



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF REPORT

PLANNING BOARD MEETING

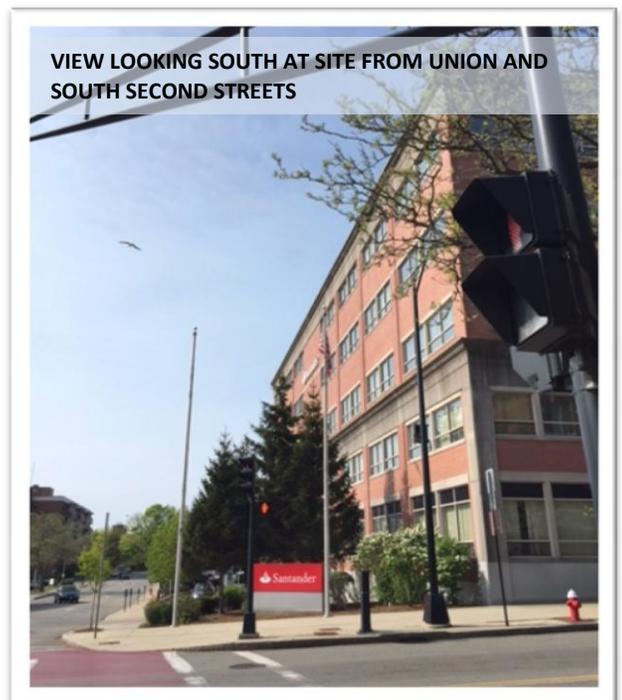
June 8, 2016

**Case #20-16: SITE PLAN REVIEW
FOR NEW GROUND SIGN**
DeMello International Center
128 Union Street
Map 47, Lot 5

Owner: 128 Union Street, LLC
117 Hathaway Road
Dartmouth, MA 02747

Applicant: DeMello International Center
128 Union Street
New Bedford, MA 02740

Applicant's Agent:
Poyant Signs Inc.
125 Samuel Barnet Blvd.
New Bedford, MA 02745



Overview of Request

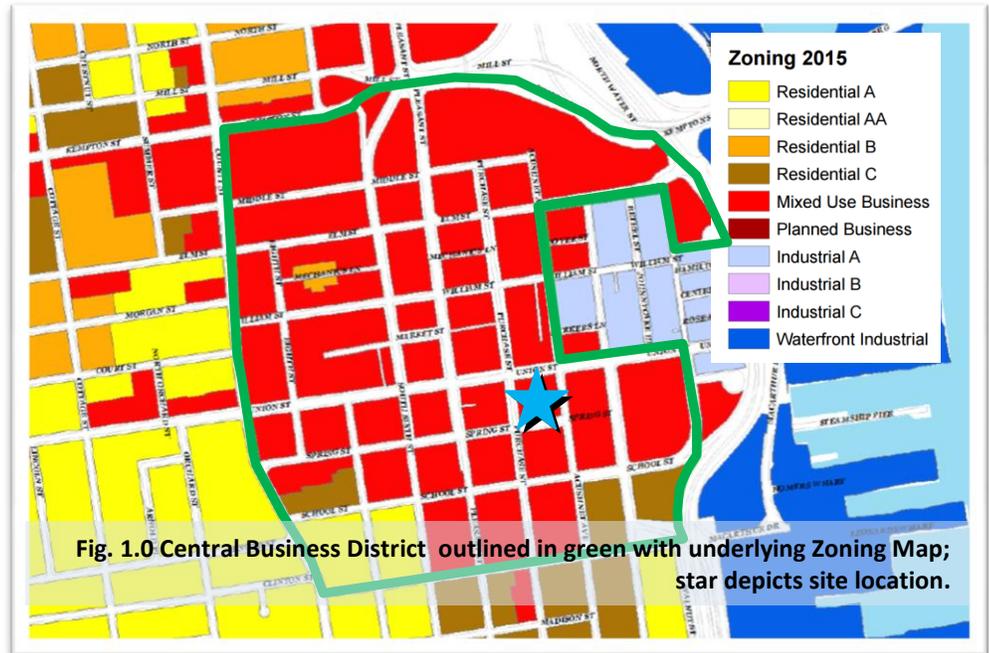
Request by applicant for Site Plan approval for Ground Sign under Chapter 9 Comprehensive Zoning, §5400, 5410, 5427 and 5430-5490B, located at 128 Union Street (Map 47, Lot 5), in the Mixed Use Business zoning district, Central Business District, and Downtown Business Overlay District.

It is anticipated that the applicant for this project will be submitting an application for a variance from the Zoning Board of Appeals pending final determination by the Zoning Enforcement Officer of its applicability.

Existing Conditions

The site of the proposed ground sign for DeMello International Center is located on Union Street, one of New Bedford's Primary Gateway Corridors. Currently recognized as Santander Bank, this landmark building is within the city's Central Business District whose boundaries are shown in Figure 1.0, and the Downtown Business Overlay District [DBOD] with boundaries described as being located between the east side of County Street, north side of School Street, west side of Route 18 and south side of Kempton Street.

There is an existing ground sign already on the site installed by Santander Bank located on the site's northeast corner. This sign meets the minimum set back of six (6) feet from lot line under §3256. Given the prevalence of commercial buildings located on zero lot-lines, there are only a few ground signs located along the Union Street corridor, largely in this immediate area: the YMCA's changeable copy sign is across the street to the east, a St. Anne's Credit Union ground sign is located diagonally across the street to the northeast and an RMS ground sign is across the street to the west.

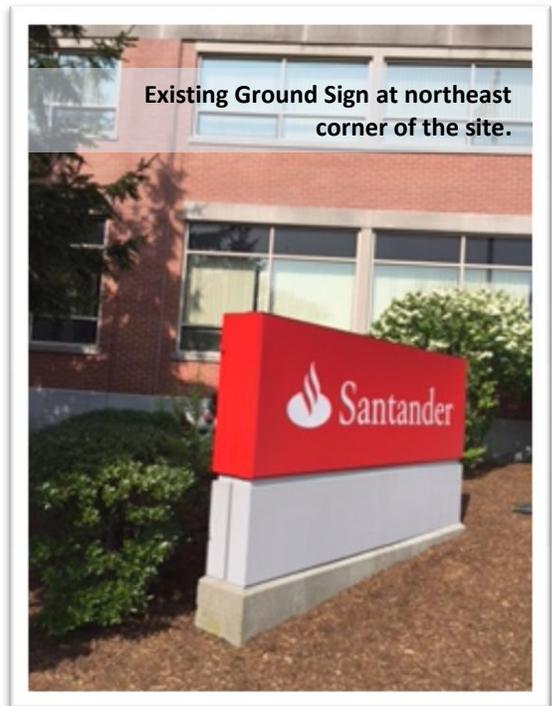


With a surface area of 29.29+/- SF, the existing 37" x 114" Santander ground sign currently exceeds the maximum 25 SF surface area stipulated under §3255 but predates this section of the ordinance; as such the Zoning Enforcement Officer has determined that it is a legal non-conforming sign. [NOTE: The existing 25"+/- masonry base height is not included in the surface area measurement. The combined height of base and sign measures 88" overall in height].

Existing tenants of the 125,000 SF+/- five-story structure include the Waterfront Historic Area League (WHALE), SMILES mentoring program, Master Urban Educators Educational Consultants, McDonald's Corporation, legal and investment firms, and Santander Bank. Applicant's agent states Santander Bank will continue to lease space from DeMello International Center and share the monument ground sign.

Proposed Conditions

The applicant proposes to display a new single face, internally illuminated sign that will be mounted on two steel pole structures and fit above the existing monument ground sign. Surface area of the new sign is approximately nine (9) feet by three (3) feet, adding twenty-seven (27)+/- SF to the existing twenty-nine (29)+/- SF monument ground sign.



The ground sign proposal describes an illuminated sign, having a "bleed face, with push through graphics". A bleed face may be defined as a sign having background color, with color shown seamlessly from edge to edge of the surface of the sign area. Push through graphics and letters are of three dimensional shape or form. When illuminated from within the

cabinet or box that hold the letter placement, a halo effect is produced which softly envelops the letter or graphic shapes.

Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

The Conservation Commission has noted that the proposed sign is not in or within 100' of any local or State regulated Wetland Resource Areas and that as such, no permit is required for the requested ground sign. The Planning Department awaits comments from the remaining departments at the time of the compilation of this report.

Site Plan Review

Plans submitted for consideration:

The submittal is shown as the Site Plan for DeMello International Center, 128 Union Street, New Bedford, MA, as prepared for CompassBank, dated 12/29/98, by SITEC, Inc., 13 Welby Road, New Bedford, MA 02745 and presented by Poyant Signs. Inc., 125 Samuel Barnet Boulevard, New Bedford, MA 02745 consisting of one (1) sheet;
and

DeMello International Center, Design Development, dated May 6, 2016, as prepared by Poyant Signs. Inc., 125 Samuel Barnet Boulevard, New Bedford, MA 02745 consisting of seven (7) sheets.

Site Plan – Sheet 1

Cover Page

Addition to Monument Sign – Sheet 5A.1 – Option A

Channel Letters - Sheet 3B.2 – Option B

Channel Letters – Sheet 3B.1- Option B

Reface Building Sign – Sheet 1A.1 – Option A

Channel Letters – Sheet 4B.1 – Option B

Channel Letters Sheet 4B.2 - Option B

Master Plan Goal

According to *O Journal*, the vision of the DeMello International Center is to “establish an educational and cultural hub whose ultimate goal is to create a vibrant, dynamic place for the community to engage in educational opportunities and enhance their understanding of the Portuguese culture.” <http://ojournal.com/portuguese-brazilian-news/2016/03/santander-building-sold-to-become-demello-international-center/#axzz49akFrQyY>

The application for commercial ground sign under consideration by the Planning Board as part of the development proposal by DeMello International Center meets the criteria set forth under *A City Master Plan: New Bedford 2020* in that the proposal for a ground sign supports existing business and attracts emerging industries as part of the strategic approach for economic development.

For Board Member Consideration

The application and plans for a ground sign are professional in design and scope; however, the proposed sign surface area is greater than allowed by city code, both when it is added to the existing ground sign and on its own. According to the Commissioner of Inspectional Services [Zoning Enforcement Officer], the proposed sign will require a variance from the city’s zoning ordinance.

Given the way in which the existing monument sign sits atop a stone foundation and the proposed new ground sign addition would necessitate a new footing and support pole and thus effectively create two separate structural supports for the signs, the Board may wish to ask for a revised plan that presents a single structural sign, defining the area to be shared by owner and primary tenant.

Staff Recommendation:

Having reviewed this request, the existing character of surrounding properties, and the thresholds required for approval of a site plan review, staff recommends approval of this application with the following conditions:

- That the approval granted by the Planning Board is contingent on the approval of relief from the Zoning Board of Appeals.
- That the applicant ensure that the deed book and page number is added to the Title Box on the final submitted plans to the Department of Inspectional Services and Planning Department.
- That the applicant ensure that the Assessor’s Map and Lot be added to the Title Box on plan sheets.

Attachments:

1. Site Plan Review Application for New Ground Sign
2. Letter of Authorization
3. Deed - Bristol County (S.D) Registry of Deeds Book 11623, Page 206
4. Plan set





PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 02740

2016 MAY 16 P 3:55

CITY CLERK

SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: _____ by: _____ dated: _____.

1. Application Information

Street Address: 128 UNION ST. NEW BEDFORD, MA

Assessor's Map(s): 47 Lot(s) 5

Registry of Deeds Book: 11623 Page: 200

Zoning District: MURB, DBOD + CBD

Applicant's Name (printed): LEONARD M. POYANT POYANT SIGNS INC.

Mailing Address: 125 SAMUEL BARNET BLVD. NEW BEDFORD, MA 02745
(Street) (City) (State) (Zip)

Contact Information: CELL 508-989-1927 L.POYANT@POYANTSIGNS.COM
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

- (16) 11x17 copies of construction drawings with photos & site plan
- (4) 24x36" site plans
- (16) application w/ land lord authorization

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

5/13/16
Date

Leonard M. Poyant
Signature of Applicant

ATTACHMENT 1

Case 20-16
05/16/2016

2. Zoning Classifications

Present Use of Premises: Office space & Banking

Proposed Use of Premises: Office space, Banking, Education

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

3. Will sign be illuminated? YES, How? Internally w/ LEDs & lamps

4. Will sign overhang a public sidewalk? NO, If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

5. Briefly Describe the Proposed Project:

1. Reface & repaint existing wall sign on Union Street. 2. (2) new sets of channel letters. One facing South and one facing East. Both internally illuminated with LEDs. 3. New single faced internally illuminated cabinet to be added to existing measurement.

6. Please complete the following:

	Existing	Allowed/Required	Proposed
Total Sign Area (sq ft)		1,515	551.62
Sign Height (ft)	varies		see DWG - varies by sign
Total Number of Signs at Subject Parcel(s)	5		3 new 1 reface
Front Setback (ft)			
Side Setback (ft)			
Side Setback (ft)			

7. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title:

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title:

8. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Poyant Signs, Inc.

at the following address: 125 Samuel Barret Blvd, New Bedford

to apply for: new signs

on premises located at: 128 Union Street

for which the record title stands in the name of: 128 Union Street LLC DBA/DIC.

whose address is: 117 Hathaway Rd, Dartmouth, MA 02747

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11623 Page: 206

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

5/16/16

Date

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

(see Attached letter)



128 UNION STREET LLC.
DBA/D.I.C

Demello International Center

BUSINESS AND EDUCATION FOR THE NEXT GENERATION

05/08/16

To whom it may concern:

RE: James DeMello , owner.

128 Union Street, New Bedford, MA, 02740

Dear Sir or Madam,

I, James DeMello, as owner of the "DeMello international center" hereby gives its consent to

Poyant Signs, Inc., 125 Samuel Barnet Blvd., New Bedford, MA 02745. I also give my project manager, Dylan Fagundes, authority to sign off , give necessary information, and deal directly with your organization acting as my surrogate.

To act as it's agent for the subject property noted above and to apply for and have issued any and all permits regarding the construction and installation of any signage, including temporary and permanent signs for the Job Location and related improvements to the subject property and to other work required to the existing properties at 128 Union Street, New Bedford , MA, 02740.

Sincerely,

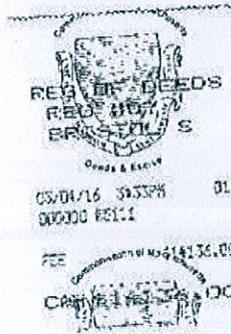
7749295563

Case 20-16
05/16/2016

ATTACHMENT 2

118624

Record and return to:



BK 11623 PG 206
03/04/16 02:39 DOC. 4905
Bristol Co. S.D.

This space reserved for Recorder's use only

DEED

Property address: 128 Union Street, New Bedford, Massachusetts

SANTANDER BANK, N.A., successor to Sovereign Bank, N.A., successor to Sovereign Bank, successor to Compass Bank for Savings, a national banking association ("**Grantor**"), for consideration paid, and in full consideration of **THREE MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,100,000.00)**, grants to **128 UNION STREET, LLC**, a Massachusetts limited liability company with an address of 117 Hathaway Road, Dartmouth, Massachusetts 02747 ("**Grantee**"), with quitclaim covenants,

Two parcels of land, with all buildings and improvements thereon, located in New Bedford, Bristol County, Massachusetts, and more particularly bounded and described as follows:

Parcel One: Unregistered Land

Beginning at a stone bound in the southerly sideline of Union Street, said bound being the northwest corner of the parcel to be described; thence,

North 81°53'06" East, 161.71 feet by the southerly sideline of Union Street to a point; thence,

By a curve to the right having a radius of 12.00 feet, a distance of 15.38 feet to a point in the westerly sideline of Second Street; thence, **15.39**

By a curve to the right having a radius of 91.80 feet, a distance of 27.11 feet to a point; thence, ✓

South 07°44'10" East, 425.00 feet to a point in the northerly sideline of School Street. ✓
Said last two courses being by the westerly sideline of Second Street; thence,

South 81°27'30" West, 186.89 feet by the northerly sideline of School Street to a point in the easterly sideline of Acushnet Avenue; thence, ✓

North 08°01'37" West, 449.73 feet by the easterly sideline of Acushnet Avenue to a stone bound; thence, ✓

By a curve to the right having a radius of 12.00 feet, a distance of 18.83 feet to a stone bound and the point of beginning. ✓

Containing 86,569 square feet, more or less. Meaning and intending to describe Lot 1 on a plan entitled "Approval Not Required Plan of Land in New Bedford, Massachusetts, prepared for Compass Bank, scale 1" = 30', Aug. 10, 1998", prepared by SITEC, Inc. and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 141, Page 46.

The above-described premises includes registered land as set forth in Certificate of Title No. 18588, as hereinafter described and conveyed.

For Grantor's title see that certain deed dated November 23, 1998, and recorded with the South Bristol Registry of Deeds in Book 4272, Page 206.

Parcel Two: Registered Land

EASTERLY	by land now or formerly of the city of New Bedford, thirteen and 30/100 (13.30) feet;
SOUTHERLY	by land now or formerly of Carlo D. Finni, six and 83.100 (6.83) feet;
WESTERLY	by land now or formerly of Fannie Zeitz, Trustee, thirteen and 30/100 (13.30) feet; and
NORTHERLY	by land now or formerly of Edith L. Maine, et al, six and 83/100 (6.83) feet.

All said boundaries are determined by the Court to be located as shown on plan 12795A, drawn by Frank M. Metcalf, Civil Engineer, dated Mar. 8, 1928, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 10, Page 3, with Certificate of Title No. 2132.

IMAGE UNAVAILABLE

FOR TITLE see Certificate of Title No. 18588.

Subject to the covenants and stipulations referred to in Paragraphs A and B, Subparagraphs 1.a, 1.b and 1.c of Paragraph C, as set forth in a deed from New Bedford Redevelopment Authority to Malcolm W. Frasier, dated February 4, 1972 and recorded in the Bristol County (S.D.) Registry of Deeds, Land Court Department as Document No. 31625.

Subject to the outstanding Notice of Decision on Zoning Variance Petition from the City of New Bedford, Board of Appeals to erect a 5-6 story office building dated October 2, 1998 and recorded on December 4, 1998 in the Bristol County (S.D.) Registry of Deeds in Book 4272, Page 204.

118624

BK 11623 PG 208

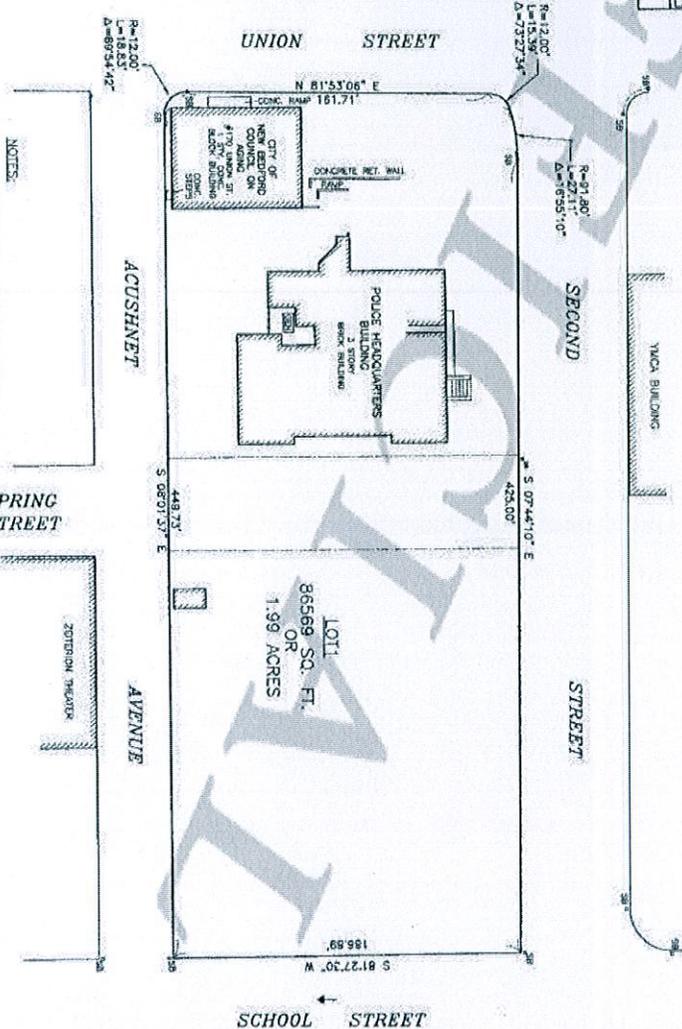
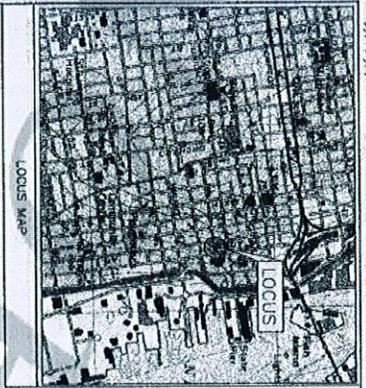
Subject to an outstanding Grant of Easement to the New England Telephone and Telegraph Company dated January 22, 1999 and recorded on January 28, 1999 in the Bristol County (S.D.) Registry of Deeds in Book 4322, Page 138.

Subject to an outstanding Notice of Lease to Joseph Barry, Co., LLC dated October 13, 2010 and recorded on October 15, 2010 in the Bristol County (S.D.) Registry of Deeds in Book 9859, Page 186.

This is not a transfer of all or substantially all of the assets of the Grantor located in the Commonwealth of Massachusetts.

The Grantee assumes and agrees to pay the real estate taxes coming due on the premises conveyed hereunder for the tax period ending June 30, 2017.

[SIGNATURE FOLLOWS ON NEXT PAGE]



NOTES:

1. LOCUS IS COMPRISED OF LOTS 5, 13, 50, THRU 58 AND LOT 198 AS SHOWN ON CITY OF NEW BEDFORD ASSESSORS MAP NO. 47.
2. THE PURPOSE OF THIS PLAN IS TO COMBINE THE ABOVEMENTIONED LOTS TO FORM ONE LOT (LOT 1). THE COMBINED LOT AREA= 86569 S.F. OR 1.99 ACRES.

OWNER/APPLICANT:
 COMPASS BANK
 791 PURCHASE STREET
 NEW BEDFORD, MA 02740

NEW BEDFORD, MASSACHUSETTS

**APPROVAL NOT REQUIRED
 PLAN OF LAND**

PREPARED FOR
COMPASS BANK
 SCALE: 1"=50'
 AUG. 10, 1998
 PREPARED BY
SITTEC
 13 Main Street
 New Bedford, MA 02740
 Tel: (508) 538-1541
 Fax: (508) 538-1541



NO DETERMINATION AS TO COMPLIANCE WITH ZONING REGULATIONS IS MADE BY THIS PROFESSIONAL LAND SURVEYOR.

DATE: 8/15/98

NEW BEDFORD PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.



Michael J. S. [Signature]
 PROFESSIONAL LAND SURVEYOR
 DATE: 8/15/98

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

FOR REGISTRY USE ONLY

RECORD & RECORDS
 ONE SET - 7" x 11"
 FOR SETTING OF MONUMENTS
 AND RECORDS

118624

BK 11623 PG 209

Executed as an instrument under seal this 2nd day of March, 2016.

SANTANDER BANK, N.A.

91679
110396
114089

By: *Patricia B. Davis*
Patricia B. Davis, Senior Vice President

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On March 2, 2016, before me, the undersigned notary public, personally appeared Patricia B. Davis, Senior Vice President of Santander Bank, N.A. (the "Principal"), and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- The following evidence of identification: _____

Kathleen M. Stinson

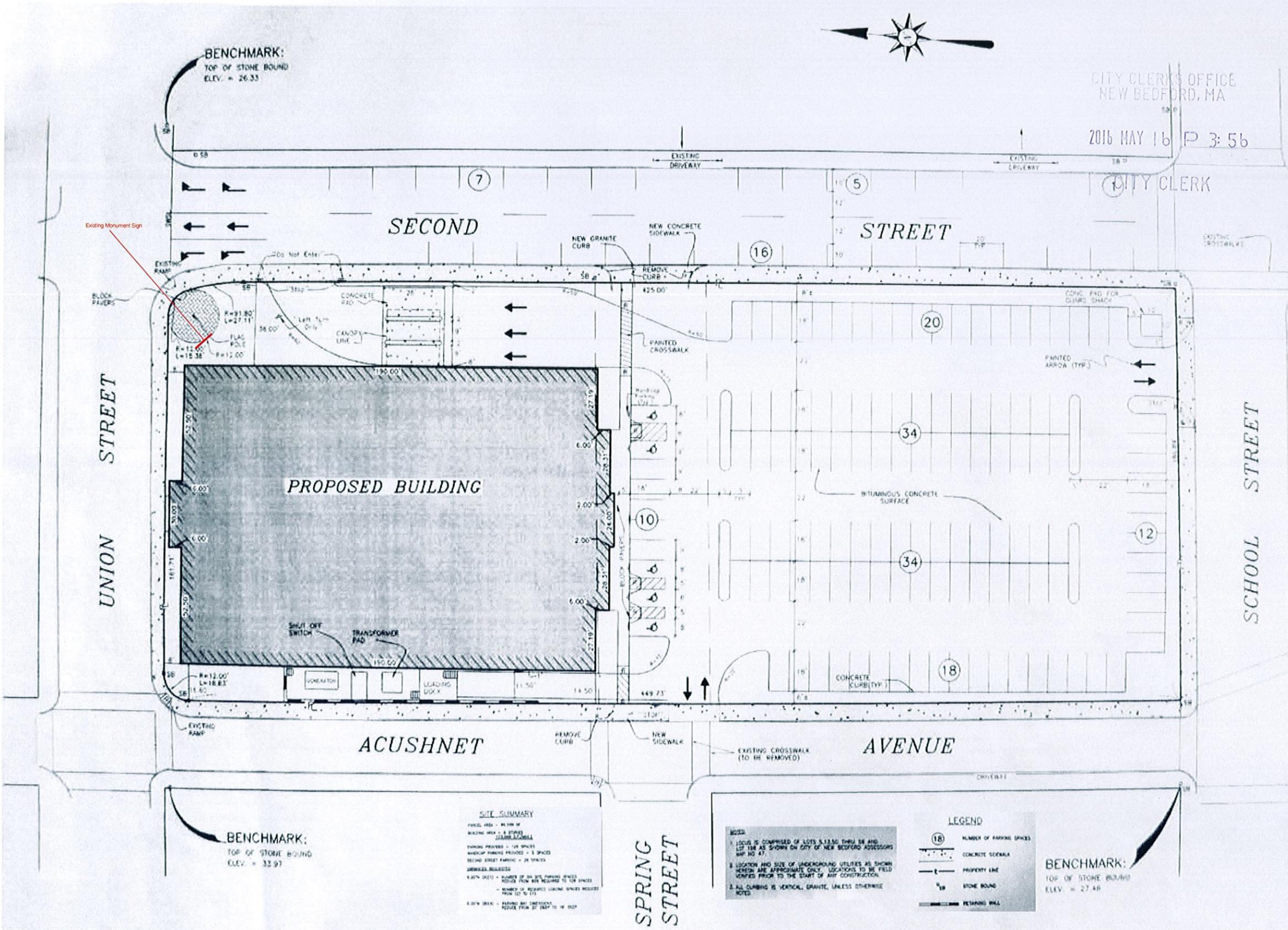
Notary Public

Printed Name: _____

My Commission Expires: _____



[Seal]



FCI
ARCHITECTS

Financial Concepts Inc.
1220 Main Street
New Bedford, MA 01905

2016 MAY 16 P 3:56

CITY CLERK'S OFFICE
NEW BEDFORD, MA

KEY PLAN

NOTES:

1. PRELIMINARY LAYOUT SET
2. SITE LAYOUT

PROJECT
COMPASS BANK
OPERATIONS CENTER
NEW BEDFORD, MASS.

SCALE: 1"=20'-0"

DATE: 12/23/14

FILE NAME: 1220 MAIN STREET

JOB NO.: 1985

STAMP: L1.1

BENCHMARK:
TOP OF STONE BOUND
ELEV. = 26.33

BENCHMARK:
TOP OF STONE BOUND
ELEV. = 33.97

SITE SUMMARY

PARCEL AREA = 16,100 SF
 BUILDING AREA = 4,800 SF
 GARAGE/STORAGE = 2,000 SF
 PARKING PROVIDED = 100 SPACES
 WALKWAY/PARKING PROVIDED = 3 SPACES
 SECOND STREET PARKING = 20 SPACES

SEWERAGE/STORMWATER

8.00% (12%) = NUMBER OF ON SITE PARKING SPACES
 NUMBER FROM AREA REQUIRED TO USE SPACES
 = NUMBER OF REQUIRED PARKING SPACES REQUIRED FROM LOT TO LOT

8.00% (12%) = REQUIRED MIN. EMERGENCY
 RESERVE FROM ST. DEPT. TO BE USED

NOTES

1. LOTUS IS COMPOSED OF LOTS 5, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

2. LOCATION AND SIZE OF UNDERGROUND UTILITIES AS SHOWN
 HEREIN ARE APPROXIMATE ONLY. LOCATIONS TO BE FIELD
 VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.

3. ALL CURBING IS VERTICAL GRANITE, UNLESS OTHERWISE
 NOTED.

LEGEND

(18) NUMBER OF PARKING SPACES

CONCRETE SIDEWALK

PROPERTY LINE

STONE BOUND

RETAINING WALL

BENCHMARK:
TOP OF STONE BOUND
ELEV. = 27.49



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyant.com

DeMello International
Center
128 Union Street
New Bedford MA

Project: 12341
DeMello International Center
Sales: Stephanie Poyant Moran
Date: 05.16.16
Designer: JST

Note:
This is an original unpublished
drawing created by Poyant Signs,
Inc. It is submitted for your
personal use in connection with
a project being planned for you
by Poyant Signs, Inc. It is not to
be shown to anyone outside your
organization, nor is it to be
reproduced, copied or exhibited
in any fashion until transferred.

Revisions:

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By: _____

Date: _____

Site Plan

A Sign Elevation - Front View - North Elevation
Not to Scale

CITY CLERKS OFFICE
NEW BEDFORD, MA

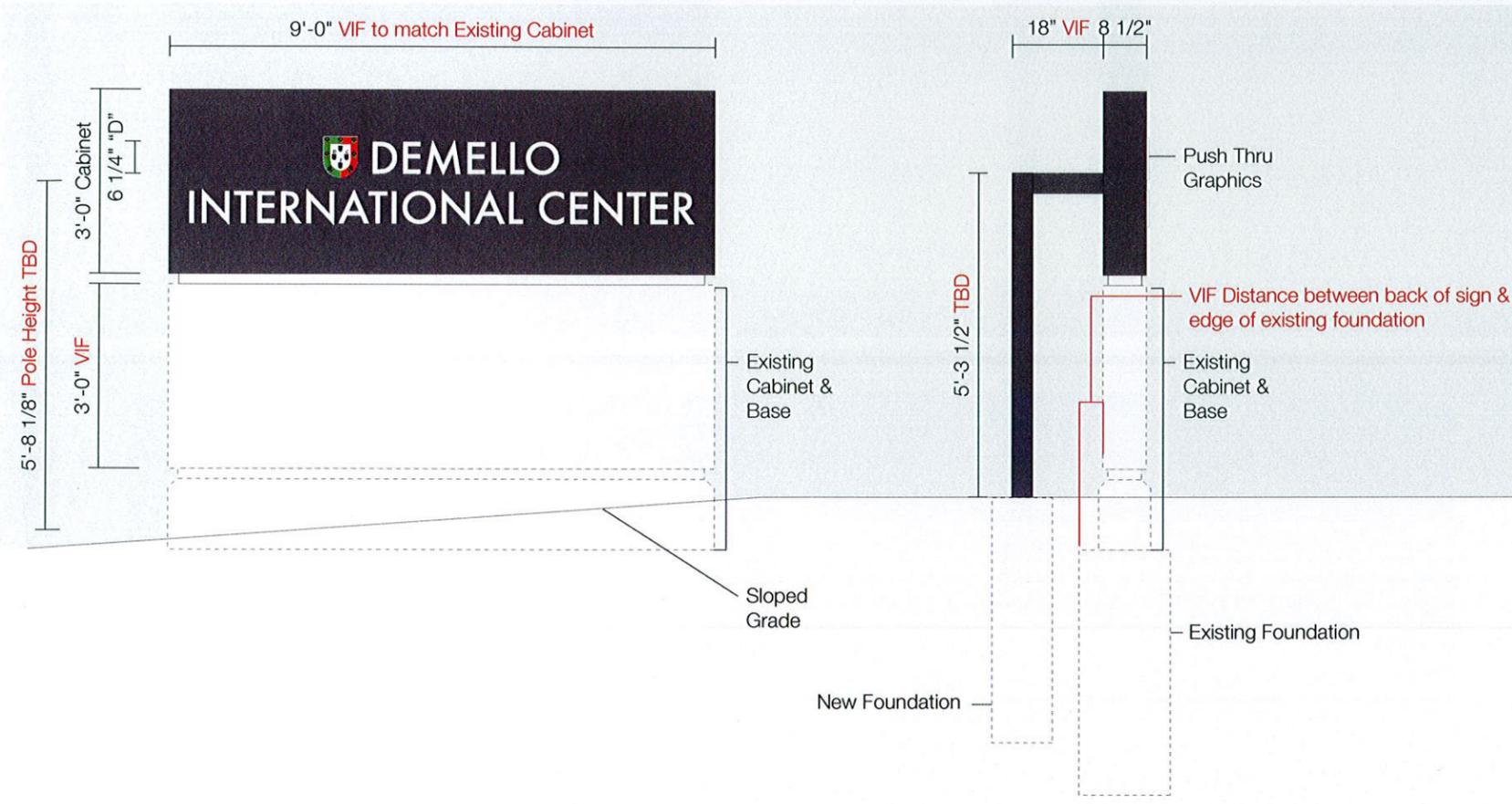
2016 MAY 16 P 3:55

CITY CLERK

DeMello International Center | 128 Union Street, New Bedford, MA | Design Development | May 6, 2016

Poyant
Building Your Brand

Case 20-16
05/16/2016



A Sign Elevation - Front View
Scale: 3/8"=1'-0"

B Sign Elevation - Side View
Scale: 3/8"=1'-0"



C Photo Comp - Existing
Not to Scale



D Photo Comp - Proposed
Not to Scale

Specifications
Qty = 1 27 Sq Ft

New Single Face Internally Illuminated Addition to Monument Sign

- 8-1/2" Deep Small A Cabinet with internal structural steel angle at back for support and aluminum bleed face; returns, back and bleed face to be painted gray
- Bleed face ready to receive 1/2" clear acrylic push thru graphics
- Letters to have white translucent vinyl applied second surface
- Shield to have translucent digital print applied first surface
- White LED illumination
- Cabinet to have 2"H reveal mounted to bottom painted to match existing cabinets reveal
- Cabinet to be mounted to (Qty: 2) 4" x 4" steel pole structures, painted dark gray (New cabinet & structure will not touch existing cabinet structure or foundation)
- Poles to be direct buried in (Qty: 2) 12" dia. foundations (TBD)

- VIF**
- Height, width and depth of existing cabinet
 - Height, width and depth of existing reveal
 - Dimensions of existing foundation so proposed 12" dia. foundations will not interfere with it
 - PMS color of existing reveal
 - Voltage
 - Customer to approve font for letters

* Engineer Review Suggested

Colors & Materials

Paint

- Dark Gray Paint (For Returns)
Akzo Nobel FLNA7114; Satin Finish
- White Paint; To match Existing Reveal; Satin Finish

Vinyl

- White; 3M 3630-20

Digital Print

- (Qty: 1) 7"W x 8-1/4"H
Translucent digital print with adhesive backer and UV protectant; no masking



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

DeMello International Center

128 Union Street
New Bedford MA

Project: 12341
DeMello International Center

Sales: Stephanie Poyant Moran
Date: 04.01.16
Designer: JST

Note:
This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion until transferred.

Revisions:
04.15.16 JST R1 Added logo, updated digital print size

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Addition to Monument Sign

Option A Case 20-16
05/16/2016

Sign Type 12341.5A-R1 5A.1

DeMello International
Center

128 Union Street
New Bedford MA

Project: 12341
DeMello International Center

Sales: Stephanie Poyant Moran
Date: 03.31.16
Designer: JST

Note:
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Revisions:
04.15.16 JST B1 Added Logo,
Change to size of digital print

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Reface Building Sign

Option A Case 20-16
05/16/2016

Sign Type 12341.1A-R1 1A.1

Specifications

Qty = 1 85.77 Sq Ft

New Face for Existing Single Face Internally Illuminated Building Sign

- *Remove & Dispose of Existing Face Only
- *Sand, Prime and Paint Existing Cabinet Dark Gray in Field

- New .080 aluminum (oversized) stencil cut face ready to receive 1/2" clear acrylic push thru graphics (text and shield)
- Painted dark gray (Face will have seams)
- Shield logo to have translucent digital print applied first surface
- Letters to have white translucent vinyl applied second surface
- Face to be installed into existing cabinet on building

VIF

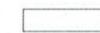
- Existing cabinet construction (for proper face installation)
- Retainer Size
- Face Cut Size
- Voltage
- Customer to approve font choice for letters
- Condition of existing illumination (Lamps, Ballasts, LEDs etc.)

Colors & Materials

Paint

 Dark Gray Paint
Akzo Nobel FLNA7114; Satin Finish

Vinyl

 White; 3M 3630-20

Digital Print

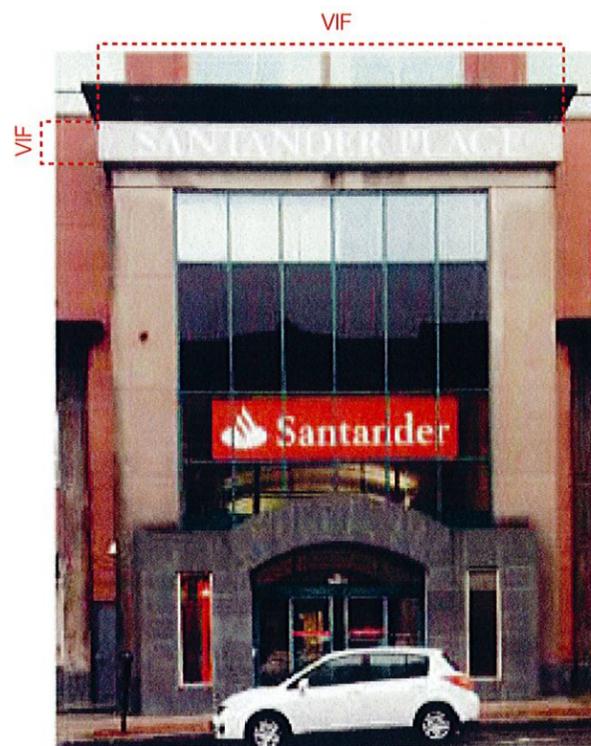
 (Qty: 1) 20-1/2"W x 23-13/16"H
Translucent digital print with adhesive backer and UV protectant; no masking

32'-2" VIF Cut Size

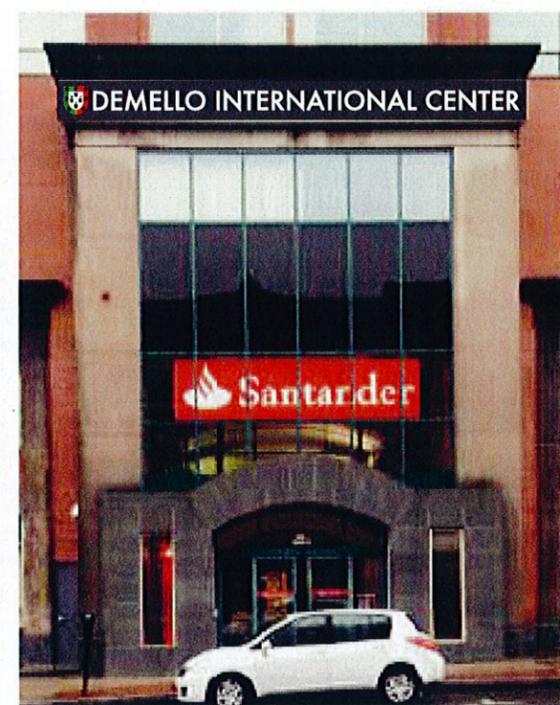


A Sign Elevation - Front View - North Elevation
Scale: 1/4"=1'-0"

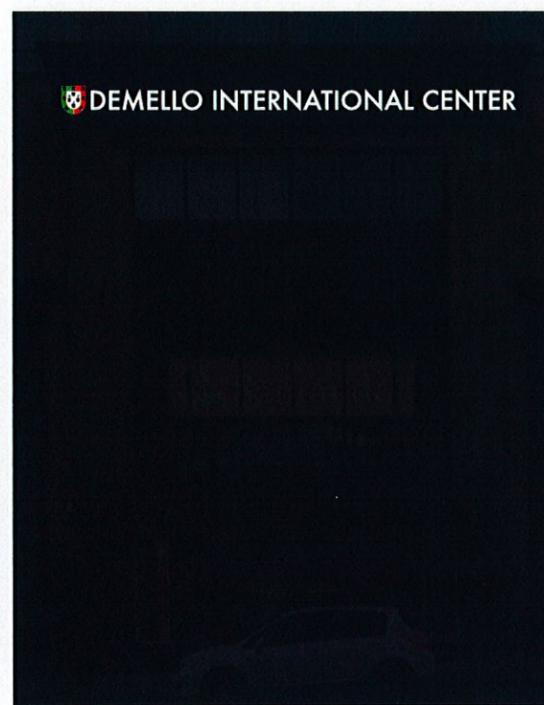
2'-8" VIF Cut Size
1'-3 5/8" "D"



B Photo Comp - Existing
Not to Scale



C Photo Comp - Proposed - Day
Not to Scale



D Photo Comp - Proposed - Night
Not to Scale



CITY CLERKS OFFICE
NEW BEDFORD, MA

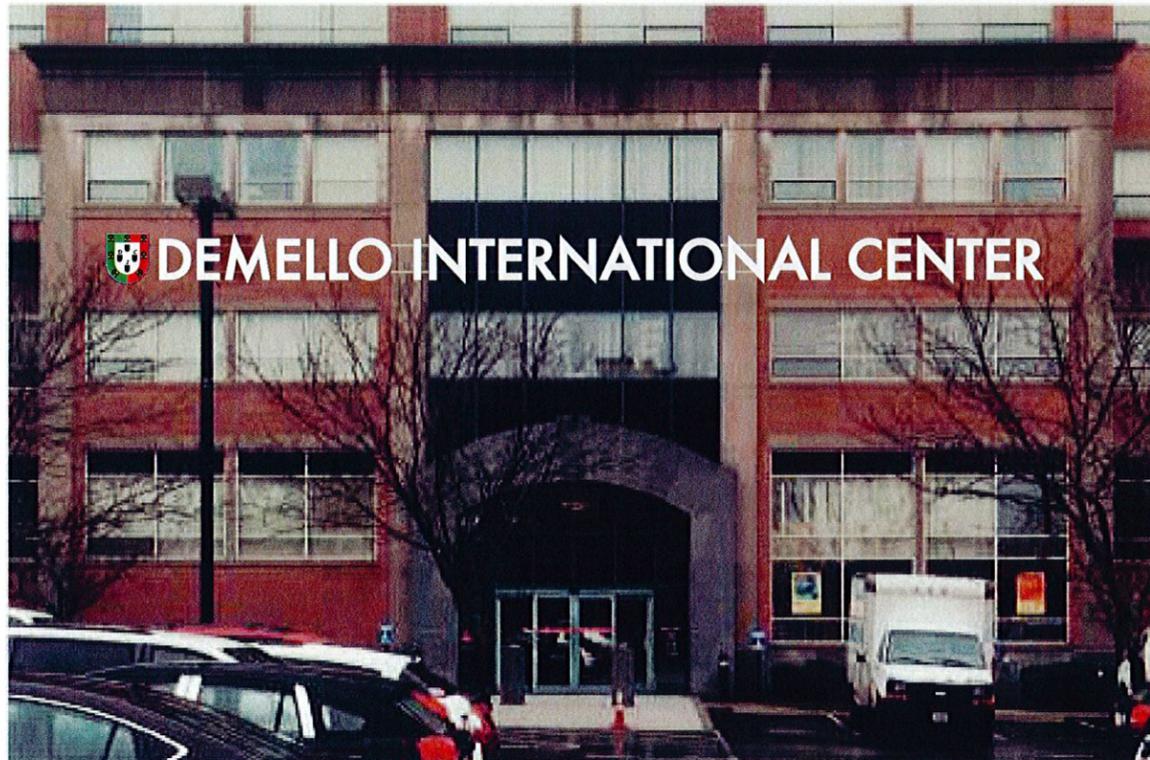
2016 MAY 16 P 3: 56

CITY CLERK

VIF Dimensions and projection
(Confirm this is decorative element only)

*VIF Projection of all Elements
where sign is to be placed

A Photo Comp - Existing
Not to Scale



B Photo Comp - Proposed - Day
Not to Scale



C Photo Comp - Proposed - Night
Not to Scale



125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

DeMello International
Center

128 Union Street
New Bedford MA

Project: 12341
DeMello International Center

Sales: Stephanie Poyant Moran
Date: 04.01.16
Designer: JST

Note:
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Revisions:
04.15.16 JST Added to Package

 This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved By:

Date:

Channel Letters

Option B

Case 20-16
05/16/2016

Sign Type 12341.3B

3B.2

Specifications

Qty = 1

273.36 Sq Ft

New Single Face Internally Illuminated Channel Letter Building Sign

- 2" x 2" square rails painted gray, brick color and tan accordingly; mounted to buildings fascia with shoes
- 5" Deep, face lit, remote wired channel letters with 3/16" white acrylic faces
- Shield to have translucent digital print applied first surface
- All returns to be painted dark gray, trim caps to be white
- White LED illumination
- Shield and letters to be mounted to rails as required

VIF

COLUMNS:

- Building material of projecting columns for proper mounting
- Confirm that the columns protrude farther from the buildings fascia than the window mullions
- Depth that the columns protrude from the window mullions
- Width of Columns
- Distance Between columns
- PMS color of the columns (for paint match)

WINDOWS:

- Width of window mullions
- OC of window mullions
- How far window mullions project from glass
- If window mullions can be mechanically fastened to (for show mounting attachment of rails)

BRICK FASCIA

- Projection of decorative brick elements
- Dimensions of decorative brick elements
- PMS color of brick on building (for paint match)

OTHER:

- Confirm access behind wall
- Voltage at sign location
- Customer to approve font for letters

Colors & Materials

Paint

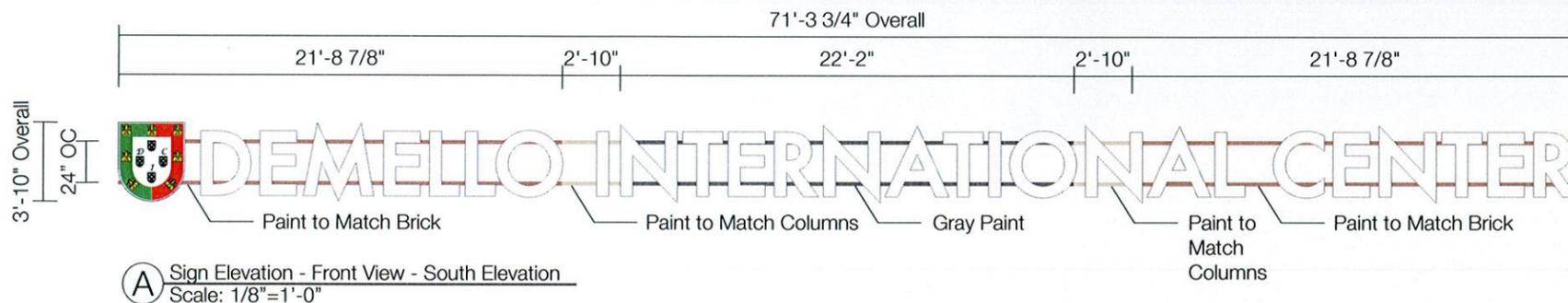
-  Dark Gray Paint (For Returns)
Akzo Nobel FLNA7114; Satin Finish
-  Dark Gray Paint (For Rails)
Akzo Nobel FLNA7114; Matte Finish
-  Tan Paint (For Rails) to Match Building Columns
Matte Finish
-  Brick Color Paint (For Rails) to Match Brick on Building
Matte Finish

Digital Print

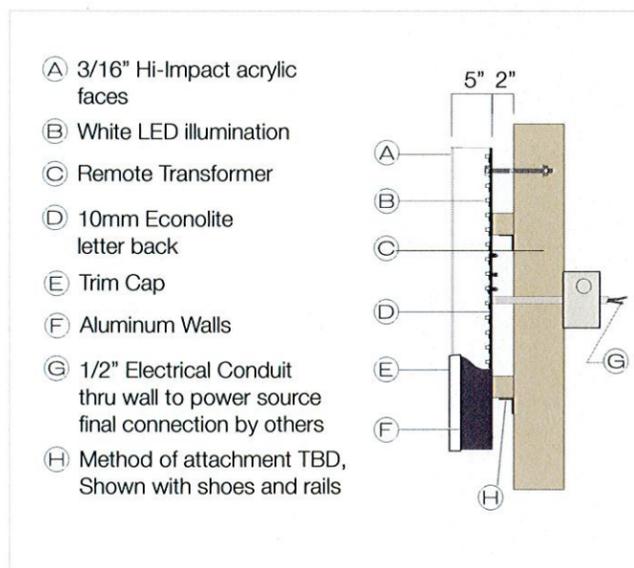
-  (Qty: 1) 15-3/4"W x 18-3/8"H
Translucent digital print with adhesive backer and UV protectant; no masking

Trim Caps

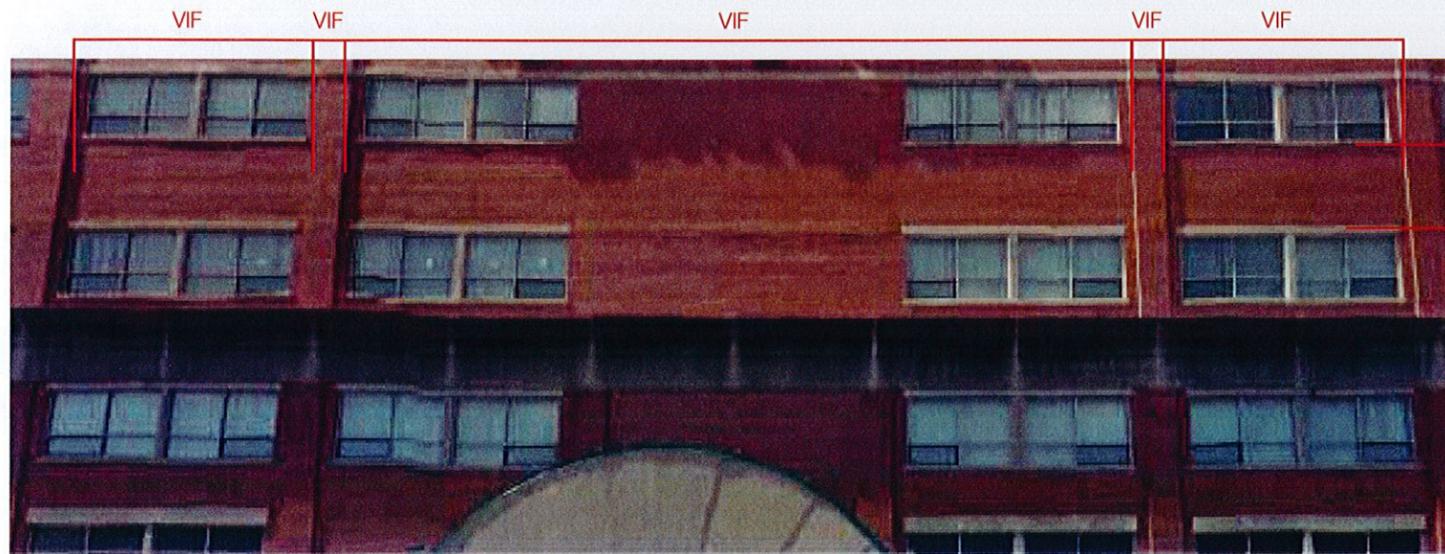
-  White Jewelite



(A) Sign Elevation - Front View - South Elevation
Scale: 1/8"=1'-0"



(B) Face Lit Remote Wired Channel letter
Not to Scale



A Photo Comp - Existing
Not to Scale



B Photo Comp - Proposed - Day
Not to Scale



C Photo Comp - Proposed - Night
Not to Scale

CITY CLERKS OFFICE
NEW BEDFORD, MA

2016 MAY 16 P 3:56

CITY CLERK

Poyant
Building Your Brand

125 Samuel Barnet Boulevard
New Bedford, MA 02745
800.544.0961 | poyantsigns.com

DeMello International
Center

128 Union Street
New Bedford MA

Project: 12341
DeMello International Center

Sales: Stephanie Poyant Moran
Date: 04.01.16
Designer: JST

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Revisions:
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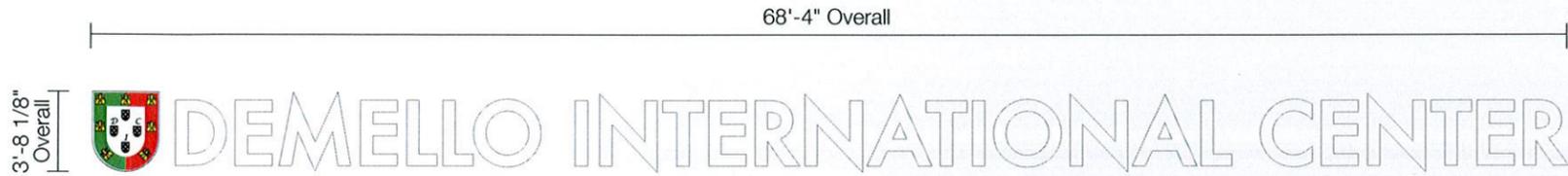
Approved By:

Date:

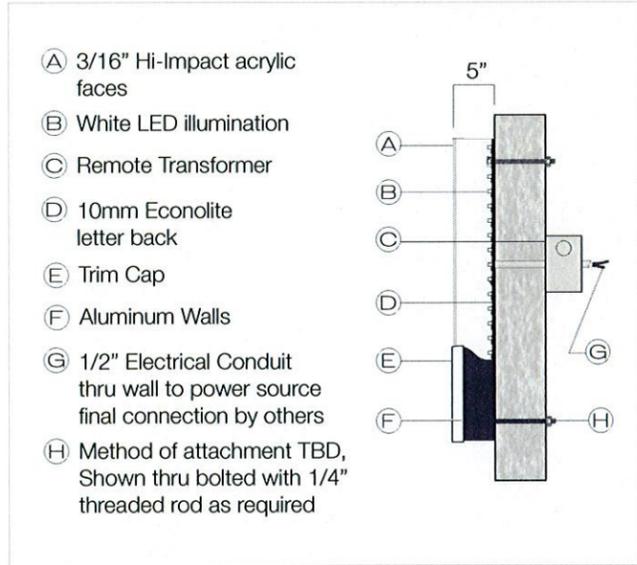
Channel Letters

Option B Case 20-16
05/16/2016

Sign Type 12341.4B 4B.2



A Sign Elevation - Front View - East Elevation
Scale: 1/8"=1'-0"



- A** 3/16" Hi-Impact acrylic faces
- B** White LED illumination
- C** Remote Transformer
- D** 10mm Econolite letter back
- E** Trim Cap
- F** Aluminum Walls
- G** 1/2" Electrical Conduit thru wall to power source final connection by others
- H** Method of attachment TBD, Shown thru bolted with 1/4" threaded rod as required

B Face Lit Remote Wired Channel letter
Not to Scale

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 MAY 11 10:23:51
CITY CLERKS OFFICE

Specifications
Qty = 1 251.265sq Ft

New Single Face Internally Illuminated Channel Letter Building Sign
5" Deep, face lit, remote wired channel letters with 3/16" white acrylic faces
- Shield to have translucent digital print applied first surface
- All returns to be painted dark gray, trim caps to be white
- White LED illumination
- Shield and letters to be flush mounted and/or mounted with spacer to buildings fascia where and as required

- VIF**
- Building material for proper mounting
 - Width between architectural columns on the building
 - Width of columns
 - Confirm access behind wall
 - Voltage at sign location
 - Customer to approve font for letters

Colors & Materials

Paint
 Dark Gray Paint (For Returns)
Akzo Nobel FLNA7114; Satin Finish

Digital Print
 (Qty: 1) 37-3/4"W x 44"H
Translucent digital print with adhesive backer and UV protectant; no masking



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DeMello International Center

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Revisions:

04.15.16 JST Added to Package

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Approved By:

Date:

Channel Letters

Option B Case 20-16
05/16/2016

Sign Type 12341.4B 4B.1