

Philadelphia Art Commission
One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102
artcommission@phila.gov



Art Commission Signage Review Cover Letter

Date: 3/17/26

Name of Business or Entity (to which the sign is accessory): Chocolate Factory LLC

Sign Location (Address): 2201 Margaret Street, Phila On Public Property? Yes No

Is this location in an Overlay Zoning District requiring Art Commission signage review?

Yes (specify): _____ No Unsure

Total Number of Signs: 6 Type(s) of Signs (check all that apply below):

Wall Projecting/Blade Marquee Awning or Canopy Building ID (above 2nd story)

Window Other: _____

Sign Details (if more than four (4), include details in *Additional Description* box below):

#	Sign Type	Dimensions	Mounting Height	Material(s)	Illumination (check if so)
1	Protruding Blade	1'-10" x 6'-4" (11.6 SQ. FT.)	9' to bottom of sign	6MM ACM PANELS with APPLIED VINYL	<input type="checkbox"/>
2					<input type="checkbox"/>
3					<input type="checkbox"/>
4					<input type="checkbox"/>

Additional Description (optional) (details, background/context, purpose/need, specific requests, etc.):

All six blade signs for review protruding over the ROW are the same type and size (they just have three different tenants on them -- two each).

Primary Contact for Art Commission

Communications:

Name: Fotini Custer

Company: D3 Development LLC

Address: 1714 Memphis Street, Suite C8, Philadelphia, PA 19125

Email: [REDACTED]

Phone: [REDACTED]

Contact to Receive Art Commission

Decision (if different):

Name: _____

Company: _____

Address: _____

Email: _____

Phone: _____

CHOCOLATE FACTORY | 2201 MARGARET STREET, PHILADELPHIA, PA 19137 [ICMX]

FASTSIGNS
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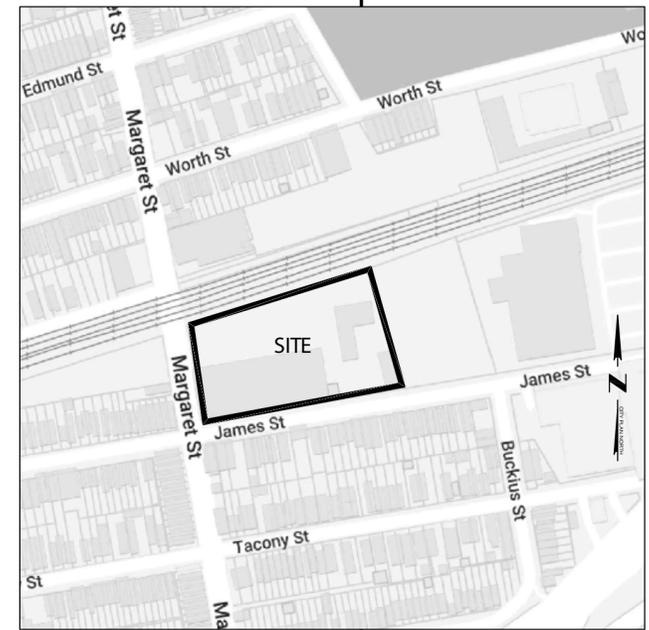
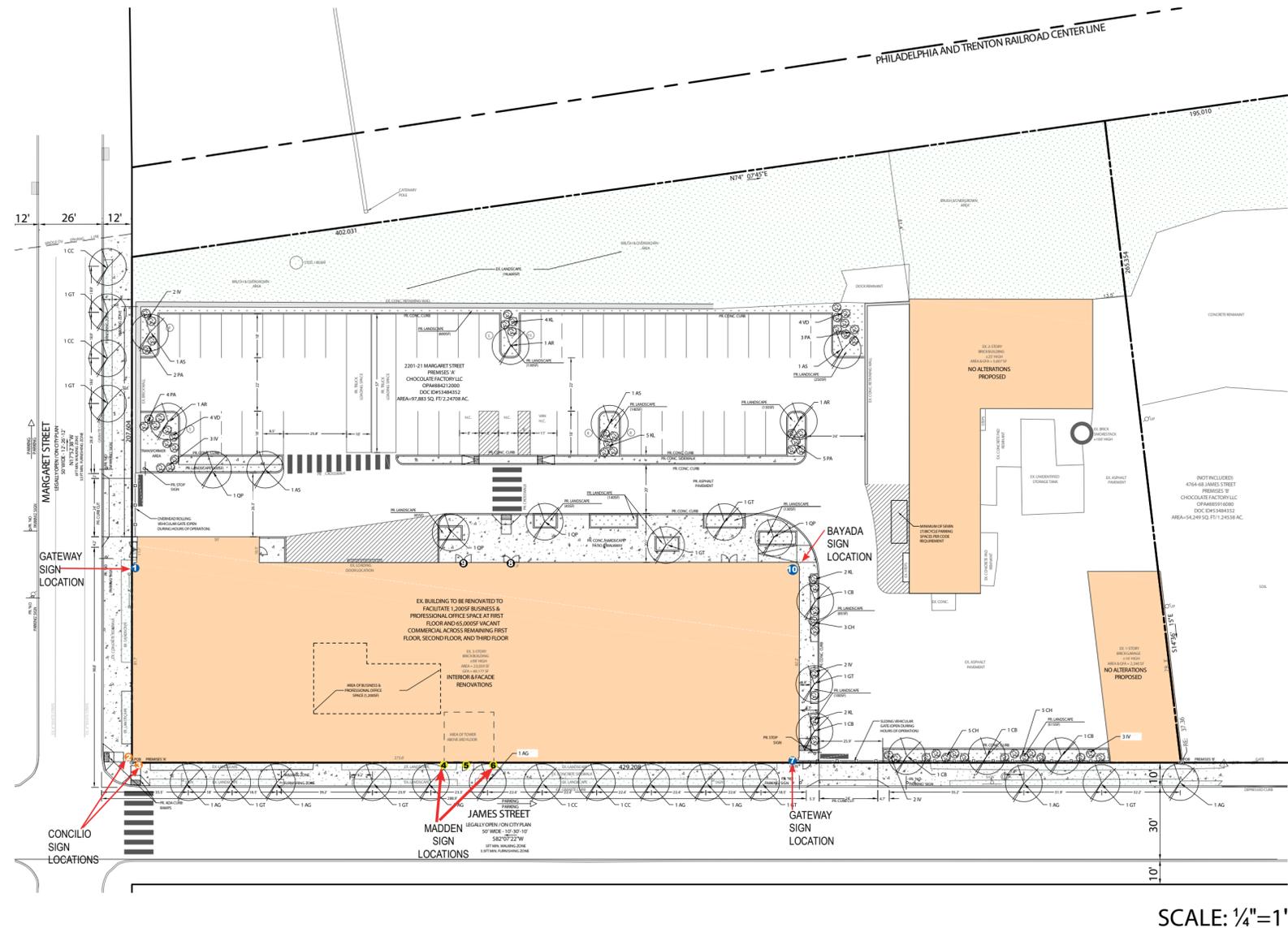
NORTHEAST PHILADELPHIA
1701 Welsh Road
Philadelphia, PA 19115
215-302-2260 | fastsigns.com/2156

PROJECT NAME:
Chocolate Factory Building
Exterior Tenant Signage

PROJECT LOCATION:
2201 Margaret Street
Philadelphia, Pennsylvania 19137

PROJECT OVERVIEW

- Double-Sided Unlit Protruding Signs Qty: 6
- Overhead Pan Sign Qty: 1



LOCATION MAP

CHOCOLATE FACTORY | 2201 MARGARET STREET, PHILADELPHIA, PA 19137 [ICMX]

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JAMES STREET



MARGARET STREET



SOUTH ELEVATION



EAST ELEVATION



JAMES STREET NEIGHBORS



CORNER OF JAMES AND MARGARET STREETS

CHOCOLATE FACTORY | 2201 MARGARET STREET, PHILADELPHIA, PA 19137 [ICMX]

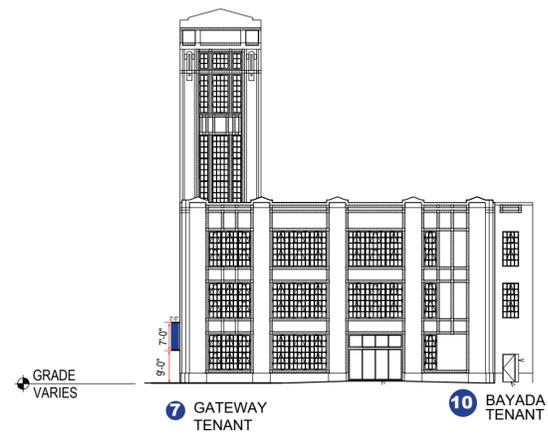
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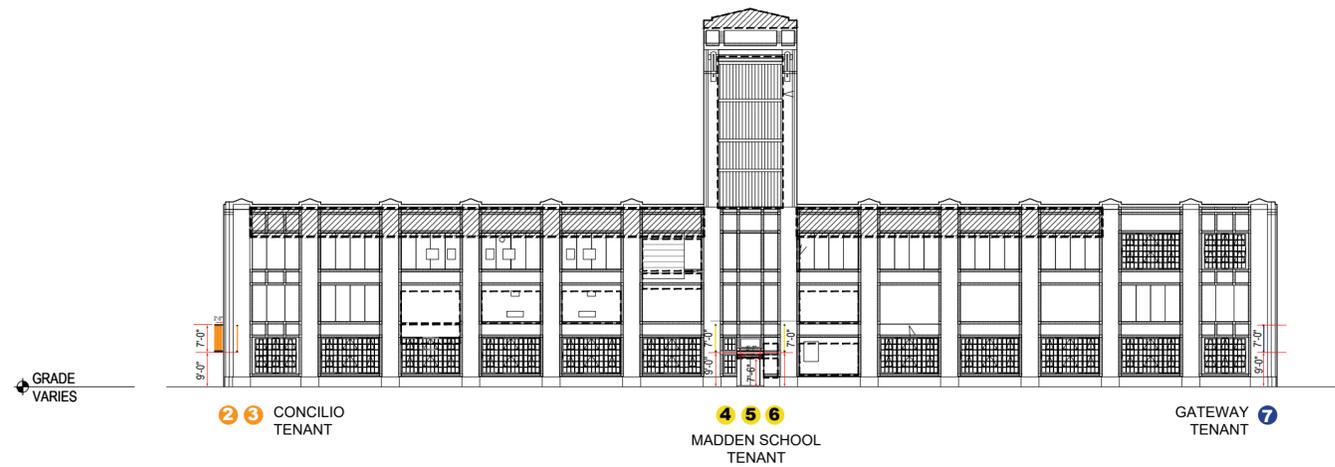
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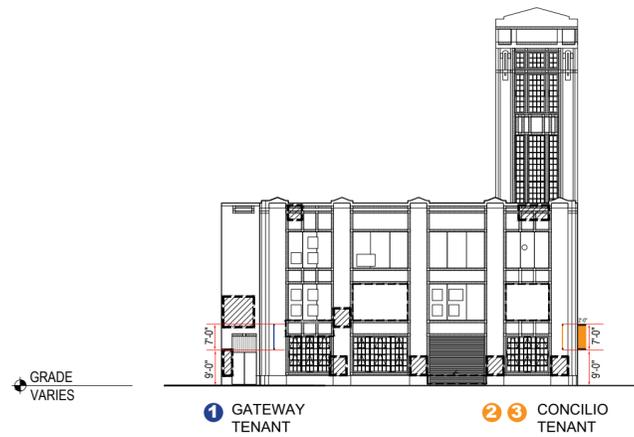
PROJECT OVERVIEW
- Double-Sided Unlit
Protruding Signs
Qty: 6



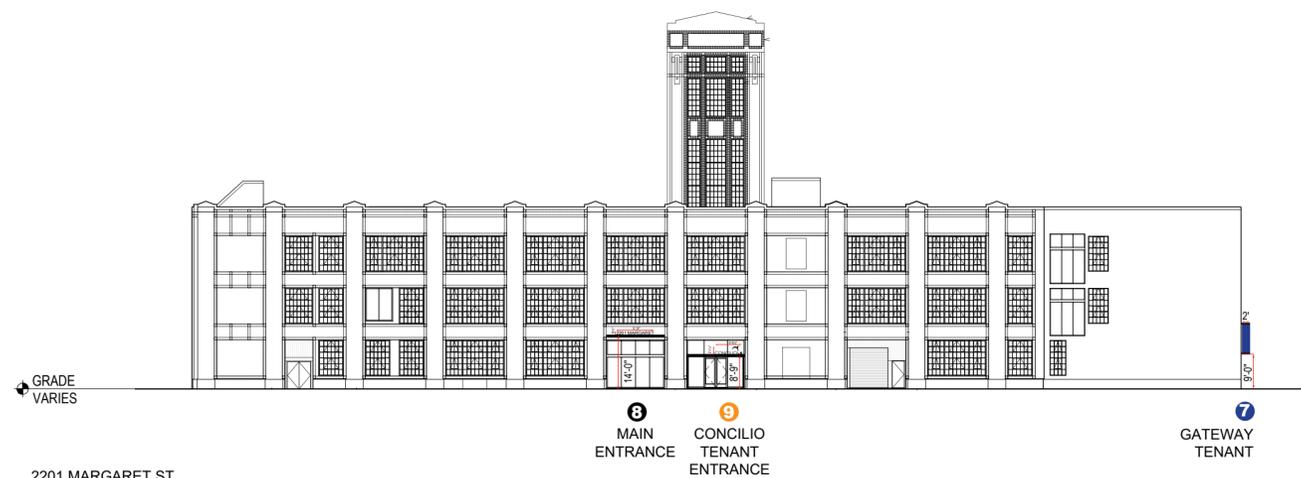
2201 MARGARET ST
EAST ELEVATION
SCALE [1/32" = 1'-0"]



2201 MARGARET ST
SOUTH ELEVATION
SCALE [1/32" = 1'-0"]



2201 MARGARET ST
WEST ELEVATION
SCALE [1/32" = 1'-0"]



2201 MARGARET ST
NORTH ELEVATION
SCALE [1/32" = 1'-0"]



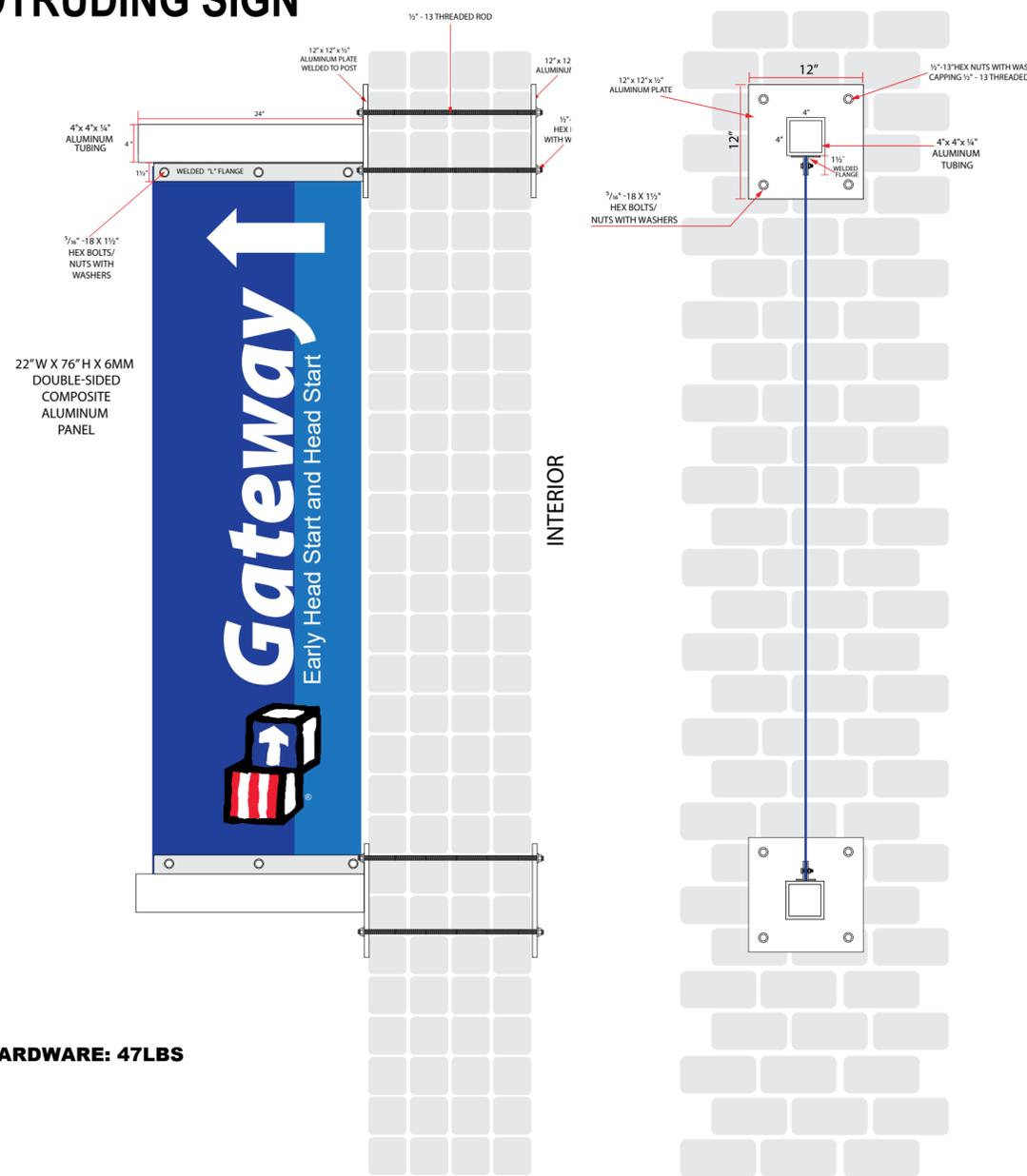
1 NON-ILLUMINATED PROTRUDING SIGN

MARGARET STREET DRIVEWAY



6MM ACM PANELS
with APPLIED VINYL
SIZE: 1'-10" x 6'-4" (11.6 SQ. FT.)
SCALE: 1"=1'

SIGN WEIGHT WITH HARDWARE: 47LBS



OPTION 1



PROPOSED

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NORTHEAST PHILADELPHIA
1701 Welsh Road
Philadelphia, PA 19115
215-302-2260 | fastsigns.com/2156

PROJECT NAME:
Chocolate Factory Building
Exterior Tenant Signage

PROJECT LOCATION:
2201 Margaret Street
Philadelphia, Pennsylvania
19137

SIGN DETAILS
1. Double-Sided Protruding
Signs for Gateway Tenant

WIND LOADS:
3 Second Gust 105 MPH (47
M/S) RISK CATEGORY 1
3 Second Gust 115 MPH (51
M/S) RISK CATEGORY 2
3 Second Gust 130 MPH (58
M/S) RISK CATEGORY 3

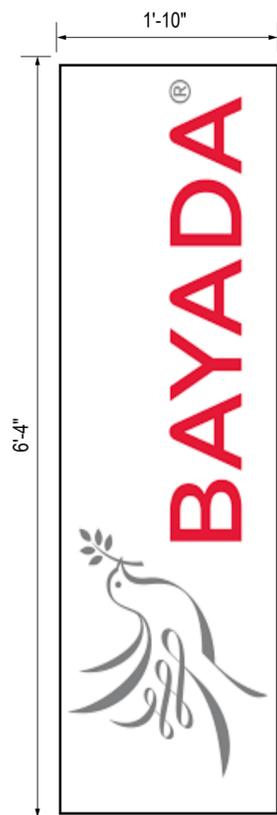
SNOW LOADS:
25 Pounds per Square Foot
RISK CATEGORY (12 KN/M2)

EXTERIOR COMPONENTS
DESIGNED IN ACCORDANCE
WITH APPLICABLE PROVI-
SIONS OF THE ASCE 7-16

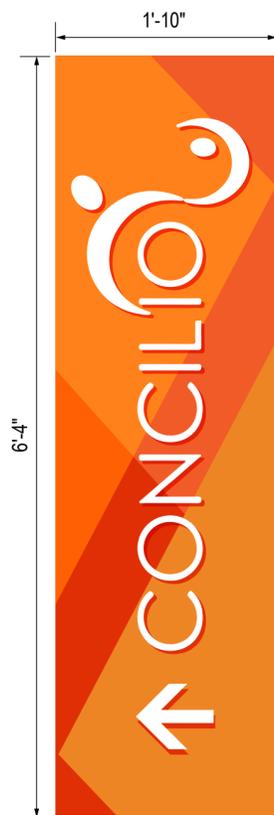
2 3 NON-ILLUMINATED PROTRUDING SIGNS

MARGARET/JAMES STREET CORNER

10 INTERNAL DRIVEWAY

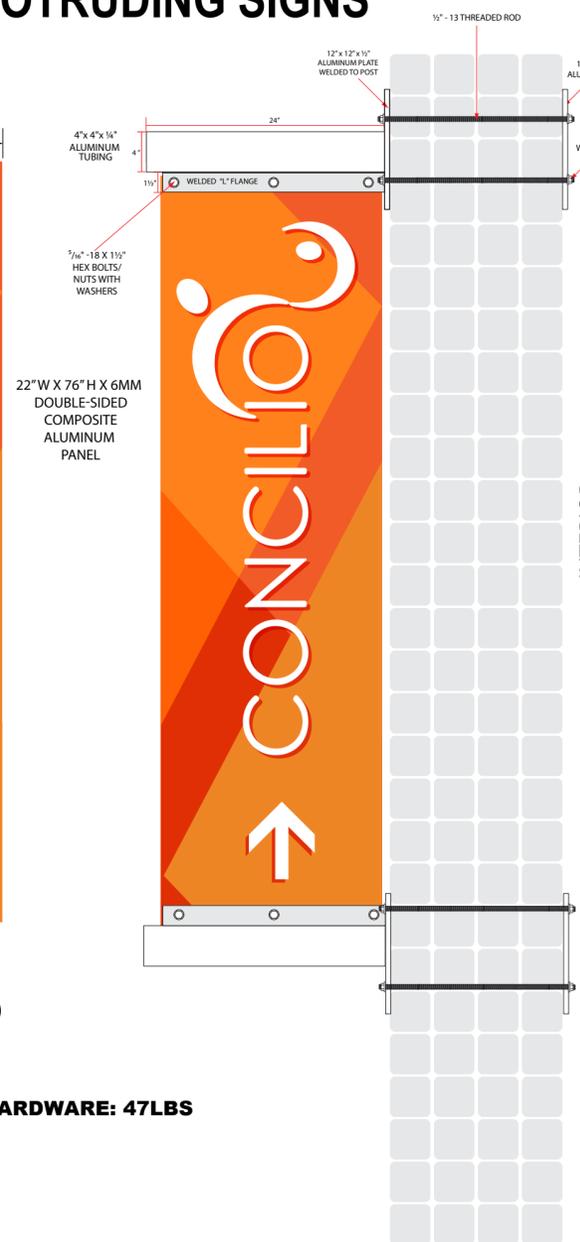


6MM ACM PANELS
with APPLIED VINYL
SIZE: 1'-10" x 6'-4" (11.6 SQ. FT.)
SCALE: 1"=1'

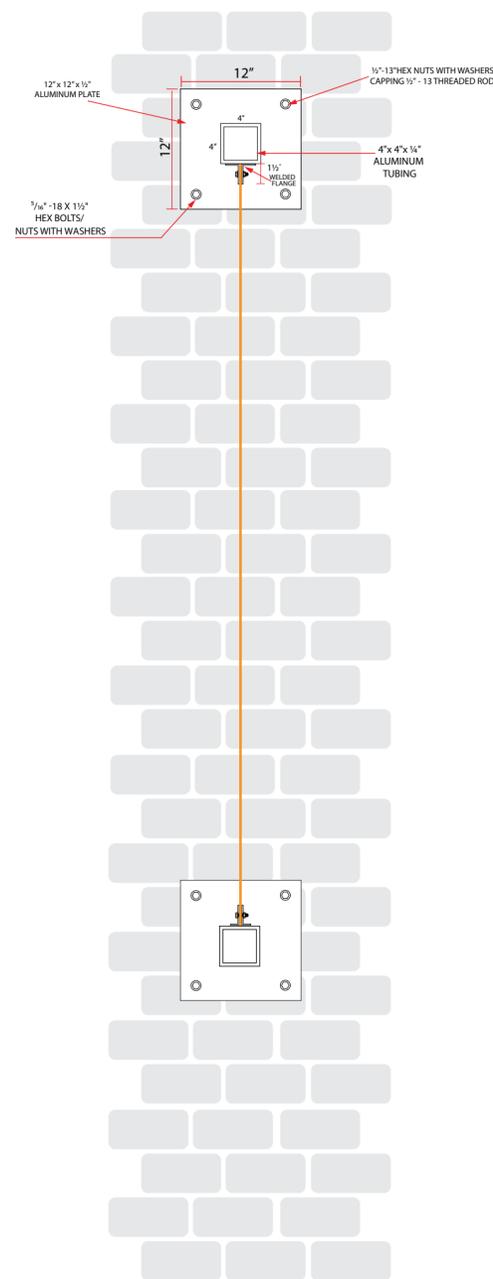


6MM ACM PANELS
with APPLIED VINYL
SIZE: 1'-10" x 6'-4" (11.6 SQ. FT.)
SCALE: 1"=1'

SIGN WEIGHT WITH HARDWARE: 47LBS



INTERIOR



CURRENT



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PROJECT LOCATION:
2201 Margaret Street
Philadelphia, Pennsylvania
19137

SIGN DETAILS

1. Double-Sided Protruding Signs for Concilio Tenant

WIND LOADS:

- 3 Second Gust 105 MPH (47 M/S) RISK CATEGORY 1
- 3 Second Gust 115 MPH (51 M/S) RISK CATEGORY 2
- 3 Second Gust 130 MPH (58 M/S) RISK CATEGORY 3

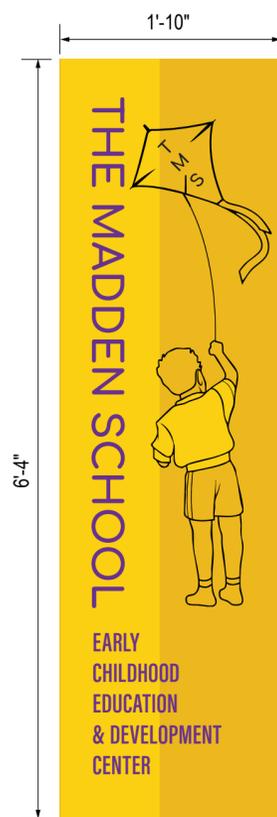
SNOW LOADS:

25 Pounds per Square Foot
RISK CATEGORY (12 KN/M2)

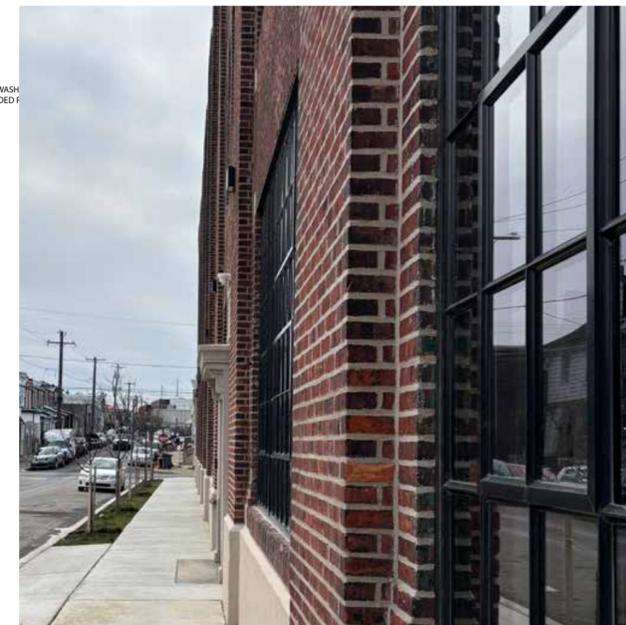
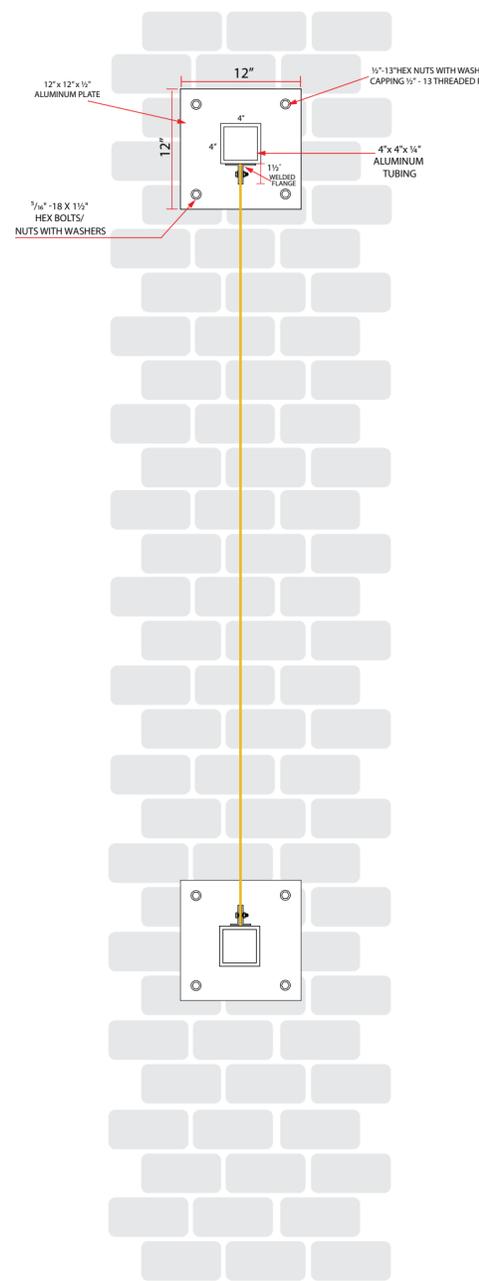
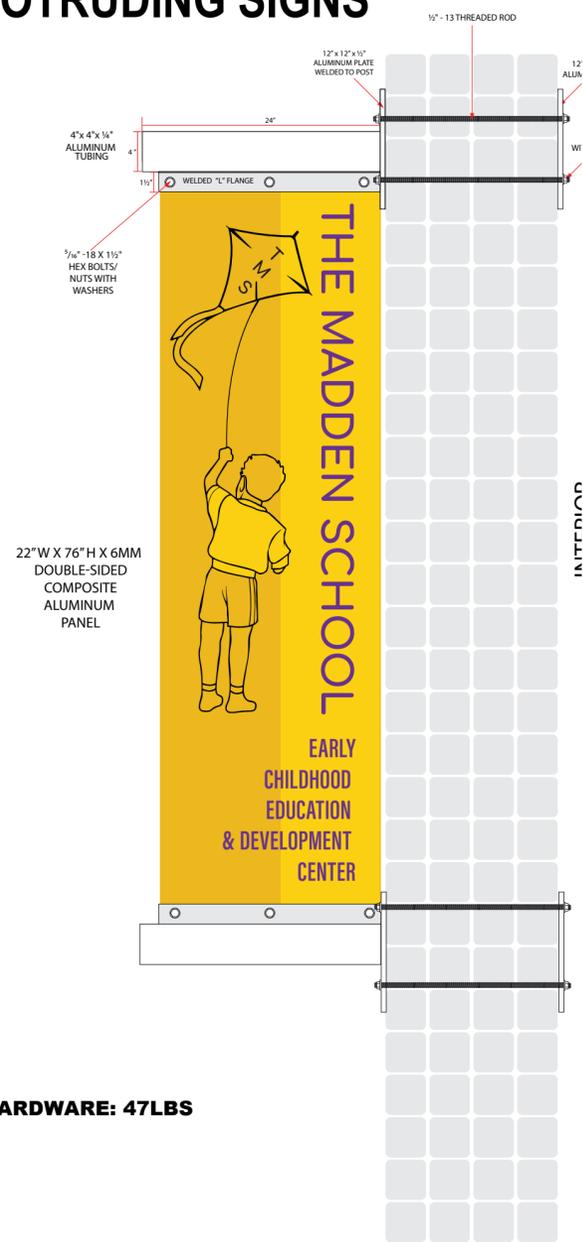
EXTERIOR COMPONENTS
DESIGNED IN ACCORDANCE
WITH APPLICABLE PROVI-
SIONS OF THE ASCE 7-16

4 6 NON-ILLUMINATED PROTRUDING SIGNS

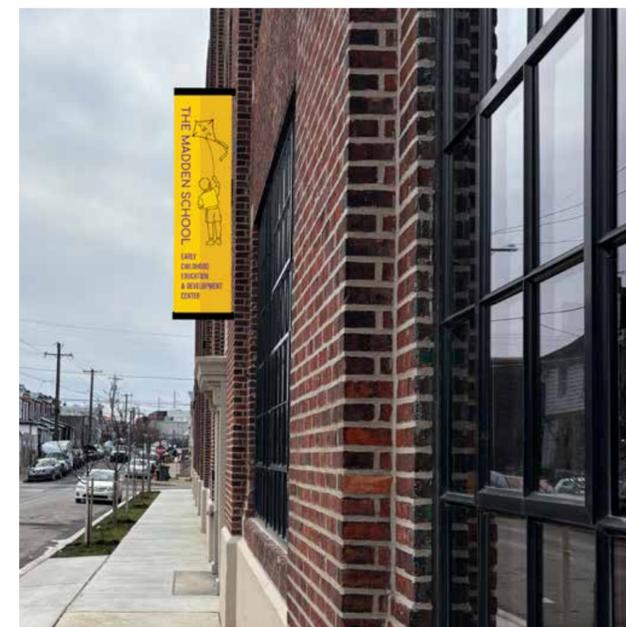
JAMES STREET ENTRANCE



SIGN WEIGHT WITH HARDWARE: 47LBS



CURRENT



OPTION 2

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1701 Welsh Road
Philadelphia, PA 19115
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PROJECT NAME:
Chocolate Factory Building
Exterior Tenant Signage

PROJECT LOCATION:
2201 Margaret Street
Philadelphia, Pennsylvania
19137

SIGN DETAILS

- 1. Double-Sided Protruding Signs for Madden School Tenant

WIND LOADS:

- 3 Second Gust 105 MPH (47 M/S) RISK CATEGORY 1
- 3 Second Gust 115 MPH (51 M/S) RISK CATEGORY 2
- 3 Second Gust 130 MPH (58 M/S) RISK CATEGORY 3

SNOW LOADS:

25 Pounds per Square Foot
RISK CATEGORY (12 KN/M2)

EXTERIOR COMPONENTS
DESIGNED IN ACCORDANCE
WITH APPLICABLE PROVI-
SIONS OF THE ASCE 7-16

5 NON-ILLUMINATED ALUMINUM PAN SIGN

JAMES STREET ENTRANCE

3/4" DEEP SIGN PAN (BLACK OXIDE FINISH)
WITH DIRECT APPLIED WHITE VINYL LETTERING SCALE: 2"=1'



SIGN WEIGHT WITH HARDWARE: 6 LBS



CURRENT



PROPOSED

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Chocolate Factory Building
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PROJECT LOCATION:
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Philadelphia, Pennsylvania
19137

SIGN DETAILS

1. Double-Sided Protruding Signs for Madden School Tenant

WIND LOADS:

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- 3 Second Gust 115 MPH (51 M/S) RISK CATEGORY 2
- 3 Second Gust 130 MPH (58 M/S) RISK CATEGORY 3

SNOW LOADS:

- 25 Pounds per Square Foot
RISK CATEGORY (12 KN/M2)

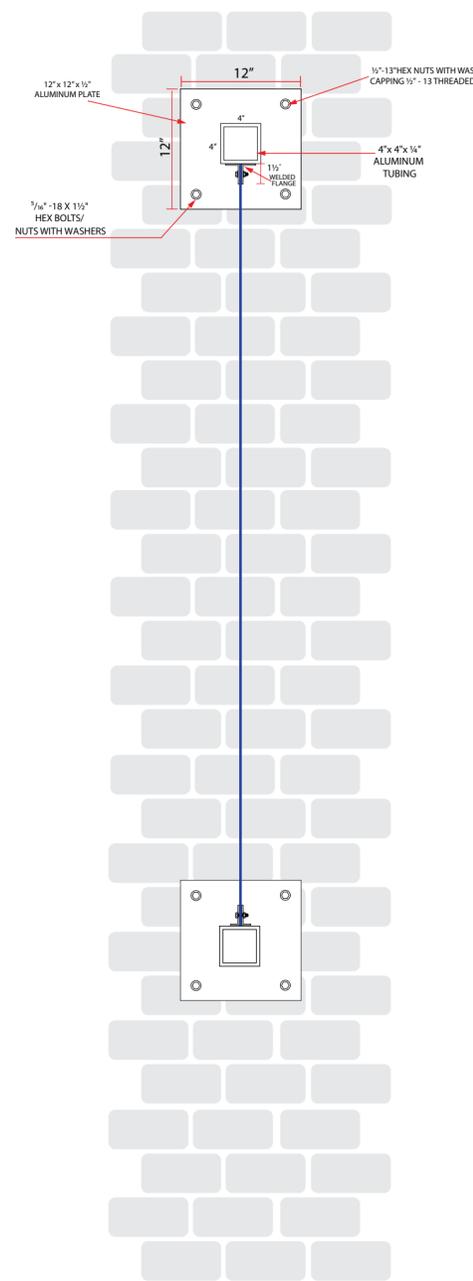
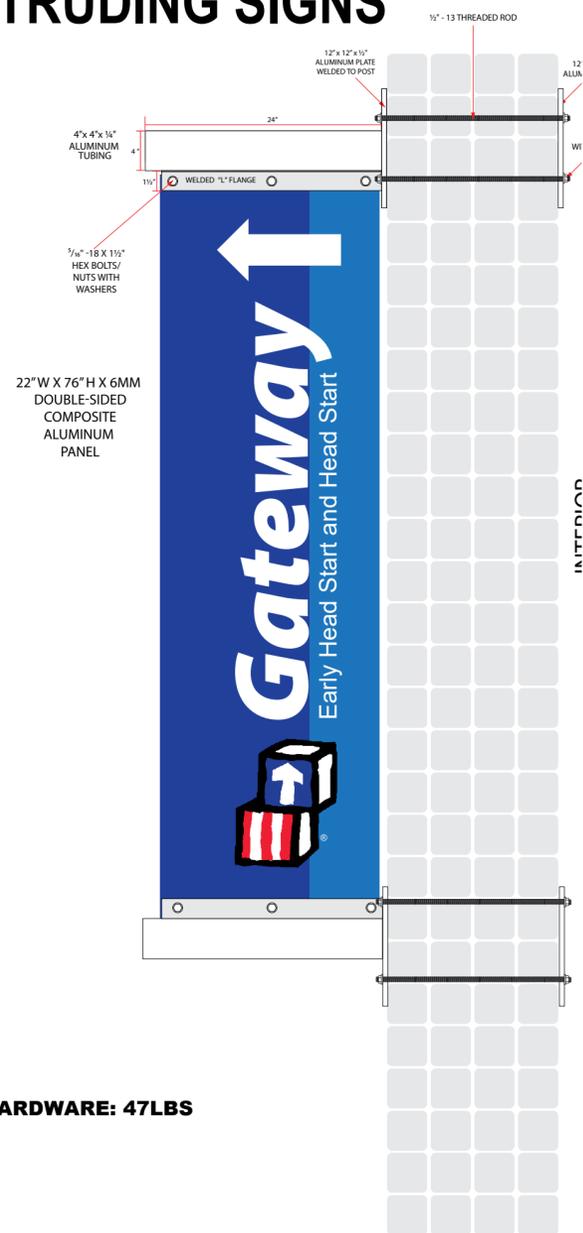
EXTERIOR COMPONENTS
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WITH APPLICABLE PROVI-
SIONS OF THE ASCE 7-16

NON-ILLUMINATED PROTRUDING SIGNS

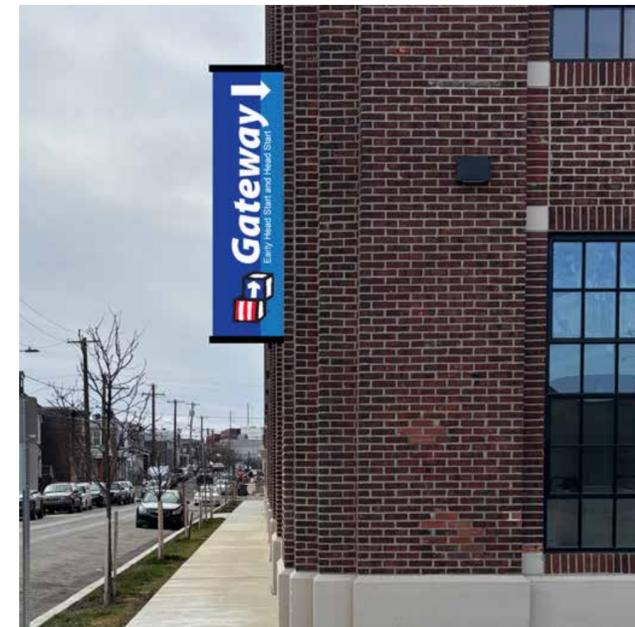


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with APPLIED VINYL
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SCALE: 1"=1'

SIGN WEIGHT WITH HARDWARE: 47LBS



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SNOW LOADS:
25 Pounds per Square Foot
RISK CATEGORY (12 KN/M2)

EXTERIOR COMPONENTS
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SIONS OF THE ASCE 7-16