

# Zoning Permit

Permit Number ZP-2024-010161

|                                                                                                         |                              |                               |
|---------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|
| LOCATION OF WORK<br><br>2101 WASHINGTON AVE, Philadelphia, PA 19146-2532<br><br>Building A Unit 2 - CVS | PERMIT FEE<br><br>\$1,160.00 | DATE ISSUED<br><br>10/29/2024 |
|                                                                                                         | ZBA CALENDAR                 | ZBA DECISION DATE             |
|                                                                                                         | ZONING DISTRICTS<br><br>I2   |                               |

|                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------|
| PERMIT HOLDER<br><br>2101 WASHINGTON AVENUE LL, 2101 WASHINGTON TH LLC 2101 WASHINGTON AVE PHILADELPHIA, PA 19146- |
|--------------------------------------------------------------------------------------------------------------------|

|                                   |                                               |
|-----------------------------------|-----------------------------------------------|
| OWNER CONTACT 1<br><br>Ryan Reich | 1936 Washington Avenue Philadelphia, PA 19146 |
|-----------------------------------|-----------------------------------------------|

|                 |
|-----------------|
| OWNER CONTACT 2 |
|-----------------|

|                                                       |
|-------------------------------------------------------|
| TYPE OF WORK<br><br>Signs (Accessory / Non-Accessory) |
|-------------------------------------------------------|

|                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br><br>FOR THE ERECTION OF ONE STATIC ILLUMUNATED PROJECTING SIGN, TWO (2) STATIC ILLUMUNATED WALL SIGN, AND TWO (2) NON-ILLUMINATED WALLS SIGNS BELOW THE SECOND FLOOR WINDOW SILL OF AN EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLANS. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED USE(S)<br><br>Retail Sales - Consumer Goods; Retail Sales - Food, Beverages, and Groceries; Retail Sales - Sundries, Pharmaceuticals, and Convenience Sales |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>CONDITIONS AND LIMITATIONS:</b> <ul style="list-style-type: none"><li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions:<ul style="list-style-type: none"><li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li><li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li><li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li><li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li></ul></li><li>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.</li><li>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.</li></ul> |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Zoning Permit

Permit Number ZP-2024-010161

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2101 WASHINGTON AVE, Philadelphia, PA 19146-2532

## ADDITIONAL USE DETAILS

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

SIGNS ACCESSORY TO RETAIL USES AS PREVIOUSLY APPROVED.

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](http://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.



A Photo Comp - Proposed Day  
Not to Scale



B Photo Comp - Proposed Night  
Not to Scale



Applied by L&I: Harry Wilson



125 Samuel Barnett Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com



Store #  
2108 Washington Street  
Philadelphia, PA

Project: 24292  
CVS pharmacy  
Exterior Sign Package

Sales: Gary McCoy  
Date: 05.23.24  
Designer: MM

Note:  
This is an original unpublished drawing created by Poyants Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:  
MM 07-15-24 R1 added rendering to pkg

Comments:

Approved By:

Date:

Building Signage

Sign Elevation

PROPOSED SIGN PACKAGE

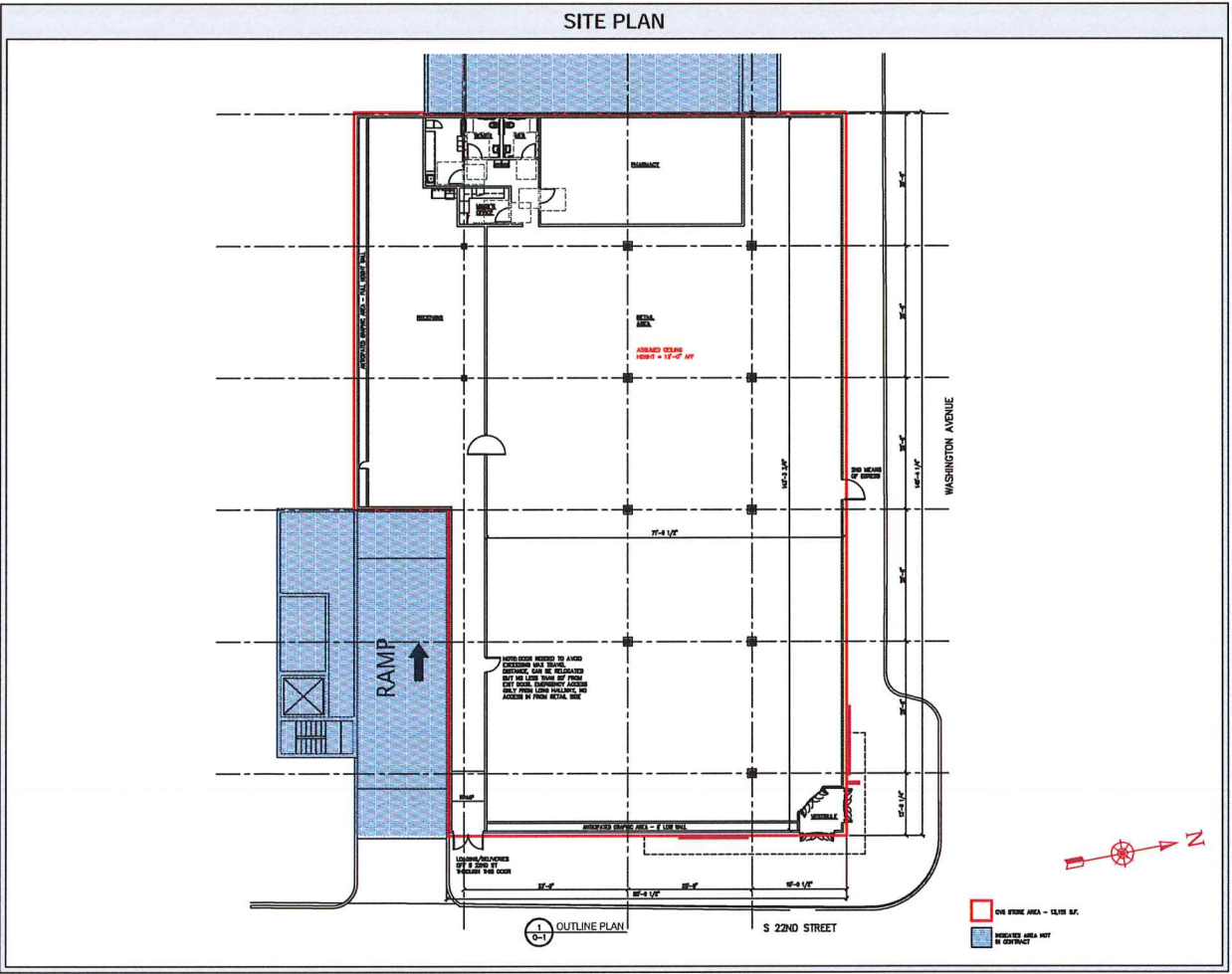


A West Elevation - 22nd Street  
Scale: 1/30"=1'-0"

NOTES  
\* BLOCKING INFO: ALL BLOCKING TO BE DONE BY OTHERS.  
\* ALL MOUNTING DETAILS ON INDIVIDUAL SIGN DETAIL PAGES.  
\* HOURS PLAQUE MOUNTED AT MAIN ENTRANCE.  
\* RECEIVING ENTRANCE PLAQUE MOUNTED AT RECEIVING ENTRANCE.



B South Elevation - Washington Avenue  
Scale: 1/30"=1'-0"



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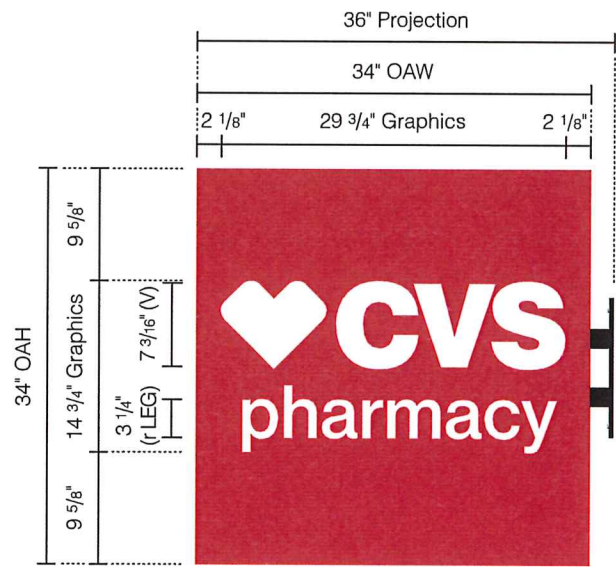
Comments:

Approved By:

Date:

Building Signage

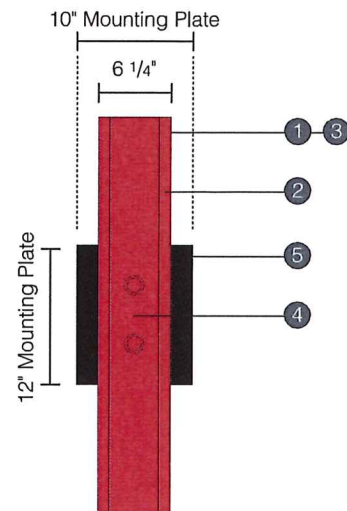
Sign Elevation



A Sign Elevation - Front View (Side A)  
Scale: 3/4"=1'-0"



B Sign Elevation - Front View (Side B)  
Scale: 3/4"=1'-0"



C Sign Elevation - Side View  
Scale: 3/4"=1'-0"

#### Specifications

Qty = 1

Double Sided Internally Illuminated Blade Sign

**Provided By Others** - All below to be provided by others

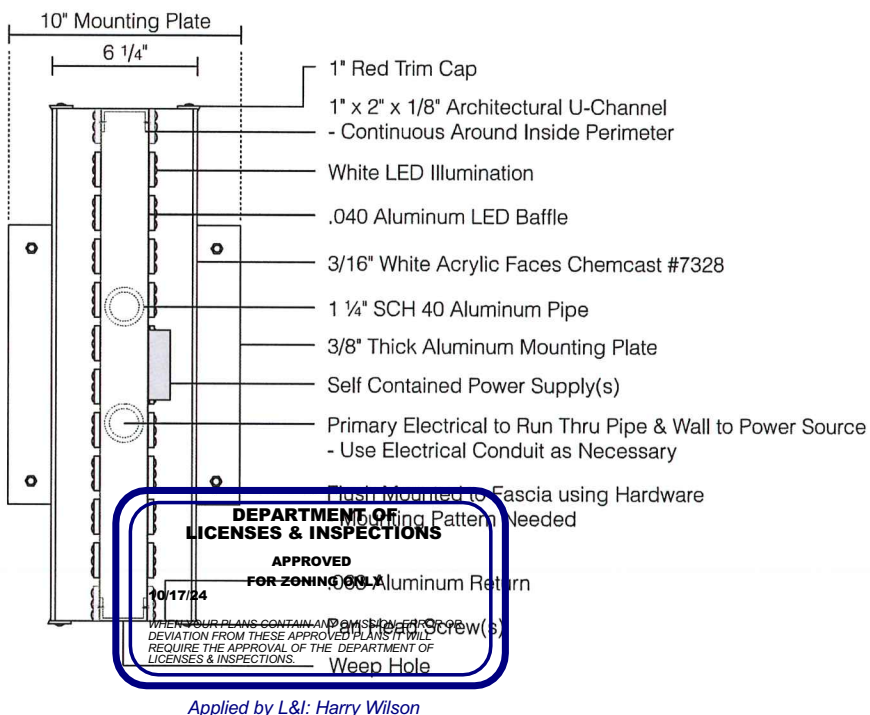
- 3/4" Thick plywood blocking directly behind signage
- 120V Primary electrical brought to sign location
- Primary electrical connection by others

#### Verify in Field (VIF)

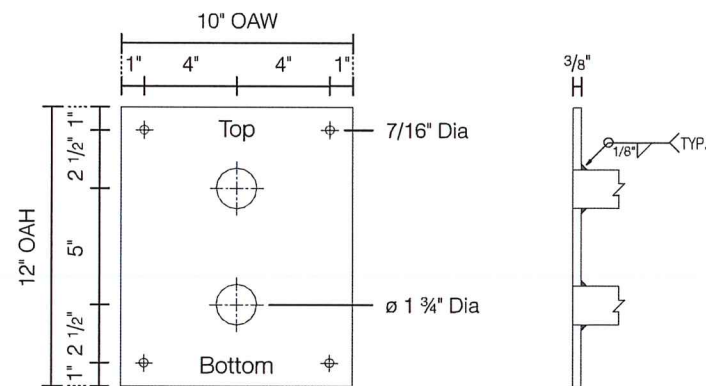
- Photo of sign location
- OAH & OAW of sign location
- Confirm signage will fit on fascia as shown
- Building material for proper mounting
- Is there blocking? What type?
- Confirm access behind wall for thru-bolt if needed
- Confirm electrical location & whip length
- Confirm electrical location center back of sign

#### Colors & Materials

- 1 Acrylic  
White #7328
- 2 1" Trim Cap  
Jewelrite True Red
- 3 Translucent Vinyl  
Cardinal Red; 3M 3630-53  
1st Surface Application
- 4 Paint  
Red; Satin Finish - Akzo Nobel, Match PMS 186C  
Returns
- 5 Paint  
Black; Satin Finish - Akzo Nobel  
Plate & Pipes



G Sign Elevation - Side Section View  
Scale: 1 1/2"=1'-0"



H Mounting Plate Detail - Rear View  
Scale: 1 1/2"=1'-0"

Poyant  
Building Your Brand

125 Samuel Barnet Boulevard  
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CVS pharmacy

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MM 07-15-24 R1 added rendering to pkg

#### Comments:

Approved By:

Date:

Building Signage

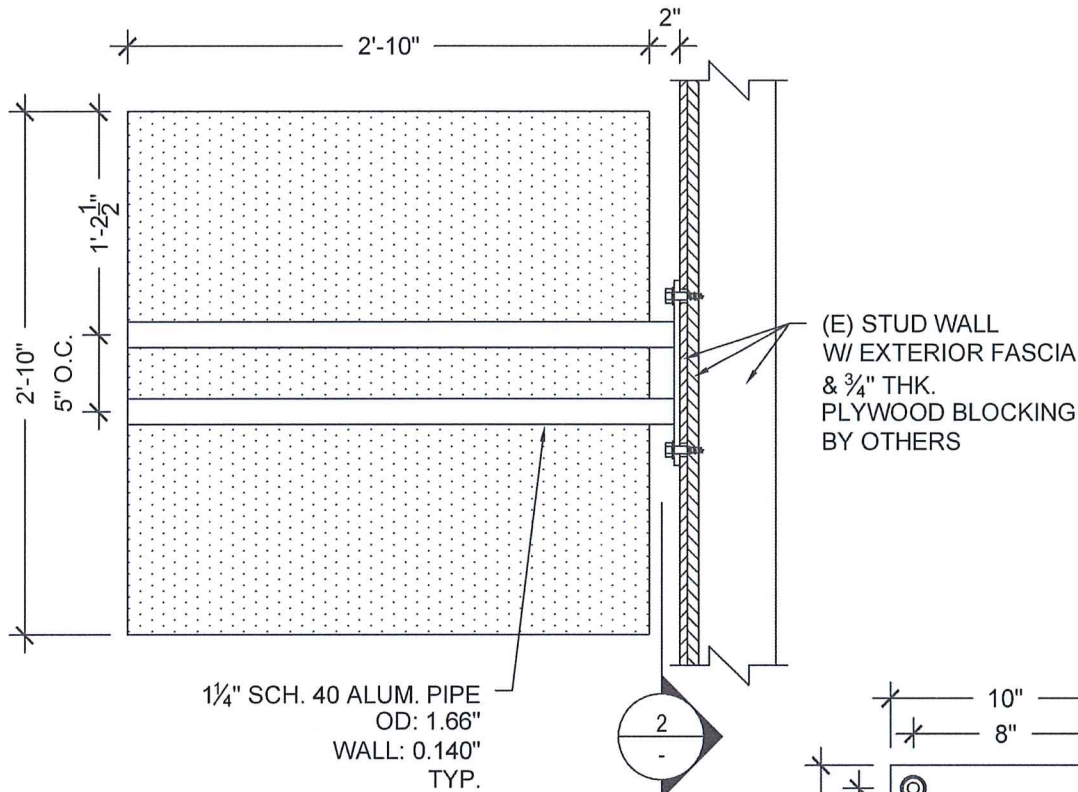
Sign Elevation



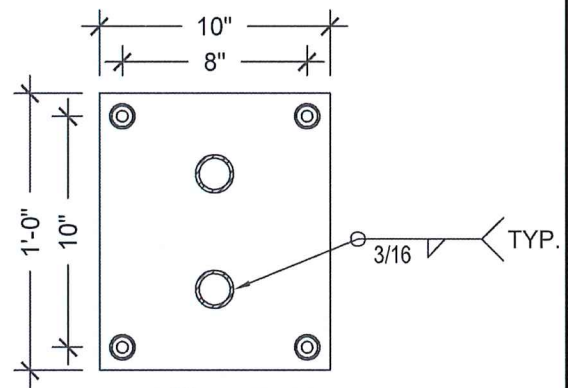
11545 W. BERNARDO COURT, SUITE 201  
SAN DIEGO, CA 92127  
PROJECTMANAGER@SULLAWAYENG.COM  
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: CVS, 2108 WASHINGTON STREET, PHILADELPHIA, PA  
PROJECT #: 47056  
CLIENT: POYANT SIGNS

DATE: 08/03/2024  
ENGINEER: PRC  
LAST REVISED:

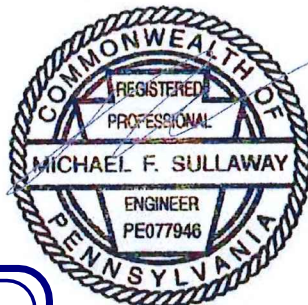


1 ELEVATION - MAX OAH FROM GRADE 12'-10"



10"X1'-0"X3/8" ALUM. PLATE  
W/ (4) 1/2"Ø LAG SCREWS  
MIN. EMBED.=3/4"  
MIN. THREADED PEN.=3/4"  
INTO PLYWOOD BLOCKING  
W/ SPACERS AS REQUIRED

2 MOUNTING PLATE



DEPARTMENT OF  
LICENSES & INSPECTIONS

GENERAL NOTES: APPROVED FOR ZONING ONLY  
1. DESIGN CODE: IBC 2018, PENNSYLVANIA UCC 2018

2. WHEN THE ENGINEER'S SEAL IS NOT PRESENT OR  
3. DEVIATION FROM THESE APPROVED PLANS IT WILL  
4. REQUIRE THE APPROVAL OF THE DEPARTMENT OF  
5. LICENSING AND INSPECTIONS

6. ALUMINUM ELEMENTS 6063-T6

7. LAG SCREWS PER NDS SPECIFICATIONS

8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS

9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION

10. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD



PROJECT: CVS  
 PROJ. NO.: 47056  
 CLIENT: POYANT SIGNS

DATE: 08/03/2024  
 ENGINEER: PRC

V5.5

units; pounds, feet unless noted otherwise

### Applied Wind Loads; from ASCE 7-16

| $p_{net} = \lambda K_{zt} p_{net30}$ |                     | (ASCE 30.4-1)              |
|--------------------------------------|---------------------|----------------------------|
| $\lambda =$                          | 1.21                | (ASCE Fig. 30.4-1)         |
| $K_{zt} =$                           | 1.0                 | (unless unusual landscape) |
| $V =$                                | 115 mph             | Exposure = c               |
| Area =                               | 8.0 ft <sup>2</sup> |                            |
| max. height =                        | 12.8 ft             |                            |
| $p_{net30} =$                        | 23.80 psf           | $p_{net} = 28.80$ psf      |
| $p_{net30} =$                        | -31.90 psf          | $p_{net} = -38.60$ psf     |

### Loads on 0.5" Dia. Lag Screws - Mounting Plate to Wall (LRFD):

|                                |                                                         |                       |
|--------------------------------|---------------------------------------------------------|-----------------------|
| $P_{net} =$                    | See Above =                                             | 38.60 psf             |
| Tributary Area =               | $A_{trib} = (\text{Area From AutoCAD}) =$               | 8.105 ft <sup>2</sup> |
| Wind Load =                    | $WL = P_{net} * A_{trib} =$                             | 313 lbs               |
| Dead Load =                    | $DL = 1.2 * 10 \text{ psf} * A_{trib} =$                | 97 lbs                |
| arm =                          | $(2' - 10") / 2 + (2") =$                               | 19 in                 |
| MWL =                          | $WL * \text{arm} =$                                     | 5944 lbs-in           |
| arm =                          | $(2' - 10") / 2 + (2") =$                               | 19 in                 |
| MDL =                          | $DL * \text{arm} =$                                     | 1848 lbs-in           |
| Spacing =                      | =                                                       | 8 in                  |
| Additional tension due to WL = | $TWL = MWL / \text{spacing} / 2 \text{ screws} =$       | 372 lbs               |
| Spacing =                      | =                                                       | 10 in                 |
| Additional tension due to DL = | $TDL = MDL / \text{spacing} / 2 \text{ screws} =$       | 92 lbs                |
| #screws =                      | =                                                       | 4 screws              |
| dia. =                         | =                                                       | 0.500 in              |
| Tension per screw =            | $T_u = TWL + TDL =$                                     | 464 lbs               |
| Shear per screw =              | $V_u = WL / \# \text{screws} + DL / \# \text{screws} =$ | 103 lbs               |

### Loads on 1.25 Sch. 40 Alum. Pipe (LRFD):

|         |                                   |                        |
|---------|-----------------------------------|------------------------|
| $M_u =$ | $(MWL + MDL) / 2 \text{ pipes} =$ | 3.896 k-in (See Above) |
|---------|-----------------------------------|------------------------|

#### DEPARTMENT OF LICENSES & INSPECTIONS

APPROVED  
FOR ZONING ONLY

10/17/24

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: Harry Wilson



PROJECT: CVS  
 PROJ. NO.: 47056  
 CLIENT: POYANT SIGNS

DATE: 08/03/2024  
 ENGINEER: PRC

V5.5

units; pounds, feet unless noted otherwise

**Check 12x10x0.375" Aluminum Mounting Plate (LRFD):** $f_y = 15 \text{ ksi}$        $\phi = 0.9$ 

(Along Wind)      arm= 3.336 in      T= 0.835 k (T=2TWL+TDL)  
                                  b= 8.660 in      t= 0.375 in (See Page #2)  
                                  M at Mounting Plate=      T \* arm= 2.787 k-in  
                                  S=      bt<sup>2</sup>/6= 0.203 in<sup>3</sup>  
                                   $\phi M_n$ =      1.5\* $\phi$ \*f<sub>y</sub>\*S= 4.110 k-in

Ratio check=      (M at Mounting Plate)/( $\phi M_n$ )= 0.678 <1 **OK**

**Check 12x10x0.375" Aluminum Mounting Plate (LRFD):** $f_y = 15 \text{ ksi}$        $\phi = 0.9$ 

(Along Dead)      arm= 1.836 in      T= 0.556 k (T=2TDL+TWL)  
                                  b= 7.332 in      t= 0.375 in (See Page #2)  
                                  M at Mounting Plate=      T \* arm= 1.021 k-in  
                                  S=      bt<sup>2</sup>/6= 0.172 in<sup>3</sup>  
                                   $\phi M_n$ =      1.5\* $\phi$ \*f<sub>y</sub>\*S= 3.480 k-in

Ratio check=      (M at Mounting Plate)/( $\phi M_n$ )= 0.294 <1 **OK**

**DEPARTMENT OF  
 LICENSES & INSPECTIONS**

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10/17/24

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Applied by L&I: Harry Wilson



PROJECT: CVS

DATE: 8/3/2024

PROJ. NO.: 47056

ENGINEER: PRC

CLIENT: POYANT SIGNS

**LAG SCREWS (LRFD) - SOLID WOOD TO SOLID ALUMINUM - WITHDRAWAL AND SINGLE SHEAR LATERAL**

| DESIGN INPUT | FACTORED FASTENER LOADING |          | MAIN MEMBER          |                           | SIDE MEMBER |                   |
|--------------|---------------------------|----------|----------------------|---------------------------|-------------|-------------------|
|              | $W_u$                     | 464 lb   | Withdrawal Load      | PLYWOOD                   | $F_u$       | 42 ksi            |
|              | $Z_u$                     | 103 lb   | Lateral Load         | $G$                       | 0.5         | Ultimate Strength |
|              | FASTENER DIMENSIONS       |          | $t_m$                | 0.75 in                   | $t_s$       | 0.375 in          |
|              | $L_m$                     | 0.75 in  | Length into Main MBR | $\theta$                  | 90 deg      | Thickness         |
|              | $D$                       | 0.500 in | Nominal Diameter     | Main Member End Grain (x) |             |                   |
|              | $w$                       | 0 in     | Washer               |                           |             |                   |
|              | $g$                       | 0 in     | Gap                  |                           |             |                   |

$p$  0.75 in Actual dowel penetration based on selected dowel length

## STANDARD HEX LAG SCREWS [NDS Appendix Table L2]

|          |           |                |       |       |       |       |       |       |       |       |       |      |       |       |
|----------|-----------|----------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------|-------|-------|
| $D_r$    | 0.371 in  |                | $D$   | 0.25  | 0.313 | 0.375 | 0.438 | 0.5   | 0.625 | 0.75  | 0.875 | 1    | 1.125 | 1.25  |
| $F_{yb}$ | 45000 psi | [NDS Table I1] | $D_r$ | 0.173 | 0.227 | 0.265 | 0.328 | 0.371 | 0.471 | 0.579 | 0.683 | 0.78 | 0.887 | 1.012 |

## DOWEL BEARING CALCULATIONS

|              |                |                                                                                 |
|--------------|----------------|---------------------------------------------------------------------------------|
| $F_{e,II}$   | 5600 psi       | Dowel bearing strength, perpendicular to grain [NDS Table 11.3.2 Footnote 2]    |
| $F_{e,perp}$ | 3157.56 psi    | Dowel bearing strength, parallel to grain [NDS Table 11.3.2 Footnote 2]         |
| $F_{em}$     | 3157.56 psi    | Dowel bearing strength - Hankinson formula [NDS 11.3-11] & Steel [NDS Comm. I2] |
| $L_m$        | 0.75 in        | Dowel bearing length                                                            |
| $q_m$        | 1171.45 lbs/in | Dowel bearing resistance [AWC Technical Report 12] - $D_r$ Assumption           |
| $M_m$        | 382.986 in-lbs | Dowel moment resistance based [AWC Technical Report 12] - $D_r$ Assumption      |
| $F_e$        | 63000 psi      |                                                                                 |
| $L_s$        | 0.375 in       |                                                                                 |
| $q_s$        | 23373 lbs/in   |                                                                                 |
| $M_s$        | 382.986 in-lbs |                                                                                 |

## YIELD MODE DOWEL EQUATIONS [AWC Technical Report 12 Table 1-1]

|         |            |     |         |       |       |       |       |            |         |
|---------|------------|-----|---------|-------|-------|-------|-------|------------|---------|
| $I_m$   | 175.718 lb | $P$ | 878.591 | $R_d$ | 5     | $K_D$ | 4.21  | $\theta$   | 90      |
| $I_s$   | 1752.98 lb | $P$ | 8764.88 | $R_d$ | 5     | $K_D$ | 4.21  | $K_\theta$ | 1.25    |
| $II$    | 264.386 lb | $P$ | 1189.74 | $A$   | 2E-04 | $B$   | 0.563 | $C$        | -986.44 |
| $III_m$ | 231.233 lb | $P$ | 924.931 | $A$   | 2E-04 | $B$   | 0.375 | $C$        | -547.72 |
| $III_s$ | 364.716 lb | $P$ | 1458.86 | $A$   | 4E-04 | $B$   | 0.188 | $C$        | -1204.7 |
| $IV$    | 326.817 lb | $P$ | 1307.27 | $A$   | 4E-04 | $B$   | 0     | $C$        | -765.97 |

|       |            |           |                                       |                |                |                |                |                 |                 |                 |                 |                |      |   |
|-------|------------|-----------|---------------------------------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|----------------|------|---|
| Z     | 175.718 lb | Ref Value | Adjustment Factors [NDS Table 10.3.1] |                |                |                |                |                 |                 |                 |                 |                |      |   |
| Z'    | 379.551 lb | Adj Value | C <sub>M</sub>                        | C <sub>t</sub> | C <sub>g</sub> | C <sub>Δ</sub> | C <sub>d</sub> | C <sub>eg</sub> | C <sub>st</sub> | C <sub>di</sub> | C <sub>tn</sub> | K <sub>F</sub> | φ    | λ |
| RATIO | 0.27       | PASS      | 1                                     | 1              | 1              | 1              |                | 1               |                 | 1               | 1               | 3.32           | 0.65 | 1 |

## WITHDRAWAL LOADING [NDS 11.2.1]

|             |               |                                            |
|-------------|---------------|--------------------------------------------|
| $W$         | 378.403 lb/in | Reference Value [NDS 11.2-1]               |
| $W'$        | 817.351 lb/in | Adj Value                                  |
| $p_{t,req}$ | 0.56758 in    | Required thread penetration for withdrawal |
| $p_{t,req}$ | 0.625 in      | -->Rounded up to nearest 1/8"              |
| $p_{t,ovr}$ | 0.75 in       | Override for additional thread penetration |
| $p_{t,sel}$ | 0.750 in      |                                            |

## Adjustment Factors [NDS Table 10.3.1]

|       |       |          |       |        |           |
|-------|-------|----------|-------|--------|-----------|
| $C_M$ | $C_t$ | $C_{eg}$ | $K_F$ | $\phi$ | $\lambda$ |
| 1     | 1     | 1        | 3.32  | 0.65   | 1         |

## COMBINED WITHDRAWAL AND SINGLE SHEAR LATERAL LOADING [NDS 11.4.1]

|          |            |                      |           |
|----------|------------|----------------------|-----------|
| $\alpha$ | 1.35328    | $\alpha_{adj}$       | 77.54 deg |
| $Z'$     | 475.103 lb |                      |           |
| $Z'_a$   | 595.942 lb | Based on $p_{t,sel}$ |           |

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Applied by L&amp;I: Harry Wilson



PROJECT: CVS  
 PROJ. NO.: 47056  
 CLIENT: POYANT SIGNS

DATE: 08/03/24  
 ENGINEER: PRC

Check 1.25" sch. 40 aluminum pipe (LRFD):

(ADM 2015 - Ch F)

|                    |                                        |                          |          |                       |
|--------------------|----------------------------------------|--------------------------|----------|-----------------------|
|                    | Mw =                                   | 3.896 k-in (See Page #2) | nps      | sch                   |
|                    |                                        |                          | 1.25     | 40                    |
| Yielding (Governs) | Mn = Fy Z =                            | 4.87 k-in                | welded?  | yes                   |
| (ADM 15, F.2)      | Mn = 1.5 Fy S =                        | 5.28 k-in                | $\phi$ = | 0.9                   |
| LB:                | $\lambda 1 = (Bt - Fcy / Dt)^2 =$      | 47.34                    | Fy =     | 15 ksi                |
| (ADM 15 F.3.1)     | $\lambda 2 = Ct =$                     | 389                      | Z =      | 0.324 in <sup>3</sup> |
|                    | Rb/t =                                 | 5.43 < $\lambda 1$       | S =      | 0.235 in <sup>3</sup> |
|                    | Fc = Fy =                              | 15 ksi                   | Bt =     | 19.5 ksi              |
|                    | $\lambda 1 = Ctb =$                    | 120.8                    | Dt =     | 0.654 ksi             |
|                    | $\lambda 2 = Ct =$                     | 389                      | Ct =     | 389                   |
|                    | Rb/t =                                 | 5.43 < $\lambda 1$       | E =      | 10100 ksi             |
|                    | Fb = Btb - Dtb (Rb/t) <sup>1/2</sup> = | 25.614 ksi               | Btb =    | 29.2 ksi              |
|                    | Mnlb = Fc If / ccw + Fb lw / ccw =     | 9.85 k-in                | Dtb =    | 1.539 ksi             |
|                    | $\phi Mn =$                            | 4.38 k-in OK             | Ctb =    | 120.8                 |
|                    |                                        |                          | Rb/t =   | 5.430                 |
|                    |                                        |                          | If =     | 0.195 in <sup>4</sup> |
|                    |                                        |                          | lw =     | 0.195 in <sup>4</sup> |
|                    |                                        |                          | ccw =    | 0.760 in              |
|                    |                                        |                          | ccw =    | 0.830 in              |

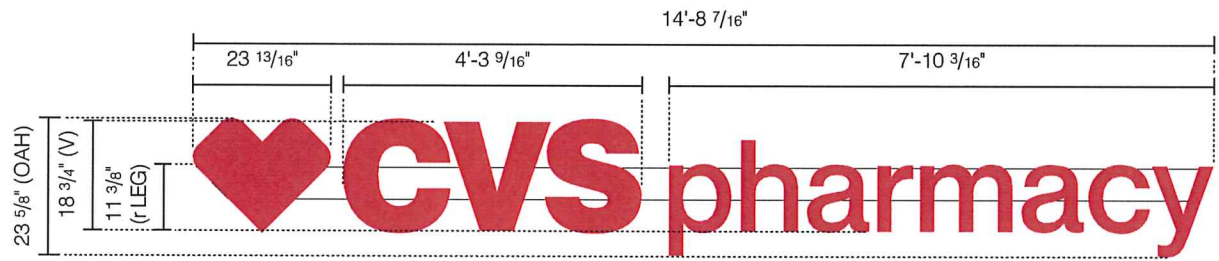
**DEPARTMENT OF  
 LICENSES & INSPECTIONS**

APPROVED  
 FOR ZONING ONLY

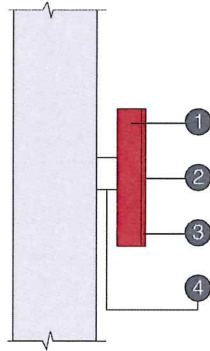
10/17/24

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

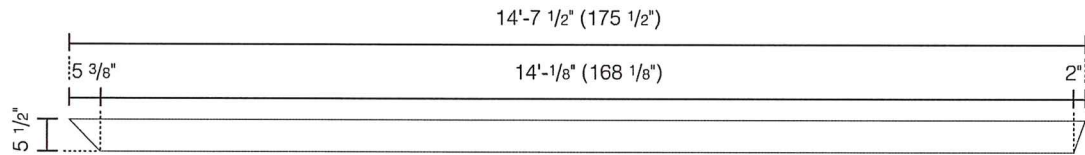
Applied by L&I: Harry Wilson



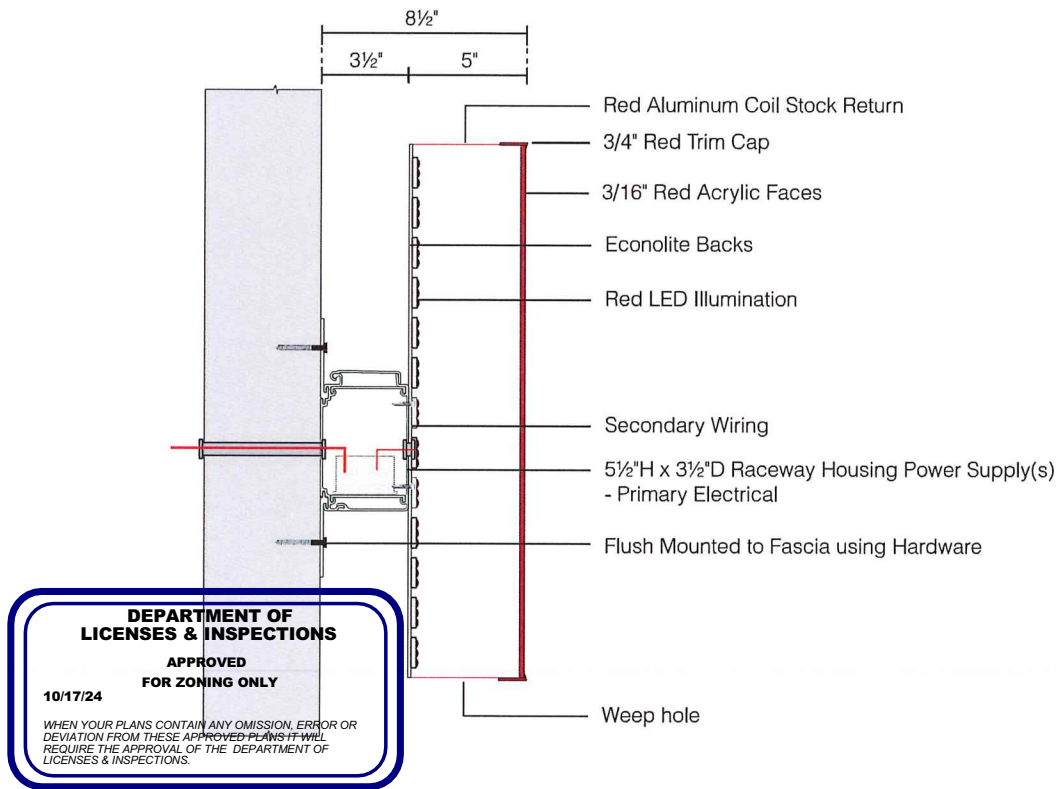
**A** Sign Elevation - Front View  
Scale: 3/8"=1'-0"



**B** Sign Elevation - Side View  
Scale: 3/8"=1'-0"



**C** Raceway Elevation - Front View  
Scale: 3/8"=1'-0"



**D** Sign Elevation - Side Section View  
Not to Scale

Specifications  
Qty = 2 22.97 Sq Ft

Face Lit Channel Letters (on Raceway)

\*Remove & Dispose

- Channel Letters mounted to SignComp 5" narrow Raceway
- Raceway to be cut on angles at each end to follow angle of heart & y
- Flush mount to fascia using hardware

**Provided By Others** - All below to be provided by others

- 3/4" Thick plywood blocking directly behind signage
- 120V Primary electrical brought to sign location
- Primary electrical connection by others

Verify in Field (VIF)

- Photo of sign locations
- OAH & PAW of sign locations
- Confirm signage will fit on fascia as shown
- Fascia Material, Is there Blocking?
- Confirm Electrical Location out Center Back of Racway
- Confirm 15' WHIP & access behind wall
- Provide sample of fascia for color matching raceway or provide PMS color

#### Colors & Materials

- 1 Coil Stock  
Hunter Red
- 2 Acrylic  
Chemcast Red #2793
- 3 3/4" Trim Cap  
Jewelrite True Red
- 4 Paint  
Match Fascia TBD; Satin Finish - Akzo Nobel  
Raceway & Fasteners

**Poyant**  
Building Your Brand

125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
800.544.0961 | poyantsigns.com

**CVS pharmacy**

Store #  
2108 Washington Street  
Philadelphia, PA

Project: 24292  
CVS pharmacy  
Exterior Sign Package

Sales: Gary McCoy  
Date: 05.23.24  
Designer: MM

Note:  
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Revisions:  
MM 07-15-24 R1 added rendering to pkg  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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Comments:

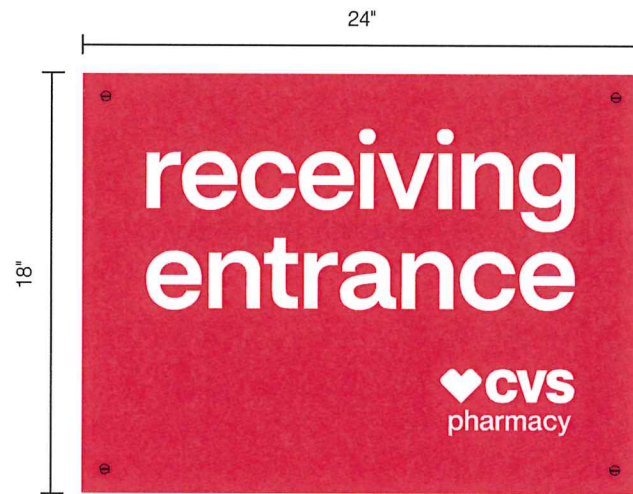
Approved By:

Date:

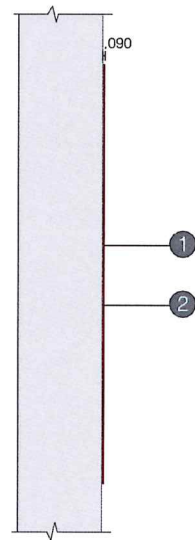
Building Signage

Sign Elevation





A Sign Elevation - Front View  
Scale: 1 1/2"=1'-0"



B Sign Elevation - Side View  
Scale: 1 1/2"=1'-0"



Applied by L&I: Harry Wilson

#### Specifications

Qty = 1 3.00 Sq Ft

#### Receiving Entrance Plaque

- .090 Thick aluminum painted red
- White opaque graphics

#### Verify in Field (VIF)

- Photo of sign location (to confirm sign location is accurate)
- Overall size of sign location (OAH & OAW)
- Measures of any obstructions at sign location
- Confirm signage will fit as shown

Note: Mount to receiving door. Do not cover peep hole in door.

#### Colors & Materials

- 1 Paint  
Red; Satin Finish - Akzo Nobel, Match PMS 186C
- 2 Opaque Vinyl  
White; Arlon 2100-02



125 Samuel Barnet Boulevard  
New Bedford, MA 02745  
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Store #  
2108 Washington Street  
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CVS pharmacy  
Exterior Sign Package

Sales: Gary McCoy  
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Revisions:  
MM 07-15-24 R1 added rendering to pkg.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comments:

Approved By:

Date:

Building Signage

Sign Elevation

24292-R1

1.6

APPROVED

Revised plans, 2 pages, approved by ZBA 7/22/20.  
Approval conditioned on consistency with proviso plans form.

Sharon Suleta  
Sharon Suleta, Esquire



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State of N.J. C.O.A.: 24GA27986500

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LEAGUE STREET  
(30' WIDE ROW) (8'-14'-8")  
ROW (W/LEGALLY OPEN - ON CITY PLAN)

S 22ND STREET  
(80' WIDE ROW) (14'-28'-4")  
(PUBLIC ROW) (W/LEGALLY OPEN - ON CITY PLAN)  
(ASPHALT DRIVE) (ONE WAY TRAFFIC)

### ZONING NOTES

1. THIS PLAN REFERENCES:  
A SURVEY PREPARED BY:  
AMBRIC TECHNOLOGY CORPORATION  
100 PINE STREET  
COLVYN, PA 19023
- ENTITLED:  
"TOPOGRAPHIC SURVEY PLAN"  
GUY ENGINEERING ASSOCIATES, INC.  
2101 WASHINGTON AVE.  
CITY & COUNCIL OF PHILADELPHIA, 30TH WARD  
COMMONWEALTH OF PENNSYLVANIA  
05/07/2019
- DATED:  
AMBRIC TECHNOLOGY CORPORATION  
100 PINE STREET  
COLVYN, PA 19023
- ENTITLED:  
"TOPOGRAPHIC SURVEY PLAN AND SUBDIVISION PLAN"  
GUY ENGINEERING ASSOCIATES, INC.  
2101 WASHINGTON AVE.  
CITY & COUNCIL OF PHILADELPHIA, 30TH WARD  
COMMONWEALTH OF PENNSYLVANIA
- DATE: 05/07/2019  
LAST REVISED: 06/19/18
2. OWNER:  
2101 WASHINGTON AVENUE LLC, 2101 WASHINGTON TH LLC  
1936 WASHINGTON AVE.  
PHILADELPHIA, PA 19146
3. APPLICANT:  
2101 WASHINGTON AVENUE LLC  
1936 WASHINGTON AVE.  
PHILADELPHIA, PA 19146
4. PROJECT LOCATION:  
2101 WASHINGTON AVENUE  
PHILADELPHIA, PA 19146
5. ZONING:  
A. ZONING DISTRICT: I-2 (MEDIUM INDUSTRIAL)
1. OVERLAYS:  
a. CTR-CENTER CITY OVERLAY DISTRICT- RESIDENTIAL PARKING CONTROL AREA- N/A  
b. CTR-CENTER CITY OVERLAY DISTRICT- CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA- N/A  
c. WWA-WEST WASHINGTON AVENUE OVERLAY DISTRICT- N/A
- EXISTING USE:  
ALLOWED USE:  
PROPOSED USE:
- VACANT  
MULTIFAMILY AND RETAIL USES ARE NOT PERMITTED  
MIXED-USE (COMMERCIAL USE= 35,069 SF, RESIDENTIAL USE= 247 UNITS)  
TOTAL GFA= 195,131 SF

| DESCRIPTION REQUIRED                        | I-2 REQUIRED  | IRMX REQUIRED | PROPOSED         |
|---------------------------------------------|---------------|---------------|------------------|
| LOT AREA                                    | N/A           | N/A           | 54,508.7 SF      |
| MAX. OCCUPIED AREA (% OF LOT)               | 100%          | 80%           | 81 % (44,363 SF) |
| MIN. FRONT YARD DEPTH (FT)                  | 0 [1]         | 0 [1]         | 0 FT             |
| MIN. SIDE YARD WIDTH, EACH (FT)             | 6 FT USED [3] | 0 [1]         | 0 FT             |
| MIN. REAR YARD DEPTH (FT)                   | 8 FT USED [3] | 0 [1]         | 14 FT            |
| MAX. HEIGHT (FT)                            | NO LIMIT      | 60 [2][3]     | 72 FT            |
| MAX. FLOOR AREA RATIO (FAR) (% OF LOT AREA) | 500           | 500           | 358 %            |

[1] WHERE THE LOT ABUTS A RESIDENTIAL DISTRICT, FRONT YARDS, SIDE YARDS, AND REAR YARDS SHALL BE PROVIDED ON THE LOT ON THE SIDES ABUTTING THE RESIDENTIAL DISTRICTS. THE MINIMUM REQUIREMENTS FOR THOSE YARDS SHALL BE EITHER THOSE FOR THE INDUSTRIAL DISTRICT, OR THOSE FOR THE RESIDENTIAL DISTRICT ON THE ABUTTING SIDE, WHICHEVER IS LARGER.

[2] IN THE IRMX DISTRICT, FOR ANY LOT FRONTAGE FACING A STREET 35 FT. OR LESS IN WIDTH, THE FIRST 8 FT. OF LOT DEPTH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 38 FT. AND THE SECOND 8 FT. OF LOT DEPTH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 40 FT.

[3] IN THE IRMX DISTRICT, IF AN INDUSTRIAL USE ACCOUNTS FOR A FLOOR AREA EQUAL TO AT LEAST 50% OF THE GROUND FLOOR AREA, THE PROPERTY MAY EXCEED THE MAXIMUM OCCUPIED AREA SET FORTH IN THE TABLE OR THE MAXIMUM HEIGHT SET FORTH IN THE TABLE, BUT NOT BOTH, AS FOLLOWS:

A. THE MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT SHALL BE 85 PERCENT FOR INTERMEDIATE LOTS AND 90 PERCENT FOR CORNER LOTS; OR

B. THE MAXIMUM HEIGHT SHALL BE 72 FT., SUBJECT TO COMPLIANCE WITH TABLE 14.1, ABOVE, AND SUBJECT TO A MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT OF 50% FOR INTERMEDIATE LOTS AND 55% FOR CORNER LOTS FOR THOSE PORTIONS OF THE BUILDING ABOVE 60 FT. IN HEIGHT.

| PARKING & LOADING    | I-2 REQUIRED           | IRMX REQUIRED          | PROPOSED           |
|----------------------|------------------------|------------------------|--------------------|
| MIN. PARKING SPACES: |                        |                        |                    |
| • MULTIFAMILY USE    | (124 SPACES) 1/2 UNITS | (74 SPACES) 3/10 UNITS | 120 SPACES         |
| • COMMERCIAL USE     | 35 SPACES              | 0 SPACES               | 0 SPACES           |
| • TOTAL              | 159 SPACES             | 74 SPACES              | 120 SPACES (4) (V) |

[4] THE PROPOSED (120) SPACES CONTAINS (6) ADA VAN ACCESSIBLE PARKING SPACE AND (4) ELECTRIC SPACES, LOCATED AT THE PARKING GARAGE LEVEL.

| MIN. LOADING SPACES:    | I-2 REQUIRED | IRMX REQUIRED | PROPOSED     |
|-------------------------|--------------|---------------|--------------|
| • MAX. PARKING CURB CUT | 24 FT        | 39.67 FT      |              |
| • LOADING REQUIREMENT   | 7 SPACES     | 2 SPACES      | 1 SPACES (V) |

| MIN. BICYCLE PARKING SPACES: | I-2 REQUIRED          | IRMX REQUIRED          | PROPOSED      |
|------------------------------|-----------------------|------------------------|---------------|
| • MULTIFAMILY USE            | (83 SPACES) 1/3 UNITS | (87 SPACES) 1/10 UNITS | 88 SPACES     |
| • COMMERCIAL USE             | (4 SPACES)            | (4 SPACES) 1/10,000 SF | 4 SPACES      |
| • TOTAL                      | 87 SPACES             | 91 SPACES              | 92 SPACES (W) |

Y BICYCLE SPACES LOCATED AT THE PARKING GARAGE LEVEL

| LANDSCAPE         | I-2 REQUIRED                | IRMX REQUIRED | PROPOSED    |
|-------------------|-----------------------------|---------------|-------------|
| MIN. STREET TREES |                             |               |             |
| a. 21ST STREET    | 5 TREES (157 LF) 35 LF/TREE | 3 TREES [5]   | 4 TREES [5] |
| b. 22ND STREET    | 5 TREES (157 LF) 35 LF/TREE | 0 TREE        | 0 TREE      |
| c. WASHINGTON AVE | 0 TREE                      | 0 TREE        | 0 TREE      |

[5] STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705 (2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.

- (V) VARIANCE
6. MASER CONSULTING, P.A.'S BUSINESS PRIVILEGE NUMBER IS 305518.
7. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
8. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
9. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
10. PWD BSA #: PY-9-WA-63218-01
11. THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 180 OF 200 COMMUNITY PANEL NUMBER 420570186G, AND LAST REVISED JANUARY 17, 2007.
12. ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SHALL COMPLY WITH CITY OF PHILADELPHIA ZONING CODE REQUIREMENTS, SECTION 14-802(5).
13. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (P.C.P.C.) AND PWD GUIDELINES.
14. TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
15. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
16. ALL FENCING MUST BE 50% OPAQUE OR LESS, IF USED.
17. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
18. THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

### LEGEND

| EXISTING                             | PROPOSED                             | EXISTING        | PROPOSED        |
|--------------------------------------|--------------------------------------|-----------------|-----------------|
| RIGHT OF WAY/ ADJACENT PROPERTY LINE | RIGHT OF WAY/ ADJACENT PROPERTY LINE | INLET           | INLET           |
| DEPRESSED CURB                       | DEPRESSED CURB                       | BUILDING AREA   | BUILDING AREA   |
| PROPERTY LINE                        | PROPERTY LINE                        | CONCRETE PAVING | CONCRETE PAVING |
| ZONING BOUNDARY                      | ZONING BOUNDARY                      |                 |                 |
| DIRECTION OF TRAFFIC FLOW            | DIRECTION OF TRAFFIC FLOW            |                 |                 |
| MANHOLE                              | MANHOLE                              |                 |                 |
| HYDRANT                              | HYDRANT                              |                 |                 |
| STREET LIGHT                         | STREET LIGHT                         |                 |                 |
| TREE                                 | TREE                                 |                 |                 |

MIXED-USE BUILDING A CROSS SECTION  
N.T.S.

MIXED-USE BUILDING B CROSS SECTION  
N.T.S.

### ZONING PLANS

FOR:  
2101 WASHINGTON AVENUE, LLC

LOCATION:  
2101 WASHINGTON AVE.  
PHILADELPHIA, PA 19146

**PHILADELPHIA OFFICE**  
2 Penn Center  
Suite 222  
1500 JFK Boulevard  
Philadelphia, PA 19102  
Phone: 215.561.9021  
Fax: 215.977.2887

| SCALE    | DATE     | DRAWN BY | CHECKED BY |
|----------|----------|----------|------------|
| AS SHOWN | 10/16/19 | CHEVC    | RNC        |

| PROJECT NUMBER | DRAWING NAME |
|----------------|--------------|
| 1903781A       | C-LAYT       |

SHEET TITLE:  
ZONING PLAN

SHEET NUMBER:  
1 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.