

Ez Signs, LLC  
2177 Bennett Road  
Philadelphia, PA 19116  
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FAX: (215) 676-3269  
[service@signsinstall.com](mailto:service@signsinstall.com)

EZ SIGNS INC  
1 (866) FIX-LIGHT

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December 16, 2021

To whom it may concern,

Proposed Sign installation for Van Leeuwen located 115 S 18<sup>th</sup> St AKA 1734-36 Chestnut St.

The scope of work includes:

- Proposed two (2) Statically LED-lit accessory wall signs:
  - 1.1 Sign 2'-0" x 8'-4" (16.6 Sq Ft sign area)
  - 1.2 Sign 2'-0" x 8'-4" (16.6 Sq Ft sign area)

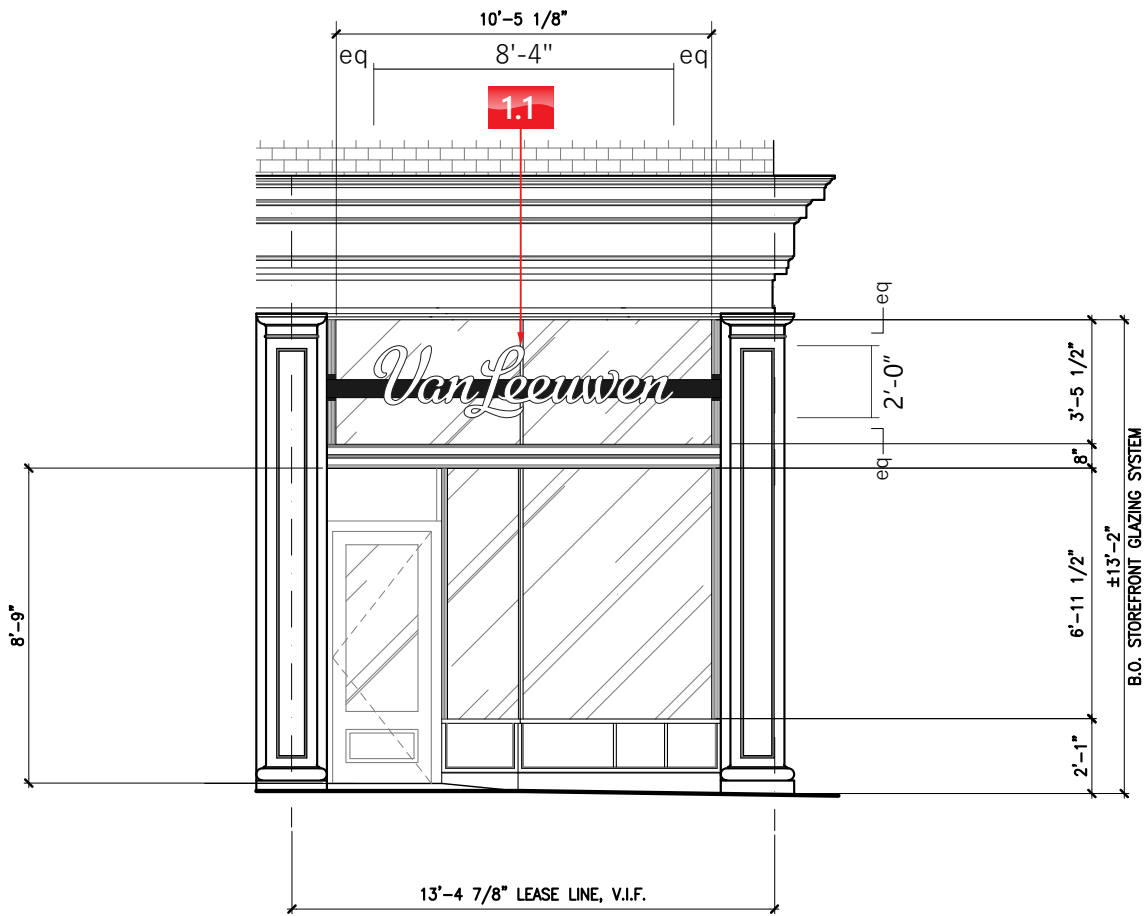
If you have any questions please, feel free to contact me at any time!

***Natalya Atroshyna***  
***EZ SIGNS LLC***  
*2177 Bennett Road*  
*Philadelphia, PA 19116*  
*p. 267-406-0273*  
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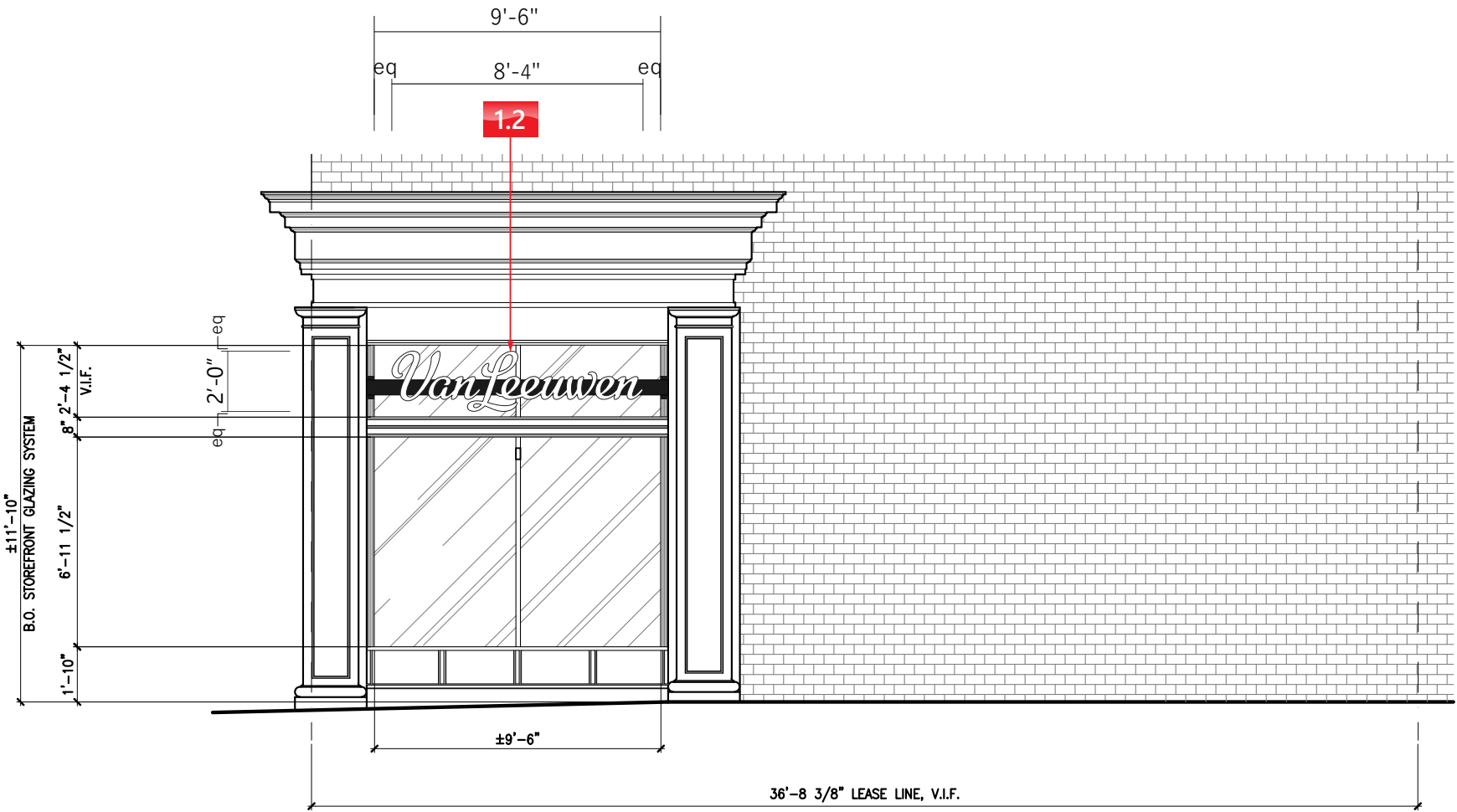


Van Leeuwen Ice-cream  
1734-36 Chestnut ST AKA 115 S 18th Street

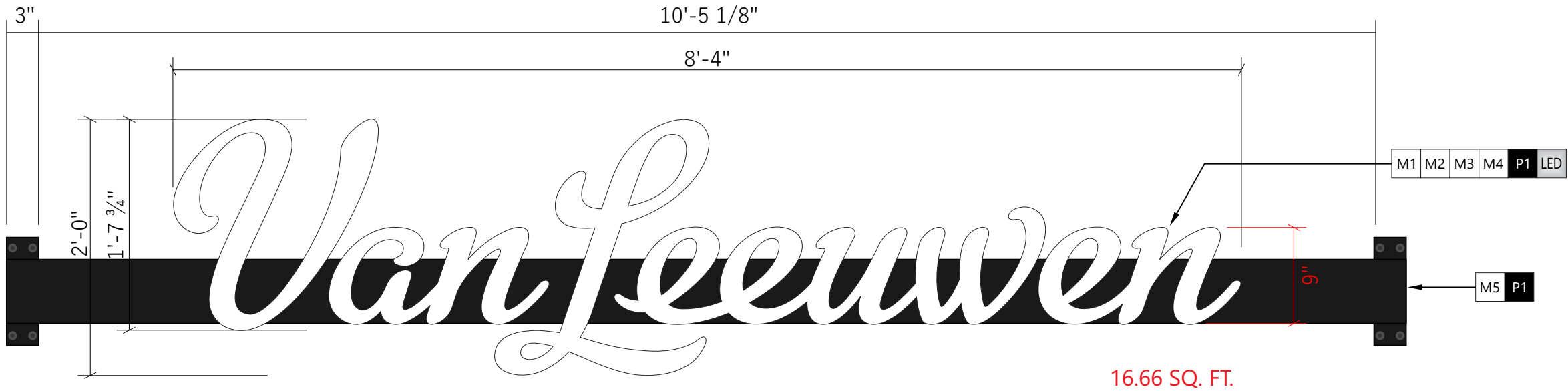
1 RENDERING / PROPOSED NEW SIGNAGE  
Scale: NTS



2 STOREFRONT ELEVATION / PROPOSED ILLUMINATED WALL SIGNAGE  
Scale: 3/16" = 1'-0"



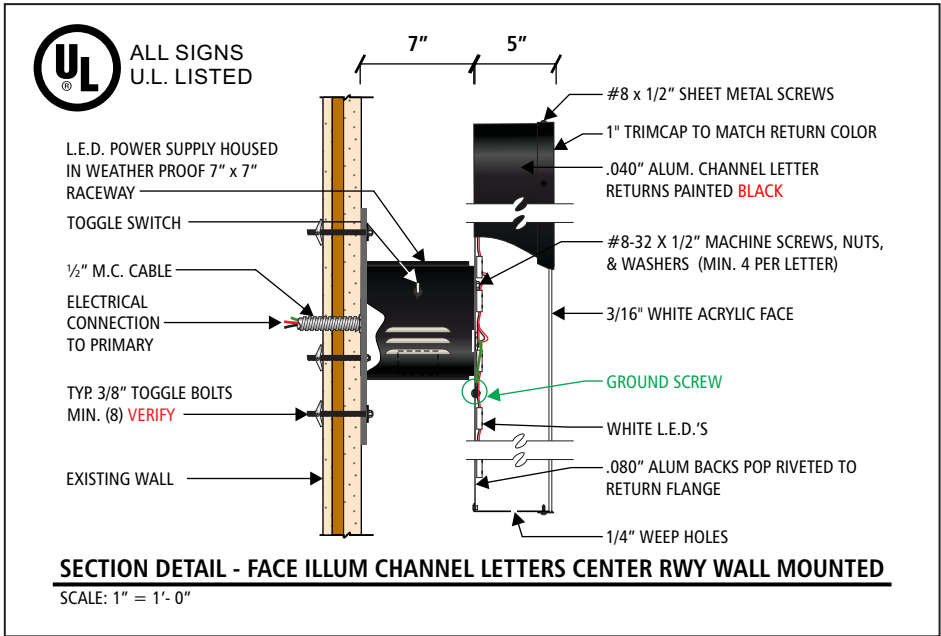
3 SIDE ELEVATION  
Scale: 3/16" = 1'-0"



**1.1** FACE ILLUMINATED CHANNEL LETTERS RACEWAY MOUNTED  
SCALE: 1" = 1'-0" QTY. 1

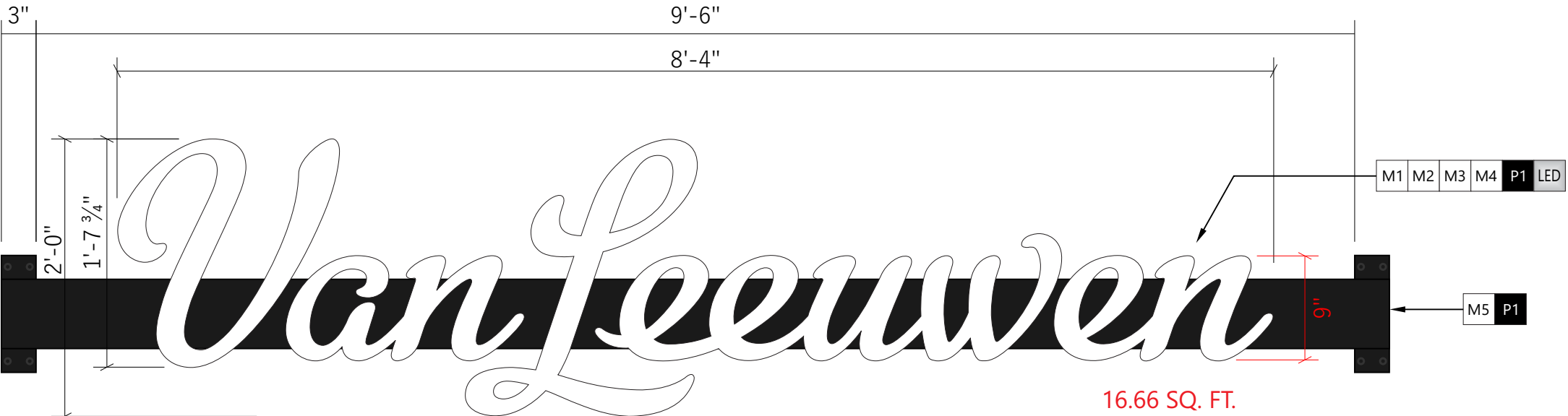
**NOTE: BLACK ACM PANEL BACKING THE SIGN TO BE PROVIDED AND  
INSTALLED OVER / REPLACING THE GLASS BY GC**

Install one (1) Static LED-lit accessory Channel Letter Sign 1.1



ILLUMINATED RENDERING

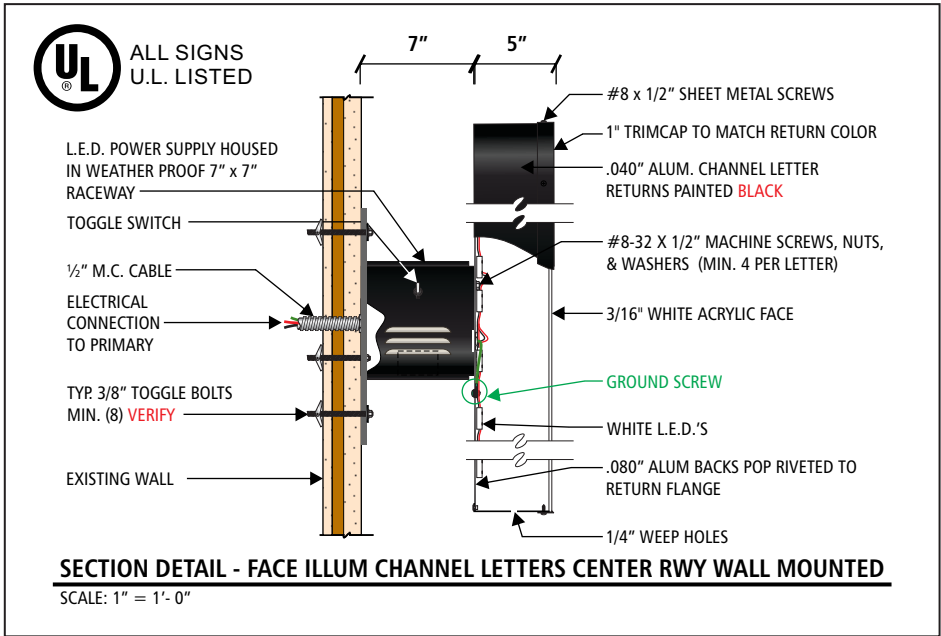
MATERIALS	
M1	.040" ALUM CHNL LTR RETURNS
M2	.080" ALUM CHNL LTR BACKS
M3	1" BLACK TRIMCAP
M4	3/16" WHITE ACRYLIC FACES
M5	RACEWAY
PAINT FINISH	
P1	BLACK
ILLUMINATION	
LED	6500K WHITE L.E.D.
ELECTRICAL REQUIREMENTS	
Approx. A load (amps) (1) 120V 20A circuit req'd  UL labels required away from public view.	
IMPORTANT NOTE	
UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.  GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.  FINAL ELECTRICAL HOOK UP BY OTHERS.  THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.	



**1.2 FACE ILLUMINATED CHANNEL LETTERS RACEWAY MOUNTED**  
SCALE: 1" = 1'-0" QTY. 1

**NOTE: BLACK ACM PANEL BACKING THE SIGN TO BE PROVIDED AND  
INSTALLED OVER / REPLACING THE GLASS BY GC**

Install one (1) Static LED-lit accessory Channel Letter Sign 1.2

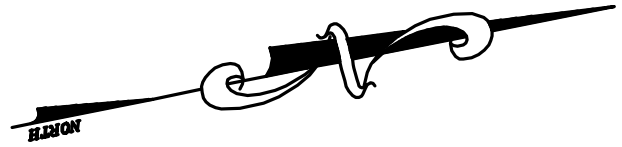


ILLUMINATED RENDERING

MATERIALS	
M1	.040" ALUM CHNL LTR RETURNS
M2	.080" ALUM CHNL LTR BACKS
M3	1" BLACK TRIMCAP
M4	3/16" WHITE ACRYLIC FACES
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Van Leeuwen Ice-cream  
1134-36 Chestnut ST AKA 115 S 18th Street



ZONING DISTRICT CMX-4 / CMX-5

ZONING REQUIREMENTS

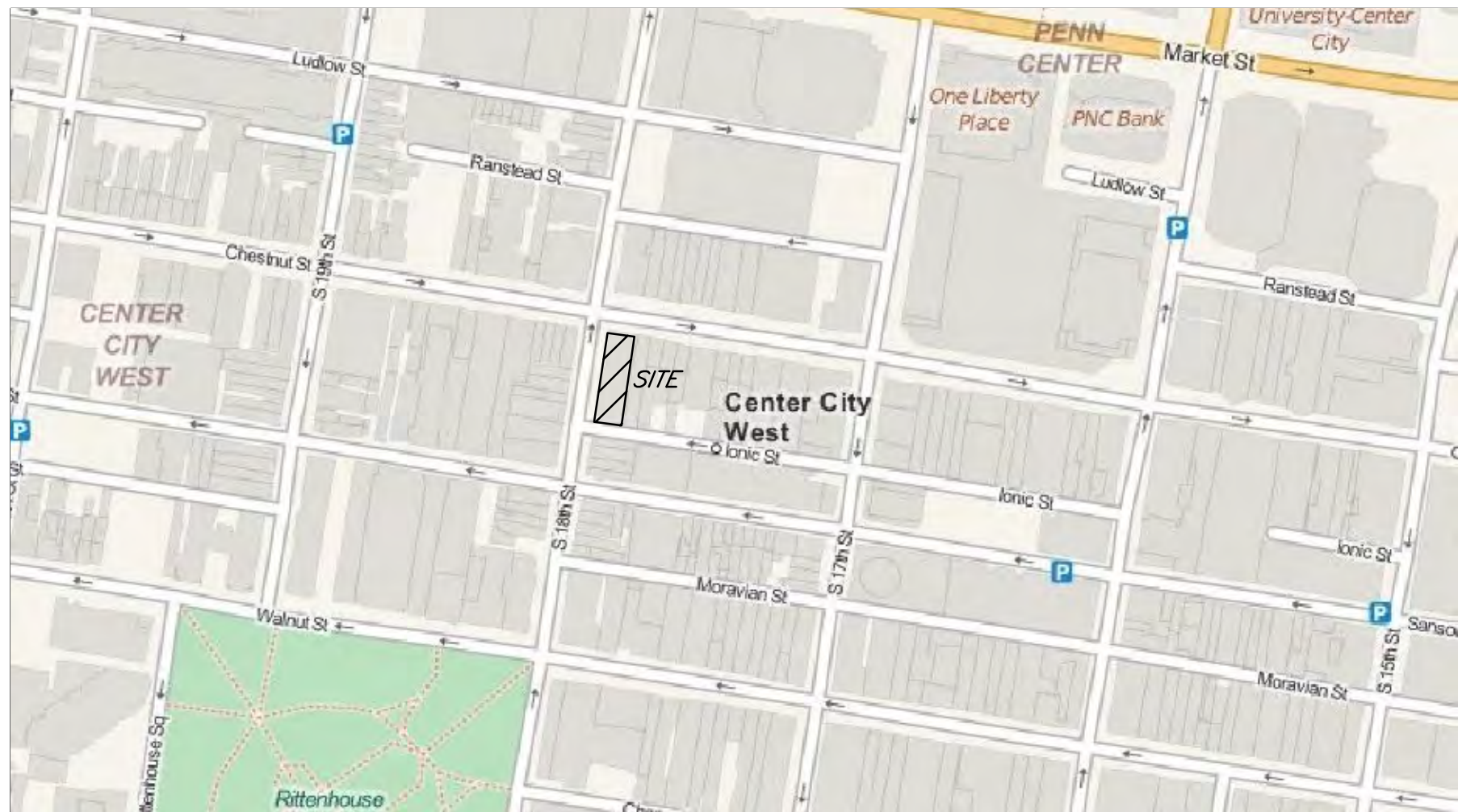
LOT AREA	NONE
STREET FRONTAGE	NONE
FRONT YARD	NONE
SIDE YARD	NONE
REAR YARD	NONE

MAXIMUM

BLDG. HEIGHT	NONE
CORNICE HEIGHT	NONE
OCCUPIED AREA	
5 STORIES WITH	90 %
1 OR MORE DU	100 %
OTHERS	

THE EXISTING BUILDING WAS CONSTRUCTED IN 1929. THE FIRST ZONING ORDINANCE IN PHILADELPHIA WAS ADOPTED IN 1932. THE CURRENT ORDINANCE WAS ADOPTED IN AUGUST 2012. THEREFORE, ANY ZONING DEFICIENCIES ARE EXISTING LEGAL NON-CONFORMING USES. IT SHOULD ALSO BE NOTED THAT PRIOR TO 1932, ARCHITECTURAL EMBELLISHMENTS, BAY WINDOWS AND BALCONIES WERE PERMITTED TO ENCROACH IN THE STREET RIGHT OF WAY.

ANY OF THESE ITEMS ARE NOT CONSIDERED ENCROACHMENTS BY THE SUBJECT BUILDING.



LOCATION MAP  
SCALE: 1" = 250'

GENERAL NOTES

1- 18TH STREET, CHESTNUT STREET AND IONIC STREET ARE FULLY IMPROVED, LEGALLY OPEN PUBLIC STREETS SHOWN ON THE CITY'S OFFICIAL "CITY PLAN."

2- THE TOTAL LOT AREA IS 6,380 S.F. OR 0.146 ACRES.

3- THE EXISTING BUILDING IS A 5 STORY STRUCTURE, 66 FEET HIGH. THE FOOTPRINT OF THE BUILDING IS 6,380 S.F.

4- NO PARKING EXISTS ON THE SITE.

5- UTILITIES

CITY SEWERS AND CITY WATER MAINS WHICH EXIST IN 33RD STREET AND IN HAVERFORD AVENUE PROVIDE SERVICES TO THE BUILDINGS ON SITE. ELECTRIC, GAS AND CABLE SERVICES PROVIDE SERVICE TO THE BUILDINGS FROM FACILITIES LOCATED IN THE ADJACENT PUBLIC STREETS.

THE PRECISE LOCATION OF SERVICES FROM THE PUBLIC SIDEWALK AREA TO THE BUILDING CAN NOT BE VISUALLY IDENTIFIED. VALVE BOXES AND VENTS WITHIN THE STREET R/W VERIFY THAT THE UTILITIES DO EXIST. CITY CODES DO NOT PERMIT OCCUPANCY WITHOUT THE UTILITY SERVICES BEING CONNECTED.

6- FLOOD ZONE

THE SITE IS BEYOND THE LIMIT OF ANY FLOOD HAZARD ZONE. THE SITE IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP # 4207570183G DATED JANUARY 17TH, 2007.

7- THERE IS NO EVIDENCE THAT THE SITE HAS BEEN USED AS A CEMETERY OR BURIALS GROUND OR AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

8- NO EVIDENCE OF ANY UNUSUAL SUBSURFACE CONDITIONS RESULTING IN ANY UNUSUAL SETTLEMENT OF ROADWAYS, CURBS, SIDEWALKS OR DRIVEWAYS IS VISIBLE AT THE SUBJECT SITE. THERE IS NO EVIDENCE OF ANY CONDEMNATIONS.

9- THERE IS NO INFORMATION AVAILABLE INDICATING ANY CHANGES IN ADJACENT STREET. RIGHTS OF WAY ARE BEING CONTEMPLATED.

10- THERE ARE NO STREAMS, SPRINGS, PONDS, LAKES, OR WETLANDS ON THE SUBJECT PREMISES.

11- NO IMPROVEMENTS ON THE SUBJECT PREMISES ENCROACH ON THE NEIGHBORING PREMISES. CITY CODES HAVE PROVISIONS WHICH PERMIT PARTY WALLS. THESE WALLS ARE NOT CONSIDERED ENCROACHMENTS.

12- THE DEED OF RECORD AND THE ALTA/ACSM STYLE LEGAL DESCRIPTION ON THE SUBJECT PREMISES HAS THE SAME LEGAL DESCRIPTION CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S REPORT AND FORMS A CLOSED MATHEMATICAL FIGURE.

13- THE STEEL FIRE ESCAPE ATTACHED TO THE BUILDING WAS INSTALLED WITH THE BUILDING PRIOR TO ANY ZONING REGULATIONS. IT IS NOT CONSIDERED AN ENCROACHMENT.

SURVEYOR'S CERTIFICATE

TO: (I) STATE FARM LIFE INSURANCE COMPANY, (II) CHAI NUTS, LP, A PENNSYLVANIA LIMITED PARTNERSHIP, (III) SBL CHESTNUT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY (AS TO A 9/31 INTEREST); MOLI MAX, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO A 3/31 INTEREST); AND ARTEL COMPANY, A PENNSYLVANIA CORPORATION (AS TO A 1/31 INTEREST); (IV) FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 10(B), 11(B), 13, 14, 15, 19, 20(A), AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 7TH, 2012.

John H. Leapson

JOHN H. LEAPSON  
PROFESSIONAL LAND SURVEYOR  
SURVEYOR SU 1180 A



PREPARED BY: John H. Leapson  
**TEI** CONSULTING ENGINEERS, INC.  
720 SECOND STREET PIKE  
SOUTHAMPTON, PA. 18966  
PHONE: (215) 322-0272  
FAX (215) 364-9645

ALTA/ACSM  
LAND TITLE SURVEY  
OF  
1734 - 1736  
CHESTNUT STREET

SITUATE  
XX  
CITY OF PHILADELPHIA  
PENNSYLVANIA  
SCALE: 1" = 10' DATE: DEC. 12, 2012 SHEET: 1 OF 1

LEGAL DESCRIPTION OF RECORD

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, DESCRIBED ACCORDING TO A SURVEY THEREOF MADE ON THE SIXTH DAY OF MAY, A.D. 1927, BY WILLIAM H. H. OGDEN, JR., SURVEYOR AND REGULATOR OF THE THIRD DISTRICT, AS FOLLOWS, TO WIT:

SITUATE ON THE CORNER FORMED BY THE INTERSECTION OF THE SOUTH SIDE OF CHESTNUT STREET, OF THE WIDTH OF SIXTY FEET, WITH THE EAST SIDE OF EIGHTEENTH STREET OF THE 8TH WARD OF THE CITY OF PHILADELPHIA.

CONTAINING IN FRONT OR BREADTH ON THE SAID CHESTNUT STREET FORTY-FOUR FEET AND EXTENDING OF THAT WIDTH IN LENGTH OR DEPTH SOUTHWARD, THE WEST LINE THEREOF ALONG THE EAST SIDE OF EIGHTEENTH STREET, AND THE EAST LINE THEREOF PARALLEL WITH THE SAID EIGHTEENTH STREET, ONE HUNDRED FORTY-FIVE FEET TO IONIC STREET (TWENTY FEET WIDE).

BEING NO. 1734-36 CHESTNUT STREET.

PLAN / PARCEL NO. 1 S 22-208

LEGAL DESCRIPTION CONFORMING TO ALTA/ACSM STANDARDS

DESCRIPTION OF #1734 - #1736 CHESTNUT STREET

DESCRIPTION OF A PARCEL OF LAND LOCATED IN 8TH WARD, CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA IN ACCORDANCE WITH A PLAN ENTITLED ALTA/ACSM LAND TITLE SURVEY PLAN OF #1734 - #1736 CHESTNUT STREET, DATED DECEMBER 10, 2012.

SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE INTERSECTION OF THE SOUTHERLY SIDE OF CHESTNUT STREET (60 FEET WIDE) AND THE EASTERLY SIDE OF 18TH STREET (50 FEET WIDE); THENCE, ALONG SAID CHESTNUT STREET, SOUTH 78 DEGREES 59 MINUTES 00 SECONDS EAST, 44.000 FEET TO A POINT; THENCE, SOUTH 11 DEGREES 21 MINUTES 00 SECONDS WEST, 145.000 FEET TO A POINT ON THE NORTHERLY SIDE OF IONIC STREET (20 FEET WIDE); THENCE, ALONG SAME, NORTH 78 DEGREES 59 MINUTES 00 SECONDS WEST, 44.000 FEET TO A POINT ON SAID 18TH STREET; THENCE, ALONG SAME, NORTH 11 DEGREES 21 MINUTES 00 SECONDS EAST, 145.000 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6,380 SQUARE FEET OF LAND, MORE OR LESS.

SUMMARY OF SCHEDULE B-II  
TITLE EXCEPTIONS

NO.	DESCRIPTION	REMARKS
7	TITLE WITHIN R/W	R/W PLOTTED ON PLAN
8	LEASE WITHIN BUILDING	NOT PLOTTABLE OUTSIDE BUILDING
9	RIGHTS TO VERIZON	WITHIN BUILDING. NOT PLOTTABLE OUTSIDE BLDG.
10	MASTER LEASE	WITHIN BUILDING. NOT PLOTTABLE OUTSIDE BLDG.
11	CONDOMINIUM	WITHIN BUILDING. NOT PLOTTABLE OUTSIDE BLDG.
12 & 13	AGREEMENT	WITHIN BUILDING. NOT PLOTTABLE OUTSIDE BLDG.
14	ASSIGNMENT OF RIGHTS	WITHIN BUILDING. NOT PLOTTABLE OUTSIDE BLDG.

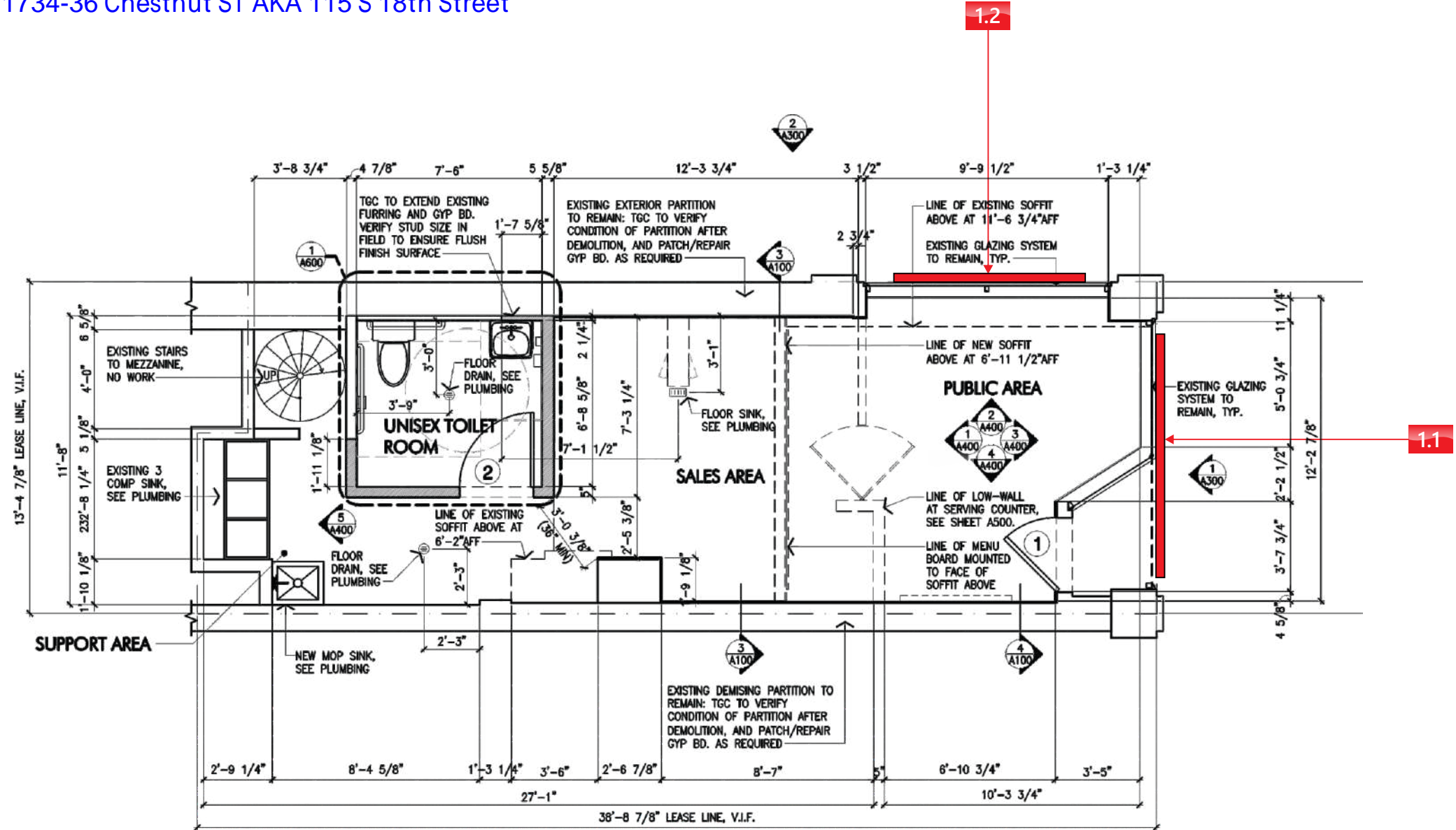
LEGEND

	EXIST. UTILITY POLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING SPOT ELEVATION
	EXISTING SIGN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POST
	EXISTING MANHOLE
	EXISTING BOLLARD
	EXISTING CURB



SITE PLAN

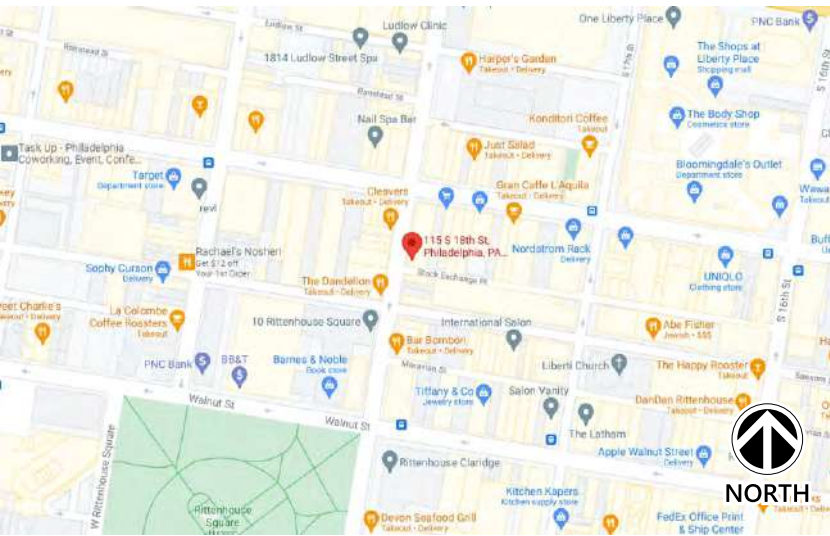
Van Leeuwen Ice-cream  
1734-36 Chestnut ST AKA 115 S 18th Street



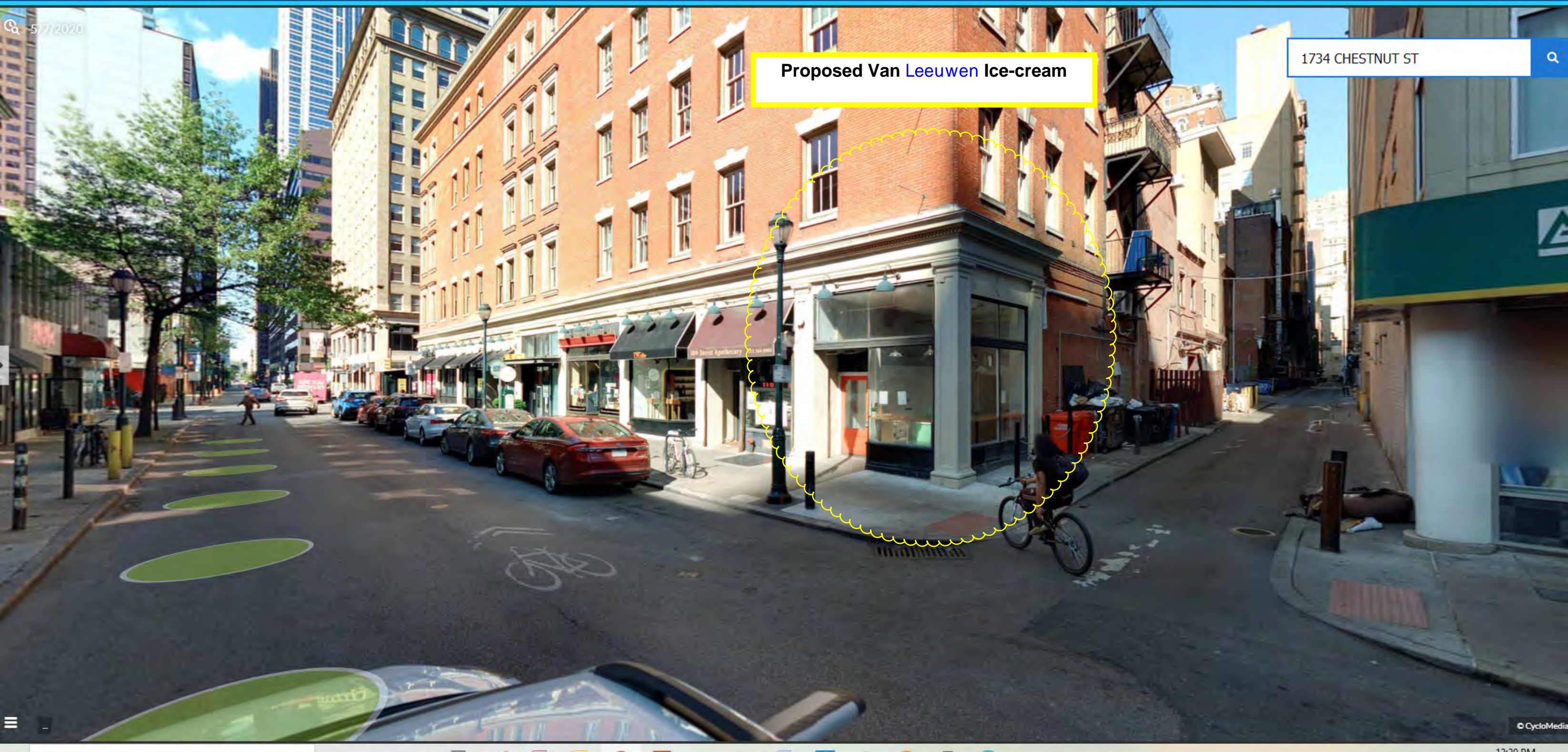
SIGNAGE SPECIFICATIONS

- 1.1 EXTERIOR FACE ILLUM CHNL LTRS on a RACEWAY:
  - 1.2 Manufacture and Install (2) Sets of Channel Letters.
- Both signs are statically LED-lit accessory wall signs

VICINITY MAP







Proposed Van Leeuwen Ice-cream

1734 CHESTNUT ST





1734-36 CHESTNUT ST  
PHILADELPHIA, PA 19103-5120

- Property Assessments
- Condominiums
- Deeds
- Licenses & Inspections
- Zoning

Base district zoning maps, associated zoning overlays, and Registered Community Organizations applicable to your search address.  
Source: Department of Planning and Development

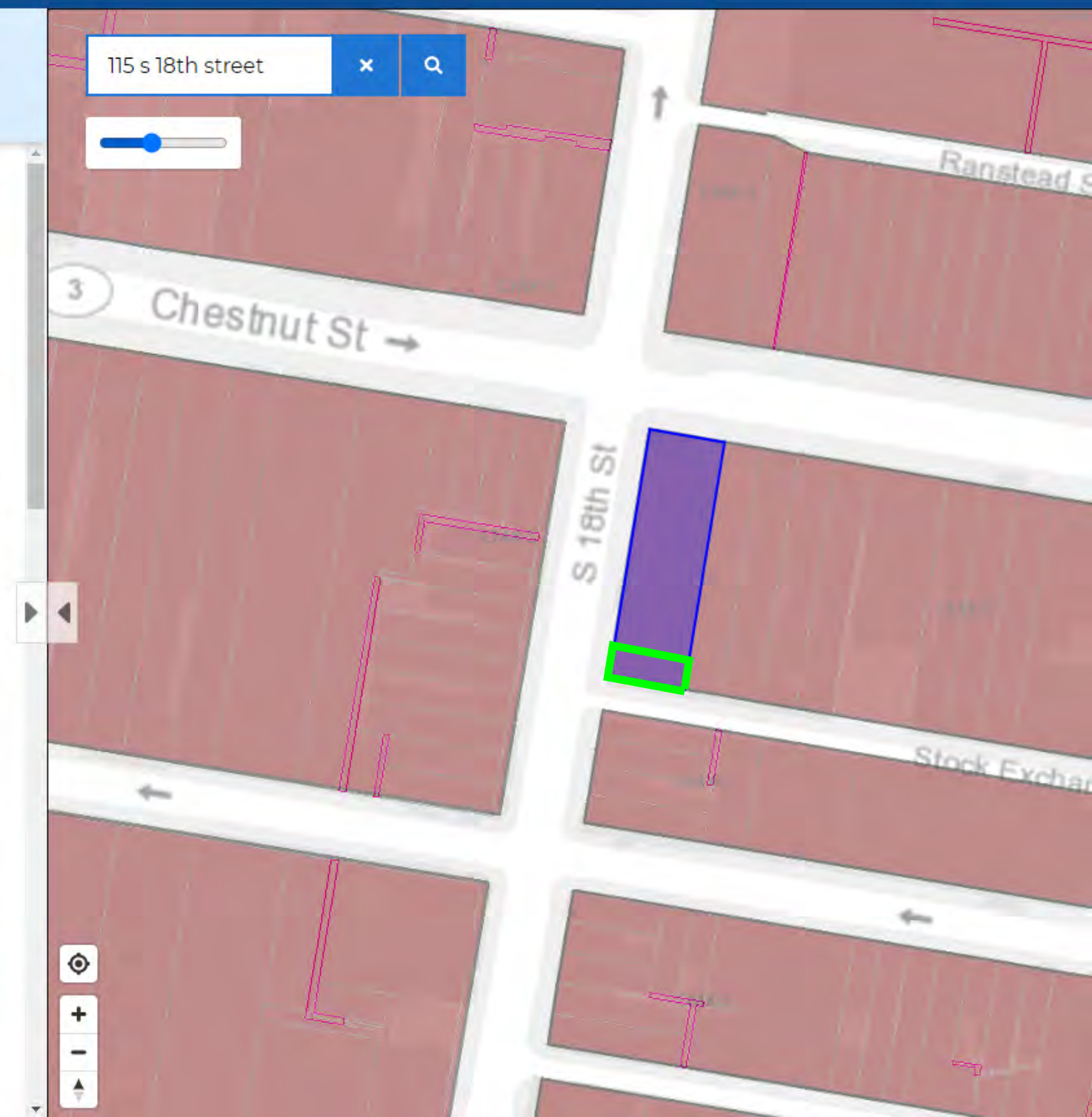
There is 1 active parcel at this address.

0015220208

Base District

CMX-5 Center City Core Commercial Mixed-Use

Pending Bills (0)







Van Leeuwen Ice-cream  
1734-36 Chestnut St AKA 115 S 18th St





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1734-36 Chestnut St AKA 115 S 18th St





Van Leeuwen Ice-cream  
1734-36 Chestnut St AKA 115 S 18th St



**2 HR PARKING**  
MON-FRI 9:30AM- 4:00PM  
6:30PM-10:00PM  
SAT-SUN 8:00AM-10:00PM  
FEE MUST BE PAID DURING ABOVE POSTED HOURS

**PAY BY PLATE  
PARKING**  
**P**  
ENTER LICENSE PLATE  
NUMBER AT KIOSK

*Van Leeuwen*  
ICE CREAM & VEGAN ICE CREAM  
COLOWRICE CREAM  
NEW FLAVORS  
A LIFE WITH  
ANYTHING IS  
BETTER

**M&F Bank**

is important  
Let us help you know how to  
grow your business  
Welcome  
Hours of Service

Van Leeuwen Ice-cream  
1734-36 Chestnut St AKA 115 S 18th St





Van Leeuwen Ice-cream  
1734-36 Chestnut St AKA 115 S 18th St





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1734-36 Chestnut St AKA 115 S 18th St





Van Leeuwen Ice-cream  
1734-36 Chestnut St AKA 115 S 18th St





t Apothecary 215.564.0900

*Van Leeuwen*

ICE CREAM & VEGAN ICE CREAM

COMING  
SPRING  
2022



*Van Leeuwen*

Van Leeuwen Ice-cream  
1734-36 Chestnut St AKA 115 S 18th St