICATION NO. 1005428
APPROVED AG DATE 9/24/19
WHEN YOUR PLANS CONTAIN ANY CHANGES TO THE ORIGINAL PLANS, YOU MUST SUBMIT A REVISION TO THE CITY PLANNING COMMISSION THROUGH THE APPROVAL OF THE CHIEF OF THE PUBLIC WORKS DEPARTMENT.

3341 W. FIRTH ST
PHILADELPHIA PA, 19146

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR ZONING	08/25/2019

DRAWING TITLE
ZONING DATA

JOB NO: 19022
DRAWN BY: MGW
SCALE: As indicated
SHEET NO.

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 1005428	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$650.00	DATE 10/15/19
LOCATION OF WORK: 03341 W FIRTH ST PHILADELPHIA, PA 19132-2823 NEW CONSTRUCTION				ZONING CLASSIFICATION RM-1	
OWNER PARKVIEW PARTNERS LLC 1 UNION AVE #602 BALA CYNWYD PA, 19004		APPLICANT ERIC MADSEN-PERMIT PHILLY LLC 48-50 W CHESTNUT ST LANCASTER, PA 17603-		PLAN EXAMINER ANA GINDHART	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET), WITH PILOTHOUSE (HEIGHT NTE 10 FEET; AREA NTE 125 FEET; FOR ACCESS STAIRS ONLY) TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS, SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. USE REGISTRATION FOR USE AS HOUSEHOLD LIVING (THREE (3) FAMILY DWELLING).					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
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.					
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 LIMITATIONS: 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.					
THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.					
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.					