



MEMORANDUM

TO: Members of the Planning Commission

FROM: Jerry Rusthoven, Assistant Director/Interim Lead
Planning and Zoning Department

DATE: May 22, 2020

SUBJECT: UNO Sign Regulations

The Planning and Zoning Department is requesting the Commission initiate an amendment to the UNO ordinance to correct an inadvertent change made to the sign regulations in the ordinance.

In November 2019 the City Council approved changes to the UNO ordinance. One of those changes was intended to address signs above the second story of a building. Those signs were required to be cut in or engraved into the structure of the building. If the name of a building were placed on the facade this made it physically difficult to change the name in the future. It was agreed by the stakeholders to remove this requirement.

In making this change to the ordinance a mistake was made and the result is all illuminated signs were prohibited in the UNO area. This is not what was intended or agreed to by the stakeholders. Also, because the UNO sign regulations are also used in TODs and the North Burnet/Gateway Plan this mistake carries over to other areas.

Staff is asking for the opportunity to correct the ordinance. We will be working with the same stakeholders involved in the November revisions.

If you need additional information, please contact me by email or 512-974-3207.

Cc: Andy Linseisen, Assistant Director, DSD



City of Austin

Sign Permit

PERMIT NO: 2020-174175 SB

Sign Type: Wall

Status: Final

715 W 23RD ST

Issue Date:

Expiry Date: 05/15/2021

LEGAL DESCRIPTION 1.2028 AC OF LOTS 28-32 & 0.1402 AC OF LOTS 25-27 OLT 38 DIV F WOOLDRIDGE MARY ANN RESUB PLUS 1/2 ADJ VAC ALLEY (TOTAL ACR: 1.3430)	REVIEWED BY Cierra Beltran	ISSUED BY
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DESCRIPTION OF WORK Wall	PROPOSED SIGN Install LED illuminated channel letters reading "The Standard" on North elevation
VARIANCE 0.00	ZONING CS-NP
SIGN FACE DIMENSIONS 34' 5/8" x 2' 2"	TOTAL SIGN FACE AREA 74.00
TOTAL AREA OF EXISTING SIGNS ON FACADE	DIMENSIONS OF BUILDING FACADE 322.67' x 15 = 4,840.05
TOTAL HEIGHT OF SIGN	SETBACK OF SIGN
CLEARANCE ABOVE GRADE	LINEAR FEET OF STREET FRONTAGE
NUMBER OF OTHER FREESTANDING SIGNS ON PROPERTY	SIGN OF EACH SIGN SUPPORT

Sign District
 UNO

Electric Inspection Required:
 No

<u>CONTACT</u> Owner, STANDARD AT AUSTIN LLC THE ATTN: J WESLEY ROGERS % LANDMARK PROPERTIES Internet User, Jennifer Garcia Outdoor Advertising Contractor, Liberty Signs, Inc. Online Applicant, Jennifer Garcia	<u>TELEPHONE</u> () - (512) 255-3887 (512) 255-3887 (512) 255-3887
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<u>Fee Description</u>	<u>Fee Amount</u>	<u>Payment Date</u>
Technology Surcharge-DSD	\$2.72	11/23/2020 9:19:56AM
Sign Review Fee	\$68.00	11/23/2020 9:19:56AM
Total Fees:	\$70.72	

<u>Comment</u>	<u>Date</u>	<u>User</u>
Sign Permit Review	11/23/2020	Cierra Beltran
Sign Permit Review	12/21/2020	Cierra Beltran

Conditions:

Sign area may not exceed UNO-20% of facade area of first 15 ft. of bldg. height



City of Austin

Sign Permit

PERMIT NO: 2020-174180 SB

Sign Type: Wall

Status: Final

715 W 23RD ST

Issue Date:

Expiry Date: 05/15/2021

LEGAL DESCRIPTION 1.2028 AC OF LOTS 28-32 & 0.1402 AC OF LOTS 25-27 OLT 38 DIV F WOOLDRIDGE MARY ANN RESUB PLUS 1/2 ADJ VAC ALLEY (TOTAL ACR: 1.3430)	REVIEWED BY Cierra Beltran	ISSUED BY
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DESCRIPTION OF WORK Wall	PROPOSED SIGN Install non-illuminated channel letters reading "The Standard" on West elevation To be corrected to be "illuminated"
VARIANCE 0.00	ZONING CS-NP
SIGN FACE DIMENSIONS 3' 4-5/8" x 41' 1/8"	TOTAL SIGN FACE AREA 138.00
TOTAL AREA OF EXISTING SIGNS ON FACADE	DIMENSIONS OF BUILDING FACADE 186.42' x 15 = 2,796.3
TOTAL HEIGHT OF SIGN	SETBACK OF SIGN
CLEARANCE ABOVE GRADE	LINEAR FEET OF STREET FRONTAGE
NUMBER OF OTHER FREESTANDING SIGNS ON PROPERTY	SIGN OF EACH SIGN SUPPORT

Sign District UNO

Electric Inspection Required:
 No

CONTACT Owner, STANDARD AT AUSTIN LLC THE ATTN: J WESLEY ROGERS % LANDMARK PROPERTIES Internet User, Jennifer Garcia Outdoor Advertising Contractor, Liberty Signs, Inc. Online Applicant, Jennifer Garcia	TELEPHONE () - (512) 255-3887 (512) 255-3887 (512) 255-3887
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Fee Description	Fee Amount	Payment Date
Technology Surcharge-DSD	\$2.72	11/23/2020 9:19:57AM
Sign Review Fee	\$68.00	11/23/2020 9:19:57AM
Total Fees:	\$70.72	

Comment	Date	User
Sign Permit Review	11/23/2020	Cierra Beltran
Sign Permit Review	12/21/2020	Cierra Beltran

Conditions:
 Sign area may not exceed UNO-20% of facade area of first 15 ft. of bldg. height



City of Austin

Sign Permit

PERMIT NO: 2020-174174 SB

Sign Type: Wall

Status: Final

715 W 23RD ST

Issue Date:

Expiry Date: 05/15/2021

LEGAL DESCRIPTION 1.2028 AC OF LOTS 28-32 & 0.1402 AC OF LOTS 25-27 OLT 38 DIV F WOOLDRIDGE MARY ANN RESUB PLUS 1/2 ADJ VAC ALLEY (TOTAL ACR: 1.3430)	REVIEWED BY Cierra Beltran	ISSUED BY
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DESCRIPTION OF WORK Wall	PROPOSED SIGN Install internally illuminated cabinet reading "The Standard" on North elevation
VARIANCE 0.00	ZONING CS-NP
SIGN FACE DIMENSIONS 9' 2-5/8" x 2' 6"	TOTAL SIGN FACE AREA 23.00
TOTAL AREA OF EXISTING SIGNS ON FACADE	DIMENSIONS OF BUILDING FACADE 322.67' x 15 = 4,840.05
TOTAL HEIGHT OF SIGN	SETBACK OF SIGN
CLEARANCE ABOVE GRADE	LINEAR FEET OF STREET FRONTAGE
NUMBER OF OTHER FREESTANDING SIGNS ON PROPERTY	SIGN OF EACH SIGN SUPPORT

Sign District UNO

Electric Inspection Required:
 No

CONTACT Owner, STANDARD AT AUSTIN LLC THE ATTN: J WESLEY ROGERS % LANDMARK PROPERTIES Internet User, Jennifer Garcia Outdoor Advertising Contractor, Liberty Signs, Inc. Online Applicant, Jennifer Garcia	TELEPHONE () - (512) 255-3887 (512) 255-3887 (512) 255-3887
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Fee Description	Fee Amount	Payment Date
Technology Surcharge-DSD	\$2.72	11/23/2020 9:19:54AM
Sign Review Fee	\$68.00	11/23/2020 9:19:54AM
Total Fees:	\$70.72	

Comment	Date	User
Sign Permit Review	12/21/2020	Cierra Beltran
Sign Permit Review	11/23/2020	Cierra Beltran

Conditions:

Sign area may not exceed UNO-20% of facade area of first 15 ft. of bldg. height



City of Austin

Sign Permit

PERMIT NO: 2020-174169 SB

Sign Type: Wall

Status: Final

715 W 23RD ST

Issue Date:

Expiry Date: 05/15/2021

LEGAL DESCRIPTION 1.2028 AC OF LOTS 28-32 & 0.1402 AC OF LOTS 25-27 OLT 38 DIV F WOOLDRIDGE MARY ANN RESUB PLUS 1/2 ADJ VAC ALLEY (TOTAL ACR 1.3430)	REVIEWED BY Cierra Beltran	ISSUED BY
--	--------------------------------------	------------------

DESCRIPTION OF WORK Wall	PROPOSED SIGN Install LED illuminated channel letters reading "The Standard" located on West Elevation
VARIANCE 0.00	ZONING CS-NP
SIGN FACE DIMENSIONS 34' 5/8" x 2' 2"	TOTAL SIGN FACE AREA 74.00
TOTAL AREA OF EXISTING SIGNS ON FACADE	DIMENSIONS OF BUILDING FACADE 186.42' x 15 = 2,796.3
TOTAL HEIGHT OF SIGN	SETBACK OF SIGN
CLEARANCE ABOVE GRADE	LINEAR FEET OF STREET FRONTAGE
NUMBER OF OTHER FREESTANDING SIGNS ON PROPERTY	SIGN OF EACH SIGN SUPPORT

Sign District UNO

Electric Inspection Required:

No

CONTACT Owner, STANDARD AT AUSTIN LLC THE ATTN: J WESLEY ROGERS % LANDMARK PROPERTIES Internet User, Jennifer Garcia Outdoor Advertising Contractor, Liberty Signs, Inc. Online Applicant, Jennifer Garcia	TELEPHONE () - (512) 255-3887 (512) 255-3887 (512) 255-3887
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Fee Description	Fee Amount	Payment Date
Technology Surcharge-DSD	\$2.72	11/23/2020 9:19:52AM
Sign Review Fee	\$68.00	11/23/2020 9:19:52AM
Total Fees:	\$70.72	

Comment	Date	User
Sign Permit Review	12/21/2020	Cierra Beltran
Sign Permit Review	11/23/2020	Cierra Beltran

Conditions:

Sign area may not exceed UNO-20% of facade area of first 15 ft. of bldg. height



City of Austin

Sign Permit

PERMIT NO: 2020-174159 SB

Sign Type: Wall

Status: Active

715 W 23RD ST

Issue Date:

Expiry Date: 05/15/2021

LEGAL DESCRIPTION 1.2028 AC OF LOTS 28-32 & 0.1402 AC OF LOTS 25-27 OLT 38 DIV F WOOLDRIDGE MARY ANN RESUB PLUS 1/2 ADJ VAG ALLEY (TOTAL ACR: 1.3430)	REVIEWED BY Cierra Beltran	ISSUED BY
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DESCRIPTION OF WORK Wall	PROPOSED SIGN Install LED illuminated channel letters reading "STANDARD" on North elevation
VARIANCE 0.00	ZONING CS-NP
SIGN FACE DIMENSIONS 33'-4 5/8" x 4'-3/4"	TOTAL SIGN FACE AREA 135.00
TOTAL AREA OF EXISTING SIGNS ON FACADE	DIMENSIONS OF BUILDING FACADE 322.67' x 15 = 4,840.05
TOTAL HEIGHT OF SIGN	SETBACK OF SIGN
CLEARANCE ABOVE GRADE	LINEAR FEET OF STREET FRONTAGE
NUMBER OF OTHER FREESTANDING SIGNS ON PROPERTY	SIGN OF EACH SIGN SUPPORT

Sign District UNO

Electric Inspection Required:
 Yes

CONTACT Owner, STANDARD AT AUSTIN LLC THE ATTN: J WESLEY ROGERS % LANDMARK PROPERTIES Internet User, Jennifer Garcia Outdoor Advertising Contractor, Liberty Signs, Inc. Online Applicant, Jennifer Garcia	TELEPHONE () - (512) 255-3887 (512) 255-3887 (512) 255-3887
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Fee Description	Fee Amount	Payment Date
Sign Review Fee	\$68.00	11/23/2020 9:19:51AM
Technology Surcharge-DSD	\$2.72	11/23/2020 9:19:51AM
Technology Surcharge-DSD	\$2.08	
Electrical Sign Permit Fee	\$52.00	
Total Fees:	\$124.80	

Comment	Date	User
Sign Permit Review	11/23/2020	Cierra Beltran
Sign Permit Review	12/22/2020	Cierra Beltran



City of Austin

Sign Permit

PERMIT NO: 2020-190066 SB

Sign Type: Wall

Status: Final

715 W 23RD ST

Issue Date:

Expiry Date: 06/15/2021

LEGAL DESCRIPTION 1.2028 AC OF LOTS 28-32 & 0.1402 AC OF LOTS 25-27 OLT 38 DIV F WOOLDRIDGE MARY ANN RESUB PLUS 1/2 ADJ VAC ALLEY (TOTAL ACR: 1.3430)	REVIEWED BY Cierra Beltran	ISSUED BY
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DESCRIPTION OF WORK Wall	PROPOSED SIGN Install LED illuminated channel letters reading "THE" on the North elevation
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VARIANCE 0.00	ZONING CS-NP
SIGN FACE DIMENSIONS 4' 3/4" x 11' 11"	TOTAL SIGN FACE AREA 46.40
TOTAL AREA OF EXISTING SIGNS ON FACADE	DIMENSIONS OF BUILDING FACADE 322.67' x 15 = 968.01
TOTAL HEIGHT OF SIGN	SETBACK OF SIGN
CLEARANCE ABOVE GRADE	LINEAR FEET OF STREET FRONTAGE
NUMBER OF OTHER FREESTANDING SIGNS ON PROPERTY	SIGN OF EACH SIGN SUPPORT

Sign District UNO

Electric Inspection Required:
No

CONTACT Owner, STANDARD AT AUSTIN LLC THE ATTN: J WESLEY ROGERS % LANDMARK PROPERTIES Internet User, Jennifer Garcia Outdoor Advertising Contractor, Liberty Signs, Inc. Online Applicant, Jennifer Garcia	TELEPHONE () - (512) 255-3887 (512) 255-3887 (512) 255-3887
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Fee Description	Fee Amount	Payment Date
Technology Surcharge-DSD	\$2.72	12/22/2020 11:55:46AM
Sign Review Fee	\$68.00	12/22/2020 11:55:46AM
Total Fees:	\$70.72	

Comment	Date	User
Sign Permit Review	12/22/2020	Cierra Beltran

Conditions:

Sign area may not exceed UNO-20% of facade area of first 15 ft. of bldg. height

NOTE: ALL PENETRATIONS WILL BE TREATED WITH SILICONE TO PREVENT WATER AND MOISTURE LEAKAGE

NOT FOR PRODUCTION

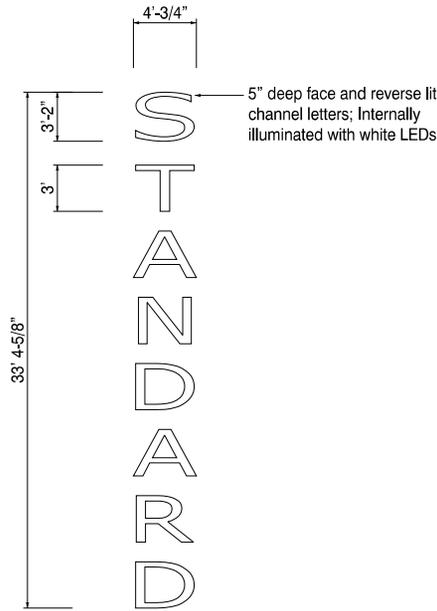


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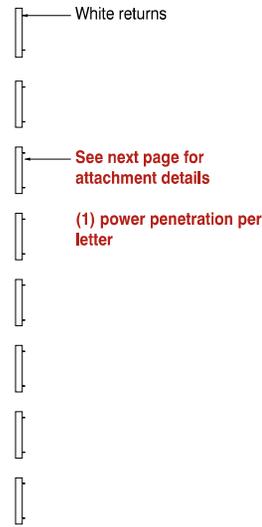
LANDMARK PROPERTIES

THE STANDARD
715 W. 23RD STREET
AUSTIN, TX 78705

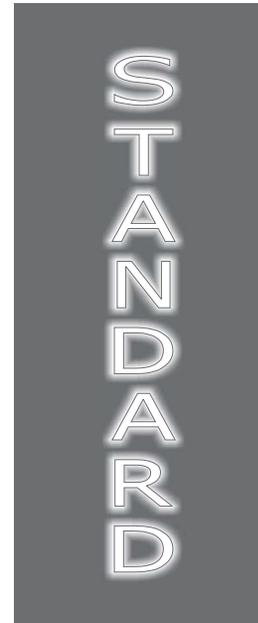
1.BID:
BUILDING ID - LARGE



FRONT
SCALE: 1/8"=1'



SIDE
SCALE: 1/8"=1'



FRONT @ NIGHT VIEW
SCALE: 1/8"=1'

**ILLUMINATION
PENDING VARIANCE
APPROVAL**



- ELECTRICAL REQUIREMENTS**
1. 120V 20A CIRCUIT REQUIRED.
 2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
 3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHER.
 4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
 5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN. POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROJECT MATERIALS & COLORS

REVISIONS
12.10.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04

PROPOSED SIGN AREA: 135.74 SQ. FT.

SIGN CODE: WALL SIGN
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.
HEIGHT LIMIT: N/A
ILLUMINATION: INTERNAL ONLY

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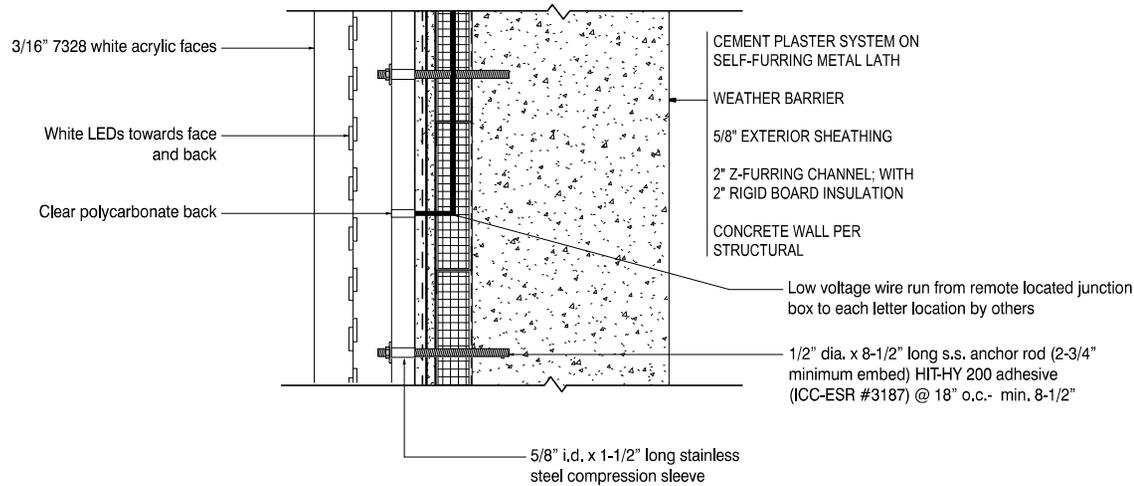
1.BID:
BUILDING ID - LARGE

REVISIONS
09.17.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04



SIDE SECTION AT ATTACHMENT
SCALE: 1-1/2"=1'

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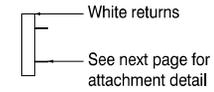
LANDMARK PROPERTIES
THE STANDARD
715 W. 23RD STREET
AUSTIN, TX 78705

2.BID:
BUILDING ID - SMALL



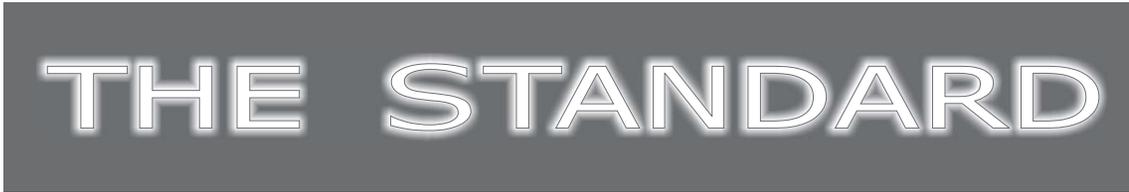
FRONT
SCALE: 1/4"=1'

5" deep face and reverse lit channel letters; Internally illuminated with white LEDs



SIDE
SCALE: 1/4"=1'

(1) power penetration per letter



NIGHT VIEW
SCALE: 1/4"=1'

ILLUMINATION PENDING VARIANCE APPROVAL



- ELECTRICAL REQUIREMENTS**
1. (1) 120V 20A CIRCUIT REQUIRED.
 2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
 3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHER.
 4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
 5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROPOSED SIGN AREA: 73.78 SQ. FT.

SIGN CODE: WALL SIGN
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.
HEIGHT LIMIT: N/A
ILLUMINATION: INTERNAL ONLY

PROJECT MATERIALS & COLORS

REVISIONS
07.22.20 - KN
12.10.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

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LANDMARK PROPERTIES

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2.BID:
BUILDING ID - SMALL

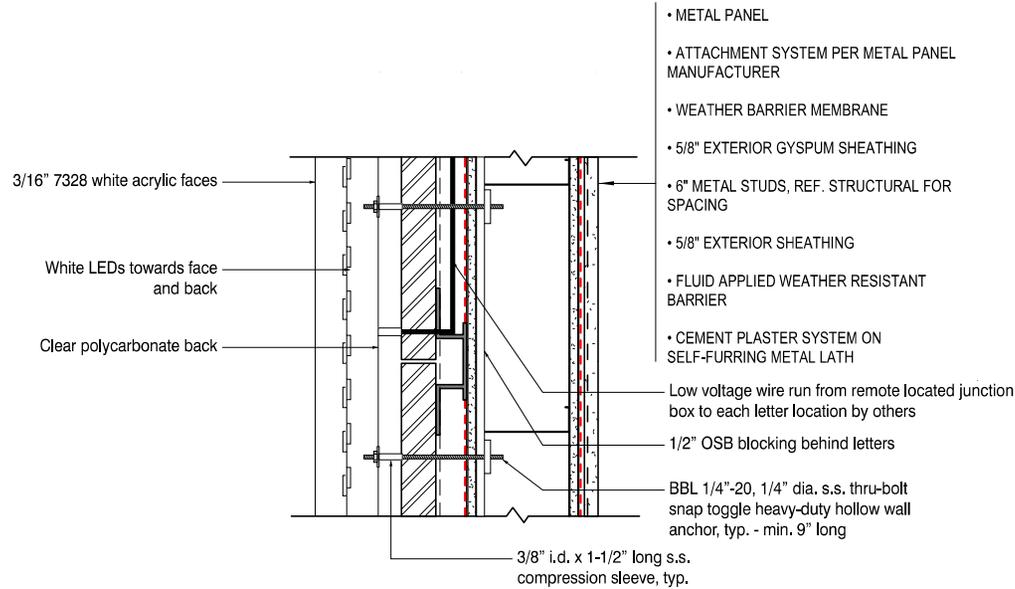
REVISIONS

07.22.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04



SIDE SECTION AT ATTACHMENT

SCALE: 1-1/2"=1'

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LANDMARK PROPERTIES

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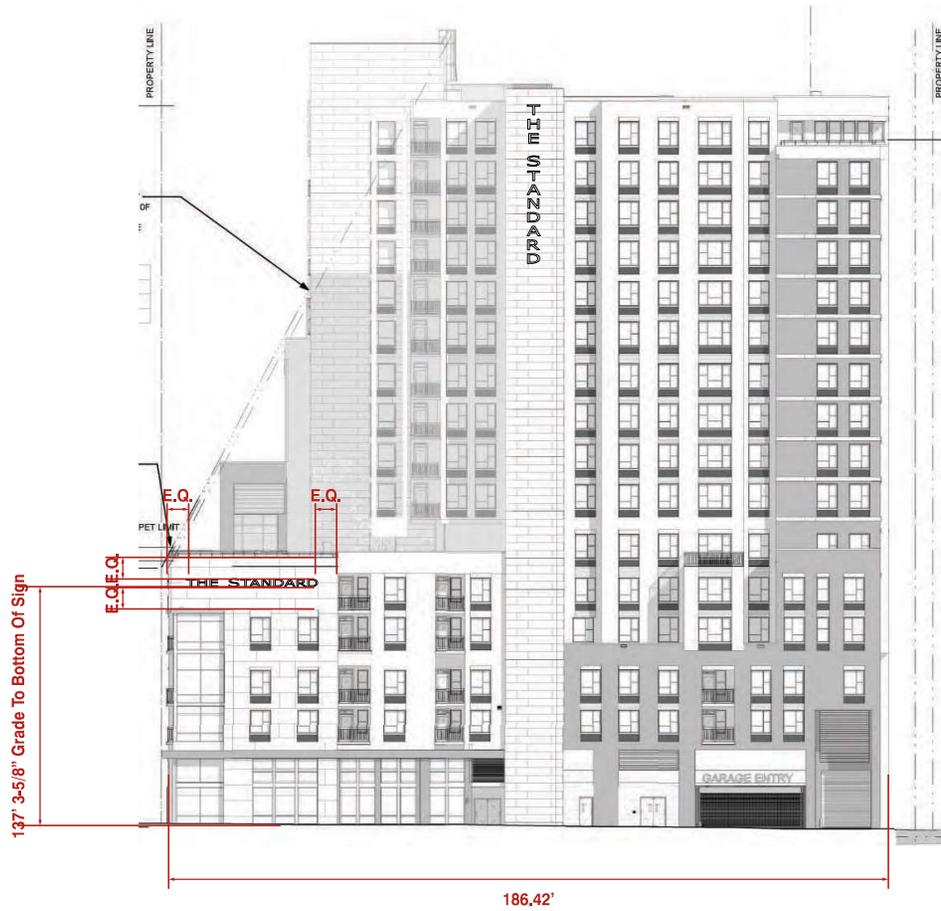
2.BID:
BUILDING ID - SMALL

REVISIONS
07.22.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04



WEST ELEVATION A4.35
SCALE: 1/32"=1'

186.42FT. X 15 X .2= 559.26
ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.

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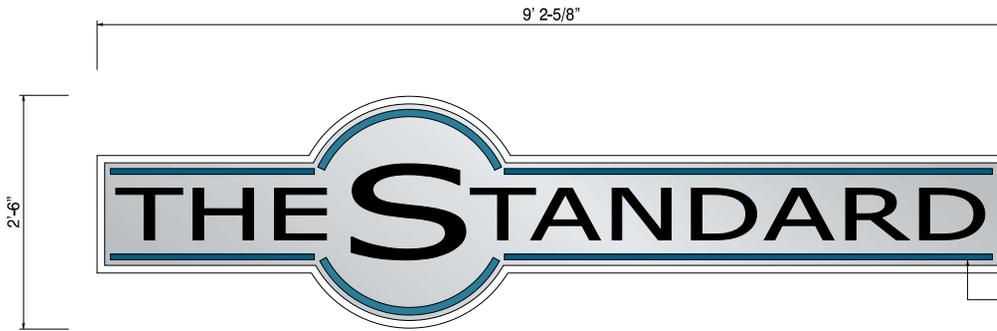
3.BID:
BUILDING ID - LEASING

REVISIONS
07.23.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04



FRONT
SCALE: 3/4" = 1'

- 5" deep fabricated aluminum cabinet painted (P4) on face and returns; Internally illuminated with white LEDs
- .040" brushed aluminum panel mounted flush to cabinet face (horizontal grain)
- 1/2" clear push through acrylic graphics backed with diffuser film; (V1) and (D1) digitally printed translucent vinyl graphics applied to faces



See next page for mounting specs

SIDE
SCALE: 3/4" = 1'



FRONT @ NIGHT VIEW
SCALE: 3/4" = 1'

PROPOSED SIGN AREA: 24.5 SQ. FT.

SIGN CODE: WALL SIGN
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.
HEIGHT LIMIT: N/A
ILLUMINATION: INTERNAL ONLY



ELECTRICAL REQUIREMENTS

1. (1) 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHER.
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN; POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROJECT MATERIALS & COLORS

- P4** MAP WHITE
- V1** BLACK VINYL
- D1** DIGITALLY PRINTED GRAPHICS
 - PMS 2469C - 100%
 - PMS 2469C - 80%

NOT FOR PRODUCTION



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LANDMARK PROPERTIES
THE STANDARD
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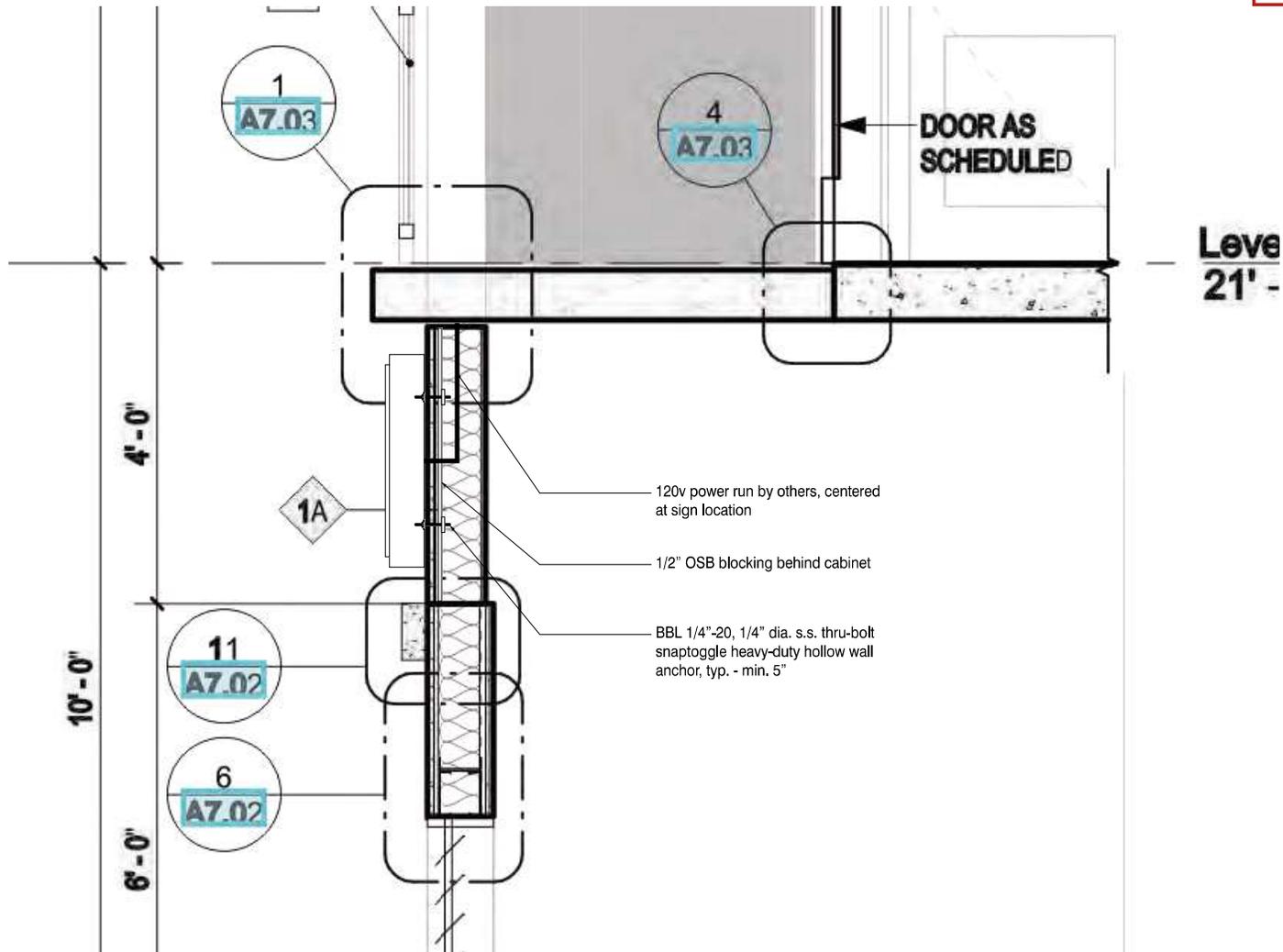
3.BID:
BUILDING ID - LEASING

REVISIONS
07.23.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04



SIDE SECTION AT ATTACHMENT
SCALE: 3/4" = 1'



NORTH ELEVATION - A4.32
SCALE: 1/32"=1'

322.67FT. X 15 X .2= 968.01
ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.

NOT FOR PRODUCTION



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LANDMARK PROPERTIES
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3.BID:
BUILDING ID - LEASING

REVISIONS
07.23.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04

NOTE: ALL PENETRATIONS WILL BE TREATED WITH SILICONE TO PREVENT WATER AND MOISTURE LEAKAGE

NOT FOR PRODUCTION



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www.CSFsigns.com

LANDMARK PROPERTIES

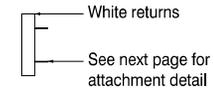
THE STANDARD
715 W. 23RD STREET
AUSTIN, TX 78705

4.BID:
BUILDING ID - SMALL -
NORTH ELEVATION



FRONT
SCALE: 1/4" = 1'

5" deep face and reverse lit channel letters; Internally illuminated with white LEDs



SIDE
SCALE: 1/4" = 1'

(1) power penetration per letter



NIGHT VIEW
SCALE: 1/4" = 1'

ILLUMINATION PENDING VARIANCE APPROVAL



- ELECTRICAL REQUIREMENTS**
1. (1) 120V 20A CIRCUIT REQUIRED.
 2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
 3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHER.
 4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
 5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN. POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROPOSED SIGN AREA: 73.78 SQ. FT.

SIGN CODE: WALL SIGN
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.
HEIGHT LIMIT: N/A
ILLUMINATION: INTERNAL ONLY

PROJECT MATERIALS & COLORS

REVISIONS

12.10.20 - KN

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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04

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LANDMARK PROPERTIES

THE STANDARD
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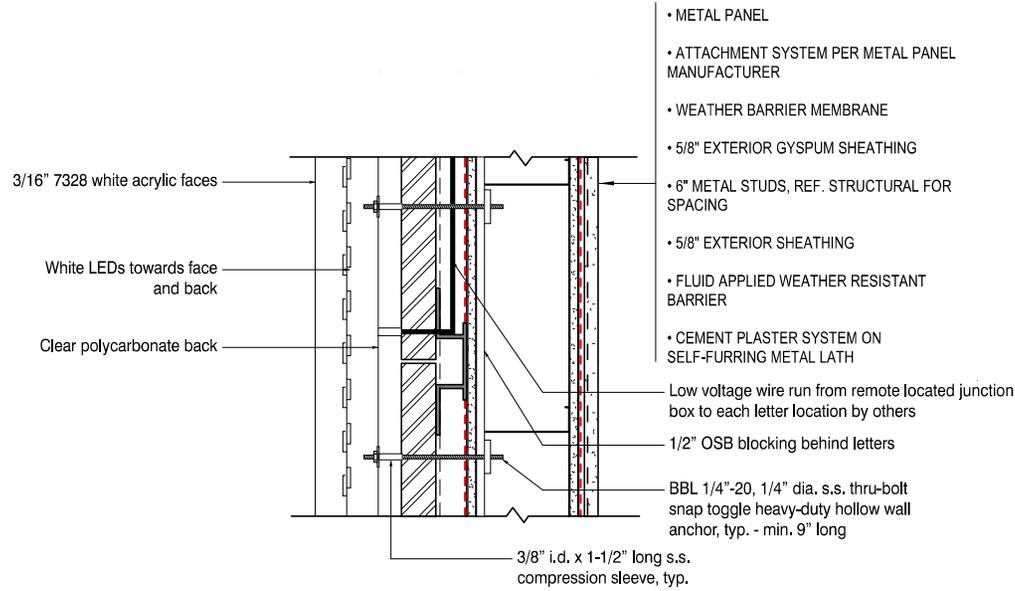
4.BID:
BUILDING ID - SMALL -
NORTH ELEVATION

REVISIONS

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SIDE SECTION AT ATTACHMENT
SCALE: 1-1/2"=1"

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LANDMARK PROPERTIES

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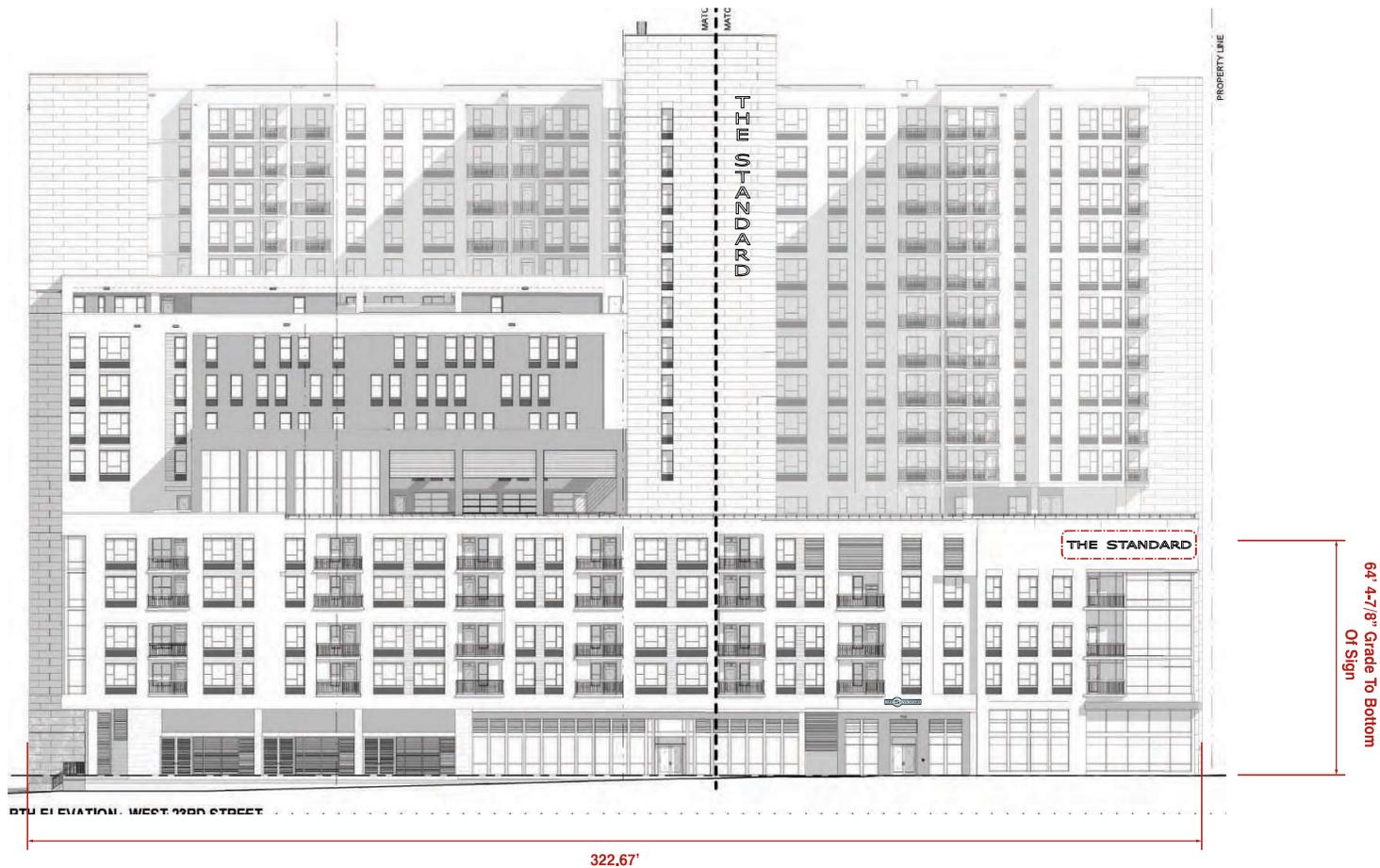
4.BID:
BUILDING ID - SMALL -
NORTH ELEVATION

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DATE: 09/09/20

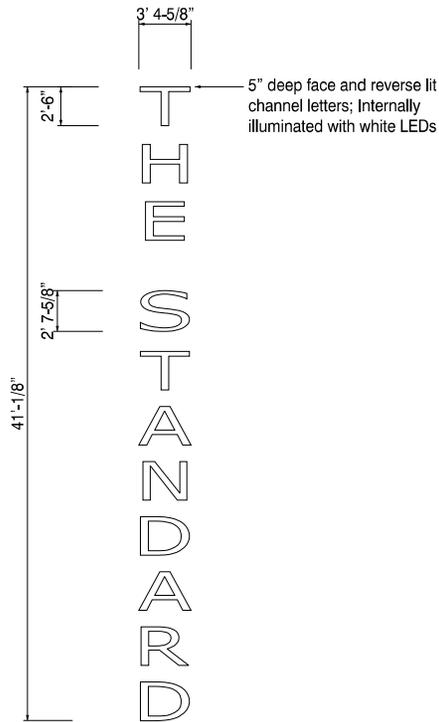
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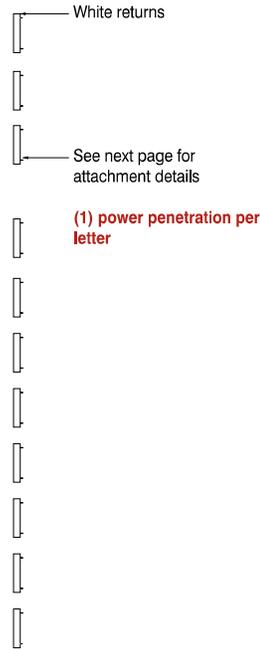
NORTH ELEVATION - A4.32
SCALE: 1/32"=1'

322.67FT. X 15 X .2= 968.01
ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.
ACTUAL AREA OF ALL SIGNS ON NORTH ELEVATION: 197.66

NOTE: ALL PENETRATIONS WILL BE TREATED WITH SILICONE TO PREVENT WATER AND MOISTURE LEAKAGE



FRONT
SCALE: 1/8" = 1'



SIDE
SCALE: 1/8" = 1'



FRONT @ NIGHT VIEW
SCALE: 1/8" = 1'



ELECTRICAL REQUIREMENTS	
1. (1) 120V 20A CIRCUIT REQUIRED.	
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.	
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHER.	
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.	
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN. POWER MUST BE SHUT OFF FOR FINAL CONNECTION.	

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROJECT MATERIALS & COLORS



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5.BID:
BUILDING ID - VERTICAL -
WEST ELEVATION

REVISIONS
12.10.20 - KN

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DATE: 09/09/20

WO. 2002052.04

PROPOSED SIGN AREA: 138.92 SQ. FT.

SIGN CODE: WALL SIGN
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.
HEIGHT LIMIT: N/A
ILLUMINATION: INTERNAL ONLY

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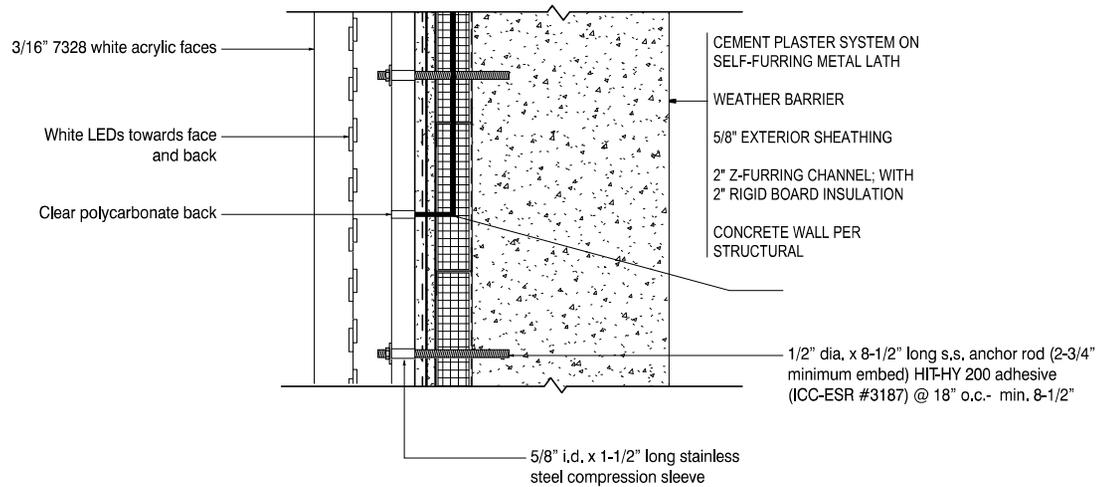
5.BID:
BUILDING ID - VERTICAL -
WEST ELEVATION

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SIDE SECTION AT ATTACHMENT
SCALE: 1-1/2"=1'

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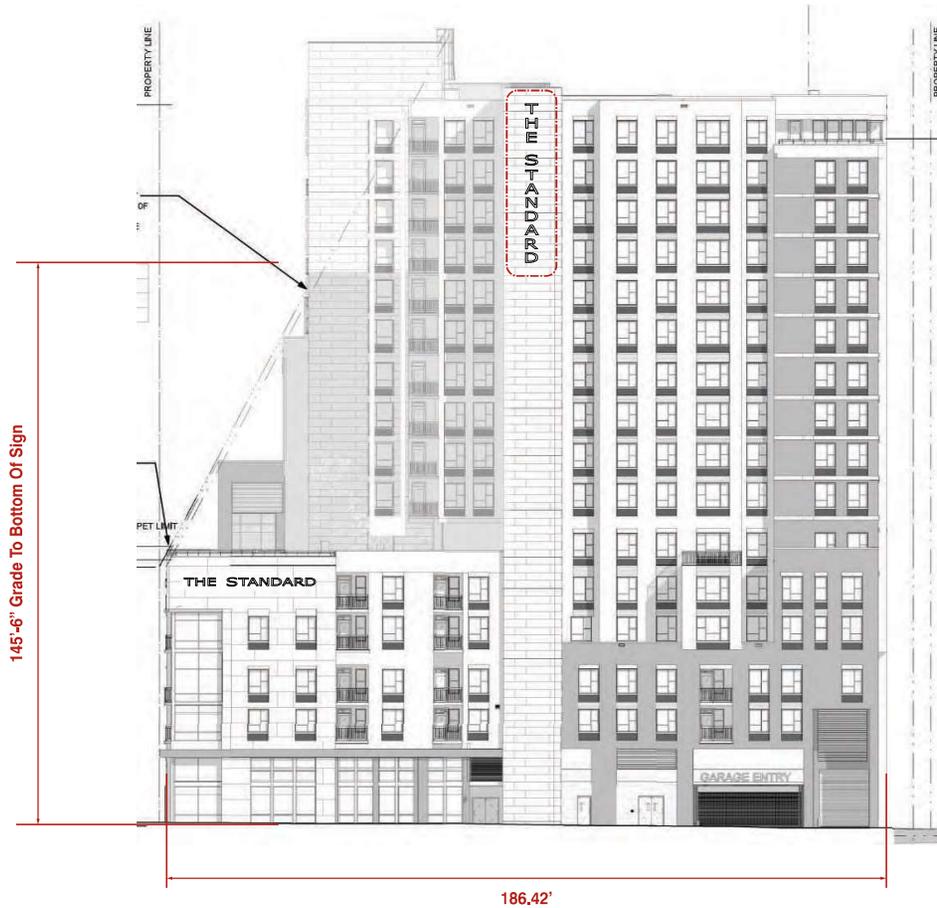
5.BID:
BUILDING ID - VERTICAL -
WEST ELEVATION

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DATE: 09/09/20

WO. 2002052.04



WEST ELEVATION A4.35
SCALE: 1/32"=1'

186.42FT. X 15 X .2= 559.26
ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.

NOTE: ALL PENETRATIONS WILL BE TREATED WITH SILICONE TO PREVENT WATER AND MOISTURE LEAKAGE

NOT FOR PRODUCTION

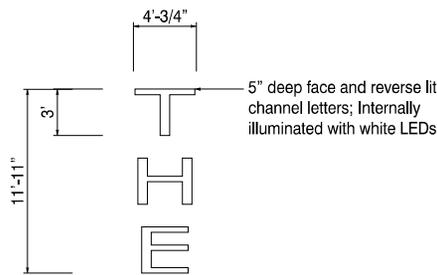


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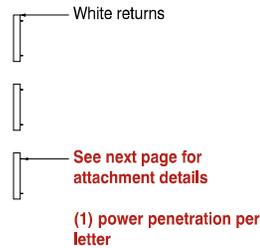
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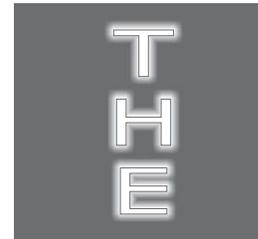
6.BID:
BUILDING ID - LARGE



FRONT
SCALE: 1/8"=1'



SIDE
SCALE: 1/8"=1'



FRONT @ NIGHT VIEW
SCALE: 1/8"=1'

**ILLUMINATION
PENDING VARIANCE
APPROVAL**

REVISIONS
12.10.20 - KN

PROPOSED SIGN AREA: 46.4SQ. FT.

SIGN CODE: WALL SIGN
SIGN FACE SQ. FOOTAGE (ALLOWED): 150 SQ. FT.
HEIGHT LIMIT: N/A
ILLUMINATION: INTERNAL ONLY



ELECTRICAL REQUIREMENTS

1. (1) 120V 20A CIRCUIT REQUIRED.
2. UL LABELS REQUIRED AWAY FROM PUBLIC VIEW.
3. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OTHER.
4. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMER LOCATION FOR INSTALLATION AND SERVICE.
5. ALL ELECTRICAL RUNS AND INTERNAL CONNECTIONS TO BE DONE BY CERTIFIED ELECTRICIAN. CSF WILL MAKE FINAL CONNECTION TO SIGN. POWER MUST BE SHUT OFF FOR FINAL CONNECTION.

NOTE: DISCONNECT SWITCH INCLUDED WITH SIGN

QTY: 1

SEE NEXT PAGE FOR ADDITIONAL DETAILS

PROJECT MATERIALS & COLORS

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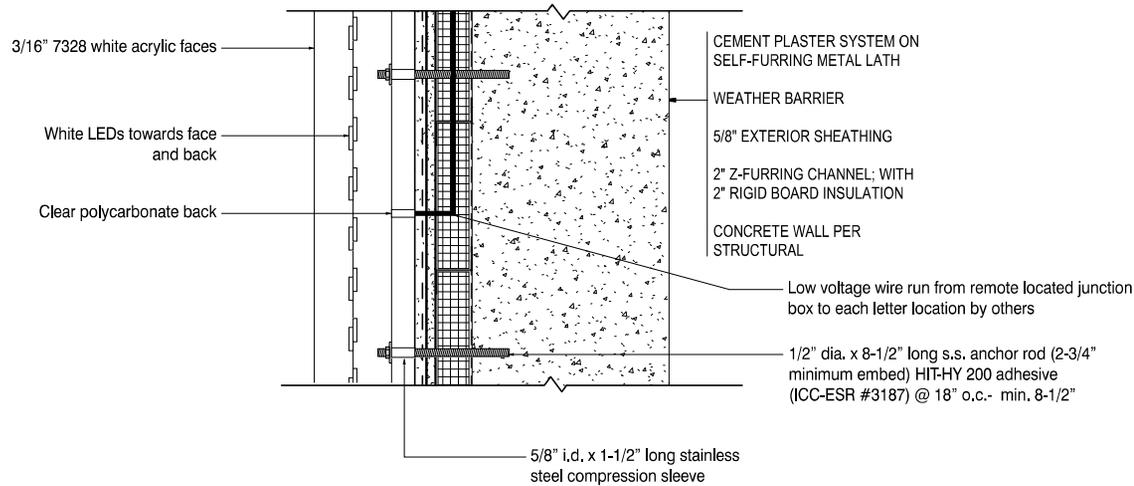
6.BID:
BUILDING ID - LARGE

REVISIONS

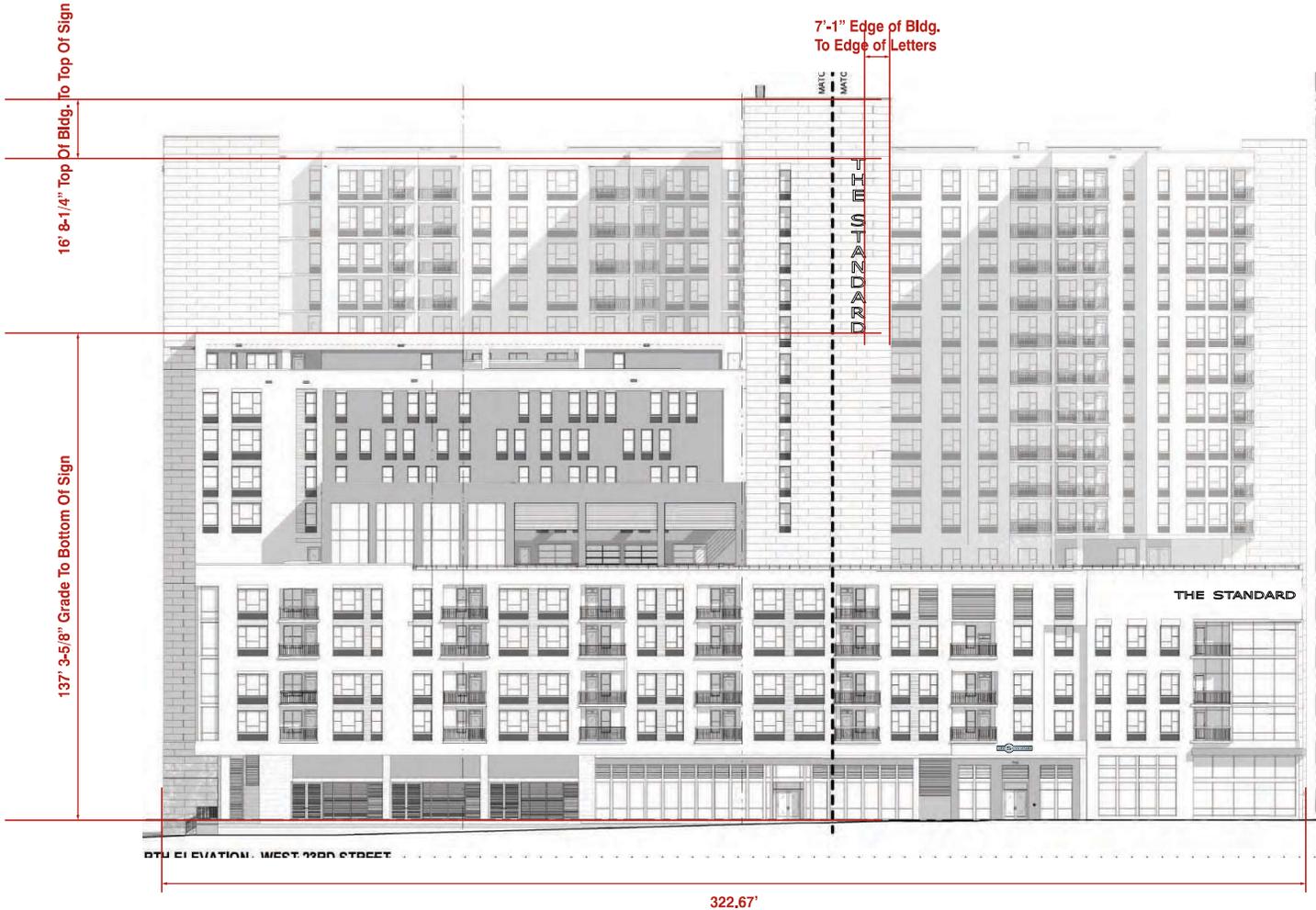
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BD: LR / PM: JB / DESIGN: KN
DATE: 09/09/20

WO. 2002052.04



SIDE SECTION AT ATTACHMENT
SCALE: 1-1/2"=1'



NORTH ELEVATION - A4.32
SCALE: 1/32"=1'

322.67FT. X 15 X .2= 968.01
ALLOWED AREA OF ALL SIGNS: 150 SQ. FT.

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1.BID AND 6.BID:
BUILDING ID - LARGE

REVISIONS

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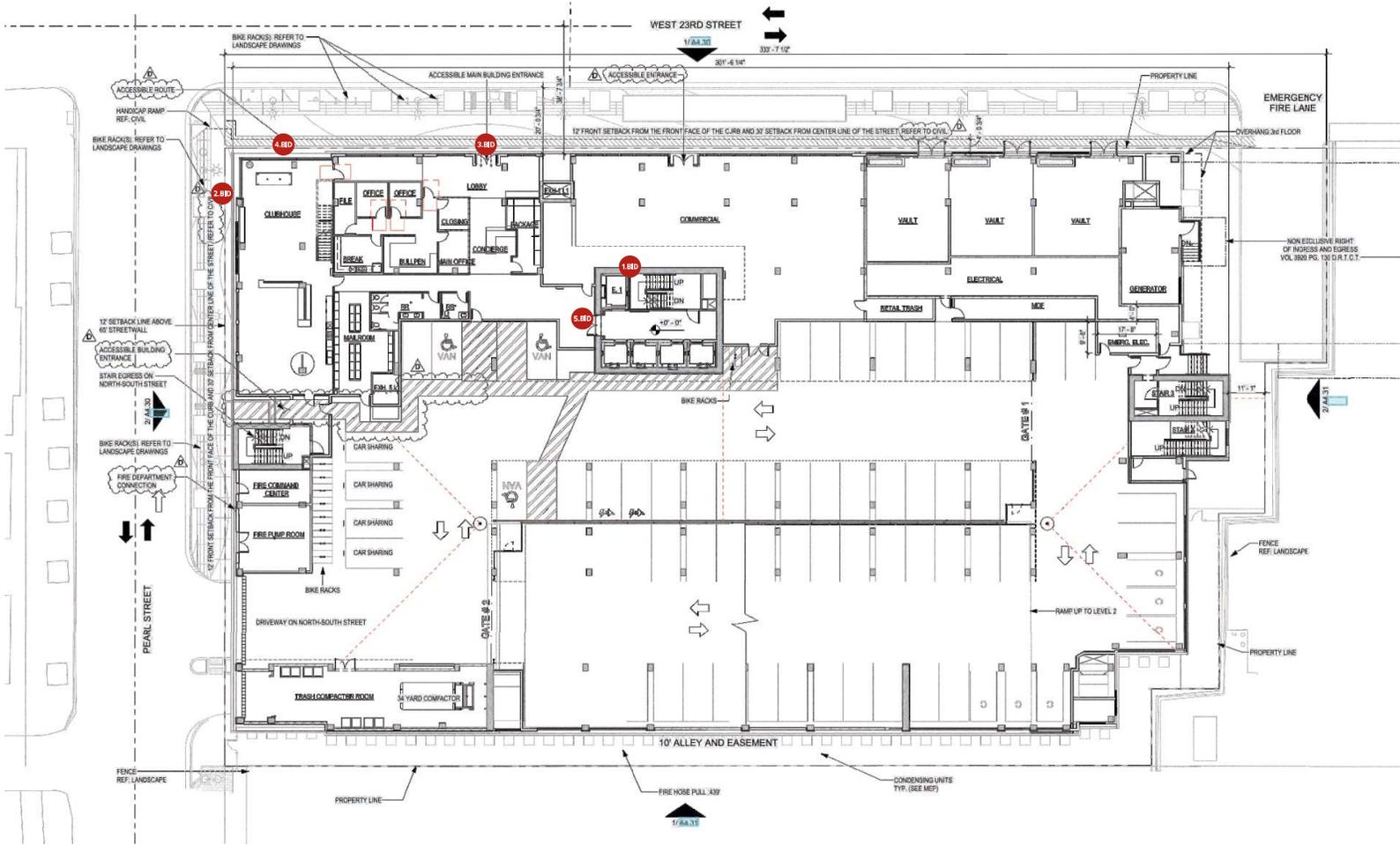


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SITE PLAN



SITE PLAN
SCALE: NTS

REVISIONS
07.23.20 - KN

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BD: LR / PM: LR / DESIGN: KN
DATE: 05/15/20

WO. 2002052.01