

1.12.23

Hall County Planning & Development
2875 BROWNS BRIDGE ROAD,
GAINESVILLE, GA, 30504

RE: Signage Narrative

Project: The Chateau Senior Living Apartments

Location: 1000 Chateau Point, Hoschton Ga. 30548, Situs address Thompsons Mill Rd.

Proposed identification signage for this Senior Living Apartment building, consist of one non-illuminated wall sign. The sign is a “wrap around” design which wraps around the upper portion of the Clubhouse building on the North and East facades. There is no other proposed signage on the property except as required by Building and Life Safety regulations.

Sign construction details:

- Sign cabinet: The proposed sign is made of Aluminum with painted finish. Colors: White letters with Blue background- Pantone color number 2748. Cabinet “returns” to be painted a separate color.
- Logo: Flat Cut Out ½” Acrylic with painted finish. Colors: Green and Grey
- Mounting: Sign is mounted to wall with custom brackets: Steel plates and Steel tube arms. Sign will extend from the wall approximately 1’ 10-1/2” including the brackets, sign cabinet and all mounting hardware.
- Placement: The sign clearance from grade to bottom of sign panel is 21’6” ; grade to top of sign cabinet is 25’5”.
- North Elevation wall dimensions: (Building 01,02,03) Wall height – 34’ x Wall width 535’= 18,190 sq. ft. total wall area.
- East Elevation: (Building 01 Clubhouse) Wall height-34’ x Wall width-72’ = 2448 sq. ft. wall area.

Summary of Code versus Proposed Sign Criteria:

Code Requirement	Proposed
One Wall sign per building	One “wrap around” wall sign on building corner to be seen on two facades.
64 Sq. Ft. sign area per building	One sign totaling 122.78 sq ft per building
Wall Sign permitted only on the side of the building that includes the primary public entrance.	North façade sign section is on a wall without a primary public entrance.
Wall Sign max projection from façade 12 inches	Wall sign projection is approximately 1’ 10-1/2” from wall-including mounting brackets.

Code section references:

17.420.060.3.-Wall signs and marquee signs.

17.270.030. P. – Wall Sign (definition)

17.270.070.C.3.-Wall signs and marquee signs. (Duplicates GCOD)

Respectfully Submitted.