

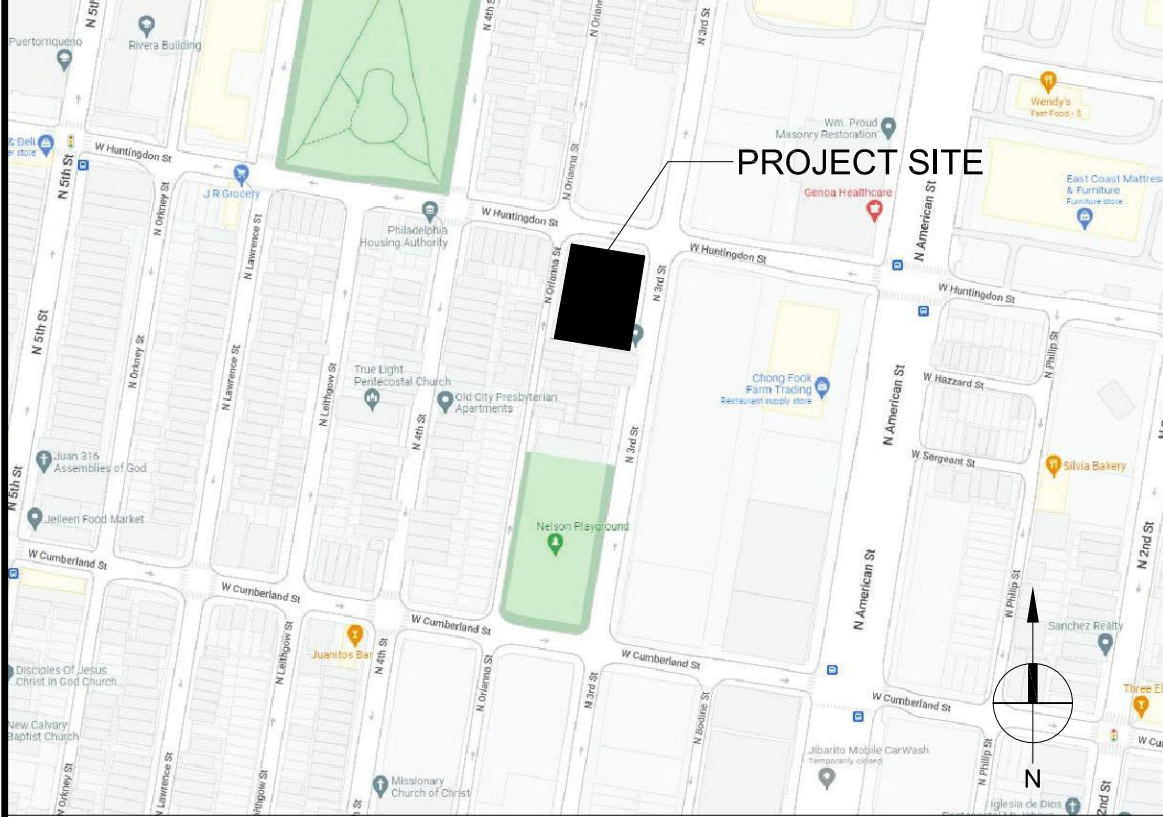
PROJECT ADDRESS	ZONING CLASSIFICATION
2552-2566 N. 3RD ST PHILADELPHIA PA. 19133	ICMX

SCOPE OF WORK
PROPOSED NEW SIX STORY PLUS PARTIAL CELLAR STRUCTURE WITH ROOF DECK ACCESSED BY (3) PILOT HOUSE STRUCTURES. PROPOSED USE INCLUDES (2) VACANT COMMERCIAL SPACES AT THE FIRST FLOOR, (64) RESIDENTIAL DWELLING UNITS, AND 21 ACCESSORY PARKING STALLS AT GRADE (INCLUDING 1 ADA ACCESSIBLE VAN STALL AND 1 ELECTRIC VEHICLE PARKING SPACE), AND MINIMUM 22 CLASS 1A BICYCLE PARKING SPACES. [SIZE AND LOCATION AS PER PLANS]

OPEN AREA DIAGRAM
LOT AREA 13,735.0 SF COVERAGE 12,209.0 SF (89.0%) OPEN AREA 1526.0 SF (11.0%) BUILDING FOOTPRINT 12,209 SF

ZONING DATA	ICMX ZONING	REQ'D/ALLOWED	PROPOSED	
LOT AREA			13735.00 SF	
USE			COMMERCIAL + 64-UNIT DWELLING	2
COVERAGE	100% MAX		12209.00 SF	(89%)
OPEN AREA	NOT REQ'D		1526.00 SF	(11%)
FRONT YARD	NOT REQ'D		NONE	
SIDE YARD	8 IF USED		NONE	
REAR YARD	8 IF USED		15'-0"	
HEIGHT	60'-0" MAX A.G.		+/- 71'-0" A.G.	
FLOOR AREA	500 MAX		489	

PROPOSED BUILDING INFORMATION	
	3'-0" ATTACHED METAL AWNING
	1'-0" CORNICE
STREET ENCROACHMENTS	(2) 21'-0" CURB CUTS
	4'-0" EGRESS WELL



SITE VICINITY MAP
Scale: N.T.S.

APPROVALS STAMPS

APPROVED

Revised plans, 2 pages, stamped by ZBA on February 22, 2023.

Hilary J. Emerson

DEPARTMENT OF LICENSES & INSPECTIONS

APPROVED FOR ZONING ONLY

02/23/2023

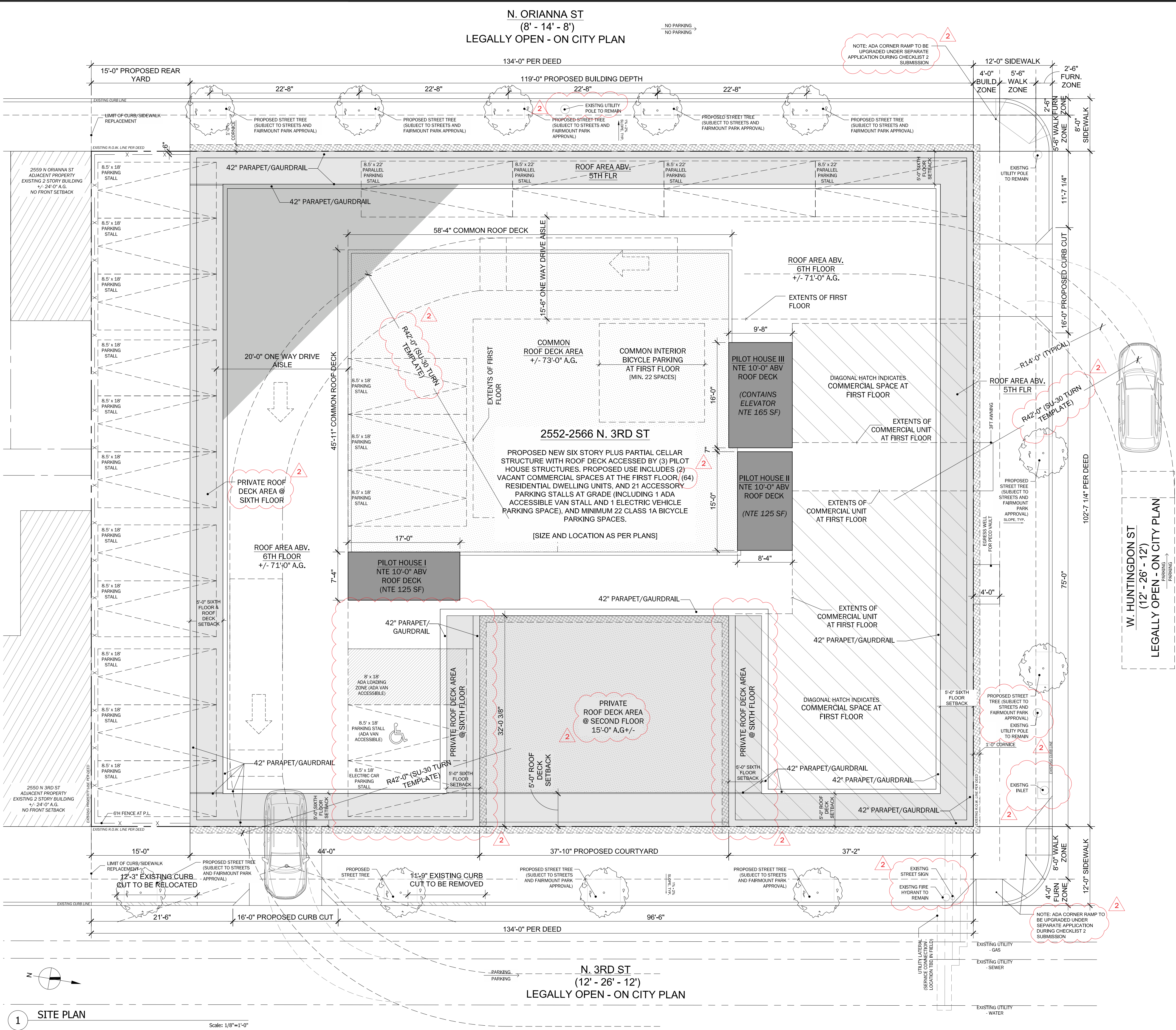
Counselor

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

NO EXCAVATION

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER: 2552-2566 N 3RD - 20221931194



1 SITE PLAN
Scale: 1/8"=1'-0"

GNOME

Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148
O: 215 279 7531
www.gnomearch.com

CONSULTANTS

COLORWORKS BUILDING

2552-2566 N. 3RD ST,
PHILADELPHIA. PA

OWNER

THE COLORWORKS BUILDING, LLC

REV #	DATE	DESCRIPTION
	07.12.2022	ZONING SUBMISSION
1	07.25.2022	ZONING REVISION
2	02.08.2022	ZONING & STREETS REVISIONS

SEALS

REGISTERED ARCHITECT

PHILADELPHIA, PENNSYLVANIA

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.

Job No: 0393

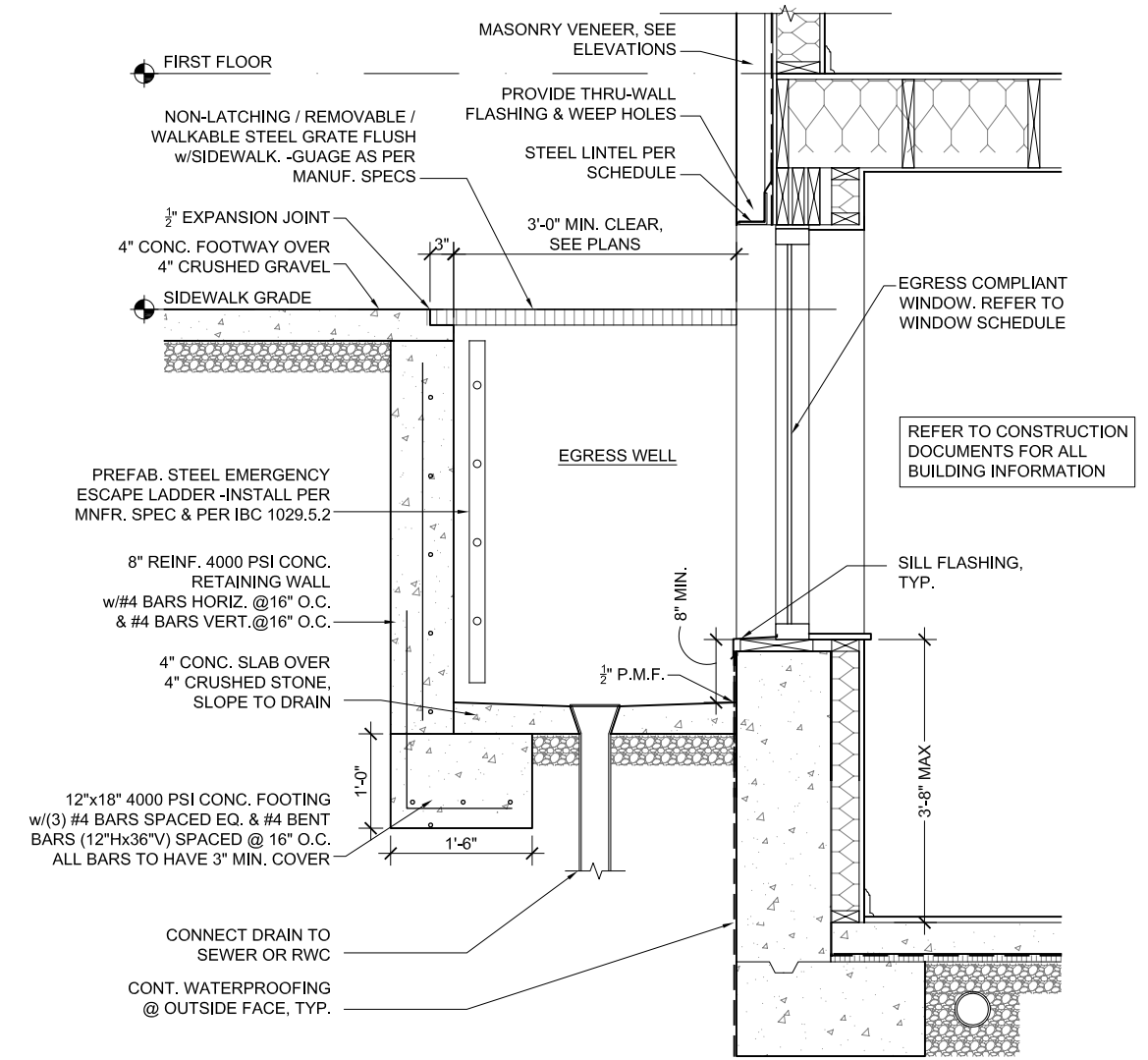
Drawn By: BLM

Checked By: DS

DRAWING TITLE: ZONING PLAN

DRAWING No: Z.0

PROJECT ADDRESS	ZONING CLASSIFICATION
2552-2566 N. 3RD ST PHILADELPHIA PA, 19133	ICMX
SCOPE OF WORK	
PROPOSED NEW SIX STORY PLUS PARTIAL CELLAR STRUCTURE WITH ROOF DECK ACCESSED BY (3) PILOT HOUSE STRUCTURES. PROPOSED USE INCLUDES (2) VACANT COMMERCIAL SPACES AT THE FIRST FLOOR, (65) RESIDENTIAL DWELLING UNITS, AND 21 ACCESSORY PARKING STALLS AT GRADE (INCLUDING 1 ADA ACCESSIBLE VAN STALL AND 1 ELECTRIC VEHICLE PARKING SPACE), AND MINIMUM 22 CLASS 1A BICYCLE PARKING SPACES. [SIZE AND LOCATION AS PER PLANS]	



EGRESS WELL
Scale: 1/2"=1'-0"



EXISTING SITE PHOTOS
N.T.S.

APPROVALS STAMPS

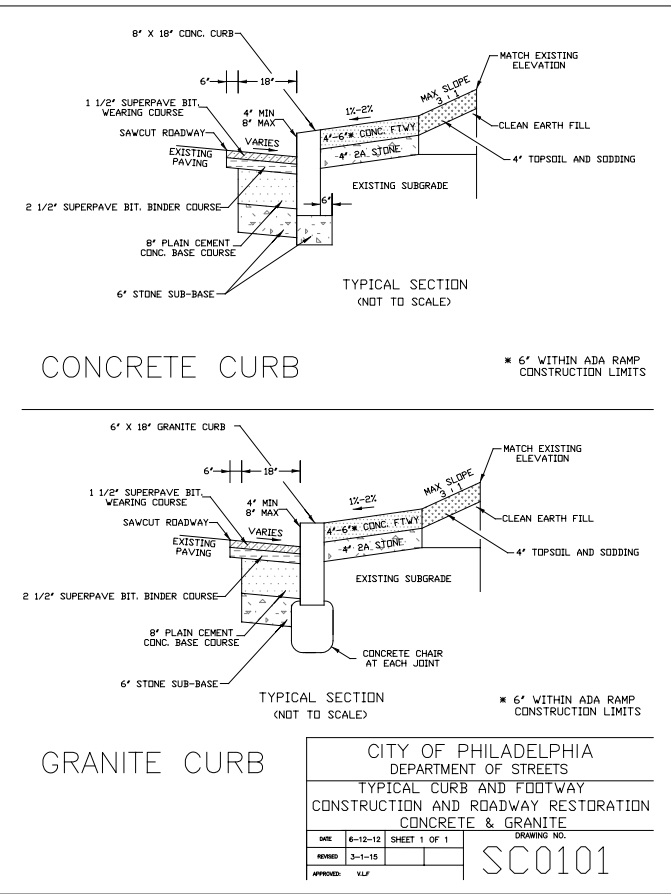
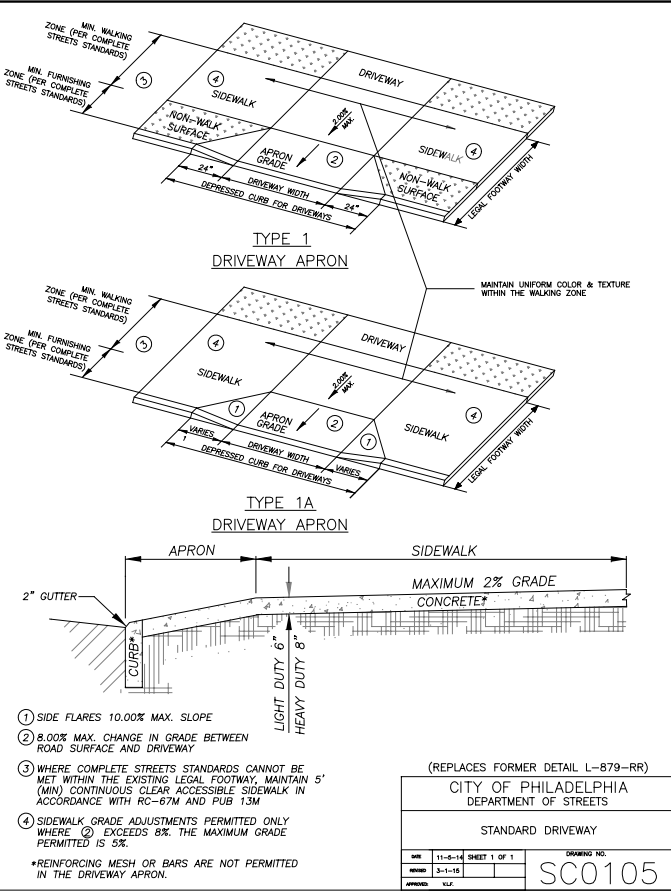
APPROVED

Revised plans, 2 pages, stamped by ZBA on February 22, 2023.

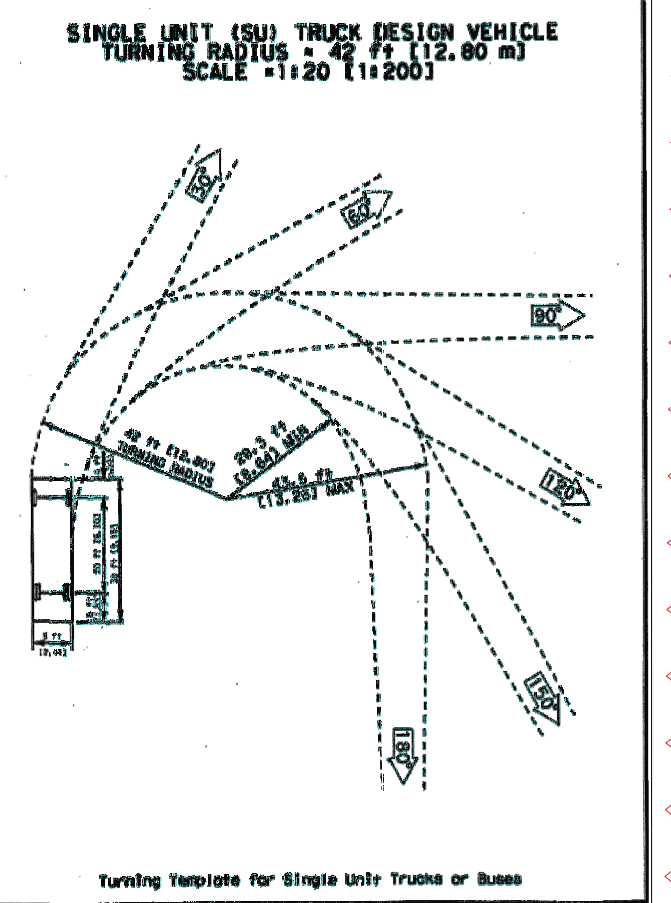
Hilary J. Emerson
Hilary J. Emerson, Esq.
Counsel for ZBA

DEPARTMENT OF
LICENSES & INSPECTIONS
FOR ZONING ONLY

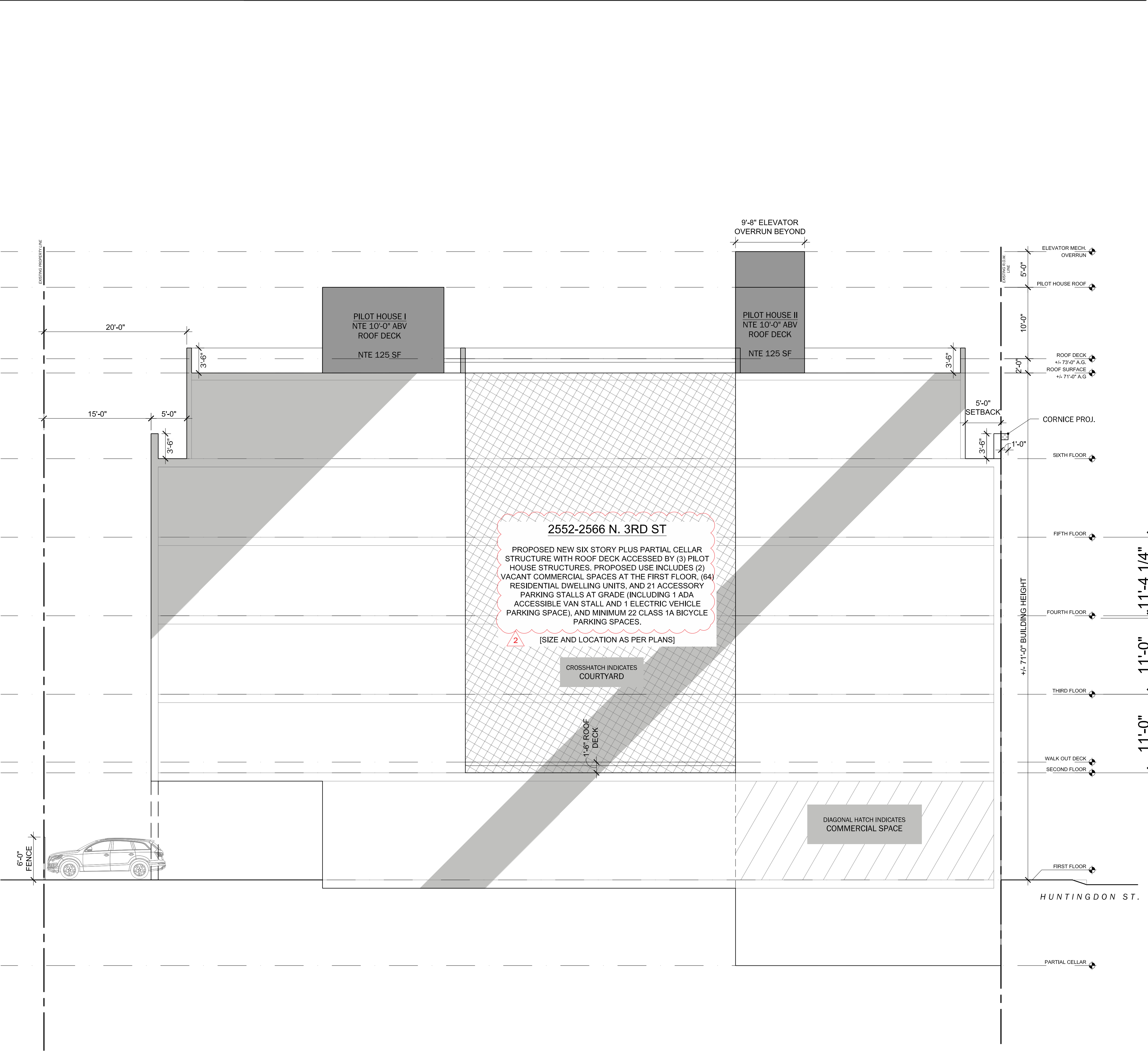
APPLIED BY: Roland Ngaba



STANDARD STREET WORKS DETAILS
N.T.S.



SU-30 TURNING TEMPLATE
N.T.S.



ZONING SECTION
Scale: 1/8"=1'-0"



Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148
O: 215 279 7531
www.gnomearch.com

CONSULTANTS

PROJECT
COLORWORKS
BUILDING
2552-2566 N. 3RD ST,
PHILADELPHIA. PA

OWNER
THE COLORWORKS BUILDING,
LLC

REV #	DATE	DESCRIPTION
	07.12.2022	ZONING SUBMISSION
1	07.25.2022	ZONING REVISION
2	02.08.2022	ZONING & STREETS REVISIONS

SEALS



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.

Job No: 0393
Drawn By: BLM
Checked By: DS

DRAWING TITLE:
ZONING PLAN

DRAWING No:
Z.1

Zoning Permit

Permit Number ZP-2023-007395

LOCATION OF WORK 2552-64 N 3RD ST T-F-377988, Philadelphia, PA 19133	PERMIT FEE \$580.00	DATE ISSUED 2/2/2023
	ZBA CALENDAR	ZBA DECISION DATE 2/2/2023
	ZONING DISTRICTS ICMX	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZES AND LOCATIONS AS SHOWN IN PLAN.

**With provisos: "(1) Per amended refusal dated 2/17/23. (2) Maximum 64 units. (3) Revised plans, 2 pages, stamped by ZBA

APPROVED USE(S)
Residential - Household Living - Multi-Family; Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

With provisos: "(1) Per amended refusal dated 2/17/23. (2) Maximum 64 units. (3) Revised plans, 2 pages, stamped by ZBA on February 22, 2023. (4) Use registration required prior to occupancy for vacant commercial spaces."

 **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-2023-007395

on February 22, 2023. (4) Use registration required prior to occupancy for vacant commercial spaces."**



APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

With provisos: "(1) Per amended refusal dated 2/17/23. (2) Maximum 64 units. (3) Revised plans, 2 pages, stamped by ZBA on February 22, 2023. (4) Use registration required prior to occupancy for vacant commercial spaces."



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-2023-007395

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2552-64 N 3RD ST T-F-377988, Philadelphia, PA 19133

ADDITIONAL USE DETAILS

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

FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR SIXTY-FIVE(65) DWELLING UNITS, TWENTY-ONE(21) PARKING SPACES WITH ONE(1) ACCESSIBLE PARKING SPACES, ONE(1) VAN ACCESSIBLE PARKING SPACE AND ONE(1) ELECTRICAL PARKING SPACE. TWENTY-TWO (22) CLASS 1A BICYCLE PARKING SPACES TO BE PROVIDED.**With provisos: "(1) Per amended refusal dated 2/17/23. (2) Maximum 64 units. (3) Revised plans, 2 pages, stamped by ZBA on February 22, 2023. (4) Use registration required prior to occupancy for vacant commercial spaces."**

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.