

Zoning Permit

Permit Number ZP-2023-011488

LOCATION OF WORK 501 N CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19123-4240 501 N. Christopher Columbus Boulevard	PERMIT FEE \$1,514.00	DATE ISSUED 11/8/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER RIVERVIEW PROPERTY OWNERSHIP LLC	1420 SPRING HILL ROAD SUITE 420 MC LEAN VA 22102
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OWNER CONTACT 1 Greg Lamb	1420 Spring Hill Road, McLean Virginia, 22102
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OWNER CONTACT 2	
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TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE ERECTION OF SIGNS ACCESSORY TO THE RESIDENTIAL & COMMERCIAL SPACES (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) IN TWO (2) DETACHED STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE PLAN/DOCUMENTS.

APPROVED USE(S)

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

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

501 N CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19123-4240

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with 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.

Comprehensive Sign Plan Rivermark Northern Liberties

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Elevations Do Not Abut Public Streets

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Applied by L&I: Chanwoo Jung

North Building

West Facing Signs Christopher Columbus Blvd.	Number of signs	Size of Sign	Allowable Square Feet CMX-3 2 sq ft per lin ft. of building frontage	Proposed Square feet
MON.01 - Monument tenant Sign	1	10' x 10'	100	100
Total Square feet			100	100

West Facing Signs Christopher Columbus Blvd.	Number of signs	Size of Sign	Allowable Square Feet CMX-3 2 sq ft per lin ft. of building frontage	Proposed Square feet
NB-RT.01 - Retail 1 Sign	1	3' x 47'-8"	547	143
Total Square feet			547	143

Non West Facing Signs Signs do not abut public streets	Number of signs	Size of Sign	Allowable Square Feet CMX-3 2 sq ft per lin ft. of building frontage	Proposed Square feet	
NB-RS.01 - Residential Blade Sign	1	4' x 25'	aggregate 798 sf	100	271
NB-RS.02 - Residential Lobby Sign	1	1'-6" x 10'		15	
NB-RS.03 - Residential Parking Sign	1	3' x 26'		78	
NB-RS.04 - Residential Loading Sign	1	3' x 26'		78	
NB-RT.02 - Retail 2 Sign	1	3' x 25'	150	75	
NB-RT.03 - Retail 3 Sign	2	3' x 44'	264	132	
NB-RT.04 - Retail 4 Sign	1	3' x 26'	156	78	
NB-RT.05 - Retail 5 Sign	1	3' x 19'	114	57	
NB-RT.06 - Retail 6 Sign	1	3' x 24.5'	156	78	
NB-RT.07 - Retail 7 Sign	1	3' x 59'	359	179.5	
NB-RT.08 - Retail 8 Sign	1	3' x 62.5	375	187.5	
NB-RT.09 -Retail 9 Sign	1	3' x 45.5'	273	138.5	
Total Square feet			2645	1196.5	

Since these signs do not face a public street, the calculation of the project’s allowable square feet of signage should not include the area of these non-West facing signs.

South Building

West Facing Signs Christopher Columbus Blvd.		Number of signs	Size of Sign	Allowable Square Feet CMX-3 2 sq ft per lin ft. of building frontage	Proposed Square feet
SB-RT.01 - Sprouts Retail Sign	1	9'-6" x 42'-4"	304 linear ft of building frontage for aggregate 608 sf	402	
SB-RT.02 - Sprouts Retail Sign	1	4' x 14'		56	
SB-RT.04 - Sprouts "Fresh" Retail Sign	1	2'-8" x 12'-10"		32	
SB-RT.05 - Sprouts "Organic" Retail Sign	1	2'-8" x 12'-10"		32	
Total Square feet				608	522

Non West Facing Signs Signs do not abut public streets		Number of signs	Size of Sign	Allowable Square Feet CMX-3 2 sq ft per lin ft. of building frontage	Proposed Square feet	
SB-RS.01 - Residential Lobby Sign	1	1'-6" x 10'	72	15	148.22	
SB-RS.02 - Residential Loading Sign	1	1'-6" x 18'	36	27		
SB-RT.03 - Sprouts Retail Sign	2	4'-8" x 16'-4"	264.75 linear ft of retail frontage for 529.5	76.22		
NB-RT.06 - Sprouts Parking Retail Sign	1	3' x 24'		72		
NB-RT.07 - Sprouts Loading Retail Sign	1	2' x 34'	68	74		
NB-RT.08 - Retail 2 Sign	1	3' x 22'	74	66		
NB-RT.09 - Retail 3 Sign	1	3' x 22'	88	66		
			Total Square feet	867.5		396.22

Since these signs do not face a public street, the calculation of the project’s allowable square feet of signage should not include the area of these non-West facing signs.

Comprehensive Sign Plan - North Building

Signs Do Not Abut Public Streets

NB-RS.01 RESIDENTIAL BLADE SIGN

NB-RS.02 RESIDENTIAL LOBBY SIGN

NB-RS.03 RESIDENTIAL PARKING SIGN

NB-RS.04 RESIDENTIAL LOADING SIGN

NB-RT.02 RETAIL 2 SIGN

NB-RT.03 RETAIL 3 SIGN

NB-RT.04 RETAIL 4 SIGN

NB-RT.05 RETAIL 5 SIGN

NB-RT.06 RETAIL 6 SIGN

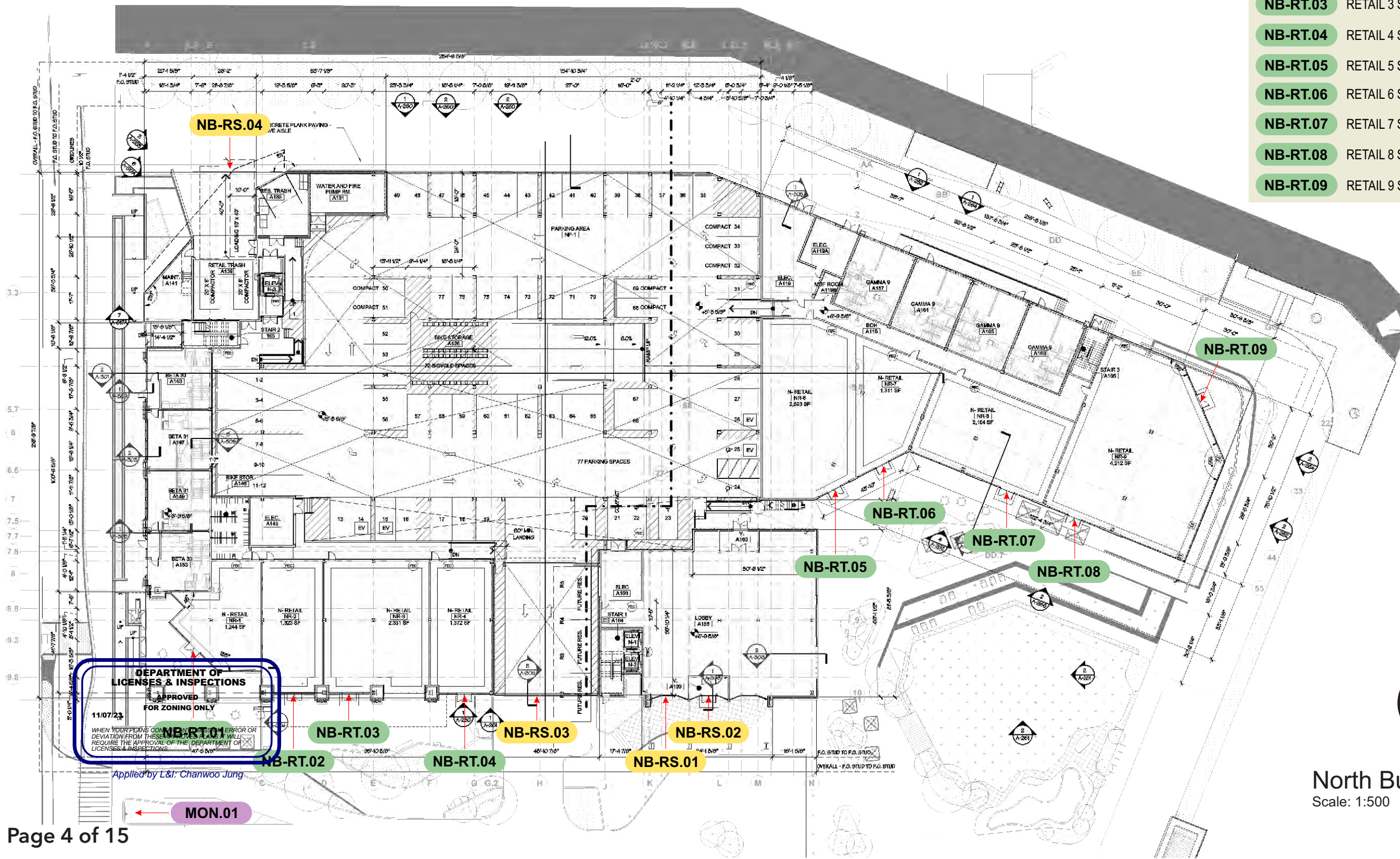
NB-RT.07 RETAIL 7 SIGN

NB-RT.08 RETAIL 8 SIGN

NB-RT.09 RETAIL 9 SIGN

MON.01 MONUMENT TENANT SIGN

NB-RT.01 RETAIL 1 SIGN



North Building Site Plan
Scale: 1:500

Comprehensive Sign Plan - South Building

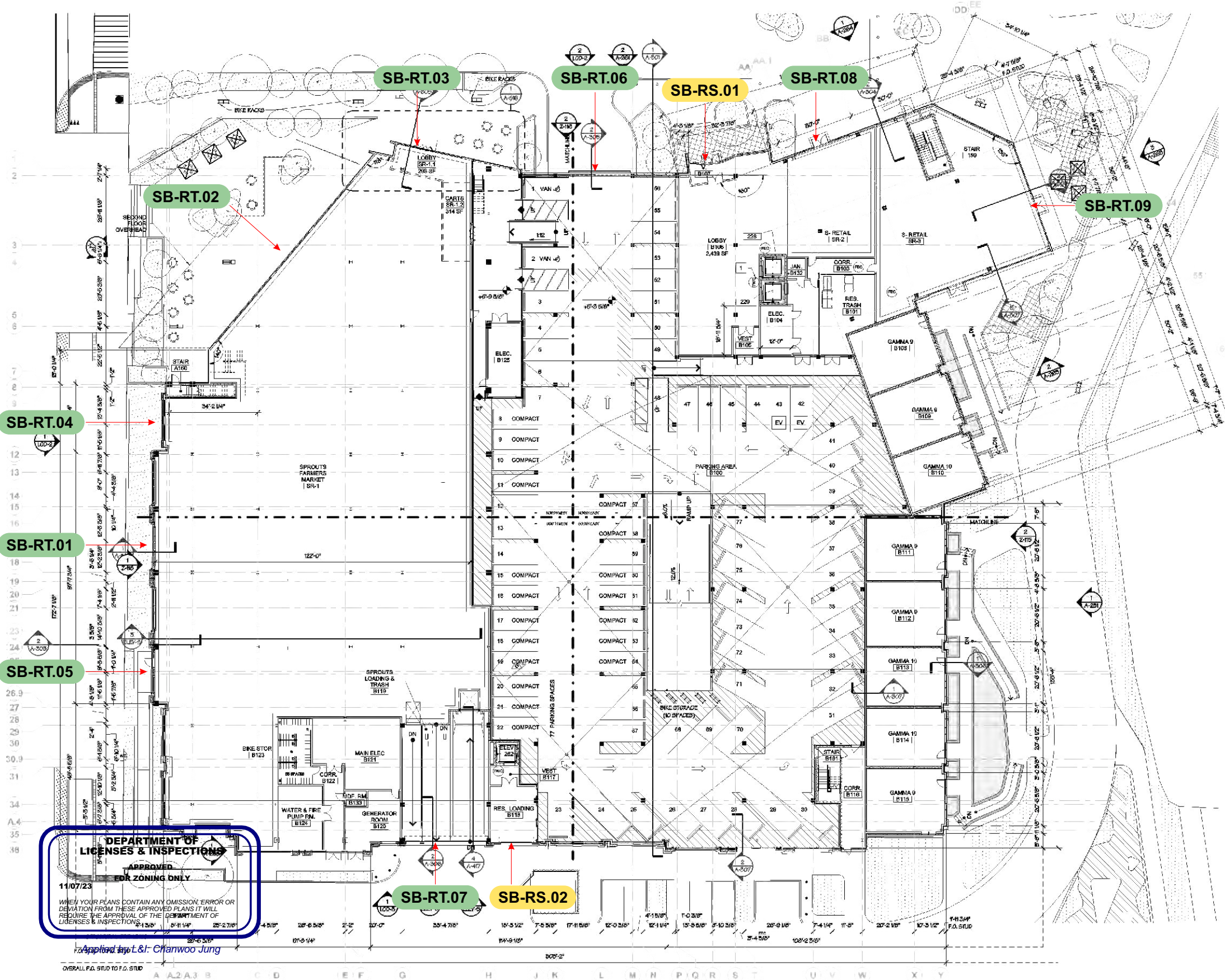
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Jefferson Apartment Group
Rivermark Northern Liberties

501 N Christopher
Columbus BLVD
Philadelphia, PA 19123

Project Manager
J Gould
Designer
T Sullivan

Rev.



- SB-RT.01** SPROUTS RETAIL SIGN
- SB-RT.02** SPROUTS RETAIL SIGN
- SB-RT.04** SPROUTS "FRESH" RETAIL SIGN
- SB-RT.05** SPROUTS "ORGANIC" RETAIL SIGN

Signs Do Not Abut Public Streets

- SB-RS.01** RESIDENTIAL LOBBY SIGN
- SB-RS.02** RESIDENTIAL LOADING SIGN
- SB-RT.03** SPROUTS RETAIL SIGN
- SB-RT.06** SPROUTS PARKING RETAIL SIGN
- SB-RT.07** SPROUTS LOADING RETAIL SIGN
- SB-RT.08** RETAIL 2 SIGN
- SB-RT.09** RETAIL 3 SIGN



South Building Site Plan
Scale: 1:500

Comprehensive Sign Plan - Combined Buildings

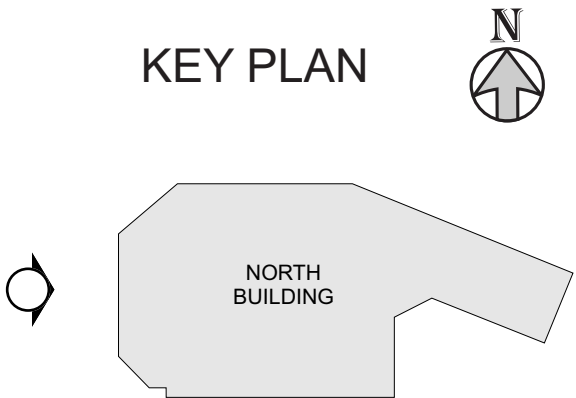


NORTH BUILDING - WEST ELEVATION

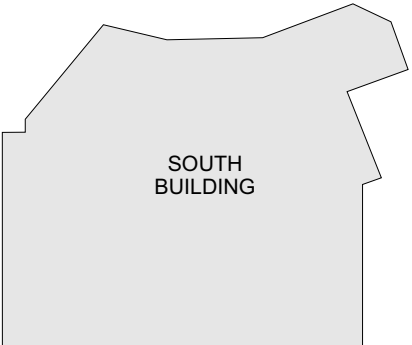
SCALE: 1/32"=1'-0"

NB-RT.01

LINEAR FRONTAGE
41.6'
RETAIL BRANDING
AVAILABLE 250sf



KEY PLAN



NB-RT.02

SPROUTS
RETAIL SIGN

SB-RT.04

SPROUTS "FRESH"
RETAIL SIGN

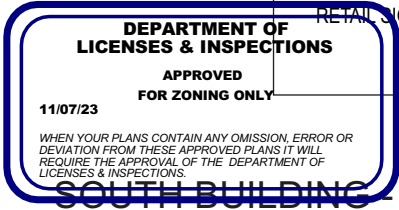
SB-RT.01

SPROUTS
RETAIL BRANDING

SB-RT.05

SPROUTS "ORGANIC"
RETAIL BRANDING

LINEAR FRONTAGE
304'
AGGREGATE BRANDING
AVAILABLE 1824sf



SOUTH BUILDING - WEST ELEVATION

Applied by L&I: Chanwoo Jung

SCALE: 1/32"=1'-0"

Comprehensive Sign Plan - North Building

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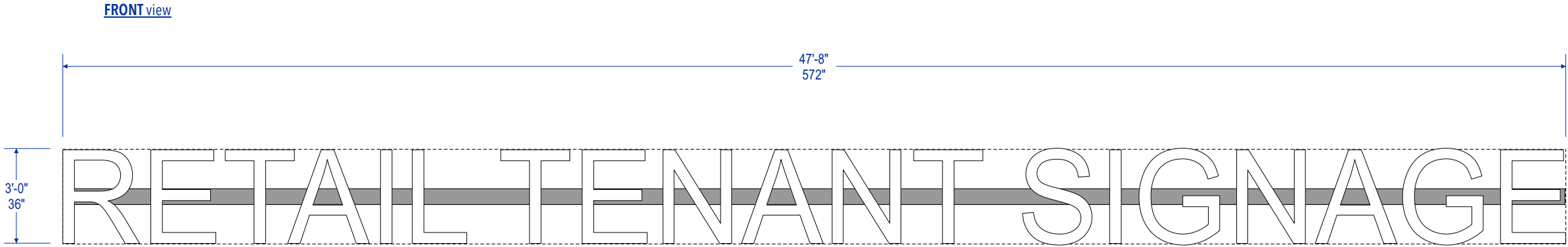
Project Manager

J Gould

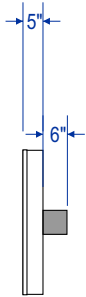
Designer

T Sullivan

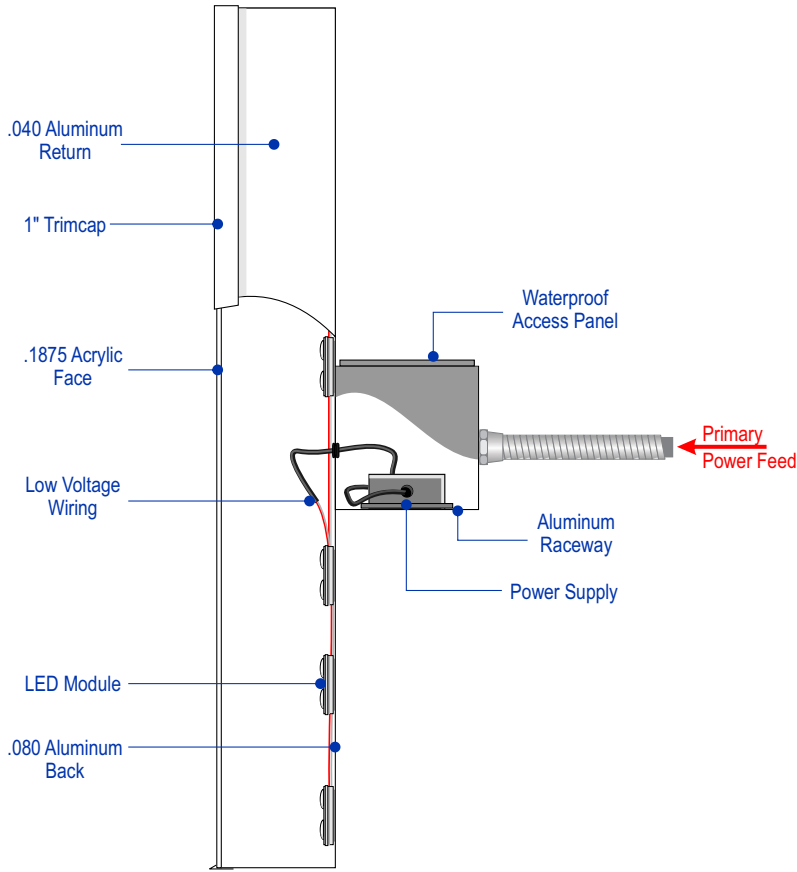
Rev.



PROFILE view



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



SECTION DETAIL - SCALE: 1 1/2"=1'-0"

- COLORS & FINISHES
- TBD - Finished to match facade
 - TBD - All finishes to match tenants standards

colors shown are representation only

- SPECIFICATIONS
- Letter:** 5" deep face-lit channel letters. .1875" acrylic face w/ 1" trimcap.
- Raceway:** 6" x 6" fabricated aluminum to house power supplies, wiring and primary connection.
- Illumination:** White LED
- Power:** (1) 120v, 20A dedicated circuit

INSTALLATION

Mount method: TBD

Height	Width	Sq. Ft.
3'-0"	47'-8"	143

Scale

See Layout

Sign Code **NB-RT.01**

Tenant Signage

Qty

1



Applied by L&I: Chanwoo Jung

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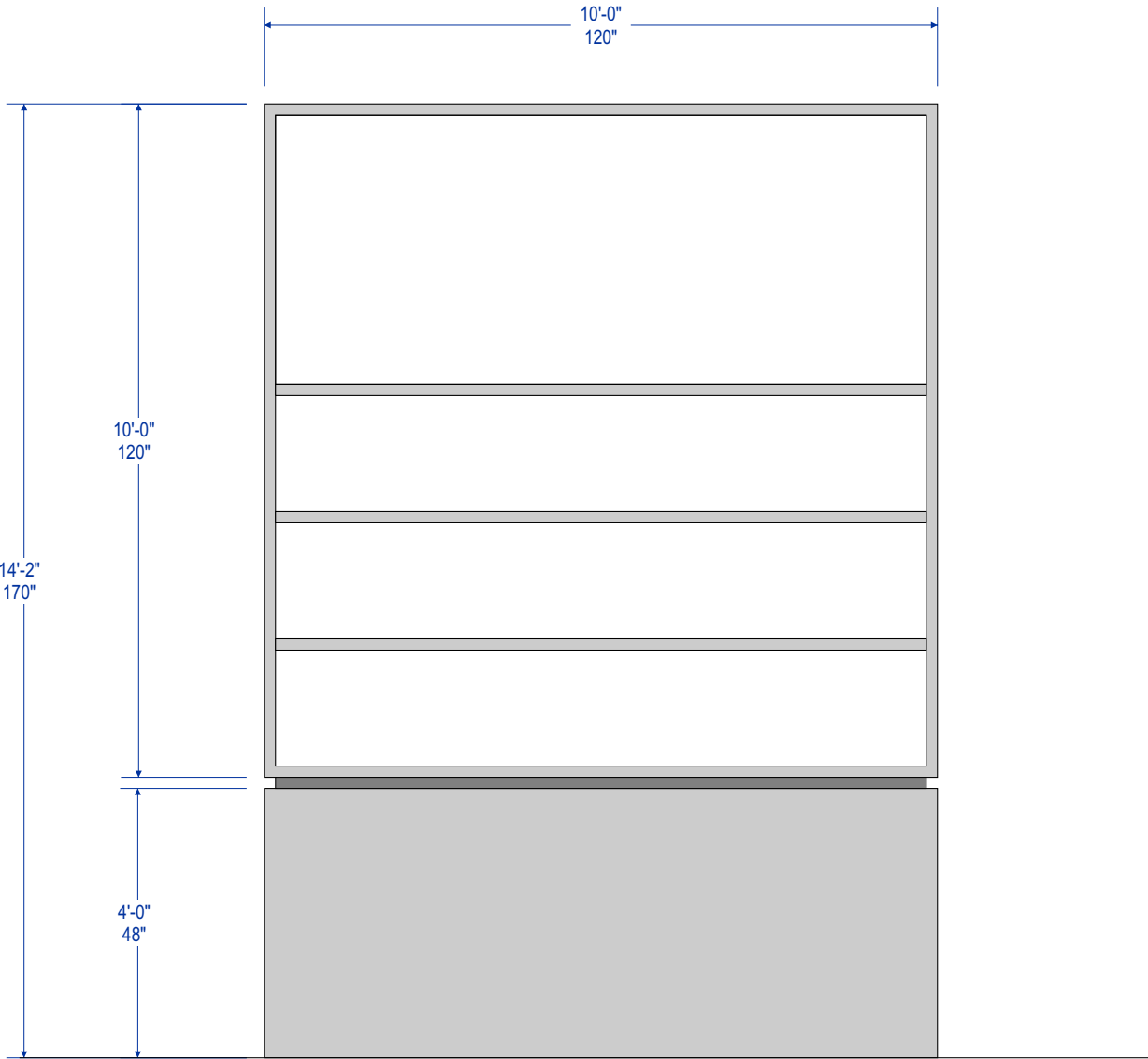
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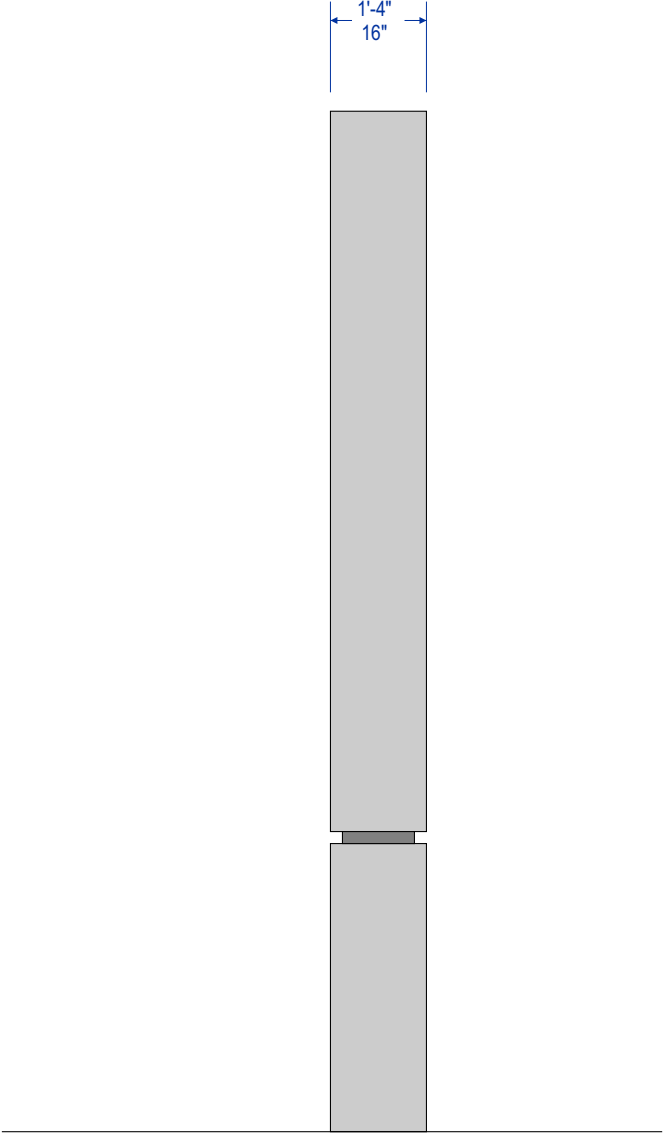
Project Manager
J Gould
Designer
T Sullivan

Rev.

FRONT view



PROFILE view



COLORS & FINISHES

- TBD - Finished to match facade
- TBD - All finishes to match tenants standards

colors shown are representation only

SPECIFICATIONS

Cabinet: Painted fabricated aluminum cabinet. .1875" polycarbonate faces with applied vinyl copy.
Illumination: White LED
Power: (1) 120v, 20A dedicated circuit

INSTALLATION

Mount method: Direct burial with concrete footing.

Height	Width	Sq. Ft.
10'-0"	10'-0"	100

Scale	Sign Code MON.01	Qty
3/8'=1'-0"	Monument Sign	1



Applied by L&I: Chanwoo Jung

Comprehensive Sign Plan - South Building

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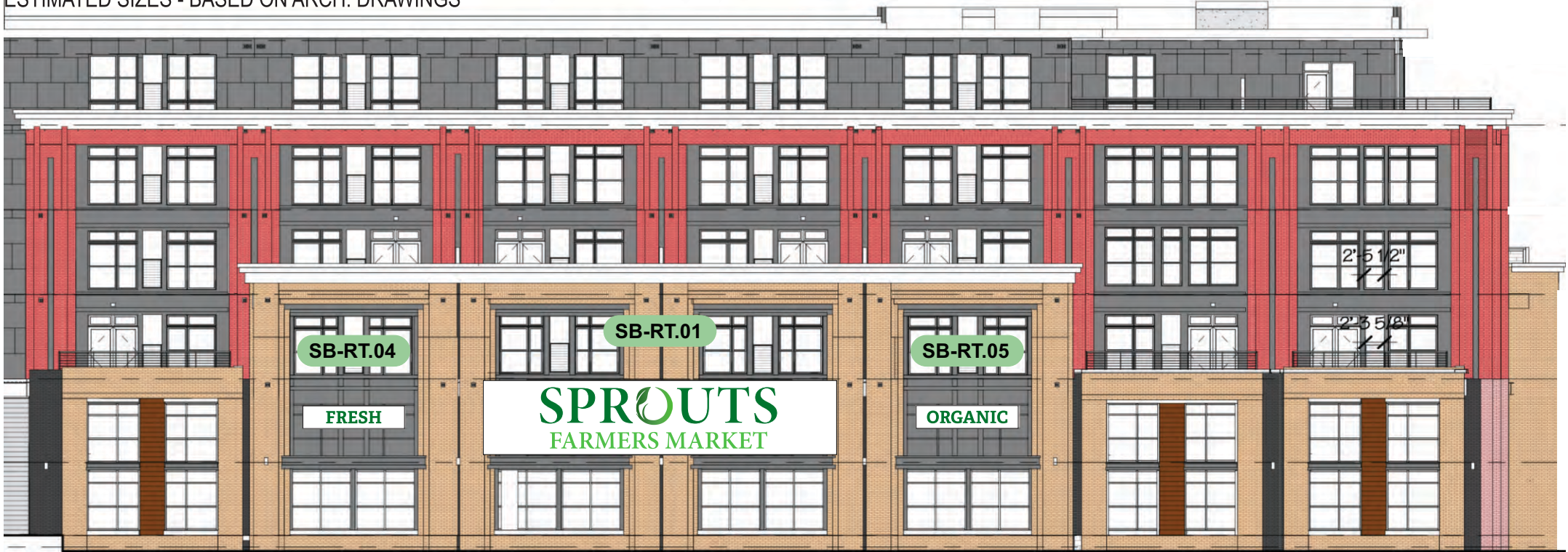
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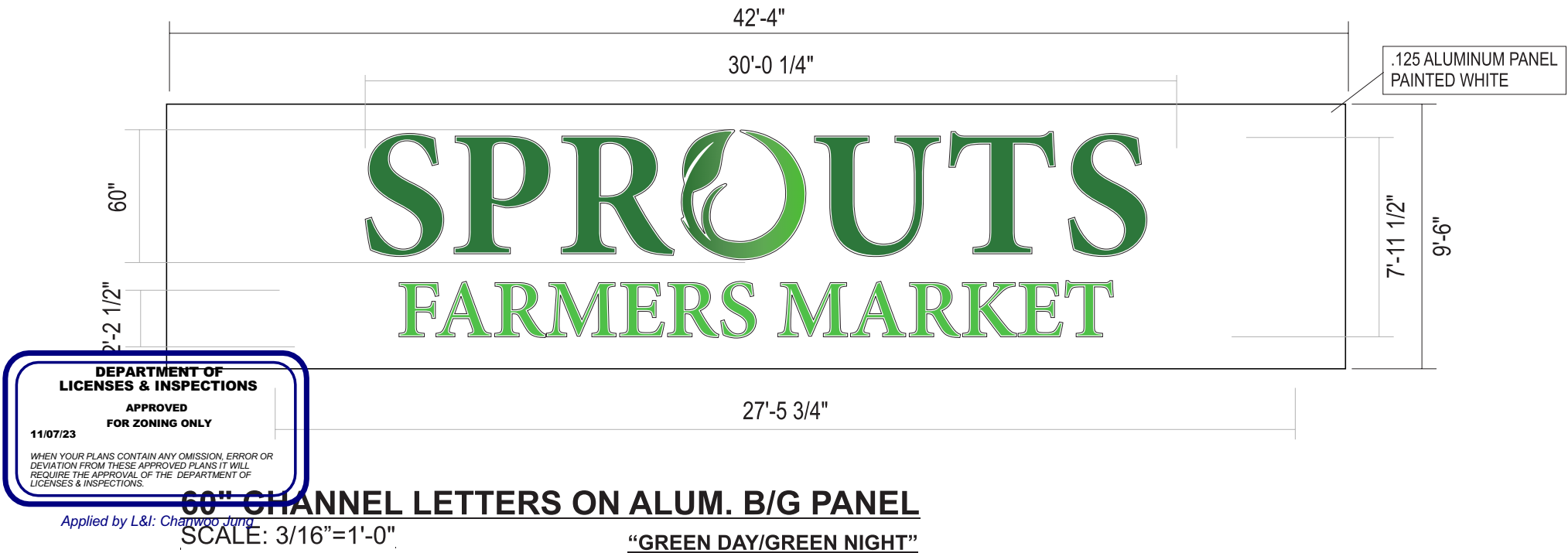
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ESTIMATED SIZES - BASED ON ARCH. DRAWINGS



WEST ELEVATION - PROPOSED

SCALE: NOT TO SCALE



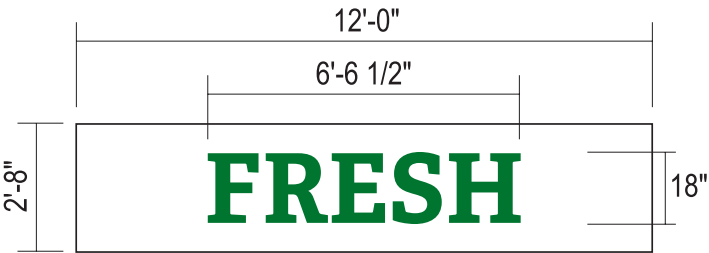
Height	Width	Sq. Ft.
9'-6"	42'-4"	402

ESTIMATED SIZES - BASED ON ARCH. DRAWINGS

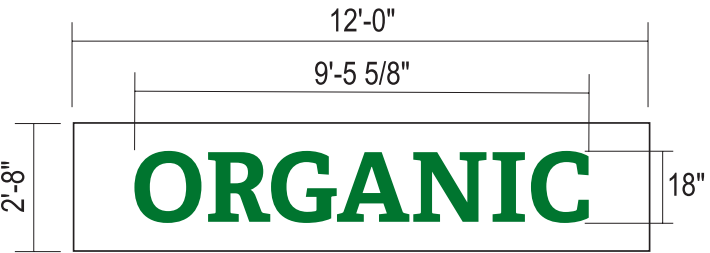


WEST ELEVATION - PROPOSED

SCALE: NOT TO SCALE



SB-RT.04



SB-RT.05



Applied by L&I: Chanwoo Jung

18" SECONDARY CHANNEL LETTERS
ON ALUM. B/G PANEL SCALE: 1/4"=1'-0"
TOTAL AREA: 32.0 SF EACH

Height	Width	Sq. Ft.
2'-8"	12'-0"	32 ea

ESTIMATED SIZES - BASED ON ARCH. DRAWINGS



NORTHWEST ELEVATION - PROPOSED
SCALE: NOT TO SCALE



NIGHT VIEW
DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
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&I: Chanwoo Jung



CHANNEL LETTERS ON ALUM. B/G PANEL - "GREEN DAY/GREEN NIGHT"
SCALE: 3/8"=1'-0"

Height	Width	Sq. Ft.
4'-0"	14'-0"	56

Comprehensive Sign Plan - North Building

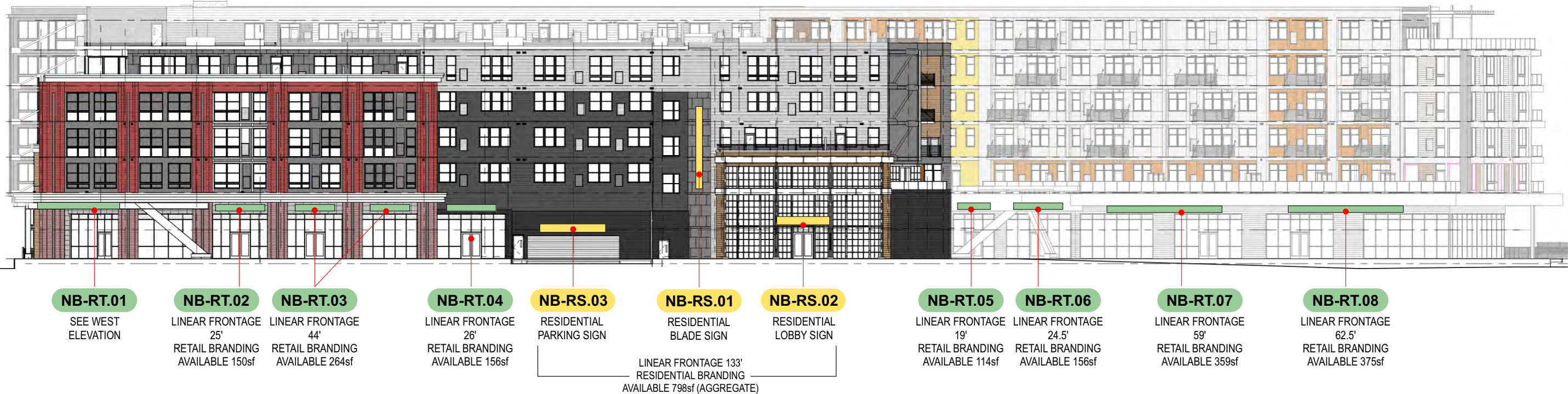
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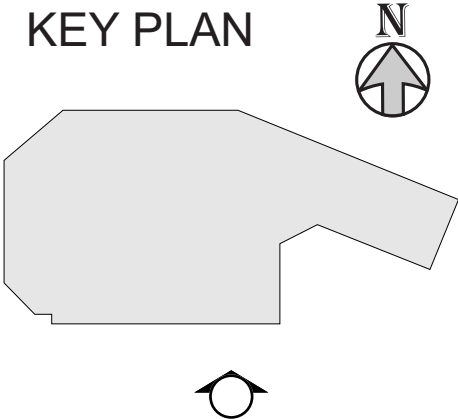
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NORTH BUILDING - SOUTH ELEVATION
DEPARTMENT OF
LICENSES & INSPECTIONS
SCALE 1/8" = 1'-0"
11/07/23
FOR ZONING ONLY
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
DEVIATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
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KEY PLAN



Signs Do Not Abut Public Streets

Comprehensive Sign Plan - North Building

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NB-RT.09

LINEAR FRONTAGE
45.5'
RETAIL BRANDING
AVAILABLE 273sf

NB-RS.03

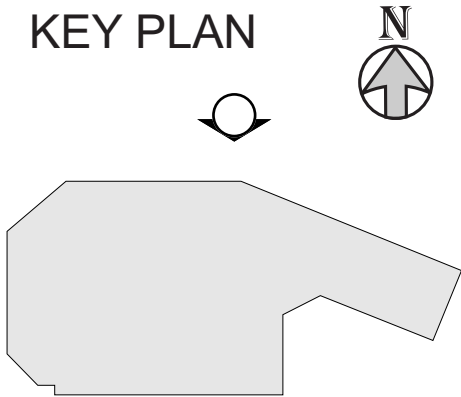
LINEAR FRONTAGE
26'
RETAIL BRANDING
AVAILABLE 156sf

NORTH BUILDING - NORTH ELEVATION



Applied by L&I: Chanwoo Jung

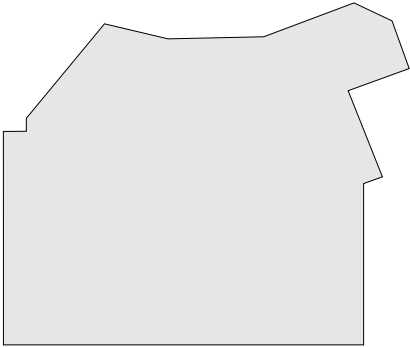
KEY PLAN





SB-RT.07	SB-RS.02
LINEAR FRONTAGE 34'	LINEAR FRONTAGE 19'
RETAIL BRANDING AVAILABLE 204sf	RETAIL BRANDING AVAILABLE 114sf

SOUTH BUILDING - SOUTH ELEVATION
SCALE: 1/32"=1'-0"



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Signs Do Not Abut Public Streets

Comprehensive Sign Plan - South Building

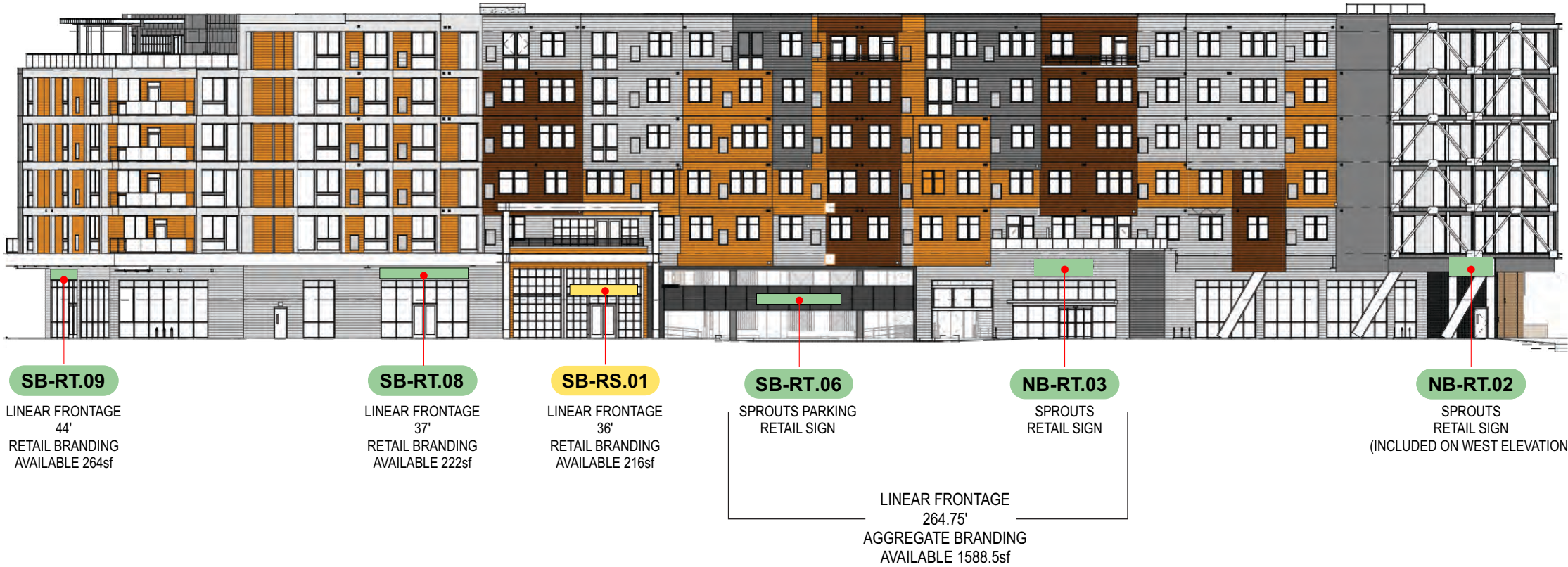
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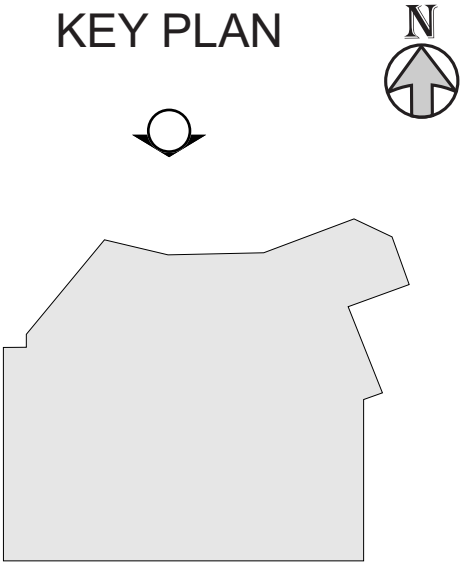
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SOUTH BUILDING - NORTH ELEVATION
SCALE: 1/32"=1'-0"



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