Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2021-001525

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
1901-75 N AMERICAN ST, Philadelphia, PA 19122-2310	$747.00	9/16/2020
	ZBA CALENDAR	**ZBA DECISION DATE**
		9/16/2020
	ZONING DISTRICTS	
	ICMX	

PERMIT HOLDER

BRICK 1901 N AMERICAN, LP PA LIMITED PAR 1901-75 N AMERICAN ST PHILADELPHIA, PA 19122-

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

****AMENDMENT APPROVED ON 7/30/2025: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT #ZP-2021-001525, TO DOCUMENT TO ADD AN UNDERGROUND PARKING GARAGE AND THE REMAINING ZONING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS****

***EXTENSION OF ZONING PERMIT ZP-2021-001525 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 09/16/2024) IN

APPROVED USE(S)

Residential - Household Living - Multi-Family

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

(Permit # ZP-2020-1248). With Proviso: Revised plans, 2 pgs., approved today (9/16/2020). MI-2020-001054

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.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2021-001525

ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PLANS OR PERMIT LANGUAGE ***.

AMENDMENT APPROVED ON 3/31/2023: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-001525 (ZBA GRANTED ZP-2020-1248), TO DOCUMENT FOR THE DECREASE IN OCCUPIED AREA FROM 96.14% TO 88.7%; DECREASE IN FAR FROM 415% TO 413%; DECREASE IN GFA FROM 247,665 SQ. FT. TO 247,629 SQ. FT.; DECREASE IN HEIGHT FROM 77 FT TO 73 FT; DECREASE IN THE NUMBER OF MULTI-FAMILY DWELLING UNITS FROM 286 TO 285; INCREASE IN ACCESSORY PARKING SPACES FROM 93 SPACES TO 98 SPACES; INCREASE IN OPEN AREA FROM 3.86% TO 11.3%; INCREASE IN COMMERCIAL SPACE FROM 10,431 SQ. FT. TO 12,323 SQ. FT. AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS

FOR THE ERECTION OF ONE ATTACHED STRUCTURE WITH ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN.

APPROVED USE(S)

Residential - Household Living - Multi-Family

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

(Permit # ZP-2020-1248). With Proviso: Revised plans, 2 pgs., approved today (9/16/2020). MI-2020-001054

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Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2021-001525

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1901-75 N AMERICAN ST, Philadelphia, PA 19122-2310

ADDITIONAL USE DETAILS

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

**** AMENDMENT APPROVED ON 7/30/2025: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT #ZP-2021-001525, TO DOCUMENT THE CHANGES TO INCREASE ACCESSORY PARKING FROM 98 TO 178 SPACES INCLUDING 6 ADA SPACES, 1 VAN ACCESSIBLE SPACE AND 10 ELECTRIC VEHICLES SPACES, AND INCREASE BICYCLE PARKING FROM 122 SPACES TO 148 SPACES AND THE REMAINING USE PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS****EXTENSION OF ZONING PERMIT ZP-2021-001525 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 09/16/2024) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE AND PER ZBA ADMINISTRATIVE REVIEW. NO CHANGES TO PLANS OR PERMIT LANGUAGE.**AMENDMENT APPROVED ON 3/31/2023: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-001525 (ZBA GRANTED ZP-2020-1248), TO DOCUMENT FOR THE DECREASE IN OCCUPIED AREA FROM 96.14% TO 88.7%; DECREASE IN FAR FROM 415% TO 413%; DECREASE IN GFA FROM 247,665 SQ. FT. TO 247,629 SQ. FT.; DECREASE IN HEIGHT FROM 77 FT TO 73 FT; DECREASE IN THE NUMBER OF MULTI-FAMILY DWELLING UNITS FROM 286 TO 285; INCREASE IN ACCESSORY PARKING SPACES FROM 93 SPACES TO 98 SPACES; INCREASE IN OPEN AREA FROM 3.86% TO 11.3%; INCREASE IN COMMERCIAL SPACE FROM 10,431 SQ. FT. TO 12,323 SQ. FT. AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS**FOR VACANT COMMERCIAL SPACES ON GROUND FLOOR (USES AS PERMITTED ON ICMX); USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY); AND MULTI-FAMILY HOUSEHOLD LIVING TWO HUNDRED EIGHTY-SIX (286) DWELLING UNITS ON 2ND THROUGH 7TH FLOORS; AND ACCESSORY OFF STREET INTERIOR NINETY-THREE (93) PARKING SPACES INCLUDING 4 ADA SPACES (1 VAN ACCESSIBLE), 7 AUTO SHARE SPACES, 3 ELECTRIC PARKING & CHARGING SPACES, AND ONE (1) OFF STREET LOADING SPACE; AND 122 BICYCLE PARKING SPACES (102 CLASS 1A) ON ACCESSIBLE ROUTE (THE PROPOSED 20 BICYCLE RACKS PLACED IN THE PUBLIC RIGHT-OF-WAY REQUIRE BUILDING OWNER ENTERS INTO A MAINTENANCE AGREEMENT WITH THE STREETS DEPARTMENT AND AN APPROVAL FOR THE INSTALLATION OBTAINED FROM THE STREETS DEPARTMENT PRIOR TO THE ISSUANCE OF ZONING PERMIT (ZONING CODE 14-804 (2)(B)). SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN. (NO SIGN ON THIS PERMIT).

This permit is subject to the following specific conditions.

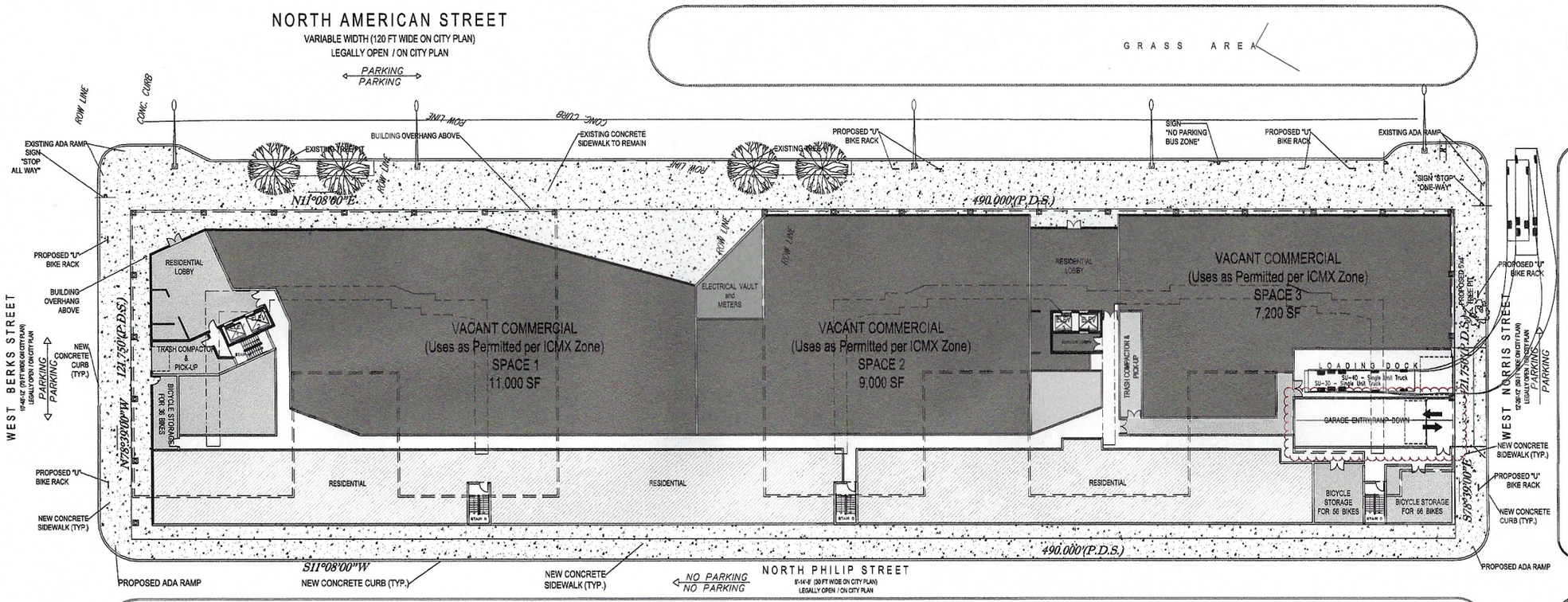
CONDITIONS

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.

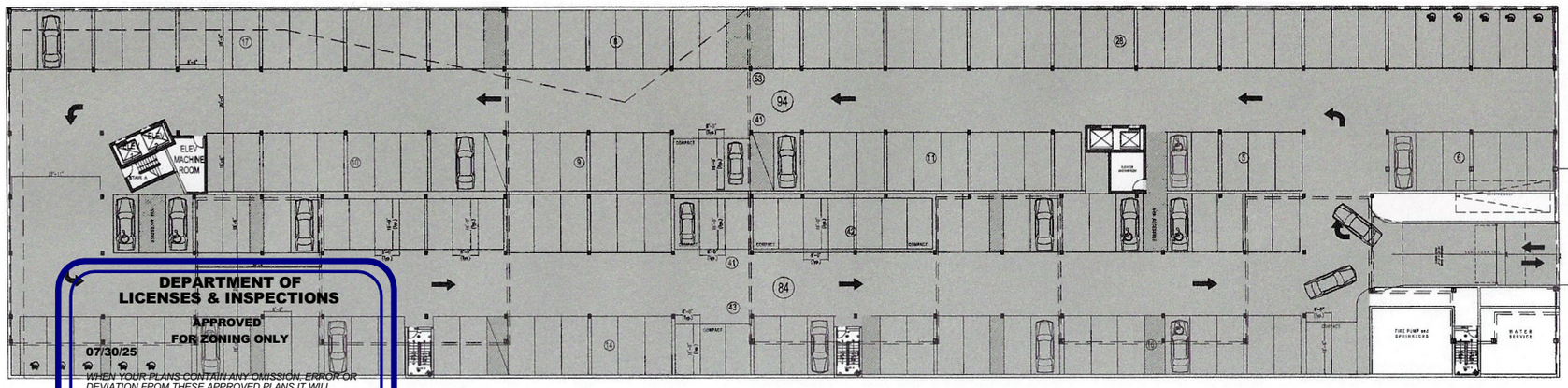
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.



GROUND FLOOR



BASEMENT GARAGE LEVEL

DEPARTMENT OF LICENSES & INSPECTIONS

APPROVED FOR ZONING ONLY

07/30/25

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&I: Paulose Issac

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: _____

PRIMARY FRONTAGE: N American

REAR STREET: _____

Applied Electronically By: KEITH DAVIS

July 28, 2025 Ledger No.: _____

Philadelphia City Planning Commission

ZONING SUMMARY PREVIOUSLY APPROVED PER PERMIT ZP2021.001525

ICMX – INDUSTRIAL COMMERCIAL MIXED USE

Public Sewer

ZONE REGULATIONS	REQUIRED	PREVIOUSLY APPROVED ZP.2021.001525 & 03/31/23 by L&I	PROPOSED
Maximum Occupied Area (% of lot)	59,951sf – OPA 884590850 100%	96.14% and 88.7%	88.7%
Minimum Front Yard Depth (ft)	0	0	0
Minimum Side Yard Width (ft)	8ft if abutting Residential Zone	0ft not abutting Residential Zone	0ft not abutting Residential Zone
Minimum Rear Yard Depth (ft)	8ft if abutting Residential Zone	0ft not abutting Residential Zone	0ft not abutting Residential Zone
Maximum Height (ft)	80 ft	76'and 73ft	62'-8"
Maximum Floor Area (%) FAR	500%	415% and 413%	413%
Total Gross Floor Area	N/A	247,665 gsf and 247,629 GSF	Residential: 218,273gsf Commercial: 27,200gsf Total 245,473gsf (excluding ramp to below grade parking) EXCLUDED 56,238 GSF of Accessory below grade parking 14-202(4)(b)(.6)
Total Dwelling Units	N/A	285 Dwelling Units	285 Dwelling Units
Required Parking	1 Space for every 1,000 GSF of Retail Floor Area 27,200 GSF / 1,000 = 28 Spaces 1 Space for every 2 Dwelling Units 285 / 2 = 143 Spaces TOTAL 171 SPACES	98 SPACES Previously 12,323 GSF Retail and 285 Dwelling Units!	(SEE CALCULATIONS) 178 SPACES including: 6 Handicap Spaces incl 1 Van Accessible 10 EV Charging Spaces
Bicycles	1 per 3 DU's 285/3 = 95 Commercial (1 per every 10,000 GSF) = 3	Total Required = 97 Total Provided = 122	(SEE CALCULATIONS) Total Required = 97 Total Provided = 148
Required Loading	For Uses over 100,000 SF 8 LOADING SPACES (5+1 for each additional 50,000 SF)	1 LOADING SPACE PREVIOUSLY APPROVED	1 LOADING SPACE

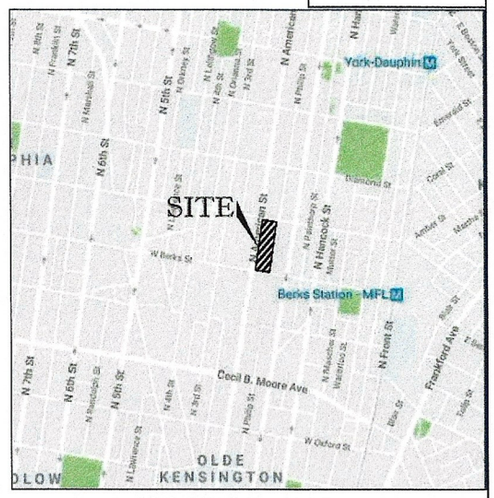
Loading calculated based on actual occupancy area and anticipated usage:
Residential: 192,184sf excluding non-occupied circulation areas = 1 space
Commercial: 19,999sf active retail excluding inventory storage & management = 0 spaces

Ingram/Sageser
Architecture & Planning
726 Loveville Road, C79
Hockessin, DE
19707
302-509-3229

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

Commercial/
Residential
Development

1901 N. American Avenue
Philadelphia, PA



LOCATION MAP

30 MAY 2025
Revised 1 MAY 2025

GROUND FLOOR and GARAGE PLANS

Scale: 1/16"= 1'-0"

Date: 30 JAN 2025

Z1

Ingram/Sageser
Architecture & Planning
726 Loveville Road, C79
Hockessin, DE
19707
302-509-3229

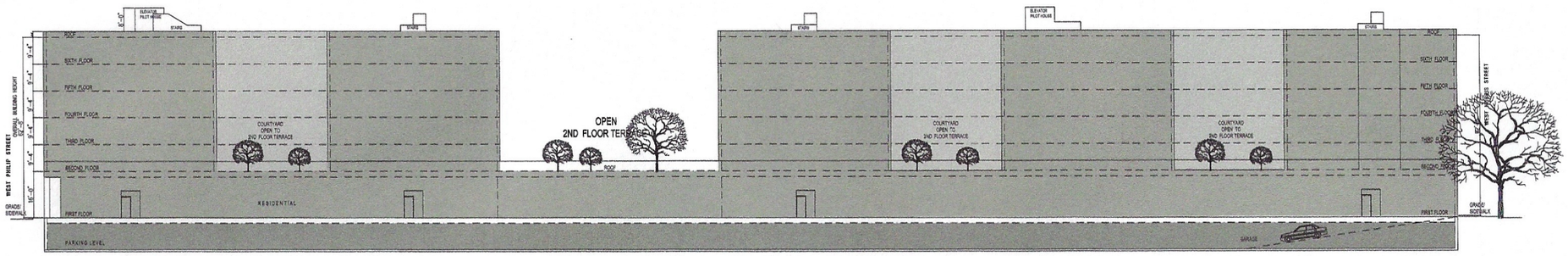
Commercial/
Residential
Development

1901 N. American Avenue
Philadelphia, PA

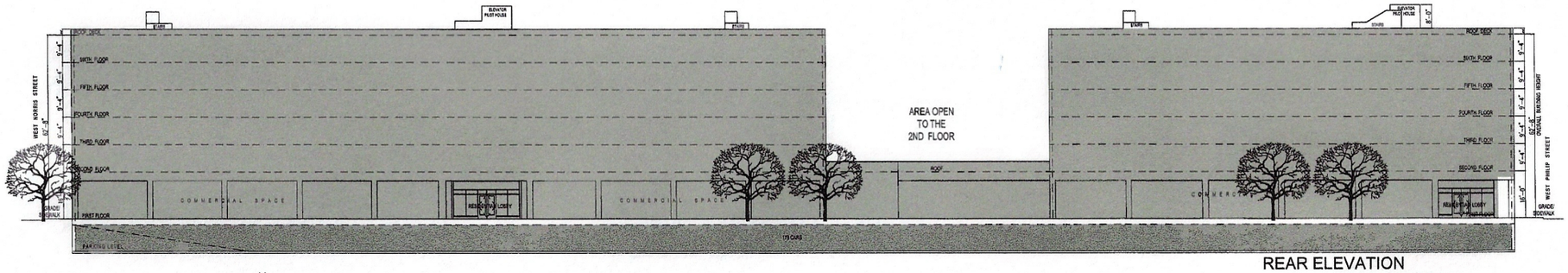
SOUTH ELEVATION
WEST BERKS STREET

MID-BLOCK ELEVATION
LOOKING NORTH

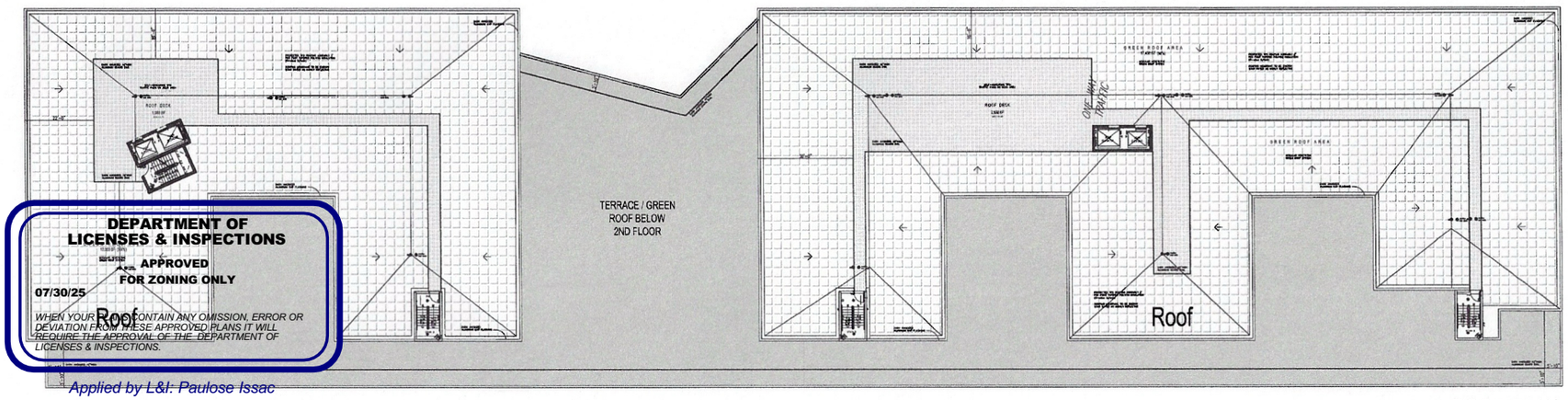
NORTH ELEVATION
WEST PHILIP STREET



REAR ELEVATION
NORTH PHILIP STREET



REAR ELEVATION
NORTH PHILIP STREET



ROOF PLAN

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED FOR ZONING ONLY
07/30/25
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&I: Paulose Issac

Revised 1 MAY 2025

ROOF PLAN
and
ELEVATIONS

Scale: 1/16"= 1'-0"
Date: 30 JAN 2025

Z2

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: _____

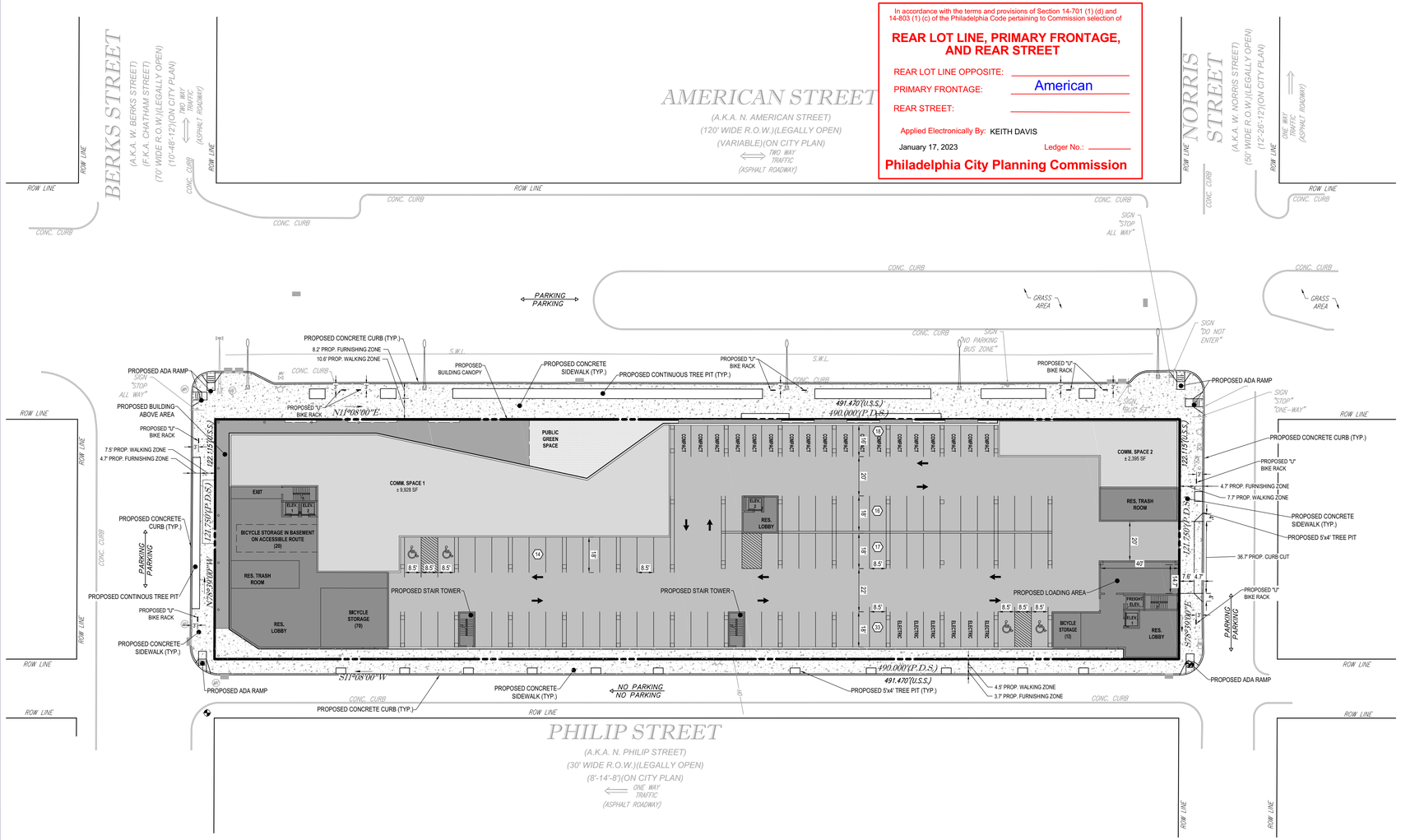
PRIMARY FRONTAGE: American

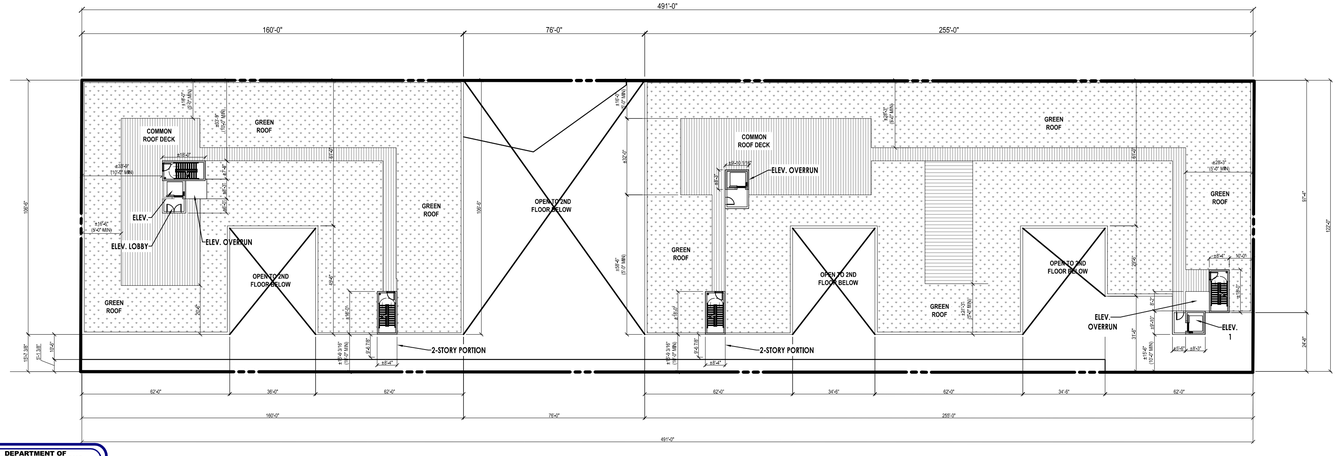
REAR STREET: _____

Applied Electronically By: KEITH DAVIS

January 17, 2023 Ledger No.: _____

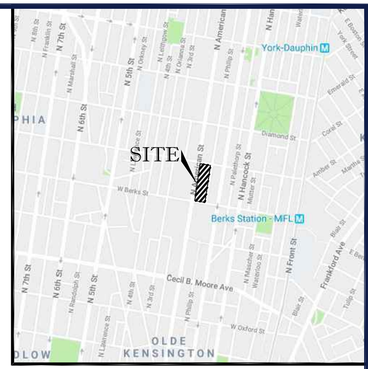
Philadelphia City Planning Commission





ROOF PLAN
1"=30

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED FOR ZONING ONLY
03/31/23
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR VIOLATION OF ANY PROVISION OF THE ZONING CODE, REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied by L&I: Paulose Issac



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES

1. THIS PLAN REFERENCES:
   A.) BOUNDARY & TOPOGRAPHIC SURVEY
   PREPARED BY: CONTROL POINT ASSOCIATES, INC.
   PREPARED FOR: SGRA ARCHITECTURE
   DATED: 06-05-2019
2. EQUITABLE OWNER:
   BRICK MANAGMENT, LLC
   222 SOUTH MANOA ROAD
   HAVERFORD, PA 19083
3. SITE DATA:
   1901 NORTH AMERICAN STREET
   PHILADELPHIA, PA 19122
   OPA #: 884590850
4. ZONING DATA:
   ICMX - INDUSTRIAL/INDUSTRIAL MIXED-USE
   PREVIOUS USE: ALL PREVIOUSLY APPROVED USES AS PER PERMIT ZP.2021.001525
   PROPOSED USE: MIXED-USE (VACANT COMMERCIAL AND RESIDENTIAL) (NO CHANGE IN USE PROPOSED)

AREAS AND DIMENSIONS	REQUIRED (ICMX)	PREVIOUSLY APPROVED PER PERMIT ZP2021.001525	PROVIDED (ICMX)
MAX. OCCUPIED AREA:	100%	96.14% OF LOT AREA - GROUND FLOOR	88.7% OF LOT AREA GROUND FLOOR
MIN. FRONT YARD DEPTH:	0'	0'	0'
MIN. SIDE YARD WIDTH, EACH:	8', IF ABUTTING RESIDENTIAL ZONE	0', NOT ABUTTING RESIDENTIAL ZONE	0', NOT ABUTTING RESIDENTIAL ZONE
MIN. REAR YARD DEPTH:	8', IF ABUTTING RESIDENTIAL ZONE	0', NOT ABUTTING RESIDENTIAL ZONE	0', NOT ABUTTING RESIDENTIAL ZONE
MAX. BUILDING HEIGHT:	60'	76'-0"	73'-0"
MAX. ALLOWABLE F.A.R.	500%	415%	413%
TOTAL GROSS FLOOR AREA:	N/A	247,665 SF	247,629 SF

5. PARKING REQUIREMENTS:
   REQUIRED PARKING: 1 SPACE FOR EVERY 1,000 SF OF GROSS RETAIL FLOOR AREA
   12,323 SF/ 1,000 SF = 12.3 = 13 SPACES
   1 SPACE FOR EVERY 2 DWELLING UNITS
   285 UNITS / 2 = 143 SPACES
   TOTAL REQUIRED: 156 SPACES (INCLUDING 4 ADA SPACES)
   PROVIDED PARKING: REGULAR SPACES: 70 SPACES
   ADA SPACES: 4 SPACES (4 VAN ACCESSIBLE)
   ELECTRIC CAR SPACE: 6 SPACES
   COMPACT CAR SPACES: 18 (18.4% OF TOTAL)
   TOTAL PROVIDED: 98 SPACES **(93 SPACES WERE PREVIOUSLY APPROVED)**
   BICYCLE PARKING: 1 SPACE PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF
   TOTAL UNITS =285 UNITS / 3 = 95 BICYCLE SPACES
   COMMERCIAL (7,501 SF TO 20,000 SF): 2 SPACES
   TOTAL REQUIRED: 97 SPACES (CLASS 1A = 95 SPACES)
   TOTAL PROVIDED: 122 SPACES (CLASS 1A= 102 SPACES)
   REQUIRED LOADING: FOR USES OVER 100,000 SF
   TOTAL REQUIRED: 8 LOADING SPACE (5 SPACES + 1 PER EACH ADDITIONAL 50,000 SF = 8 SPACES)
   TOTAL PROVIDED: 1 LOADING SPACE **(1 SPACE WAS PREVIOUSLY APPROVED)**
6. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
7. PWD #: FY19-NAME-5825-01
8. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
9. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
10. WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT (SOUTH) A.
11. PLAN PREPARED AS PER INSTRUCTIONS OF THE OWNER.
12. STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
13. ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.
14. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
15. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
16. THE CONTRACTOR SHALL REMOVED THE HIGH PRESSURE FIRE HYDRANT, AND ABANDON THE HIGH PRESSURE FIRE SYSTEM HYDRANT VALVE MANHOLE AS SHOWN ON THE CONTRACT DRAWINGS. EXCAVATE AND EXPOSE THE ENTIRE HYDRANT ABOVE AND BELOW GRADE. CLOSE THE FIRE HYDRANT VALVE. SAWCUT THE STANDPIPE AND STEM 2 FEET BELOW STREET GRADE. TIE OFF THE STEM IN ITS CLOSED POSITION TO PREVENT THE CONCRETE GETTING INTO THE ELBOW. FILL THE REMAINING PORTION OF THE STANDPIPE WITH CONCRETE. THE HYDRANT REMOVED WILL BECOME THE PROPERTY OF THE CONTRACTOR WHO IS RESPONSIBLE FOR ITS DISPOSAL. BACKFILL THE TRENCH WITH SELECTED GRANULAR MATERIAL - 2RC UP TO SUBGRADE ELEVATION. COMPACT THE TRENCH AND RESTORE DISTURBED CONCRETE CURING AND FOOTWAY PAVING.
17. IF PROPOSED RAMPS ARE IN CONFLICT WITH THE EXISTING INLETS THESE WILL BE RELOCATED UNDER A PRIVATE COST SUBMISSION.
18. NORTH AMERICAN STREET: AUTO ORIENTED COMMERCIAL/INDUSTRIAL
    FURNISHING ZONE: REQUIRED = ≥ 5' PROPOSED = 8.2'
    WALKING ZONE: REQUIRED = ≥ 6' PROPOSED = 10.6'
    WEST BERKS STREET & WEST NORRIS STREET: CITY NEIGHBORHOOD
    FURNISHING ZONE: REQUIRED = ≥ 4' PROPOSED (BERKS) = 4.7' PROPOSED (NORRIS) = 4.7'
    WALKING ZONE: REQUIRED = ≥ 6' PROPOSED (BERKS) = 7.5' PROPOSED (NORRIS) = 7.7'
    NORTH PHILIP STREET: LOCAL
    FURNISHING ZONE: REQUIRED = ≥ 3.5' PROPOSED = 3.7'
    WALKING ZONE: REQUIRED = ≥ 5' PROPOSED = 4.5'

LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA
- PROPOSED COMMERCIAL AREA
- PROPOSED RESIDENTIAL AREA
- PROPOSED PARKING AREA
- PROPOSED BUILDING ABOVE AREA
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE/LIGHT POLE
- EXISTING INLET
- PROPOSED TREE PIT
- PROPOSED BIKE RACK

30 15 7.5 0 30
1"= 30'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEERING
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED OR CONSTRUCTION PURPOSES.
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2/26/2020	PER L&I COMMENTS	MJK / MJK
2	3/13/2020	PER L&I COMMENTS	MJK / MJK
3	5/1/2020	PER L&I COMMENTS	MJK / MJK
4	5/27/2020	PER L&I COMMENTS	MJK / MJK
5	8/18/2020	PER CDR COMMENTS	MJK / MJK
6	9/10/2020	PER LAYOUT CHANGES	MJK / MJK
7	12/06/2022	PER ARCHITECTURAL CHANGES	KAS / SU

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT IS ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP193182
DRAWN BY: NOL
CHECKED BY: MJK
DATE: 01/22/2020
CAD I.D.: PP193182BASE-11

PROJECT:

ZONING PLANS

FOR

BRICK MANAGEMENT, LLC

1901 N. AMERICAN STREET

1901-75 N. AMERICAN STREET
18TH WARD
CITY AND COUNTY OF PHILADELPHIA, PA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
C. BROWN
PROFESSIONAL
Corinne Li Brown
REGISTERED
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 082753
DELAWARE LICENSE No. 26020
NEW JERSEY LICENSE No. 24GE05011400

SHEET TITLE:

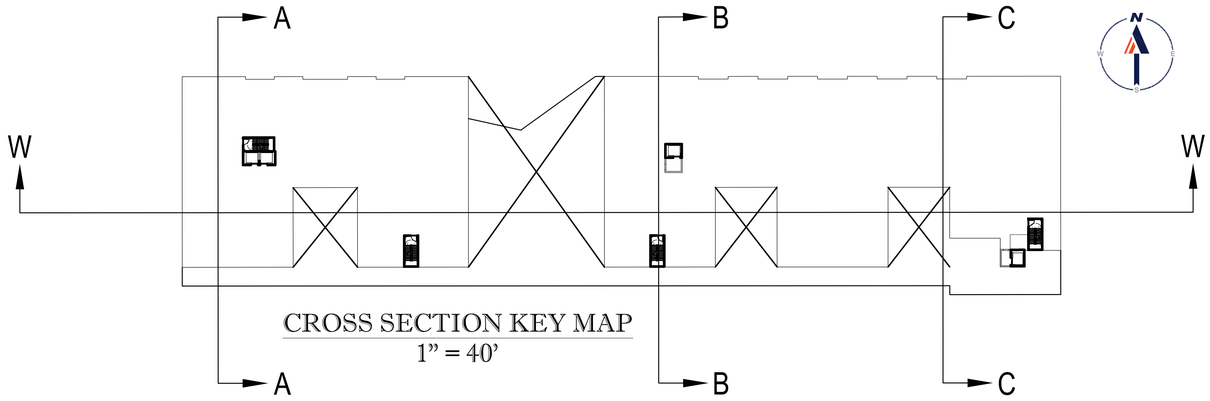
ZONING PLAN

SHEET NUMBER:

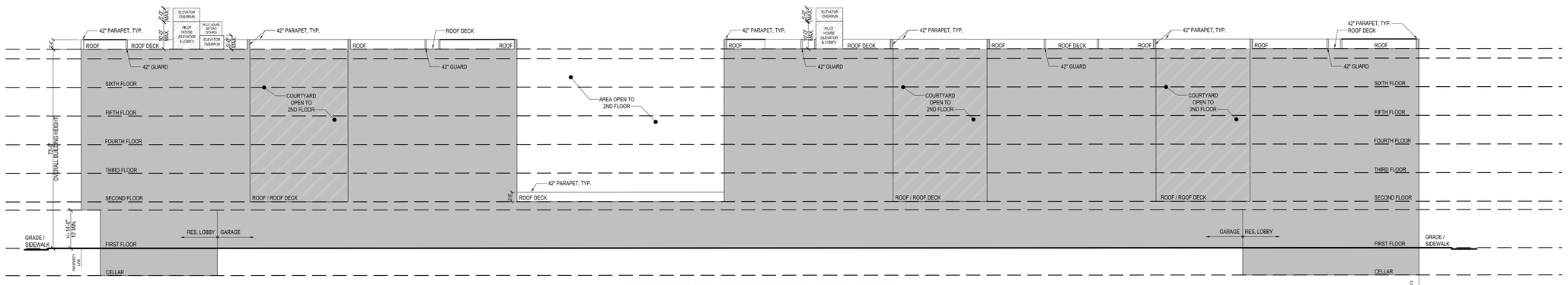
1

REVISION 7 - 12/06/2022

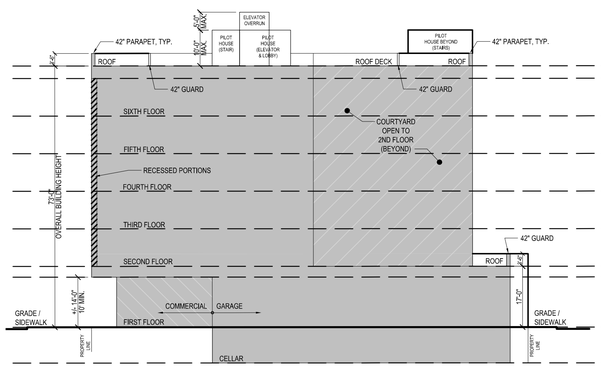
K:\PHI_PROJECTS\PP193182\CAD\SHEETS\1 ZONING PLAN\PP193182BASE-11 - 24 ZONING PLAN.DWG



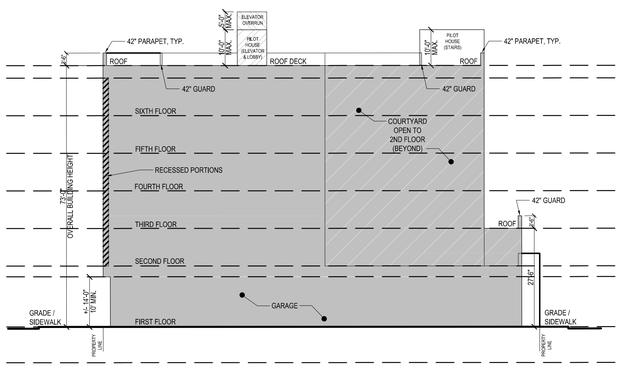
CROSS SECTION KEY MAP
1" = 40'



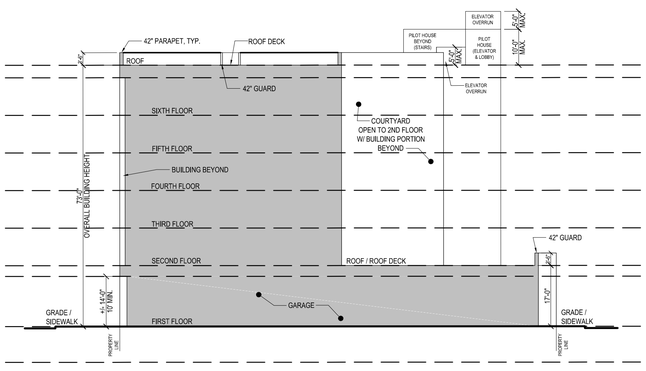
WEST ELEVATION
SECTION W-W
1" = 20'



NORTH ELEVATION
SECTION A-A
1" = 20'



NORTH ELEVATION
SECTION B-B
1" = 20'



NORTH ELEVATION
SECTION C-C
1" = 20'

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Applied by L&I: Paulose Issac

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	2/26/2020	PER L&I COMMENTS	MJK / MJK
2	3/13/2020	PER L&I COMMENTS	MJK / MJK
3	5/1/2020	PER L&I COMMENTS	MJK / MJK
4	5/27/2020	PER L&I COMMENTS	MJK / MJK
5	8/18/2020	PER CDR COMMENTS	MJK / MJK
6	9/10/2020	PER LAYOUT CHANGES	MJK / MJK
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PROJECT No.:	PP193182
DRAWN BY:	NOL
CHECKED BY:	MJK
DATE:	01/22/2020
CAD I.D.:	PP193182BASE-11

PROJECT:

ZONING PLANS

FOR

BRICK MANAGEMENT, LLC

1901 N. AMERICAN STREET

1901-75 N. AMERICAN STREET
18TH WARD
CITY AND COUNTY OF PHILADELPHIA, PA

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

COMMONWEALTH OF PENNSYLVANIA
CHRISTOPHER L. BROWN
PROFESSIONAL ENGINEER
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 082705
DELAWARE LICENSE No. 20040
NEW JERSEY LICENSE No. 24GE05041400

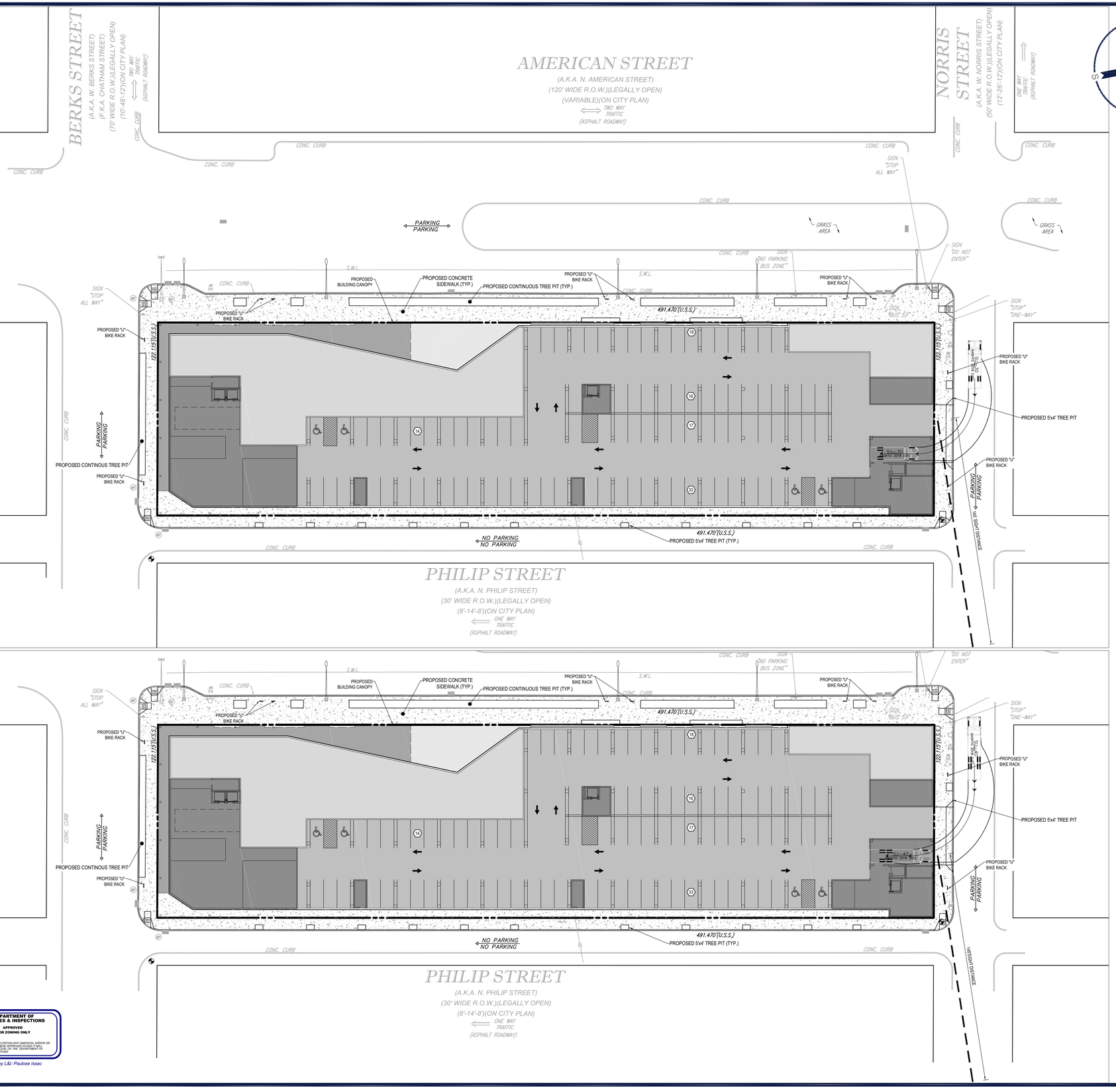
SHEET TITLE:

ZONING ELEVATION PLAN

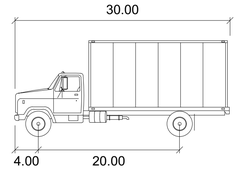
SHEET NUMBER:

2

REVISION 7 - 12/06/2022

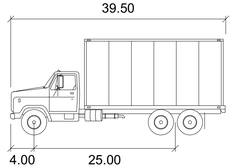


LOCATION MAP
SCALE: 1" = 1000'



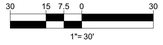
SU-30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



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Applied by L&I: Paulose Issac

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DRAWN BY:	NOL
CHECKED BY:	MJK
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CAD I.D.:	PP193182BASE-11

PROJECT:

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Corinne L. Brown
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PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 090757
DELAWARE LICENSE No. 18825
NEW JERSEY LICENSE No. 24GE05041400

SHEET TITLE:

VEHICLE CIRCULATION PLAN

SHEET NUMBER:

3

REVISION 7 - 12/06/2022

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DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
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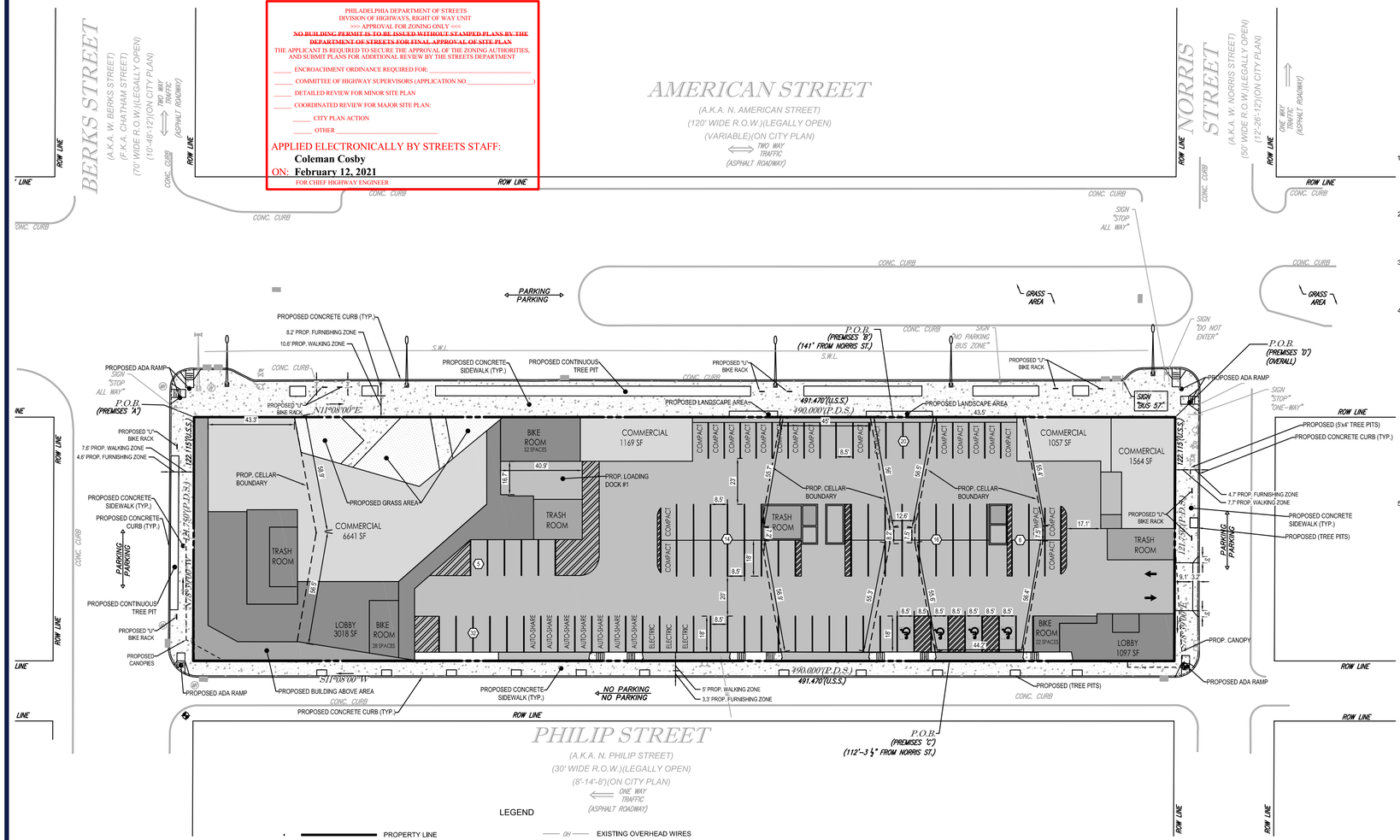
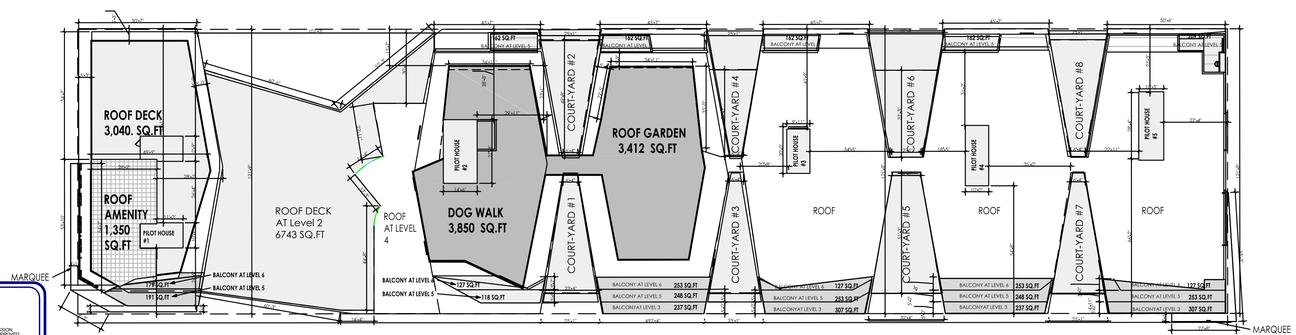
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT

_____ ENCROACHMENT ORDINANCE REQUIRED FOR: _____
_____ COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO._____)
_____ DETAILED REVIEW FOR MINOR SITE PLAN
_____ COORDINATED REVIEW FOR MAJOR SITE PLAN:
_____ CITY PLAN ACTION
_____ OTHER _____

APPLIED ELECTRONICALLY BY STREETS STAFF:
Coleman Cosby
ON: **February 12, 2021**
FOR CHIEF HIGHWAY ENGINEER





LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA
- OH — EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE/LIGHT POLE
- EXISTING INLET
- PROPOSED TREE PIT
- PROPOSED BIKE RACK

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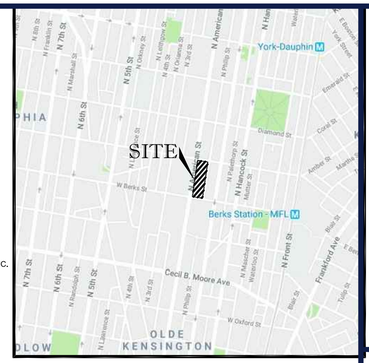
Applied Electronically by L&I User:

Revised plan, 2 pages, approved by ZBA 9/16/20
Approval conditioned on consistency with proviso plans form.

Sharon Suleta
Sharon Suleta, Esquire

APPROVED



LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES

1. THIS PLAN REFERENCES:
   A.) BOUNDARY & TOPOGRAPHIC SURVEY
   PREPARED BY: CONTROL POINT ASSOCIATES, INC.
   PREPARED FOR: SGRA ARCHITECTURE
   DATED: 06-05-2019
2. EQUITABLE OWNER:
   BRICK MANAGMENT, LLC
   222 SOUTH MANOA ROAD
   HAVERFORD, PA 19083
3. SITE DATA:
   1901 NORTH AMERICAN STREET
   PHILADELPHIA, PA 19122
   OPA #: 884590850
4. ZONING DATA:
   ICMX - INDUSTRIAL/INDUSTRIAL MIXED-USE
   PREVIOUS USE: MULTPLE COMMERCIAL (FURNITURE SALES, AUTO MECHANIC)
   PROPOSED USE: MIXED-USE (VACANT COMMERCIAL AND RESIDENTIAL)

AREAS AND DIMENSIONS	REQUIRED (ICMX)	PROVIDED (ICMX)
MAX. OCCUPIED AREA:	100%	96,14% OF LOT AREA - GROUND FLOOR
MIN. FRONT YARD DEPTH:	0'	0'
MIN. SIDE YARD WIDTH, EACH:	8', IF ABUTTING RESIDENTIAL ZONE	0', NOT ABUTTING RESIDENTIAL ZONE
MIN. REAR YARD DEPTH:	8', IF ABUTTING RESIDENTIAL ZONE	0', NOT ABUTTING RESIDENTIAL ZONE
MAX. BUILDING HEIGHT:	60'	76'-0'
MAX. ALLOWABLE F.A.R.	500%	415%
TOTAL GROSS FLOOR AREA:	N/A	247,665 SF

5. PARKING REQUIREMENTS:
   REQUIRED PARKING: 1 SPACE FOR EVERY 1,000 SF OF GROSS RETAIL FLOOR AREA
   10,431 SF/ 1,000 SF = 11 SPACES
   1 SPACE FOR EVERY 2 MULTI-FAMILY UNITS
   286 UNITS / 2 = 143 SPACES
   REDUCTIONS:
   14-802,8,A: WHERE TWO LAND USES LISTED IN SEPARATE USE CATEGORIES IN § 14-601 (USE CATEGORIES) SHARE A PARKING LOT, PARKING LOTS, OR STRUCTURE, THE TOTAL OFF-STREET PARKING REQUIRED FOR THOSE USES MAY BE REDUCED BY THE FACTORS SHOWN IN TABLE 14-802-6. TOTAL OFF-STREET PARKING REQUIRED SHALL BE THE SUM OF THE TWO PARKING REQUIREMENTS FOR THE TWO USES DIVIDED BY THE FACTORS IN TABLE 14-802-6.
   REDUCTION RATE OF 1.3 = REDUCTION OF 35 SPACES
   14-802,8,B: THE REQUIRED MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR A RESIDENTIAL USE MAY BE REDUCED BY FOUR SPACES FOR EACH AUTOMOBILE PARKING SPACE RESERVED AS AN AUTO-SHARE PARKING SPACE, UP TO A MAXIMUM OF A 40% REDUCTION IN THE REQUIRED MINIMUM NUMBER OF PARKING SPACES IN ANY ONE SURFACE PARKING LOT OR PARKING GARAGE, THE CALCULATION OF MAXIMUM SURFACE PARKING SPACES SHALL NOT BE AFFECTED BY THIS REDUCTION.
   7 CAR SHARE = REDUCTION OF 28 SPACES
   14-802,8,E: FOR EVERY FIVE CLASS 1 BICYCLE PARKING SPACES THAT ARE PROVIDED ON A LOT, THE NUMBER OF REQUIRED OFF-STREET AUTOMOBILE PARKING SPACES MAY BE REDUCED BY ONE SPACE, UP TO A MAXIMUM REDUCTION OF 10% OF THE REQUIRED AUTOMOBILE PARKING SPACES.
   154 * 10% = REDUCTION OF 15 SPACES
   TOTAL REQUIRED: 173 - 35 - 28 -15 = 95 SPACES (INCLUDING 3 ADA SPACES)
   PROVIDED PARKING: REGULAR SPACES: 64 SPACES
   COMPACT SPACES: 15 SPACES
   ADA SPACES: 4 SPACES (1 VAN ACCESSIBLE)
   CAR SHARE SPACES: 7 SPACES
   ELECTRIC CAR SPACE: 3 SPACES
   TOTAL PROVIDED: 93 SPACES
   BICYCLE PARKING: 1 SPACE PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF
   TOTAL UNITS =286 UNITS / 3 = 96 BICYCLE SPACES
   COMMERCIAL (7,501 SF TO 20,000 SF): 2 SPACES
   TOTAL REQUIRED: 98 SPACES (CLASS 1A = 96 SPACES)
   TOTAL PROVIDED: 122 SPACES (CLASS 1A= 102 SPACES)
   REQUIRED LOADING: FOR USES OVER 100,000 SF
   TOTAL REQUIRED: 8 LOADING SPACE (5 SPACES + 1 PER EACH ADDITIONAL 50,000 SF = 8 SPACES)
   TOTAL PROVIDED: 1 LOADING SPACE
6. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
7. PWD #: FY19-NAME-5825-01
8. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
9. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
10. WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT (SOUTH) A.
11. PLAN PREPARED AS PER INSTRUCTIONS OF THE OWNER.
12. STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
13. ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.
14. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
15. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
16. THE CONTRACTOR SHALL REMOVED THE HIGH PRESSURE FIRE HYDRANT, AND ABANDON THE HIGH PRESSURE FIRE SYSTEM HYDRANT VALVE MANHOLE AS SHOWN ON THE CONTRACT DRAWINGS. EXCAVATE AND EXPOSE THE ENTIRE HYDRANT ABOVE AND BELOW GRADE. CLOSE THE FIRE HYDRANT VALVE. SAWCUT THE STANDPIPE AND STEM 2 FEET BELOW STREET GRADE. TIE OFF THE STEM IN ITS CLOSED POSITION TO PREVENT THE CONCRETE GETTING INTO THE ELBOW. FILL THE REMAINING PORTION OF THE STANDPIPE WITH CONCRETE. THE HYDRANT REMOVED WILL BECOME THE PROPERTY OF THE CONTRACTOR WHO IS RESPONSIBLE FOR ITS DISPOSAL. BACKFILL THE TRENCH WITH SELECTED GRANULAR MATERIAL - 2RC UP TO SUBGRADE ELEVATION. COMPACT THE TRENCH AND RESTORE DISTURBED CONCRETE CURING AND FOOTWAY PAVING.
17. IF PROPOSED RAMPS ARE IN CONFLICT WITH THE EXISTING INLETS THESE WILL BE RELOCATED UNDER A PRIVATE COST SUBMISSION.
18. NORTH AMERICAN STREET: AUTO ORIENTED COMMERCIAL/INDUSTRIAL
    FURNISHING ZONE: REQUIRED = ≥ 5' PROPOSED = 8.2'
    WALKING ZONE: REQUIRED = ≥ 6' PROPOSED = 10.6'
    WEST BERKS STREET & WEST NORRIS STREET: CITY NEIGHBORHOOD
    FURNISHING ZONE: REQUIRED = ≥ 4' PROPOSED (BERKS) = 4.6' PROPOSED (NORRIS) = 4.7'
    WALKING ZONE: REQUIRED = ≥ 6' PROPOSED (BERKS) = 7.6' PROPOSED (NORRIS) = 7.7'
    NORTH PHILIP STREET: LOCAL
    FURNISHING ZONE: REQUIRED = ≥ 3.5' PROPOSED = 3.3'
    WALKING ZONE: REQUIRED = ≥ 5' PROPOSED = 5'

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PROJECT No.:
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CHECKED BY:
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CAD I.D.:

PROJECT:

ZONING PLANS

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CITY AND COUNTY OF PHILADELPHIA, PA

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
Coleman L. Brown
ENGINEER
PE075317

SHEET TITLE:

ZONING PLAN

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REVISION 6 - 9/10/2020

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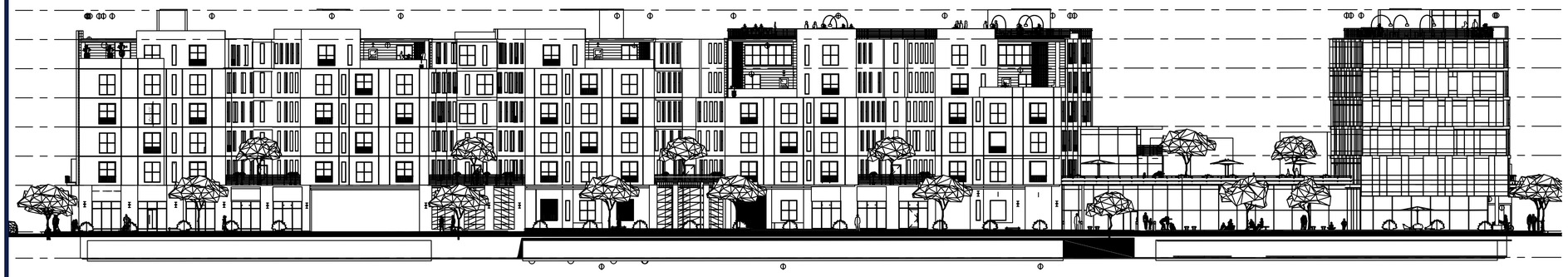
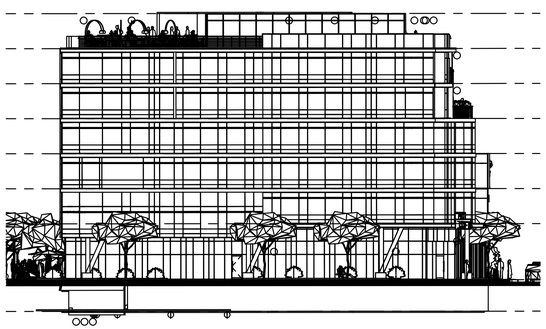


WEST ELEVATION
1” = 20’

EAST ELEVATION
1” = 20’

NORTH ELEVATION
1” = 20’



SOUTH ELEVATION
1” = 20’

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Applied Electronically by L&I User:

APPROVED

Revised plans, 2 pages, approved by ZBA 9/16/20
Approval conditioned on consistency with proviso plans form/

Sharon Suleta

Sharon Suleta, Esquire

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	/ /	& C MM	MJ / MJ
	8/ 8/	CD C MM	MJ / MJ
	/ /	Y C	MJ / MJ

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CHECKED BY: MJ
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CAD I.D.: 8 B

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18TH WARD
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SHEET TITLE:

ZONING ELEVATION PLAN

SHEET NUMBER:

2

REVISION 6 - 9/10/2020

ZONING ELEVATIONS - 2 - 11X17.DWG