#### EZ SIGNS, LLC

1839 Bustleton Pike

Feasterville, PA 19053

P: 1 (866) 349-5444

F: (215) 676-3269

#### EZ SIGNS **LLC** 1 (866) FIX-LIGHT

November 27, 2024

Re: Sign Install for Jordan

1617 Walnut ST

Scope of work:

SIGN A - Install one (1) NON-lit accessory wall sign 1.9 SF

SIGN B - Install one (1) NON-lit accessory wall sign 3.59 SF

SIGN C - Install one (1) statically-lit interior accessory wall sign 2.2 SF

Natalya Atroshyna

**EZ SIGNS LLC** 

1839 Bustleton Pike

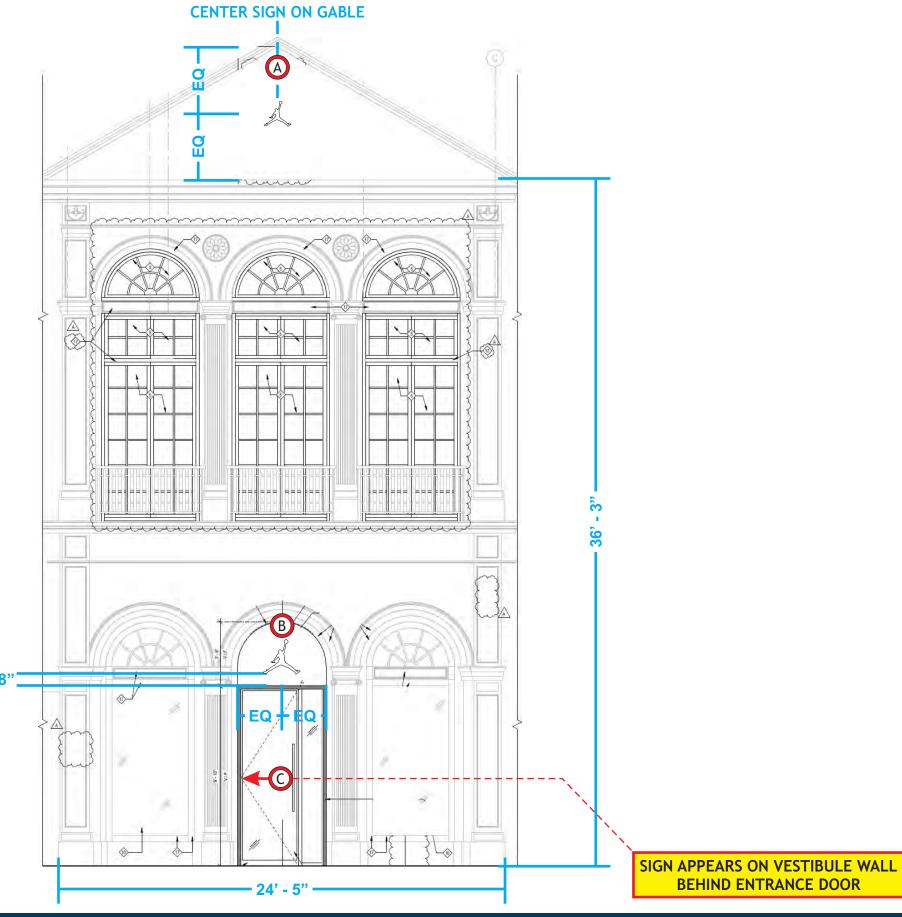
Feasterville, PA 19053

p. 267-406 - 0273

e. permits@signsinstall.com



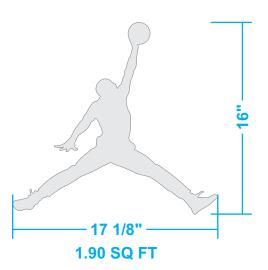




A JOR16FCO ss B JOR22FCO JOR WOF PT Qty - 1

BEHIND ENTRANCE DOOR

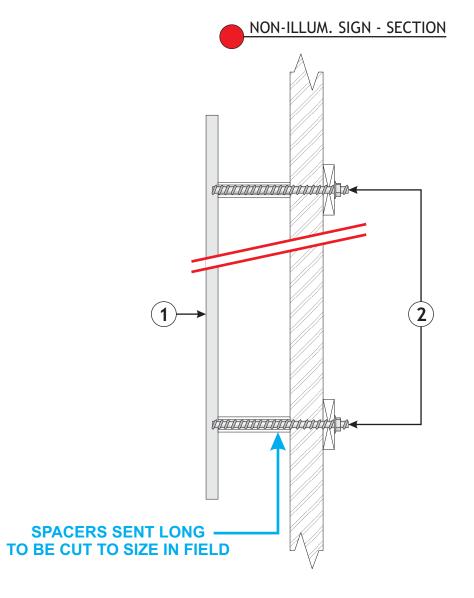




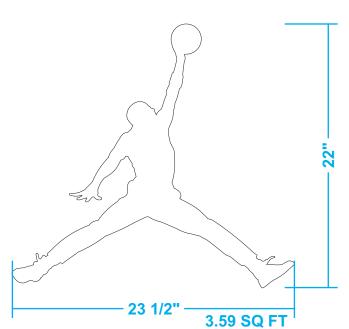
#### SIGN - DETAILS

1/2" THICK ROUTED BRUSHED STAINLESS STEEL LOGO

SIGN MOUNTS 3" OFF SURFACE WITH THREADED STUDS AND SPACERS PAINTED TO MATCH WALL (T.B.D.) - STUDS TO BE MECHANICALLY FASTENED BEHIND WALL WITH NUT. SPACERS SENT LONG, TO BE CUT TO SIZE IN FIELD



# B NON-ILLUM. LETTERS - ELEVATION Scale: 1 1/2" = 1' - 0"



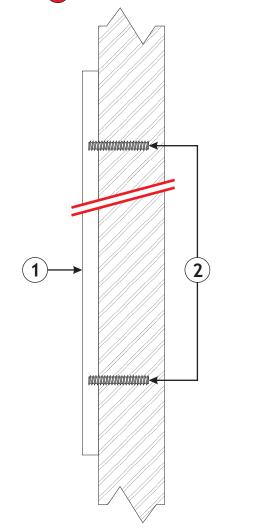
#### SIGN - DETAILS

- 1 3/4" THICK ROUTED ACRYLIC LOGO PAINTED MATTE WHITE
- 2 SIGN MOUNTS FLUSH TO SURFACE WITH THREADED STUDS AND SILICONE

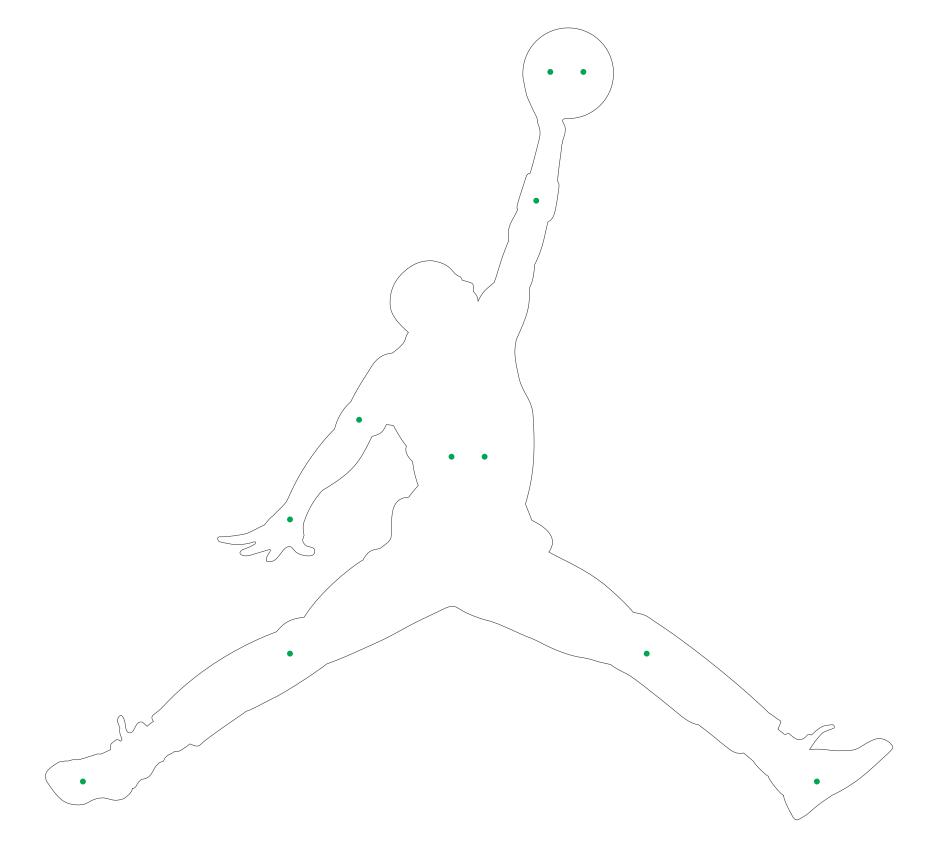


1617 WALNUT STREET PHILADELPHIA, PA 19103

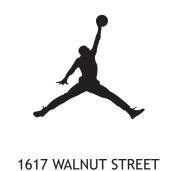
## NON-ILLUM. SIGN - SECTION











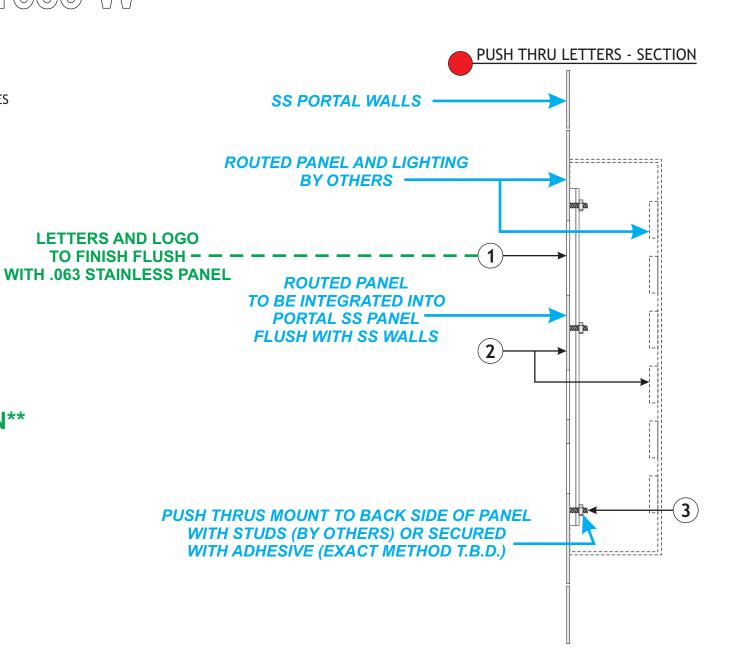
PHILADELPHIA, PA 19103

SIGN - DETAILS

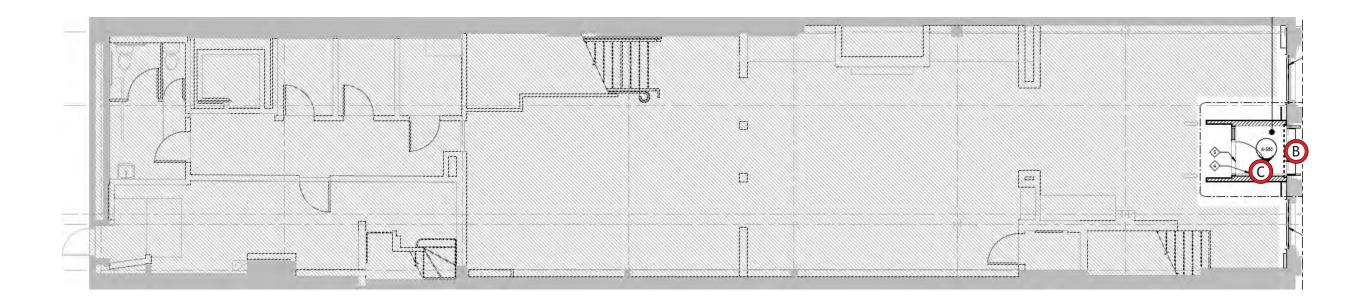
- 3/16" THICK ROUTED ACRYLIC PUSH THRUS. FACE ROUTED DOWN .063" AND BACKED WITH 1/8" THICK MODIFIED WHITE ACRYLIC PANEL. PUSH THRUS TO HAVE FROSTED FACES AND EDGES
- 2 ROUTED FACE PANEL, AND LIGHTING BEHIND SIGN BY OTHERS RUGGLES TO PROVIDE CUT FILE FOR SIGN
- PUSH THRUS WITH BACKER PANEL SECURE T ROUTED PANEL WITH STUDS (PROVIDED BY OTHERS) OR SECURED WITH ADHESIVE (EXACT METHOD T.B.D.)

FINAL ARTWORK T.B.D.

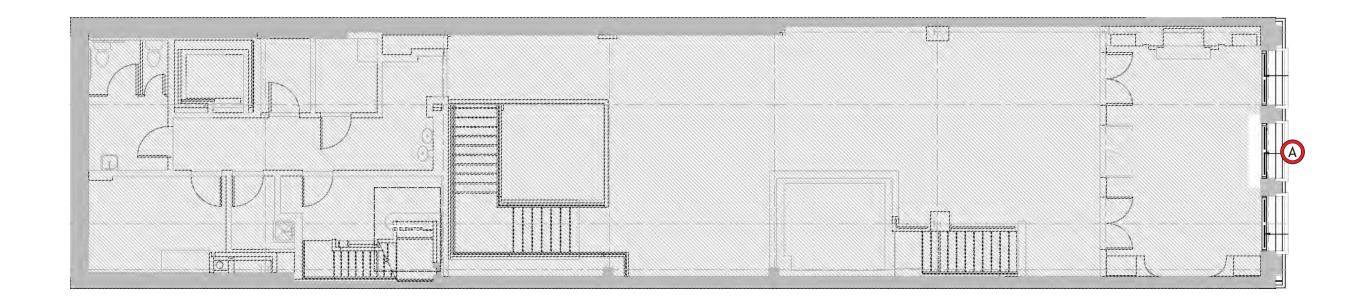
\*\*CONFIRM ARTWORK PRIOR TO PRODUCTION\*\*

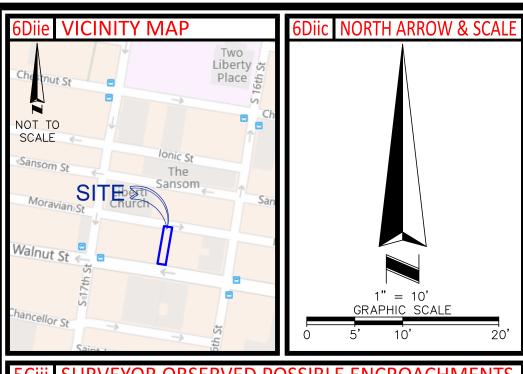






#### PLAN VIEW - SECOND FLOOR





### JRVEYOR OBSERVED POSSIBLE ENCROACHME

BUILDING CROSSES R/W LINE BY 0.2 FEET.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE X UNSHADED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 420757 (MAP NO. 4207570183G), WHICH BEARS AN EFFECTIVE DATE OF 01/17/2007, AND S NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

#### oiid LEGEND AND ABBREVIATIONS

ODIIG ELGEIND / NID	7100	ILE VII TITOTIS		
(NOT ALL ITEMS ARE ON THE SURVEY)				
MONUMENT FOUND	PWP	POWERPOLE	S	SEWER MANHOLE
MONUMENT SET	(—	GUY WIRE	c/0	CLEAN OUT
(R) RECORD DATA	**	LIGHT POLE		STORM DRAIN MANHOLI
(M) MEASURED DATA	$\boxtimes$	ELEC. TRANSFORMER	R	STORM INLET
(S) SURVEYED DATA	A/C	AIR CONDITIONER		CURB INLET
R/W RIGHT OF WAY	– E –	BURIED ELECTRIC	T	TELEPHONE BOX
BSL BACK SET LINE -	-OH-	OVERHEAD ELECTRIC		TELEPHONE MANHOLE
RCP REINFORCED CONC PIPE	(E)	ELEC. MANHOLE	— т—	TELEPHONE LINE
CMP CORRUGATED METAL PIPE		ELECTRIC METER	UT	UNDERGROUND
PVC PLASTIC PIPE -	_w_	WATER LINE	[01]	TELEPHONE MARKER
MTL METAL	w «wv	WATER MANHOLE	——C—	CABLE TELEVISION
AGL ABOVE GROUND LEVEL	o···	WATER VALVE WATER METER	C	CABLE BOX
L/S LANDSCAPING	$\bigcirc$	HYDRANT	UC	UNDERGROUND
₹₩₩ TREE	/ = \	HIDRANI	TC	CABLE MARKER
MC METAL TANK COVER	<sub>o</sub> GV	GAS VALVE	TS	TRAFFIC POLES
F D	G	GAS METER	T-S	TRAFFIC SIGNAL BOX
		0.40		SIGN O-O-O-O-O-O-O-O- GUIDERAIL
UNKNOWN MANHOLE	<b>©</b>	GAS HINE	x	—— x ——
_	— G —	GAS LINE		FENCE
	•	BOLLARD		TREELINE

6	<b>ZONING INFO</b>	ZONING INFORMATION SHOW HEREON WAS PROVIDED BY						
	ITEM	REQUIRED	OBSERVED	INSURED, INFORMATION WAS				
PERMIT	TED USE	_	_	NOT OBTAINED BY ASM, INC				
MINIMU	M LOT AREA (SQ.FT.)	_	_	CONTACT:				
MINIMU	M FRONTAGE	_	_	THE PLANNING AND ZONING RESOURCE CORPORATION				
MINIMU	M LOT WIDTH	_	_	SITE #				
мах в	UILDING COVERAGE	_	_	REPORT DATE: MM/DD/YR				
MAX B	UILDING HEIGHT	_	_	PHONE/FAX				
MINIMU	M SETBACKS	(405) 840-4344 (405) 840-2608						
FRON	IT	_	_	NOTÉS:				
SIDE		_	_					
REAR	·	_	_					
PARKIN	IG REQUIREMENTS:							
				l .				

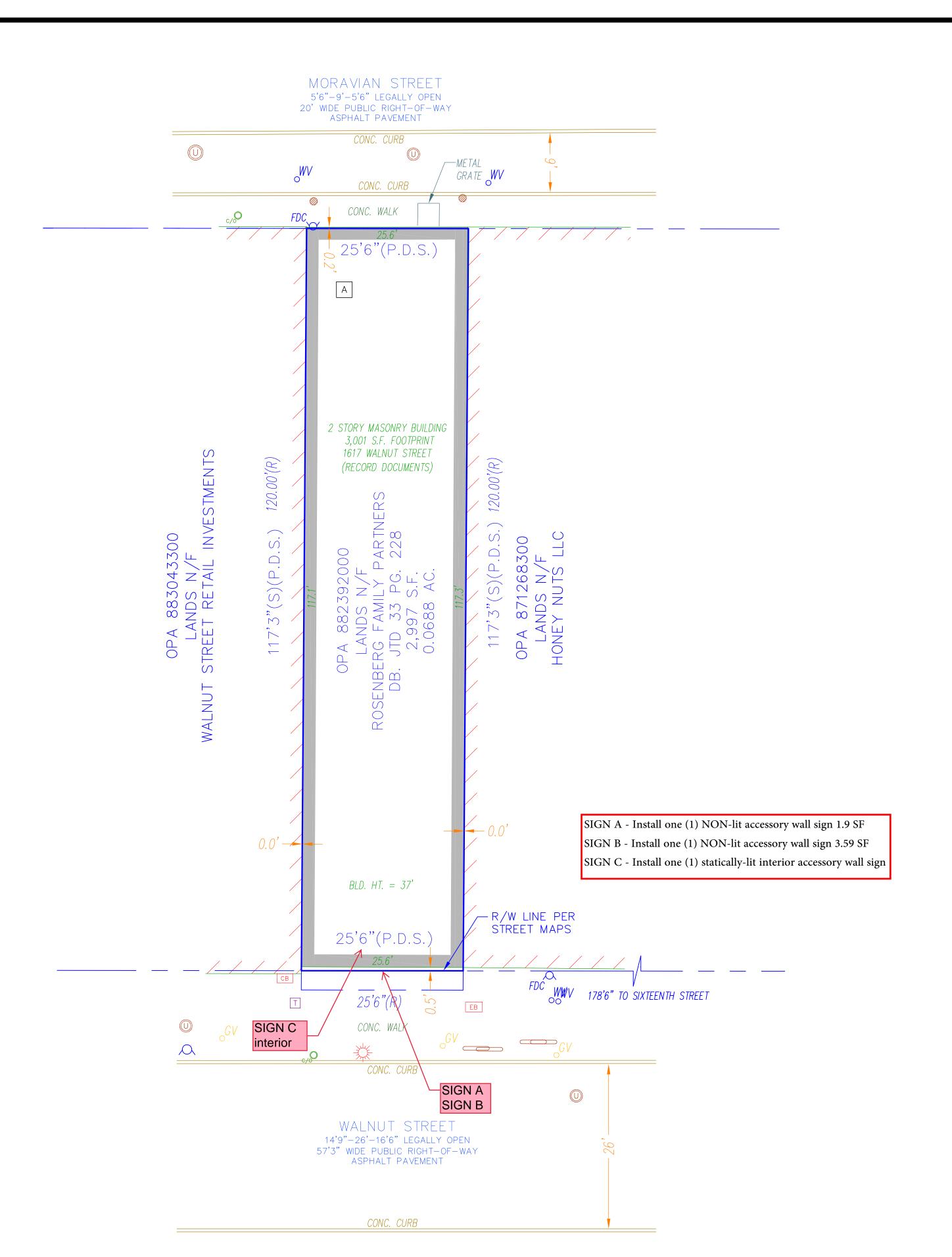
### viil RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

### Ei | SCHEDULE "B" ITEMS

8.) Terms contained in lease from Herbert E. Rosenberg and Zena Rosenberg, his wife (Lessors) to Vicotor/Sacks Furs, Inc. (Lessee) dated 3/1/1980 as recited in Assignment of Lessor's interest in Lease(s) recorded 3/7/1980 in Deed Book EWR 41 Page 307. —NOT PLOTTED, LEASE AGREEMENT.

#### ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE 2 "TABLE A" PROPERTY ADDRESS 6 6Biv BEARING BASIS 7 SURVEYOR'S CERTIFICATE 3 "TABLE A" FLOOD INFORMATION CONTIGUITY STATEMENT "TABLE A" BUILDING AREA 4 "TABLE A" LAND AREA "TABLE A" BUILDING HEIGHT TITLE COMMITMENT INFORMATION RECORDED SETBACKS/RESTRICTIONS iii ACCESS TO PROPERTY 9 TABLE A" PARKING SPACES PROVIDED BY INSURED SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS "TABLE A" ADJOINING OWNERS TABLE A" INTERSECTING STREET 5Ei SCHEDULE "B" ITEMS LEGEND & ABBREVIATIONS **5F** CEMETERY NOTE "TABLE A" EARTH MOVING NOTE VICINITY MAP 6 "TABLE A" ZONING INFORMATION SURVEYOR'S NOTES TYPE OF SURVEY



DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	MDS	DRAWING SCALE	1"=10'	1	4383 Hecktown Road, 3 Bethlehem,PA 18020 Phone (610) 365—2907
						DRAWN BY		QC BY	TS		Fax (610) 365-2958
						DRAWING NAME	F210426.DWG				Email: jshoemaker@fir: Project No. F210426

TLE INSURANCE COMPANY, COMMITMENT NO. PHI212437, DATED JUNE 21, 2021 or APN/Parcel ID(s): 88-2-3920-00

Bi | TITLE DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the North side of Walnut Street at the distance of One hundred and seventy—eight feet six inches Westward from the West side of Sixteenth Street in the Eighth Ward of the City of Philadelphia.

SHEET 1 OF 1

CONTAINING in front or breadth on the said Walnut Street twenty—five feet six inches and extending of that width in length or depth Northwardly one hundred and twenty feet to Moravian Street.

BEING known as No. 1617 Walnut Street.

Being the same premises which Philadelphia Authority for Industrial Development by Deed dated 3/7/1996 and ecorded 7/8/1996 in Philadelphia County in Deed Book JTD 33 Page 228 conveyed unto Rosenberg Family Partnership, a Pennsylvania General Partnership, its successors and assigns, in fee.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED

SURVEYOR'S NOTES

NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND ISIBLE EVIDENCE OF UTILITIES ARE SHOWN. . ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED LSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON. 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

2,997 SQUARE FEET 0.0688 ACRES

BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK JTD 33 PAGE 228.

5F | CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

REGULAR = 0HANDICAP = 0TOTAL = 0

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WALNUT STREET AN MORAVIAN STREET, DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

iii ACCESS TO PROPERTY

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

CONTIGUITY STATEMENT

HE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY

7 | SURVEYOR'S CERTIFICATE

To: Fidelity National 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16 and 19 of Table A thereof.

The field work was completed on September 1

Surveyor's Signature Jack W. Shoemaker Professional Land Surveyor SU-051643n the Commonwealth of Pennsylvan Date of Plat or Map: October 4, 20 Date of Last Revision: October 4, 2 Network Project No. 2113693

first Order, UC

-383 Hecktown Road, Suite B Bethlehem,PA 18020 Phone (610) 365-2907 ax (610) 365-2958 nail: jshoemaker@firstorderllc.net









1617 WALNUT STREET

GK/MK Checked By

SITE PLAN

A-010

FOR REFERENCE ONLY

