



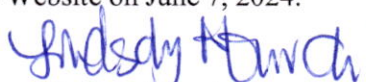
FARR WEST CITY PLANNING COMMISSION AMENDED AGENDA

June 13, 2024 at 6:30 p.m.
City Council Chambers
1896 North 1800 West
Farr West, UT 84404

Notice is hereby given that the Planning Commission of Farr West City will hold their regular meeting at 6:30 pm on Thursday, June 13, 2024

1. Call to Order – Chairwoman Genneva Blanchard
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Prayer
3. Comments/Reports
 - a. Public Comments (2 minutes)
 - b. Report from City Council
4. Business Items
 - a. Public hearing to consider approval of the amended C-2 Commercial zone ordinance
 - b. Recommendation to the City Council approval or denial of the amended C-2 Commercial zone ordinance
 - c. Public hearing to consider approval of the amended C-3 2700 North Regional Commercial Zone ordinance
 - d. Recommendation to the City Council approval or denial of the C-3 North Regional Commercial Zone ordinance
 - e. Recommendation to the City Council approval or denial of the sign for Costa Vida located at 1655 West 2700 North
5. Consent Items
 - a. Approval of minutes dated May 23, 2024
6. Chairman/Commission Follow-up
 - a. Report on Assignments
7. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801-731-4187, at least three working days prior to the meeting. Notice of time, place and agenda of the meeting was emailed to each member of the City Council, posted in the City Hall, and posted on the Utah Public Meeting Notice Website on June 7, 2024.


Lindsay Afuvai
Recorder

CHAPTER 17.36

C-2 GENERAL COMMERCIAL ZONE

SECTION:

17.36.010: Purpose

17.36.020: Flex Space

17.36.030: Permitted Uses

17.36.040: Conditional Uses

17.36.050: Basis for Issuance of Conditional use

17.36.060: Prohibited Uses

17.36.070: Site Development Standards

17.36.080: C-2 Zone Adjacent to a Residential or Agricultural Zone 17.36.090: Landscaping

17.36.100: Trash Storage

17.36.110: Walls and Fences

17.36.120: Special Provisions

17.36.010: PURPOSE:

The purpose of the C-2 or General Commercial Zone is to provide an area which will accommodate the orderly development of commercial businesses within the city. The businesses must have landscaped lots and adequate off-street parking. (Ord. 17-02)

17.36.020: Flex Space

Flex space is any building or commercial property that has a mixture of retail space, office space, and/or warehouse space. Flex space can be used for either permitted or conditional uses (see lists), but conditional uses shall be authorized only upon recommendation by the Planning Commission and approval by the City Council.

17.36.030: PERMITTED USES:

The following uses shall be permitted subject to site plan approval and compliance:

"Residential facility for elderly persons" as defined in section 17.08.010 of this title.

"Residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Arcade

Archery shop and Range (indoor only)

Athletic club

Bank or financial institutions

Billiard parlor (no alcohol)

Catering

Day care/preschool

Detective agency

Educational institution, tutoring, learning centers (no housing)

Employment agency

Golf driving range (indoors only)

Government buildings or uses, non-industrial

Laundromat

Library (public)

Medical or dental clinics, pharmacy

Mortuary

Museum

Office: general uses include business, property management, investment firm, advertising agency, secretarial services

Personal care and fitness center

Pawn shop

Racquet club (indoors)

Restaurant, cafe or cafeteria

Retail sales

Theater

17.36.040: CONDITIONAL USES:

A. Permits for conditional uses shall be authorized, only upon recommendation by the Planning Commission and approval by the City Council.

B. The Planning Commissions review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development in accordance with existing and future needs of the city. In making a recommendation on conditional uses, the Planning Commission shall consider the existing sites zoning, the Zoning Ordinances, the approved General plan, and the use of the surrounding property; the present and future requirements for streets, off street parking, and on street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities, and other public requirements including the health, safety and welfare of the citizens of the city. The City Council, upon recommendation by the Planning Commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to conduct the purposes of this chapter and characteristics of this zone.

17.36.050: BASIS FOR ISSUANCE OF CONDITIONAL USE PERMIT:

A conditional use permit shall not be authorized unless a public hearing is held, and evidence is presented to establish:

A. That the proposed use of the location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and

B. That such use will not, under the circumstances of the case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings, and structures when considering traffic generation, parking, building design and location, landscaping and signs; and

C. That the proposed use will comply with the regulations and conditions specified in this title for such use; and

D. That the proposed use conforms to the goals, policies and governing ordinances and principles and land use of the general plan for Farr West City; and

E. That the proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity to detrimentally affect, to any appreciable degree, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community. (Ord. 2010-03

Conditional uses are restricted to the following:

Amusement fun centers

Automobile new or used sales and service

Automotive repair provided it is conducted within a completely enclosed building

Carpenter and cabinet shop

Carwash

Church

Dance hall (no alcohol)

Event center

Fuel service station/charging station

Golf course

Gun range (indoors)

Gun sales and service

Heavy equipment rental, sales, and service

Hospital

Kennel

Light indoor manufacturing with associated retail sales where the items manufactured are sold on the premises.

Motel, hotel, bed and breakfast

Pest control and extermination

Public and quasi-public uses

Radio and television broadcasting station

Trade or industrial school

Veterinary (small and medium sized animals with kennel services)

17.36.060: PROHIBITED USES:

Bulk soil, rock, and aggregate sales, storage, or processing

Residential uses except a "residential facility for elderly persons" and a "residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Storage units or facilities for lease or rent to the public. Portable sheds or containers for lease or purchase

Title loan and check cashing businesses

Trucking companies, truck docks, cross docks

17.36.070: SITE DEVELOPMENT STANDARDS:

- A. Front setback and side setback from a public dedicated street: Twenty feet (20').
- B. Side yard setback, adjacent to Commercially zoned property: As required in the adopted Building Code.
- C. Rear yard setback adjacent to Commercially zoned property: As required in the adopted Building Code.
- D. Side yard setback, adjacent to Residentially zoned property: Twenty feet (20').
- E. Rear yard setback, adjacent to Residentially zoned property: Twenty feet (20').
- F. Lot area and width: No requirement unless identified in the adopted building code.
- G. Maximum height: No requirement
- H. Minimum height: Eight feet (8') or one story whichever is greater.
- I. Parking requirements: See supplementary regulations in section 17.44.150 of this title.

(Ord. 17-02)17.36.080: C-2 ZONE ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE:

- A. Set back from any residential or agricultural zone:
 - 1. Setbacks adjacent to any residential or agricultural zone shall be equal to or greater than the highest point of the building.
 - 2. The minimum setback is twenty (20) feet.
- B. Outside storage and staging of pallets, products, equipment, and materials are not allowed.
- C. Lighting:
 - 1. Light, other than natural light, shall not negatively impact residential or agricultural property.
 - 2. No exterior light pole or light fixture shall be closer than four feet (4') from a residential or agricultural property line.
 - 3. Light fixtures within twenty feet (20') of a residential or agricultural property line shall have a solid cover, from the top of the light fixture and bulb to four inches (4") beyond the bottom of the light fixture and bulb. The cover shall surround the light fixture and bulb for one hundred eighty degrees (180°) on the side of the fixture adjacent to the residential or agricultural property.
 - 4. Exterior lighting twenty feet (20') or more from a residential or agricultural property line shall be directed straight down or away from a residential or agricultural property line.

5. The beam of exterior lighting shall not shine directly onto residential or agricultural property.

6. Other lighting designs and covers may be approved at the sole discretion of Farr West City.

D. Noise Levels:

1. Operational noise levels shall be submitted to and approved by Farr West City prior to final approval of construction documents.

2. Noise from a property in a C-2 zone that is determined to be a nuisance by Farr West City shall be abated by the property owner.

E. Walls/barriers: A solid visual wall/barrier at least eight feet (8') in height shall be erected along all property lines in common with residential or agricultural zoned property. The type and materials of such wall shall be approved by the planning commission as a part of the site plan review. See [chapter 17.46](#) of this title and Ord. 2022-06. (Ord. 2024-02: Ord. 2022-06)

17.36.090: LANDSCAPING:

A. Area Requirements: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped with live plantings. The perimeter area and slopes of the retention/detention basins may be included as part of the landscape area if landscaped.

B. Screening; Visual/Noise: Landscaping prescribed by the Planning Commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions are required as part of, or in addition to, the ten percent (10%) landscaping requirement.

C. Location: Front setbacks, side setbacks facing the street, and other areas visible to the public are required to be landscaped.

D. Ground Cover: All landscaped areas shall be covered with a minimum three (3) inch layer of decorative rock or other approved medium to allow water to infiltrate the ground and inhibit weed growth. Detention basins shall also be lined with rock.

E. Plant Materials: All Landscaped areas shall be planted with plants that are well-suited to conditions at the project site and may include native and locally adapted shrubs, trees, or ornamental grasses and perennials compatible with xeriscape environment. (Xeriscape is a landscaping method developed especially for arid and semiarid climates that utilizes water-conservation techniques.)

F. Watering: The landscaping plan shall include a secondary water supply. Culinary water shall not be used. The irrigation systems shall be designed to minimize water consumption by using an underground drip or bubble system with an automatic controller.

G. Maintenance: The preservation of the landscaping shall be maintained in a healthy, neat, and orderly condition free of weeds and litter. Diseased or dead plant materials shall be removed

and replaced by June 1st if due to winter kill or October 1st if the plant materials die during the summer months. The preservation and maintenance of the landscaping in the park strip areas are the responsibility of the property owner/ tenant.

H. Completion Requirements: Landscaping shall be completed prior to the issuance of the Certificate of Occupancy for the building or structure with which it is associated. In the case of inclement weather that prevents the installation of the required landscaping, the time of completion may be extended, in writing, upon approval of the Chief Building Official.

17.36.100: TRASH STORAGE:

No trash, used materials, debris, wrecked or abandoned vehicles or equipment shall be stored in an unsecured area. All such material shall be stored in an area screened from public view by a sight obscuring fence or wall or within a fully enclosed building. (Ord. 17-02)

17.36.110: WALLS AND FENCES:

A decorative wall/fence at least six feet (6') in height shall be erected along all property lines in common with Residentially zoned property. See section 17.46.070 of this title. (Ord. 17-02)

17.36.120: SPECIAL PROVISIONS:

See sections 17.44.130 through 17.44.150 of this title. (Ord. 17-02)

17.38.010: PURPOSE:

The purpose of the C-3 2700 North regional commercial zone is to provide an aesthetically pleasing entry into Farr West City that allows for development of a variety of regional retail, office, housing, and entertainment uses while accommodating automobile traffic to regional services dependent upon the 2700 North corridor. In addition, the requirements of this zone are intended to prevent anchorless strip retail from blocking access and visibility to larger parcels. The businesses would be characterized as high demand, high traffic generating uses serving a regional market area, with well designed buildings, attractive landscaping and adequate off street parking. (Ord. 13-10)

17.38.030: PERMITTED USES:

All permitted uses require site plan and architectural approval through the planning commission. Permitted uses are:

Banks, financial institutions, financial services.

Food sales, restaurant and fast food.

Gasoline sales.

Home improvement retailing.

Hotels, motels.

Medical, dental, health services and retailing.

Offices, business and professional.

Personal services, daycare, fitness centers.

Residential – townhouses, apartments.

Retail sales.

Theaters, amusement and recreation facilities. (Ord. 13-10; Ord. 23-01)

17.38.060: SITE DEVELOPMENT STANDARDS

K. Residential use shall not constitute more than fifty percent (50%) of the gross acreage of the entire project.

L. Residential - Townhouses

1. Front setback twenty feet (20 ft).
2. Side setback fifteen feet (15 ft).
3. Rear setback fifteen feet (15 ft).
4. No more than four (4) units shall be attached.
5. Separation between non-attached units sixteen feet (16 ft).
6. Height shall not exceed two levels above grade level and a maximum height of thirty-five (35) feet.
7. Each residential unit shall have a two-car garage designed for parking side by side.
8. Parking requirements: Visitor parking shall be provided at a rate of 0.5 stalls per residential unit in addition to required parking per unit. (Ord. 13-10; Ord. 23-01)

M. Residential – Apartments

1. Apartments may not occupy more than thirty-five percent (35%) of the gross acreage.
2. The development agreement will define housing density not to exceed thirty-five (35) units per acre.
3. Buildings are not to exceed three (3) stories in height.
4. Front setback twenty feet (20 ft).
5. Side setback twenty feet (20 ft).
6. Rear setback twenty feet (20 ft).
7. The development must satisfy at least one strategy of the Moderate-Income Housing requirements as defined in the Farr West City General Plan.



Application for Sign Approval

This application is to be used for temporary commercial signs (including any banner signs), new permanent signs, or in the event that a simple change of signs is being requested and no construction or external remodeling is being accomplished which would require a full site plan.

Date Submitted: 6/10/2024 Applicant Name: Nate Blanchard | Ryze Sign Company

Applicant

Phone:

SIGN PERMIT FEE SCHEDULE

Site Plan: \$25.00

Sign Erection or Relocation: \$25

Business Name: Costa Vida

Address: 1655 W 2700 South | Farr West, UT 84401 USA

Description of site being considered:

The Center at Farr West Phase 1 part of the NW 1/4, of section 36, T.7N., R.2W., S.L.B. & M.

New Costa Vida to occupy old Burger King facilities.

Tax ID number: Parcel #193420001

Current zoning of site: C-2 Commercial

Abbreviated Site Plan:

Provide a scale drawing that clearly shows the following:

- Location, type, lighting and size of proposed and existing signs.
- Materials to be used for the construction of this sign.

If any of the above information is not being provided, please indicate reasoning:

All required documents attached.

How will the proposed sign be compatible with existing surrounding uses, buildings and structures when considering traffic generation, parking, building design, location and landscaping? The primary building signage (attached to the building fascia) is to act as the branding and identification of Costa Vida and the facility itself. It has been designed to attract attention and provide identification without overpowering or negatively impacting any existing surrounding environmental conditions. The Pylon refurbishment and exterior directional signs are using existing elements and as such will retain all previous compatibilities and uses as with prior signage conditions.



Application for Sign Approval

The following conditions will apply to this sign application: Signs Comply with all local ordinances.

Expiration Date for the use of a temporary sign: No temporary signs to be used.

All fields must be filled out before application will be considered. ('N/A' fields not applicable)

Signature of Applicant:

In issuing this application the signer(s) certifies the information provided is correct and they agree to the conditions set by the planning commission and/or city council

Business Owner/Sign Company Signature

Print Name Nate Blanchard

Property Owner Signature

Print Name Brian Koss

For City Use:

Fee Paid \$ _____ Received By: _____

Planning Commission/City Council Review Checklist.

____ Has all the required information been provided for review where applicable?

____ Does the proposed sign conform to the City Sign Ordinance?

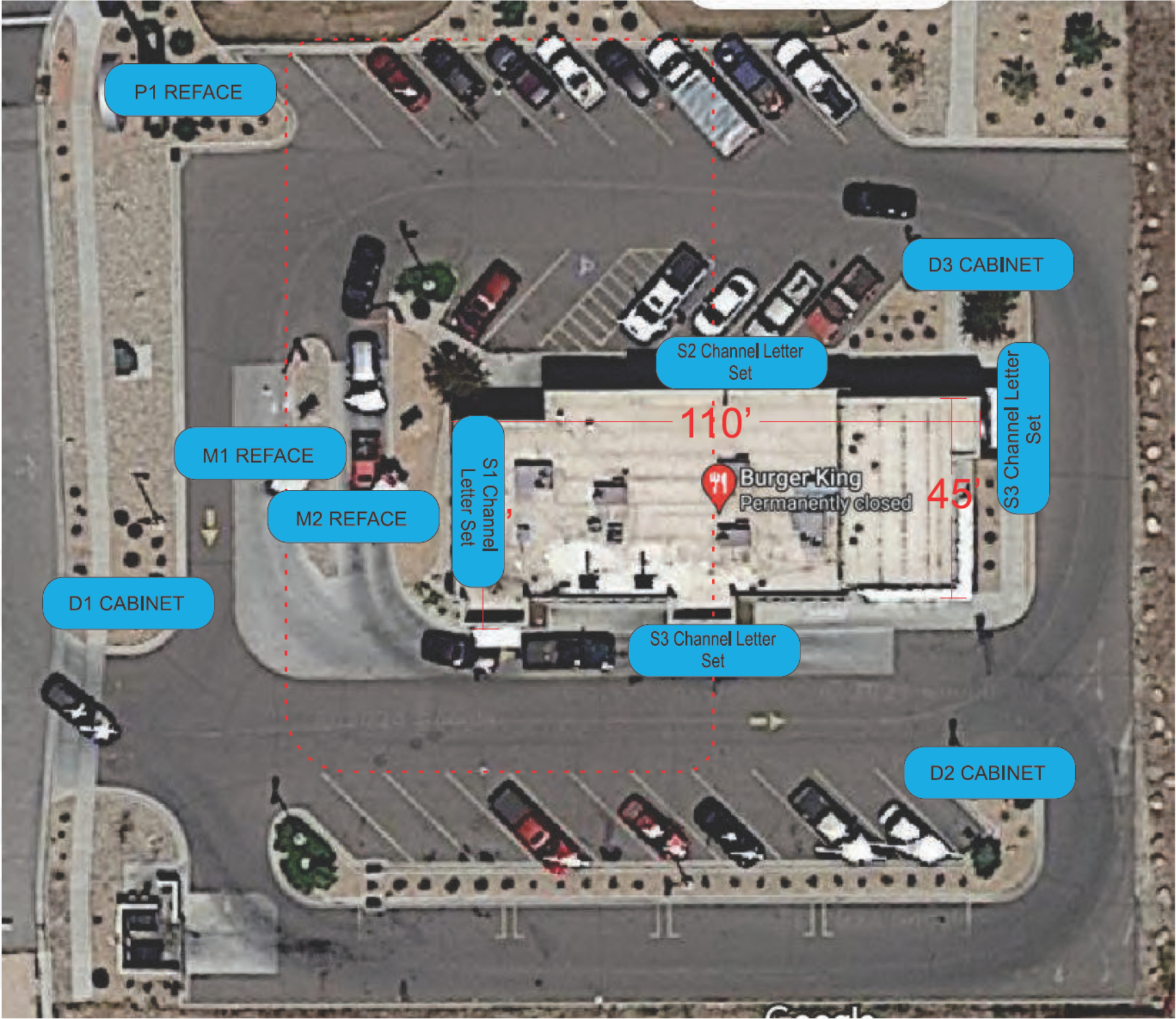
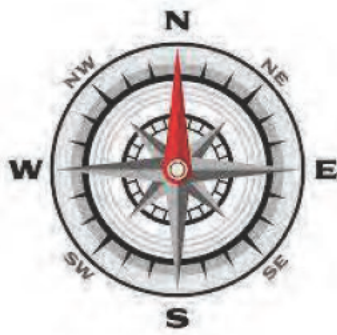
____ Has the plan been reviewed by the City Engineer/Bldg Official and all concerns addressed?



Costa Vida

PERMIT DRAWING PACKAGE - 6.4.2024

SITE PLAN VIEW



! Accurate Field Survey
Required prior to Fabrication

! Sizing is approximate

CUSTOMER: COSTA VIDA

DATE: 4/25/2024

INSTALL LOCATION:
1655 W 2700 S, FARR WEST, UT 84401

SALES REPRESENTATIVE: Chad Fowers

ESTIMATE NUMBER: 240079-01

FILE NAME: 240079-01_Costa Vida_Farr West_R7_PERMIT

PROJECT NAME: 240079-01_Costa Vida_Farr West

FILE LOCATION: C:\Ryze Industries\2023 CURRENT JOBS\240079-01_Costa Vida_Farr West_R7_PERMIT

DRAWING IS REPRESENTATIONAL ONLY SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

CUSTOMER SIGNATURE DATE

RYZE
Sign Company

ryzesigns.com
(801) 605-8351
1339 W 3300 S OGDEN, UTAH 84401

NORTH, WEST, EAST ELEVATIONS
FRONT ILLUMINATED CHANNEL LETTER SETS
S1, S2, S3

- A. FRAME - 2X2X2 ALUMINUM SQUARE FLUSH MOUNT PAINTED TO MATCH PMS
- B. FACE- 3/16" WHITE ACRYLIC
- C. RETAINER - NONE
- D. RETURNS- 3" PAINTED TO MATCH PMS 158 & PMS 3252
- E. TRIM-CAP - PAINTED TO MATCH PMS 158 C & PMS 3252
- F. ILLUMINATION- LED
- G. MOUNTING- FLUSH MOUNT TO WALL

PAINT	
P1	TO MATCH PMS 3252 C
P2	TO MATCH PMS 158 C

VINYL	
V1	DIGITAL PRINT



S1 INTERNALLY ILLUMINATED CHANNEL LETTERS - WEST ELEVATION
Scale: 1/2" = 1'-0" (11"x17" Page Size)

66.64 SQ. FT. QTY 2



S2 INTERNALLY ILLUMINATED CHANNEL LETTERS - NORTH ELEVATION
Scale: 1/2" = 1'-0" (11"x17" Page Size)

63.8 SQ. FT. QTY 1



S3 INTERNALLY ILLUMINATED CHANNEL LETTERS - EAST ELEVATION
Scale: 1/2" = 1'-0" (11"x17" Page Size)

21.2 SQ. FT. QTY 1

- ! Accurate Field Survey Required prior to Fabrication
- ! Sizing is approximate

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NORTH AND EAST ELEVATION SIGNS
Illuminated Channel Letter Cabinets & Building Vinyl
S1, S2,



EAST ELEVATION NORTH ELEVATION



FLAT CUT OUT .125" ALUMINUM
FINISHED IN GLOSS BLACK
274.12 SQ. FT.

SOUTH ELEVATION WEST ELEVATION



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! Sizing is approximate

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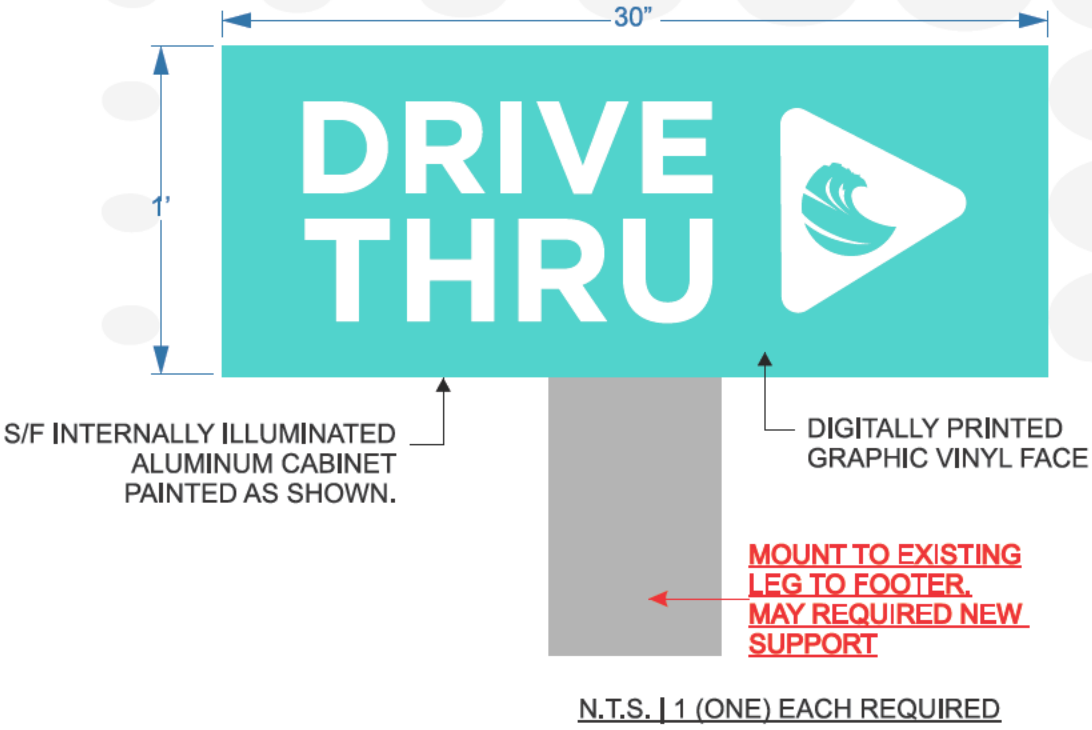
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CUSTOMER SIGNATURE DATE

RYZE
Sign Company

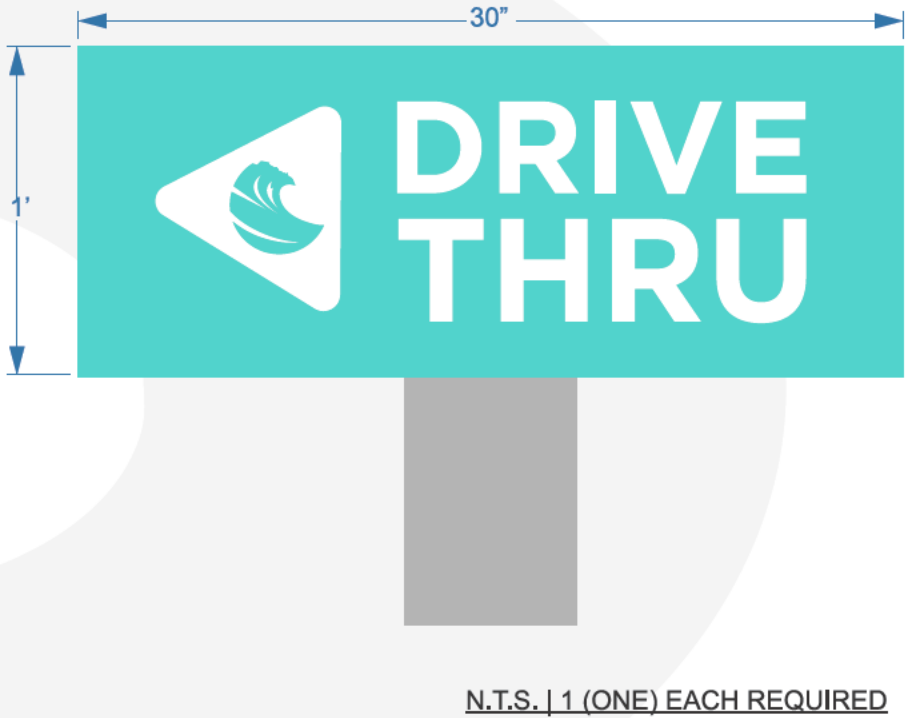
ryzesigns.com
(801) 605-8351
1339 W 3300 S OGDEN, UTAH 84401

D1, D2, D3 MOCK UP

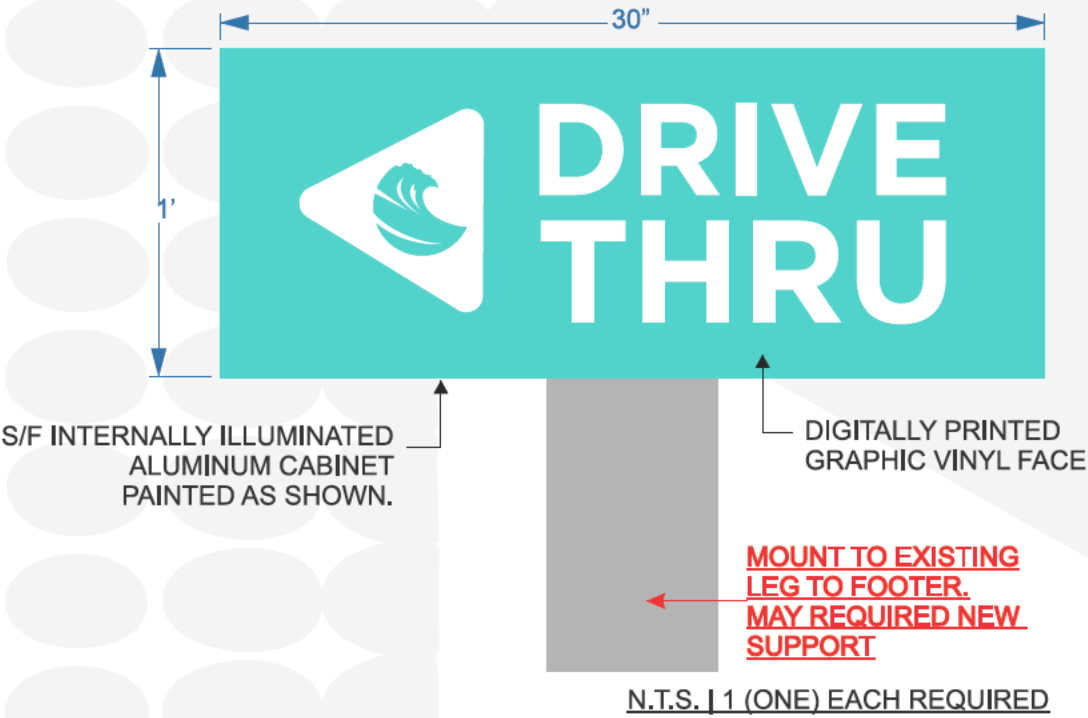
D1 - SOUTHWEST



D3- NORTHEAST



D2 SOUTHEAST



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! Sizing is approximate

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CUSTOMER SIGNATURE

.....
DATE

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1339 W 3300 S OGDEN, UTAH 84401

D1, D2, D3 MOCK UP

SUPERIMPOSED ARTWORK RENDERING



PERMIT DRAWING

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(801) 605-8351
1339 W 3300 S OGDEN, UTAH 84401

M1, M2 | MENU BOARD REFACE



DIGITALLY PRINTED GRAPHIC DECOR ON TRANSLUCENT ACRYLIC PANEL. MENU ITEMS TO BE VERIFIED BY CUSTOMER



1'-10" V/O

ENTRÉES

BURRITO | 9.99

530-1400 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

SAUCES: Roasted Green Chile, Tomatillo Cilantro, Red Enchilada

SALAD | 10.69

475-1635 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

DRESSING: Tomatillo Ranch, Cilantro Lime Vinaigrette

ENCHILADAS | 9.99

645-1495 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

SAUCES: Roasted Green Chile, Tomatillo Cilantro, Red Enchilada

QUESADILLA | 10.29

1175-1465 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

TACOS | 9.99

601-1005 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

SAUCES: Salsa Fresca, Pico de Gallo, Honey Habanero, Salsa Roja

BAJA BOWL | 9.99

535-900 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

SAUCES: Roasted Green Chile, Tomatillo Cilantro, Red Enchilada

NACHOS | 10.99

1590-1700 cal

CHOOSE: Protein + Black, Pinto, or Refried Beans

SAUCES: Salsa Fresca, Pico de Gallo, Honey Habanero, Salsa Roja

CHOOSE PROTEIN

SWEET PORK

GRILLED CHICKEN

BARBACOA BEEF

GRILLED STEAK

RASPBERRY CHIPOTLE CHICKEN

BEAN OR CHEESE

1'-10" V/O

KIDS MEALS

TACO | 5.99

351-460 cal

QUESADILLA | 5.99

360-495 cal

ENCHILADA | 5.99

375-630 cal

PROTEINS

SWEET PORK

GRILLED CHICKEN

SHREDDED BEEF

GRILLED STEAK

BEAN & CHEESE

CHIPS SIDES & MORE

SALSA | 4.49

385-394 cal

QUESO | 5.49

477-848 cal

GUAC | 5.49

439-620 cal

CHICKEN TORTILLA SOUP | 5.49

670 cal

DESSERTS

KEY LIME PIE | 4.99

1100 cal

TRES LECHES | 4.99

950 cal

COSTA COOKIE | 1.29

320 cal

CINNAMON TORTILLA | 1.29

262 cal

BEVERAGES

REGULAR SODA | 2.59

0-270 cal

LARGE SODA | 2.99

0-350 cal

BOTTLED SODA | 2.79

11-390 cal

BOTTLED WATER | 2.79

0 cal

SPECIALTY DRINKS

ASK FOR OUR CURRENT LIST OF FRESH BEVERAGES

REGULAR | 2.59

108-180 cal

LARGE | 2.99

288-490 cal

S3 DIGITALLY PRINTED MENU BOARD REFACE | 2 (TWO) SETS REQ.
Scale: 1/2" = 1'-0" (11"x17" Page Size)

!

Accurate Field Survey
Required prior to Fabrication

!

Sizing is approximate

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FILE LOCATION: C:\Ryze Industries\2023 CURRENT JOBS\240079-01_Costa Vida_Farr West_R7_PERMIT

DRAWING IS REPRESENTATIONAL ONLY SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

CUSTOMER SIGNATURE _____ DATE _____

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PERMIT DRAWING

Page 7

P1 MOCK UP | D/F PYLON REBRAND



OPTION | A



7'-2"
NEW



26'-11"
NEW

REFACE EXISTING D/F
FLEX FACE POLE SIGN

2 (TWO) NEW S/F INTER ILLUMINATED
5" DEEP CHANNEL CABINETS
FINISHED IN "CV TEAL"
MOUNTED TO EXISTING POLE
WITH TEAL ALUMINUM TO
COVER SEPARATION.
FACES TO BE DIGITALLY PRINTED
FLEX FACE.

EXISTING POLE, TOP CABINET,
ELECTRONIC MESSAGE BOARD
AND FOOTING | FOUNDATION.

- ⚠ Accurate Field Survey
Required prior to Fabrication
- ⚠ Sizing is approximate



CUSTOMER: COSTA VIDA

DATE: 4/25/2024

INSTALL LOCATION:
1655 W 2700 S, FARR WEST, UT 84401

SALES REPRESENTATIVE: Chad Fowers

ESTIMATE NUMBER: 240079-01

FILE NAME: 240079-01_Costa Vida_Farr West_R7_PERMIT

PROJECT NAME: 240079-01_Costa Vida_Farr West

FILE LOCATION: C:\Ryze Industries\2023 CURRENT JOBS\240079-01_Costa Vida_Farr West_R7_PERMIT

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STANDARDIZED SIGN ENGINEERING

PREPARED IN ACCORDANCE WITH WITH 2021
INTERNATIONAL BUILDING CODE (IBC)

FOR WINDSPEEDS $V_{ULT} = 100 / 105 / 110 / 115 / 120^* / 130^*$ MPH

PROJECT NAME:

PROJECT ADDRESS:

AUTHORIZED SIGN VENDOR:

PERMIT NUMBER:

PRINT THIS PAGE FOR CITY SUBMITTAL & BIND WITH APPLICABLE SHEETS.

INCLUDE INDEX (SHEET S I .0) WITH APPLICABLE PAGES MARKED &
STRUCTURAL NOTES (SHEET S I .1) WITH ALL SUBMITTALS.

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*NOT ALL FEATURES AVAILABLE THIS VERSION



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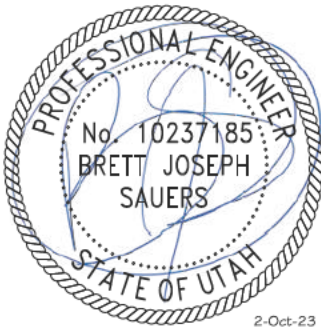
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No:	Issue/Revision:	Date:
----	Initial Package	10-2-2023

- 1
- 2
- 3



SHEET TITLE:
TITLE SHEET

SHEET:
TS

ORIGINAL SHEET SIZE: 11x17

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SHEET INDEX

MARK AND BIND
SHEETS PROVIDED
FOR CITY SUBMITTAL

☒ TS	TITLE SHEET	☐ S8.0	CHANNEL & REVERSE PAN LETTERS
☒ S1.0	SHEET INDEX	☐ S8.1	WALL CONNECTION DETAILS
☒ S1.1	STRUCTURAL NOTES	☐ S8.2	WALL CONNECTION DETAILS
☐ S2.0	POLE SIGN DESIGN INSTRUCTIONS	☐ S9.0	RACEWAY LETTERSETS
☐ S2.1	SIGN DESIGN TABLE	☐ S9.1	WALL CONNECTION DETAILS
☐ S2.2	100 MPH SINGLE POLE SIGN (FIGURE 1-A)	☐ S9.2	WALL CONNECTION DETAILS
☐ S2.3	100 MPH SINGLE POLE SIGN (FIGURE 1-B)	☐ S10.0	RECTANGULAR WALL SIGNS
☐ S2.4	100 MPH SINGLE POLE SIGN (FIGURE 1-C)	☐ S10.1	WALL CONNECTION DETAILS
☐ S2.5	OMITTED - RESERVED FOR FUTURE USE	☐ S10.2	WALL CONNECTION DETAILS
☐ S2.6	105 MPH SINGLE POLE SIGN (FIGURE 2-A)	☐ S11.0	FLAT CUT-OUT (FCO) LETTERS
☐ S2.7	105 MPH SINGLE POLE SIGN (FIGURE 2-B)	☐ S11.1	WALL CONNECTION DETAILS
☐ S2.8	105 MPH SINGLE POLE SIGN (FIGURE 2-C)		
☐ S2.9	OMITTED - RESERVED FOR FUTURE USE		
☐ S2.10	110 MPH SINGLE POLE SIGN (FIGURE 3-A)		
☐ S2.11	110 MPH SINGLE POLE SIGN (FIGURE 3-B)		
☐ S2.12	110 MPH SINGLE POLE SIGN (FIGURE 3-C)		
☐ S2.13	OMITTED - RESERVED FOR FUTURE USE		
☐ S2.14	115 MPH SINGLE POLE SIGN (FIGURE 4-A)		
☐ S2.15	115 MPH SINGLE POLE SIGN (FIGURE 4-B)		
☐ S2.16	115 MPH SINGLE POLE SIGN (FIGURE 4-C)		
☐ S2.17	OMITTED - RESERVED FOR FUTURE USE		
☐ S3.0	NON-RECTANGULAR CABINET DESIGN		
☐ S3.1	MULTI-CABINET DESIGN		
☐ S3.2	DOUBLE POLE SIGN DESIGN		
☐ S4.0	OMITTED - RESERVED FOR FUTURE USE		
☐ S5.0	OMITTED - RESERVED FOR FUTURE USE		
☐ S6.0	REINFORCED PIER DETAIL		
☐ S6.1	SPREAD FOOTING w/ ANCHORS DETAIL		
☐ S6.2	SPREAD FOOTING w/ DIRECT BURIAL DETAIL		
☐ S7.0	OMITTED - RESERVED FOR FUTURE USE		



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Initial Package	10-2-2023
1	
2	
3	



2-Oct-23

SHEET TITLE:
SHEET INDEX

SHEET:
S1.0

ORIGINAL SHEET SIZE: 11x17

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GENERAL

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
8. WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16:
MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. WIND LOAD:
BASIC WIND SPEED, V_{ULT} = PER DESIGN TABLE
RISK CATEGORY: II EXPOSURE: C
3. SNOW LOAD:
IMPORTANCE FACTOR, I_s = 1.0
SURFACE ROUGHNESS: - EXPOSURE: -
GROUND 40 PSF MAXIMUM.
ROOF --- PSF
4. ROOF LIVE LOAD: --- PSF

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):
RND. HSS ASTM A500, GR C $F_y=46$ KSI MIN.
SQ./RECT. HSS ASTM A500, GR C $F_y=50$ KSI MIN.
THREADED ROD ASTM A36 $F_y=36$ KSI MIN.
STEEL PLATE ASTM A36 $F_y=36$ KSI MIN.
ANGLE & CHANNEL ASTM A36 $F_y=36$ KSI MIN.
STD. PIPE ASTM A53, GR B $F_y=35$ KSI MIN.
STRUCT. PIPE ASTM A252, GR 3 $F_y=45$ KSI MIN.
WIDE FLANGE ASTM A992 $F_y=50$ KSI MIN.
2. MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
3. STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
A. WHERE DESIGNATED AS "X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
B. WHERE DESIGNATED AS "A" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
4. ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
5. WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
6. PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
7. ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
8. NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
9. WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
10. STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
11. WELDING:
A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2020 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
2. ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:
PIPE & TUBE 6061-T6 ASTM B429 $F_y=35$ KSI MIN.
STRUCT. PROFILES 6061-T6 ASTM B308 $F_y=35$ KSI MIN.
SHEET & PLATE 6061-T6 ASTM B209 $F_y=35$ KSI MIN.
STAPLE TUBE 6063-T5 ASTM B221 $F_y=16$ KSI MIN.

3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
4. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.
5. FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f_c) SHALL BE 3,000 PSI.
2. REINFORCEMENT TO BE ASTM A615 GR 60, $F_y=60$ KSI UNO.
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
4. ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. MINIMUM CONCRETE COVER:
CAST AGAINST & EXPOSED TO EARTH 3"
EXPOSED TO EARTH OR WEATHER 2"
6. CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
7. SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
8. GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

1. DESIGN BEARING PRESSURES ARE PER IBC CLASS 5 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):
LATERAL BEARING: 100 PSF/FT
VERTICAL BEARING: 1,500 PSF

EXISTING CONDITIONS

1. ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
2. EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
3. FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
4. IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

EVALUATION REPORT SCHEDULE

ANCHORS, FASTENERS, AND OTHER PRODUCTS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS (NOT ALL APPLICABLE THIS PROJECT):

ANCHOR TYPE	REPORT #
HILTI KB-T22 (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-4266
HILTI KB-T22 (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-4561
HILTI KH-EZ (C5 & S5) ANCHORS IN CONCRETE	ICC-ESR-3027
HILTI KH-EZ (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-3056
HILTI HIT-HY 200 ADHESIVE IN CONCRETE	ICC-ESR-3187
HILTI HIT-HY 200 ADHESIVE IN MASONRY	ICC-ESR-3963
SIMPSON TITEN HD (C5) ANCHORS IN CONCRETE	ICC-ESR-2713
SIMPSON TITEN HD (C5 & S5) ANCHORS IN MASONRY	ICC-ESR-1056
SIMPSON TITEN HD (S5) ANCHORS IN CONCRETE	UES-ER-493
TAPCON ANCHORS IN MASONRY	ICC-ESR-1671
TAPCON ANCHORS IN CONCRETE	ICC-ESR-2202
TAPCON+ SCREW ANCHORS IN CONCRETE	ICC-ESR-3699
ITW BUILDEX TEXS 5D5	ICC-ESR-1976

ABBREVIATIONS

ABV. ABOVE	G.C. GENERAL CONTRACTOR
ADDL. ADDITIONAL	HDG HOT DIP GALVANIZED
AFF. ABOVE FINISHED FLOOR	HOR. HORIZONTAL
ALT. ALTERNATE	O.C. ON CENTER
ALUM. ALUMINUM	LOC. LOCATION
A.O.R. ARCHITECT OF RECORD	MAX. MAXIMUM
ARCH. ARCHITECTURAL	MIN. MINIMUM
BTM. BOTTOM	(N) NEW
BLKG. BLOCKING	N.T.E. NOT TO EXCEED
CIRC. CIRCLE/CIRCULAR	OF OVER
CONC. CONCRETE	O.D. OUTSIDE DIAMETER
CONN. CONNECTION	OPT. OPTIONAL
CONT. CONTINUOUS	PENE. PENETRATION
CTR. CONTRACTOR	REINF. REINFORCEMENT
DIA. DIAMETER	RND. ROUND
DET. DETAIL	SIM. SIMILAR
(E) EXISTING	SS STAINLESS STEEL
EXIST. EXISTING	STD. STANDARD
EA. EACH	SUPP. SUPPLEMENTAL
E.W. EACH WAY	SQ. SQUARE
ELEV. ELEVATION	T/O TOP OF
EMBED. EMBEDMENT	TYP. TYPICAL
E.O.R. ENGINEER OF RECORD	THK. THICKNESS
FAB. FABRICATOR/FABRICATION	U.N.O. UNLESS NOTED OTHERWISE
FDN. FOUNDATION	VERT. VERTICAL
FRM'G. FRAMING	W/ WITH
FTG. FOOTING	W/O WITHOUT
F.V. FIELD VERIFY	ZP ZINC (MECHANICAL) PLATED

MANUFACTURED SIGN CABINETS

UNLESS NOTED OTHERWISE, MANUFACTURED SIGN CABINETS SHALL BE DESIGNED BY THE MANUFACTURER/FABRICATOR OR OTHER COMPETENT PARTY AND FABRICATED IN ACCORDANCE WITH ALL APPLICABLE CODES, UL LISTINGS, LOCAL ORDINANCES, AND INDUSTRY STANDARDS. THIS INCLUDES FACES AND CLADDING, INTERNAL STRUCTURE, ELECTRICAL, AND ALL OTHER ACCESSORY COMPONENTS.

THE MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR ENSURING ALL CABINETS ARE ASSEMBLED WITH ADEQUATE INTERNAL FRAMING AND STIFFNESS. CABINET FRAMING SHALL BE CAPABLE OF DELIVERING ALL IMPOSED DESIGN LOADS (WIND, SEISMIC, DEAD, SNOW, ETC.) DIRECTLY TO THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN. CABINET FRAMING SHALL LIMIT EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION TO REASONABLE LEVELS.

FAILURE TO PROVIDE AN ADEQUATE LOAD PATH OR SUFFICIENT CABINET STIFFNESS MAY RESULT IN EXCESSIVE VIBRATION, DRIFT, OR DEFLECTION WHICH MAY YIELD SECOND-ORDER EFFECTS THAT CAN NEGATIVELY AFFECT THE PERFORMANCE OF THE STRUCTURAL CONNECTIONS OR ELEMENTS DETAILED HEREIN.

REVERENCE ENGINEERING MAKES NO CLAIMS AS TO THE SUITABILITY OF MANUFACTURED SIGN CABINETS IDENTIFIED AS "BY MFR." OR "BY FAB." WHICH HAVE NOT BEEN ENGINEERED, CERTIFIED, OR REVIEWED BY REVERENCE ENGINEERING UNLESS SPECIFICALLY CONTRACTED OTHERWISE AND DETAILED OR NOTED HEREIN.

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STRUCTURAL PIPE

PIPE ELEMENTS SPECIFIED AS "STRUCT PIPE" ARE TO BE $F_y=45$ KSI MINIMUM PER THE GENERAL NOTES.

MINIMUM PIPE & TUBE DIMENSIONS

WHERE SPECIFIED AS "MINIMUM", PIPE & TUBE ELEMENTS MAY BE THICKER, MAY HAVE A GREATER WIDTH (OR DIAMETER), OR A COMBINATION THEREOF. HOWEVER, STEEL GRADE MUST CONFORM WITH ORIGINAL SPECIFICATION HEREIN UNLESS APPROVED BY EOR.

DESIGN BY OTHERS NOTE

REVERENCE ENGINEERING IN NO WAY CERTIFIES OR MAKES CLAIMS TO THE SUITABILITY OF CONDITIONS OR ELEMENTS (EXISTING OR NEW) THAT ARE DESIGNED BY OTHERS. SUCH CONDITIONS AND ELEMENTS ARE IDENTIFIED AS "BY OTHERS" OR "DESIGN(ED) BY OTHERS" AND ARE NOT ENGINEERED BY REVERENCE ENGINEERING.

THE SCOPE OF ENGINEERING HEREIN ASSUMES THESE ELEMENTS HAVE BEEN, OR WILL BE, DESIGNED OR CHECKED FOR SUITABILITY BY A DESIGN PROFESSIONAL.

CONNECTION TO EXISTING STRUCTURE

REVERENCE ENGINEERING IN NO WAY CERTIFIES THE EXISTING STRUCTURE AS ADEQUATE AND ABLE TO SUPPORT THE LOADS FROM THE ASSEMBLY DETAILED HEREIN.

REVERENCE ENGINEERING HAS PROVIDED THESE DRAWINGS WITH THE UNDERSTANDING THAT THE EXISTING STRUCTURE WAS EITHER ORIGINALLY DESIGNED TO ACCEPT THE ASSEMBLY DETAILED HEREIN OR HAS BEEN (OR WILL BE) ASSESSED FOR ADEQUACY PRIOR TO FABRICATION AND INSTALLATION. IT IS THE UNDERSTANDING OF REVERENCE ENGINEERING THAT SUCH DETERMINATION OR EVALUATION HAS BEEN OR WILL BE MADE KNOWN TO THE OWNER/CONTRACTOR/FABRICATOR/SUB-CONTRACTOR.

ALUMINUM & STEEL ANNOTATION NOTE

STRUCTURAL ELEMENTS SHALL BE STEEL UNLESS NOTED OTHERWISE. STRUCTURAL ELEMENTS INTENDED TO BE ALUMINUM ARE INDICATED AS SUCH ("ALUM."). ELEMENTS AND MATERIALS ARE NOT INTERCHANGEABLE. WHERE DISCREPANCIES EXIST, CONTACT E.O.R. FOR CLARIFICATION IMMEDIATELY PRIOR TO PURCHASE AND/OR FABRICATION.

ALUMINUM IN CONCRETE

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO CONCRETE, CONCRETE SHALL BE FREE OF CHLORIDES.

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO PLAIN CONCRETE (NO STEEL REINFORCEMENT PRESENT), ALUMINUM SHALL BE COATED WITH A BITUMINOUS PAINT/COATING OR OTHER TWO-PART EPOXY PRIMER.

WHERE ALUMINUM IS EMBEDDED IN OR ATTACHED TO REINFORCED CONCRETE, ALUMINUM SHALL BE COATED WITH A BITUMINOUS PAINT/COATING.

CONCRETE NOTE

CONCRETE TO HAVE TYPE V CEMENT AND A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI MIN. FOR DURABILITY. CONCRETE DESIGN IS BASED ON 2,500 PSI MIN. NO SPECIAL INSPECTION REQUIRED.

LATERAL SOIL BEARING NOTE

WHERE CAST-IN-PLACE PIERS (CIRCULAR, SQUARE, OR RECTANGULAR) FOUNDATION ELEMENTS ARE USED, CONCRETE IS TO BE POURED TIGHT AGAINST UNDISTURBED SOIL. BACKFILL IS NOT ACCEPTABLE.

FOUNDATION NOTE

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RE-SUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

BLOCKING DESIGN BY OTHERS

BLOCKING MUST BE (OR HAVE BEEN) DESIGNED BY A COMPETENT INDIVIDUAL TO ADEQUATELY TRANSFER THE LOADS IMPOSED BY THE SIGN TO THE BUILDING IN ACCORDANCE WITH THE ASSEMBLY DETAILED HEREIN. REVERENCE ENGINEERING IS NOT RESPONSIBLE FOR BUILDING AND/OR SUPPORT STRUCTURE DESIGN.

ELECTRICAL NOTE

ELECTRIC COMPONENTS AND WIRING ARE NOT DESIGNED BY REVERENCE ENGINEERING. FABRICATOR AND INSTALLER SHALL COMPLY WITH THE CURRENT VERSION OF THE ADOPTED NATIONAL ELECTRIC CODE (NEC) AND ARTICLE 600: "ELECTRIC SIGNS AND OUTLINE LIGHTING".

RE

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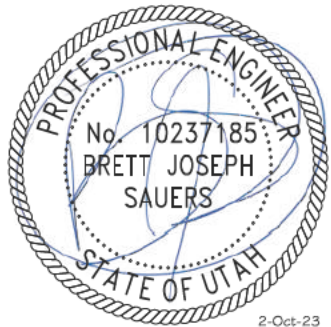
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ENGINEERING

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No:	Issue/Revision:	Date:
----	Initial Package	10-2-2023
1		
2		
3		



SHEET TITLE:

STRUCTURAL
NOTES

SHEET:

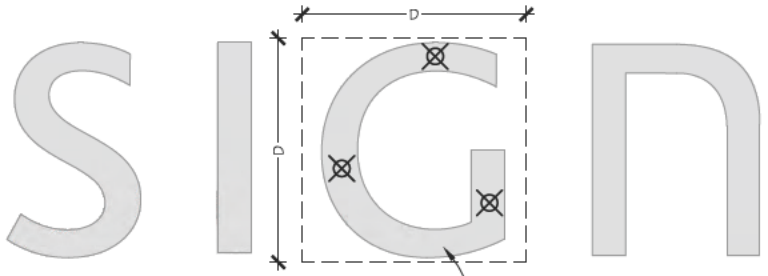
51.1

ORIGINAL SHEET SIZE: 11x17

EXPOSURE 'C'

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FLAT CUT-OUT (FCO) LETTERS



FCO LETTER (BY MFR)
REFER TO SCHEDULE FOR DESIGN LIMITS
& ANCHOR QUANTITIES.
MIN. OPEN AREA PER LETTER = 25%

60'-0" MAX.
BUILDING HEIGHT

59'-6" MAX.
ABOVE GRADE

WHERE SHOWN, TYPICAL ANCHOR LOC.
REFER TO SCHEDULE FOR QUANTITY
ANCHORS PER SCHEDULE & DETAIL(S) SHALL BE
EVENLY ARRANGED. INSTALLER MAY INCLUDE MORE.

1 TYPICAL SIGN ELEVATION

MAX. SIZE (D' x D')	MAX. WEIGHT (LB)	MAX. AREA (SF)	WIND SPEED (V _{ULT})					
			100	105	110	115	120	130
12" x 12"	8	0.75	2	2	2	2	2	2
18" x 18"	20	1.69	3	3	3	3	3	3
24" x 24"	30	3.00	4	4	4	4	5	5

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SAN DIEGO, CA 92101

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---- Initial Package 10-2-2023

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3



SHEET TITLE:
FCO LETTERS

SHEET:
S.11

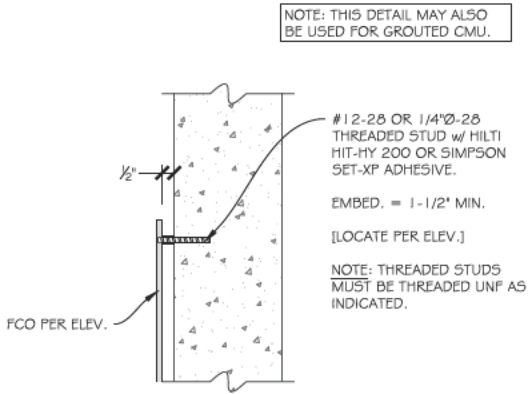
ORIGINAL SHEET SIZE: 11x17

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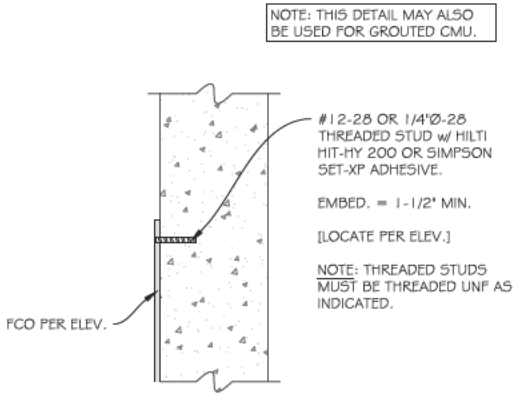
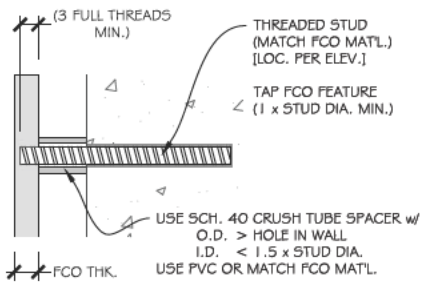
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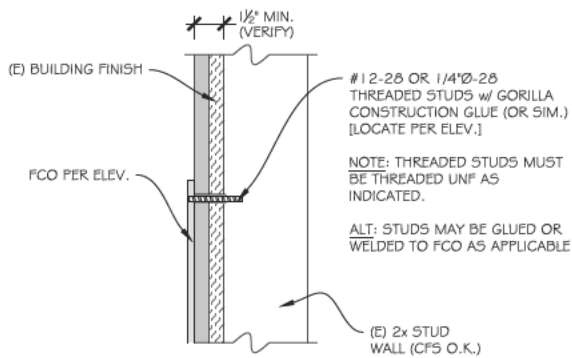
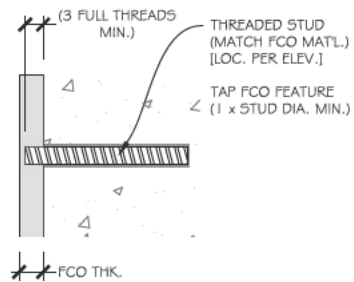
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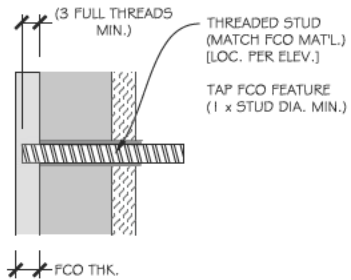
OPTION 'A'



OPTION 'B'



OPTION 'C'



OPTION 'D'

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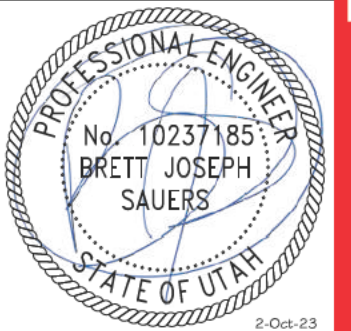
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SHEET TITLE:
WALL CONNECTION
DETAILS

SHEET:
S11.1

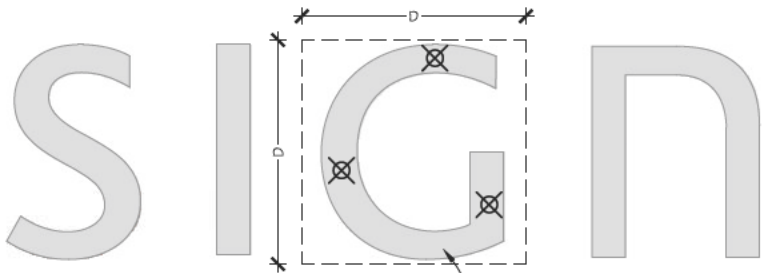
ORIGINAL SHEET SIZE: 11x17

PERMIT DRAWING

EXPOSURE 'C'

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CHANNEL & REVERSE PAN LETTERS



TYP. CHANNEL/PAN LETTER (BY MFR)
REFER TO SCHEDULE FOR DESIGN LIMITS
* ANCHOR QUANTITIES.
MIN. OPEN AREA PER LETTER = 25%

60'-0" MAX.
BUILDING HEIGHT

59'-6" MAX.
ABOVE GRADE

WHERE SHOWN, TYPICAL ANCHOR LOC.
REFER TO SCHEDULE FOR QUANTITY
ANCHORS PER SCHEDULE & DETAIL(S) SHALL BE
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1 TYPICAL SIGN ELEVATION

MAX. SIZE (D' x D')	MAX. WEIGHT (LB)	MAX. AREA (SF)	WIND SPEED (V _{ULT})					
			100	105	110	115	120	130
18" x 18"	20	1.69	2	2	2	2	2	2
36" x 36"	50	6.75	3	3	3	3	3	3
48" x 48"	90	12	3	3	4	4	5	5
60" x 60"	150	18.75	5	5	6	6	7	8
72" x 72"	200	27	8	8	9	9	10	11

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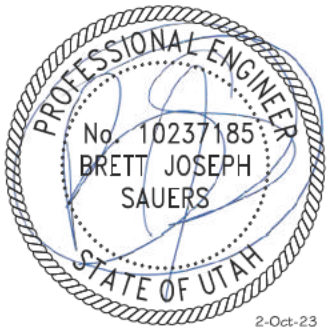
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Initial Package 10-2-2023

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3



SHEET TITLE:
CHANNEL & REVERSE
PAN LETTERS

SHEET:
S.8

ORIGINAL SHEET SIZE: 11x17

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