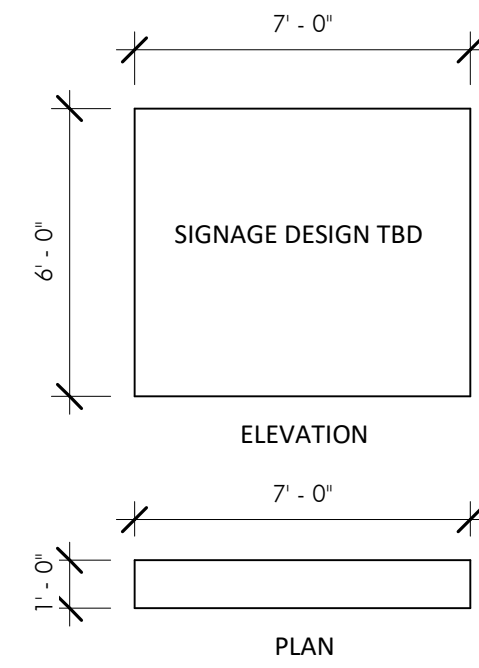


SIGNAGE TYPE S-1, FREESTANDING SITE SIGN:



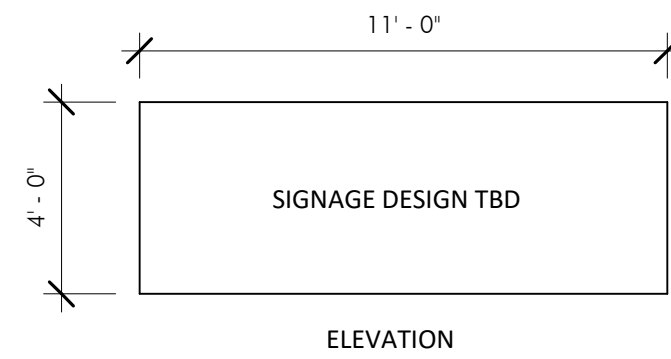
- NO SIGN SHALL BE PLACED WITHIN FIVE FEET FROM THE PROPERTY LINE.
- ALL SIGNS SHALL BE NOT MORE THAN 42 SQUARE FEET IN AREA PER STREET FRONT.
- ILLUMINATED SIGNS.
 - ALL PERSONS SHALL INSTALL OR MAINTAIN ANY ILLUMINATED SIGN WITHIN THE CITY IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE CITY'S ELECTRICAL CODE AND ZONING CODE AND ANY OTHER APPLICABLE CODE.
 - FOCUS BEAM ILLUMINATION SHALL BE SHIELDED FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT RESIDENTIAL DISTRICTS.
- FREESTANDING SIGNS:
 - PROPERTY FRONTAGE MUST BE 50 FEET OR MORE.
 - THE SIDE SETBACK LINE FOR A FREESTANDING SIGN SHALL BE 24 FEET
 - WIDTH MAX. 12"
 - THERE SHALL BE AN ALLOWABLE AMOUNT OF COPY AREA FOR FRONT FREESTANDING SIGNS OF ONE SQUARE FOOT FOR EACH LINEAL FOOT OF PROPERTY FRONTAGE. THE OWNER SHALL DECLARE ONE STREET AS HIS FRONTAGE STREET.

FREESTANDING SIGN:

260 LF OF PROPERTY FRONTAGE = 260 SF COPY AREA ALLOWABLE
PROPOSED AREA = 42 SF

SIGNAGE TYPE W-1

ATTACHED WALL SIGN - NORTH ELEVATION, FACING (OLD) 13TH STREET:



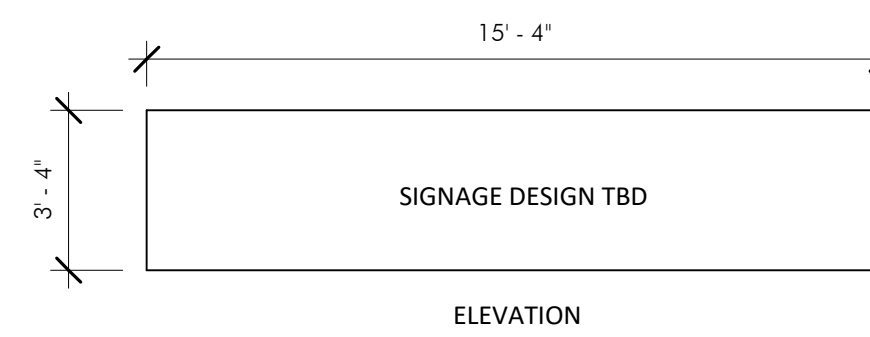
- THERE SHALL BE AN ALLOWABLE AMOUNT OF SIGN AREA FOR SIGNS ATTACHED TO THE FRONTAGE STREETS FACADE OF A BUILDING NOT IN EXCESS OF THAT PERCENTAGE SHOWN ON THE STREET FACADE SIGN AREA GRAPH IN SECTION 28-124.
- SIGN TO INCLUDE PROPERTY ADDRESS NUMBERING. ALL NUMBERS USED TO DESIGNATE A HOUSE OR PROPERTY ADDRESS SHALL BE AT LEAST THREE INCHES IN HEIGHT AND MUST CONTRAST WITH ANY BACKGROUND MATERIAL AND BE READILY VISIBLE FROM THE STREET.

WALL SIGNAGE AREA:

FRONT FACADE AREA = 700 SF
ALLOWABLE SIGN AREA PER T.28-123 = 80.5 SF (11.50%)
PROPOSED AREA = 44 SF (5.7%)

SIGNAGE TYPE W-2

ATTACHED WALL SIGN - EAST ELEVATION, BUILDING FRONT FACADE:



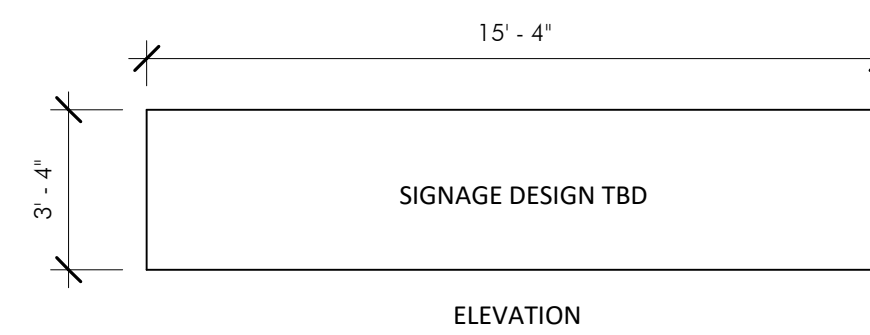
- THERE SHALL BE AN ALLOWABLE AMOUNT OF SIGN AREA FOR SIGNS ATTACHED TO FACADES OTHER THAN THE FRONTAGE STREET FACADE NOT IN EXCESS OF 50 PERCENT OF THAT PERCENTAGE ON THE STREET FACADE SIGN AREA GRAPH SECTION 28-124.

WALL SIGNAGE - SIDE FACADE:

FACADE AREA = 1,000 SF
ALLOWABLE SIGN AREA PER T.28-123 = 113.00 SF (11.30%) @ 50% = 56.5 SF (5.65%)
PROPOSED AREA = 52 SF (5.2%)

SIGNAGE TYPE W-3

ATTACHED WALL SIGN - SOUTH ELEVATION, FACING NEW 13TH STREET:



- THERE SHALL BE AN ALLOWABLE AMOUNT OF SIGN AREA FOR SIGNS ATTACHED TO FACADES OTHER THAN THE FRONTAGE STREET FACADE NOT IN EXCESS OF 50 PERCENT OF THAT PERCENTAGE ON THE STREET FACADE SIGN AREA GRAPH SECTION 28-124.

WALL SIGNAGE - SIDE FACADE:

FACADE AREA = 1,000 SF
ALLOWABLE SIGN AREA PER T.28-123 = 113.00 SF (11.30%) @ 50% = 56.5 SF (5.65%)
PROPOSED AREA = 52 SF (5.2%)

GENERAL SIGNAGE NOTES:

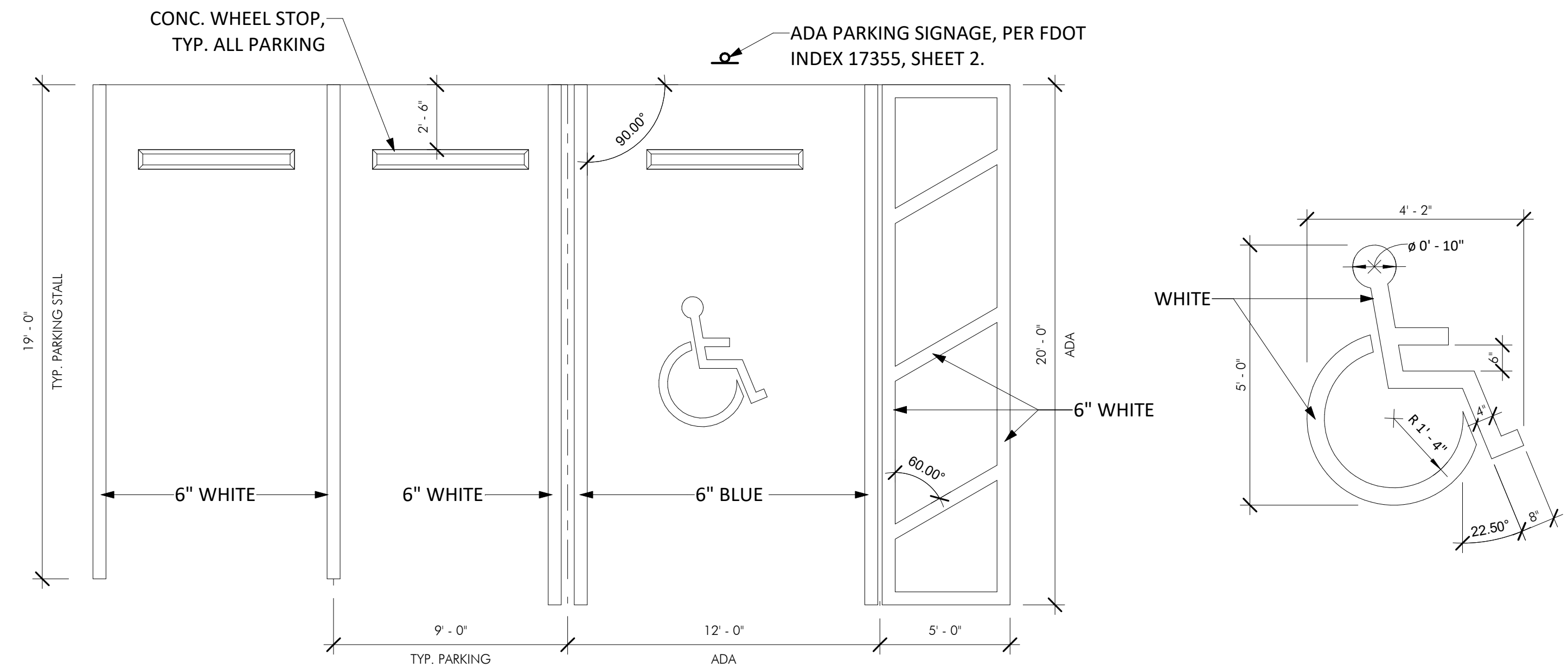
- SIGNAGE DESIGN AND COPY TBD. CONTRACTOR TO COORDINATE WITH OWNER ON ALL SIGNAGE, SIGNAGE TO BE PER SEPARATE SUB PERMIT.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO BIDDING AND START OF CONSTRUCTION. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL COMPLY WITH ALL APPROVED APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
- ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REPUTATIONS HAVING JURISDICTION.
- UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
- SIGNAGE CONTRACTOR TO SUBMIT ALL SHOP DRAWINGS TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO ARCHITECT AND/OR ENGINEER.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETED SET OF RECORD DRAWINGS ("AS-BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUAL OF ALL EQUIPMENT AND FINISHES INSTALLED.
- IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXCEPTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL APPURTENANCES FOR EQUIPMENT TO BE PLACED IN WORKING ORDER.

WALL SIGNAGE GENERAL NOTES:

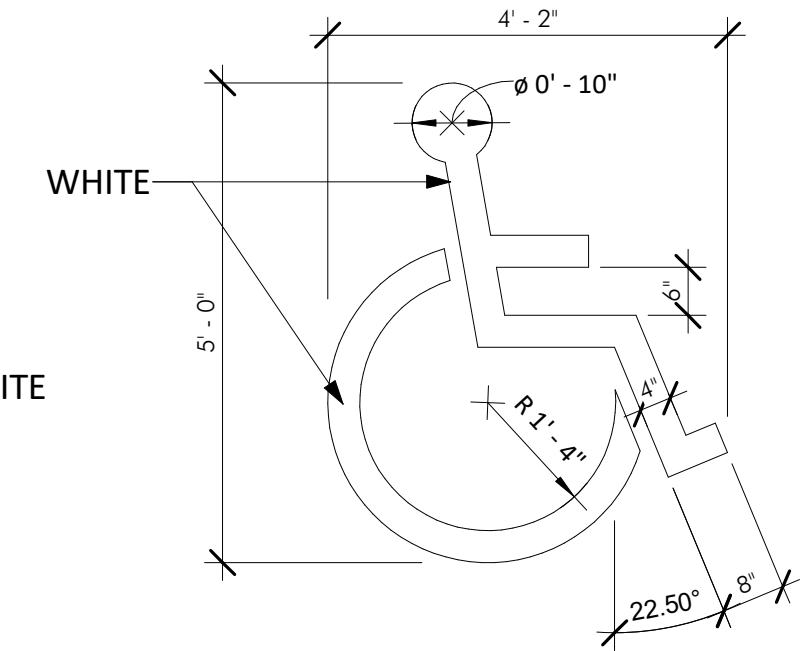
- NO FLAT, WALL OR V-SHAPED SIGNS SHALL BE ERECTED AT A DISTANCE OF MORE THAN 18 INCHES BEYOND THE FACE OF ANY BUILDING, MARQUEES BEING CONSIDERED AS A PART OF A BUILDING. THE OUTSIDE EDGE OF WALL SIGNS ON MARQUEES SHALL NOT BE CLOSER THAN 24 INCHES FROM THE CURB LINE.
- WALL SIGNS ATTACHED OR APPLIED TO EXTERIOR WALLS OF SOLID MASONRY, CONCRETE OR STONE SHALL BE SAFELY AND SECURELY ATTACHED TO THE SAME BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION SCREWS OF SUFFICIENT NUMBER, SIZE AND LENGTH TO SATISFY THE STRUCTURAL REQUIREMENTS FOR PROPERLY MOUNTING THE SIGN. NO WOODEN BLOCKS SHALL BE USED FOR ANCHORAGE, EXCEPT IN THE CASE OF WALL SIGNS ATTACHED TO BUILDINGS WITH WALLS OF WOOD. NO WALL SIGN SHALL BE SUPPORTED BY ANCHORAGES SECURED TO AN UNBRACED PARAPET WALL.
- THE SURFACE OF ALL WALL SIGNS SHALL BE OF NONCOMBUSTIBLE MATERIAL, EXCEPT NONELECTRICAL SIGNS OF LESS THAN 33 SQUARE FEET OF SOLID AREA NOT OVER PUBLIC PROPERTY.
- NO WALL SIGN SHALL COVER WHOLLY OR PARTIALLY ANY REQUIRED WALL OPENING, NOR PROJECT BEYOND THE TOP OF THE WALL TO WHICH IT IS ATTACHED, EXCEPT THAT SUCH SIGNS SHALL BE PERMITTED TO PROJECT OVER THE ROOF LINE AN AMOUNT EQUAL TO THAT NORMALLY PERMITTED FOR PARAPET HEIGHTS AS APPLIED TO SUCH BUILDING, BUT NOT TO EXCEED THREE FEET.
- NO WALL SIGN SHALL PROJECT MORE THAN 18 INCHES OVER ANY PUBLIC RIGHT-OF-WAY OR SIDEWALK.
- ALL BRACING AND/OR LIGHTING SHALL BE HIDDEN OR COVERED SO THAT IT SHALL NOT BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. THE COVERED PORTION OF THE ENDS OF SUCH SIGNS SHALL NOT BE USED FOR ADVERTISING PURPOSES.

MAILBOX NOTES:

- NEW MAILBOX DESIGN SHALL BE A PRODUCT APPROVED WITH THE POSTMASTER GENERAL'S (PMG) SEAL OF APPROVAL.
- NEW MAILBOX SHALL MEET THE REQUIREMENTS OF THE POSTAL SERVICE USPS-STD-78, SPECIFICATIONS FOR "ALL CURBSIDE MAILBOXES."
 - MAILBOXES MINIMUM AND MAXIMUM DIMENSIONS, AS FOLLOWS:
 - LENGTH: APPROXIMATELY 18-9/16" TO 22-13/16"
 - WIDTH: 6 1/4" TO 11"
 - HEIGHT: 6" TO 15"
- POSITION YOUR MAILBOX 41" TO 45" FROM THE ROAD SURFACE TO THE BOTTOM OF THE MAILBOX OR POINT OF MAIL ENTRY.
- PLACE YOUR MAILBOX 6" TO 8" BACK FROM THE CURB.
- PUT ADDRESS NUMBER ON THE MAILBOX.
- MAILBOX SUPPORTS AS RECOMMENDED BY THE FEDERAL HIGHWAY ADMINISTRATION:
 - 4" X 4" WOODEN SUPPORT OR A 2" DIAMETER STANDARD STEEL OR ALUMINUM PIPE.
 - BURY YOUR POST NO MORE THAN 24" DEEP.



PARKING MARKINGS DETAILS



REVISIONS		
#	Date	Description
1	06.17.19	SPA Comments

D&Q PROJECT NO.:	1716
CHECKED BY:	DD
DRAWN BY:	JQ
DATE:	03.13.19
PHASE	SITE PLAN APPLICATION SUBMITTAL

SHEET TITLE	SITE & SIGNAGE DETAILS
SHEET NUMBER	SP-2

AMENDMENTS:

ZONING STAMP: