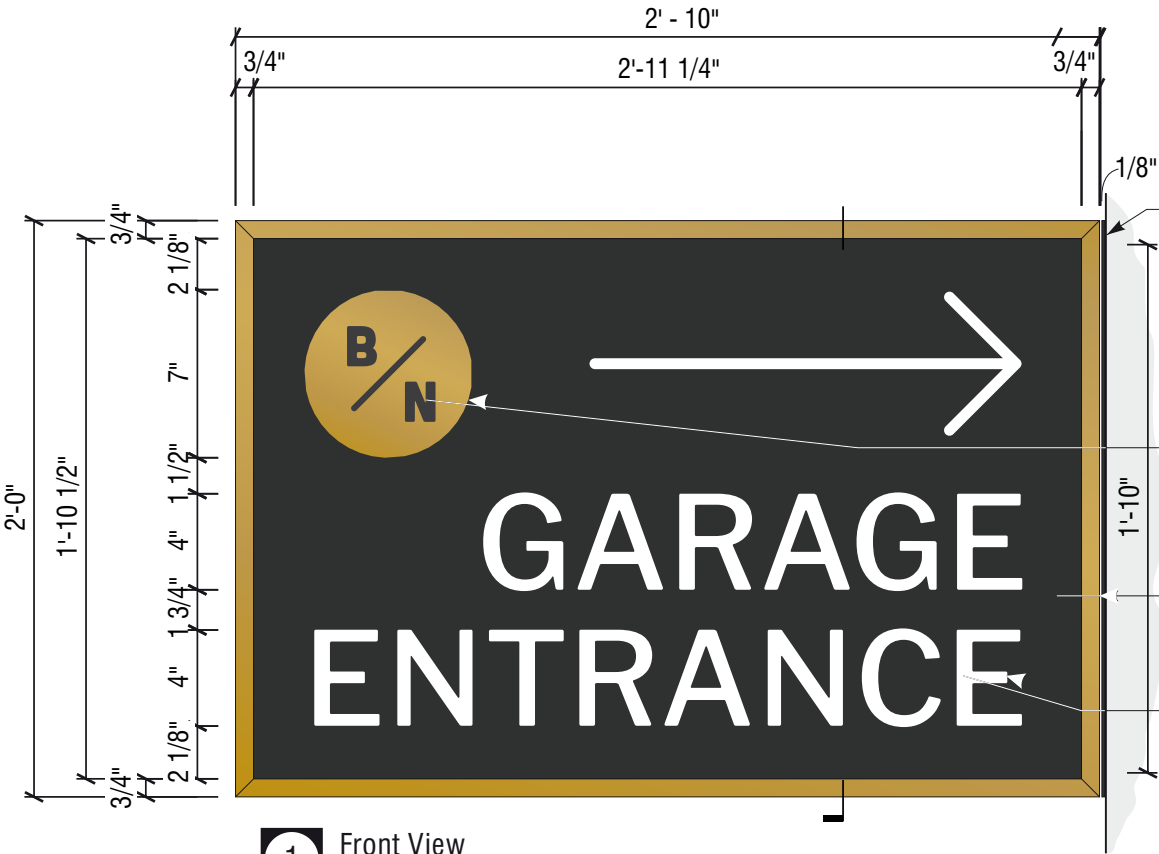


Exterior Blade Sign - (1) req'd



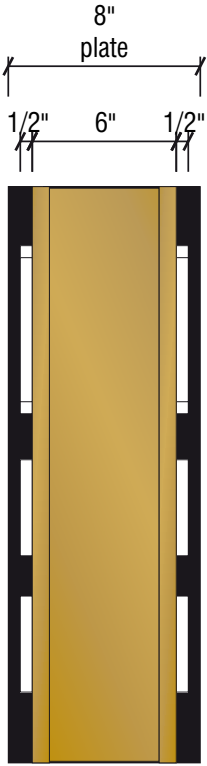
1 Front View
Scale: 1/8" - 1"

1/8" aluminum plate welded to frame, P-01

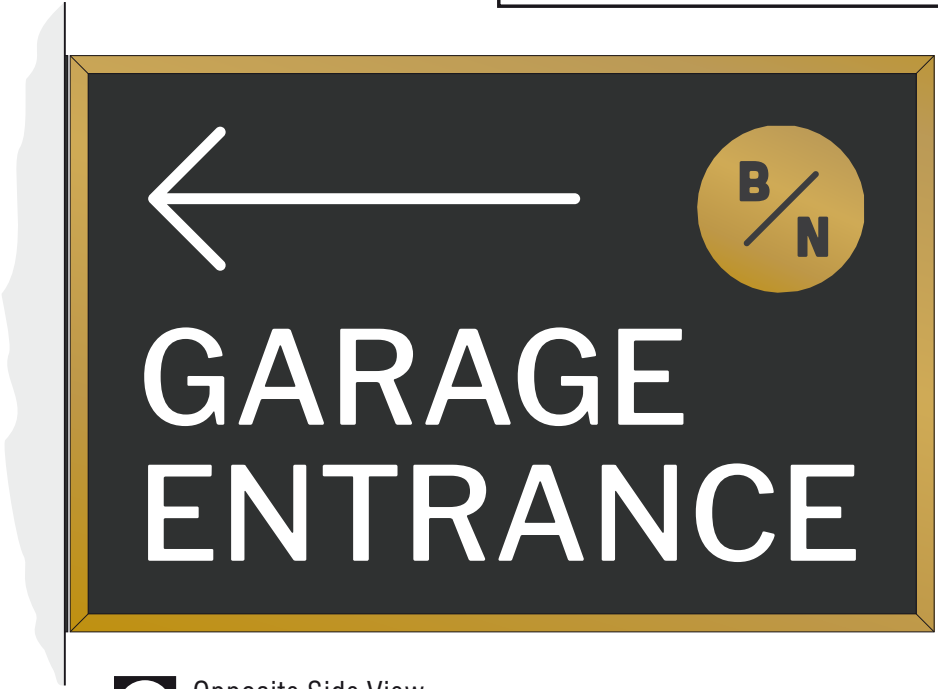
3/4" white acrylic push thru logo, surface decorated V-03 vinyl painted opaque P-03, copy to illum white; 6500K white LED illum.

.080" thk. fabricated alum cabinet P-01 w/ P-03 retainer and returns.

3/4" white acrylic push thru copy and arrow, 6500K white LED illum.



2 End View
Scale: 1/8" - 1"



3 Opposite Side View
Scale: 1/8" - 1"

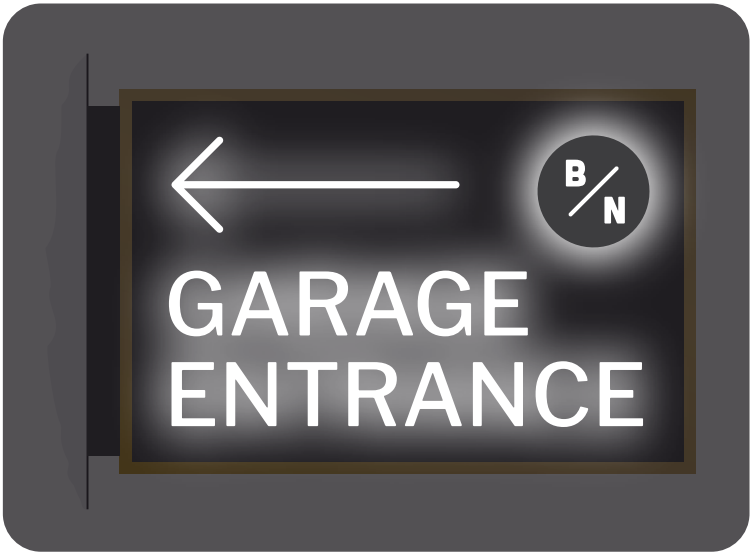
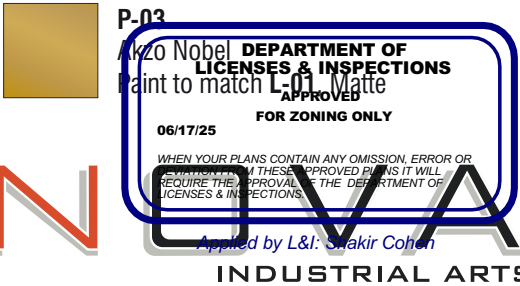
TECHNICAL SPECIFICATIONS:
Approximate weight of sign: 60 lbs.
Square footage of sign: 6 sq. ft.
Electrical Load: 3.0 amps @ 120 volts
Electrical Req: (1) 20 amp circuit req'd.

Finish Specs

P-01
AkzoNobel - Warm Black
PMS Black C 95%, Matte

V-03
3M 3635-0171
Dark Grey Day/Night Film

P-02
AkzoNobel - Barely Beige
PMS 9080 C 50%, Matte



4 Night View
Scale: 1" - 1'-0"

SHOP DRAWING/SUBMITTAL REVIEW

☐ Reviewed ☐ Reviewed w/ Changes as Noted

☐ Revise & Resubmit ☐ Rejected _____

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By: _____ Date: _____

PROJECT INFORMATION

CLIENT **Toll Brothers**

JOB NAME **Broad & Noble**

JOB LOCATION **427-43 N. Broad St**
Philadelphia, PA

NOVA CONTACT

SALES REP **G. Kennedy**

PROJECT MANAGER **M. Simiriglia**

DESIGNER **B.Hand**

DRAWING DATES

INITIAL DRAWING **11.12.24**

REVISION **1** **11.20.24** BY **BDH**

REVISION **2** **11.20.24** **BDH**

REVISION **3**

APPROVALS

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

NAME _____

DATE _____

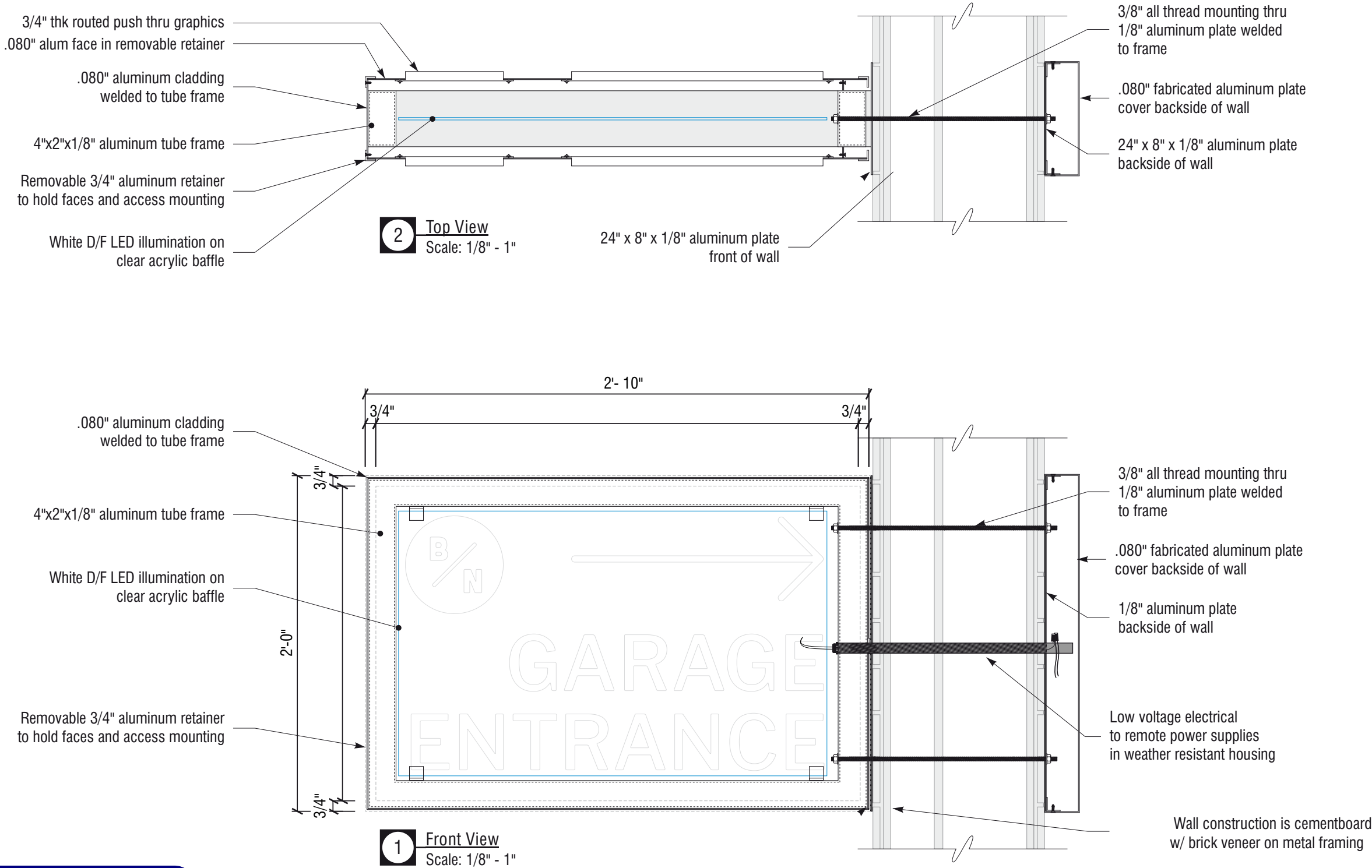
NOTE _____



PROJECT NUMBER **22132**

SHEET NUMBER **2.0**

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LICENSES & INSPECTIONS

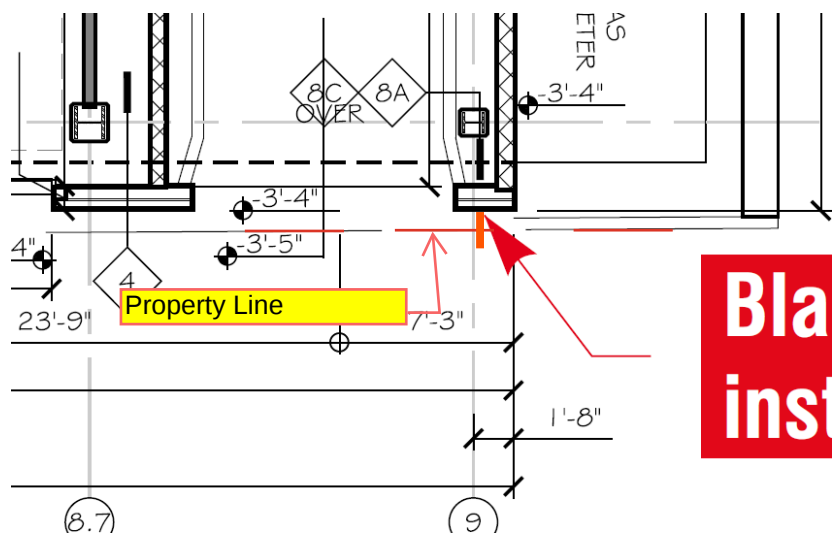
APPROVED
FOR ZONING ONLY

06/17/25

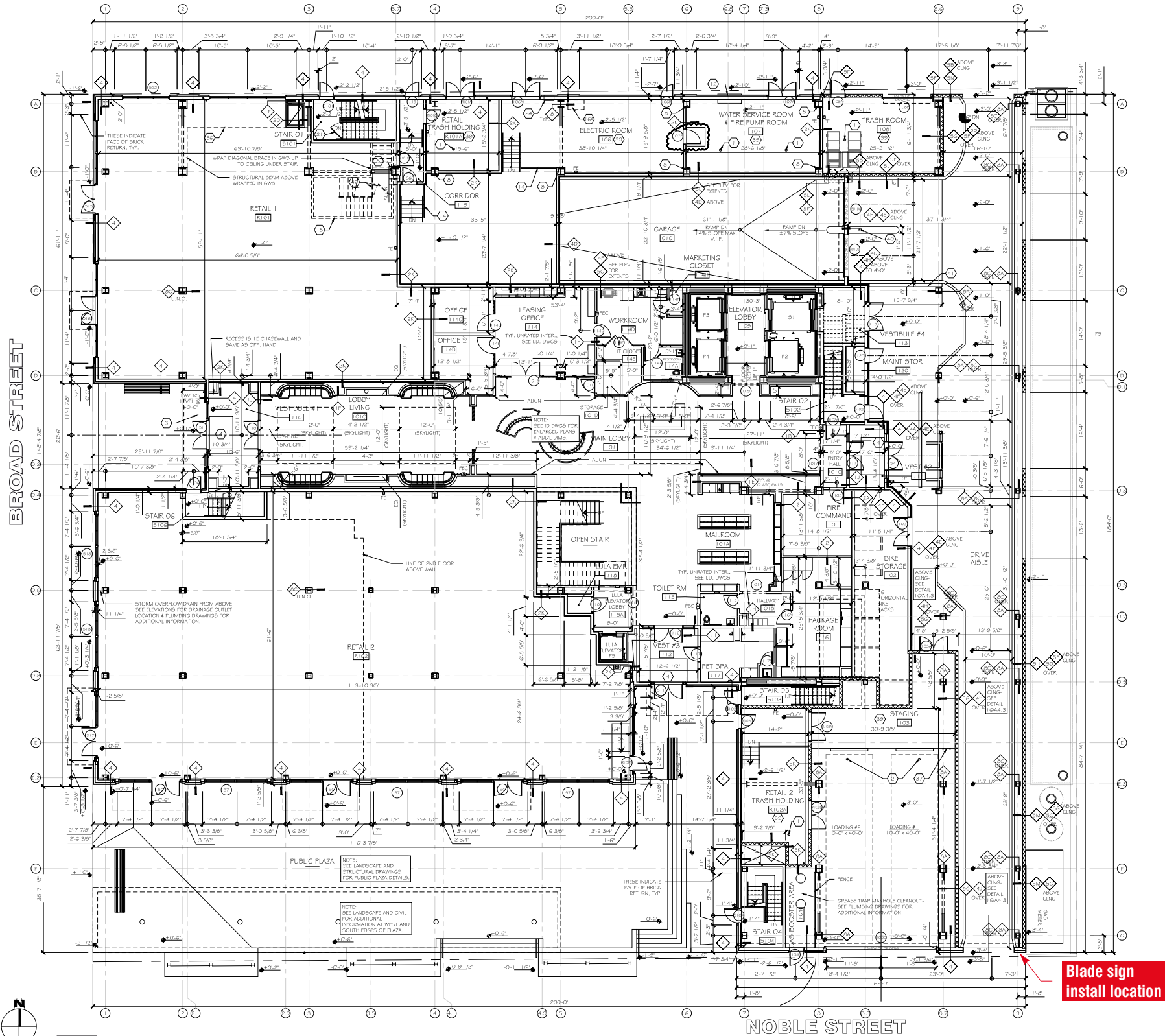
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LICENSES & INSPECTIONS.

Applied by L&I: Shakir Cohen

PROJECT INFORMATION		NOVA CONTACT		DRAWING DATES		APPROVALS	
CLIENT	Toll Brothers	SALES REP	G. Kennedy	INITIAL DRAWING	11.12.24	☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit	
JOB NAME	Broad & Noble	PROJECT MANAGER	M. Simiriglia	REVISION	11.20.24	NAME	PROJECT NUMBER 22132
JOB LOCATION	427-43 N. Broad St				11.20.24	DATE	SHEET NUMBER 2.1
	Philadelphia, PA	DESIGNER	B.Hand			NOTE	



Blade sign install location



Blade sign install location

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Applied by L&I: Shakir Cohen

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1 Site Plan / Location
Scale: NTS

PROJECT INFORMATION

CLIENT **Toll Brothers**
JOB NAME **Broad & Noble**
JOB LOCATION **427-43 N. Broad St
Philadelphia, PA**

NOVA CONTACT

SALES REP **G. Kennedy**
PROJECT MANAGER **M. Simiriglia**
DESIGNER **B.Hand**

DRAWING DATES

INITIAL DRAWING **11.12.24**
REVISION **11.20.24** BY **BDH**
11.20.24 **BDH**
11.20.24

APPROVALS

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit
NAME
DATE
NOTE



PROJECT NUMBER **22132**
SHEET NUMBER **2.2**



1 Gen Elevation
Scale: NTS

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Applied by L&I: Shakir Cohen

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Mount Holly, NJ 08060

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PROJECT INFORMATION		NOVA CONTACT		DRAWING DATES		APPROVALS	
CLIENT	Toll Brothers	SALES REP	G. Kennedy	INITIAL DRAWING	11.12.24	☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit	
JOB NAME	Broad & Noble	PROJECT MANAGER	M. Simiriglia	REVISION	11.20.24	NAME	
JOB LOCATION	427-43 N. Broad St				11.20.24	DATE	
	Philadelphia, PA	DESIGNER	B.Hand			NOTE	

This product conforms to
UL STANDARD 44 General Coverage

ETL

Intertek

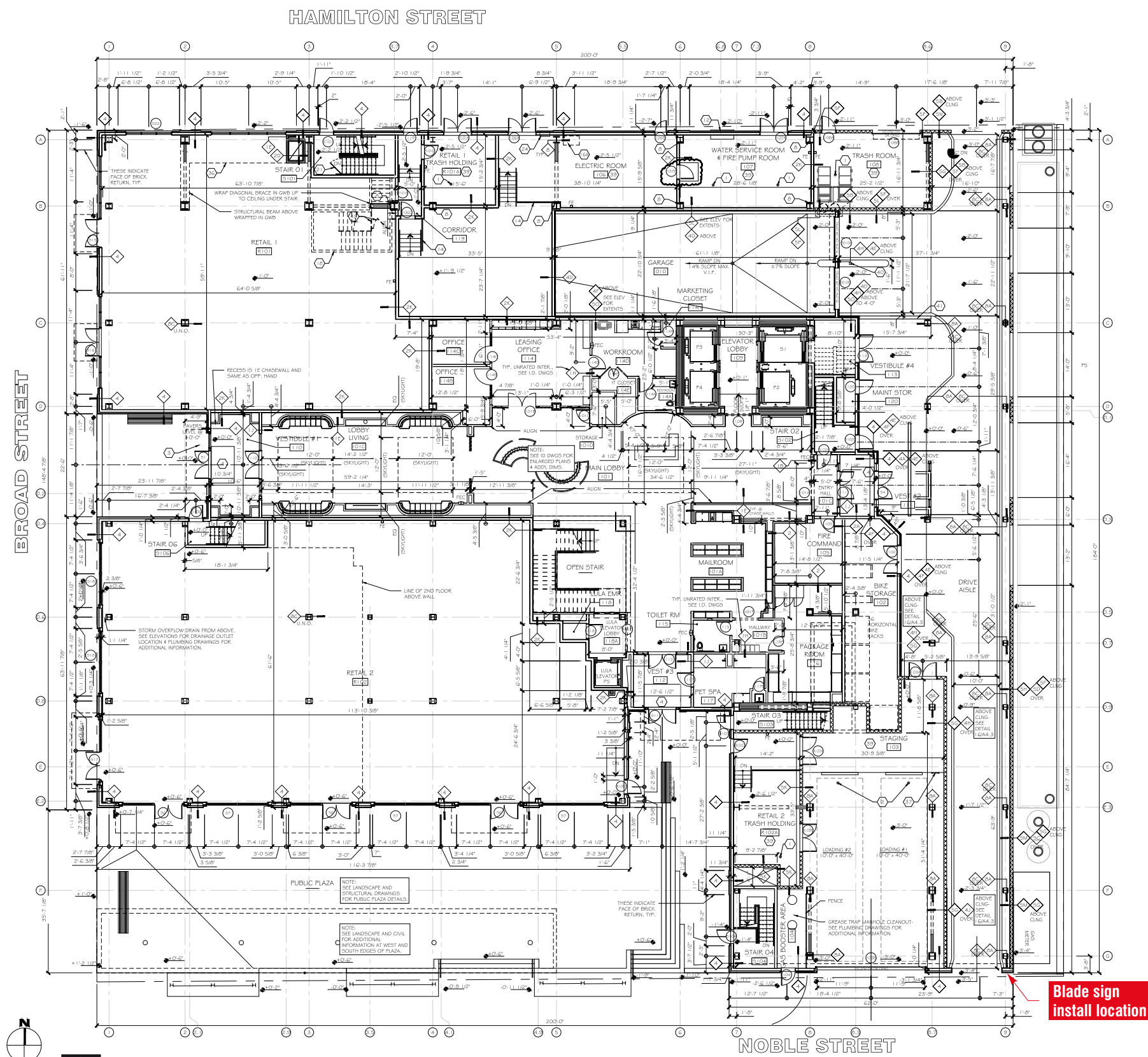
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PROJECT NUMBER

22132

SHEET NUMBER

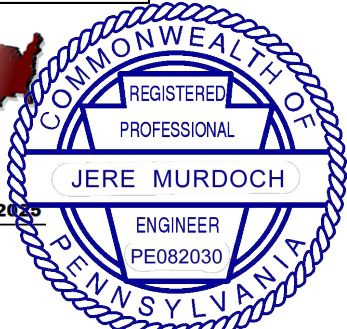
2.3



1 Site Plan / Location
Scale: NTS

DESIGN SPECIFICATIONS	
IBC 2018 with PA amendments	
ASCE 7-16	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-16	Specification for Structural Steel Buildings
DESIGN LOADS	
Wind	V = 115 mph
Exposure	C
Risk Cat.	II
Grnd. Snow	Pg = 35 psf

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 670-8210
Jere Murdoch, PE
Professional Engineer
PA PE Lic. #PE082030
Exp. 9/30/2025



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Applied by L&I: Shaker Cohen



1 Gen Elevation
Scale: NTS

GENERAL:

- ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE LOCAL BUILDING CODE.
- CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
- WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL.
- WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
- WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

- IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
- MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
- INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
- INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
- ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

- BOLTS SHALL CONFORM TO ASTM A325 UNO.
- BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
- ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
- NUTS SHALL CONFORM TO ASTM A563.
- WASHERS SHALL CONFORM TO ASTM F844.
- STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
- WELDING:
 - WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
 - ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
 - UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
 - BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

ALUMINUM:

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
- PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
- STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
- SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
- EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST 1/4 INCH
- FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
- ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
- WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2
- ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
- PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
- ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
- FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

SCOPE OF WORK:

- LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE. ENGINEERING LIABILITY IS LIMITED TO BUILDING CONNECTIONS.

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PROJECT INFORMATION

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JOB LOCATION **427-43 N. Broad St
Philadelphia, PA**

NOVA CONTACT

SALES REP **G. ennedy**
PROJECT MANAGER **M. Simirigl**
DESIGNER **B.Hand**

DRAWING DATES

INITIAL DRAWING **11.12.24**
REVISION **11.20.24** BY **BDH**
11.20.24 **BDH**

APPROVALS

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit
NAME
DATE
NOTE



PROJECT NUMBER **22132**

SHEET NUMBER **2.1**

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Zoning Permit

Permit Number ZP-2025-000940

LOCATION OF WORK 435 N BROAD ST, Philadelphia, PA 19123-3643 Corner of Broad and Noble Streets	PERMIT FEE \$253.00	DATE ISSUED 6/25/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4 2	

PERMIT HOLDER 435 N BROAD ASSOCIATES LLC	435 N BROAD ST PHILADELPHIA, PA 19123-
---	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) STATICALLY ILLUMINATED PROJECTING SIGN. SIZE AND LOCATION AS SHOWN IN PLAN.

APPROVED USE(S)

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



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2025-000940

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

435 N BROAD ST, Philadelphia, PA 19123-3643

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.