

PADDOCK POINTE AT MARYLAND JOCKEY CLUB

ENTRANCE SIGNAGE

Laurel, Maryland
May 8, 2020

Howard County Sign Code

- https://library.municode.com/md/howard_county/codes/code_of_ordinances?nodeId=HOCOCO_TIT3BU_SUBTITLE_5SI

Section 3.501 (c): Commercial Districts:

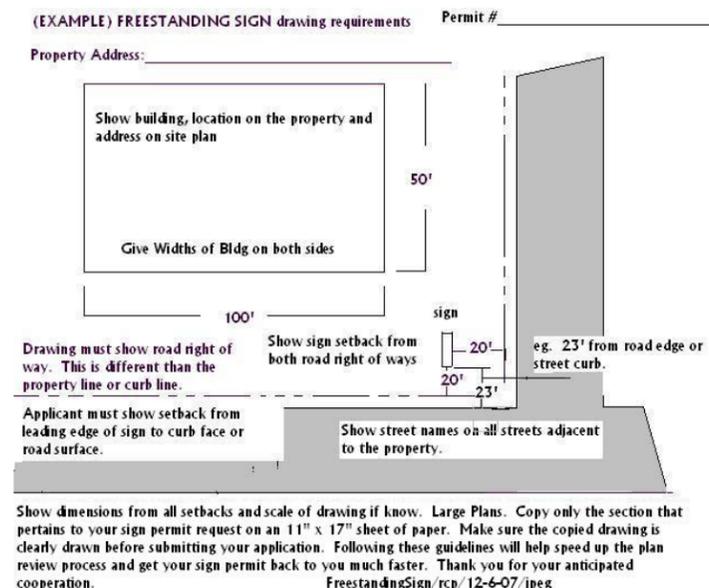
- **(1) Size.** A total sign area of two (2) square feet for each lineal foot of building frontage shall be allowed. If the building has multiple frontage, an additional sign area of one square foot for each additional lineal foot of building frontage shall be allowed. The total area of all signs erected on the lot and building shall be within the allowable square footage.

Section 3.501 (c): Commercial Districts:

- **(2) Location. (c) Freestanding Signs.** The provisions of this paragraph shall not apply in Downtown Columbia. Where a building does not cover the full area of the property, business signs may be freestanding or ground-supported and may be located in the front yard.

The height of the sign may not exceed one foot for each two feet the sign is set back from the right-of-way and shall not exceed 26 feet from the grade level to the top of the sign. Freestanding signs shall be permitted only where there is a minimum of 40 lineal feet of lot frontage.

The maximum allowable area for a freestanding sign shall be one square foot for each one foot the sign is set back from the road right-of-way. The largest single face of a freestanding sign shall be considered for the purpose of computing allowable area under this section. No part of the sign shall extend beyond a property line or right-of-way line. Signs satisfying requirements for gas price posting are permitted up to an area of 32 square feet per face. Such signs may be affixed to the main freestanding sign and will not be assessed against the allowable area for the facility nor will they be considered for purposes of determining set back in relation to sign area.



Code applied to the monument signs

Project Address:

Paddock Pointe
198 Laurel Race Track Rd.
Laurel, MD 20725

2 Monuments Signs

- Each monument sign is 8' tall x 21' 10" wide = 174.67 sq ft. each. 349.34 sq ft for both.
- Each monument sign only has letters visible on one side.
- The square footage of the letter area for each sign is 3'-9" x 16'-8" = 62.5 sq ft. per sign. 125 sq ft for both.

TOTAL PROJECT SIGNAGE:

Calculation #1: Building frontage along Laurel Park Road

- If building frontage is calculated by all building lineal feet fronting the road which runs through the project; Laurel Park Road, then total lineal feet of frontage is 1,952' 6".
- 2 sq ft per lineal ft frontage x 1953' = **3906 sq ft. of total exterior signage allowed for this frontage.**

Calculation #2: Property frontage along major public roads

- If signage frontage is calculated by lineal feet of the property fronting adjacent roads:

Washington Blvd.

- The outermost monument sign is located along a property line which has 107 lineal feet of frontage including the private road. The private road after the first monuments sign extends another 318'.
- 2 sq ft per lineal ft frontage x 107' = 214 sq ft. of exterior signage for this frontage.
- 1 sq ft per lineal ft of additional frontage x 318' = **318 sq ft. of additional exterior signage for this frontage.**

N. 2nd Street.

- The inner most monument sign is located along a property line which has 159 lineal feet of frontage including the private road. The private road after the first monuments sign extends another 315' within visibility of the monument.
- 2 sq ft per lineal ft frontage x 159' = 318 sq ft. of exterior signage for this frontage.
- 1 sq ft per lineal ft of additional frontage x 315' = **315 sq ft. of additional exterior signage for this frontage.**

CODE FOR MONUMENT SIGNS:

* Code for "Monument Signs" is not large enough at 6ft tall and 30 sq. ft. for largest face, but no setback requirement.

Code for sign height (Following code for "Freestanding signs"):

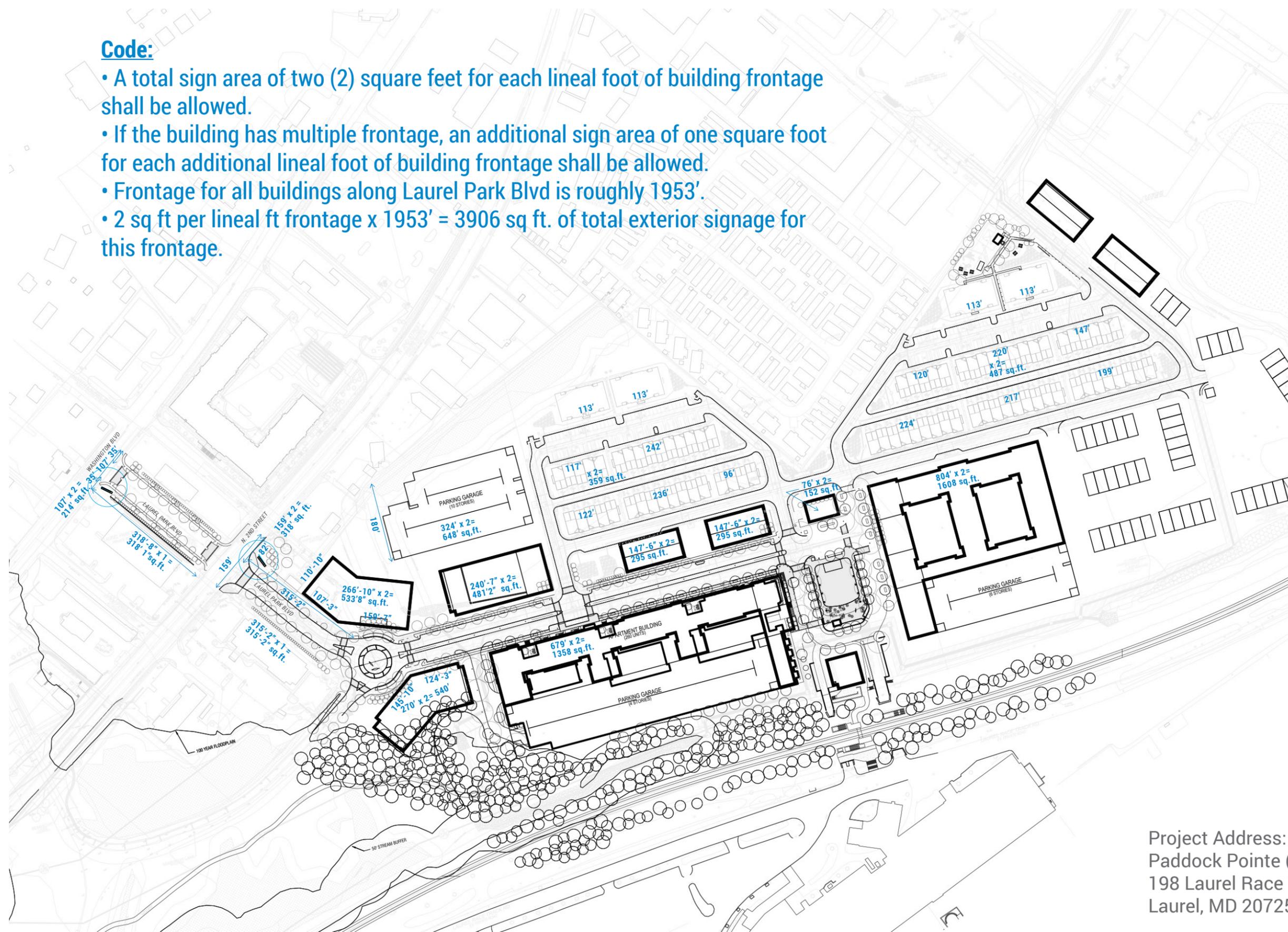
- Sign setback follows code requirement of 2ft for every 1ft of sign height.
- Sign is 8ft tall, so setback is a minimum of 16ft.

Variance Needed: Code for Setbacks based on sign area (Following code for "Freestanding signs"):

- Our signs are currently 8ft tall and with a 174.67 sq ft face.
- Code calls for setbacks in feet match the square footage of the sign face, which would be 175 ft from the roadway in accordance with Freestanding Sign guidelines for Commercial projects.

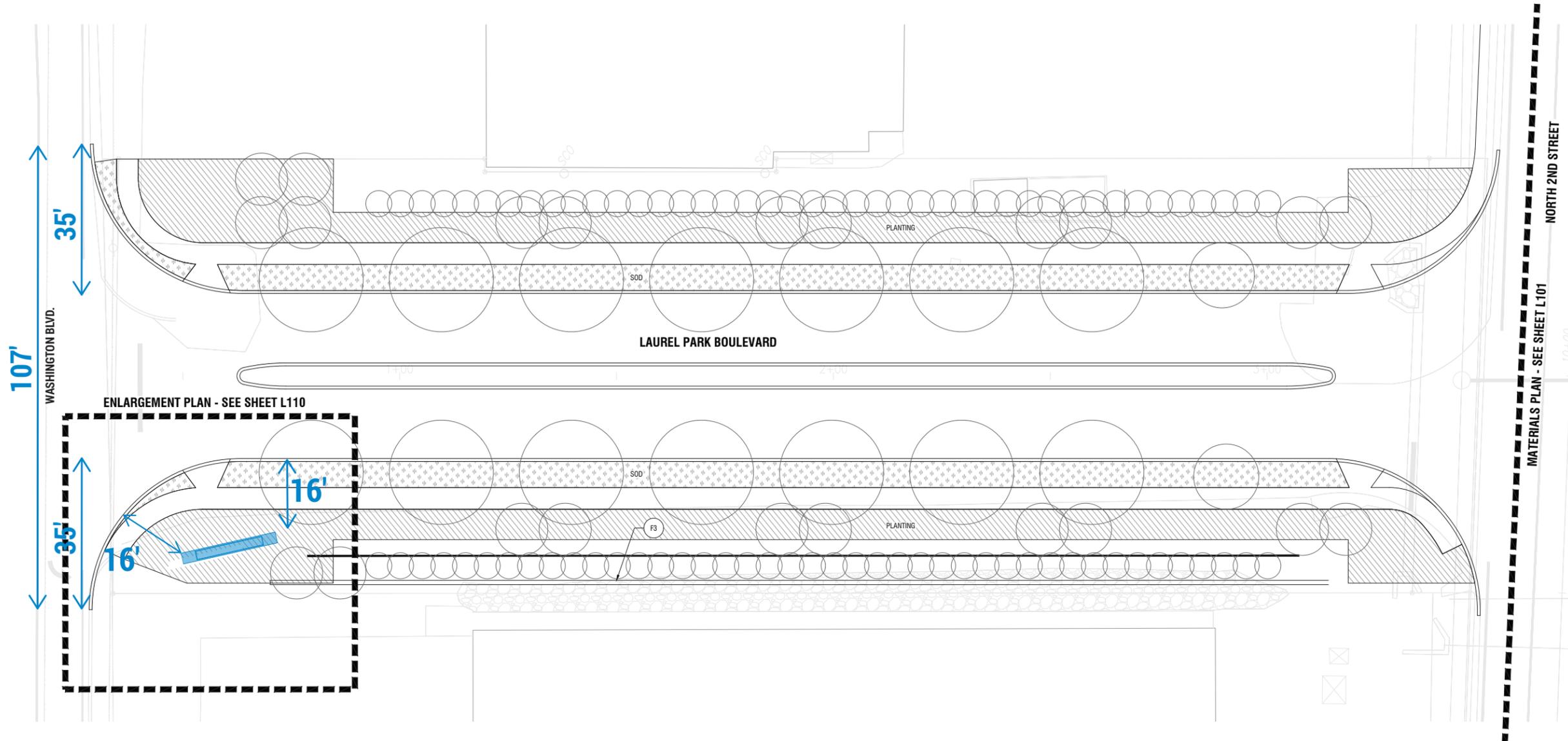
Code:

- A total sign area of two (2) square feet for each lineal foot of building frontage shall be allowed.
- If the building has multiple frontage, an additional sign area of one square foot for each additional lineal foot of building frontage shall be allowed.
- Frontage for all buildings along Laurel Park Blvd is roughly 1953'.
- 2 sq ft per lineal ft frontage x 1953' = 3906 sq ft. of total exterior signage for this frontage.



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Paddock Pointe (Paddock Pointe)
198 Laurel Race Track Rd.
Laurel, MD 20725





MATERIALS LEGEND

<p>P PAVING</p> <p>P1 1 (L200) STAMPED COLORED CONCRETE (VEHICULAR SECTION) COLOR HARDENER (DARK GRANITE) W/ LITHOCHROME ANTIQUING RELEASE (DEEP CHARCOAL) PATTERN: COBBLESTONE RUNNING BOND (FIELD) W/ 6X6 DOUBLE BAND (REF. PLAN FOR ORIENTATION) SEALER: CURESEAL 359</p> <p>P2 3 (L200) BRICK PAVER (PEDESTRIAN SECTION) COLOR: TBD PATTERN: HERRINGBONE, DIRECTION PER PLAN</p> <p>P3 4 (L200) GRANITE COBBLE COLOR: TBD PATTERN: SEE BELOW</p> <p>P3A GRANITE COBBLE A SIZE: SOLDIER COURSE PATTERN: SOLDIER COURSE</p> <p>P3B GRANITE COBBLE B SIZE: SOLDIER COURSE PATTERN: SOLDIER COURSE</p> <p>P3C GRANITE COBBLE C SIZE: SOLDIER COURSE PATTERN: SOLDIER COURSE</p> <p>P4 5 (L200) SYNTHETIC TURF SYNLAWN 356</p>	<p>F FENCE</p> <p>F1 1 (L203) DOG PARK FENCE - 4' HT.</p> <p>F2 1 (L203) DOG PARK FENCE - 4' HT.</p> <p>F3 2 (L203) VINYL FENCE - 4' HT.</p> <p>SF SITE FURNISHINGS</p> <p>SF1 1 (L201) BOLLARD</p> <p>SF2 2 (L201) LIGHT POLE</p> <p>SF3 3 (L201) PICNIC TABLE</p>
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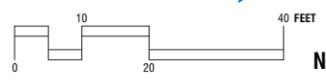
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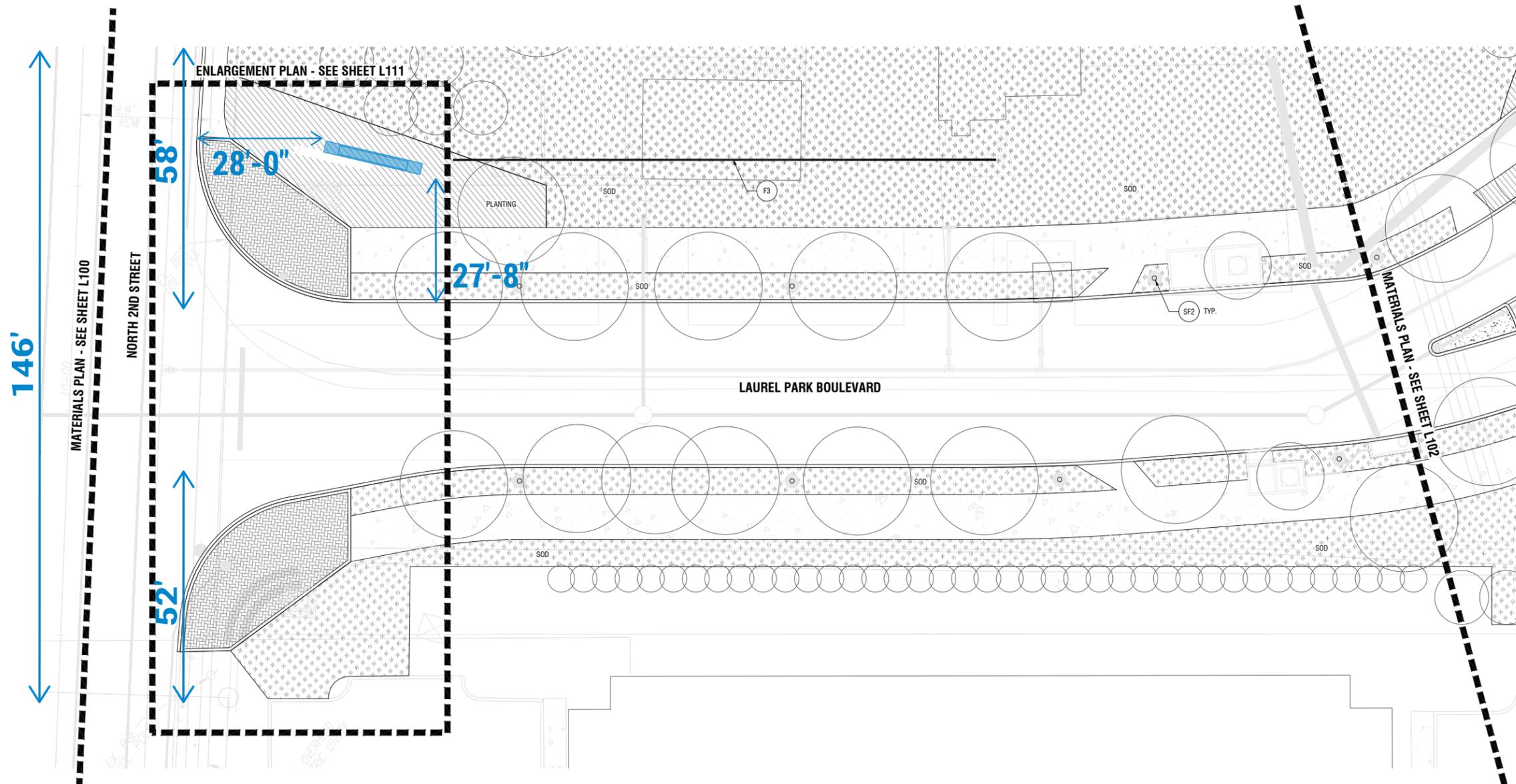
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NOT FOR CONSTRUCTION



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P1	1 L200 STAMPED COLORED CONCRETE (VEHICULAR SECTION) COLOR HARDENER (DARK GRANITE) W/ LITHOCHROME ANTIQUING RELEASE (DEEP CHARCOAL) PATTERN: COBBLESTONE RUNNING BOND (FIELD) W/ 6X6 DOUBLE BAND (REF. PLAN FOR ORIENTATION) SEALER: CURESEAL 350	F1	1 L205 DOG PARK FENCE - 4' HT.
P2	3 L200 BRICK PAVEMENT (PEDESTRIAN SECTION) COLOR: TBD PATTERN: HERRINGBONE, DIRECTION PER PLAN	F2	1 L205 DOG PARK FENCE - 4' HT.
P3	4 L200 GRANITE COBBLE COLOR: TBD PATTERN: SEE BELOW	F3	2 L205 VINYL FENCE - 4' HT.
P3A	GRANITE COBBLE A SIZE: PATTERN: SOLDIER COURSE	SF	SITE FURNISHINGS
P3B	GRANITE COBBLE B SIZE: PATTERN: SOLDIER COURSE	SF1	1 L201 BOLLARD
P3C	GRANITE COBBLE C SIZE: PATTERN:	SF2	2 L201 LIGHT POLE
P4	5 L200 SYNTHETIC TURF SYNLAWN 356	SF3	3 L201 PICNIC TABLE

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Updated 4/21/2020. Version 3

- Using MJC fonts (Suisse Int'l) for "Paddock Pointe" and (Suisse Int'l Condensed) for "At The Maryland Jockey Club".
- Includes symbol.



3 Final client side logo for comparison to final sign design

Finishes

-  F1 Horizontal Panels: MP18091 Silverstone Metallic
-  F2 Channel Letter face & sides: MP18133 Grey Steel Metallic
-  F3 Illuminated face of panels & letters: White acrylic with matte finish
-  F4 Backing Wall : MP33759 Black Guard w satin exterior clear coat
-  F5 Foundation wall. **Recommended:** Rieder öko skin fibre Cement panels. Color Terra (not Terracotta), 13mm thick, 7.9kg/piece. Standard Panels 1800mm (70.86614") wide x 147mm (5.7874") tall, 8mm (0.314961") joint space.

Rieder contact:

Barbara Smith
T: +1 412 523 3398
barb@barbarajsales.com
maryland@rieder.cc

For larger letters:

.5" reveal of internally illuminated white acrylic with matte finish behind inset metal letterform on channel letter face.

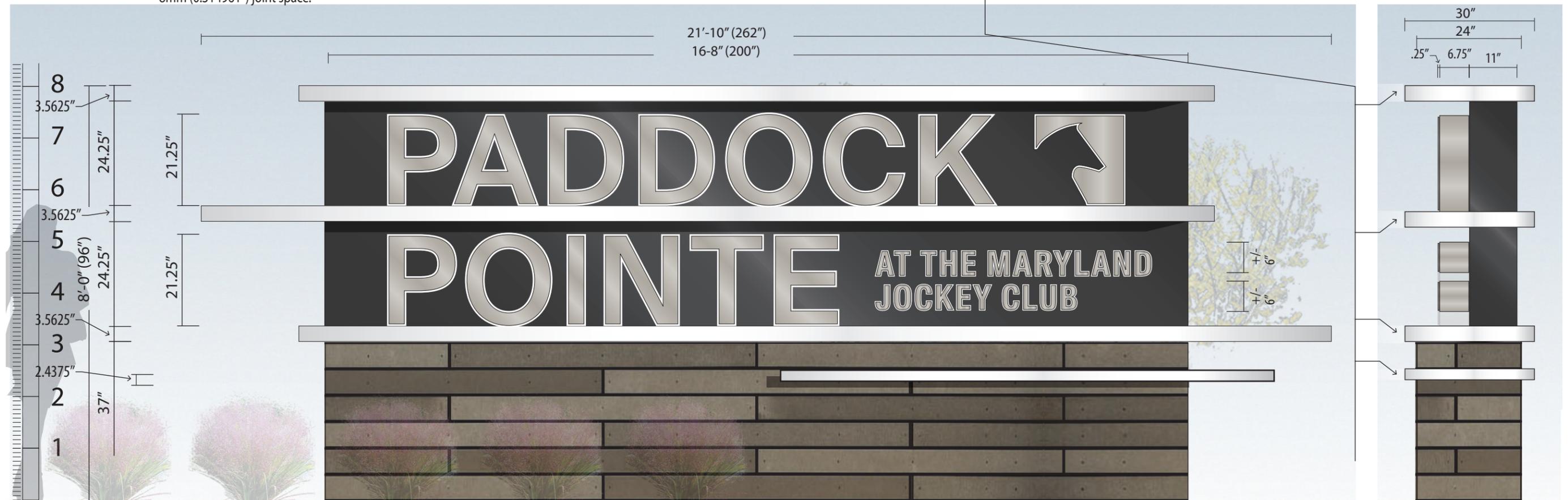
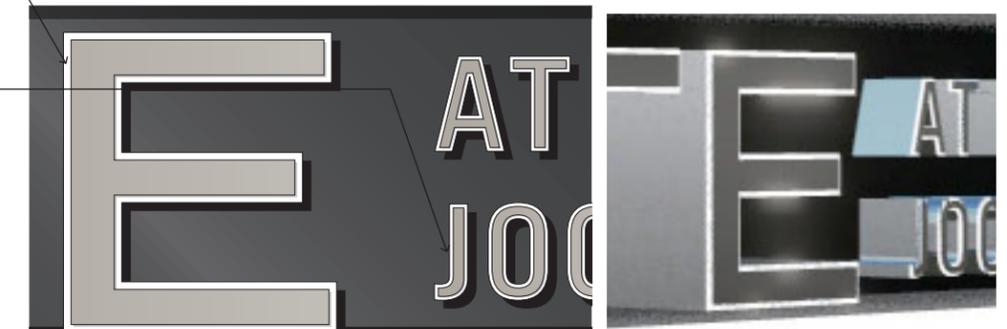
For smaller 6.1875" tall letters:

.25" reveal of internally illuminated white acrylic with matte finish behind inset metal letterform on channel letter face.

Glowing "Shelf" Horizontal Panel Faces:

Opt1: Front panel faces have perforated metal face matching color of other solid metal top and sides. Allowing bright internal light to intensity shown in rendering.

Opt2: Front panel faces have white acrylic which internally illuminates. Acrylic to be inset flush with metal "shelf" panel edges.



1 West Entry Elevation
Scale: 1/2" = 1'

2 Side View



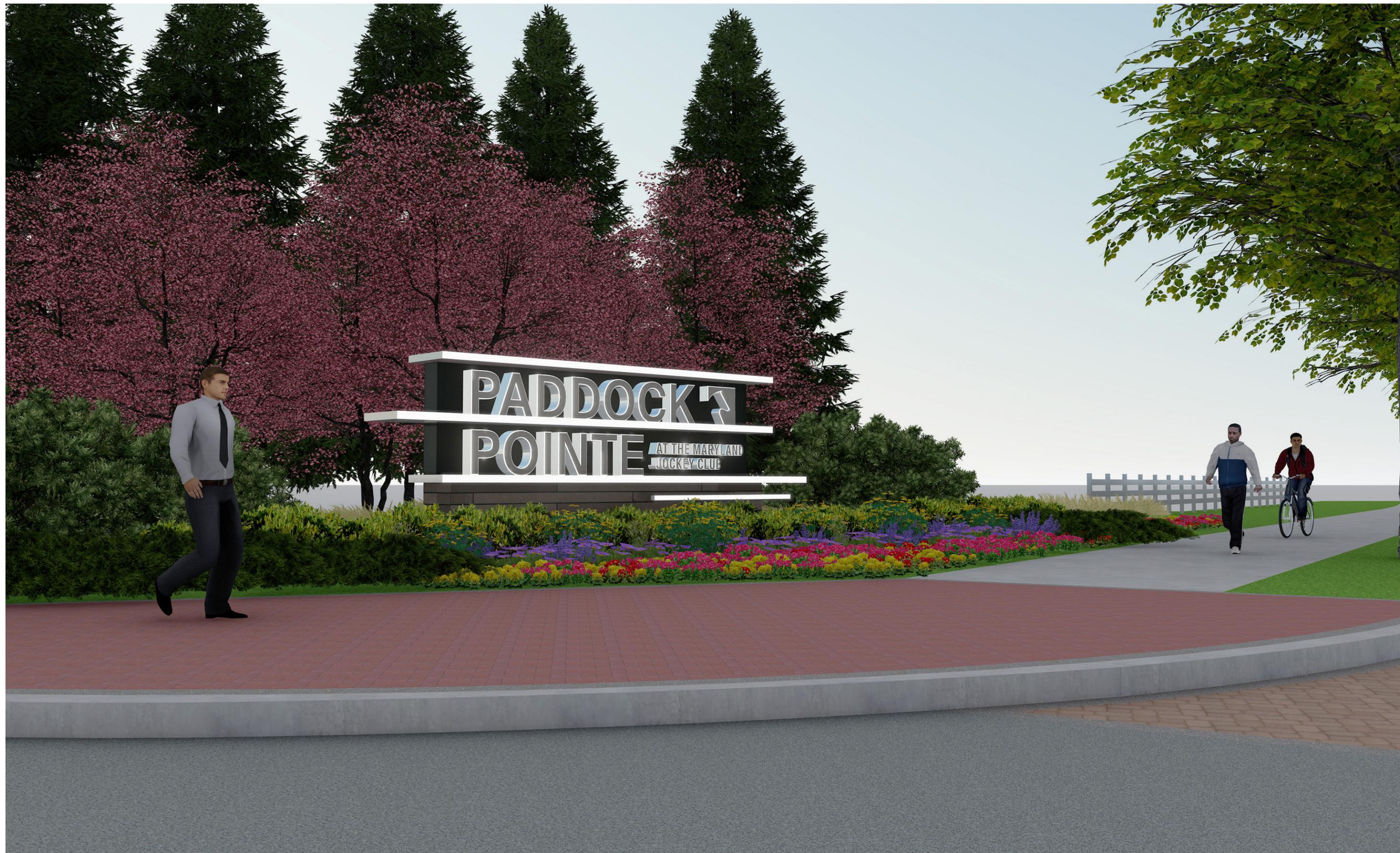
RESIDENTIAL ENTRY AT N. 2ND | View 3b (detail)





RESIDENTIAL ENTRY AT N. 2ND | View 1 (detail)









EXISTING CONDITIONS: Sign Location #1 - North 2nd Street



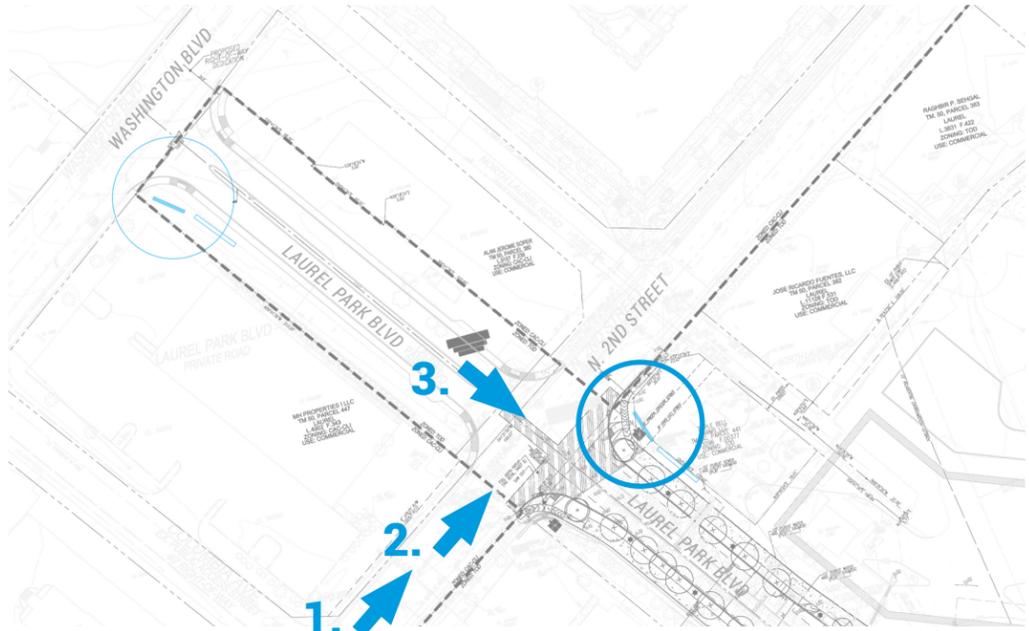
1.



2.



3.



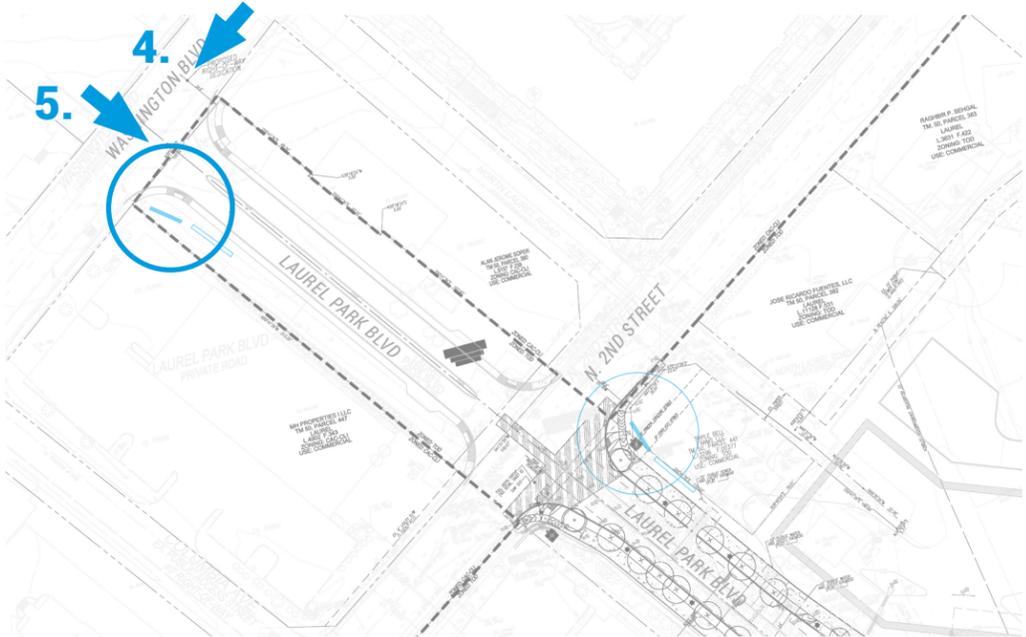
EXISTING CONDITIONS: Sign Location #2 - South Washington Blvd



4a.



4b. (detail)



5.

CODE STUDY: Sign Location #1 - North 2nd Street. Sign box showing code-allowed size for Monument signs.

- The max size for Monument Signs is 6ft tall and 30 sq. ft (5ft wide x 6ft tall)
- This results in letters that are 6 inches tall for "PADDOCK POINTE". The words "AT THE MARYLAND JOCKEY CLUB" would need to be significantly smaller. Approximately 1-2" high.
- For a 4-lane 35 mph roadway, our sign calculations based on the USSC formula for legibility stated that a driver would need 11 seconds to see the sign and react. This recommends an ideal letter size of 19.5" over a text area of 86 square feet. Our proposed sign meets those recommendations. <https://usscfoundation.org/wp-content/uploads/2018/03/USSC-Guideline-Standards-for-On-Premise-Signs-2018.pdf>



CODE STUDY: Sign Location #2 - South Washington Blvd. Sign box showing code-allowed size for Monument signs.

- The max size for Monument Signs is 6ft tall and 30 sq. ft (5ft wide x 6ft tall)
- This results in letters that are 6 inches tall for "PADDOCK POINTE". The words "AT THE MARYLAND JOCKEY CLUB" would need to be significantly smaller. Approximately 1-2" high.
- For a 4-lane 35 mph roadway, our sign calculations based on the USSC formula for legibility stated that a driver would need 11 seconds to see the sign and react. This recommends an ideal letter size of 19.5" over a text area of 86 square feet. Our proposed sign meets those recommendations. <https://usscfoundation.org/wp-content/uploads/2018/03/USSC-Guideline-Standards-for-On-Premise-Signs-2018.pdf>



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