FOR MEETING OF: DECEMBER 18, 2019
CASE NO.: VAR-SI19-05

TO: **HEARINGS OFFICER**

FROM: **LISA ANDERSON-OGILVIE, AICP, DEPUTY COMMUNITY DEVELOPMENT DIRECTOR AND PLANNING ADMINISTRATOR**

SUBJECT: **SIGN VARIANCE AND SIGN PERMIT CASE NO. VAR-SI19-05; 640 HAWTHORNE DRIVE SE - 97301; AMANDA NO.: 19-117566-SA & 19-120127-SI**

REQUEST

Summary: A request to increase the height and display surface of a vehicle directional sign.

Request: A consolidated request including a Sign Variance and Sign Permit to allow a vehicle directional sign with a display surface of 52.625 square feet and a height of six feet where SRC 900.210(b)(5) allows a display surface not exceeding eight square feet and a height not exceeding four feet, for a hotel property located at the end of an access easement in the IBC (Industrial Business Campus) zone at 640 Hawthorne Avenue SE 97301 (Marion County Assessor Map and Tax Lot 073W36A00800).

OWNER: W2005/Fargo Hotels Realty LP

APPLICANT: Rudnick Electric Signs, LLC (Steven Rudnick, Falin Rudnick)

AGENT: Savana Meyer

RECOMMENDATION

Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer APPROVE the request for a Sign Variance and Sign Permit to allow a vehicle directional sign with a display surface of 52.625 square feet and a height of six feet where SRC 900.210(b)(5) allows a display surface not exceeding eight square feet and a height not exceeding four feet, for a hotel property located at the end of an access easement in the IBC (Industrial Business Campus) zone at 640 Hawthorne Avenue SE.

BACKGROUND

On August 6, 2019, Savana Meyer of Rudnick Electric Signs, LLC filed a sign variance application on behalf of the applicant and property owner, W2005/Fargo Hotels Realty LP, with a request to replace an existing freestanding vehicle directional sign with a new

freestanding vehicle directional sign for an existing hotel located at the end of an access easement on property zoned IBC (Industrial Business Campus). A vicinity map of the property is included as **Attachment A**.

After the applicant submitted additional materials required for the application, staff deemed the application complete on November 15, 2019. The state-mandated 120-day deadline for a decision is March 14, 2020.

The public hearing before the City of Salem Hearings Officer is scheduled for December 18, 2019, at 5:30 p.m. in the Council Chambers, Room 240, Civic Center, located at 555 Liberty Street SE. A notice of hearing and request for comments was sent to surrounding property owners and tenants on November 22, 2019. Public hearing notice was posted on the property less than 10 days prior to the scheduled hearing. This is not in compliance with SRC requirements, which require signs to be posted at least 10 days and no more than 14 days prior to the hearing. Staff notified the applicant that the hearing could be postponed or continued.

PROPOSAL

The applicant is requesting a sign variance and a sign permit to allow a vehicle directional sign with a display surface of 52.625 square feet and a height of six feet to be constructed at the vehicle entrance at the end of an access easement. The variance is requested because SRC 900.210(b)(5) allows a vehicle directional sign with a display surface not exceeding eight square feet and a height not exceeding four feet.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant, including any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports; any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

The applicant's written statement (**Attachment B**) and proposed sign plans (**Attachment C**) are attached and made a part of the staff report.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Industrial." The subject property is within the Urban Growth Boundary and is located inside the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned IBC (Industrial Business Campus).

The zoning and uses of surrounding properties include:

North:	IBC (Industrial Business Campus) – Hotel
South:	IBC (Industrial Business Campus) – Office Complex
East:	Across Interstate 5, CG (General Commercial) – Future auto dealership
West:	IC (Industrial Business Campus) – Office Complex

3. Site Analysis

The subject property is approximately 2.5 acres in size. It has no street frontage. The property is located at the eastern end of an access easement that connects to Hawthorne Avenue SE. The eastern property line abuts Interstate 5. In the Salem Transportation System Plan (TSP), Hawthorne Avenue SE is designated as a Major Arterial Street and Interstate 5 is a freeway, which does not meet the definition of a street. The proposed sign would replace an existing sign located at the vehicle entrance from the access easement into the hotel property.

4. Neighborhood and Citizen Comments

Notice of the application was sent to the Southeast Salem Neighborhood Association (SESNA) and all property owners of record and tenants within 250 feet of the subject property. At the time of this staff report, no comments have been received from SESNA or surrounding property owners.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and indicated no concerns.

Portland General Electric reviewed the proposal and commented that relocation of existing PGE facilities, if needed to accommodate the customer's project, will be at the customer's expense.

6. Sign Variance Applicability – SRC Chapter 900

SRC 900.040(a) provides that sign variances may be granted to the height and display surface standards, to increase the number of allowed signs, to allow relocation of a sign, and to allow structural alterations to a sign.

A sign variance shall not provide for any of the following:

a) To allow a sign prohibited by SRC 900.020 (Prohibited Signs).

b) To decrease a setback or special setback.
c) To allow placement of a sign in a vision clearance area.
d) To allow structural alterations to a non-conforming or non-complying sign.
e) To authorize a sign not otherwise permitted on the property for which the variance is sought.
f) To allow any sign other than those specifically allowed by this Chapter.
g) To modify the display and brightness regulations for electronic display signs established by SRC 900.090.

SRC 900.210(b)(5) allows a permanent business in the IBC zone to have a freestanding vehicle directional sign with a display surface not exceeding eight square feet and a height not exceeding four feet at each motor vehicle entrance to or exit from the premises. The applicant is requesting a variance to the height and display surface standards to allow a sign with a display surface of 52.625 square feet and a height of six feet.

7. Analysis of Sign Variance Criteria – SRC Chapter 900

Pursuant to SRC 900.040(d), an application for a sign variance shall be granted if the following criteria are met:

Criterion 1:

Compliance with the applicable standard would create an unnecessary hardship due to unique or unusual physical conditions of the property over which the applicant has no control, such as topography and lot shape, which are not present on other properties in the vicinity that have the same zone designation; the hardship does not result from actions of the applicant, owner, or previous owners of the property; and the sign variance is limited to the minimum reasonably necessary to alleviate the problem created by the unique or unusual physical conditions.

Applicant's Finding: The complete written statement provided by the applicant is included in this report as **Attachment B**. In summary, the hardship and practical difficulties identified by the applicant's representative are that the property is located at the end of a long accessway off of Hawthorne Avenue, and a small directional sign by the street frontage does not generate the expectant revenue because the hotel is not readily noticeable from a distance.

Staff Finding: The subject property is approximately 2.5 acres in size. The unique or unusual physical conditions of the property are that it has no street frontage and that it is located at the eastern end of an accessway lined on both sides with trees. The vehicle entrance to the subject property is approximately 550 feet from Hawthorne Avenue NE.

Because the property has no street frontage, it is not allowed to have a

freestanding sign under SRC 900.210(b)(1)(B) that would be allowed for a property with street frontage in the IBC zone. Other IBC-zoned properties in the vicinity (510 Hawthorne Avenue SE and 520 Hawthorne Avenue SE) have street frontage and would be allowed a freestanding sign with height and display surface based on the amount of street frontage.

The eastern end of the accessway is shaped like a cul-de-sac bulb. If the accessway were a street, the subject property would have approximately 90 feet of street frontage on the cul-de-sac bulb. For a property with that amount of street frontage, SRC 900.210(b)(1)(B) would allow a maximum freestanding sign height of 20 feet and a freestanding sign area of 90 feet.

SRC 210(b)(5) allows a permanent business in the IBC zone to have a freestanding vehicle directional sign with a display surface not exceeding eight square feet and a height not exceeding four feet at each motor vehicle entrance to or exit from the premises. The proposed illuminated vehicle directional sign is approximately 52.625 square feet in display surface area and six feet in height. While the proposed sign has approximately 7 times the allowed display surface area and 1.5 times the allowed height for a freestanding directional sign, these dimensions are the minimum reasonably necessary to allow the sign to be visible from Hawthorne Avenue SE.

In summary, the applicant has adequately addressed how the subject property features unique conditions that create a hardship in complying with the applicable standard. Staff finds that there are unusual or unique conditions of the lot that necessitate the larger sign, therefore this criterion is met.

Criterion 2:

The sign variance is necessary to permit signage comparable with other properties in the vicinity that have the same zone designation.

Applicant's Finding: The complete written statement provided by the applicant is included in this report as **Attachment B**.

Staff Finding: Properties in the vicinity are zoned IBC (Industrial Business Campus) and IC (Industrial Commercial).

The applicant's written statement did not provide an analysis of signage present at other properties in the vicinity. Staff analysis indicates that other properties in the vicinity and in the same zone, such as the office building at 610 Hawthorne Avenue SE and hotel at 630 Hawthorne Avenue SE, have similarly sized freestanding signs at their vehicle entrances.

The applicant has adequately demonstrated how the sign variance is necessary to permit signage comparable with other properties in the vicinity that have the

same zone designation, therefore staff finds that this criterion is met.

Criterion 3:

The sign variance will not adversely affect the function or appearance of the development and use of the property and surrounding properties.

Applicant's Finding: The complete written statement provided by the applicant is included in this report as **Attachment B**. In summary, the applicant indicates that the proposal to replace an existing sign that is 7 feet tall and 65.694 square feet with a smaller sign should not be an issue because it is offset from the road.

Staff Finding: The proposed sign will replace an existing non-conforming sign located on the subject property. The applicant has indicated that the sign is being updated to corporate standards. The height and aggregate display surface size of the proposed sign will decrease from the existing signage.

The size of vehicle entrance signs permitted in SRC Chapter 900 is limited to prevent typical properties with street frontage from having excessive signage. The applicant is requesting the replacement of an existing non-conforming sign that is larger than the proposed sign, which would decrease the aggregate display surface of the vehicle entrance signs present on the property. Because the proposed sign will have a lesser impact than the existing signs, staff finds that the variance will not adversely affect the function or appearance of the development and use of the property and surrounding properties. This criterion is met.

Criterion 4:

The sign variance will not impose limitations on other properties and signage in the area, including signage that would be allowed on adjacent properties.

Applicant's Finding: The applicant's written statement provided as **Attachment B** indicates that the proposed signs will have little impact on adjoining properties and the neighborhood.

Staff Finding: If granted, the sign variance to allow construction of one vehicle directional sign permitted by SRC Chapter 900. It would not limit allowed signage for adjacent properties. This criterion is met.

8. Analysis of Sign Permit Approval Criteria – SRC Chapter 900

SRC Chapter 900.025(d) provides that an application for a sign permit shall be granted if the following criteria are met:

Criterion 1:

The sign meets the requirements of SRC Chapter 56.

Staff Finding: Freestanding signs under 7 feet in height do not require a building permit. The proposed vehicle directional sign is approximately 6 feet in height. Building permits and engineering are not required for the proposed sign.

Criterion 2:

The sign is allowed in the zone.

Staff Finding: One vehicle directional sign is permitted at each vehicle entrance for a business in the IBC zone. The variance request is to exceed the height and display surface area of the allowed vehicle directional sign permitted under SRC 900.210(b)(5).

Criterion 3:

The sign will not interfere with the use of any public right-of-way, other public easements, or other publicly owned property.

Staff Finding: No evidence has been presented that the sign will interfere with use of the public right-of-way, public easements or other publicly owned property.

Criterion 4:

The sign conforms to all the applicable standards in this Chapter.

Staff Finding: SRC 900.210(b)(5) allows a vehicle directional sign with a display surface not exceeding eight square feet and a height not exceeding four feet. If granted, the variance request will allow a display surface of 52.625 square feet and a height of six feet. If approved, the applicant will be required to submit an electrical permit for the proposed sign. No electrical permits have been submitted to date. The proposed vehicle directional sign complies with all other standards of SRC Chapter 900.

RECOMMENDATION

Based on the Facts and Findings presented in this staff report, staff recommends the Hearings Officer APPROVE the request for a Sign Variance and Sign Permit to allow a vehicle directional sign with a display surface of 52.625 square feet and a height of six feet where SRC 900.210(b)(5) allows a display surface not exceeding eight square feet and a height not exceeding four feet, for a hotel property located at the end of an access easement in the IBC (Industrial Business Campus) zone at 640 Hawthorne Avenue SE - 97301.

Attachments:
A. Vicinity Map
B. Applicant's Statement
C. Plans

Application Deemed Complete Date: November 15, 2019
State Mandated Decision Date: March 14, 2020

Prepared by: Pamela Cole, Planner II

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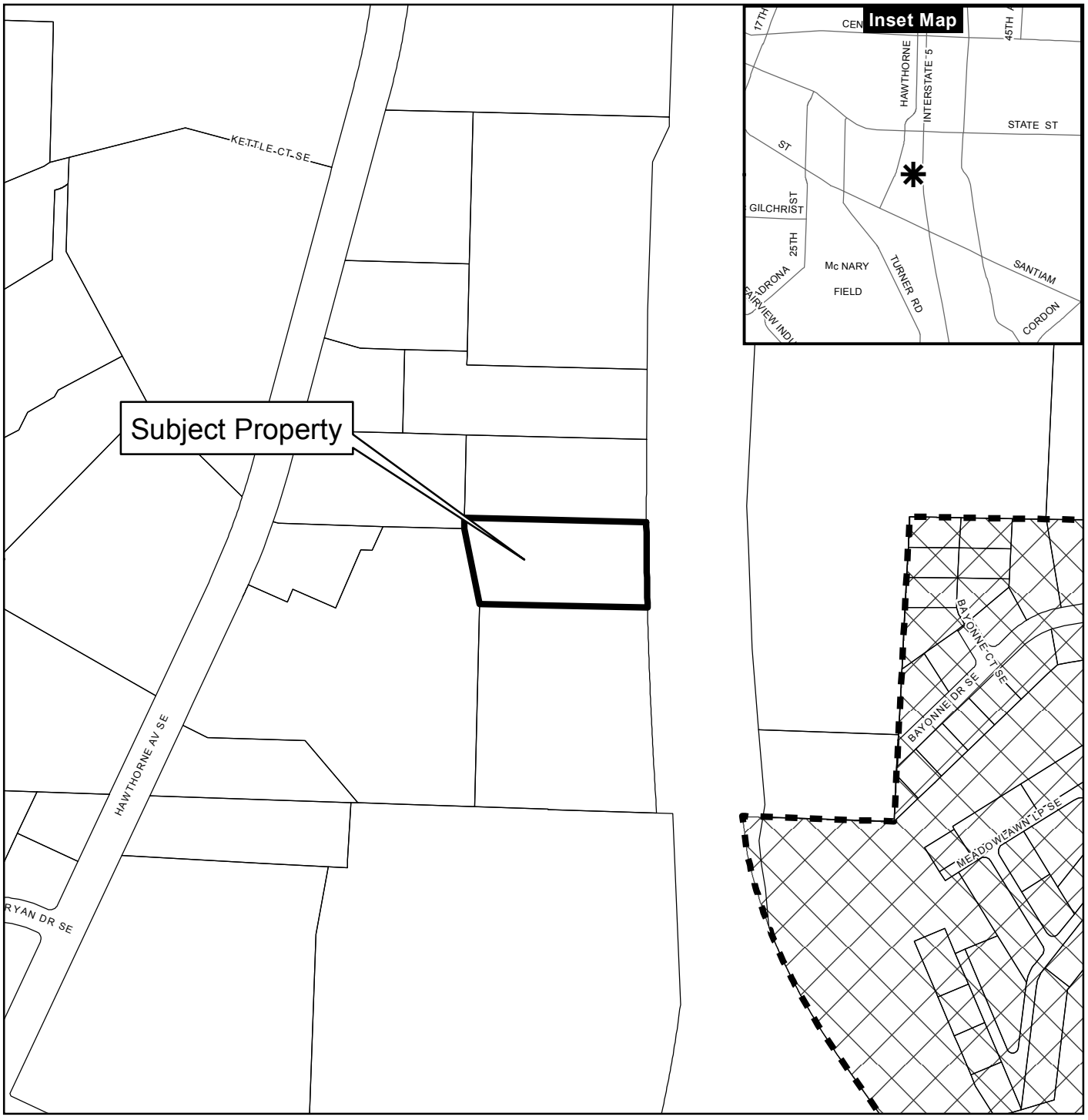
Vicinity Map
640 Hawthorne Avenue SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

Detailed resubmit as requested || Sign Variance #19-110954-SA

To whom it may concern:

It was been requested to have more detailed information regarding monument sign change to location, Residence Inn @ 640 Hawthorne Ave SE. This property has been an iconic piece of land representing Marriot Hotels in Oregon in the Salem area off of the Interstate 5 (headed south bound). To gain more revenue for this iconic hotel where it has been since 1999.

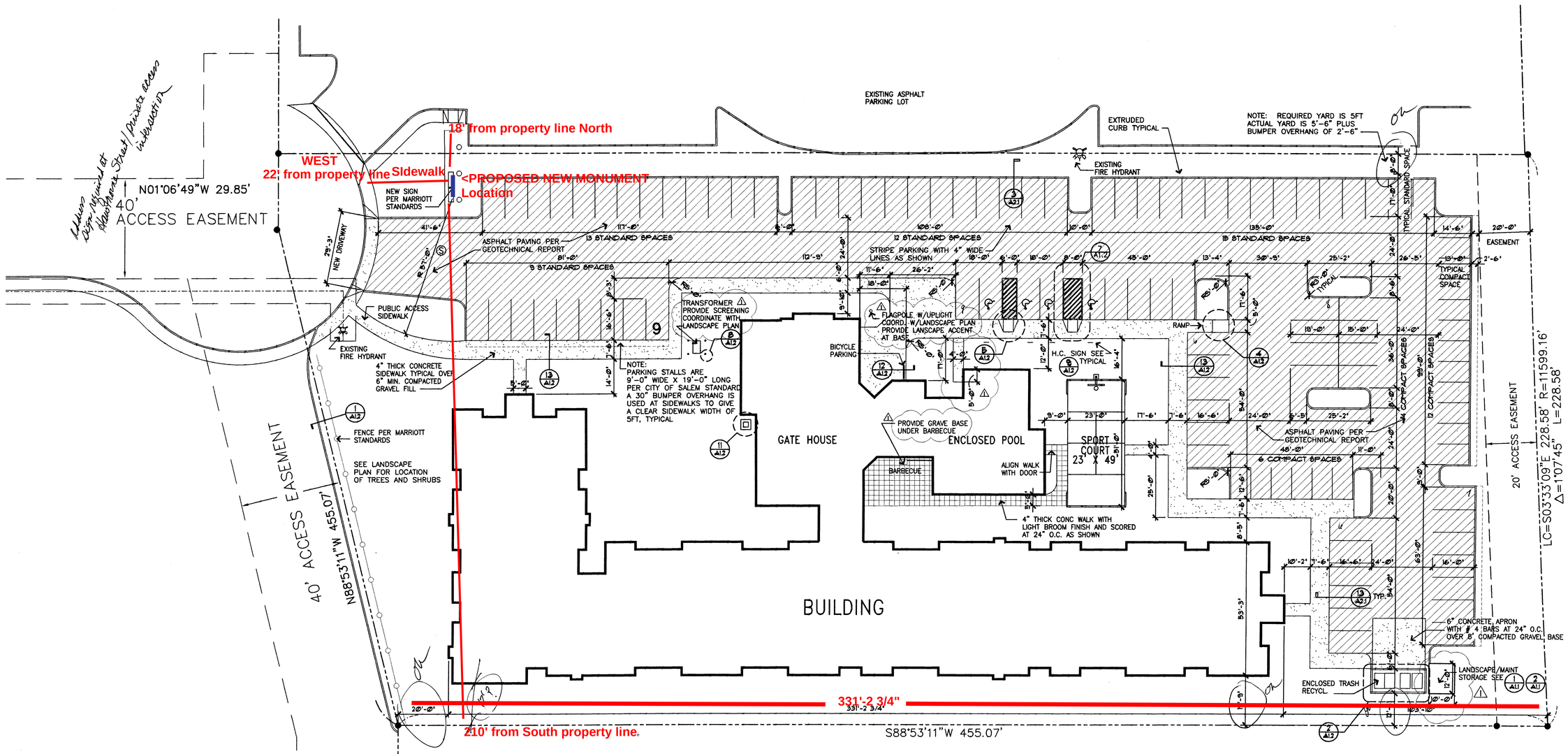
This property is located off of Hawthorne Ave SE on an extended long access way. There are small directional signage by the main street frontage but this does not generate the expectant revenue when hotel is not readily noticeable from a distance.

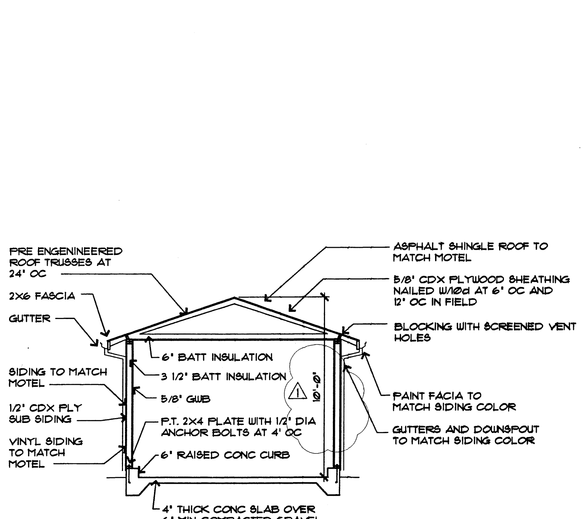
The proposed sign face along with the sign base does come to a height of 6’0” and a total square footage of: 52.625 square feet.

The current sign dimensions are as follows; height 7’02” with a square footage (including base) 65.694 square feet

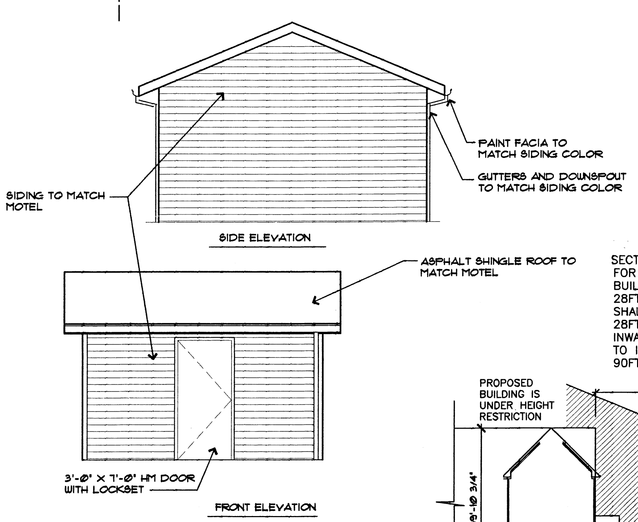
This sign is currently located at the northeast elevation of the driveway. The actual sign faces EAST. This monument sign is setback at a distance of 30’ feet from access drive/road to Hawthorne Ave SE.

This new updated monument is following standard monument sign code. This updated signage change should not be an issue with neighbors and or current code set in place because of it being offset from the main road.



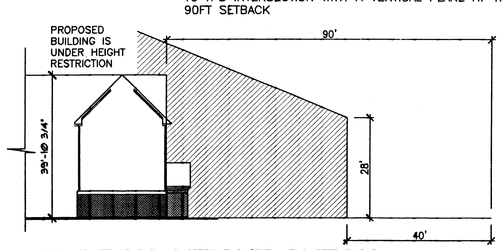


1 A1.1 STORAGE SHED SECTION
1/4" = 1' - 0" DTL162 48

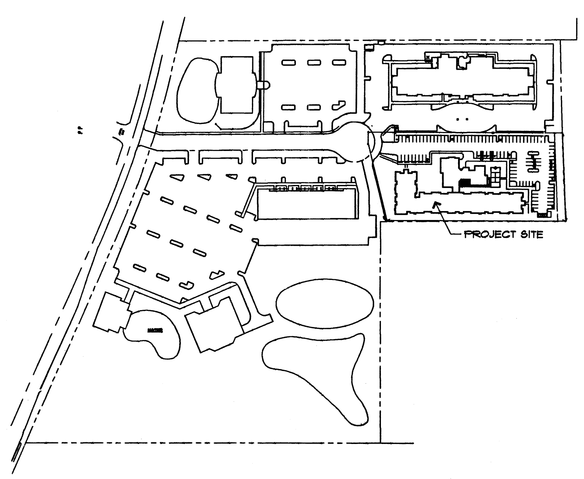


2 A1.1 EXTERIOR STORAGE PLAN
SCALE: NTS DTL158 48

SECTION 156.080 (a)(2) HEIGHT
FOR A SETBACK OF 40 FT OR LESS THAN 90FT, SUCH BUILDING OR STRUCTURE SHALL NOT BE GREATER THAN 28FT IN HEIGHT AT THE 40FT SETBACK. NO BUILDING SHALL EXTEND ABOVE A PLANE WHICH BEGINS AT 28FT IN HEIGHT ABOVE THE 40FT SETBACK AND EXTENDS INWARD AND UPWARD AT A SLOPE OF 22 1/2 DEGREES TO IT'S INTERSECTION WITH A VERTICAL PLANE AT THE 90FT SETBACK



BUILDING HEIGHT CHECK



NORTH SITE AREA PLAN
SCALE: NTS

SITE AREA ANALYSIS

BUILDING AREA:
GATE HOUSE: 6,317 SQ FT
GUEST WING: 19,400 SQ FT
TOTAL: 25,717 SQ FT (24%)

LANDSCAPE AREA:
39,549 SQ FT (36%)

PAVED AREA INCLUDING SIDEWALKS AND SPORT COURT:
43,720 SQ FT (40%)

TOTAL SITE AREA:
108,986 SQ FT (2.5 ACRE)

City of Salem Approved Bldg & Safety Div.

I - 5 FREEWAY

PROJECT NAME:

A NEW MARRIOTT RESIDENCE INN

FOR A. WAYNE SCOTT AND SUMMIT GROUP

PROJECT LOCATION:
-
SALEM, OREGON

REGISTERED ARCHITECT DON JOHNSON OREGON 1973 STATE OF OREGON

The Summit Group

Marriott Residence Inn

Issue Date: – 5/15/00

Revisions

No.	Date	Description
1	06/30/00	MINOR REVISIONS

Project Number: 99059
Drawn: DRJ
Checked: DRJ

DJ ARCHITECTURE
COMMERCIAL • INDUSTRIAL • RETAIL
201 First St NW, Suite 'B'
Albany, Or 97321
Phone (541)-926-5959 FAX (541)- 926-1991

SITE PLAN

A1.1

A1.1SITE.DWG DATE: MAY 15, 2000 TIME: 3:57 PM

ATTACHMENT C

GENERAL

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, USE THOSE FOR OTHER SIMILAR WORK.
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, APPLY IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL.
8. WORK PERFORMED IN CONFLICT WITH THE DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.

DESIGN CRITERIA

1. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-10: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. WIND LOAD:
   BASIC WIND SPEED, V_{ULT} = 110 MPH
   RISK CATEGORY: II EXPOSURE: C
3. SNOW LOAD:
   IMPORTANCE FACTOR, I_S = 1.0
   SURFACE ROUGHNESS: - EXPOSURE: ---
   GROUND 10 PSF
   ROOF -- PSF
4. ROOF LIVE LOAD: -- PSF

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING (U.N.O.):

RND. HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQ./RECT. HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	ASTM A36	Fy=36 KSI MIN.
STEEL PLATE	ASTM A36	Fy=36 KSI MIN.
ANGLE & CHANNEL	ASTM A36	Fy=36 KSI MIN.
STD. PIPE	ASTM A53, GR B	Fy=35 KSI MIN.
STRUCT. PIPE	ASTM A500, GR B	Fy=46 KSI MIN.

2. MACHINE BOLTS SPECIFIED AS "A307" SHALL CONFORM TO ASTM A307 w/ NUTS PER ASTM A563A & WASHERS PER ASTM F844 (U.N.O.). THREADED PARTS, NUTS, AND WASHERS SHALL BE HDG OR ZP AS DEFINED HEREIN.
3. STRUCTURAL BOLTS SHALL CONFORM TO ASTM F3125 GRADES A325 OR A490 AS SPECIFIED ("A325" OR "A490") w/ NUTS PER ASTM A563DH & WASHERS PER ASTM F436.
   A. WHERE DESIGNATED AS "-X", CARE MUST BE TAKEN TO ENSURE THREADS ARE EXCLUDED FROM THE SHEAR PLANE(S).
   B. WHERE DESIGNATED AS "-N" OR IF NO DESIGNATION IS NOTED, THREADS MAY BE INCLUDED IN THE SHEAR PLANE(S).
   C. WHERE SPECIFIED, "A325" MAY BE HDG OR ZP AS DEFINED HEREIN.
   D. GRADE "A490" SHALL NOT BE HDG OR ZP AS DEFINED HEREIN.
4. ANCHORS CAST IN CONCRETE SHALL CONFORM TO ASTM F1554 GR. 36 (U.N.O.) w/ NUTS TO ASTM A563 AND WASHERS TO ASTM F436. PARTS SHALL BE HOT-DIP GALVANIZED (HDG) OR ZINC (MECHANICAL) PLATED (ZP). PARTS EMBEDDED ENTIRELY IN CONCRETE MAY BE PLAIN STEEL.
5. WHERE SPECIFIED FOR STEEL THREADED PARTS, NUTS, AND WASHERS, HOT-DIP GALVANIZING (HDG) SHALL CONFORM TO ASTM F2329 AND ZINC (MECHANICAL) PLATING (ZP) TO CLASS 55 PER ASTM B695.
6. PLAIN STEEL FASTENERS ARE NOT TO BE USED UNLESS SPECIFIED.
7. ZINC ELECTRO-PLATED FASTENERS PER ASTM F1941 MAY BE SUBSTITUTED FOR INTERIOR APPLICATIONS, BUT ARE OTHERWISE NOT TO BE USED UNLESS SPECIFIED.
8. NUTS AND WASHERS SHALL HAVE THE SAME COATING AS THE CORRESPONDING THREADED PART.
9. WHERE SPECIFIED, IRON AND STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153.
10. STAINLESS STEEL (SS) BOLTS, STUDS, AND THREADED ROD SHALL CONFORM TO ASTM F593 AND BE ALLOY 304 OR 316 w/ NUTS TO ASTM F594. NUTS AND WASHERS SHALL MATCH THE ALLOY OF THE THREADED PART.
11. WELDING:
    A. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY THE LOCAL BUILDING AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
    B. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER AISC SPECIFICATION, SECTION J2, TABLE J2.4.

ALUMINUM

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE 2010 ALUMINUM DESIGN MANUAL (ADM1), THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND CHAPTER 20 OF THE BUILDING CODE.
2. ALUMINUM SHAPES SHALL CONFORM TO THE FOLLOWING:

PIPE & TUBE	6061-T6	ASTM B429	Fy=35 KSI MIN.
STRUCT. PROFILES	6061-T6	ASTM B308	Fy=35 KSI MIN.
SHEET & PLATE	6061-T6	ASTM B209	Fy=35 KSI MIN.
STAPLE TUBE	6063-T5	ASTM B221	Fy=16 KSI MIN.

3. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
4. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM 1.1.
5. FILLER SHALL BE 5556 ALLOY REGARDLESS OF MEMBER THICKNESS. NO OTHER FILLER ALLOY SHALL BE USED UNLESS NOTED OTHERWISE.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) SHALL BE 2,500 PSI.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO.
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED.
4. ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS.
5. MINIMUM CONCRETE COVER:
   CAST AGAINST & EXPOSED TO EARTH 3"
   EXPOSED TO EARTH OR WEATHER 2"
6. CHAIRS AND SPACERS: AS REQUIRED TO MAINTAIN COVER.
7. SIGN MAY BE INSTALLED ON FOUNDATION AFTER A MINIMUM CURING TIME OF (14) DAYS PROVIDED CURING PROCESS IS PROPERLY MAINTAINED PER ACI 318.
8. GROUT SHALL BE NON-SHRINK AND NON-METALLIC WITH A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT (1) DAY. MIX AND PLACE IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

FOUNDATIONS

1. DESIGN BEARING PRESSURES ARE PER IBC CLASS 4 PRESUMPTIVE VALUES (NO SPECIAL INSPECTION REQUIRED):
   LATERAL BEARING: 150 PSF/FT
   VERTICAL BEARING: 2,000 PSF

EXISTING CONDITIONS

1. ENGINEER WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER AND OWNER(S) TO IDENTIFY EXISTING CONDITIONS AND CONTACT ENGINEER WITH ANY DISCREPANCIES OR CONCERNS.
2. EXISTING INFORMATION HAS BEEN FURNISHED BY THE ENTITY WHOM THIS DOCUMENT WAS PREPARED FOR. ENGINEER IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT".
3. FEATURES OF WORK ANNOTATED AS "VERIFY" (OR SIMILAR) MUST BE INSPECTED, VERIFIED AS SUCH, AND DOCUMENTED PRIOR TO FABRICATION AND INSTALLATION.
4. IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, CONTRACTOR SHALL CEASE WORK AND NOTIFY ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". STRUCTURE SHALL BE FREE OF CORROSION, DECAY, AND ANY OTHER MATERIAL, FABRICATION, ASSEMBLY, OR INSTALLATION DEFECT. IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND NOTIFY ENGINEER.

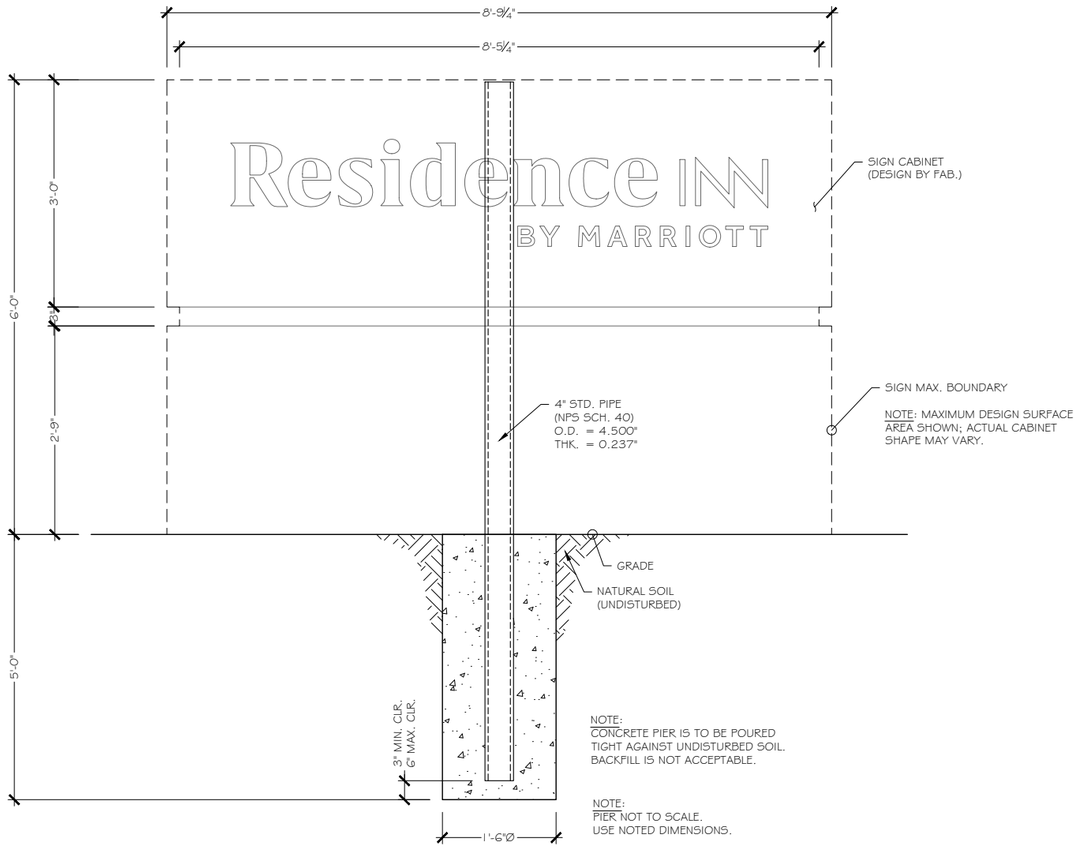
PRODUCT EVALUATION REPORT SCHEDULE

WHERE APPLICABLE, ANCHORS SHALL CONFORM TO AND BE INSTALLED PER THEIR RESPECTIVE EVALUATION REPORT(S) AS FOLLOWS:

ANCHOR TYPE (REPORT NAME)	ICC-ESR #	LARR #
HILTI KBTZ MASONRY ANCHORS	3785	26057
HILTI KB3 MASONRY ANCHORS	1385	25577
HILTI KB3 CONCRETE ANCHORS	2302	25901
HILTI KBTZ ANCHORS IN CONCRETE	1917	25701
HILTI HIT-HY 200 ADHESIVE ANCHORS IN CONCRETE	3187	25964
HILTI HIT-HY 200 ADHESIVE ANCHORS IN MASONRY	3963	26077
TAPCON ANCHORS [IN MASONRY]	1671	-----
TAPCON ANCHORS [IN CONCRETE]	2202	-----
TAPCON+ SCREW ANCHORS AND SAMMY'S THREADED ROD ANCHORS [IN CONCRETE]	3699	-----
ITW BUILDEX TEKS SDS	1975	2591
SIMPSON TITEN HD SCREW ANCHORS [MASONRY]	1056	25560
SIMPSON TITEN HD SCREW ANCHORS [CONCRETE]	2713	25741
SIMPSON STRONG-BOLT 2 WEDGE ANCHORS [CONC.]	3037	25705

ABBREVIATIONS

ABV.	ABOVE	HDG.	HOT DIP GALVANIZED
ADD'L.	ADDITIONAL	HOR.	HORIZONTAL
AFF	ABOVE FINISHED FLOOR	OC.	ON CENTER
ALT.	ALTERNATE	LOC.	LOCATION
ALUM.	ALUMINUM	MAX.	MAXIMUM
AOR.	ARCHITECT OF RECORD	MIN.	MINIMUM
ARCH.	ARCHITECTURAL	(N)	NEW
BTM.	BOTTOM	NTE	NOT TO EXCEED
BLK'G.	BLOCKING	o/	OVER
CIRC.	CIRCLE/CIRCULAR	OD.	OUTSIDE DIAMETER
CONC.	CONCRETE	OPT.	OPTIONAL
CONN.	CONNECTION	PENE.	PENETRATION
CONT.	CONTINUOUS	REINF.	REINFORCEMENT
CTR.	CONTRACTOR	RND.	ROUND
DIA.	DIAMETER	SIM.	SIMILAR
DET.	DETAIL/ER	SS.	STAINLESS STEEL
(E)	EXISTING	STD.	STANDARD
EXIST.	EXISTING	SUPP.	SUPPLEMENTAL
EA.	EACH	SQ.	SQUARE
E.W.	EACH WAY	T/O	TOP OF
ELEV.	ELEVATION	TYP.	TYPICAL
EMBED.	EMBEDMENT	THK.	THICKNESS
EOR.	ENGINEER OF RECORD	UNO.	UNLESS NOTED OTHERWISE
FAB.	FABRICATOR/FABRICATION	VERT.	VERTICAL
FDN.	FOUNDATION	VIF.	VERIFY IN FIELD
FRM'G.	FRAMING	w/	WITH
FTG.	FOOTING	w/o	WITHOUT
GC.	GENERAL CONTRACTOR	ZP.	ZINC (MECHANICAL) PLATED



1 SIGN A ELEVATION

REVERENCE ENGINEERING
www.reverenceengineering.com
(619) 354-1152
600 B STREET, STE 300
SAN DIEGO, CA 92101

PREPARED FOR:

CHANDLER SIGNS

PROJECT TITLE: RESIDENCE INN MONUMENT

PROJECT ADDRESS: 640 HAWTHORNE SALEM, OR

PROJECT #: 1909070

No:	Issue/Revision:	Date:
----	Initial Submittal	9-23-2019
1		
2		
3		
4		

REGISTERED PROFESSIONAL ENGINEER
93557PE
OREGON
JULY 10, 2018
BRETT J. SAUERS
EXPIRES: 6-30-2020

ENGINEER: BJS

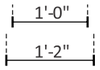
DWG TITLE: STRUCTURAL

SHEET: S.1

SIZE: B

PLAN VIEW

SIMULATED NIGHT VIEW



END VIEW

A D/F MONUMENT SIGN

SCALE: ½" = 1'-0"

RI MON 3'-0" x 8'-9" @ 6'-0"

FABRICATED ALUMINUM CABINET SIGN - ALUMINUM SQUARE TUBE FRAME w/ .125" ALUMINUM FACES - PAINTED PAINTED TO MATCH PMS 425c GRAY (SATIN FINISH) - INSIDE TO BE PAINTED w/ L.E.P.

FACE TO HAVE ROUTED-OUT OPENINGS BACKED UP w/ CYRO SG WRT30 ACRYLIC SHOW-THRU GRAPHICS

INTERNALLY ILLUMINATED w/ WHITE LED's

ALUM. FABRICATED REVEAL - PAINTED TO MATCH PMS 877c SILVER (SATIN FINISH)

.080" ALUMINUM FABRICATED SUPPORT COVER PAINTED MP 41342SP BRUSHED ALUM. (SATIN FINISH)

STEEL SIGN SUPPORT (AS REQUIRED) INSIDE ALUMINUM BASE COVER & SIGN CABINET - SET IN CONCRETE PIER TYPE FOUNDATION - SIZES & DEPTH TO BE DETERMINED BY ENGINEERING, LOCAL CODES & CONDITIONS

UNDERGROUND ELECTRICAL PRIMARY SERVICE PROVIDED TO SIGN BY CUSTOMER'S ELECTRICIAN (VERIFY VOLTAGE & COORDINATE w/ CHANDLER SIGNS)

EXISTING STEEL SUPPORT TO BE RE-USED

Residence INN BY MARRIOTT

Design #	**0400723A**
Sheet	2 of 5
Client	RESIDENCE INN
Address	640 HAWTHORNE SALEM, OR.
Account Rep.	MD|MS
Designer	RFF
Date	09.13.18

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
West Coast	3220 Executive Ridge Dr Ste 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 424-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).