Agenda Item #11

838 Morrison Drive - - TMS # 459-07-00-010

Request appeal of Staff decision.

Meeting St Manor/Cooper River Court | Historic Corridor District
Agenda Item #11 (838 Morrison Drive)

Applicant’s Presentation
MORRISON YARD
DESIGN INTENT - EXTERIOR SIGNAGE
Overall Site - Exterior & Tenant Specific Sign Types
MONUMENT SIGN

QUANTITY ALLOWED: 2 (ONE PER FRONTAGE ROAD - PRIMARY & SECONDARY)

PRIMARY MONUMENT SIGN:
SIZE RESTRICTIONS: NOT TO EXCEED SIXTY (60) SQUARE FEET PER SIGN FACE
OR ONE HUNDRED AND TWENTY (120) SQUARE FEET OF TOTAL SIGN FACE AREA, ACTUAL = 119.25 SF

NO SIGN TO EXCEED 14 FEET IN HEIGHT
MAY BE ILLUMINATED INTERNALLY
OR WITH SHIELDED SPOT LIGHT AT BASE

SECONDARY MONUMENT SIGN:
SIZE RESTRICTIONS: NOT TO EXCEED THIRTY FIVE (35) SQUARE FEET PER SIGN FACE
OR SEVENTY (70) SQUARE FEET OF TOTAL SIGN FACE AREA

NO SIGN TO EXCEED 10 FEET IN HEIGHT
MAY BE ILLUMINATED INTERNALLY
OR WITH SHIELDED SPOT LIGHT AT BASE

Routed aluminum panel with brushed finish
Backed with cool white LEDs to create glow behind routed lettering
Routed aluminum tagline, pin mounted to concrete

PROJECT
Morrison Yard

REFERENCE: Exterior Signage

VENUE / LOCATION
838 Morrison Dr.
Charleston, SC

REVISIONS / STATUS
Design Intent
ELECTRICAL REQUIREMENT: 220v Single Phase

Note: Junction box to be placed behind wall. Conduit to run through wall to be accessed from front face of wall.
Letter centers installed with 1/4" diameter threaded-rods (1/2" diameter pipes are used as spacers)

1-1/2" x 1-1/2" x 3/16" structural aluminum mounting frame is installed with Tapcon concrete screws

1/2" thick aluminum letters installed with studs

Aluminum mounting frame is installed with Tapcon concrete screws

Sign is installed with 1/4" diameter counter-sunk screws through 1/2" thick aluminum bars (top and bottom)
1/4" diameter counter-sunk screw

1/2" thick aluminum bar

Letter centers installed with 1/4" diameter threaded-rods (1/2" diameter pipes are used as spacers)

1/4" diameter threaded-rods

Mounting frame

1/4" diameter threaded-rod for letter centers with spacers

Flexible conduit with connectors

Electrical box with LED power supply and UL shut off switch

LED lights to be installed around each letter on the back side of the routed aluminum face to create consistent lighting and not be visible to the public

Concrete wall
1/8" thick aluminum panel with painted and brushed finish

1/2" thick aluminum bar

1/8" thick aluminum panel with painted and brushed finish

1-1/2" x 1-1/2" x 3/16" structural aluminum mounting frame is installed with Tapcon concrete screws

2" x 2" x 3/16" structural aluminum angle frame

1/2" thick aluminum letters installed with studs

1/8" thick routed aluminum panel with painted and brushed finish

1/8" thick aluminum panel with painted and brushed finish

1/2" thick aluminum bar

ST-A: EXPLoded ISOMETRIC VIEW - SIGN ONLY

SCALE: NTS

PROJECT
Morrison Yard

CLASSIFICATION
Exterior Signage

REFERENCE
838 Morrison Dr.
Charleston, SC

REVISIONS / STATUS
Design Intent
RESIDENTIAL & RETAIL PARKING

ST-B: GARAGE ENTRY ID - FRONT VIEW
SCHEDULE: 1/8" = 1'-0"
NOTE: MAY SERVE AS BUILDING ID FOR PEDESTRIANS COMING OFF THE BRIDGE

ROUTED ALUMINUM PANEL WITH BRUSHED FINISH
BACKED WITH COOL WHITE LEDS TO CREATE GLOW BEHIND ROUTED LETTERING
ROUTED ALUMINUM TAGLINE, PIN MOUNTED TO WALL

110V POWER TO BE PULLED BEHIND SOLID AREAS OF SIGN CABINETS
**CODE INFORMATION**

**RIGHT ANGLE SIGN IN LIEU OF A FREESTANDING SIGN:**

**QUANTITY ALLOWED:** 1

**SIZE RESTRICTIONS:** NOT PERMITTED IN CONJUNCTION WITH A FREESTANDING SIGN

- SHALL NOT CONTAIN ANY INFORMATION OTHER THAN THE NAME, ADDRESS OR LOGO OF THE DEVELOPMENT OR SINGLE TENANT, AND SHALL NOT BE USED AS A MULTI-TENANT

- NOT TO EXCEED FORTY (40) SQUARE FEET PER SIGN FACE AND EIGHTY (80) SQUARE FEET OF TOTAL SIGN FACE AREA

- SHALL HAVE A VERTICAL DIMENSION OF NO MORE THAN ONE-HALF OF THE VERTICAL DIMENSION OF THE BUILDING FACADE

**FOOTPRINT SHOWN = 40 SF (MAX ALLOWED)**

**FAUCETED ALUMINUM SIGN CABINET MOUNTED TO CONCRETE STAIR COLUMN TO PROJECT OVER EAST BAY RAMP TO BRIDGE**

**NOTE:**

IF THE MOUNTING PLATE OF THE BLADE SIGN IS INSTALLED ON A SOLID CONCRETE WALL, HILTI CHEMICAL ANCHORS WILL BE USED FOR MOUNTING.

IF THE WALL IS CURVED, A FRONT AND BACK PLATE (THRU BOLT) IS NEEDED FOR MOUNTING.

BOURNE GROUP NEEDS TO KNOW THE PLATE SIZE AND THICKNESS, AND NUMBER OF PLATES PLUS BOLTS

**READABILITY**

**RECOMMENDED SIGHT DISTANCE CALCULATIONS FOR READABILITY**

**DESIGN FACTORS:**

- NUMBER OF LANES: TWO (2)
- SPEED (MPH): BETWEEN 15 AND 60 MPH
- REACTION TIME: 8 SECONDS
- DISTANCE TRAVELED DURING REACTION TIME: BETWEEN 1/6 AND 1/4 FEET

**RESULTING BASIC DESIGN ELEMENTS:**

- RECOMMENDED LETTER HEIGHT: 4" TO 14"
- RECOMMENDED TOTAL AREA OF SIGN: 70 SF (MINIMUM)
Fabricated aluminum blade sign with metal finish to match existing canopies

Copy area to be changeable with magnetic inset panels

Morrison Yard Residences Leasing Office

ST-E. SIDE VIEW -1
SCALE: 3/4” = 1'-0"

ST-E. SIDE VIEW -2
SCALE: 3/4” = 1'-0"

ST-E. SECONDARY LEASING OFFICE BLADE - JOHNSON ST ELEVATION - QTY 1
SCALE: 1/8” = 1'-0"
RETAIL CANOPY ID SIGN

1 TBD PER TENANT

Routed and painted aluminium lettering pin-mounted to existing canopy

Or

Individually mounted channel lettering

Note: Power will need to be coordinated with GC

CANOPY/awning sign for tenant use:

Quantity allowed: 1 per tenant

Canopy sign restrictions: Not to exceed sixteen (16) inches, or 2/3 the height of the canopy face.

*Tenant canopy signs may be illuminated by LED, non-exposed neon, or ballast and bulb.

Awning sign restrictions: Located on valance only, not permitted on slope of awning. Maximum height not to exceed 2/3 the height of the awning valance.

RE 12” maximum height allowed
Fabricated aluminum blade sign with metal finish to match existing canopies.

Copy area to be changeable with magnetic inset panels.

Tenant logo or name.

Occurrences:
- Scale: 3/4" = 1'-0"
ST-H: RENDERING
SCALE: NTS

ALUMINIUM PANELS WITH CHANGEABLE COPY AREAS AND STEEL BASE

CHANGEABLE PANELS MOUNT TO SIGN STRUCTURE WITH EARTH MAGNETS

FOOTER AS REQUIRED

ST-H: WAYFINDING MONUMENT - FRONT VIEW - QTY 9
SCALE: 3/4" = 1'-0"

COUNTER SUNK SCREWS PAINTED TO MATCH SIGN

ALTERNATE OPTION TO ENCLODE SIDES TO PREVENT RUBBISH

ST-H: SIDE VIEW
SCALE: 3/4" = 1'-0"

ST-H: ALTERNATE
SCALE: 3/4" = 1'-0"
ST. I: LOGO INLAY - EXAMPLE PLACEMENTS
SCALE: NTS

ST. I: LOGO INLAY - ESTIMATED QTY 10
SCALE: NTS

ROUTED METAL LOGO INSET INTO CONCRETE WALLS AND HARDSCAPE THROUGHOUT PROPERTY

EXACT LOCATIONS TO BE DETERMINED AND COORDINATED WITH GC

ADO / ALTERNATE DESIGN CONCEPT:
INSET PLAQUE WITH INCISED AND INFILLED GRAPHICS
ELECTRICAL REQUIREMENT: 220v Single Phase

Note: Design is TBD. Transformer can be housed inside base of sign.

"V" bolt into concrete pad for attachment
Concrete "pad" as required

Power source to be 220v single phase

TYPICAL FOOTING WITH CONDUIT

CODE INFORMATION

MONUMENT SIGN

QUALITY ALLOWED: 2 (ONE PER FRONTAGE ROAD - PRIMARY & SECONDARY)

PRIMARY MONUMENT SIGN:
SIZE RESTRICTIONS: NOT TO EXCEED SIXTY (60) SQUARE FEET PER SIGN FACE OR ONE HUNDRED AND TWENTY (120) SQUARE FEET OF TOTAL SIGN FACE AREA.

NO SIGN TO EXCEED 14 FEET IN HEIGHT
MAY BE ILLUMINATED INTERNALLY OR WITH SHIELDED SPOT LIGHT AT BASE

SECONDARY MONUMENT SIGN:
SIZE RESTRICTIONS: NOT TO EXCEED THIRTY-FIVE (35) SQUARE FEET PER SIGN FACE OR SEVENTY (70) SQUARE FEET OF TOTAL SIGN FACE AREA. ACTUAL = 14 SF PER SIDE

NO SIGN TO EXCEED 10 FEET IN HEIGHT. ACTUAL = 7' 0"
MAY BE ILLUMINATED INTERNALLY OR WITH SHIELDED SPOT LIGHT AT BASE
Introduction

A. The primary intent of this Tenant Sign Criteria is to ensure good quality and visually attractive signage within the development. The requirements contained herein are intended to provide adequate exposure for the Tenant's merchandising and identification while maintaining the overall appearance critical to the success of the development. Tenants are encouraged to explore innovative signage solutions as a key design element in each brand image and overall architectural appearance of the development.

B. To verify compliance with the design intent of these Criteria and the City of Charleston's sign code requirements, the Owner / Landlord reserves the right to review and approve or disapprove all proposed signs and / or graphic treatment governed by these Criteria per the Owner / Landlord's interpretation of these Criteria, and to require revisions of any sign design which the Owner / Landlord judges to be not in compliance.

C. Tenant shall not erect, install, paint, or fix any signs, posters, cards / banners, or other advertising medium to, upon or above the exterior of the lease opening on the building, nor on the interior or exterior of the premises of the building, nor on the interior or exterior of the glass surface of the windows and doors, except as stated herein. Tenant shall be held liable and shall bear all costs for removal and / or correction of sign installation and damage to building by signs that do not conform to the Sign Criteria or those signs required to be removed by termination of lease. The Owner / Landlord reserves right to have all non-conforming signs removed regardless of state of erection.

D. The Owner / Landlord reserves the right to make periodic changes to the Criteria as it sees fit for the benefit of the development, subject to City approval.

E. All signs must be fabricated as described herein by a Sign Contractor approved by Owner / Landlord.

F. In addition to submittal requirements outlined herein, each tenant shall supply two (2) copies of scaled shop drawings to the Owner / Landlord for review.

G. Sign fabrication and installation shall comply with any applicable Building Codes and the National Electrical Code, and all internal and exterior wiring, lighting, and other electrical devices shall bear the UL symbol. It is the Tenant's responsibility to verify that its sign and installation are in accordance with these requirements and with local signage ordinances.

H. Tenant is responsible for maintaining its sign in a good state of repair including prompt replacement of burned out lighting or damaged pieces. Tenant has 24 hours to make repairs after being notified by Landlord.

I. All signs shall be mounted according to Landlord approved drawings. All fasteners shall be of non-corrosive material and concealed.

J. Sign company names or stamps shall be concealed if permitted by Code.

K. No animated components, flashing lights, formed plastic, injection molded, box type, exposed neon, or solid panel signs are permitted.
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Allowable Sign Types

Tenant signage consists of the following types:

A. Canopy Signs:
   a. Primary Frontage Canopy: Each Tenant is permitted Primary Identity signage to be on the primary frontage facing Morrison Road, to be contained in the architectural canopy over the Tenant space entrance, per the criteria outlined herein.
   b. Secondary Frontage Canopy: Tenant spaces occupying the building outside corners facing Johnson Street or the public right of way facing the river will be considered individually and if approved by Owner / Landlord / City, Tenant shall be permitted a second sign on the secondary frontage canopy per the criteria described herein.
   c. Internal Courtyard Frontage Canopy: Tenant spaces occupying a building inside corner facing an internal courtyard will be considered individually and if approved by Owner / Landlord / City, Tenant shall be permitted an additional sign on the the courtyard facing canopy per the criteria described herein.

B. Graphics such as logos, crests, letters, etc. may be placed on the canopy with Landlord’s approval.

C. Right Angle Sign: Each Tenant will be allowed a right angle/ projecting blade signage for each applicable elevation. Signage to follow area, height, and width limitations set forth in this criteria.

D. Storefront Window Signs / Graphics:
   a. Window signs: signage behind storefront glazing, under size restriction outlined herein.
   b. Window graphics (i.e. “Established 1873” or “Coffee Since 1931”, etc.) Such signage may be:
      i. Alphanumeric or graphic symbols no more than 6” high with serif or ornate type face, or;
      ii. Larger recognized graphics logos, all permanently painted, silk-screened, metal leaf appliqué, not-to-exceed 20% of aggregate area and complying with illumination restrictions, on the interior side of glass; (NOTE: metal leaf appliqué will not look good on second surface of glass if tinted.)
         Suspended posters, minimum two feet from face of glass, not-to-exceed 20% of aggregate area.
   c. Operational signs indicating hours of operation
   d. Address signs provided by the Landlord

E. Additional Signage: Each Tenant may submit proposals for additional signage, but approval of such will be granted only when appropriate for the storefront design requirements and if the proposal not only adheres to the requirements, but also enhances the design intent in the opinion of the project architect or tenant coordinator and shall be subject to City approval.
   a. Sandwich boards with current, seasonal, or special promotion information may be located immediately in front of Tenant storefront.
   b. Pedestrian level hardscape elements, such as trash cans or umbrellas, may be allowed on case-by-case basis. Tenant to submit design to Landlord for approval.
Canopy Signage

The Tenant may place a sign within the approved signage area on the face of the architectural canopy over each entrance to the Tenant’s space.

Calculations of the sign area height:
The height of the sign shall be measured by the area of the tightest square or rectangular shape which encloses all the letters and symbols. The only exceptions to this rule would be typography elements (uppercase letters, apostrophes, or lowercase letters that project taller or lower than all remaining letters, etc.), that are larger than the maximum twelve (12.0) inch height allowable. These exceptions shall be reviewed and pre-approved by Landlord and City of Charleston on a case-by-case basis.

(See Illustration No. 1)

Calculations of the sign area length:
a. Single Tenant Canopies:
   Tenant canopy sign length may not exceed 70% of the total canopy length. Signage shall be centered on the canopy over the entrance to the Tenant’s space.
   (See Illustration No. 2)
b. Shared Tenant Canopies:
   For (two) 2 inline tenants sharing a single canopy, the overall canopy length will be subdivided into two (2) equal halves. Each Tenant shall position their sign on center, in their respective half of the canopy. Individual Tenant sign length may not exceed 70% of the length of the length of the canopy half.
   (See Illustration No. 3)

Design Requirements:
a. Each Tenant is responsible for a fabricated aluminum sign panel to be mounted to the canopy face with concealed fasteners. The sign panel is to have closed ends and be painted to match the canopy. All sign fasteners and wiring is to be concealed behind the canopy. Power supply to be to the tenant meter. (See Illustrations No. 4 and 5 and 8).
b. Signage may be illuminated with no exposed raceway or exposed box. (See Illustrations No. 4 and 5 and 8).
c. Signs may be individual, internally illuminated channel letters/ logos, or reverse channel letters / logos, or indirectly illuminated dimensional letters / logo projected from the canopy. (See Illustrations No. 4 and 5).
d. Tenant's trademark lettering style is acceptable.
e. All neon or LED light sources shall be WARM white, except for those with previous Landlord approval, and concealed by a translucent cover. (See Illustration No. 4 and 5)
f. Sign graphic elements may not be flat against the Canopy face. Sign graphic elements must be pinned away from the canopy face on spacers a minimum of 3/4” (three quarter inch), to no more than 1-1/2” (one and one half inches). Spacers are to be painted to match the canopy face. Tenant is responsible for appropriate fasteners required to mount and support signage.
g. No part of a canopy sign shall extend above or below the sign area or extents of the Tenant’s sign panel or canopy.
h. Merchandising is not allowed on the canopies.
Canopy Signage Examples

Illustration #1 - Sign Height

Note: Signage with ascenders / descenders may be allowed additional height on a case-by-case basis.

Illustration #2 - Single Tenant Canopy Sign Length

Tenant A Canopy Length

Tenant B Canopy Length

Max Sign Length = 70% of 1/2 of total Canopy Length

Max Sign Length = 70% of 1/2 of total Canopy Length

Illustration #3 - Shared Canopy Sign Length

Allowable Components:

<table>
<thead>
<tr>
<th>Channel Letters</th>
<th>Cast Acrylic</th>
<th>Flat Cut Out (FCO)</th>
<th>High Density Urethane (HDU)</th>
<th>Neon &amp; Exposed Bulbs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual channel letters and logo shall be composed of welded aluminum with no exposed mounting hardware, with minimum of 0.04&quot; sides, depth 1.5&quot; minimum to 4&quot; maximum. Solid letter and logo faces or backs shall be a minimum 1/16&quot; thick. Translucent letter and logo faces or backs shall be a minimum 1/8&quot; thick polycarbonate (Lexan) or acrylic (Lucite).</td>
<td>Cast acrylic letters with embedded LED lighting will be allowed with approval by the Landlord. Letters must have a minimum depth of 1 1/2&quot; with reverse side cast or routed a minimum depth of 1/2&quot; to conceal internal illumination. Translucent letter and logo faces or backs shall be a minimum 1/8&quot; thick polycarbonate (Lexan) or acrylic (Lucite), non-yellowing material.</td>
<td>FCO letters must have a minimum 2&quot; depth, offset 1&quot; minimum from background surface.</td>
<td>HDU graphic elements will be considered on a case-by-case by the Landlord. Carved or routed areas must have a minimum depth of 2&quot; and shall be shop painted on all surfaces, including the back.</td>
<td>Open face channel letters with either exposed bulbs or neon signage must be submitted for review and pre-approval. Exceptions are ONLY allowed for signage exhibits with a high level of quality and style.</td>
</tr>
</tbody>
</table>
Right Angle signs shall be provided by the Landlord to identify the entrance or location of the tenant premises. Each Tenant is to provide right angle sign panel face graphics for application to both sides of the projecting sign locations provided. The graphics are to provide simple straightforward identification of the Tenant while allowing room for an imaginative design. *(See Illustration No. 6)*

All projecting signage graphics must comply with the following requirements and designs must be submitted to Landlord for approval.

- Signage must have Tenant’s name and may include a logo or appropriate symbol emphasizing the Tenant’s function or business.
- Merchandising is not allowed.
- Maximum SF: Tenant sign logo area not-to-exceed eight (8) square feet
- The Tenant provided graphic overlay panel with concealed magnets to apply to the Landlord provided sign bracket
- The sign may be fabricated from metal (no bare metal), painted wood, routed wood, or an exterior grade foam with a weather-resistant coating(s).
- Molded, vacuum formed, fiberglass, or plastic signs are not permitted.
- Illumination: Right angle signs shall not be internally illuminated

Bracket location shall be determined by the Landlord. Maximum blade dimensions will be calculated by (A times B) with the total not exceeding eight (8) square feet.
Storefront Window Signs
Signs mounted behind the storefront glazing are to be placed on soffits behind the glass or hung down to float behind the glass. All window signage must comply with requirements outlined below and be submitted to Landlord for approval.
1. Only the Tenant’s name or logo may be displayed.
2. No internal illumination.
3. Signage may not-to-exceed 10% of the 20% total aggregate window signage permitted.
4. No exposed neon allowed.

Storefront Window Graphics
Small-scale, pedestrian level window graphics may be incorporated into or applied to storefront glazing system. All graphics must be submitted to Landlord for approval.
1. Graphics must not obscure visibility of merchandise
2. Signage may not-to-exceed 10% of the 20% total aggregate window signage permitted.
3. Graphics must be made of high-quality, durable materials and be professionally applied directly to the interior face of the glass storefront. Accepted examples include silk-screening, metal leaf appliqué, pressure sensitive machine-cut vinyl, and etched or sandblasted glass. (NOTE: metal leaf appliqué will not look good on second surface of glass if tinted.)
4. All graphics applied with adhesive will be finished on both sides of storefront glazing with no visible mastic or adhesive.

Operational Signs
Signs indicating hours of business are required at each storefront entrance.
1. Sign must not exceed 1.5 SF in size and letters are not-to-exceed one inch (1") in height.
2. Graphics must be made of high-quality, durable materials and be professionally applied directly to the interior face of the glass storefront. Accepted examples include silk-screening, metal leaf appliqué, pressure sensitive machine-cut vinyl, and etched or sandblasted glass.
3. All graphics applied with adhesive will be finished on both sides of storefront glazing with no visible mastic or adhesive.

Address Signs
Landlord shall provide Address signage according to the United States Postal Service and the City of Charleston requirements.
**Sandwich Boards**

A single A-frame sandwich board sign showing current, seasonal, or special promotion information may be located immediately in front of the Tenant storefront. The sandwich boards must comply with following requirements and are subject to Landlord's approval:

1. Sign must not block pedestrian path or other Tenant’s storefronts.
2. Both sides of sign shall not exceed 6 SF.
3. Sign must not exceed 24” wide and 36” high when open.
4. Sign must be sturdy, self supported, and rigidly attached to the frame. Swinging or wind driven rotating signs are not allowed.
5. Signs must be made of materials suitable to outdoor elements. Rusting sign components are not allowed.
6. Plastic frames and plastic changeable lettering systems are not allowed.
7. Chalkboards or dry-erase boards having black faces with handwritten contents are acceptable.
8. Photographs as content on the sandwich boards are not allowed.
Back of House Sign
Tenant is required to have the store address and Tenant name applied to the back entrance door of premises. Address and name shall be applied with white reflective vinyl letters not-to-exceed one and one-half (1-1/2) square feet. Name and address must be applied to the door, at a minimum five (5) feet in height from ground elevation.

(See Illustration No. 8)
All rear door signage is to be fabricated and installed by Landlord at Tenant's expense. The Tenant will need to contract directly with the Landlord approved installer for all signage on rear door, in order to provide consistency in letter and number style and signage location. All signage is subject to Landlord's approval.

Temporary Signs
“Coming Soon”, “Now Hiring” and other temporary Tenant signage shall not be allowed. Only Landlord provided barricade signage shall be allowed. All temporary signs shall comply with the City of Charleston ordinance, except as expressly allowed under this Signage Criteria.

Temporary Project Signage
The Landlord shall provide temporary storefront barricade with black vinyl lettering in Landlord default font style, eight (8) feet above finished floor. Tenant’s nationally recognized trademark lettering style or logo is acceptable with approval from the Landlord. Signage shall not exceed 70% of the length of Tenant frontage or thirty-six (36) linear feet, whichever is less. All tenant specific signage shall be submitted to the Landlord for approval.
<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Function</th>
<th>Quantity</th>
<th>Maximum Area</th>
<th>Maximum Width</th>
<th>Maximum Height</th>
<th>Illumination</th>
<th>Notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canopy Sign</td>
<td>Primary Identification</td>
<td>1 per Entrance (Corner Tenants are allowed up to 3 canopy signs)</td>
<td>70% of total linear ft. of Tenant Canopy length; Max height: 2/3 Canopy height (12&quot;)</td>
<td>70% of length canopy</td>
<td>2/3 Canopy height (12&quot;)</td>
<td>Internally illuminated channel letters or None</td>
<td></td>
</tr>
<tr>
<td>Right Angle Sign</td>
<td>Secondary Identification</td>
<td>1 per Secondary Front-age (Corner Tenants are allowed up to 2 blades)</td>
<td>4 SF (Tenant Sign Area)</td>
<td>85% of bracket panel width (2'-10&quot;)</td>
<td>85% of bracket panel height (1'-5&quot;)</td>
<td>Non-illuminated</td>
<td>Landlord to provide &quot;blank&quot; sign</td>
</tr>
<tr>
<td>Window Signs</td>
<td>Tertiary Identification and /or Informational</td>
<td>10% max. of total window SF (1/2 of total window area allowed (20%))</td>
<td>10% max. of total window SF (1/2 of total window area allowed (20%))</td>
<td>N/A</td>
<td>N/A</td>
<td>Non-illuminated</td>
<td></td>
</tr>
<tr>
<td>Window Graphics</td>
<td>Pedestrian Wayfinding and /or Decorative</td>
<td>20% max. of total window SF</td>
<td>20% max. of total window SF</td>
<td>N/A</td>
<td>N/A</td>
<td>Non-illuminated</td>
<td></td>
</tr>
<tr>
<td>Operational Signs</td>
<td>Pedestrian Level Identification</td>
<td>1</td>
<td>1.5 SF</td>
<td>N/A</td>
<td>Letters no more than 1&quot; high; signage mounted @ 5'-0&quot; A.F.F.</td>
<td>Non-illuminated</td>
<td></td>
</tr>
<tr>
<td>Address Number</td>
<td>(Landlord provided)</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Back-of-House</td>
<td>(Landlord provided)</td>
<td>N/A</td>
<td>1.5 SF</td>
<td>N/A</td>
<td>Mounted @ 5'-0&quot; A.F.F.</td>
<td>White reflective vinyl lettering</td>
<td>Rear Entry Door with Tenant Name &amp; Suite #</td>
</tr>
<tr>
<td>Sandwich Boards</td>
<td>(All Tenants)</td>
<td>1</td>
<td>6 SF (total of both sides)</td>
<td>2'-0&quot; when open</td>
<td>3'-0&quot; when open</td>
<td>Non-illuminated</td>
<td></td>
</tr>
</tbody>
</table>
Canopy Signage Illustrations: Tenant Sign Panel Detail

ARCHITECTURAL CANOPY
LIGHTED TENANT GRAPHICS; POWER SUPPLY AND WIRING CONCEALED BEHIND PANEL
BACKER PANEL BY TENANT TO HAVE ENCLOSED ENDS AND BE PAINTED TO MATCH CANOPY

Illustration #8 - Canopy Sign Panel Details
Tenant Signage Illustrations: Canopy Signage

Illustration #9 - Primary Frontage Canopy Signage Example, Tenant A
Tenant Signage Illustrations: Canopy Signage

Illustration #10 - Secondary Frontage Canopy Signage Example, Tenant A
Tenant Signage Illustrations: Canopy Signage

Illustration #11 - Primary Frontage Canopy Signage Example, Tenant B
Tenant Signage Illustrations: Canopy Signage

Illustration #12 - Primary Frontage Canopy Signage Example, Tenant C

- TENANT ID
- 11'-0" CANOPY WIDTH
- 8'-0" MAXIMUM SIGN LENGTH
- 70% OF CANOPY LENGTH

- 2/3 Height of Canopy Face

- 36'-0" INLINE TENANT C FRONTAGE MORRISON ROAD
- 36'-0" INLINE TENANT C FRONTAGE MORRISON ROAD
Tenant Signage Illustrations: Canopy Signage

Illustration #13 - Courtyard Canopy Signage Example, Typical Tenant

- TENANT ID
- CANOPY WIDTH: 11'-0"
- MAXIMUM SIGN LENGTH: 70% OF CANOPY LENGTH
- 2/3 Height of Canopy Face
- TYPICAL TENANT - EAST FACING COURTYARD FRONTAGE: 49'-0"
Illustration #14 - Courtyard Canopy Signage Example, Typical Tenant

- **Tenant Signage Illustrations: Canopy Signage**
- **TENANT ID**
  - **Canopy Width**: 11'-0"
  - **Maximum Sign Length**: 70% of Canopy Length
  - **Height of Canopy Face**: 2/3 height of Canopy Face
  - **Typical Tenant - West Facing Courtyard Frontage**: 49'-0"
Tenant Signage Illustrations: Canopy Signage

Illustration #15 - Primary Frontage Canopy Signage Example, Tenant D

- Canopy Width: 11'-0"
- Maximum Sign Length: 70% of Canopy Length
- Corner Tenant D Primary Frontage
- Morrison Road
- TENANT ID Width: 8'-0"
- 2/3 Height of Canopy Face
Tenant Signage Illustrations: Canopy Signage

Illustration #16 - Secondary Frontage Canopy Signage Example, Tenant D

- **Canopy Width**: 11'-0"
- **Maximum Sign Length**: 70% of Canopy Length
- **2/3 Height of Canopy Face**: 

**Dimensions**:
- **Tenant ID**: 8'-0"
- **Canopy Face Height**: 
- **Corner Tenant D Secondary Frontage**: 49'-0"

**EAST / RIVER FACING**
Tenant Signage Illustrations: Right Angle Sign

Right Angle Sign to mount on center on neutral column adjacent to tenant space entrance.

Right Angle Sign located on typical tenant secondary or courtyard frontage.

Illustration #17 - Right Angle Signage Example
Retail Tenant Signage Requirements

All Tenants are required to purchase and install their own signs and pay all cost of installation and any electrical service connections (to the Tenant's individually metered service) as required.

A. General Requirements and Prohibitions

1. No signs or advertising devices shall be installed or permitted on the Building except to the extent specifically permitted hereby.
2. Tenant shall obtain all permits for signs.
3. Tenant is responsible for maintaining all signs in good state of repair including prompt replacement of burned-out lighting or damaged components. Tenant has 24 hours to make repairs.
4. Signage area shall be calculated per the tight-envelope format guidelines described on page 6 of this document.

B. The Following are Prohibited:

1. Painted signs on walls, canopies, or storefront or show windows.
2. Painted lettering, symbols or identification of any nature, except as permitted hereunder.
3. Wood or plywood signs, unless by specific pre-approval by Landlord.
4. Paper, cloth, material or cardboard signs, stickers, banners, or flags.
5. Roof mounted signs.
6. Flashing, blinking, moving, or animated signs or signs emitting any sound or order and formed plastic, injection molded, exposed box type, or solid panel signs.
7. Portable signs anywhere on the Parcel or adjacent to right-of-way or buffer.
8. No exterior signs will be permitted on any building except for signs outlined in this Retail Tenant Sign Criteria, and they shall be subject to the criteria set forth herein.
9. Exposed NEON in any color is prohibited without specific Landlord approval.

C. Design Requirements

1. The advertising or informative content of all signs shall be limited to Tenant's DBA, national logo, service mark, or word mark and letters designating Tenant's name and / or type of business of Tenant conducted in the Building, and such designation of the business of the Building will be by general descriptive terms and shall not include any specification of the merchandise offered for sale therein or the services rendered therein except as may be otherwise approved.
2. No exposed wiring, conduits, tubing, lamps, ballast boxes, or raceways will be permitted.
3. Lighting for all Tenant signs must be controlled by Tenant time clock and shall be turned off at a time established by the Landlord.
4. Lighting for all Tenant signs must be controlled by Tenant time clock and shall be turned off at a time established by the Landlord.
5. All conductors, transformers, ballast, attachment devices, and other equipment shall be concealed.
6. Thickness, height, color of lettering, and graphics must be visually balanced and in proportion with other signs and the overall architecture and environment. The character, design, color, and layout of all signs shall be subject to Landlord's approval.

D. Approvals, Local Laws, and Regulations:

1. Anything herein stated to the contrary not withstanding, the size, character, appearance, location, installation, and maintenance of all signs to be utilized by Tenant must comply with all rules, ordinances, regulations, and laws of any and all appropriate governmental authorities.
2. All Tenant signs must be fabricated by a sign vendor with at least five (5) years verifiable experience in business fabricating the type of sign the Tenant wishes to produce. If requested by Owner / Landlord, the Tenant shall submit references. References must include a letter from a past client for whom they have produced a sign within the last six months and a photograph of the sign referenced. All sign vendors are subject to approval of the Owner / Landlord.
3. Each Tenant shall supply two (2) copies of scaled drawings to the Owner / Landlord for review. The drawings should include color elevations, sections, details, and colors of letters, trim caps and returns and all other signage shown on the building elevations. The submittal shall also include an 8 1/2"x11" labeled color chip and material sample board for all proposed signage materials. Upon approval of the Tenant's signage by Owner / Landlord, Tenant shall submit approved drawings to the City of Charleston for approval / permitting, prior to manufacture and installation.
Retail Tenant Signage Types

All Tenants are required to purchase and install their own signs and pay all cost of installation and any electrical service connections (to the Tenant’s individually metered service) as required.

A. Canopy Sign
1. All Tenants occupying retail spaces with frontage upon Morrison Road shall be permitted a maximum of up to Three (3) canopy mounted signs, and such signs shall be located on architectural canopies on separate façades of the building occupied by the Tenant.
2. No sign or any portion thereof may project above or below the canopy face.
3. Tenant to provide a sign panel with ID graphics to mount to the face of the canopy per the specs provided in this document. The panel will painted to match the canopy with concealed fasteners.
4. All canopy sign lettering shall be mounted at least three-fourths (3/4) of an inch from the building wall to permit proper dirt and water drainage.
5. Thickness, height, color of lettering, and graphics must be visually balanced and in proportion with other signs and the overall architecture and environment. Graphics such as logos, crest, letters, may be used. The character, design, color, and layout of all signs shall be subject to Landlord’s approval.
6. No exposed neon or other lighting tubes, bulbs, or devices shall be used.
7. Electrical service to all signs shall be through the Tenant’s meter.
8. All bolts, fastenings, and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze. No materials subject to rust or bleeding will be permitted.
9. Sign company names, stamps, decals, or stickers shall be concealed, if permits by codes.

B. Right Angle Sign:
1. All Tenants occupying retail spaces with secondary and courtyard frontage shall be permitted a maximum of up to two (2) right angle signs and such signs shall be located on separate façades of the building occupied by the Tenant.
2. A Right Angle sign bracket of uniform design with blank sign panel faces to receive Tenant provided sign application will be provided by the Landlord for Tenant purchase.
3. Tenant to provide a magnetized sign panel for application to the sign panel.
4. No sign or any portion thereof may project beyond the right angle sign face.
5. All bolts, fastenings, and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze. No materials subject to rust or bleeding will be permitted.
6. Sign company names, stamps, decals, or stickers shall be concealed, if permitted by codes.

C. Storefront Signs:
1. Address Number: All Tenants shall provide the address number on the entrance doors or transom above the door or other approved location (information by Owner / Landlord) to identify premises.
2. Window signs may be used; the cumulative area of window graphics and signs will be restricted to 20% of window area. Maximum height of letters shall be six (6) inches.
3. Operational Sign: Each Tenant may provide, at its option, one (1) interior sign with a maximum overall area of 12”x12” indicating the hours of operation. This sign shall be located within five feet (5’-0”) horizontally of the Tenant entrance. No exposed neon allowed.

D. Rear Service Entrance Sign:
1. Signage shall be pre-spaced, die-cut vinyl letters, self-adhesive reflective white, 3.5 mil thickness equal to Scotchcal installed on Tenant rear door. Service entrance door signage is to be fabricated and installed by Landlord at Tenant expense. The Tenant will need to contract directly with the landlord approved installer for all window signage on rear door, in order to provide consistency in letter and number style and signage location. Signage area is to be restricted to a maximum area of two (2) square feet.
Signage Construction, Submittal and Approvals

All Tenant signage designs and materials must be approved by the Landlord prior to Tenant submittal to Design Review Board. Tenant cannot submit or commence signage production without official approval of design in writing from the Design Review Board and the Landlord.

Signage Construction:

A. Canopy Sign Illumination: All tenant signs shall be illuminated. The following types are suggested:
   1. Individual dimensional metal back-lit (halo effect) letters / logo.  
      Note: No exposed neon tube light sources will be allowed.
   2. Illuminated back-lit letters / logo where only the letter / logo faces appear to be illuminated.
   3. Interesting and innovative but non-conforming signage designs shall be submitted to the Landlord for Pre-approval on a case-by-case basis.

B. Materials:
   1. The Owner / Landlord encourages innovation of design and use authentic of materials (i.e. corten or blackened steel, wood, glass, polished brass, etc.)
   2. Sign Foam (Sintra) will not be permitted for Tenant signage.

C. Size:
   1. Canopy Sign:
      Maximum total height and length of a sign shall be per canopy sign guidelines on page 4.
   2. Right Angle Sign:
      Maximum total height and length of a sign shall be per canopy sign guidelines on page 7.
   3. Non-conforming designs may be submitted to the Landlord for review on a case-by-case basis.

Submittals and Approvals

Each Tenant shall supply to the Owner / Landlord for review:

A. Elevations @ 1/8" - 1'-0" with materials noted, shown on building background.
B. Color Board.
C. Cross section showing installation procedures.
D. PDF format via email.
E. Table representing sign types with dimensions / sign area to show compliance with maximum allowable signage allowances.

Note: Only written approvals from the Owner / Landlord are valid.
Agenda Item #12

850 Morrison Drive - - TMS # 459-02-00-001

Request appeal of Staff decision.

New | Historic Corridor District
Agenda Item #12 (850 Morrison Drive)

Applicant’s Presentation
CUSTOMER: Pinnacle Financial Partners

PRODUCT NUMBER: TFC:#2511

PRODUCT TITLE: Site Plan

DRAWN BY: DPS

CHECKED: AVW

APPROVED: AVW

DATE: 3/31/22

REVISIONS:

1. AWW Revision 1
2. AWW Revision #
3. AWW Revision #
4. AWW Revision #
5. AWW Revision #
6. AWW Revision #

SCALE: 1" = 1'-0"

PAPER SIZE: 11 x 17

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108" Tall Channel Letters

Left Side View

Front View

CUSTOMER: Pinnacle Financial Partners
SITE ADDRESS: 850 Morrison Drive, Charleston, SC 29403
PRODUCT NUMBER: TFC #32511
PRODUCT TITLE: Channel Letters
DRAWN BY: DPS
CHECKED: NW
APPROVED: NW
DATE: 3/31/22

SCALE: 3/16" = 1'-0"
PAPER SIZE: 11 x 17

Pinnacle Financial Partners
TFC #32511
850 Morrison Drive, Charleston, SC 29403
Channel Letters

480.052"
24.302"
62.848"
62.848"
67.585"
61.450"
24.459"
67.585"
85.709"
5.000"

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THE FITTS COMPANY
12465 E. Riverdale Rd.
La Verne, CA 91750

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exhibition of this drawing violates U.S. and international trademark law and are the
sole property of the FITTS COMPANY.
108" Tall Channel Letters

Left Side View

Front View

3/16" Thick 7328 White Acrylic
With 3M 3630-337 Process Blue Vinyl Applied To The First Surface

1.5" Trim Cap

Returns & Trim Cap(s)
Painted Smooth Finish Pinnacle Black

3/16" Thick 7328 White Acrylic
1. 108" Tall Channel Letters

CUSTOMER:
Pinnacle Financial Partners

SITE ADDRESS:
860 Morrison Drive, Charleston, SC 29403

PRODUCT NUMBER:
TFC.32511

PRODUCT TITLE:
Building Rendering - Letters Day

DRAWN BY:
DPS

CHECKED:
AWS

APPROVED:
AWS

DATE:
3/31/22

REVISIONS:
1. AWS Revision 1
2. AWS Revision 2
3. AWS Revision 3
4. AWS Revision 4
5. AWS Revision 5
6. AWS Revision 6

SCALE:
NTS

PAPER SIZE:
11 x 17

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108" Tall Channel Letters

Night

CUSTOMER: Pinnacle Financial Partners
SITE ADDRESS: 850 Morrison Drive, Charleston, SC 29403
PRODUCT NUMBER: TFC:#32511
PRODUCT TITLE: Building Rendering - Letters Night
DRAWN BY: DPS
CHECKED: NW
APPROVED: NW
DATE: 3/31/22

REVISIONS:
1. AWW Revision 1
2. AWW Revision #
3. AWW Revision #
4. AWW Revision #
5. AWW Revision #
6. AWW Revision #

SCALE: NTS
PAPER SIZE: 11 x 17

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Pinnacle Financial Partners
TFC #32511
850 Morrison Drive,
Charleston, SC 29403

Night Building Rendering - Letters Night

3/31/22
5 OF 16
108" Tall Channel Letters - Letter Installation Section View

- **Customer:** Pinnacle Financial Partners
- **Product Number:** TFC #32511
- **Product Title:** Building Elevations
- **Scale:** 3/8" = 1'-0"
- **Paper Size:** 11 x 17

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108" Tall Channel Letters

CUSTOMER: Pinnacle Financial Partners
SITE ADDRESS: 860 Morrison Drive, Charleston, SC 29403
PRODUCT TITLE: Building Elevations
PRODUCT NUMBER: TFC.32511

DRAWN BY: DPS
CHECKED: AVW
APPROVED: AVW
DATE: 3/31/22

REVISIONS:
1. AWW Revision 1
2. AWW Revision #
3. AWW Revision #
4. AWW Revision #
5. AWW Revision #
6. AWW Revision #

SCALE: NTS
PAPER SIZE: 11 x 17

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1 108” Tall Channel Letters - LED Layout

NOTE:
MAX MODS PER SERIES: 38
MAX MODS PER PS: 76

REV.
1

REVISIONS:
1. #/#/# Revision 1
2. #/#/# Revision #
3. #/#/# Revision #
4. #/#/# Revision #
5. #/#/# Revision #
6. #/#/# Revision #

CUSTOMER:
Pinnacle Financial Partners

PRODUCT NUMBER:
TFC.R32511

DRAWN BY:
DPS

CHECKED:
DPS

APPROVED:
DPS

DATE:
3/31/22

SIGN HEIGHT
108 in

SIGN DEPTH
5 in

FACE MATERIAL:
7328

LIGHTING:
Face Lit/Perf

PRODUCT TITLE:
Building Elevations

SITE ADDRESS:
850 Morrison Drive, Charleston, SC 29403

PRODUCT TITLE:
(638) Qwik Mod 2 Modules
(U/L#: PL-QM2-TW150-P, SKU#: M-QMDX0-71)
(14) pcs Universal 60W Driver(s)
(U/L#: PL-60-12-L, SKU#: P-OH60-12-PL)

CAUTION: THIS LAYOUT IS ONLY AN ESTIMATE.
Channel letter depth, face color, material, and thickness can vary which
may effect the number of modules required. To ensure accuracy, it is
recommended that you test light in a darkened environment prior to installing
or shipping to the site to ensure the light output is commercially acceptable.
Final material estimates are the responsibility of the sign manufacturer.
Unless noted in header, Layout is based on the use of acrylic face material.
108" Tall Channel Letters - East Office Tower Elevation

Right Side of Letters to Mount Even with Right Side of Windows
Letters will Mount Centered on the Wall Above the Windows
28" Tall Channel Letters

CUSTOMER: Pinnacle Financial Partners
SITE ADDRESS: 850 Morrison Drive,
Charleston, SC 29403

PRODUCT NUMBER: TFC: #32511
PRODUCT TITLE: Channel Letters

DRAWN BY: DPS
DATE: 3/31/22

REVISIONS:
1. AWW Revision #
2. AWW Revision #
3. AWW Revision #
4. AWW Revision #
5. AWW Revision #
6. AWW Revision #

CHECKED: AWW
DATE: AWW
APPROVED: AWW
DATE: AWW

SCALE: 1" = 1'-0"
PAPER SIZE: 11 x 17

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TRADEMARKS) WITHOUT THE WRITTEN CONSENT OF THE FITTS COMPANY, INC.

3/31/22
11 OF 16
28" Tall Channel Letters

- Returns & Trim Cap(s)
- Painted Black
- 3/16" Thick 7328 White Acrylic
- With 3M 3630-337 Process Blue Vinyl Applied To The First Surface

Front View

Left Side View

- 3/16" Thick 7328 White Acrylic

CUSTOMER:
Pinnacle Financial Partners

PRODUCT NUMBER:
TFC-#52511

PRODUCT TITLE:
Channel Letters

DRAWN BY:
DPS

CHECKED:
AW

APPROVED:
AW

DATE:
3/1/22

SCALE:
1" = 1'-0"

PAPER SIZE:
11 x 17

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28" Tall Channel Letters

Night

Pinnacle Financial Partners
850 Morrison Drive, Charleston, SC 29403

3/31/22

ASD SKY
28" Tall Channel Letters - Retail South Elevation

CUSTOMER: Pinnacle Financial Partners
SITE ADDRESS: 860 Morrison Drive, Charleston, SC 29403
PRODUCT NUMBER: TFC: #32511
PRODUCT TITLE: Building Elevations
DRAWN BY: CPS
CHECKED: AW
APPROVED: AW
DATE: 3/31/22

REVISIONS:
1. AWW Revision 1
2. AWW Revision #
3. AWW Revision #
4. AWW Revision #
5. AWW Revision #
6. AWW Revision #

SCALE: NTS
PAPER SIZE: 11 x 17

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Agenda Item #13

269 King Street - - TMS # 457-08-041-117

Request appeal of Staff decision.

Not Rated | c. < 1888 with 1930s façade work and 1999 storefront work | Old and Historic District
Agenda Item #13 (269 King Street)

Applicant’s Presentation
STORE: #3882 SPACE #269
269 KING STREET
CHARLESTON, SC 29401

DRAWING NO.
E041207 REV 2

FIELD SURVEY REQUIRED
All dimensions are estimated and subject to change upon confirmation of field conditions.

REVISIONS

<table>
<thead>
<tr>
<th>DATE</th>
<th>REVISION # &amp; DESCRIPTION</th>
<th>DESIGNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/24/22</td>
<td>1. UPDATE FITTING ROOM SIGNS TO BE WOODEN VERSION, REMOVE SIGNS 4.0 AND 6.0, ADD INTERIOR ELEVATIONS</td>
<td>MMS</td>
</tr>
<tr>
<td>2/16/22</td>
<td>2. ADDED CLEAR ACRYLIC FACE TO SIGN 1.0 WITH TRIM CAPS</td>
<td>MMS</td>
</tr>
</tbody>
</table>
### SUMMARY OF SIGNAGE (EXTERIOR)

<table>
<thead>
<tr>
<th>SIGN</th>
<th>GRAPHIC</th>
<th>DESCRIPTION</th>
<th>SQ FT</th>
</tr>
</thead>
</table>
| 1.0  | aerie   | - ILLUMINATED CHANNEL LETTER  
- (1) ONE REQUIRED FOR STOREFRONT  
- FLUSH MOUNTED | 10.16 |
| 2.0  | #AerieREAL | - AERIE REAL NON-ILLUMINATED  
- (1) ONE REQUIRED CASH WRAP  
- 3/4" THICK PVC PAINTED  
- RACEWAY MOUNTED W/ CLIPS | 12.50 |
| 3.0  | #Icethe realyoushine | - LET THE REAL YOU SHINE - ILLUMINATED  
- (1) ONE REQUIRED LTRYS SIGN | 10.60 |
| 5.0  |  | - FITTING ROOM SIGNS  
- NON-ILLUMINATED FRAMED SIGN  
- (1) ONE OF EACH SIGN DESIGN REQUIRED | 3.45 |
| 5.1  |  | - ACCESSIBLE FITTING ROOM SIGNS  
- NON-ILLUMINATED FRAMED SIGN  
- (1) ONE REQUIRED | 10.50 |
| 7.0  |  | - SWIM SHOP - NON ILLUMINATED  
- (1) ONE REQUIRED BLADE SIGN  
- MDO W/ 040 ALUMINUM MATERIAL | 2.70 |
| 8.0  |  | - BRA SHOP - NON ILLUMINATED  
- (1) ONE REQUIRED BLADE SIGN  
- MDO W/ 040 ALUMINUM MATERIAL | 2.70 |
| 9.0  |  | - #AERIEAL - NON ILLUMINATED  
- (1) ONE REQUIRED BLADE SIGN  
- MDO W/ 040 ALUMINUM MATERIAL | 2.70 |

**NOT TO SCALE**

**CODE INFO**

**SIGN 4.0 AND 6.0 REMOVED FROM PACKAGE**
ILLUMINATED CHANNEL LETTERS

(1) ONE REQUIRED
10.16 SQUARE FEET

INSTALLATION NOTES 1: USE NON-CORROSIVE HARDWARE AND SEAL ALL EXTERIOR FACADE PENETRATIONS WATERPROOF.

INSTALLATION NOTES 2: ONE DEDICATED (1) 120VAC CIRCUIT BY OTHERS REQUIRED WITHIN 5’ OF CENTER OF SIGN.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING.

INSTALLATION NOTES 3: GC TO PROVIDE ADEQUATE WOOD OR METAL BLOCKING IN CORRELATION W/ FACADE FRAMING AS REQUIRED.

SCALE: 1" = 1'-0"

SIGN DETAILS
1. 5" DEEP - .063 ALUMINUM RETURNS MILLS FINISH
2. 0.40 ALUMINUM MILL FINISH BACK- CAULK INSIDE TO COVER FLANGE
3. BULBS ARE PHILIPS (QTY & PLACEMENT DETERMINED BY SIGN SIZE)
4. CANDELABRA E12 SOCKET RECESSED FLAT HEAD SCREWS
5. FINISH FALSE BACK MECHANICALLY FASTENED WITH SCREWS THAT FLUSH OUT WITH FALSE AND ARE THE SAME FINISH
6. REMOTE 120V POWER SUPPLIES MOUNTED INSIDE UL APPROVED METAL BOX W/ DISCONNECT SWITCH
7. UL LISTED/RECOGNIZED 18 AWG/2PLTC WIRING AND FIXTURES GOING TO POWER SUPPLIES
8. SIGN TO HAVE AN 8'-0" WHIP, INSTALLER TO SPECIFY IF SPECIFIC LENGTH IS REQUIRED
9. MOUNTING DETAILS DRYWALL THIN BRICK
10. WALL CONSTRUCTION 3/8" RIVNUTS - SET UP TO THRU BOLT
11. 1/8" CLEAR ACRYLIC FACE
12. 1" BLACK BRUSHED ALUMINUM TRIM CAP

**NOTE: LED BULBS DIFFER WITH SIGN SIZE.**

SIGN NO.
1
2
3
4
5
6
7
8
9
10
11
12

E041207
2.70
2.70
2.70

2'-0 ⅜"
2'-0 ⅜"
2'-0 ⅜"

1'-3"
1'-3"
1'-3"

1/8" CLEAR ACRYLIC FACE
1/8" CLEAR ACRYLIC FACE
1/8" CLEAR ACRYLIC FACE

0.40 GA ALUMINUM BACK MILL FINISHED RETURNS W/ CLEAR MATTE FINISH
0.63 GA ALUMINUM MILL FINISHED RETURNS W/ CLEAR MATTE FINISH
0.63 GA ALUMINUM MILL FINISHED RETURNS W/ CLEAR MATTE FINISH

BULB SIZES: 
#BCO.5C7-LED-827-E12-ND CANDELABRA E12 SOCKET FALSE BACK MECHANICALLY FASTENED W/ COUNTER SUNK SCREWS THAT FLUSH OUT SAME FINISH

**NOTE: LED BULBS DIFFER WITH SIGN SIZE.**

SCALE 1 1/2" = 1'-0"

GROUND TO CHANNEL LETTER 0.63 GA ALUMINUM MILL FINISHED RETURNS W/ CLEAR MATTE FINISH 1/8" CLEAR ACRYLIC FACE 0.40 GA ALUMINUM BACK MILL FINISHED RETURNS W/ CLEAR MATTE FINISH 0.63 GA ALUMINUM MILL FINISHED RETURNS W/ CLEAR MATTE FINISH ELECTRICAL WHIP PHILIPS #BCO.5C7-LED-827-E12-ND 1" BLACK BRUSHED ALUMINUM TRIM CAP CANDELABRA E12 SOCKET FALSE BACK MECHANICALLY FASTENED W/ COUNTER SUNK SCREWS THAT FLUSH OUT SAME FINISH

SECTION DETAIL

**NOTE: LED BULBS DIFFER WITH SIGN SIZE.**
Agenda Item #14

93 Society Street - - TMS # 457-04-04-260

Request appeal of Staff decision.

Not Rated | Ansonborough | Old and Historic District
Agenda Item #14 (93 Society Street)

Applicant’s Presentation
CODE INFORMATION

RIGHT ANGLE SIGN IN LIEU OF A FREESTANDING SIGN:
QUANTITY ALLOWED: 1 PER DEVELOPMENT

SIZE RESTRICTIONS: NOT PERMITTED IN CONJUNCTION WITH A FREESTANDING SIGN
SHALL NOT CONTAIN ANY INFORMATION OTHER THAN THE NAME, ADDRESS OR LOGO OF THE
DEVELOPMENT OR SINGLE TENANT, AND SHALL NOT BE USED AS A MULTI-TENANT
NOT TO EXCEED FORTY (40) SQUARE FEET PER SIGN FACE AND EIGHTY (80) SQUARE FEET OF TOTAL SIGN FACE AREA

SQUARE FOOTAGE OF PROPOSED SIGN = 40 SF PER SIDE; 80SF TOTAL
**Gold Numbers/Letters**

**THE HARWIN HOTEL**

Scale: 1/2" = 1'-0"

**1st-B: Hotel ID on Canopy - Society Street Entrance - Rendering**

Scale: 1/5" = 1'-0"

**1st-C: Address Numbers**

Gold Numbers/Letters
Flush with Stucco Wall

Scale: 1/2" = 1'-0"
CODE INFORMATION

FAÇADE SIGN:

QUANTITY ALLOWED: 1 SIGN PER BUSINESS UNIT

SIZE RESTRICTIONS: NOT TO EXCEED 10% OF FAÇADE (167.423 SF), NOT TO EXCEED 2/3 OF THE HEIGHT OF THE CANOPY PAGE (~11")

MAXIMUM HEIGHT OF 14"

NO INTERNAL ILLUMINATION IS ALLOWED

SQUARE FOOTAGE SHOWN = 5.42 SF
**Code Information**

**Facade Sign:**
- Quantity allowed: 1 sign per business unit
- Size restrictions: Not to exceed 10% of facade (147.629 SF)
- No internal illumination is allowed

_Square footage shown = 19.16 SF_

**Powder Coated Steel Lettering with Plaster Raised Arrow and Arch, Maintaining Vertical Lines to Compliment Existing Building Style**

**References:**

1. ST-E: Reference Image - Existing Conditions
   Scale: NTS
2. ST-E: Reference Image - Proposed Architectural Elevation
   Scale: 1/16"=1'-0"
3. ST-E: Existing Conditions
   Scale: 3/16"
4. ST-E: Proposed Design / Name Change
   Scale: 3/16"=1'-0"
Agenda Item #15

Sign Policy Statement Restudy
Agenda Item #15 (Sign Policy Statement)