

Zoning Permit

Permit Number ZP-2023-004268

LOCATION OF WORK 501 SPRING GARDEN ST, Philadelphia, PA 19123-2820	PERMIT FEE \$2,210.00	DATE ISSUED 6/5/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER R INVESTMENT TWENTY ONE, LP	1650 ARCH STREET SUITE 1906 PHILADELPHIA PA 19103
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OWNER CONTACT 1 R INVESTMENT TWENTY ONE LP	CORPORATION TRUST CENTER 1209 ORANGE ST, WILMING
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OWNER CONTACT 2	
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TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE ERECTION OF THREE(3) FLATWALL SIGNS (SIGN# 1, 3, AND 4) AND FOR THE ERECTION OF ONE(1) PROJECTING SIGN (SIGN# 2, PROJECTS INSIDE THE PROPERTY LINE). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Financial Services

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

501 SPRING GARDEN ST, Philadelphia, PA 19123-2820

ADDITIONAL USE DETAILS

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

SIGN ACCESSORY TO FINANCIAL SERVICES

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.

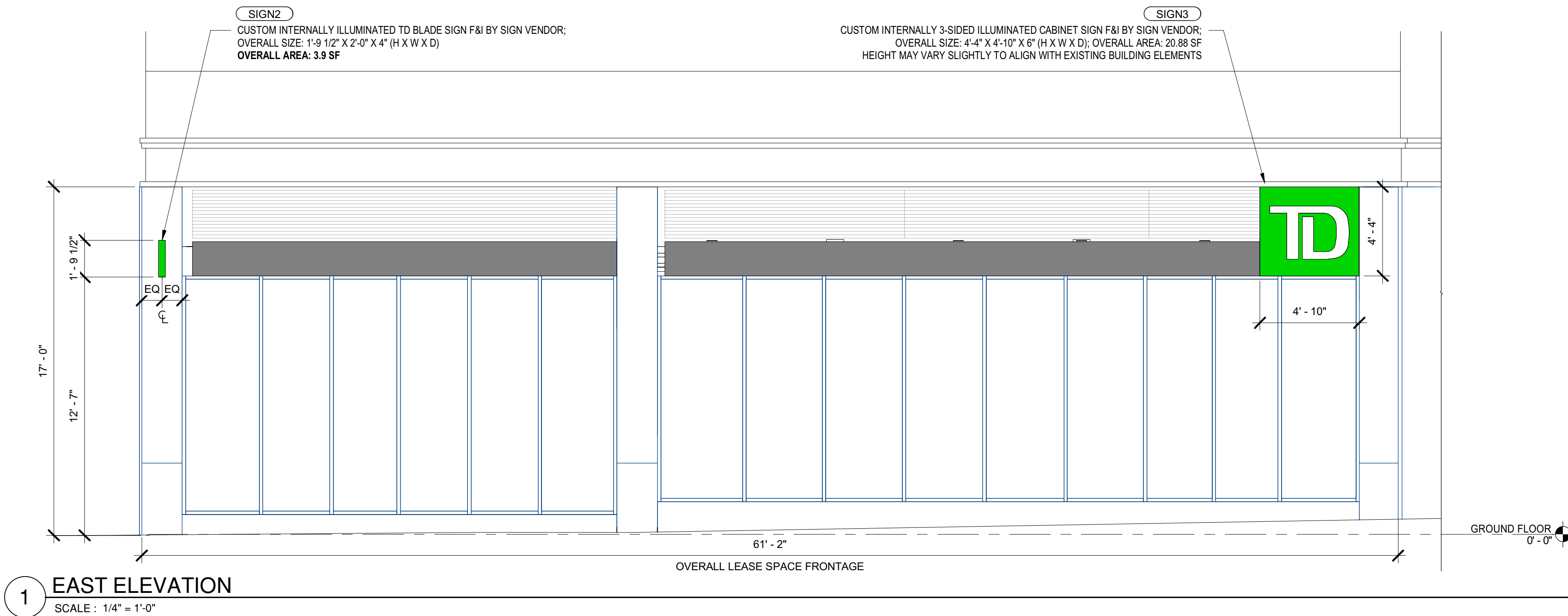
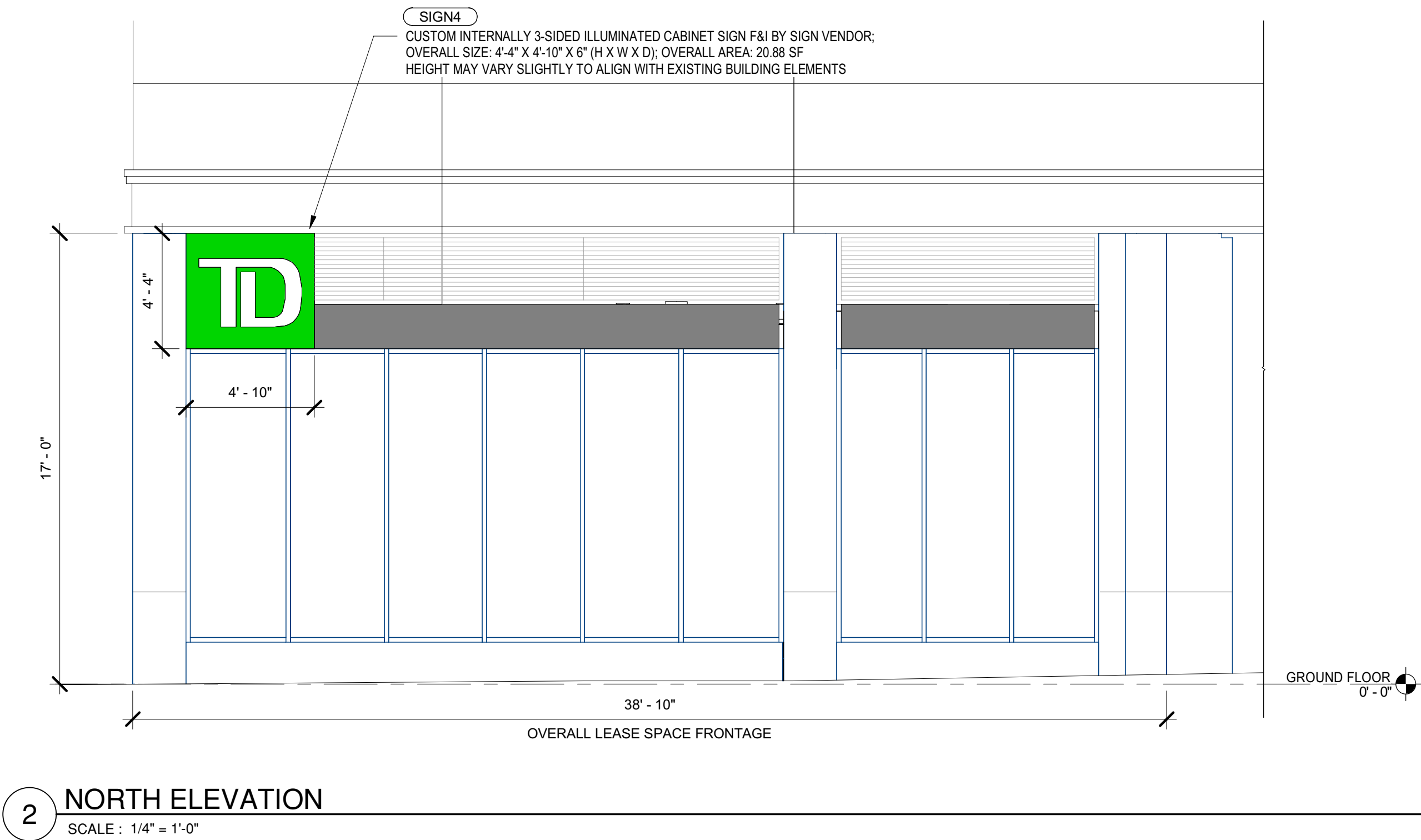
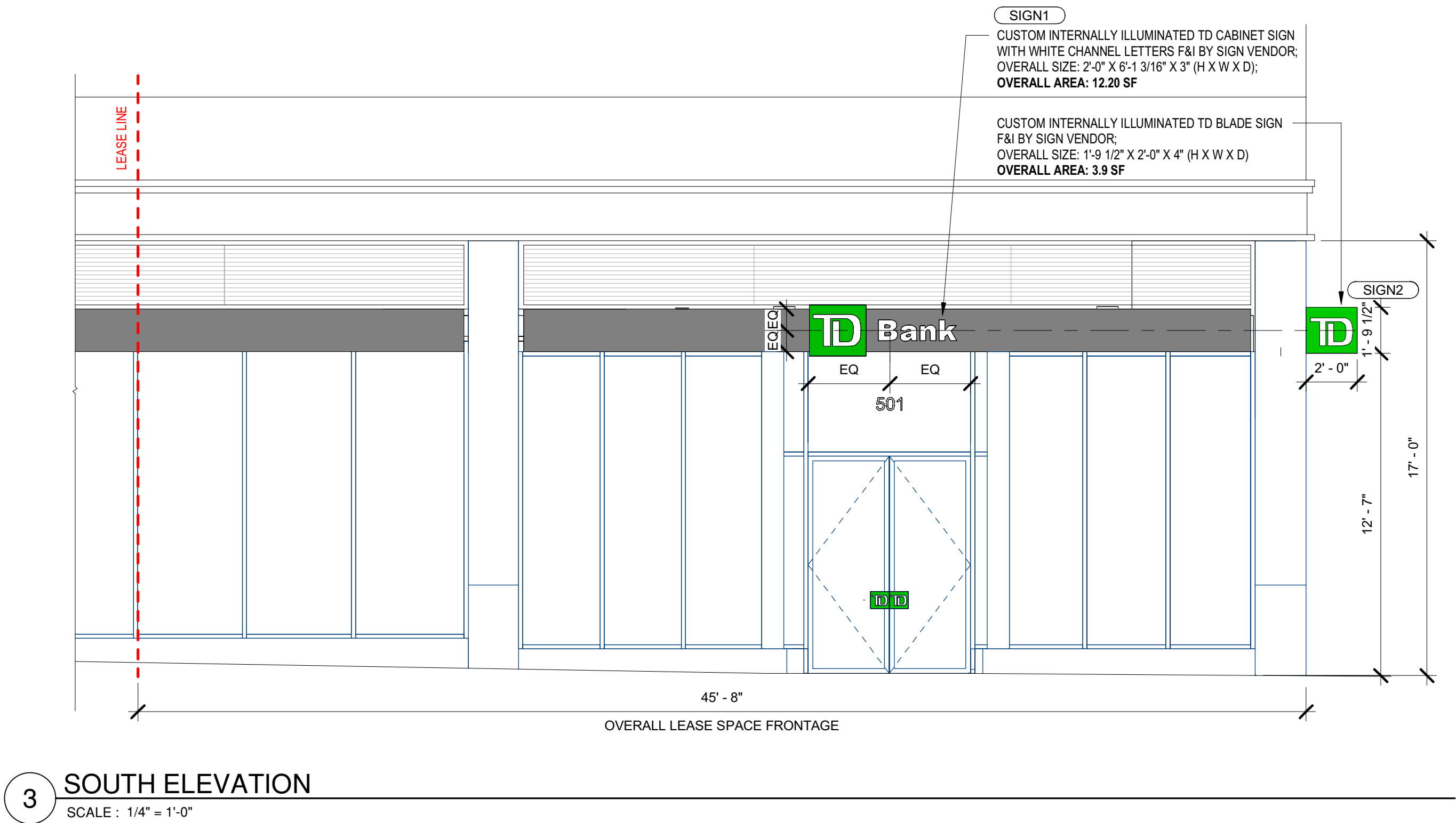
See § 14-303 of the Philadelphia Zoning Code for more information.



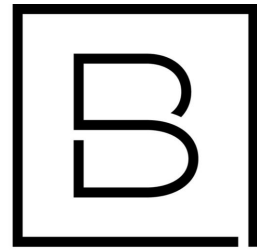
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

ANSI D 2x34

	WALL SIGN CALCULATIONS	
	SOUTH ELEVATION	EAST + NORTH ELEVATIONS
ALLOWED SIGN SF	372'-10" X 4 SF = 1,488.40 SF	243'-3" X 6 SF = 1,459.80 SF
PROPOSED SIGN SF	SIGN 1 =12.20 SF	SIGN2 + SIGN3 + SIGN4 = 3.9 + 20.88 + 20.88 = 45.66 SF



5/19/2023
Approved Electronically by L&I User



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Six Tower Bridge, Suite 430
Conshohocken, PA 19428

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**NORTHERN
LIBERTIES**

501 SPRING GARDEN STREET
PHILADELPHIA, PA 19123

Date Revised	Description
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SCOTT P. WRASMAN, AIA
LICENSE NUMBER: #029335-1

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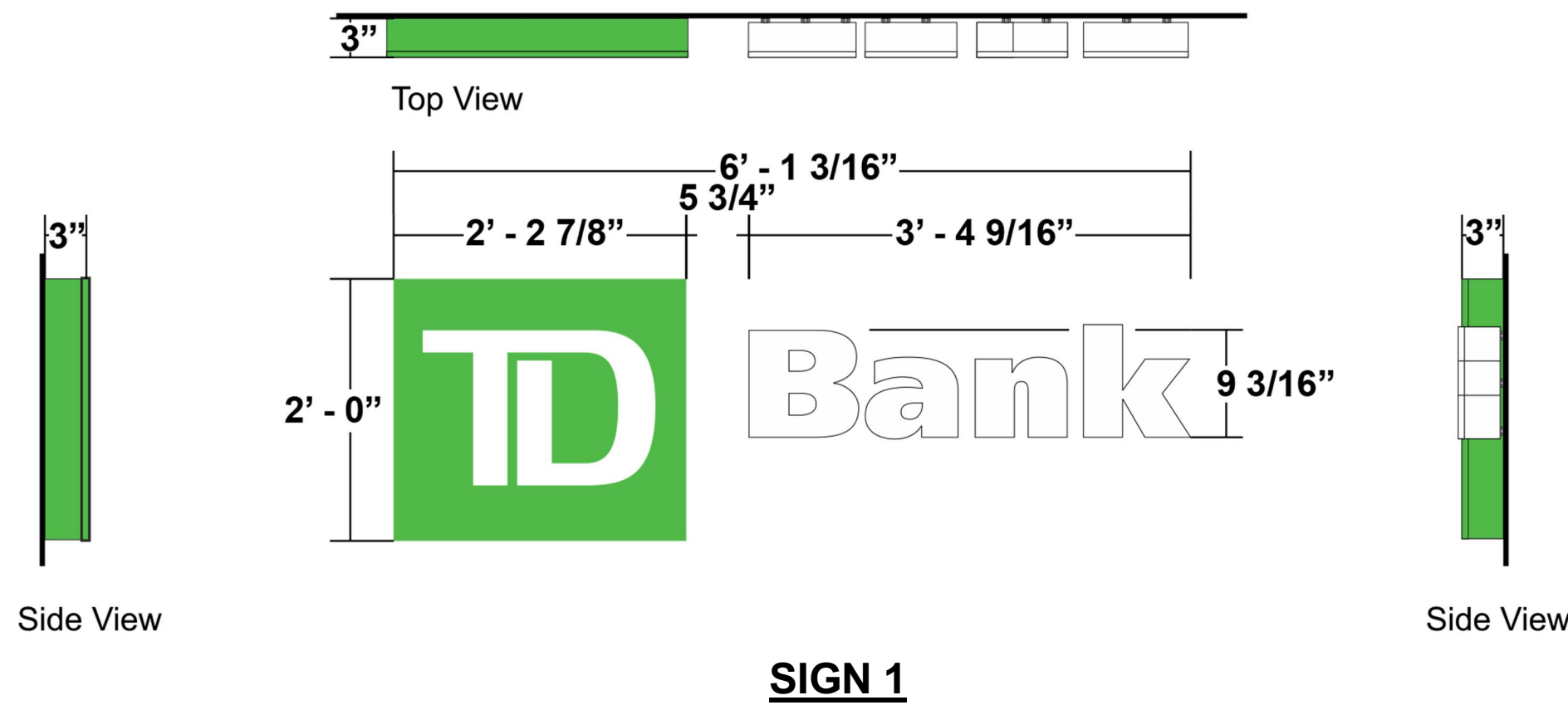
Project Manager	Discipline Lead
L. GEORGIEV	S. WRASMAN
Designer	Reviewer
L. GEORGIEV	S. WRASMAN
Date Issued	Project Number
05/22/2023	22013270A

Sheet Name

EXTERIOR ELEVATIONS

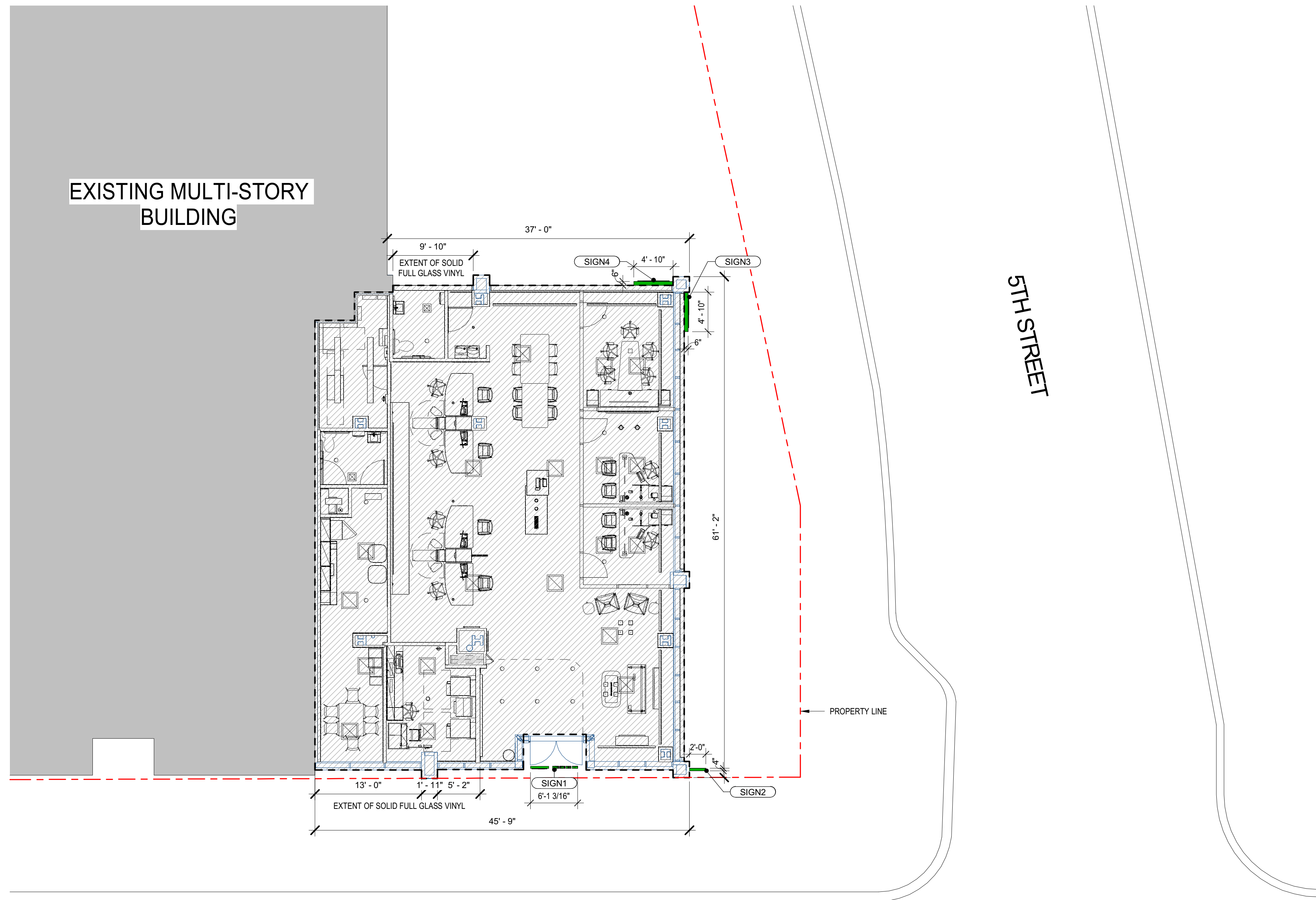
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A-201



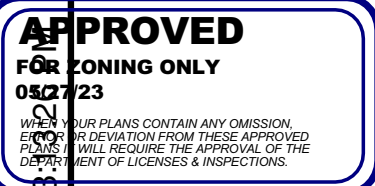
2 EXTERIOR SIGN LEGEND

SCALE : N.T.S.



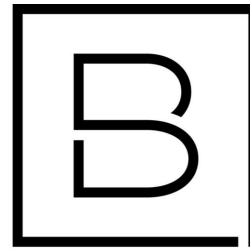
1 ENLARGED TENANT SIGN LOCATIONS

SCALE : 1/8" = 1'-0"



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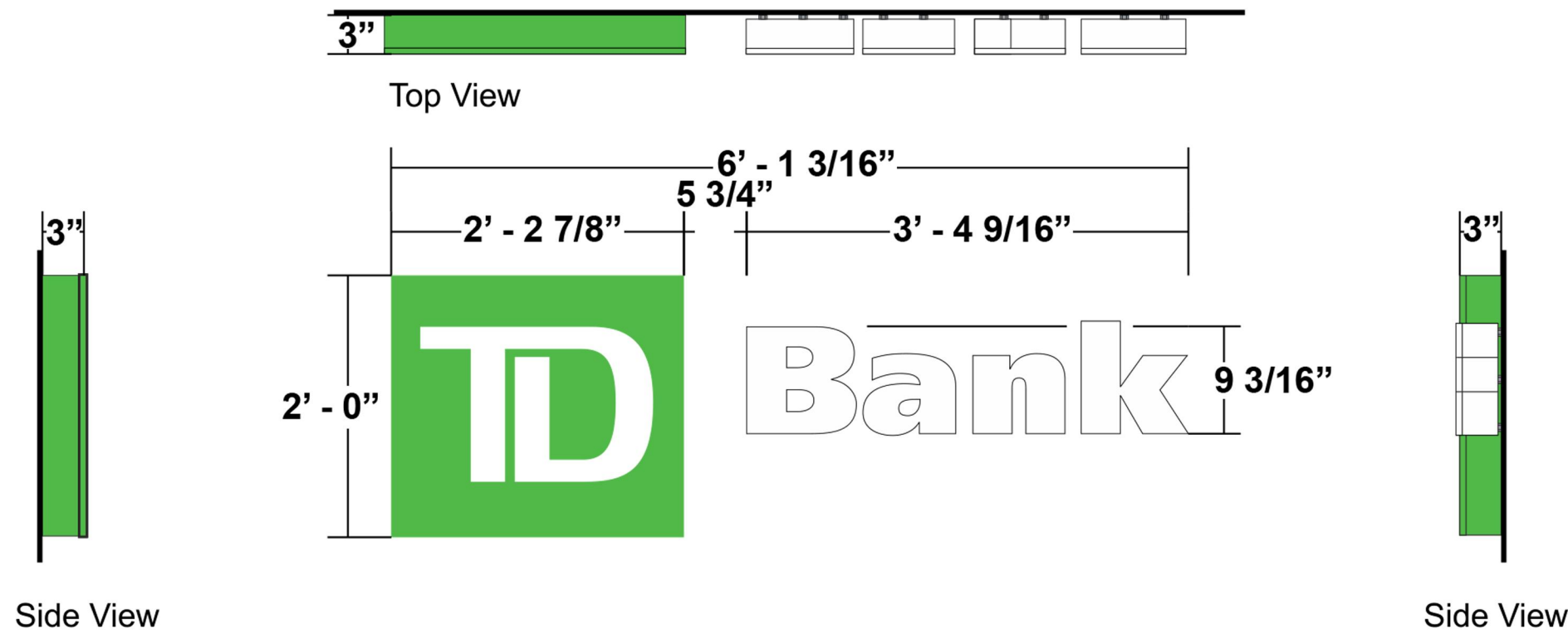
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FLOOR PLAN

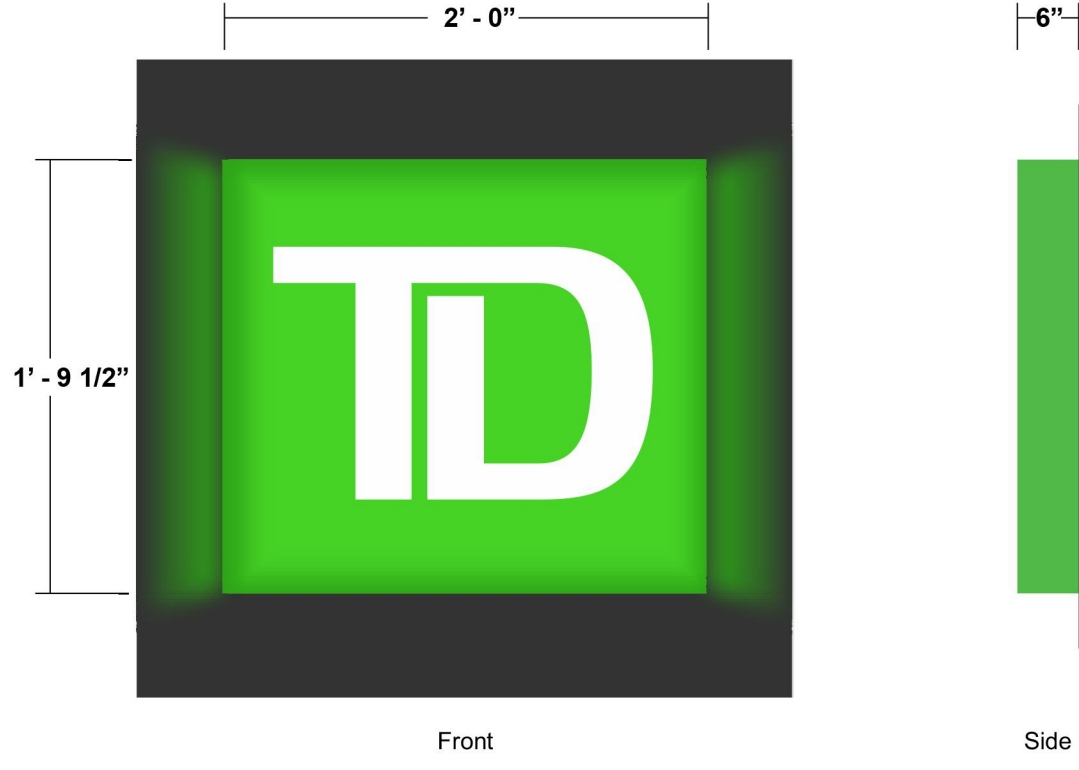
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A-202

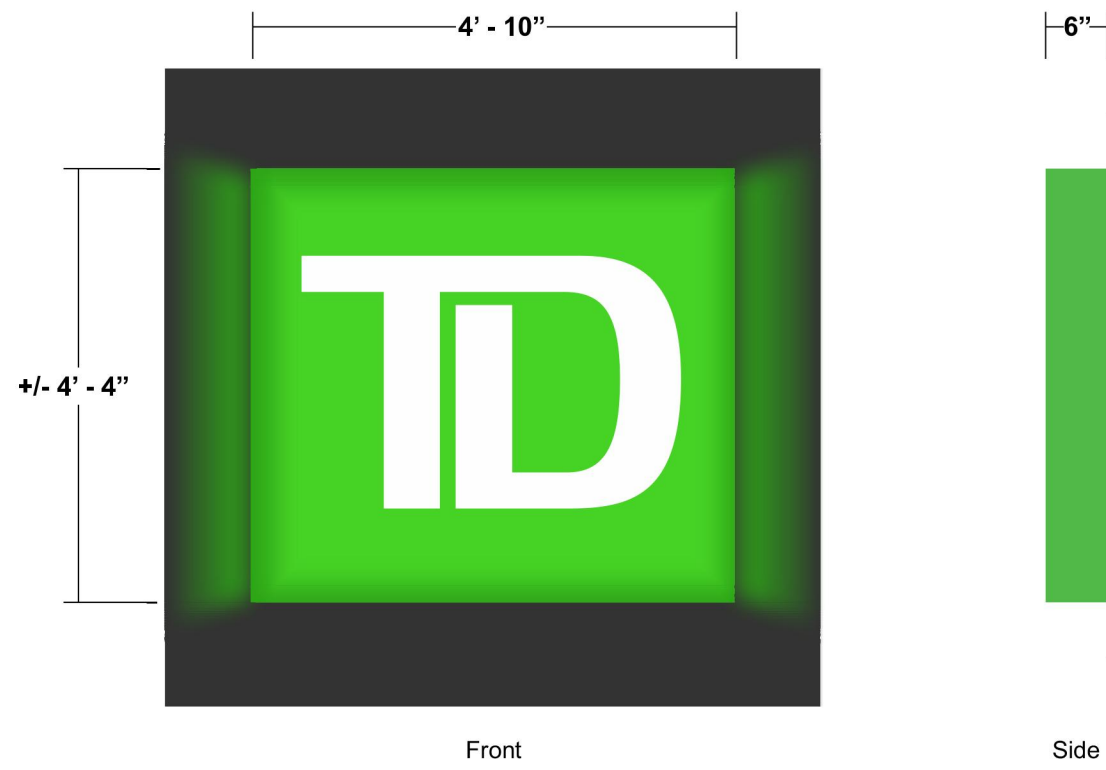
ANSI D 22x34



SIGN 1

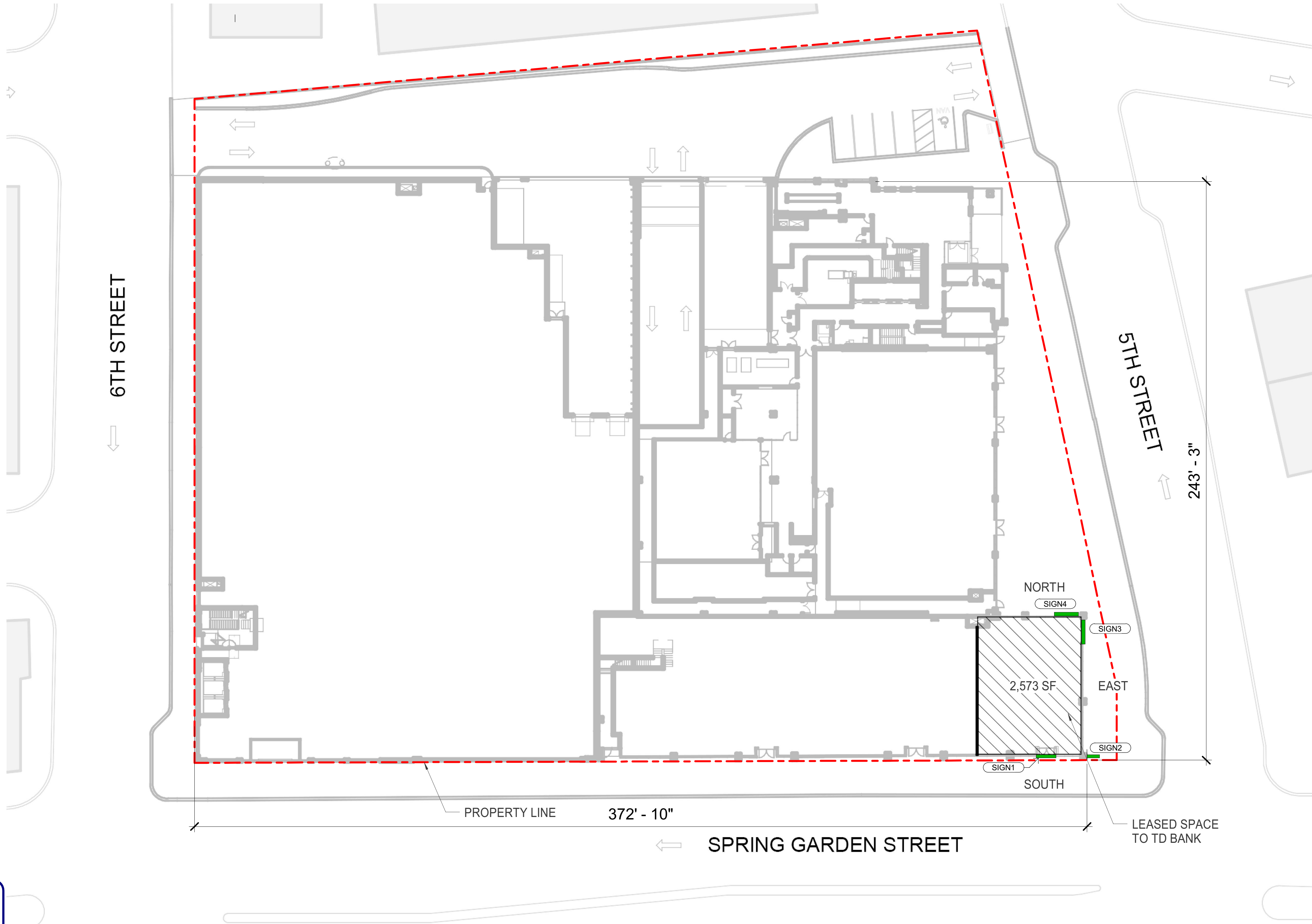


SIGN 2



SIGN 3 / SIGN 4

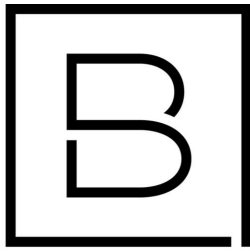
2 EXTERIOR SIGN LEGEND
SCALE : N.T.S.



	WALL SIGN CALCULATIONS	
	SOUTH ELEVATION	EAST + NORTH ELEVATIONS
ALLOWED SIGN SF	372'-10" X 4 SF = 1,488.40 SF	243'-3" X 6 SF = 1,459.80 SF
PROPOSED SIGN SF	SIGN1 = 12.20 SF	SIGN2 + SIGN3 + SIGN4 = 3.9 + 20.88 + 20.88 = 45.66 SF

PROJECTING SIGNS				
SYMBOL	DESCRIPTION	PROPOSED AREA	EXISTING AREA	PERMITTED AREA
SIGN 2	BLADE SIGN	3.9 SF PROJECTION: 2 FT	0 SF	1,488.40 SF PROJECTION: 4 FT
TOTAL		7.8 SF		

WALL SIGNS				
SYMBOL	DESCRIPTION	PROPOSED AREA	EXISTING AREA	PERMITTED AREA
SIGN 1	CABINET SIGN WITH CHANNEL LETTERS	12.20 SF	0 SF	1,488.40 SF
SIGN 3	CABINET SIGN	20.88 SF	0 SF	1,459.80 SF
SIGN 4	CABINET SIGN	20.88 SF	0 SF	1,488.40 SF
TOTAL		53.96 SF		



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Designer	Reviewer
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05/22/2023	22013270A

Sheet Name

CONCEPT PLAN

Drawing Number

A-203



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1 CONCEPT PLAN
SCALE : N.T.S.