



**KLEHR HARRISON  
HARVEY BRANZBURG<sup>LLP</sup>**

Brett D. Feldman  
Direct Dial: (215) 569-3697  
Email: BFELDMAN@klehr.com

March 16, 2021

**VIA HAND DELIVERY**

Beige Berryman, Director  
Art and Design Manager, Philadelphia City Planning Commission  
City of Philadelphia  
1515 Arch Street – 13<sup>th</sup> Floor  
Philadelphia, PA 19102

**Re: 500 North Christopher Columbus  
Extra Space Storage (New Replacement Storage Tenant)  
Proposed Accessory Signs**

Dear Ms. Berryman:

We represent 500 NCCB Fee, LLC, the owner of the above property (500 NCCB). The property consists of multiple existing buildings that were historically used for warehousing and storage. As part of its continuing efforts to maintain and preserve the now historically designated buildings, 500 NCCB is currently renovating the building known as building C for continued storage use. This application simply seeks to obtain Art Commission approval for otherwise zoning code compliant accessory signs (the signs are “by right”) on that building. In addition, the staff of the Historical Commission has already reviewed and approved the proposed signs.

**I. NATURE OF THE APPLICATION**

As part of this redevelopment plan, 500 NCCB is seeking accessory sign approvals on the four frontages of Building One as indicated below. The proposed signs are permitted by-right under the Philadelphia Zoning Code.

**II. SIGNAGE SUMMARY**

500 NCCB requests approval for the following eighteen (18) accessory signs:

**A. North Front Street Signage:**

1. Proposed, New Sign Type “A”:
  - i. Extra Space Channel Letter Sign (1 sign at 95.84 Sq. Ft)
2. Proposed, New Sign Type “B”
  - i. Extra Space Banner Signs (D/F)(8 signs at 21 Sq. Ft per sign)

B. Spring Garden Street Signage:

1. Proposed, New Sign Type "A":
  - i. Extra Space Channel Letter Sign (1 sign at 95.84 sq. ft.)

C. Beach Street Signage:

1. Proposed, New Sign Type "B":
  - ii. Extra Space Vertical Sign (D/F) (1 sign at 89.66 sq. ft.)
2. Proposed, New Sign Type "C":
  - i. Vertical Office Sign (D/F) (1 sign at 6.66 sq. ft.)
3. Proposed, New Sign Type "D"
  - i. Extra Space Banner Sign (D/F)(5 signs at 21 sq. ft. each)

D. Noble Street Signage:

1. Proposed, New Sign Type "A":
  - i. Extra Space Channel Letter Sign (1 sign at 95.84 sq. ft.)

**III. SUBMISSION DOCUMENTS**

Comprising this Application submission are the following documents:

- (1) "Sign Submission for New Self Storage" prepared by Remus Architects, consisting of 11 sheets. This Submission package includes Elevations, Zoning Site Plan, Photographs of the Site and Vicinity, Sign Detail Plans, and Sign Renderings.

Please contact me if you have any questions, or if you need any additional information.

Sincerely,

Brett D. Feldman

Enclosures

# SIGN SUBMITTAL PACKAGE FOR NEW SELF-STORAGE BUILDING C FACILITY

500 NORTH CHRISTOPHER COLUMBUS BOULEVARD  
PHILADELPHIA, PA 19123

ARCHITECT:



REMUS ARCHITECTURE

900 Haddon Avenue, Suite 412  
Collingswood, NJ 08108

Phone: (856) 869-4980 Fax: (856) 869-4975  
Website: www.remusarchitecture.com

## LIST OF DRAWINGS

CS	COVER SHEET
A1.2	SITE PLAN - SIGNAGE
A2.7	ENLARGED SITE PLAN - SIGNAGE
A3.2	EAST ELEVATION
A3.2a	EAST ELEVATION - IMAGES
A3.3	NORTH ELEVATION
A3.4	WEST ELEVATION
A3.4a	WEST ELEVATION - IMAGES
A3.5	SOUTH ELEVATION
A3.6	SIGNAGE DETAILS
A3.7	SIGNAGE DETAILS

## SIGNAGE CHART

SIGNAGE	SIZE	AREA
SIGN TYPE "A"	L 31'-11-3/8" x W 3'-9-5/8" x D 0'-5"	95.84 SF
SIGN TYPE "B"	L 15'-0" x W 2'-11-7/8" x D 1'-4"	89.66 SF
SIGN TYPE "C"	L 4'-0" x W 0'-10" x D 0'-3"	6.66 SF
SIGN TYPE "D"	L 7'-0" x W 1'-6" x D 0'-6"	21.00 SF

## SITE LOCATION MAP



## ZONING COMPLIANCE CHART

BUILDING GROUND FLOOR FRONTAGE	ALLOWABLE SF (2 SQ. FEET PER LINEAL GROUND FLOOR FRONTAGE)	PROPOSED SF	NUMBER/TYPE OF SIGNS PER FRONTAGE	ALLOWED HEIGHT (THE LOWER OF THE ROOF LINE OR 2ND FLOOR WINDOW SILL)
EAST ELEVATION, BUILDING C: (N. BEACH STREET)	±147'-2" x 2 = 294.33sf	201.32sf --Comply	7 TOTAL (1-SIGN B, 1-SIGN C, 5-SIGN D)	Comply*
WEST ELEVATION, BUILDING C: (N. FRONT STREET)	±147'-5" x 2 = 294.83sf	263.84sf --Comply	9 TOTAL (1-SIGN A, 8-SIGN D)	Comply*
NORTH ELEVATION, BUILDING C: (SPRING GARDEN STREET)	±166'-6" x 2 = 333.00sf	95.84sf --Comply	1 TOTAL (1-SIGN A)	Comply*
SOUTH ELEVATION, BUILDING C: (NOBEL STREET)	±156'-9" x 2 = 313.50sf	95.84sf --Comply	1 TOTAL (1-SIGN A)	Comply*

\*ALL PROPOSED SIGNS ARE ZONING CODE COMPLIANT AS THEY ARE ALL BELOW THE ROOF LINE AND THERE IS NO SECOND FLOOR WINDOW SILL  
ZONING IS CMX-4

## STOREFRONT LINEAR FOOTAGE

EAST ELEVATION, BUILDING C (FORMER N. BEACH STREET):	±147'-2"
WEST ELEVATION, BUILDING C (N. FRONT STREET):	±147'-5"
NORTH ELEVATION, BUILDING C (SPRING GARDEN STREET):	±166'-6"
SOUTH ELEVATION, BUILDING C (NOBEL STREET):	±156'-9"
TOTAL:	±617'-10"

GENERAL NOTE:

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Distribution:	Date:
1 SIGNAGE SUBMISSION	01/28/2021
2 PERMIT REVISIONS	03/19/2021
3	
4	
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Architectural Registrations:  
Robert J. Zmijewski  
IL - 001-024313  
MD - 192259  
NJ - 20971  
NY - 033451  
PA - RA409240  
TX - 26860



Consultants:  
Structural:  
Baker, Ingram, & Associates  
2 White Horse Pike  
Haddon Heights, NJ 08035  
P: (856) 310-1491 F: (856) 310-1829  
W: www.bakeringram.com  
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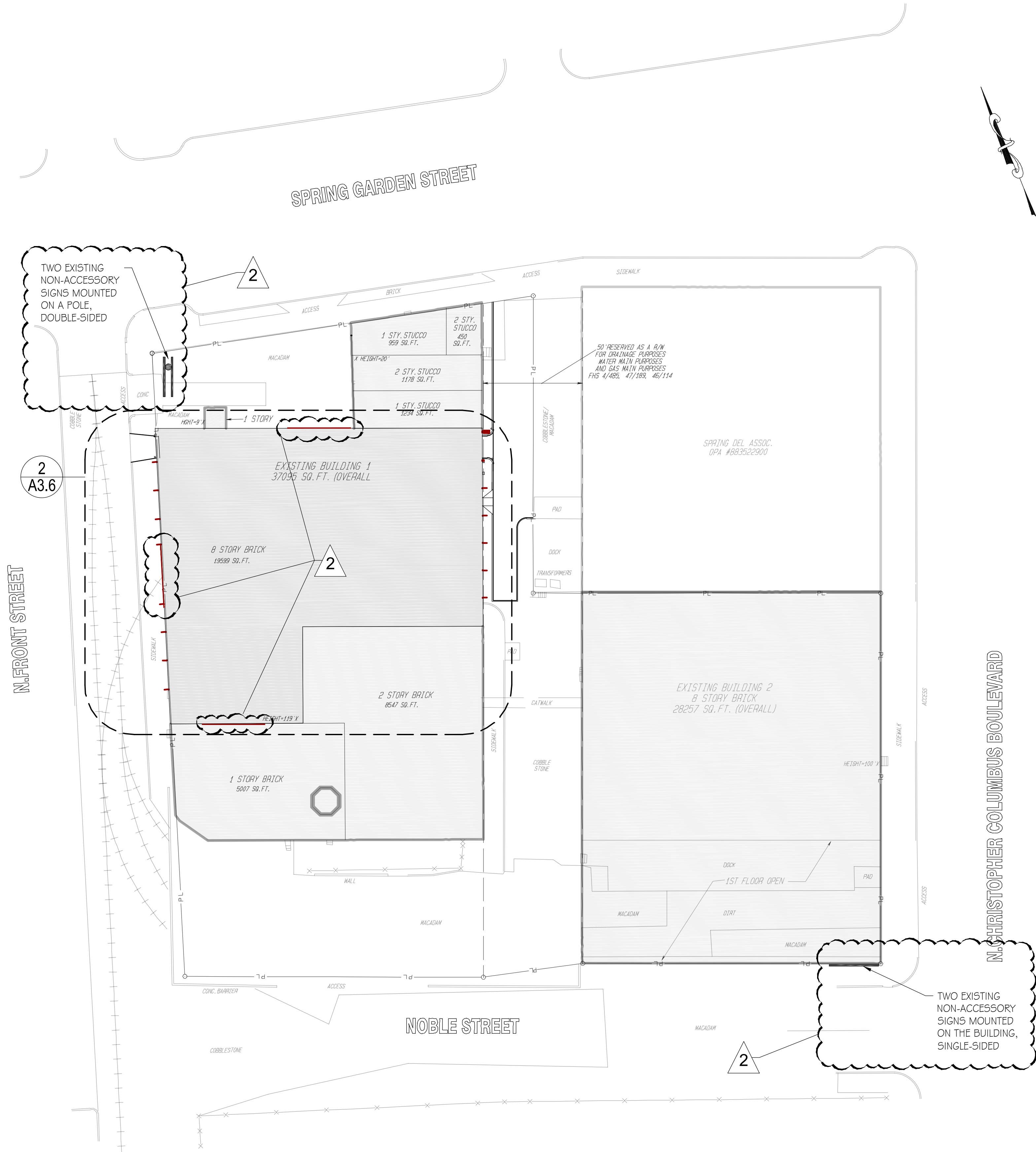
Job Name:  
SIGN SUBMITTAL PACKAGE  
FOR NEW SELF-STORAGE  
FACILITY  
500 NORTH COLUMBUS BOULEVARD  
PHILADELPHIA, PA 19123

Sheet Title:  
COVER SHEET

Drawn By: MDC / JJC	Approved By: PDR
Scale: AS NOTED	Project Number: 19-118

Date:  
12/14/2019  
Drawing Number:

CS



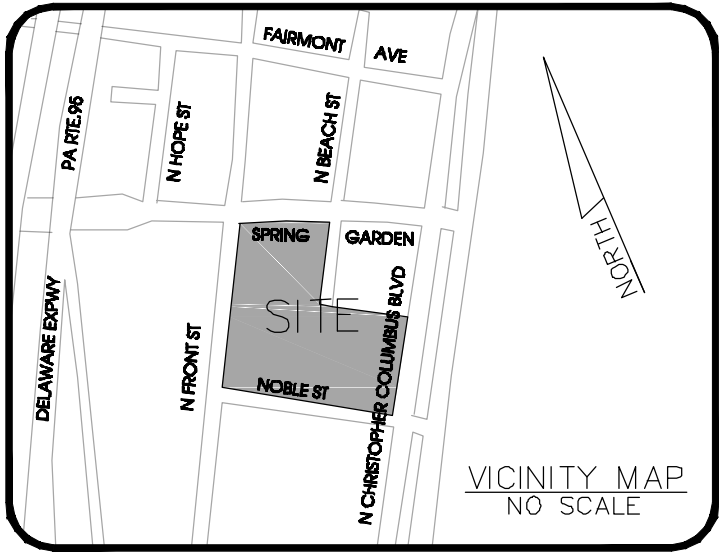
PROPOSED SITE PLAN  
SCALE: 1/32" = 1'-0"

1  
A1.2



IMAGE  
SCALE: NOT TO SCALE

2  
A1.2



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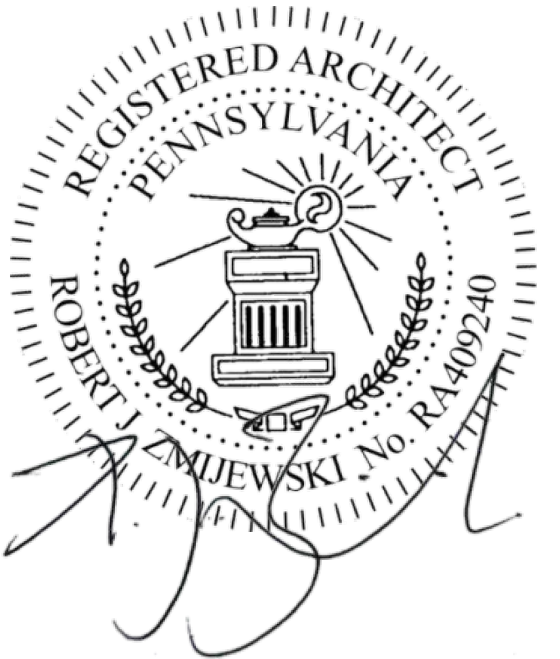
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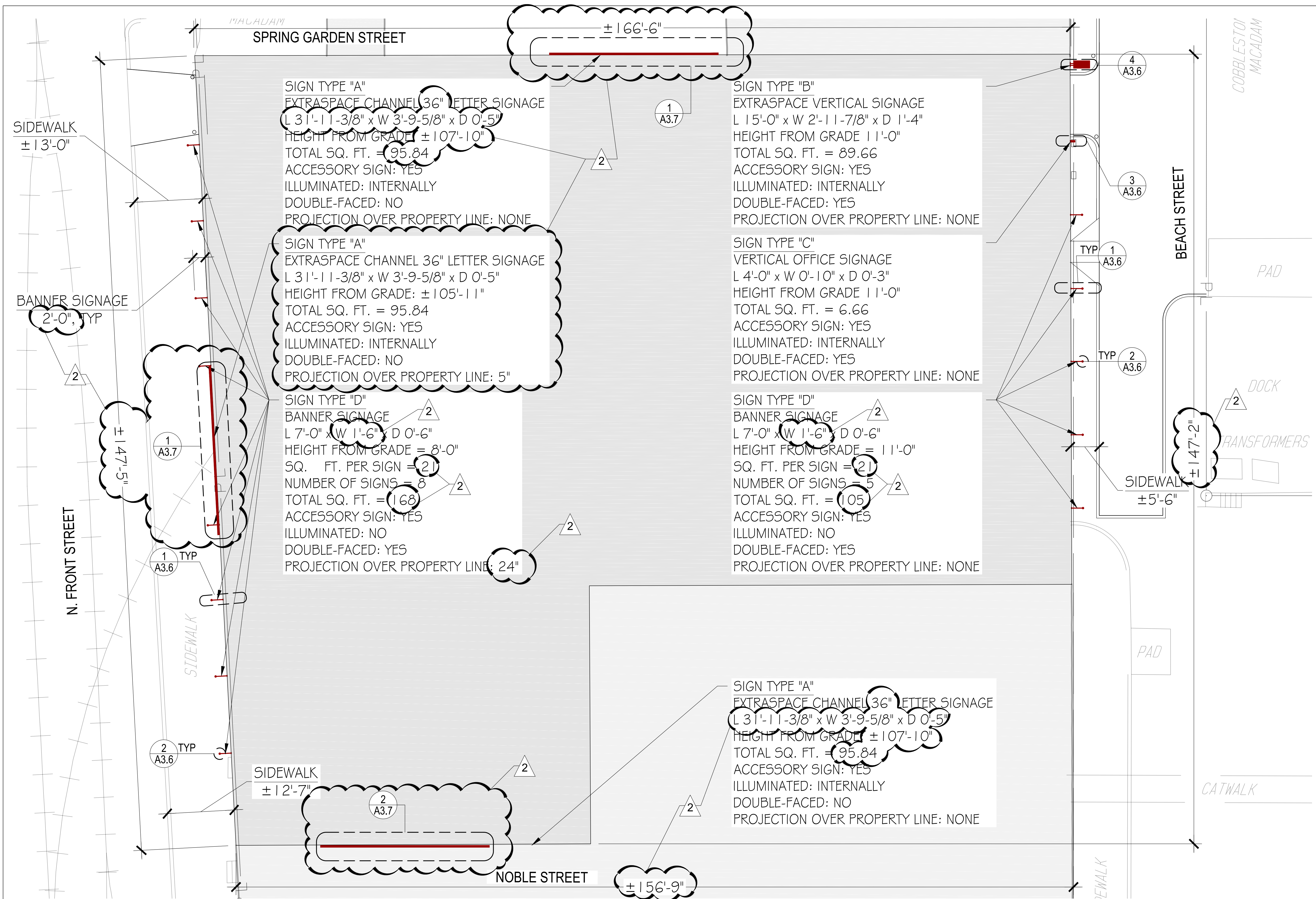
Job Name:  
SIGN SUBMITTAL PACKAGE  
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FACILITY  
500 NORTH COLUMBUS BOULEVARD  
PHILADELPHIA, PA 19123

Sheet Title:  
  
SITE PLAN - SIGNAGE

Drawn By: MDC / JJC	Approved By: PDR
Scale: AS NOTED	Project Number: 19-118

Date:  
12/14/2019  
Drawing Number:

A1.2



ENLARGED SITE PLAN  
SCALE: 1/8" = 1'-0"

1  
A2.7

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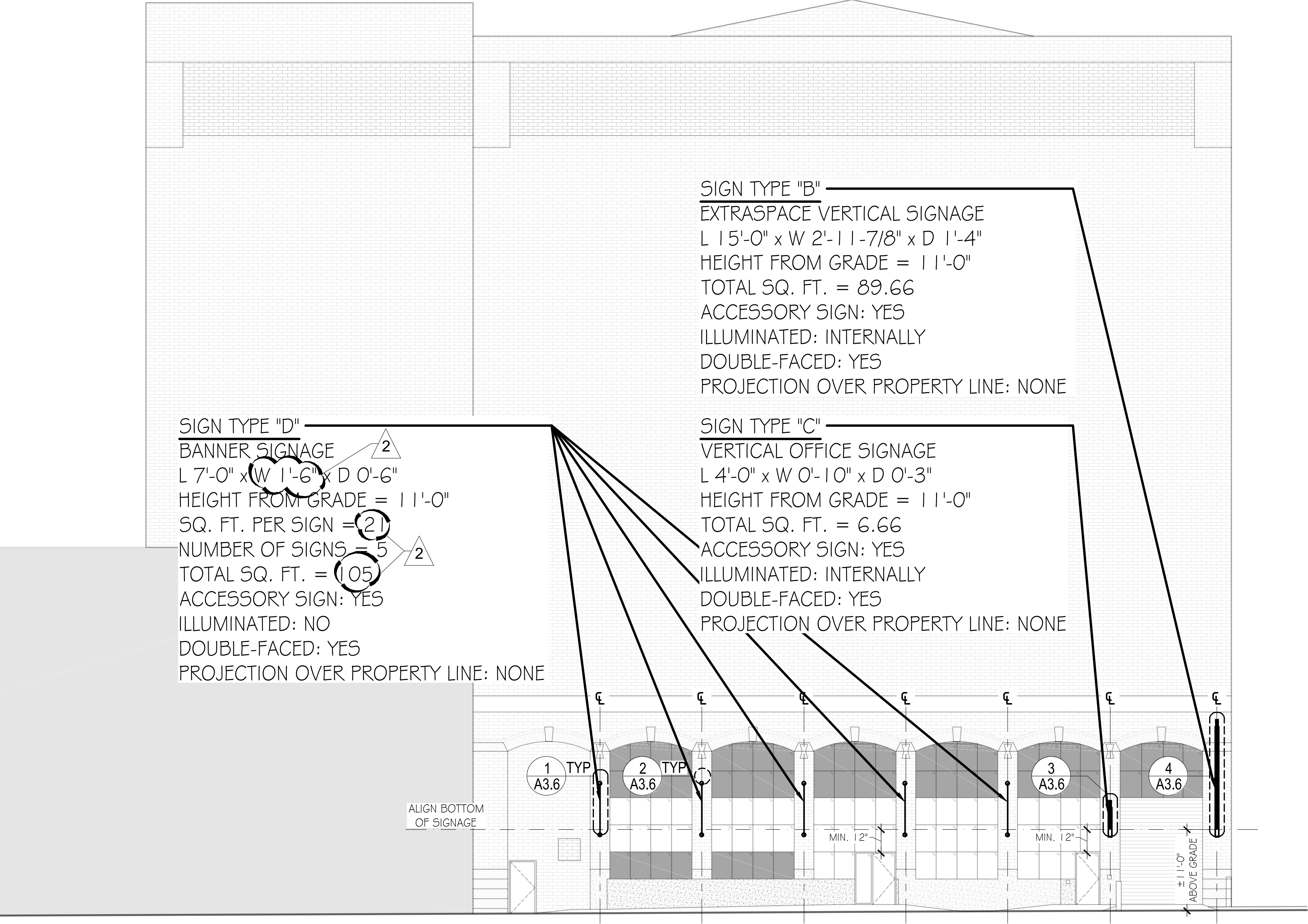
Sheet Title:

ENLARGED SITE PLAN -  
SIGNAGE

Date:  
12/14/2019

Drawing Number:

**A2.7**

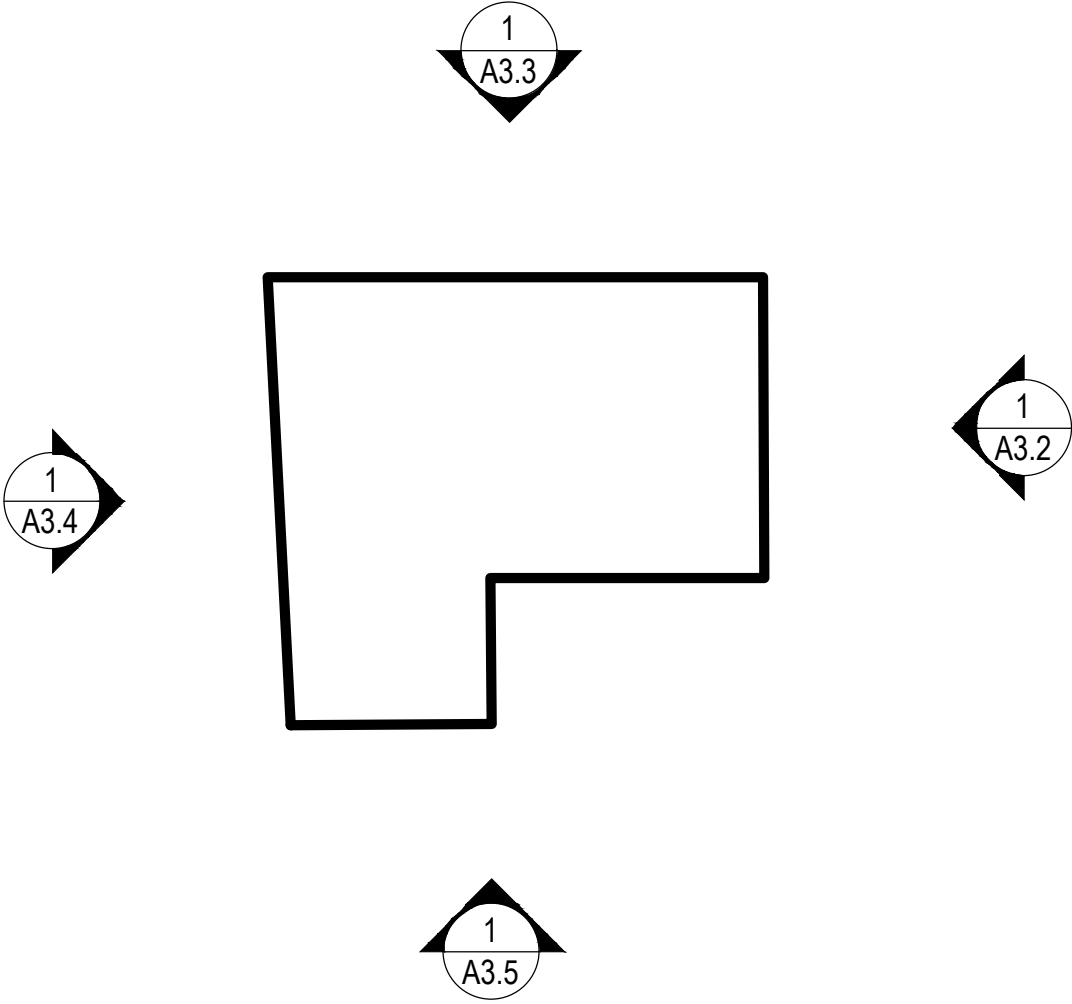


SIGN TYPE "D"  
BANNER SIGNAGE  
L 7'-0" x W 1'-6" x D 0'-6"  
HEIGHT FROM GRADE = 11'-0"  
SQ. FT. PER SIGN = 21  
NUMBER OF SIGNS = 5  
TOTAL SQ. FT. = 105  
ACCESSORY SIGN: YES  
ILLUMINATED: NO  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY LINE: NONE

SIGN TYPE "B"  
EXTRASPACE VERTICAL SIGNAGE  
L 15'-0" x W 2'-11-7/8" x D 1'-4"  
HEIGHT FROM GRADE = 11'-0"  
TOTAL SQ. FT. = 89.66  
ACCESSORY SIGN: YES  
ILLUMINATED: INTERNALLY  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY LINE: NONE

SIGN TYPE "C"  
VERTICAL OFFICE SIGNAGE  
L 4'-0" x W 0'-10" x D 0'-3"  
HEIGHT FROM GRADE = 11'-0"  
TOTAL SQ. FT. = 6.66  
ACCESSORY SIGN: YES  
ILLUMINATED: INTERNALLY  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY LINE: NONE

BEACH STREET - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE: NOT TO SCALE

GENERAL NOTE:  
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IL - 001-024313 NY - 033451  
MD - 19259 PA - RA409240  
NJ - 20971 TX - 26860



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PHILADELPHIA, PA 19123

Sheet Title:  
EAST ELEVATION

Drawn By: MDC / JJC	Approved By: PDR
Scale: AS NOTED	Project Number: 19-118

Date:  
12/14/2019  
Drawing Number:

A3.2

SIGN TYPE "D"  
BANNER SIGNAGE  
L 7'-0" x W 1'-6" x D 0'-6"  
HEIGHT FROM GRADE = 11'-0"  
SQ. FT. PER SIGN = 21  
NUMBER OF SIGNS = 5  
TOTAL SQ. FT. = 105  
ACCESSORY SIGN: YES  
ILLUMINATED: NO  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY  
LINE: NONE

SIGN TYPE "C"  
VERTICAL OFFICE SIGNAGE  
L 4'-0" x W 0'-10" x D 0'-3"  
HEIGHT FROM GRADE 11'-0"  
TOTAL SQ. FT. = 6.66  
ACCESSORY SIGN: YES  
ILLUMINATED: INTERNALLY  
DOUBLE-FACED: YES  
PROJECTION OVER  
PROPERTY LINE: NONE

SIGN TYPE "B"  
EXTRASPACE VERTICAL SIGNAGE  
L 15'-0" x W 2'-11-7/8" x D 1'-4"  
HEIGHT FROM GRADE 11'-0"  
TOTAL SQ. FT. = 89.66  
ACCESSORY SIGN: YES  
ILLUMINATED: INTERNALLY  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY  
LINE: NONE



VIEW OF EAST ELEVATION FROM BEACH STREET  
SCALE: NOT TO SCALE

1  
A3.2a



VIEW OF EAST ELEVATION FROM SPRING GARDEN STREET  
SCALE: NOT TO SCALE

2  
A3.2a

CANNOT OBTAIN IMAGE  
OF FULL ELEVATION DUE  
TO PROXIMITY OF  
ADJACENT BUILDING

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Job Name:  
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FACILITY  
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PHILADELPHIA, PA 19123

Sheet Title:  
  
EAST ELEVATION - IMAGES

Drawn By: MDC / JJC	Approved By: PDR
Scale: AS NOTED	Project Number: 19-118
Date: 12/14/2019	
Drawing Number:	

A3.2a

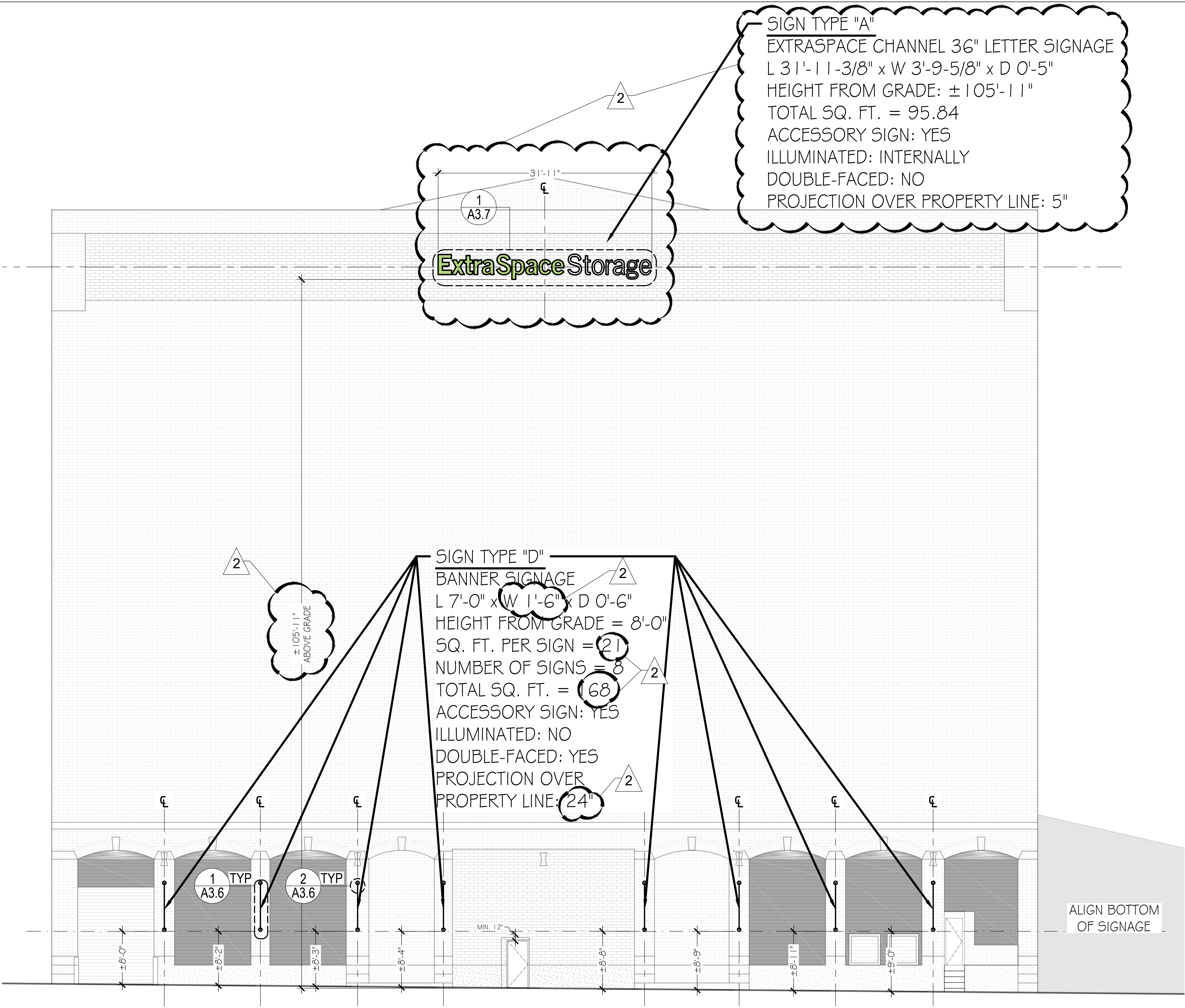
PROJECTION OVER PROPERTY LINE: NONE



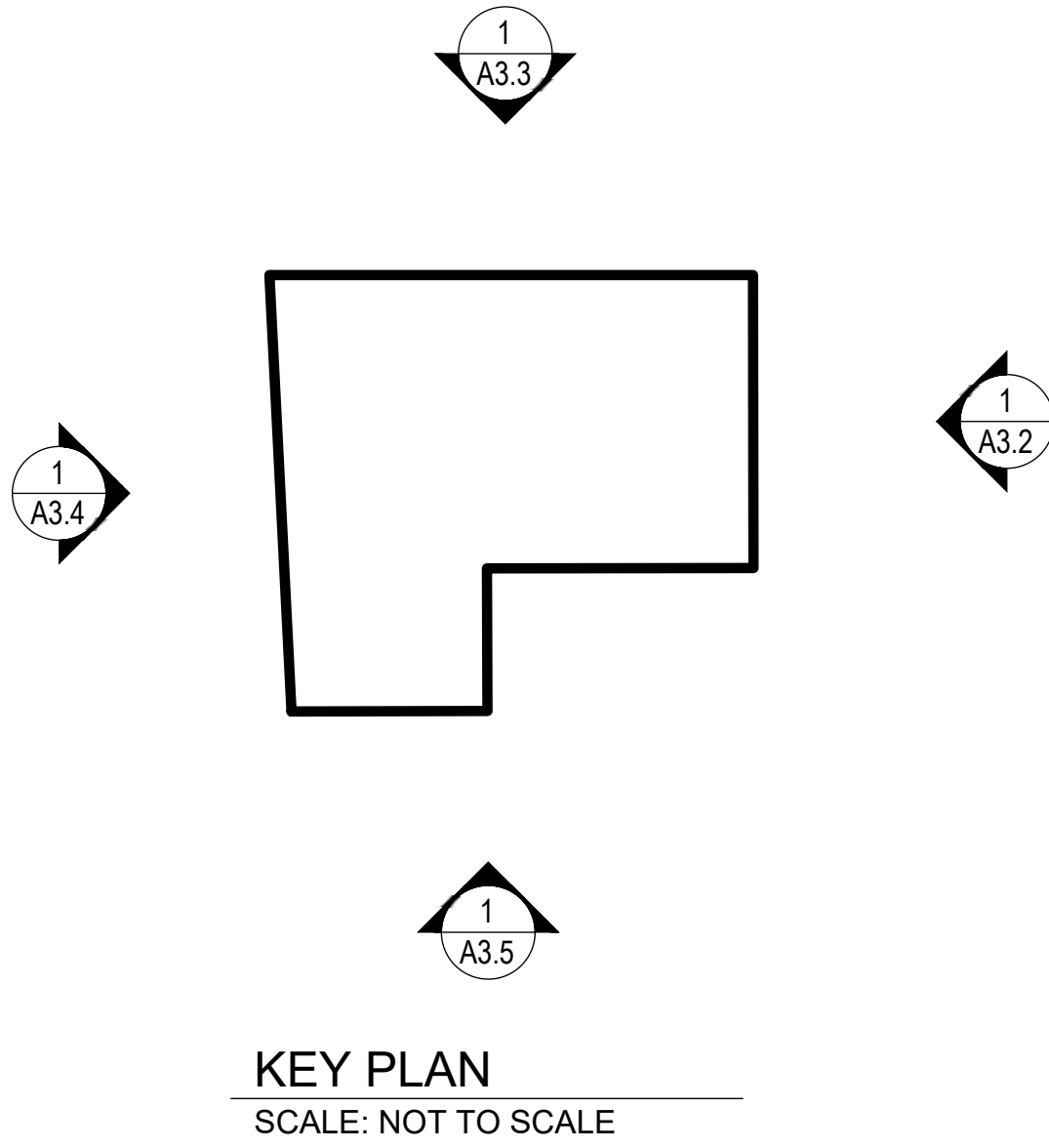
### A3.3

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

SCALE: NOT TO SCALE



FRONT STREET - WEST ELEVATION 1 A3.4  
SCALE: 1/8" = 1'-0"



KEY PLAN  
SCALE: NOT TO SCALE

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Job Name:  
SIGN SUBMITTAL PACKAGE  
FOR NEW SELF-STORAGE  
FACILITY  
500 NORTH COLUMBUS BOULEVARD  
PHILADELPHIA, PA 19123

Sheet Title:  
WEST ELEVATION

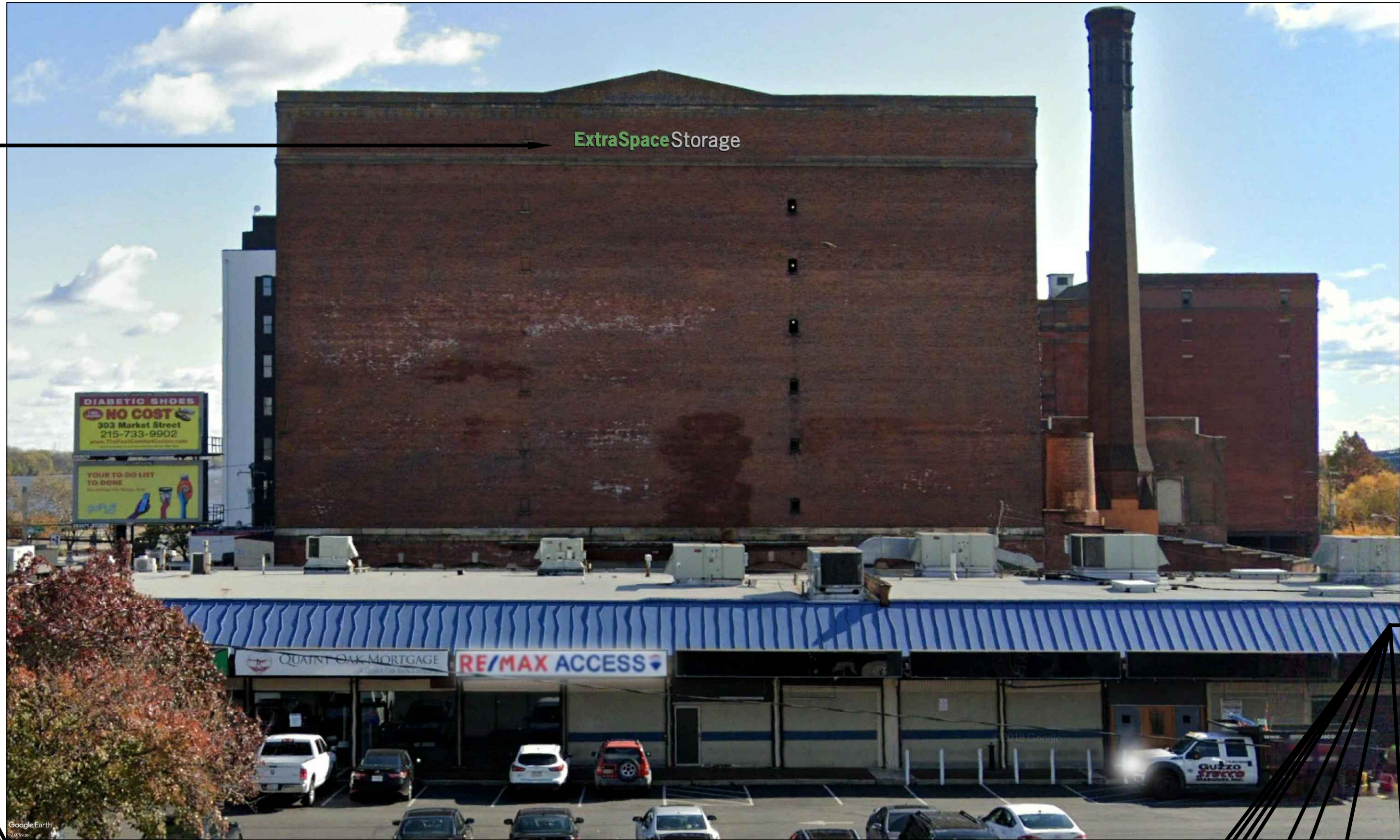
Drawn By: JJC	Approved By: PDR
Scale: AS NOTED	Project Number: 19-118

Date:  
12/14/2019  
Drawing Number:

A3.4

SIGN TYPE "A"  
EXTRASPACE CHANNEL 36" LETTER SIGNAGE  
L 31'-11-3/8" x W 3'-9-5/8" x D 0'-5"  
HEIGHT FROM GRADE: ± 105'-11"  
TOTAL SQ. FT. = 95.84  
ACCESSORY SIGN: YES  
ILLUMINATED: INTERNALLY  
DOUBLE-FACED: NO  
PROJECTION OVER PROPERTY LINE: 5"

SIGN TYPE "D"  
BANNER SIGNAGE  
L 7'-0" x W 1'-6" x D 0'-6"  
HEIGHT FROM GRADE = 8'-0"  
SQ. FT. PER SIGN = 21  
NUMBER OF SIGNS = 8  
TOTAL SQ. FT. = 168  
ACCESSORY SIGN: YES  
ILLUMINATED: NO  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY LINE: 24"



VIEW OF WEST ELEVATION FROM I-97 NORTHBOUND ON-RAMP  
SCALE: NOT TO SCALE

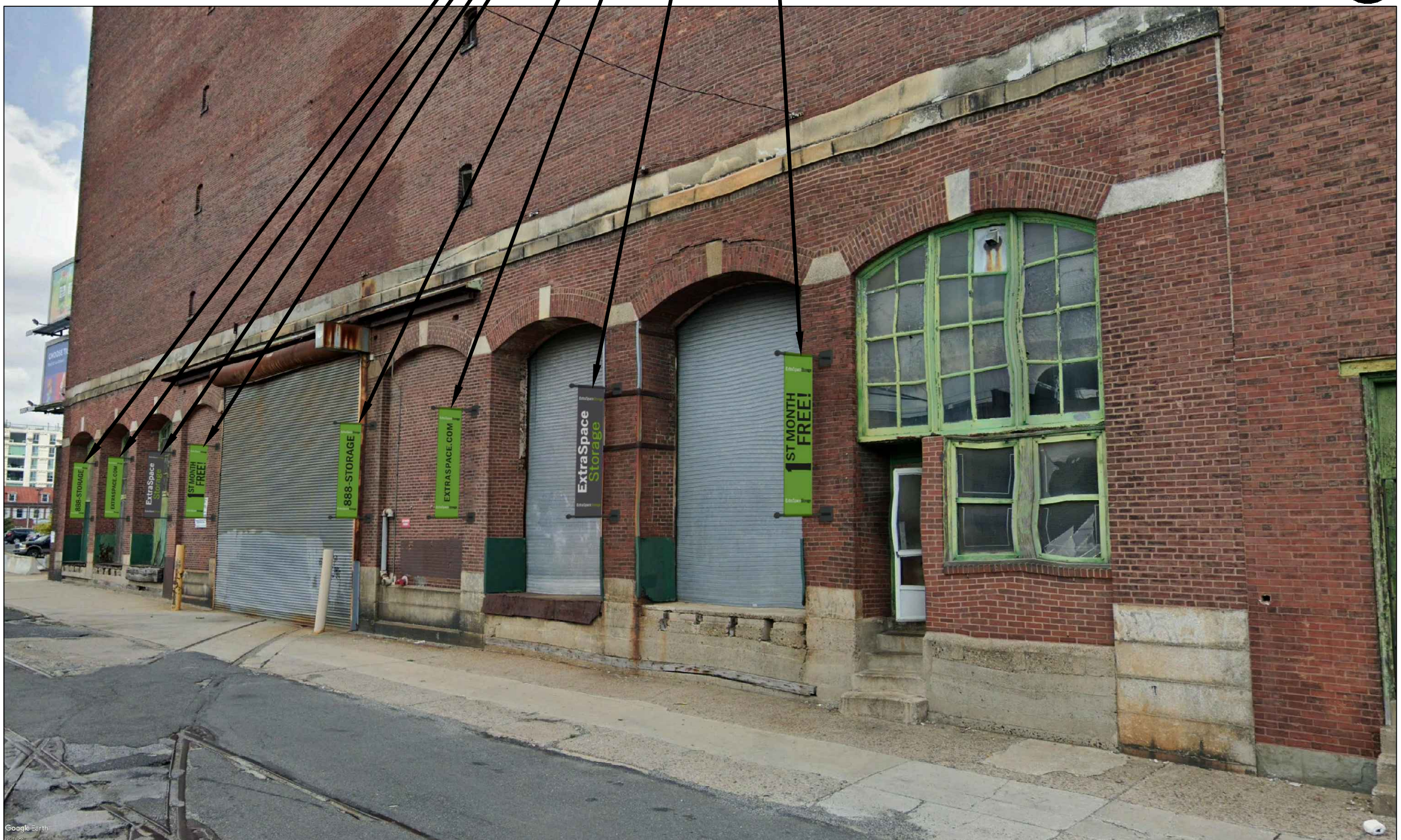
1  
A3.4a

SIGN TYPE "D"  
BANNER SIGNAGE  
L 7'-0" x W 1'-6" x D 0'-6"  
HEIGHT FROM GRADE = 8'-0"  
SQ. FT. PER SIGN = 21  
NUMBER OF SIGNS = 8  
TOTAL SQ. FT. = 168  
ACCESSORY SIGN: YES  
ILLUMINATED: NO  
DOUBLE-FACED: YES  
PROJECTION OVER PROPERTY LINE: 24"



VIEW OF WEST ELEVATION FROM FRONT STREET  
SCALE: NOT TO SCALE

1  
A3.4a



VIEW OF WEST ELEVATION FROM FRONT STREET  
SCALE: NOT TO SCALE

2  
A3.4a

CANNOT OBTAIN IMAGE  
OF FULL ELEVATION DUE  
TO PROXIMITY OF  
ADJACENT BUILDING

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Sheet Title:

WEST ELEVATION - IMAGES

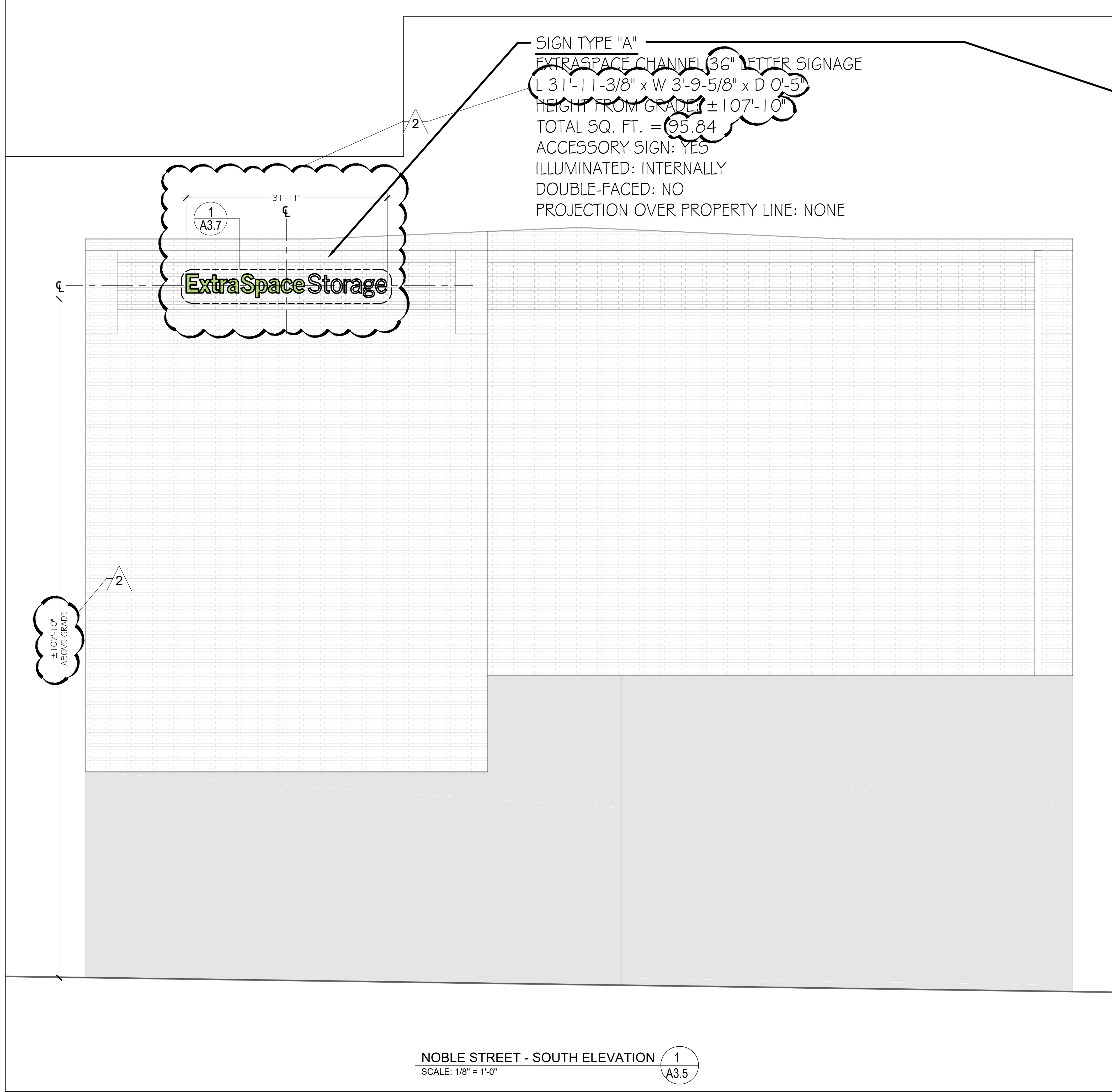
Drawn By: MDC / JJC  
Approved By: PDR

Scale: AS NOTED  
Project Number: 19-118

Date: 12/14/2019

Drawing Number:

A3.4a

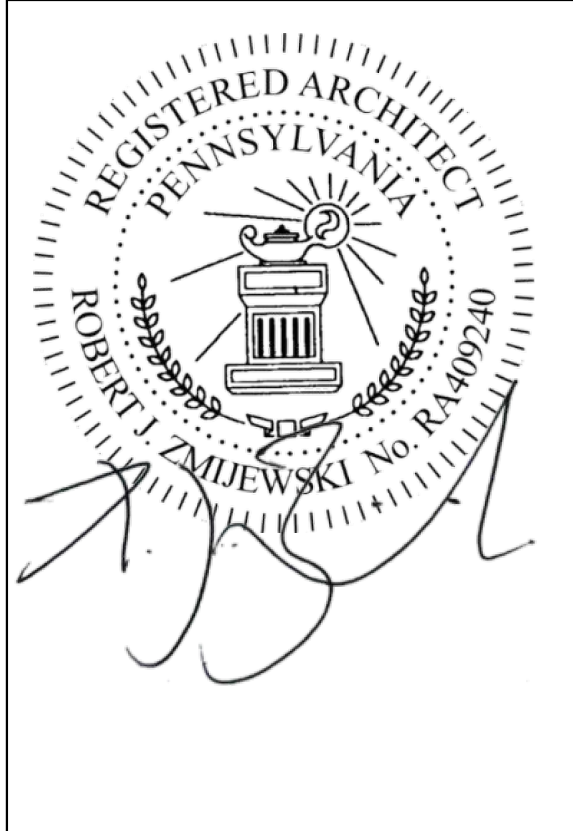


VIEW OF SOUTH ELEVATION FROM CALLOWHILL STREET  
SCALE: NOT TO SCALE

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Sheet Title:  
**SOUTH ELEVATION**

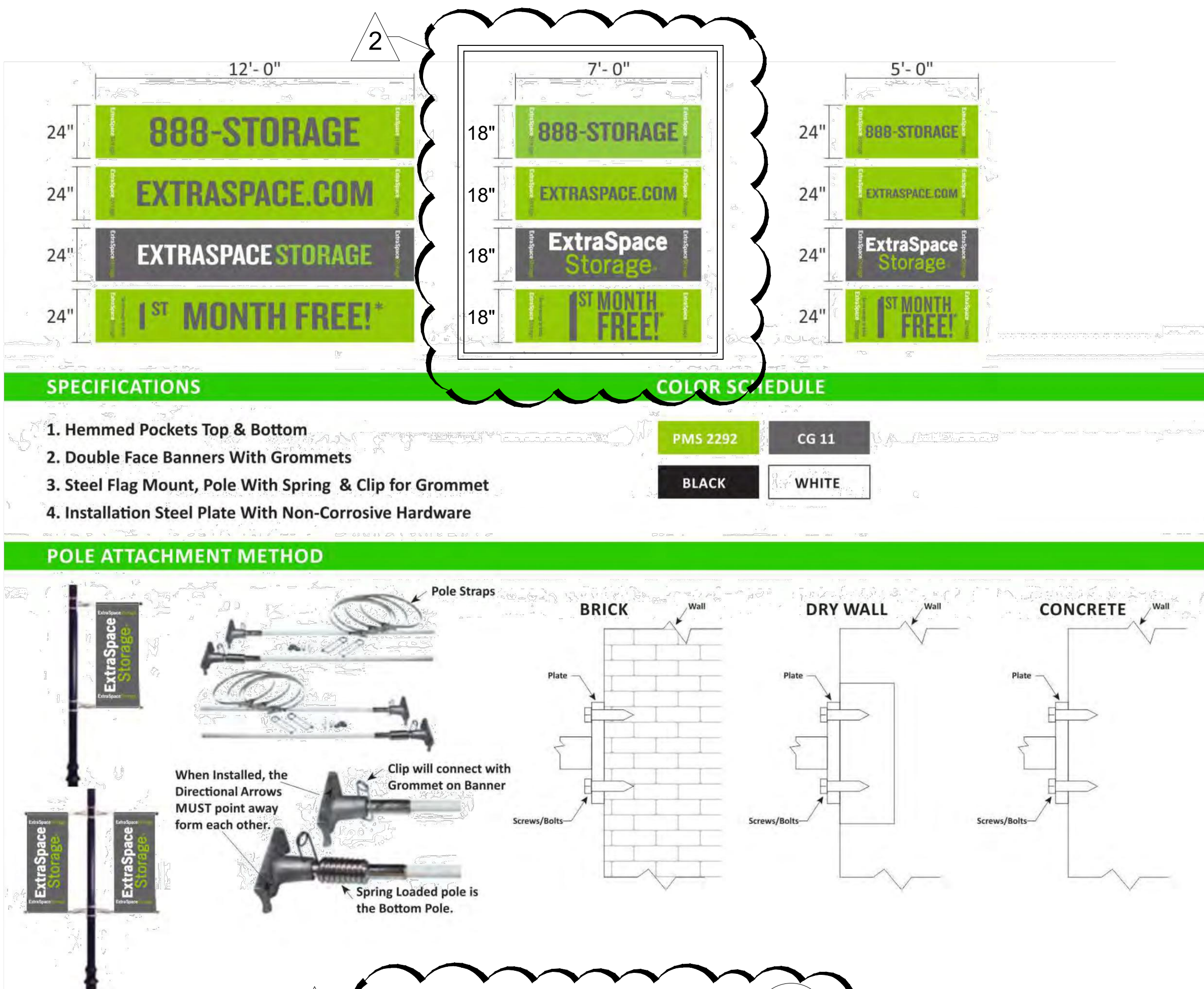
Drawn By: JJC  
Approved By: PDR

Scale:  
AS NOTED  
Project Number:  
19-118

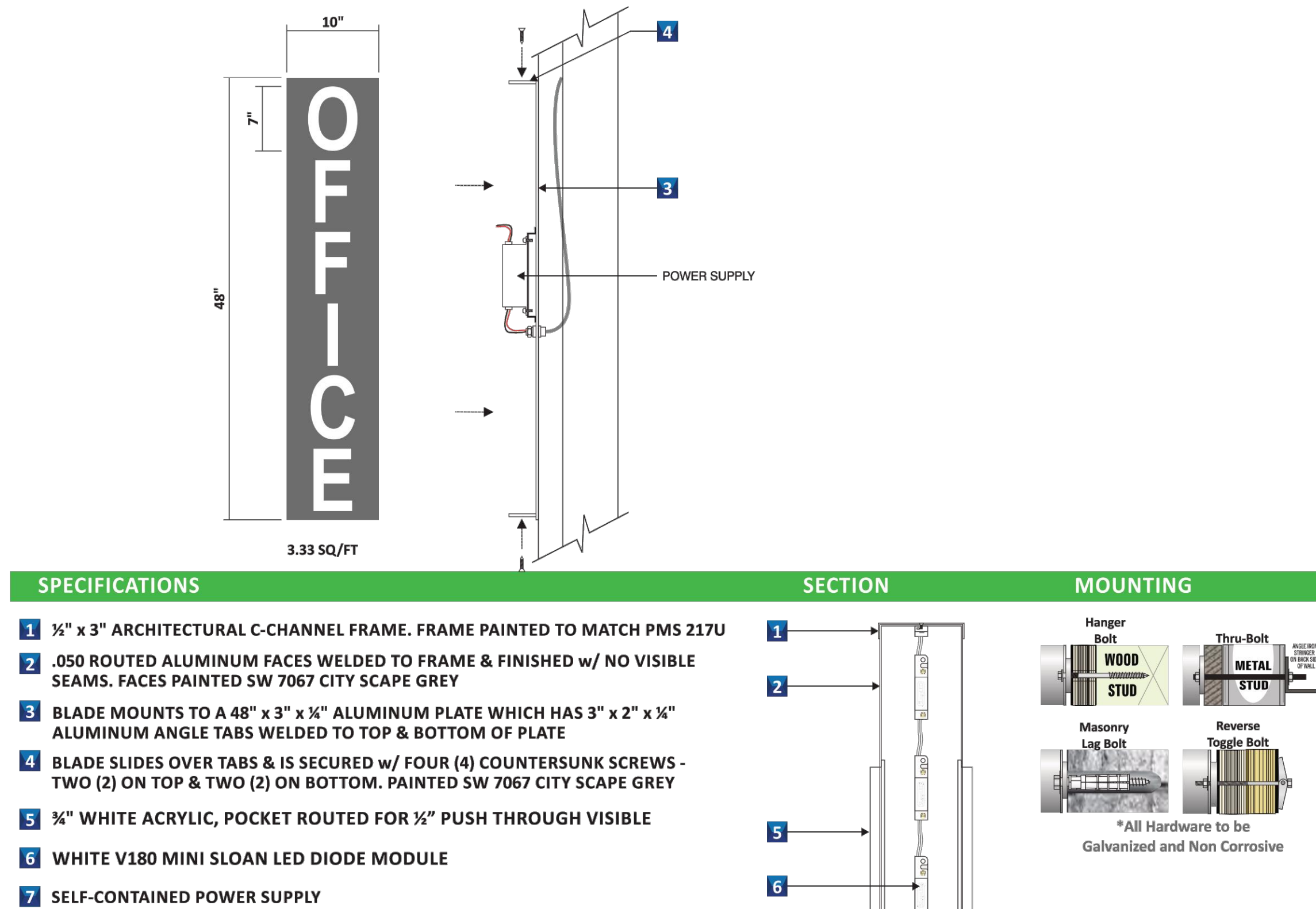
Date:  
12/14/2019

Drawing Number:

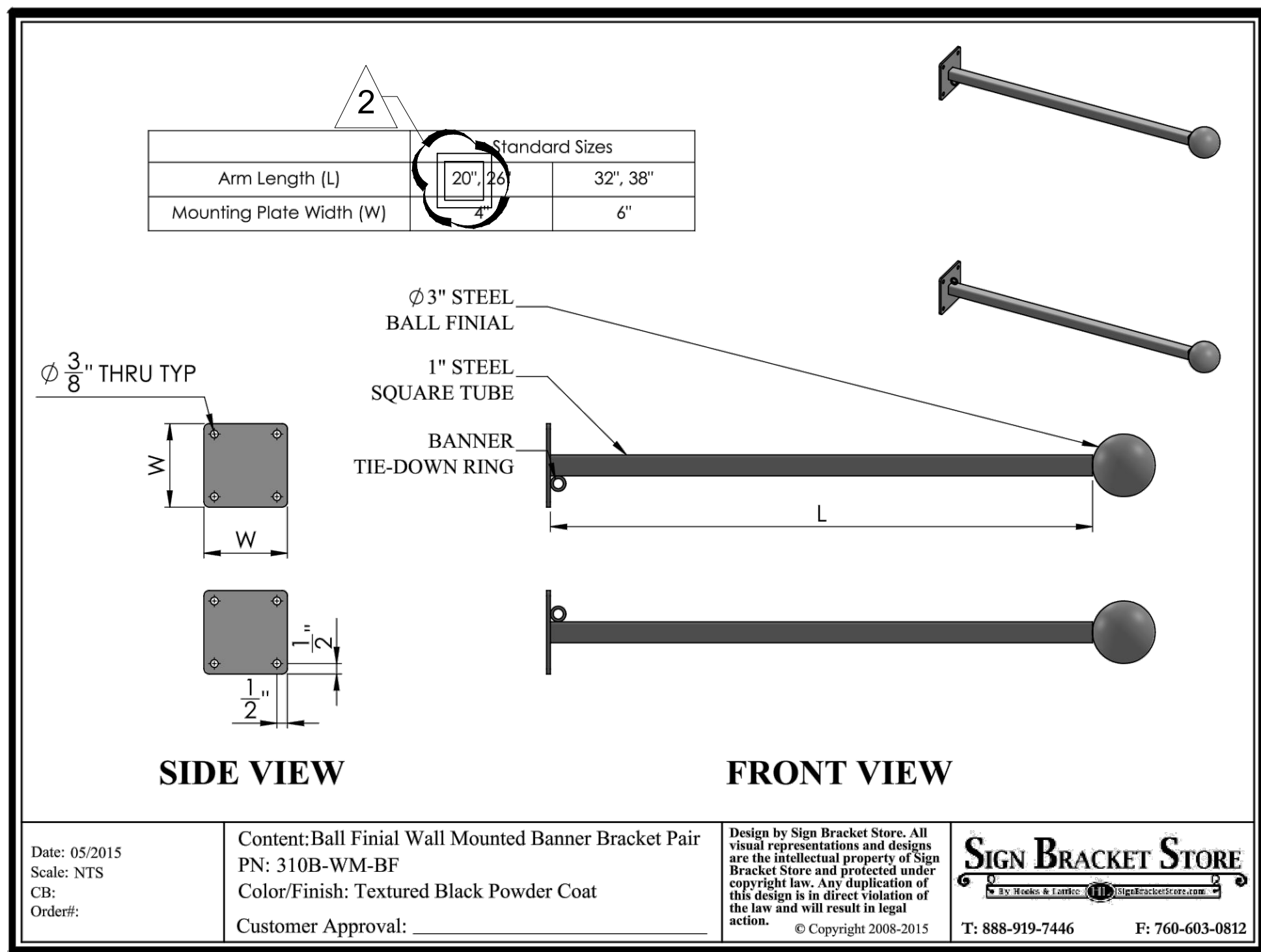
**A3.5**



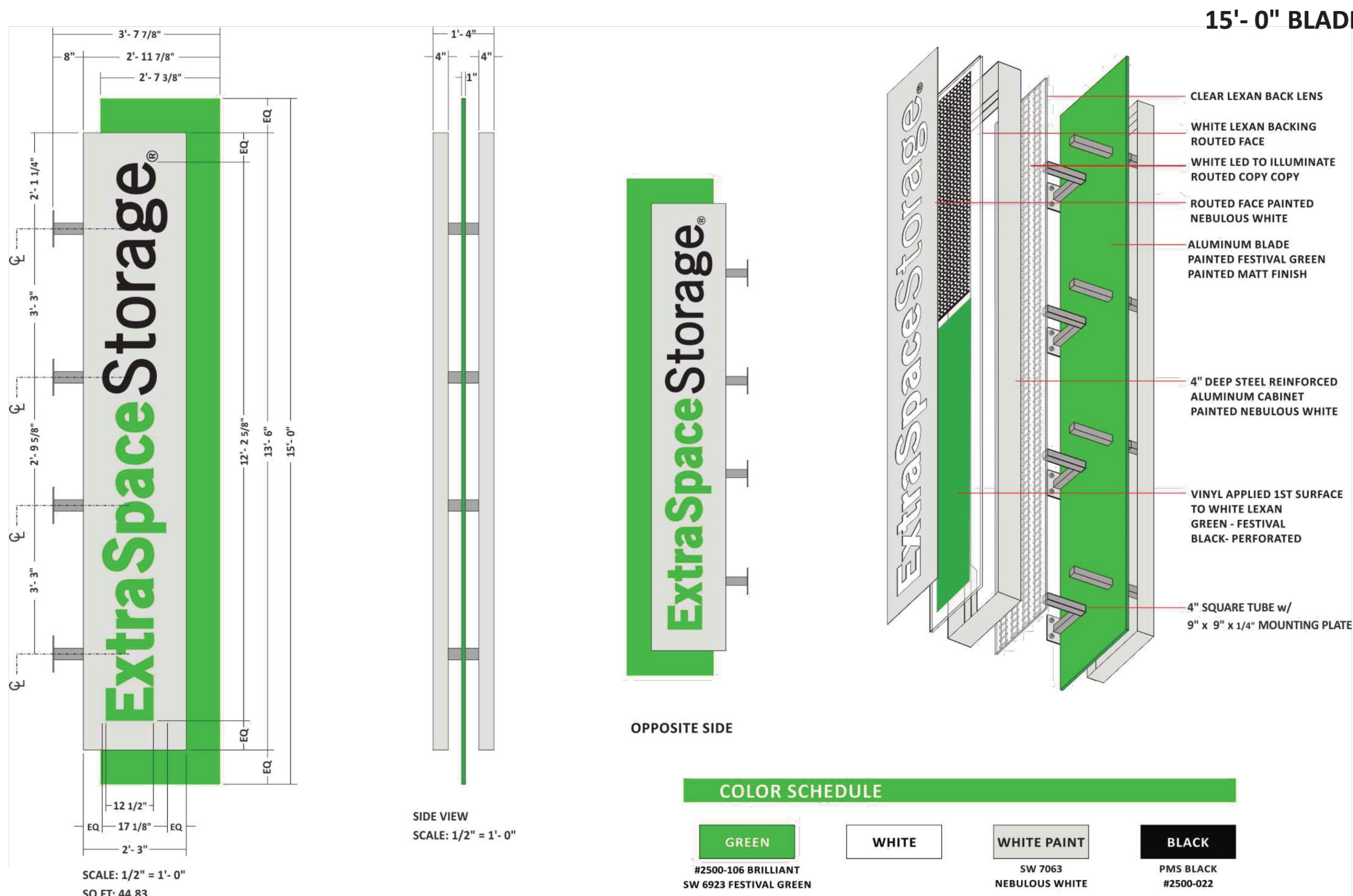
2 TYPE "D" SIGNAGE BANNER 1  
SCALE: NOT TO SCALE  
TOTAL SQ. FT. OF SIGN =21 A3.6



TYPE "C" SIGNAGE VERTICAL OFFICE 3  
SCALE: NOT TO SCALE  
TOTAL SQ. FT. OF SIGN =6.66 A3.6



2 TYPE "D" SIGNAGE WALL- MOUNTED GROMMETS FOR BANNER 2  
SCALE: NOT TO SCALE  
TOTAL SQ. FT. OF SIGN =21 A3.6



TYPE "B" SIGNAGE VERTICAL WALL 4  
SCALE: NOT TO SCALE  
TOTAL SQ. FT. OF SIGN =89.66 A3.6



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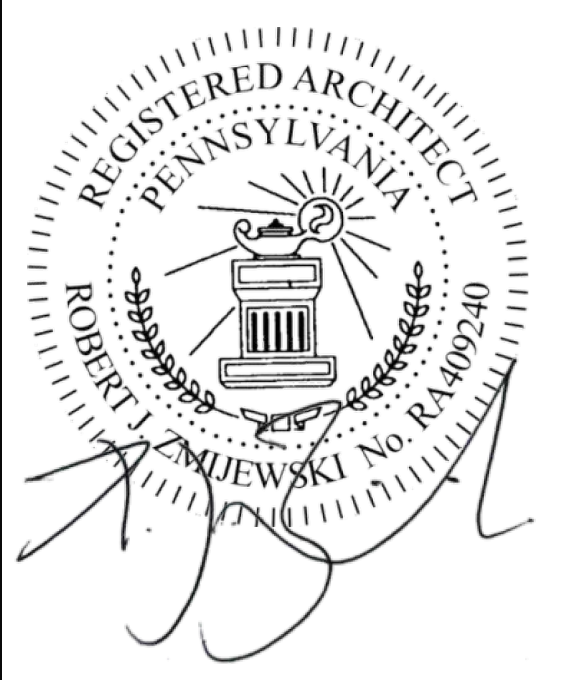
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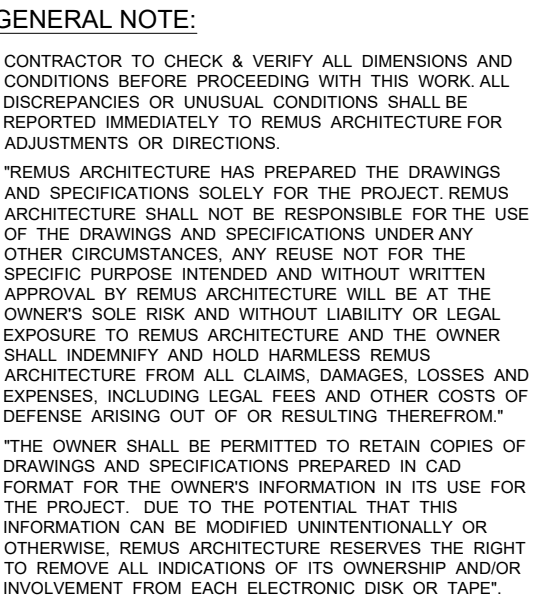
**Sheet Title:**  
SIGNAGE DETAILS

**Drawn By:** MDC / JJC  
**Approved By:** PDR

**Scale:** AS NOTED  
**Project Number:** 19-118

**Date:** 12/14/2019  
**Drawing Number:**

A3.6



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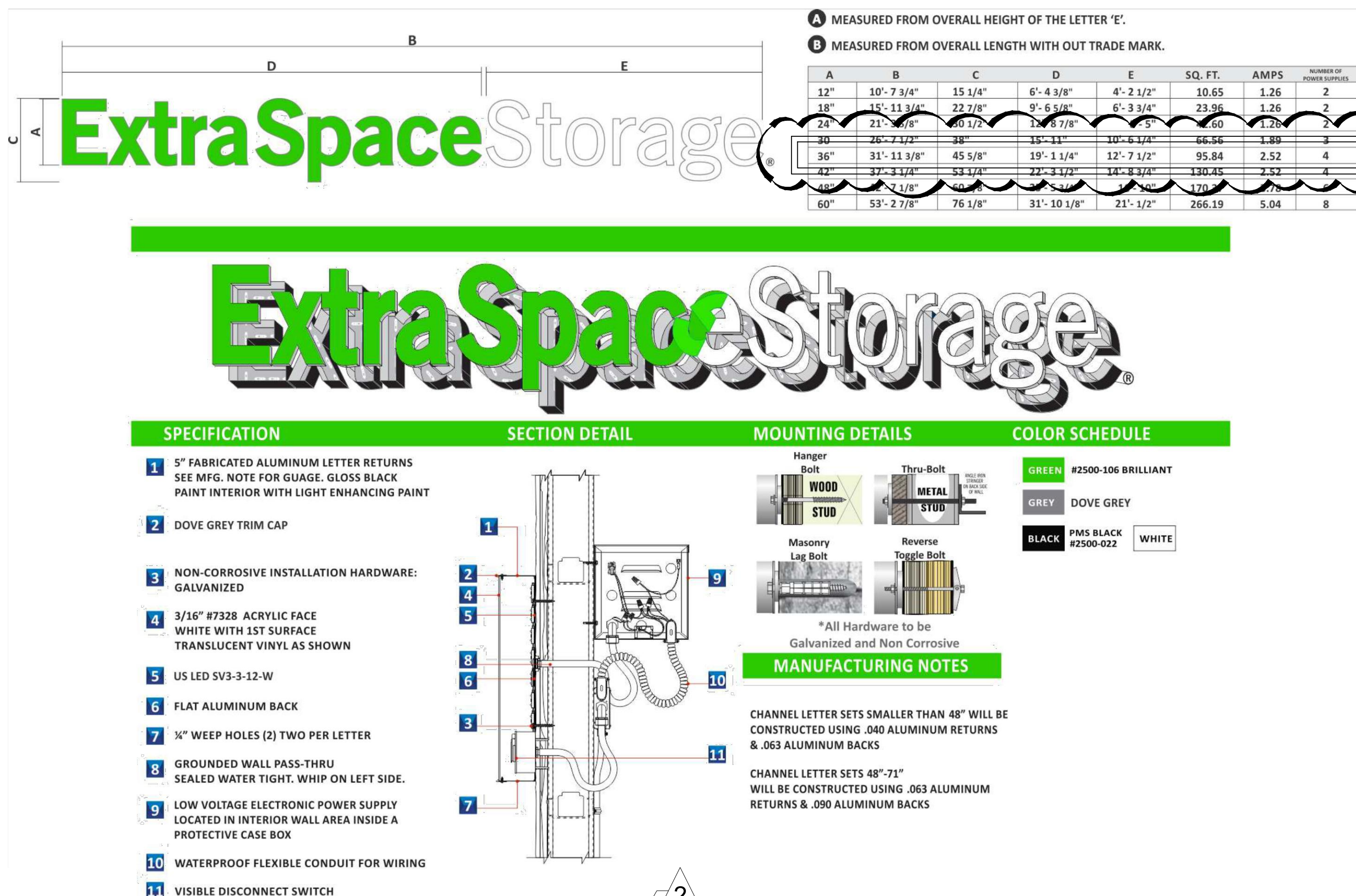
SIGNAGE DETAILS

Drawn By: MDC / JJC	Approved By: PDR
Scale: AS NOTED	Project Number: 19-118

Date: 12/14/2019

Drawing Number:

# A3.7



TYPE "A" SIGNAGE (36") CHANNEL LETTER

SCALE: NOT TO SCALE  
TOTAL SQ. FT. OF SIGN = 266.19