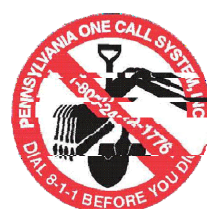
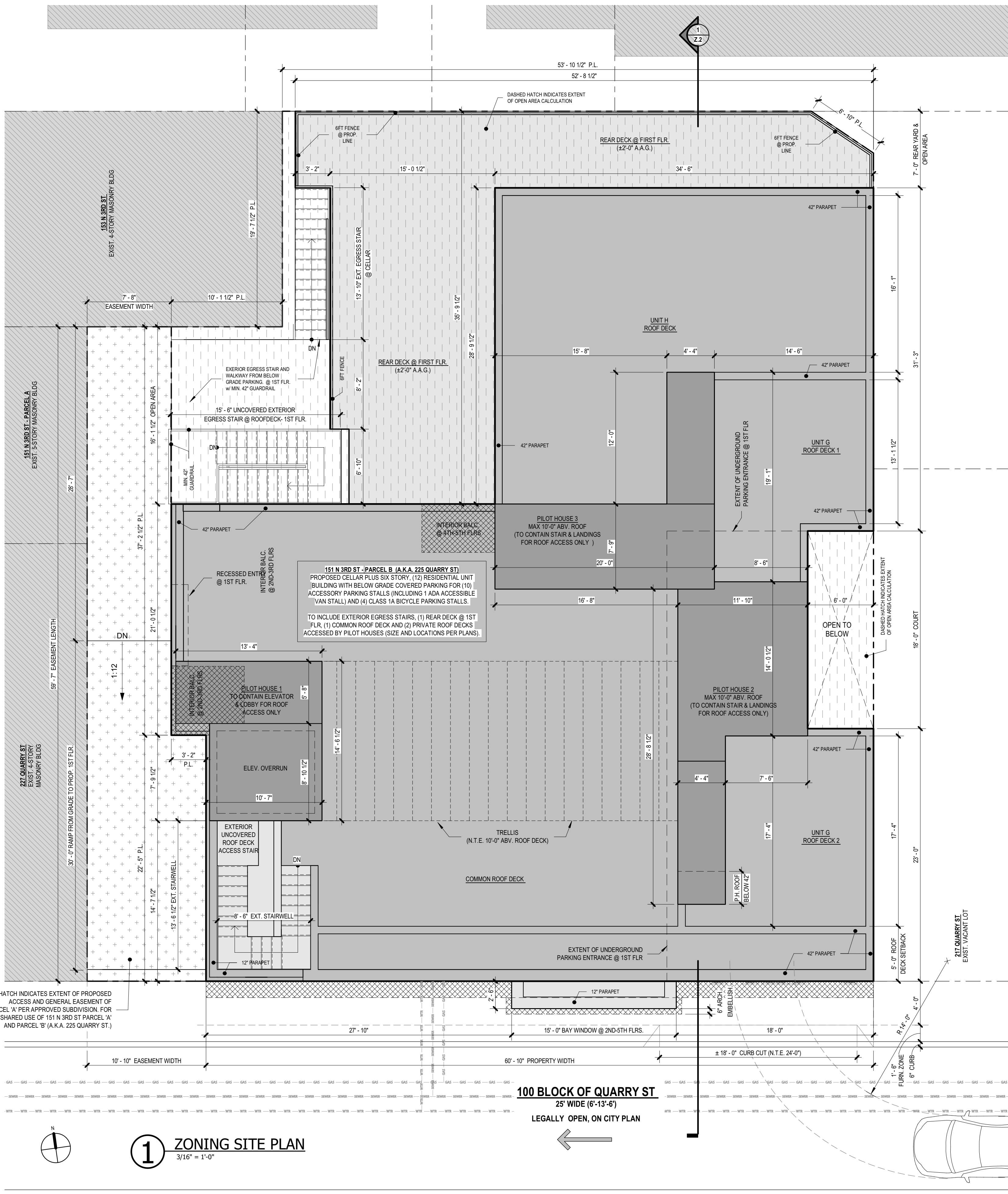
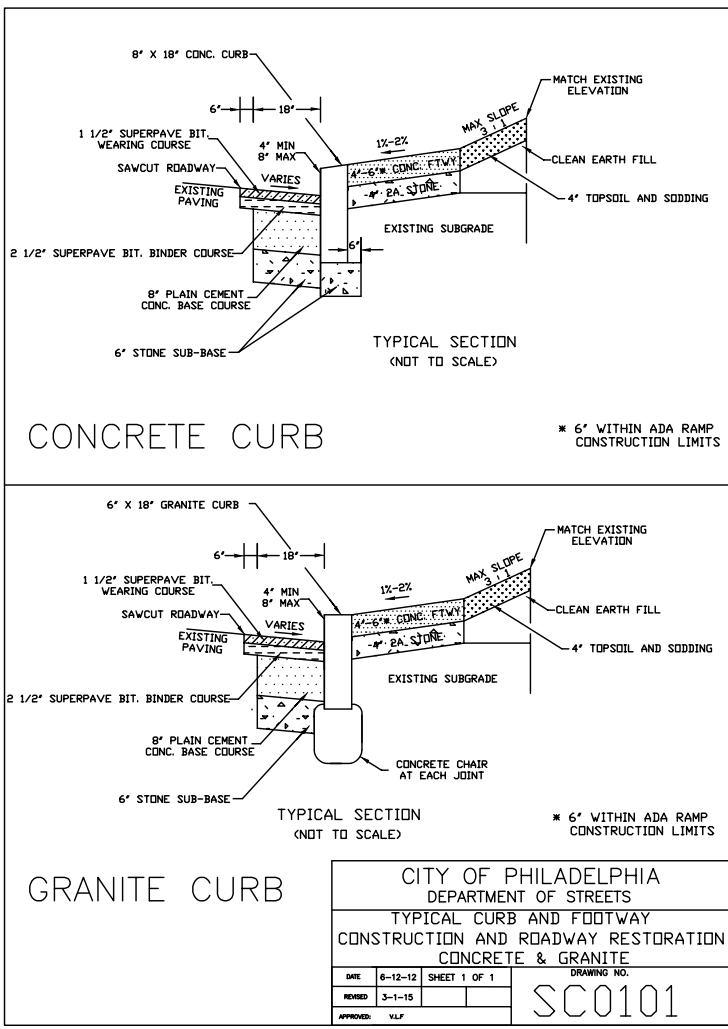
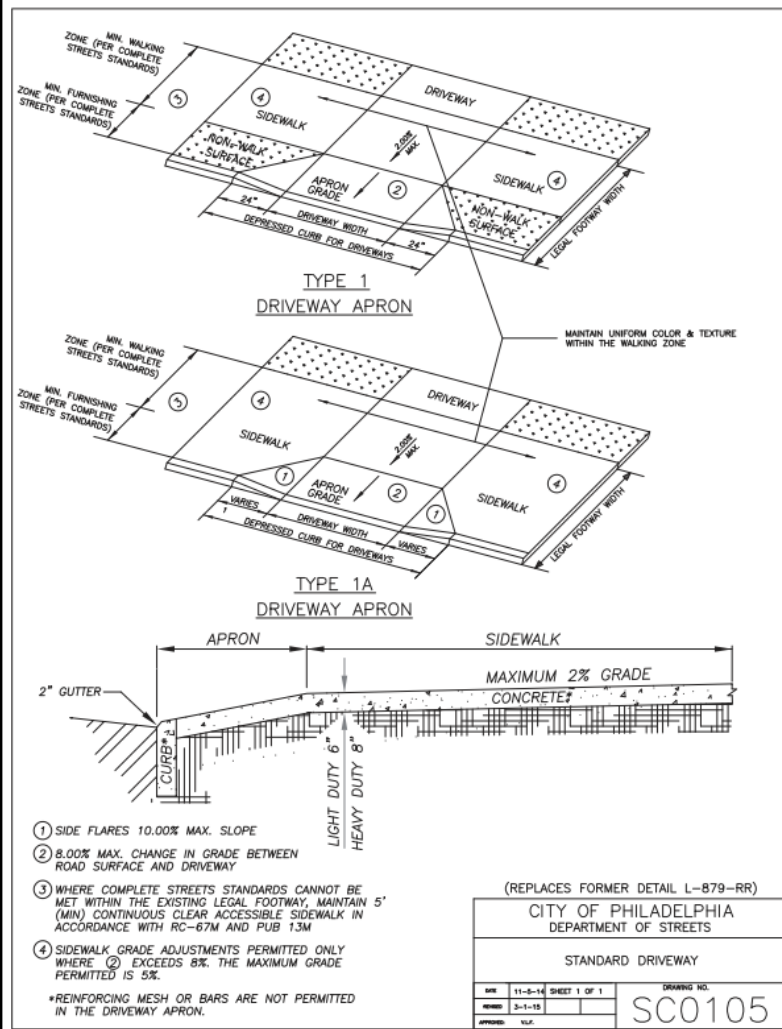




TO INCLUDE EXTERIOR EGRESS STAIRS, (1) REAR DECK @ 1ST FLR, (1) COMMON ROOF DECK AND (2) PRIVATE ROOF DECKS ACCESSED BY PILOT HOUSES (SIZE AND LOCATIONS PER PLANS).

ZONING DATA		
ZONING DATA TABLE - 151 N 3RD ST - PARCEL B (A.K.A. 225 QUARRY ST.)		
CMX-3 ZONING	REQUIRED/ALLOWED	PROPOSED
LOT AREA	NOT REQD.	4,790.3 SF
USE	MULTI-FAMILY	(12) DWELLING UNITS
OCCUPIED AREA	75%	3,595.6 SF (75%)
OPEN AREA	25%	1,194.7 SF (25%)
FRONT YARD	NOT REQD.	NONE
SIDE YARD	8'-0" IF USED	NONE
REAR YARD DEPTH	NOT REQD.	7'-0"
HEIGHT	65'-0" MAX. A.G. (OLD CITY OVERLAY)	65'-0" MAX.
F.A.R.	500%	445.5%
STREET ENCROACHMENTS	- - -	18'-0" CURB CUT (N.T.E. 24'-0")
		1'-6" ARCH. EMBELLISHMENT
		0'-6" ARCH. EMBELLISHMENT

F.A.R. CALCULATION	
TOTAL GROSS AREA	21339 SF
LOT AREA	4790.3 SF
PROJECT F.A.R.	445.5%
LEVEL	AREA
FIRST FLOOR	2920 SF
SECOND FLOOR	3617 SF
THIRD FLOOR	3617 SF
FOURTH FLOOR	3617 SF
FIFTH FLOOR	3617 SF
SIXTH FLOOR	3580 SF
PILOT HOUSES	370 SF



Pennsylvania One Call System Serial Number
2023-XXXXXX

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD, V.I.F. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE

01/31/24

FOR ZONING ONLY

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
DEVIATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&J: Andrew Kuly

STAMP AREA

gnomearch.com

151 N 3RD ST LP

PROJECT NAME: **QUARRY HOUSE**
151 N 3RD ST - PARCEL B
(A.K.A. 225 QUARRY ST)
PHILADELPHIA PA 19106

REVISIONS		
REV#	DATE	DESCRIPTION

PROJECT ISSUE	ISSUE DATE
ZONING SUBMISSION	01.08.2024

PROFESSIONAL SEAL



Gnome Architects LLC
All ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed to any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

ISSUE DATE: 01.18.2024

CHECKED BY: GJD

DRAWN BY: JB

PROJECT NUMBER: 0431

DRAWING TITLE

ZONING PLANS

DRAWING NO

Z.0

PROPOSED PLAN - 01.18.2024



151 N 3RD ST LP

PROJECT NAME:
QUARRY HOUSE
151 N 3RD ST - PARCEL B
(A.K.A. 225 QUARRY ST)
PHILADELPHIA PA 19106

PROFESSIONAL ΣΕΔΙ



Z.1



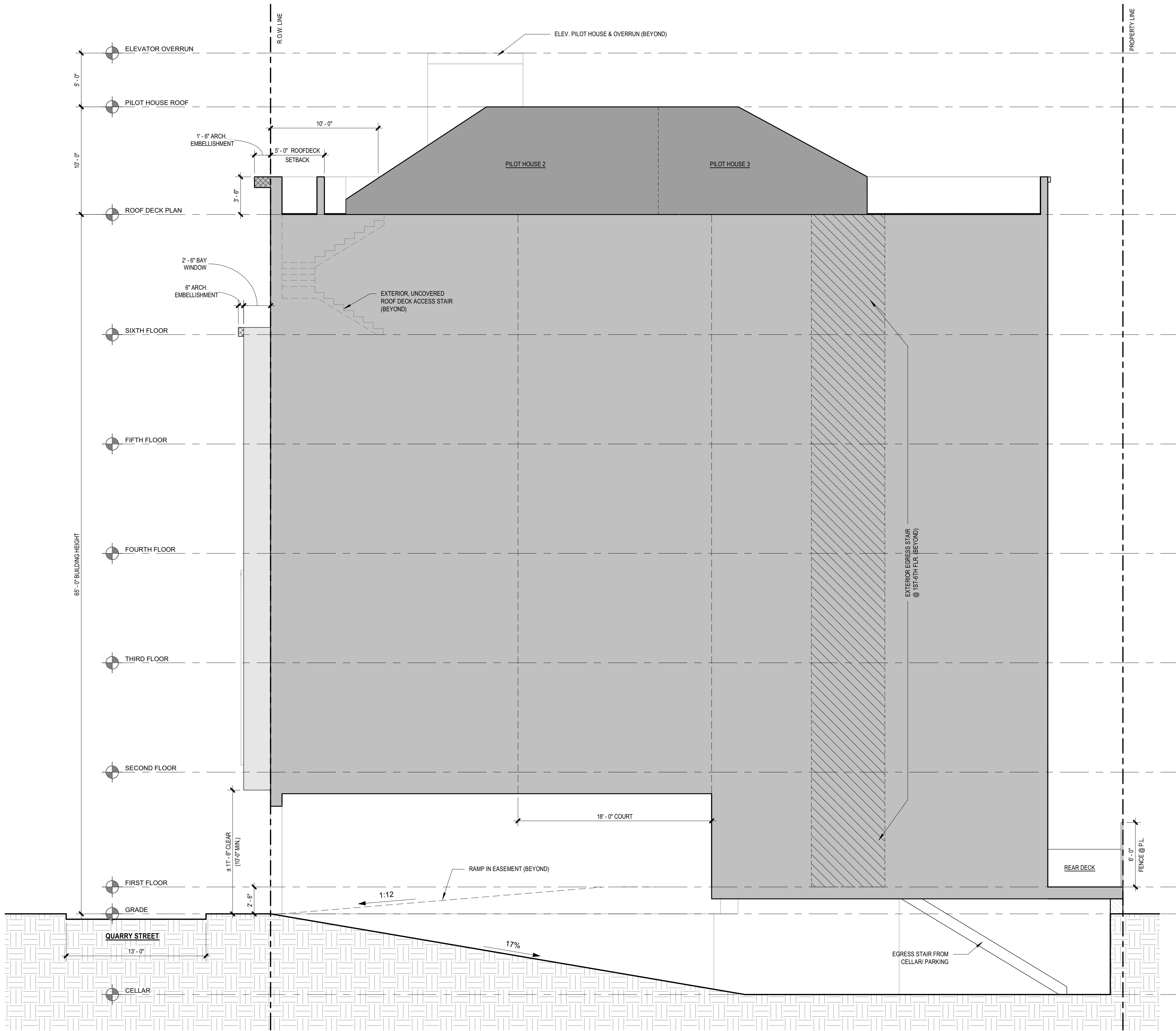
100 BLOCK OF QUARRY ST
25' WIDE (6'-13'-6')
LEGALLY OPEN, ON CITY PLAN



Applied by L&J: Andrew Kulp

STAMP AREA

PROPOSED PLAN - 01.18.2024



1 ZONING SECTION
3/16" = 1'-0"

STAMP AREA



Gnome Architects LLC
1901 s. 9th st. Rm. 310
Philadelphia PA 19148

P: 215 279 7531

gnomearch.com

OWNER

151 N 3RD ST LP

PROJECT NAME:
QUARRY HOUSE

151 N 3RD ST - PARCEL B
(A.K.A. 225 QUARRY ST)
PHILADELPHIA PA 19106

REVISIONS

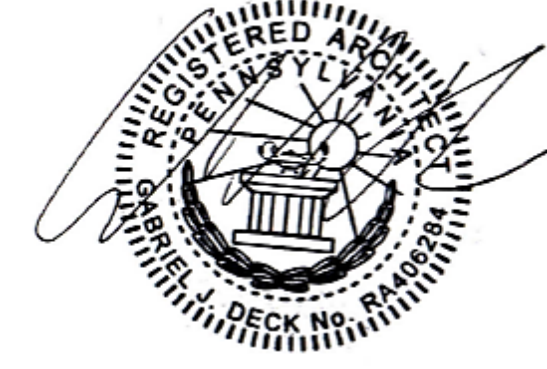
REV#	DATE	DESCRIPTION

PROJECT ISSUE

ISSUE DATE

ZONING SUBMISSION	01.08.2024

PROFESSIONAL SEAL



Gnome Architects LLC
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ISSUE DATE:	01.18.2024
CHECKED BY:	GJD
DRAWN BY:	JB
PROJECT NUMBER:	0431

DRAWING TITLE
ZONING SECTION

DRAWING NO.

Z.2

PROPOSED PLAN - 01.18.2024

Zoning Permit

Permit Number ZP-2024-000047

LOCATION OF WORK 225 QUARRY ST, Philadelphia, PA 19106-1907 PARCEL B	PERMIT FEE \$1,854.00	DATE ISSUED 2/5/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 151 N 3RD ST LP	225 QUARRY ST PHILADELPHIA, PA 19106-
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OWNER CONTACT 1 Logan Kramer	1516 N 5th St Suite 507 Philadelphia PA 19122
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure that includes a rear deck at the first floor, one common roof deck and two private roof decks with pilot houses, an elevator over run, and an interior parking garage. Size and location per plans.

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-2024-000047

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

225 QUARRY ST, Philadelphia, PA 19106-1907

ADDITIONAL USE DETAILS

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

Eleven dwelling units, ten accessory parking spaces (including one van accessible ADA space).As amended 5/3/2024

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.