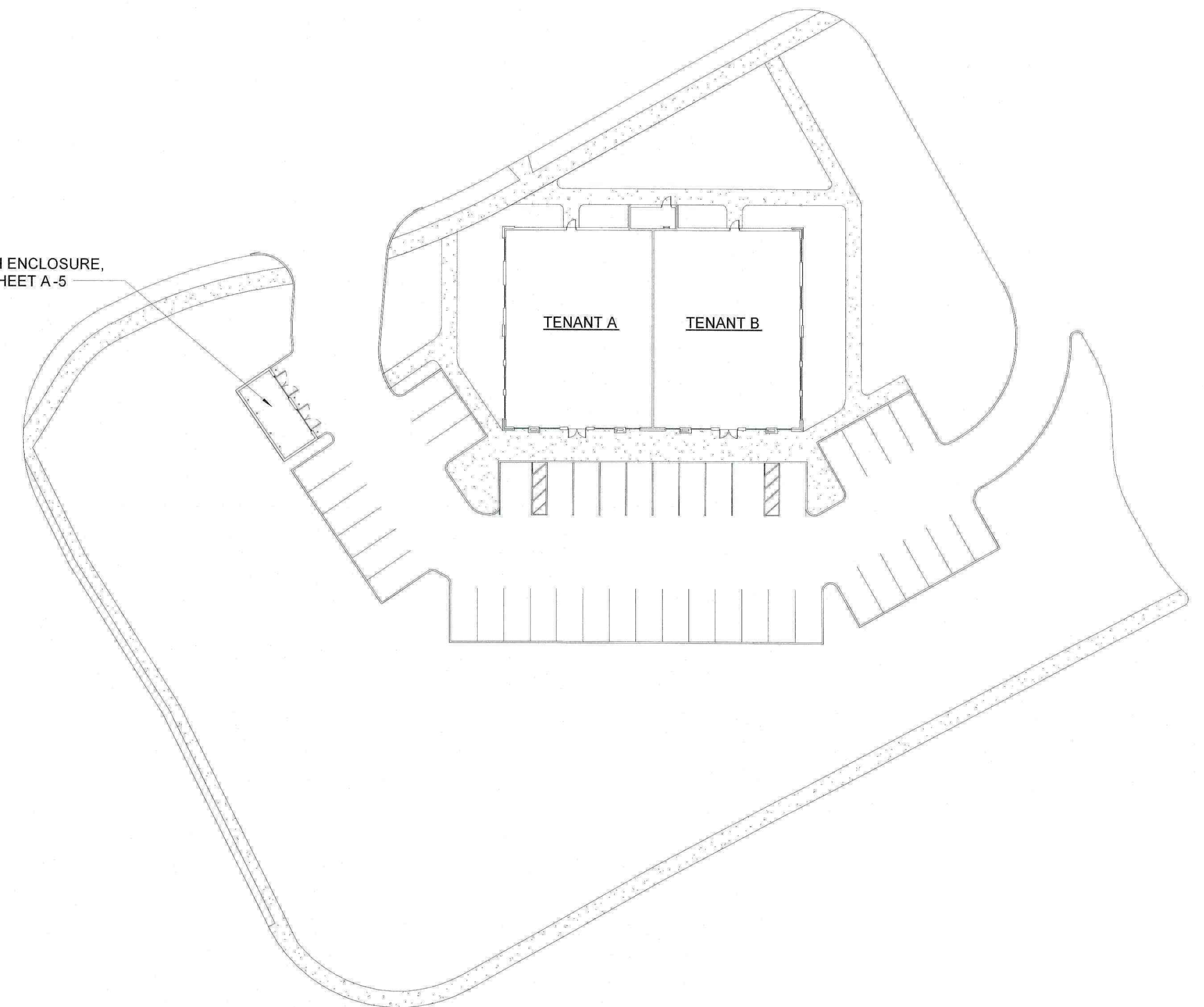
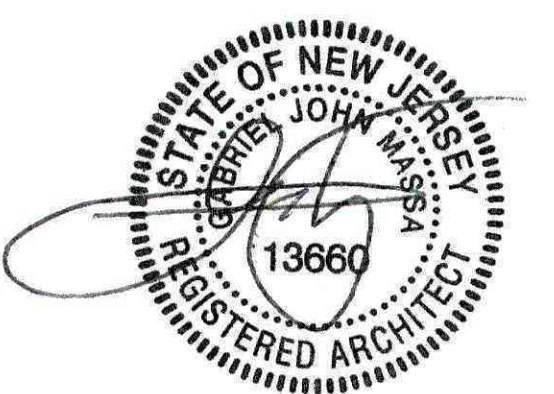
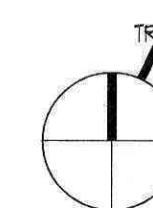


1 ARCHITECTURAL FLOOR PLAN  
1/8" = 1'-0"

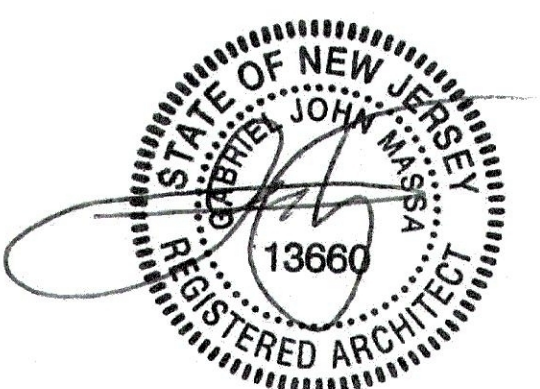
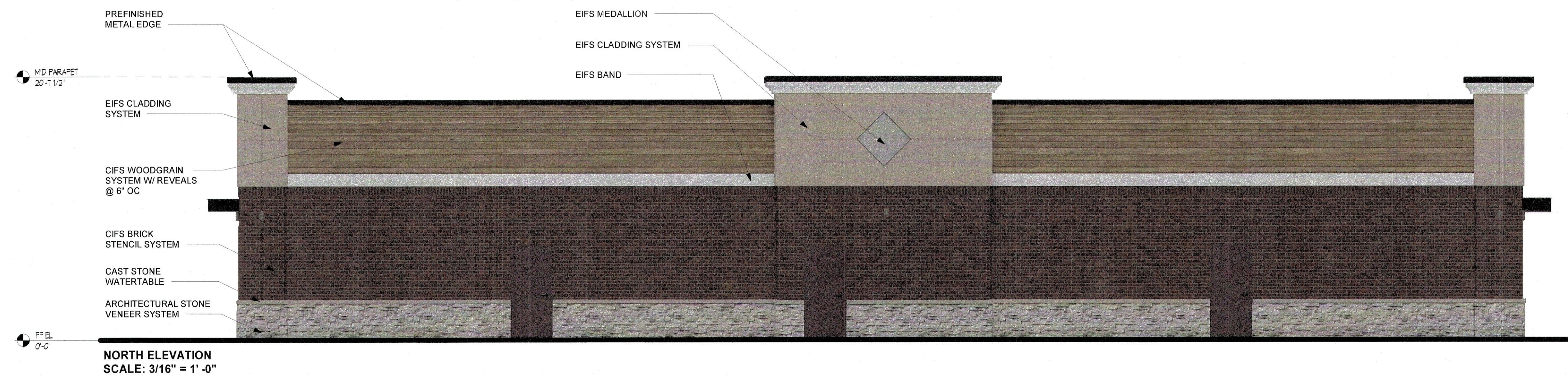
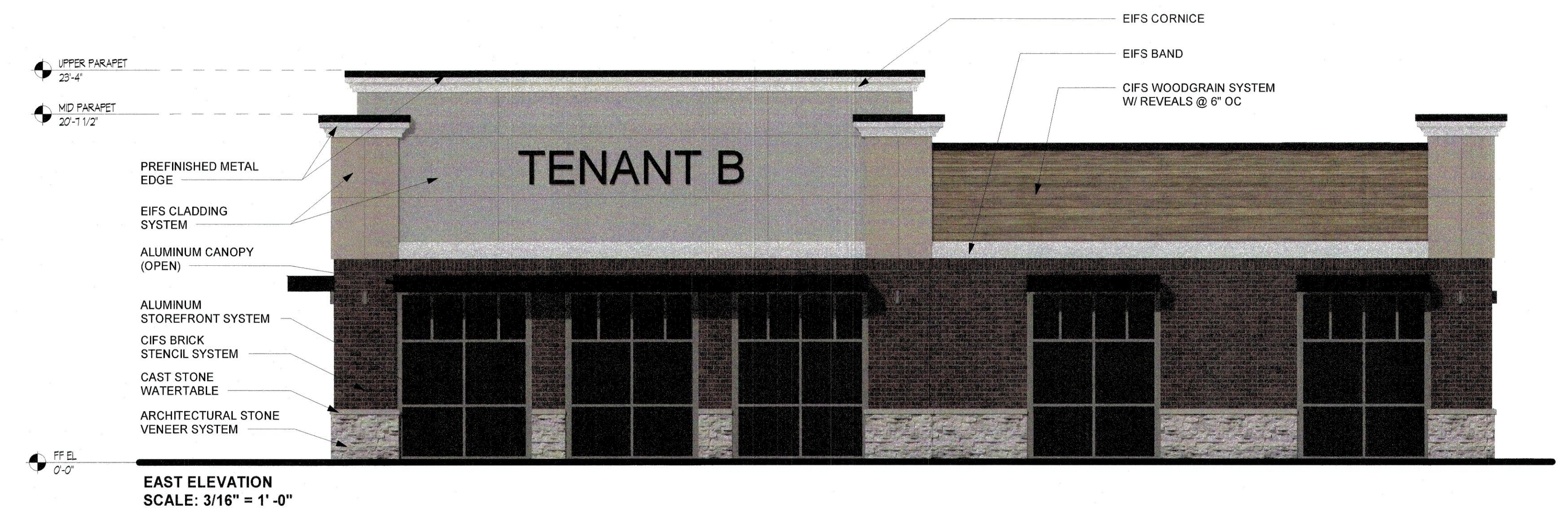
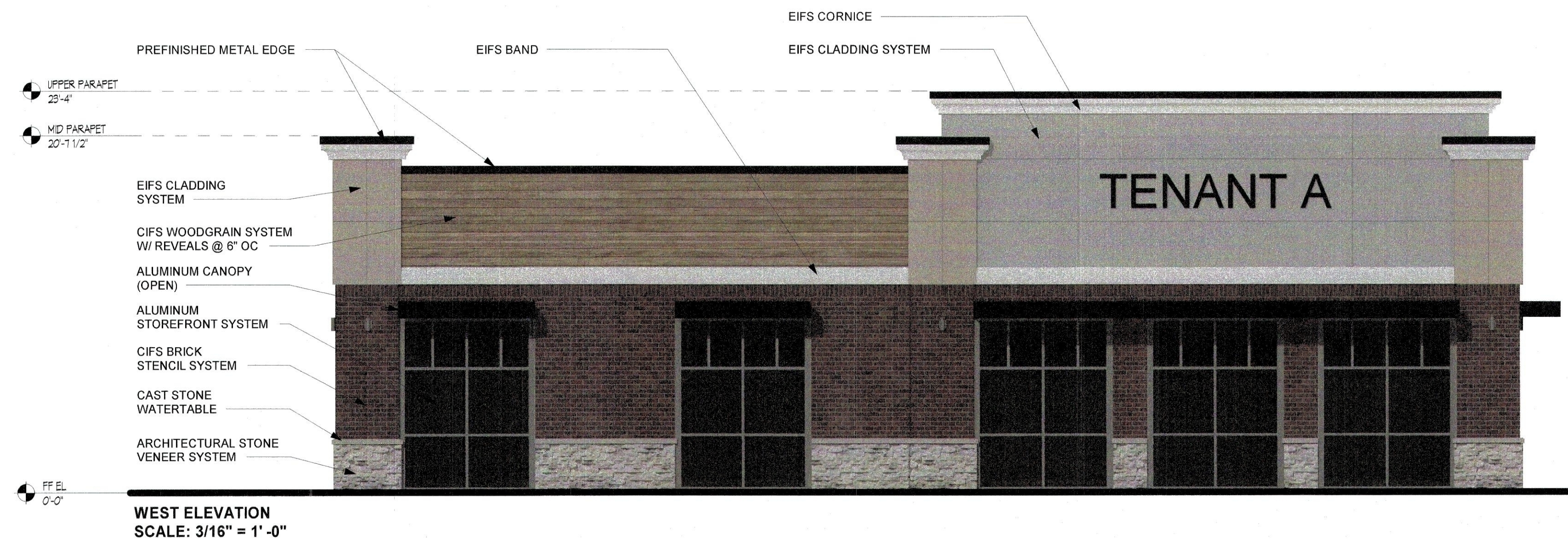
TRASH ENCLOSURE,  
REF SHEET A-5



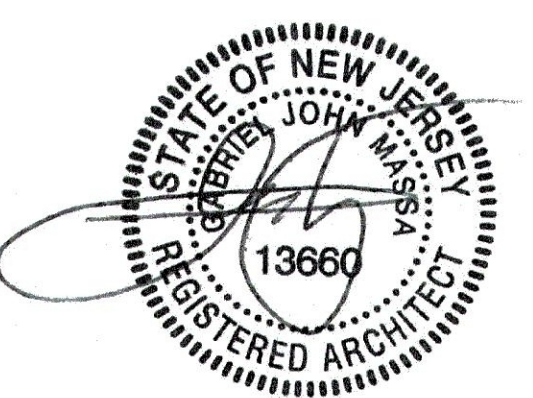
2 ARCHITECTURAL SITE PLAN  
1" = 30'-0"











2020.09.18

PAD #1: LEGACY SQUARE

**DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION**

The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font, style, construction variations required by building codes or inspections, material availability or final design detailing.

PERSPECTIVE RENDERING

A-3

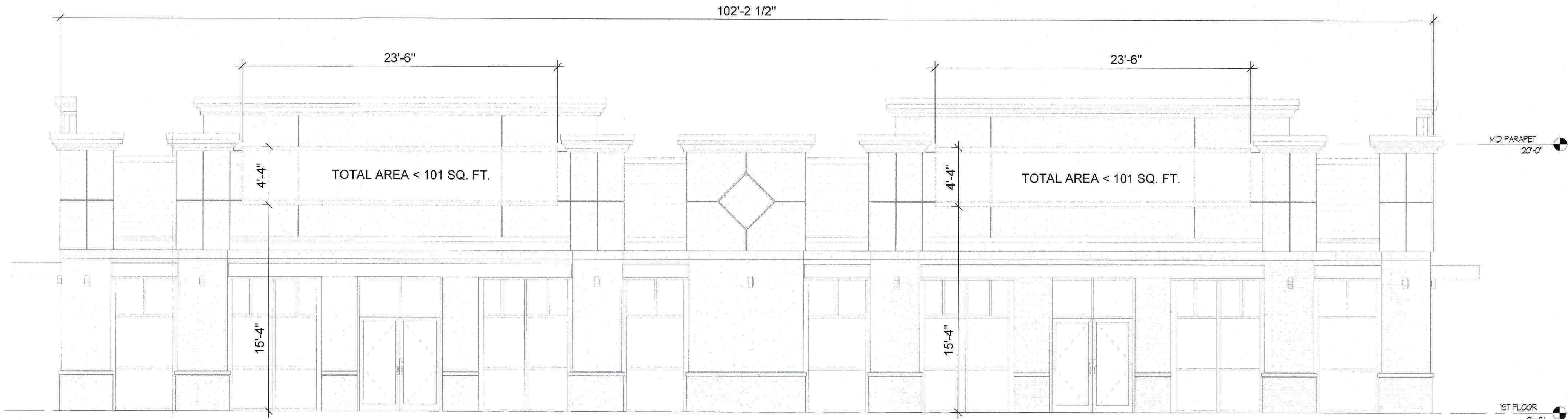


SIGNAGE		SIZE (MAX)	SIZE (PROPOSED)	VARIANCE	
				SIZE	ORIENTATION
FRONT ELEVATION	TENANT A	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO
	TENANT B	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO
LEFT ELEVATION		69.6 LFT X 2 FT = 139.3	139.3 S.F. (Max)	NO	NO
RIGHT ELEVATION		69.6 LFT X 2 FT = 139.3	139.3 S.F. (Max)	NO	YES
REAR ELEVATION	TENANT A	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO
	TENANT B	51.1 LFT X 2 FT = 102.2	102.2 S.F. (Max)	NO	NO

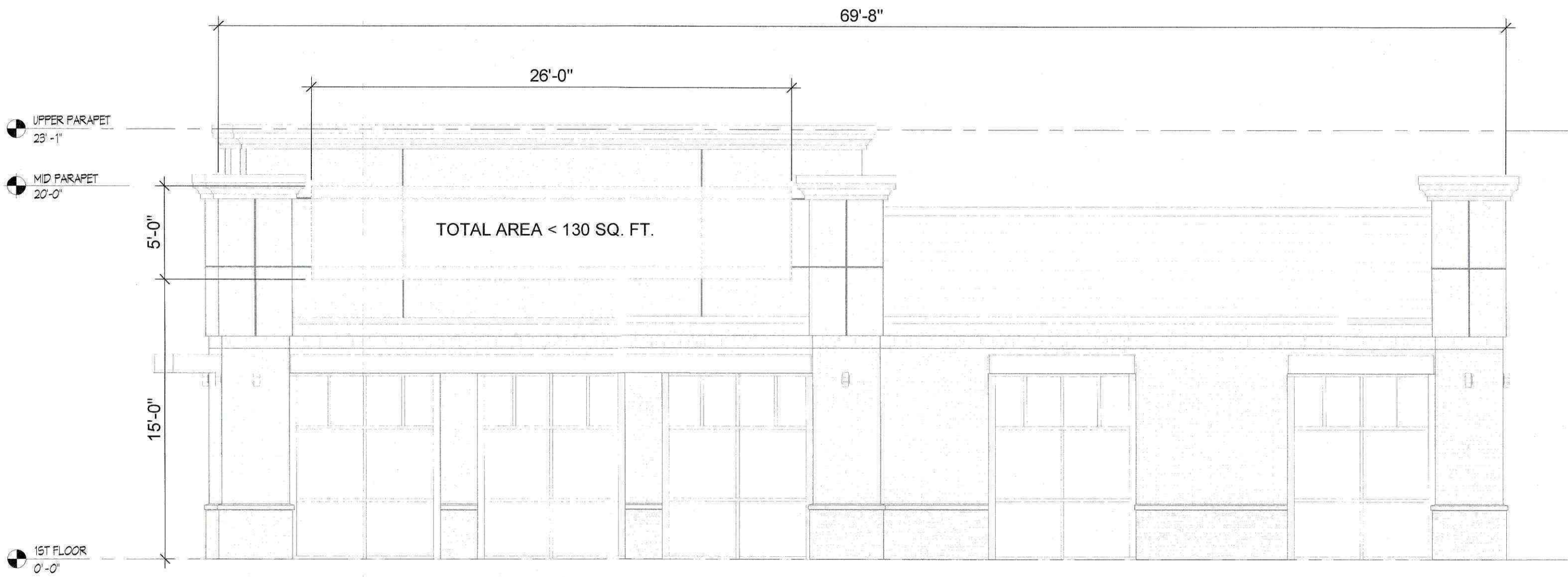
CITY OF LINDEN ORDINANCE, CHAPTER 31 ZONING  
31-25.8 SIGNS PERMITTED IN BUSINESS DISTRICT:

§ 31-25.8. Signs Permitted in Business District C-1, C-2, and ROC Zones. [1979 Code § 22-6.8; Ord. No. 20-163 § 608–608.2; Ord. No. 60-1 § 3]

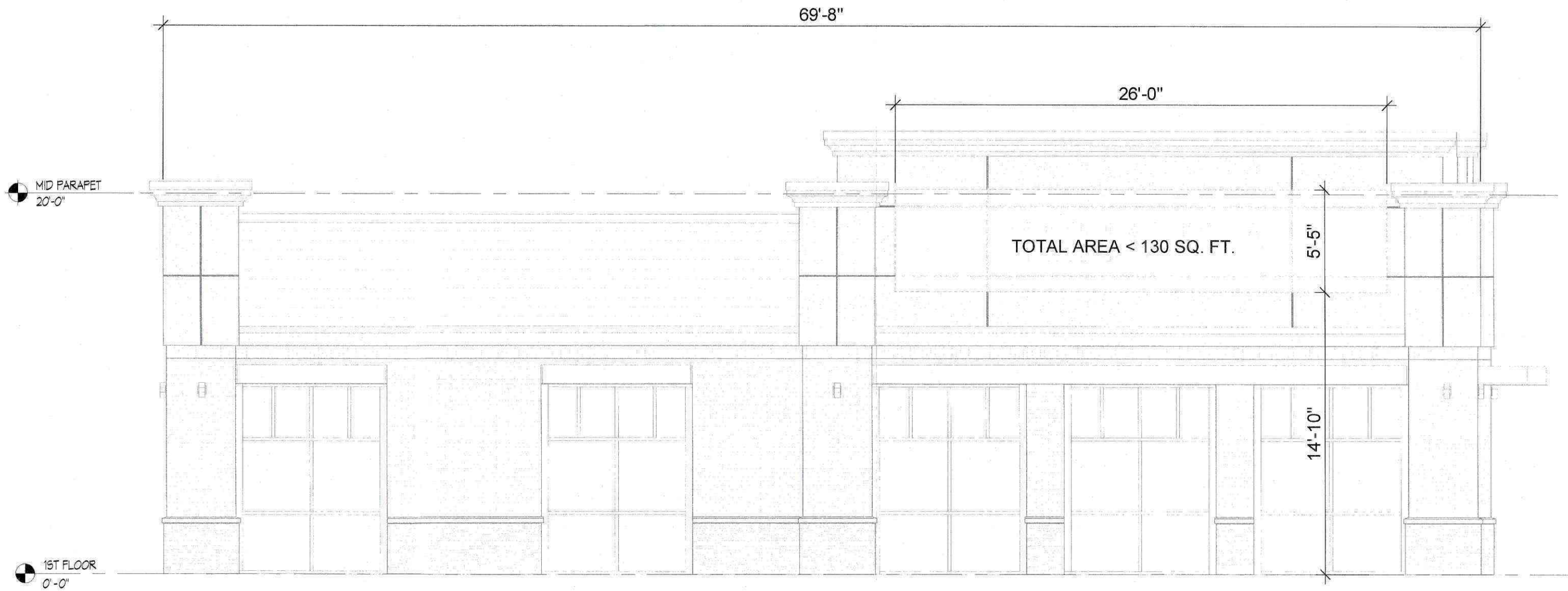
- a. Attached Signs. Signs attached to the main building advertising a business or business conducted on the premises shall be subject to the following regulations:
- For a building having one (1) side facing a street, the attached signs may be placed on the front of the building of thirty (30) square feet or ten (10%) percent of the front of the building, whichever is greater. No sign shall have a vertical dimension in excess of four (4) feet.
  - For a building on a corner lot or having both front and rear entrances for customers or patrons to the business, attached signs may be placed on the front, side or rear of the building not to exceed ten (10%) percent of the wall area of the front and side or rear walls of the building except that no such sign shall have a vertical dimension in excess of four (4) feet.



1 FRONT SIGNAGE  
3/16" = 1'-0"



2 RIGHT SIDE SIGNAGE  
3/16" = 1'-0"

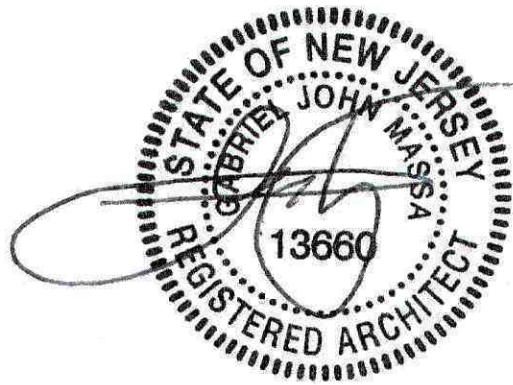


3 LEFT SIDE SIGNAGE  
3/16" = 1'-0"

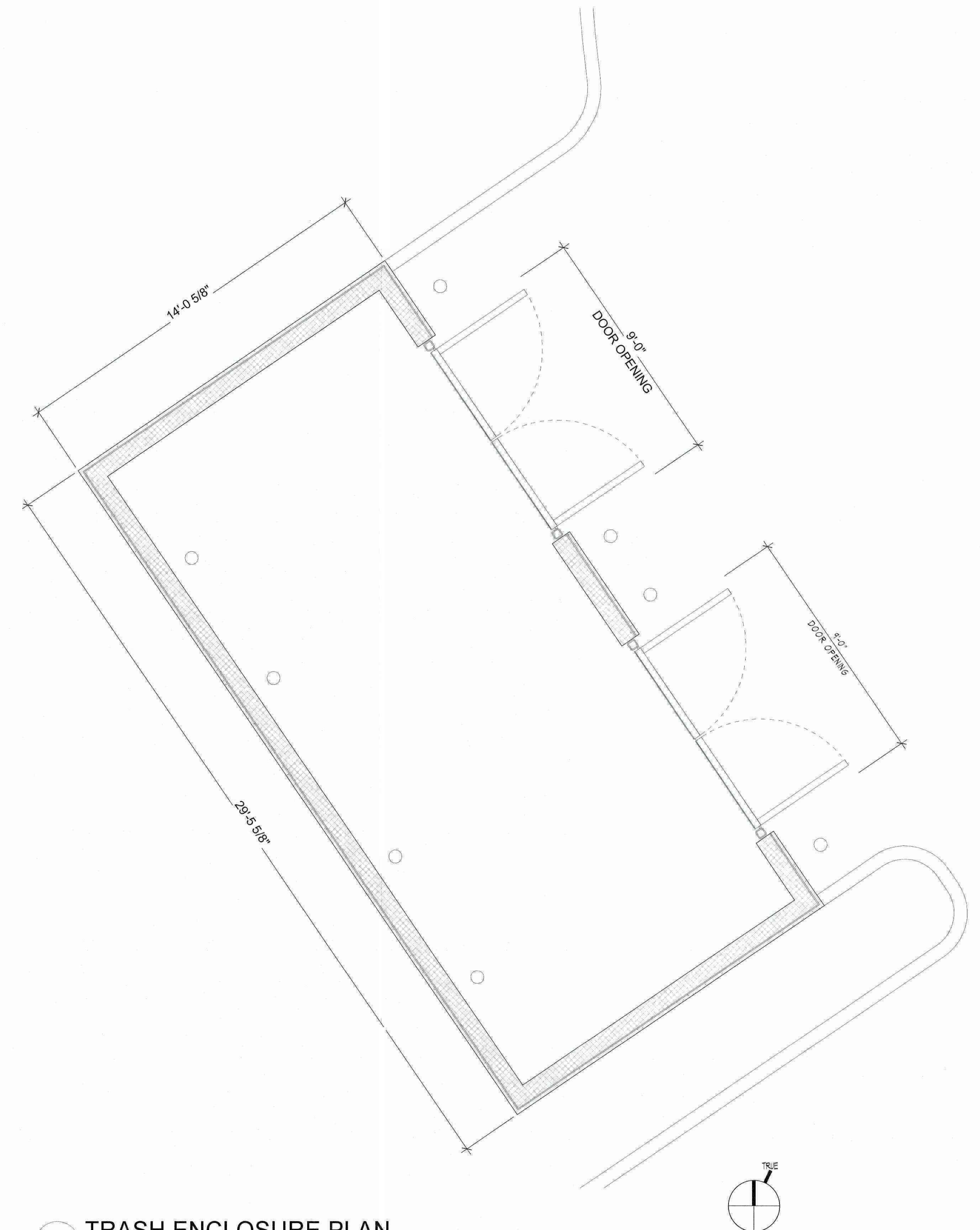
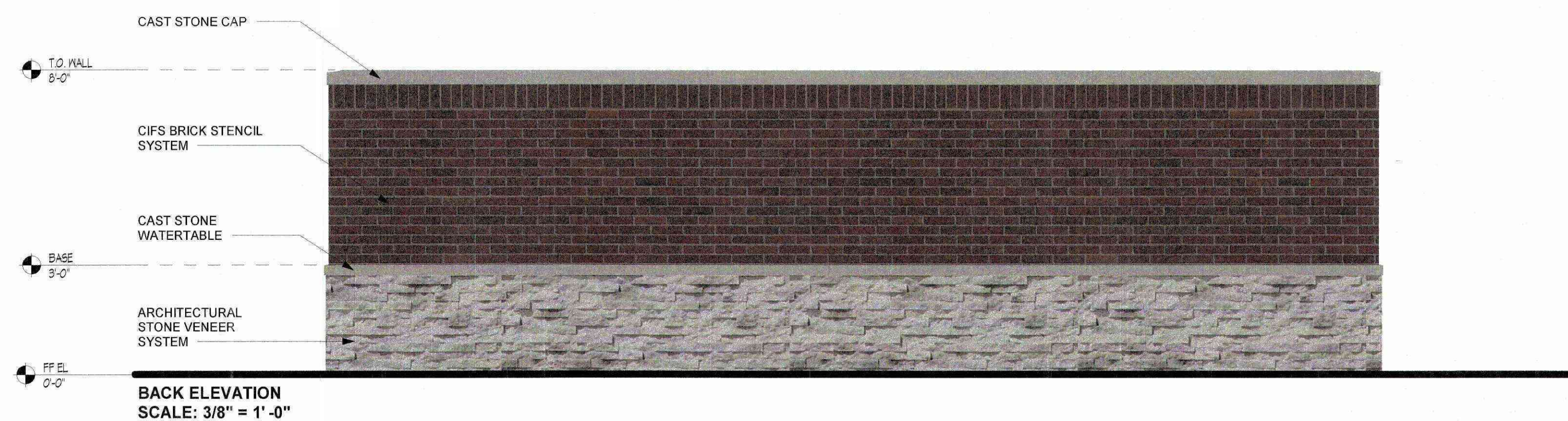
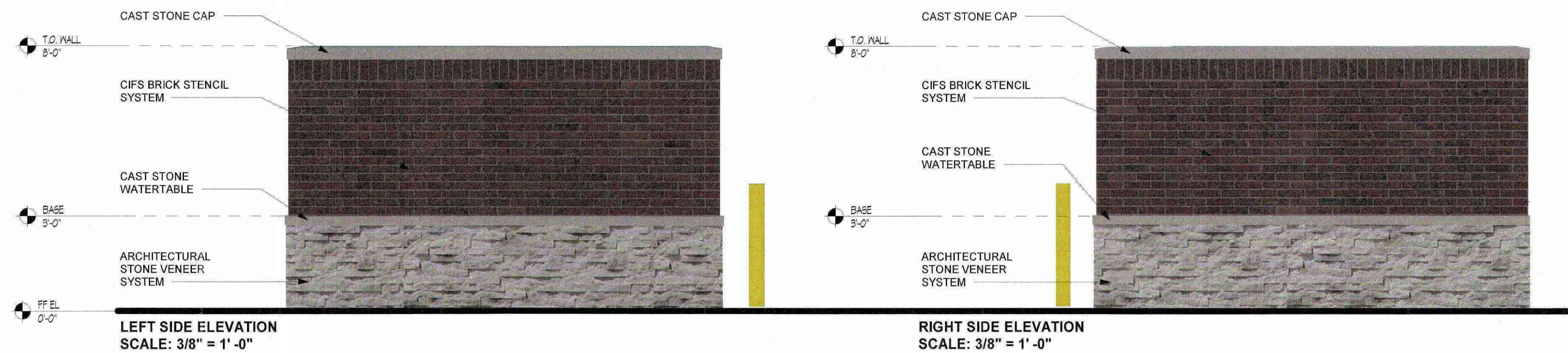
CITY OF LINDEN ORDINANCE, CHAPTER 31 ZONING  
31-11 PCD-PLANNED COMMERCIAL DEVELOPMENT DISTRICT  
31-11.8 SIGNAGE:

- A COORDINATED SIGNAGE PACKAGE SHALL BE ESTABLISHED FOR THE OVERALL TRACT, WHICH SHALL BE CONSISTENT WITH THE VARIOUS DESIGN ELEMENTS OF THE PROJECT (I.E., BUILDING FACADES AND MATERIALS, LIGHTING, LANDSCAPING, ETC.).
- ALL SIGNS SHALL COMPLY WITH SUBSECTION 31-25.8 OF THIS CHAPTER UNLESS OTHERWISE SUPERSEDED HEREIN.
- NO SIGN SHALL BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO ANY RESIDENTIAL ZONE BOUNDARY.
- THE GRAPHIC AREA OF A SIGN SHALL BE DEFINED AS THE ENTIRE AREA ENCLOSING THE LIMITS OF WORDING, REPRESENTATION, EMBLEM, OR ANY FIGURE OF SIMILAR CHARACTER, ANY OF WHICH FORM AN INTEGRAL PART OF THE DISPLAY OR SERVES TO DIFFERENTIATE SUCH DISPLAY FROM THE STRUCTURE TO WHICH IT IS AFFIXED. ANY BACKGROUND MATERIALS, COLOR OR AREA DEFINED BY A BORDER OR A FRAME SHALL BE INCLUDED AS PART OF THE GRAPHIC AREA.
- THE SIGN AREA SHALL BE DEFINED AS THE AREA ENCLOSED BY THE PERIMETER OF THE AGGREGATE SIGN FACE. WHEN A SIGN IS COMPOSED OF LETTERS ONLY THE SIGN AREA SHALL BE THE SUM OF THE AREA OF THE SMALLEST CONTIGUOUS RECTANGLE CAPABLE OF CONTAINING ALL ADJOINING LETTERS.

- ATTACHED WALL SIGNS FOR RETAIL USES.
  - USE OF INDIVIDUALLY-MOUNTED LETTERS SHALL BE LIMITED TO THE FRONTS OF STORES.
  - IN ALL INSTANCES THE MESSAGE AREA LETTERS AND/OR ITS SIGN PANEL SHALL BE MOUNTED DIRECTLY TO THE BUILDING FACE CONSISTING OF BRICK, CAST STONE, OR SYNTHETIC STUCCO BUILDING MATERIAL.
  - ATTACHED WALL SIGNS ON BUILDINGS LESS THAN TWENTY THOUSAND (20,000) SQUARE FEET SHALL CONFORM TO THE FOLLOWING:
    - THE MAXIMUM SIGN AREA SHALL BE TWO (2) SQUARE FEET OF SIGN AREA FOR EACH ONE (1) LINEAR FOOT OF WALL TO WHICH THE SIGNAGE IS TO BE MOUNTED. THE SIGN AREA SHALL NOT EXCEED THREE HUNDRED (300) SQUARE FEET.
    - THE HORIZONTAL WIDTH OF ANY INDIVIDUAL BUSINESS OR TENANT COPY (I.E., LOGO, NAME, ETC.) SHALL BE A MAXIMUM OF FIFTY (50%) PERCENT OF THE WIDTH OF SUCH TENANT'S STOREFRONT WIDTH.
    - THE MAXIMUM MOUNTING HEIGHT OF ANY SIGN SHALL NOT EXCEED TWENTY (20) FEET ABOVE GRADE AND SHALL NOT EXTEND ABOVE THE ROOF OR LINE OF THE PARAPET CONSTRUCTION.
    - THE MAXIMUM LETTER HEIGHT OF THE MESSAGE AREA SHALL BE THIRTY (30) INCHES, EXCEPT THAT THE MAXIMUM HEIGHT OF THE UPPER CASE LETTERS MAY BE THIRTY-SIX (36) INCHES.







1 TRASH ENCLOSURE PLAN  
3/8" = 1'-0"

