Inspections Division
Date: 01/24/18

1 Sign Code Analysis for 502 Stevens Ave

Permitted Sign Types by Zone (14-369.5(a) Table 1)

	B1-b Zone	
Building Marker	A - Allowed, no permit	
Identification	A - Allowed, no permit	
Projecting	B - Allowed, permit required	Proposed, see below
Wall	B - Allowed, permit required	Not applicable
Directory	A - Allowed, no permit	

Allowable Sign Area & Number of Signs at Multi-Tenant Lots in B1 Zone (14-369.5 Table 2.13, Alternative 2). There are multiple businesses on the 1st floor, so this is a Multi-tenant lot because it meets *Any lot with more than (1) business or more than (1) use with exterior signs*. (14-367 Definitions).

Area of Signs		
	Principal Façade	**Other Facades**
Allowable Sign Area - maximum % of wall area	Principal Façade Wall Area: 1260 sf x 5% = up to **63sf**	All Other Facades: Wall Area 5000 sf x 2% = up to **100sf**
Proposed Sign Area	(2) Projecting signs x each 9 sf (42" x 30") = **18 sf** (back to back projecting signs count as 1 face, 14-369.b Computations)	(1) Projecting signs x each 9 sf (42" x 30") = **9 sf**
Comparison Between Allowable and Proposed Area	18 sf proposed < 63 sf allowable so OK	9 sf proposed < 100 sf allowable so OK

Number of Signs	
Allowable Number of Building Signs – maximum # permitted per lot	1 per tenant + 1 add'l per building face (3) tenants + (4) building faces = up to **(7) building signs**
Proposed Number of Building Signs	(2) @ principal facade + (1) @ south façade + (0) @ north façade = **(3) building signs**
Comparison Between Allowable and Proposed Number	3 proposed < 7 allowable so OK

Signage Plan (14-368(d) See following attachments:

2 **Site Plan** – buildings, streets, frontages etc.
3 **Locations**- on enlarged sketch plan
4 **Elevations, Computations & Sketch** – type, dimensions, location & materials