

DRB Comment Response

723 North Lincoln Lane- The Lincoln Eatery

06 July 2018

Subject: Comment Response - Revision One DRB18-0298, 723 North Lincoln Lane- The Lincoln Eatery

DRB Zoning Review

1. Deficiencies in Application
 - a. Missing Application

Response: See enclosed application

2. Deficiencies in Architectural Presentation
 - a. P9 Graphically improve the call-outs of the four proposed signs.

Response: The four signs have been shown in red for clarity on P9

- b. P10 Graphically improve the call-outs of the four proposed signs.

Response: The four signs have been shown in red for clarity on P9

- c. P11-12 Combine pages to single sheet. Increase font size of call-outs in proposed image

Response: Sheets have been combined and call-outs improved

- d. P13-14 Combine pages to single sheet. Increase font size of call-outs in proposed image. Improve quality of image-storefront blurry in proposed. Include most recently approved ground floor DRB façade modifications. Remove façade calculation diagram-this is not an ID sign. Add overall length of ground floor building 180'-6": this number is multiplied by .075 to indicate maximum aggregate area allowed for multiple signs not to exceed 100sf

Response: Sheets cannot be combined. The two South elevations will not fit to scale on one sheet. Two sheets for each South façade to remain. Call-outs and blurry image improved. Elevation reflects recent DRB modifications. Façade calculation has been removed and overall length of the building has been added.

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- e. P15-16 Combine pages to a single sheet. Increase font size of call-outs in proposed image

Response: Sheets have been combined. Call-outs and blurry image improved.

- f. P21 Add height of lettering of Lincoln Eatery to enlarged detail. Add length of lettering of Lincoln Eatery to enlarged detail. Identify x SF

Response: Height and length of lettering has been indicated as well as the overall SF.

- g. P22 Add height of lettering of Lincoln Eatery to enlarged detail. Add length of lettering of Lincoln Eatery to enlarged detail. Add height of mounted pin of lettering of Lincoln Eatery to Detail 1. Identify x SF of Lincoln Eatery. What is “concealed electrical raceway” as identified on detail 1.

Response: Height and length of lettering has been indicated as well as the overall SF and pin height. The design intent is for the electrical connection cable to be concealed from view with a cover as required.

- h. P23 Add height of lettering of Lincoln Eatery to enlarged detail. Add length of lettering of Lincoln Eatery to enlarged detail. Identify x SF of projecting Lincoln Eatery signage.

Response: Height and length of lettering has been indicated as well as the overall SF.

- i. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated

Response: FINAL SUBMITTAL and dates have been added to the front cover and typical sheets for clarity.

- j. Add narrative response sheet.

Response: A narrative response sheet has been included in the final submission.

3. Zoning/Variance Comments

- a. Variance #1 to exceed the maximum size for a projecting sign, Lincoln Eatery above metal eyebrow. 15 SF permitted / 100 SF proposed. Cannot be determined accurately until sizes of signs are reflected on detail drawings. #s based on signage schedule.

Response: Plans have been revised to indicate and request a 58sf projecting sign for Lincoln Eatery above the metal eyebrow. Unit sizes of this sign has been reflected in detail drawings and schedule.

- b. Variance #2 to exceed the maximum aggregate area allowed in order to install multiple signs on the building 100 SF permitted / 145 SF proposed. Cannot be determined accurately until sizes of signs are reflected on detail drawings. #s based on signage schedule.

Response: Plans have been revised to indicate and request a total aggregate area 103sf to install multiple signs on the building. Unit sizes of these signs have been reflected in detail drawings and schedule.

- c. Survey shall be updated to not older than 6 month old.

Response: Survey has been updated and included in the submission

- d. Signs located outside property lines are subject to modifications to the revocable permit with the City and approval from Public Works department.

Response: Ownership will secure appropriate approval from Public Works

4. Design / Appropriateness Comments

- a. Size of LINCOLN EATERY main sign shall be reduced to 36" in height. This is the same size of the lettering in the above Marshalls ID sign.

Response: Size of main sign on canopy has been reduced in height from 48" to 36".

- b. Applicant should include metal eyebrow/canopy “uplights” that should be replaced with better quality lighting fixture that evenly uplights building.

Response: Applicant will explore alternatives

- c. Include night time renderings of proposed signage

Response: See proposed nighttime renderings A3.03A and A3.03B

END OF NARRATIVE RESPONSE