



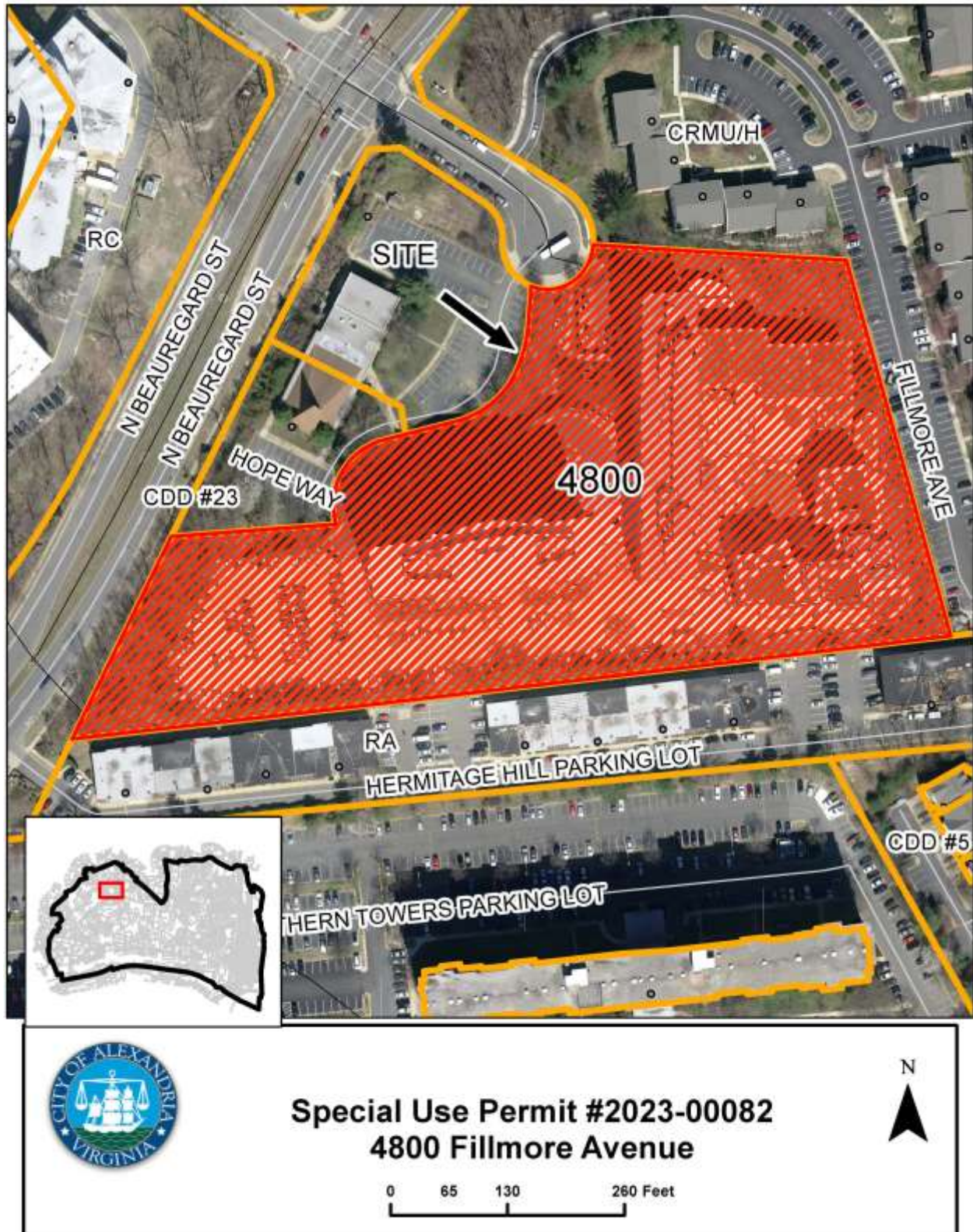
***Docket Item #4
Special Use Permit # 2023-00082
4800 Fillmore Avenue -
Goodwin House – Freestanding Sign***

Application	General Data	
Request: Public Hearing and consideration of a request for a Special Use Permit to waive the sign requirements of Article IX of the Zoning Ordinance for the installation of a freestanding sign.	Planning Commission Hearing:	December 5, 2023
	City Council Hearing:	December 16, 2023
Address: 4800 Fillmore Avenue	Zone:	CDD #23/ Coordinated Development District #23
Applicant: Goodwin House Incorporated, represented by M. Catharine Puskar, attorney	Small Area Plan:	Beauregard

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers:

Patrick Silva, Urban Planner, patrick.silva@alexandriava.gov
Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Goodwin House, Incorporated, requests Special Use Permit approval for a waiver of sign requirements per Section 9-103(D) of the Zoning Ordinance for a new freestanding sign at Goodwin House retirement community located at 4800 Fillmore Avenue.

SITE DESCRIPTION

The subject site is located within the northern area of the City along N. Beauregard Street and Fillmore Avenue. The subject site is a portion of one lot of record with approximately 248 feet of frontage on N. Beauregard Street, 93 feet of frontage on Fillmore Avenue, and a total lot area of approximately 297,558 square feet (Figure 1). The site is improved with three commercial buildings ranging from five to fifteen stories in height which collectively constitute the Goodwin House retirement community. The Goodwin House community is made up of 413 residential units including residential apartments, assisted living units, and nursing units.

The area surrounding the subject site is mixed-use but is primarily comprised of residential uses. The Oliver, Southern Towers, and the Stonegate Condominiums residential complexes are located immediately to the south, the Newport Village townhome community is located immediately to the north and east, and the Spire multifamily residential community and the Church of the Resurrection are located immediately west of the subject site. The View retirement community and the site of the future Upland Park development are located to the west across N. Beauregard Street.

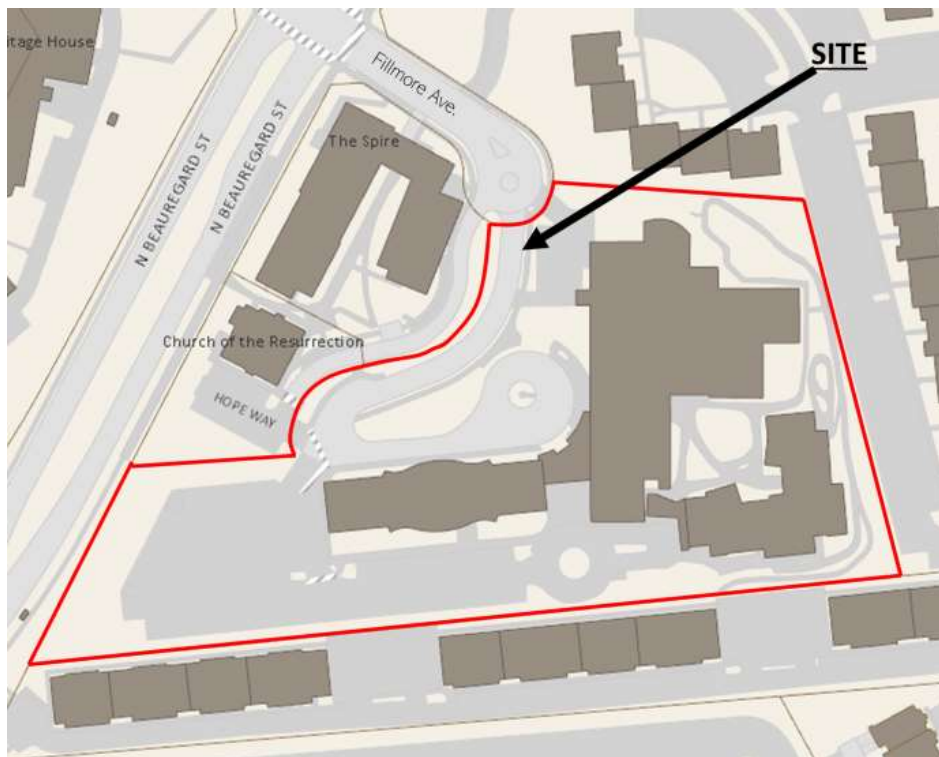


Figure 1: Site Context

BACKGROUND

The Goodwin House was originally approved in 1964 and constructed under Site Plan #1964-00099 which granted approval for a nine-story senior apartment building containing a total of 253 units. Since that time, City Council has approved three additional Special Use Permits (SUPs) related to the use operating at the subject site. This includes SUP #925 approved in July 1973 to construct a five-story addition that accounts for one of the building's current "L" shape configurations; SUP #925-A with site plan (SIT #1989-00010) approved in April 1989 to construct a two-story addition for chapel; and offices, and SUP #1995-00171 approved in January 1996 to construct a 15 story building containing an additional 131 units. Most recently, in January 2015, City Council approved Rezoning #2013-00007 and Development Special Use Permit #2014-00012 to rezone the site from RA/Multifamily and RC/ High density apartment to CDD #23/ Coordinated Development District #23 and to upgrade their existing facility by constructing a new 82,850 square foot, five-story building in the southeastern portion to their property.

Regarding signage, the Goodwin House currently has three existing signs on the property. Sign A (Figure 2) is a 16 square foot freestanding monument sign located at the entrance to the site as accessed via Fillmore Avenue, Sign B (Figure 3) is 32 a square foot freestanding monument sign located north of the subject site at the northeast corner of the intersection of Fillmore Avenue and Beauregard Street, and Sign C (Figure 4) is an 84 square foot wall sign located along the approach to the Goodwin House along Fillmore Avenue.



Figure 2: Existing Sign A



Figure 3: Existing Sign B



Figure 4: Existing Sign C

PROPOSAL

The applicant requests Special Use Permit approval to waive the sign requirements of Article IX of the Zoning Ordinance to install an additional freestanding sign at the subject site. The applicant's proposal would add a new 172 square foot freestanding sign in an arch-style design spanning Fillmore Avenue close to where it enters the parcel of 4800 Fillmore Avenue (Figure 5). A waiver of sign requirements is required to approve the proposed sign as it does not comply with the maximum number of freestanding signs permitted on-site, the minimum lot frontage, the maximum sign area, and maximum sign height requirements for freestanding signs at a property's street frontage as described in Section 9-202(A)(iii)(5) of the Zoning Ordinance.

The proposed sign would serve to provide additional clarification for visitors relating to site access as the applicant has reported significant and frequent issues relating to visitors inadvertently proceeding down Hope Way as opposed to Fillmore Avenue in their attempts to access Goodwin House's facilities. If the proposed sign is approved, the applicant would subsequently remove the existing wall sign (Sign C) located at the subject site, functionally replacing the proposed sign.

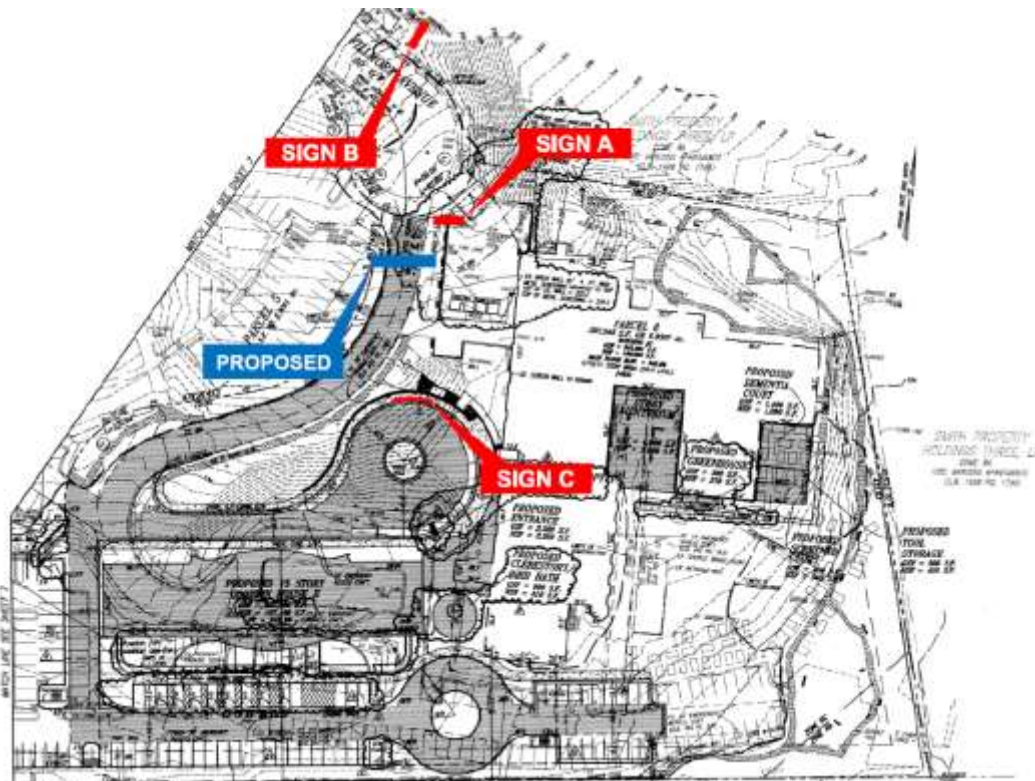


Figure 5: Existing signage and proposed location of new freestanding sign

ZONING/MASTER PLAN DESIGNATION

Section 9-102(L) of the Zoning Ordinance defines freestanding signs as, “A sign that is supported by structures or supports in or upon the ground and independent of any support from any building or wall. It also means any non-portable sign supported by a fence, retaining wall, or by upright

as opposed to Hope Way and, as such, the freestanding archway design spanning Fillmore Avenue would provide a clear indication of the correct way to access the site. Furthermore, the size of the sign is necessary in order to completely span the entire width of Fillmore Avenue while the height of the sign is necessary to provide requisite clearance for emergency vehicle access.

b. The proposed signage will not have an adverse impact on the nearby neighborhood.

The sign will have channel lit lettering with white LED illumination but based on the low level of lighting intensity at 5000k it will not have an adverse impact on the nearby residential areas relative to the subject site, the nearest of which is located approximately 150 feet away. Noise impacts are also not relevant as the signage does not include sound. The location of the sign is also in a mixed-use corridor, where the low level of illumination will not appear visually unpleasant or distract drivers.

c. The signs comply with the applicable standards for approval of a Special Use Permit set forth in section 11-504.

The proposed signs would not adversely affect the health or safety of the residents within the neighborhood or be detrimental to the public welfare. Because there is no change in the footprint or the use of the subject property, the Goodwin House site will continue to conform to the City's Master Plan. The sign will not impact traffic and will not have an adverse effect on any adjacent properties. The proposed sign would not dominate the immediate vicinity or interfere with the existing parking lot configuration as the height and mass of the proposed signage is appropriate to its context.

Staff received no comments from either of the nearby residential communities or neighboring commercial businesses.

Subject to the conditions stated in Section III of this report, staff recommends approval of the Special Use Permit request.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The design and placement of the sign shall be consistent with plans and diagrams submitted on September 11, 2023.
3. Existing wall Sign C shall be removed prior to or at the same time as the installation of the proposed freestanding sign. (P&Z)
4. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a Special Use Permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

No comments

Code Enforcement:

F-1 Sign permit is required.

Fire:

F-1 Building overhangs which cross an emergency vehicle easement threshold shall not be occupied space and shall be no less than 15 feet in height, as measured from the top surface of the roadway to the lowest protrusion of the overhang. Site plan for proposed sign uploaded 9/11/2023 meets this requirement.

Parks and Recreation:

No comments received

Police Department:

No comments received

STAFF: Ann Horowitz, Principal Planner
Patrick Silva, Urban Planner



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # _____

PROPERTY LOCATION: 4800 Fillmore Avenue

TAX MAP REFERENCE: 011.03-01-06 **ZONE:** RC

APPLICANT:

Name: Goodwin House Incorporated

Address: 4800 Fillmore Avenue, Alexandria, VA 22311

PROPOSED USE: Freestanding sign

- ☒ THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

Walsh, Colucci, Lubeley & Walsh, P.C., 2200 Clarendon Boulevard, Suite 1300, Arlington, Virginia 22201

Mailing/Street Address

Arlington, Virginia 22201

City and State

Zip Code

MC Puskar

Signature

9/11/2023

Date

703-528-4700

Telephone #

703-525-3197

Fax #

cpuskar@thelandlawyers.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attachments, I hereby
(Property Address)
grant the applicant authorization to apply for the _____ use as
(use)
described in this application.

Name: _____ Phone: _____

Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

- 1.** Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

☒ Required floor plan and plot/site plan attached.

☐ Requesting a waiver. See attached written request.

- 2.** The applicant is the (check one):

☒ Owner

☐ Contract Purchaser

☐ Lessee or

☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.

Goodwin House Incorporated, the Applicant/Owner, is a non-profit organization.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Goodwin House Incorporated	4800 Fillmore Avenue	Non-Profit Organization
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at See attached (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Goodwin House Incorporated	4800 Fillmore Avenue	Non-Profit Organization
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Goodwin House Incorporated	None	N/A
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/11/2023

Date

M. Catharine Puskar, Attorney/Agent

Printed Name



Signature



Goodwin House Incorporated
4800 Fillmore Avenue
Alexandria, VA 22311

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

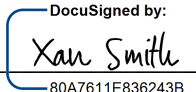
Re: Authorization to File Application for a Special Use Permit and Related Requests
4800 Fillmore Avenue, Tax Map No. 011.03-01-06 (the "Property")

Dear Mr. Moritz:

As owner of the above-referenced Property and applicant for the above-referenced application, Goodwin House Incorporated hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of a Special Use Permit application and any other related applications to facilitate the construction of a freestanding sign on the Property.

Very truly yours,

GOODWIN HOUSE INCORPORATED

By:  80A7611E836243B...

Name: Xan Smith

Title: Chief Financial Officer

Date: 9/1/2023

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ **Yes.** Provide proof of current City business license

☐ **No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

N/A

NARRATIVE DESCRIPTION

3. The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

See attached.

[illegible]

Narrative Description
4800 Fillmore Avenue
Goodwin House Incorporated (the “Applicant”)

The Applicant requests a waiver of sign requirements by Special Use Permit (“SUP”) per Section 9-103(D) of the Zoning Ordinance to allow the installation of a freestanding sign which is greater than 32 square feet in area and six feet in height, and which is located on a property with less than 100 feet of width at the front lot line.

By way of background, 4800 Fillmore Avenue (the “Property”) is a 6.83-acre property developed with a continuum of care community called Goodwin House. In 2015, the Applicant received approval to permit the construction of the third and newest five-story building located in the southeast portion of the site. The community now includes three interconnected buildings containing 413 beds, including 271 independent apartments, 52 assisted living apartments, and 90 nursing beds.

The Property is zoned RC and is located at the cul-de-sac termination of Fillmore Avenue. The property is located within the Beauregard Small Area Plan. In order to enhance visibility, the Applicant proposes to install a 19-foot-eight-inch-tall freestanding archway sign spanning the 33-foot entrance drive. The sign will have a 33-foot setback from the front property line along Fillmore Avenue. Given that the Goodwin House buildings are set back substantially from N Beauregard Street, and in order to avoid confusion with the driveway entrance to the adjacent multifamily building at the end of the Fillmore Avenue cul-de-sac, the proposed freestanding sign will provide needed wayfinding for residents and visitors to Goodwin House.

There are three existing signs on the Property: two monument signs and one wall-mounted sign. The first monument sign is located to the north of the property at the northeast corner of the intersection of Fillmore Avenue N Beauregard Street. The second monument sign is located immediately east of the entrance drive on the Property. The wall-mounted sign is mounted to a large retaining wall adjacent to the bend of the entrance drive. The wall-mounted sign, which is 84 square feet in area, will be removed if the proposed freestanding sign is approved. See existing signage information attached to the application.

Freestanding signs are permitted along a multi-family property’s street frontage in the RC Zone pursuant to Section 9-201(A)(2)iii.5. While the applicant’s proposed sign complies with the front setback, waivers from the Zoning Ordinance are required for the lot frontage, sign area, and sign height. The sign’s height is necessary to accommodate the emergency vehicle access easement on entrance drive, which requires 15 feet of clearance under any structure. The area of the sign is dictated largely by the needed width of the sign to span the 33-foot entrance drive. The Property’s unique shape and position on Fillmore Avenue at the end of a cul-de-sac result in a narrow lot width at the front property line relative to the Property’s overall size, necessitating the need for a waiver from the requirement for a lot width of 100 feet at the front lot line.

As discussed, the freestanding sign will feature an arched design spanning the entrance drive. The sign will utilize high-quality materials including brick veneer and capstones for the base of the columns, blue painted steel columns, a blue painted arched aluminum sign cabinet with a

narrow profile, and 5000K LED-backlit channel letters with translucent white faces and four-inch black painted returns.

The proposed sign meets the criteria set forth in Section 9-103(D) of the Zoning Ordinance. Because of the Property's shape and the unique arched design of the proposed freestanding sign needed to span the entrance drive, the sign cannot be achieved under the provisions of Article IX without an SUP. The location and design of the sign is reasonable and will provide visibility and wayfinding with no adverse impact on the surrounding area. The proposed signs will not adversely affect the health or safety of any individual, will not be detrimental to the public welfare or the surrounding neighborhood, and are compatible with the Master Plan.

Therefore, the Applicant requests approval of an SUP to allow waivers of the sign regulations of Section 9-201(A)(2)iii.5 that will permit the Applicant to install the proposed freestanding sign. The sign's location and arched design will enhance pedestrian and vehicular wayfinding and provide visibility for the Applicant's entrance which is located far from N Beauregard Street but close to the adjacent driveway entrance at the end of Fillmore Avenue. The proposed signage is well-designed and compatible with the surrounding area. Approval of this request will support an existing business in the City and will support the Applicant's continuing operation from the City as a premier senior living and healthcare provider in the region.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

- ☐ a new use requiring a special use permit,
☐ an expansion or change to an existing use without a special use permit,
☐ an expansion or change to an existing use with a special use permit,
☒ other. Please describe: Freestanding sign

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

N/A

Hours:

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

- 8.** Describe any potential odors emanating from the proposed use and plans to control them:

N/A

- 9.** Please provide information regarding trash and litter generated by the use.

- A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

- B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

- C. How often will trash be collected?

N/A

- D. How will you prevent littering on the property, streets and nearby properties?

N/A

- 10.** Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes.

☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 11.** Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

N/A

- 12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
N/A

ALCOHOL SALES

- 13.** A. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes ☒ No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

N/A Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
_____ Other.

<p>Planning and Zoning Staff Only</p> <p>Required number of spaces for use per Zoning Ordinance Section 8-200A _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>

- B. Where is required parking located? (*check one*)

☐ on-site
☐ off-site **N/A**

If the required parking will be located off-site, where will it be located?

N/A

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

☐ **Parking reduction requested; see attached supplemental form**

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are available for the use? N/A

<p>Planning and Zoning Staff Only</p> <p>Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____</p> <p>Does the application meet the requirement? [] Yes [] No</p>
--

- B. Where are off-street loading facilities located? N/A
- C. During what hours of the day do you expect loading/unloading operations to occur?
N/A
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
N/A

- 16.** Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate; no changes proposed.

SITE CHARACTERISTICS

- 17.** Will the proposed uses be located in an existing building? ☐ Yes ☒ No
- Do you propose to construct an addition to the building? ☐ Yes ☒ No
- How large will the addition be? N/A square feet.

- 18.** What will the total area occupied by the proposed use be? **N/A**

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

- 19.** The proposed use is located in: *(check one)*

- ☐ a stand alone building
- ☐ a house located in a residential zone
- ☐ a warehouse
- ☐ a shopping center. Please provide name of the center: _____
- ☐ an office building. Please provide name of the building: _____
- ☒ other. Please describe: Freestanding sign

End of Application



Department of Planning & Zoning Special Use Permit Application Checklist

Supplemental application for the following uses:

- ☐ Automobile Oriented
- ☐ Parking Reduction
- ☒ Signs
- ☐ Substandard Lot
- ☐ Lot modifications requested with SUP use

Interior Floor Plan

- ☐ Include labels to indicate the use of the space (doors, windows, seats, tables, counters, equipment)

If Applicable

- ☐ Plan for outdoor uses

Contextual site image

- ☒ Show subject site, on-site parking area, surrounding buildings, cross streets



APPLICATION - SUPPLEMENTAL

SIGNS

1. How many signs exist on the property?

3

2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

See attached

3. Provide the length of frontage for every street that the subject property touches.

Fillmore Avenue: 92.9; N Beauregard Street: 248.3'; Hope Way (private): 243'

4. How many businesses are located on the property?

1

5. How many signs are proposed?

1

6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

Length: 36'-3"

Width: 4'-9"

Area: 172.19 SF

Height above grade: 15'-0" to underside of sign, 18'-8" to top of sign

7. How will the sign(s) be illuminated?

Face-lit translucent white channel letters with white (7000K) LEDs.

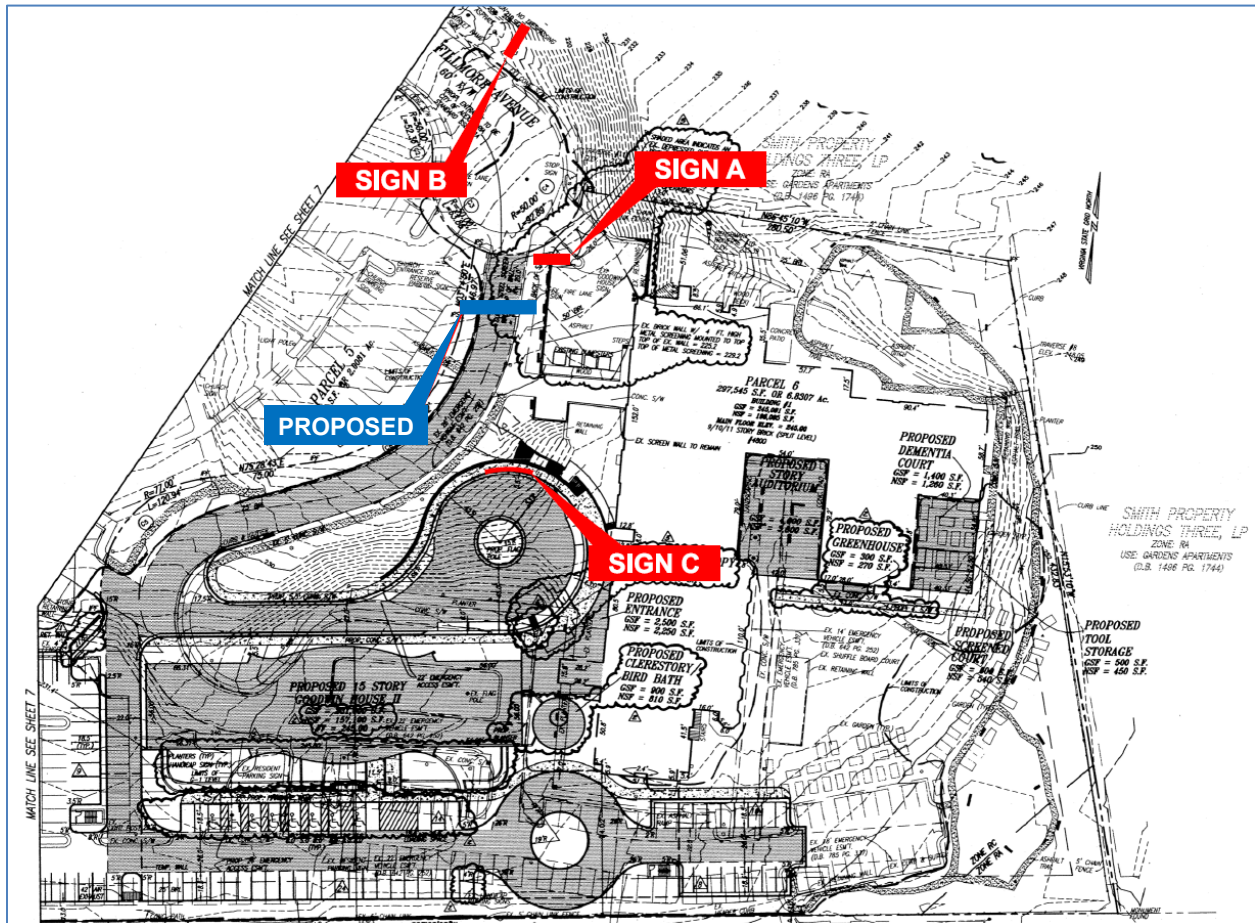


Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

Goodwin House – 4800 Fillmore Avenue

Existing Signs on Property

Key map:



Sign A

Monument sign located immediately east of entry drive:

- Sign Face: 2'-8" x 6'-0", 16 SF total area
- Total Height: 4'-3"



Sign B

Monument sign located north of Property at northeast corner of the intersection of Fillmore Avenue and N Beauregard Street:

- Sign Face: 8'-0" x 4'-0", 32 SF total area
- Total Height: 6'-5"

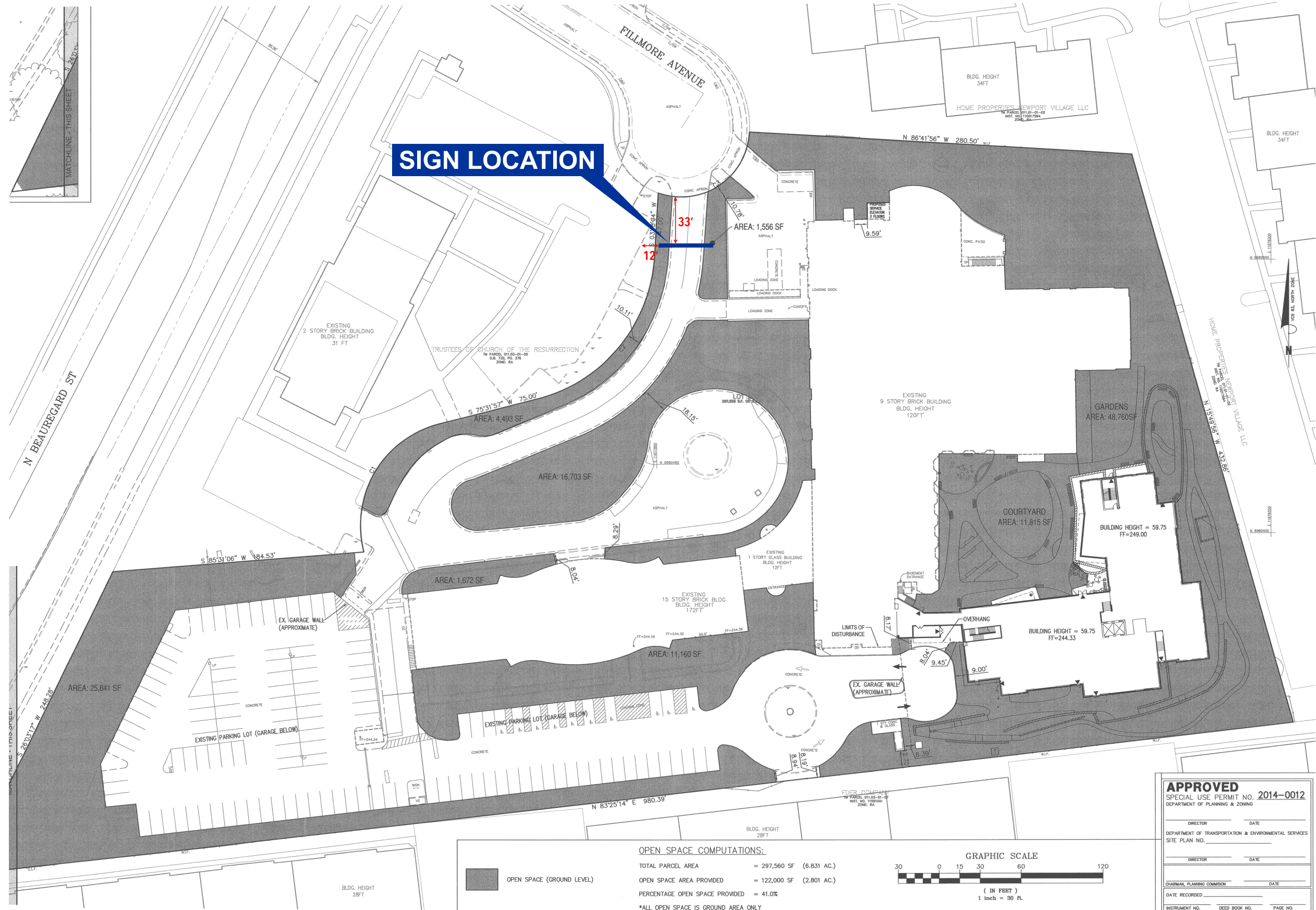


Sign C

Wall-mounted sign at retaining wall beyond location of proposed freestanding sign:

- Approximately 6'-0" x 14'-0", 84 SF total area
- Height to bottom of sign: 10'-8"
- Height to top of sign: 18'-1"
- **NOTE: This sign will be removed if the freestanding sign is approved and installed**





APPROVED
SPECIAL USE PERMIT NO. 2014-0012
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

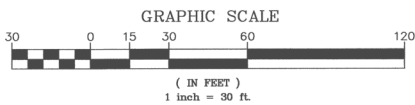
DATE RECORDED _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

OPEN SPACE COMPUTATIONS:

TOTAL PARCEL AREA = 297,560 SF (6.831 AC.)
OPEN SPACE AREA PROVIDED = 122,000 SF (2.801 AC.)
PERCENTAGE OPEN SPACE PROVIDED = 41.0%

*ALL OPEN SPACE IS GROUND AREA ONLY



Revisions

01_08/08/23_VS	
02_08/24/23_VS	
03_09/05/23_VS	



EXISTING CONDITIONS

Revisions	
01_08/08/23_VS	
02_08/24/23_VS	
03_09/05/23_VS	



PROPOSED



PROPOSED NIGHT VIEW

SPECIFICATIONS

1. BRICK VENEER COLUMN / BASE ON 8" X 16" CMU BLOCK w/ GROUT FILL. BRICK COLUMN WILL HAVE SYNTHETIC CAPSTONE ACCENTS.
2. 10" X 10" X 3/8" HSS @ BOTH ENDS OF THE ARCHED SIGN STRUCTURE PAINTED PANTONE 285C. EACH STEEL UPRIGHT WILL BE HAVE WELDED 18" X 18 X 3/4" STEEL MOUNTING PLATES AND BOLTED TO CONCRETE FOOTING w/ (6X) 2'-6"LONG X 1" DIA. J-BOLTS.
3. ARCHED CABINET STRUCTURE MADE FORM 2" X 2" X 3/16" ANGLE FAME w/ 1/8" ALUMINUM FACE PANELS PAINTED PANTONE 285C. THE PANEL WILL RECEIVE 4" DEEP FACE-LIT CHANNEL LETTERS.

4. FACE-LIT CHANNEL LETTERS w/ 4"DEEP RETURNS PAINTED PANTONE BLACK. THE FACES TO BE WHITE TRANSLUCENT ACRYLIC (7328) w/ 1' PLASTIC BLACK TRIM CAPS. THE LETTERS WILL MOUNT TO THE ARCHED CABINET FACE PANELS w/ 3/8"DIA. SELF DRILLING BOLTS.

THE LETTERS WILL BE ILLUMINATED w/ WHITE L.E.D. LIGHTS @ 5000K LUMINOUS.

NOTE: FONT USED: ACUMIN PRO (ADOBE)

COLORS & FINISHES

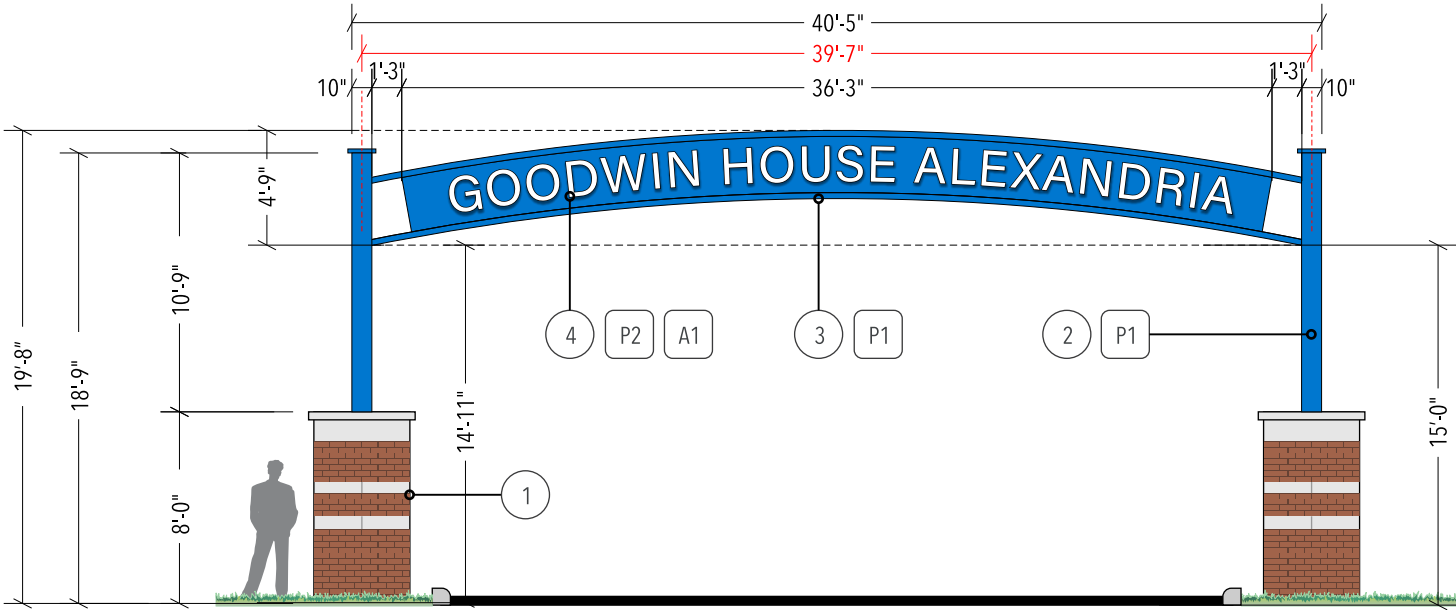
A1. TRANSLUCENT WHITE ACRYLIC

P1. BLUE PMS 285C

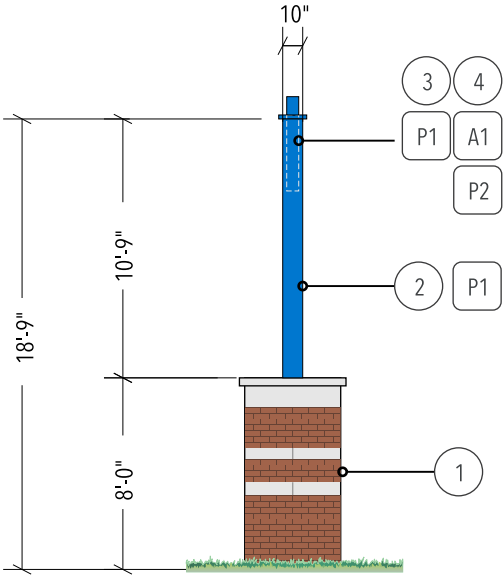
P2. BLACK

V1. TRANSLUCENT VINYL TO MATCH
BLUE PMS 285C

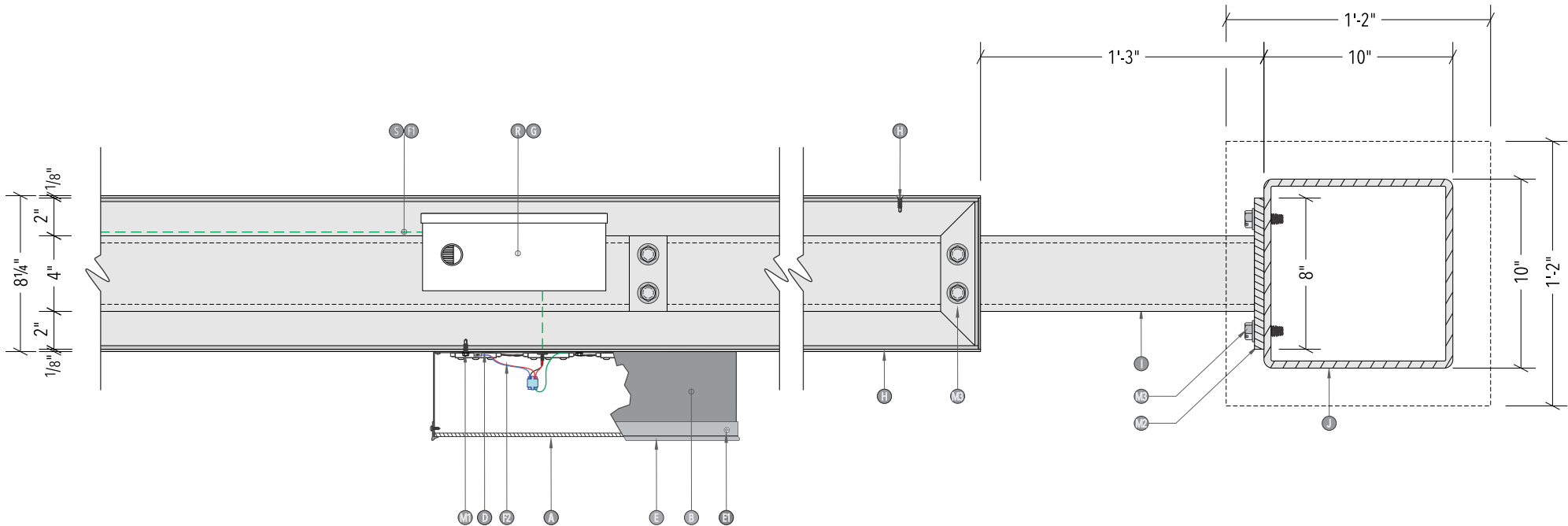
FRONT DETAIL - ARCHWAY SIGN
SCALE: 1/8" = 1'-0"



SIDE DETAIL - ARCHWAY SIGN
SCALE: 1/8" = 1'-0"

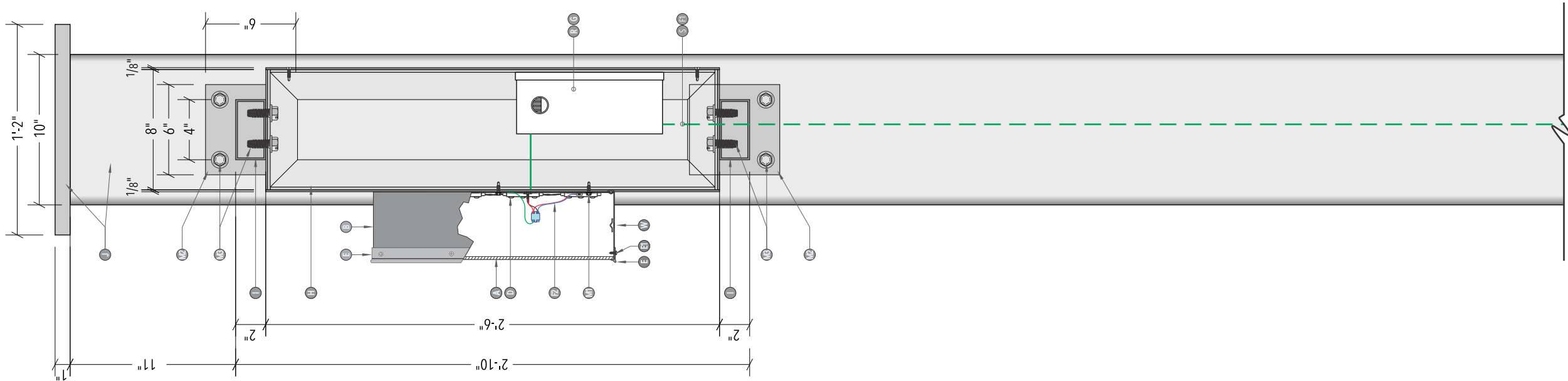


RIGHT UPRIGHT PLAN SECTION - END POST DETAIL
SCALE: 1½" = 1' - 0"



(A) FACES:	
MATERIAL:	3/16" TRANSLUCENT ACRYLIC (7328)
(B) RETURNS	
DEPTH:	4"
MATERIAL:	0.040" THK. ALUM.
COLOR:	BLACK / SATIN
(C) BACKS:	
MATERIAL:	0.063" THK. ALUM.
COLOR:	N/A
FINISH:	N/A
(D) ILLUMINATION:	
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(7000) WHITE
(E) TRIM-CAPS:	
TYPE: / COLOR:	PLASTIC 1" / (BLACK)
(E1) FASTENER - T1:	
TYPE:	FLAT-HEAD SELF-TAP SCREWS / COLOR SAME AS TRIM-CAP
(F) WIRING	
F-1	LOW GAUGE WIRING TO ELECTRICAL FEED
F-2	LOW GAUGE WIRING
F-3	DISCONNECT SWITCH
(G) POWER SUPPLY:	
TYPE:	CLASS 2 / VAS -100-12 100watts
VOLTAGE:	120V IMPUT: 100-277VAC 50/60Hz, 2A MAX
(R) REMOTE RACEWAY	
TYPE:	FABRICATED ALUMINUM RACEWAY INSIDE THE ARCHED CABINET
(H) ARCHED WAY CABINET:	
MATERIAL:	FABRICATED 2" X 2" X 3/16" ANGLE w/ 1/8" ALUMINUM FACE PANELS. THE BACK TO HAVE REMOVABLE PANELS FOR MAINTENANCE.
(I) TOP & BOTTOM RAILS:	
MATERIAL:	2" X 4" STEEL TUBES ON TOP AND BOTTOM OF THE ARCHED CABINET AND PAINTED PANTONE® 285C. EACH CURVED TUBE TO BE WELDED TO 6" X 6" X ½" STEEL PLATES AND BOLTED TO THE (2x) 10 X 10" X 3/8" STEEL UPRIGHTS
(J) STEEL UPRIGHTS:	
MATERIAL:	(2x) 10 X 10" X 3/8" O.D. STEEL UPRIGHTS AT BOTH ENDS OF ARCHED CABINET AND PAINTED PANTONE® 285C. THE TOP OF EACH UPRIGHTS TO HAVE A FABRICATED 14" X 14" X 1" DEEP ALUMINUM ACCENT CAP PAINTED PANTONE® 285C..
(S) ELECTRICAL FEED INFO.	
NOTE:	120V ELECTRICAL FEED TO BE WITHIN 6" TO SIGN AREA BY OTHERS (NUMBER OF CIRCUITS)
(M) INSTALL / MOUNTING	
M-1:	3/8" DIA. SELF-TAP SCREWS
M-2:	6" X 6" X ½" STEEL MOUNTING PLATES
M-3:	½" DIA. SELF-DRILLING F-BOLTS
(W) CH LETTER WEEP HOLES:	
TYPE:	1/4" DIA. HOLE w/ COVER
	NOTES: SEAL ALL PENETRATIONS WATERTIGHT CONDITIONS

RIGHT UPRIGHT SECTION - END POST DETAIL
SCALE: 1 1/2" = 1'-0"



A FACES:	
MATERIAL:	3/16" TRANSLUCENT ACRYLIC (7328)
B RETURNS	
DEPTH:	4"
MATERIAL:	0.040" THK. ALUM.
COLOR:	BLACK / SATIN
C BACKS:	
MATERIAL:	0.063" THK. ALUM.
COLOR:	N/A
FINISH:	N/A
D ILLUMINATION:	
L.E.D.:	WHITE L.E.D. MODULES
COLOR:	(7000) WHITE
E TRIM-CAPS:	
TYPE / COLOR:	PLASTIC 1" / (BLACK)
E1 FASTENER - T1:	
TYPE:	FLAT-HEAD SELF-TAP SCREWS / COLOR SAME AS TRIM-CAP
F WIRING	
F-1	LOW GAUGE WIRING TO ELECTRICAL FEED
F-2	LOW GAUGE WIRING
F-3	DISCONNECT SWITCH
G POWER SUPPLY:	
TYPE:	CLASS 2 / VAS -100-12 100watts
VOLTAGE:	120V INPUT: 100-277VAC 50/60Hz, 2A MAX
R REMOTE RACEWAY	
TYPE:	FABRICATED ALUMINUM RACEWAY INSIDE THE ARCHED CABINET
H ARCHED WAY CABINET:	
MATERIAL:	FABRICATED 2" X 2" X 3/16" ANGLE w/ 1/8" ALUMINUM FACE PANELS. THE BACK TO HAVE REMOVABLE PANELS FOR MAINTENANCE.
I TOP & BOTTOM RAILS:	
MATERIAL:	2" X 4" STEEL TUBES ON TOP AND BOTTOM OF THE ARCHED CABINET AND PAINTED PANTONE® 285C. EACH CURVED TUBE TO BE WELDED TO 6" X 6" X 1/2" STEEL PLATES AND BOLTED TO THE (2x) 10 X 10" X 3/8" STEEL UPRIGHTS
J STEEL UPRIGHTS:	
MATERIAL:	(2x) 10 X 10" X 3/8" O.D. STEEL UPRIGHTS AT BOTH ENDS OF ARCHED CABINET AND PAINTED PANTONE® 285C. THE TOP OF EACH UPRIGHTS TO HAVE A FABRICATED 14" X 14" X 1" DEEP ALUMINUM ACCENT CAP PAINTED PANTONE® 285C..
S ELECTRICAL FEED INFO.	
NOTE:	120V ELECTRICAL FEED TO BE WITHIN 6" TO SIGN AREA BY OTHERS (NUMBER OF CIRCUITS)
M INSTALL / MOUNTING	
M-1:	3/8" DIA. SELF-TAP SCREWS
M-2:	6" X 6" X 1/2" STEEL MOUNTING PLATES
M-3:	1/2" DIA. SELF-DRILLING F-BOLTS
W CH LETTER WEEP HOLES:	
TYPE:	1/4" DIA. HOLE w/ COVER
NOTES: SEAL ALL PENETRATIONS WATERTIGHT CONDITIONS	

BASS & FOOTING SECTION DETAIL
SCALE: 1 1/2" = 1' - 0"

(J) STEEL UPRIGHTS:	
MATERIAL:	(2x) 10 X 10" X 3/8" O.D. STEEL UPRIGHTS AT BOTH ENDS OF ARCHED CABINET AND PAINTED PANTONE® 285C. THE TOP OF EACH UPRIGHTS TO HAVE A FABRICATED 14" X 14" X 1" DEEP ALUMINUM ACCENT CAP PAINTED PANTONE® 285C.
(K) MOUNTING PLATES:	
MATERIAL:	18 X 18" X 3/4" STEEL PLATES w/ (6x) 1" DIA. DRILLED HOLES AND WELDED TO THE 10" X 10" X 3/8" STEEL UPRIGHTS. THE HOLES WILL RECEIVE 1" DIA. J-BOLTS EMBEDDED INTO A 2'-6" X 6'-0 CONCRETE FOOTING.
(L) J-BOLTS:	
MATERIAL:	1" DIA. J-BOLTS TIED TO #4 REBAR GAGE AND EMBEDDED INTO 2'6 X 6'-0" CONCRETE FOOTING.
(M) VERTICAL REBAR:	
MATERIAL:	#4 REBAR ON EACH CELL OF CMU BLOCK, (4" X 4") FILLED CELL w/ GROUT. NOTE THE BARS WILL ALSO EMBED INTO THE CONCRETE FOOTING.
(N) BRICK BASE	
MATERIAL:	1½" TO ¾" BRICK VENEER ON 8" X 16" CMU BLOCK. EACH CELL OF THE CMU WILL BE FILLED w/ GROUT AND RECEIVE AN EMBEDDED @4 VERTICAL REBAR.
N1:	SYNTHETIC CAPSTONE
(O) FOOTING:	
MATERIAL:	2'-6" X 6'-0 CONCRETE FOOTING w/ @4 HORIZ REBAR @ 6" O.C. AND @4 VERTICAL REBAR @ 11" O.C.

DESIGN WIND:
90MPH ALLOWABLE
115MPH ULTIMATE
CODE: 1BC 2018

NOTE:

ALL MASONRY ASTM C-270

TYPE S MORTAR, $f_m' = 1500$ PSI MINIMUM

HORIZONTAL MASONRY JOINT REINFORCING

DUR - 0 - WALL @ 16". ALL 3000 PSI LONG ON

BOTTOM OF FOOTING TO BEAM ON UNDISTURBED

SOIL CAPABLE OF MINIMUM 2000 PSF ALLOWABLE

SOIL BEARING 4', VERIFY IN FIELD

#4 REBAR ON EACH CELL (4" X 4")

EACH CELL FILLED w/ GROUT

HORIZ. #4 REBAR @ 6" O.C.

VERT. #4 REBAR @ 11" O.C.

