

**FASCIA WALL SIGNAGE NOTES:**

1. THE SIGN AREA FOR ALL SIGNS ON THE PROPERTY, IN SQUARE FEET, SHALL NOT BE GREATER THAN TWO TIMES 2/3 THE WIDTH, IN FEET, OF THE STOREFRONT OF THE FRONT FACADE OF THE COMMERCIAL ESTABLISHMENT TO WHICH THE SIGN REFERS.
2. THE SIGN SHALL HAVE A THREE-DIMENSIONAL CONSTRUCTION. THE SIGN PANEL SHALL PROJECT 1-1/2 INCH BEYOND THE REST OF THE WALL. SEE DETAIL 3B/A-400 FOR MORE INFORMATION.
3. THE SIGN SHALL RESPECT THE ARCHITECTURE AND SCALE OF THE BUILDING.
4. THE SIGN SHALL SUPPORT THE CONCEPT, DESIGN AND LOCATION OF THE STORE.
5. FASCIA/WALL SIGNS TO BE APPLIED TO BUILDING AS A METAL PANEL (OR A HIGH QUALITY EQUIVALENT), WITH PAINTED, CARVED, OR APPLIED LETTERS. INDIVIDUAL CUT METAL LETTERS CAN BE APPLIED DIRECTLY TO THE PANEL.
6. SIGN COPY SHALL BE LIMITED TO THE NAME OF THE BUSINESS, PRODUCT SOLD OR SERVICE PROVIDED BY AND LOGO OF THE PRINCIPAL USE OF THE PREMISES. TELEPHONE NUMBERS OR WEBSITE ADDRESSES SHALL ONLY BE ALLOWED ON PERMANENT INTERIOR SIGNS ON GROUND FLOOR LEVEL WINDOWS AND DOORS.

**STOREFRONT WINDOW SIGNAGE NOTES:**

- IF THE TENANT WISHES TO PROVIDE ADDITIONAL TENANT IDENTITY, IT IS TO BE LOCATED AT THE PEDESTRIAN LEVEL ON THE INSIDE FACE OF THE STOREFRONT GLASS.
1. STOREFRONT WINDOW SIGNS MAY INCLUDE THE TENANT'S LOGO, NAME, TELEPHONE NUMBER AND WEBSITE ADDRESS. THE MAXIMUM HEIGHT OF LETTERS FOR TELEPHONE NUMBERS AND WEBSITE ADDRESSES SHALL BE FIVE INCHES ON GROUND FLOOR STORE WINDOWS AND DOORS.
  2. GLAZING SIGNS ARE TO BE TRANSLUCENT (SIMILAR TO FROSTED GLASS), REVERSE-READING AND APPLIED DIRECTLY TO THE INTERIOR OF THE GLASS SURFACE.
  3. TENANT GRAPHICS ON STOREFRONT GLASS SHALL BE COMPUTER CUT FLAT VINYL GRAPHICS (TEXT/LETTER/LOGOS).
  4. IN NO INSTANCE MAY A PERMANENT INTERIOR SIGN COVER MORE THAN 15% OF THE AGGREGATE STOREFRONT WINDOW AREA OR 36 SQUARE FEET.

**SIGNAGE LIGHTING NOTES:**

1. EXTERNAL LIGHTING WOULD CONSIST OF CONCEALED CEILING LIGHTS MOUNTED ABOVE STOREFRONTS.
2. INTERNAL ILLUMINATION, INCLUDING BUT NOT LIMITED TO CHANNEL LETTERS OR EXPOSED NEON LIGHT IS PROHIBITED.
3. INDIRECT ILLUMINATION BY TENANT INCLUDING "HALO" LIGHTING AROUND CHARACTERS OR SHAPES, BACK LIGHTING, CONCEALED UP LIGHTING, AND ACCENT LIGHTING COURSES IS PERMITTED.
4. NO FLASHING, OSCILLATING, ANIMATED LIGHTS OR OTHER MOVING SIGN COMPONENTS.

**TEMPORARY SIGNAGE NOTES:**

1. TEMPORARY SIGNAGE SHALL COMPLY WITH VILLAGE CODE § 360-4.11E(10).

**KEY NOTES**

RESIDENTIAL:

1A ADDRESS NUMERALS

1B PARKING ENTRANCE SIGN

COMMERCIAL:

2A ADDRESS NUMERALS

2B WALL SIGNS

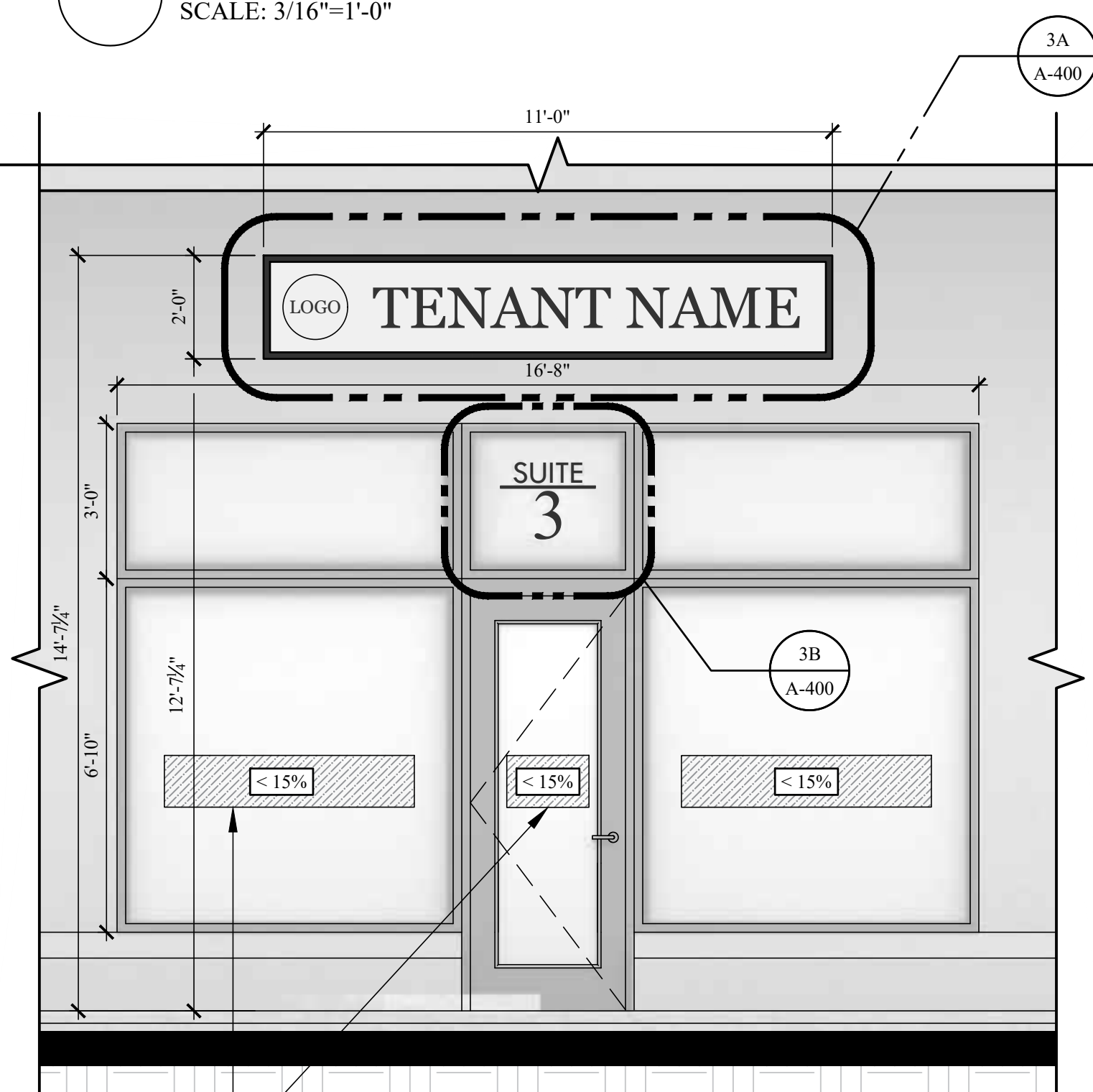
2C WINDOW SIGNAGE



REVISIONS:

NO.	DATE	DESCRIPTION

**1 PROPOSED EAST (FRONT) ELEVATION**  
SCALE: 3/16"=1'-0"

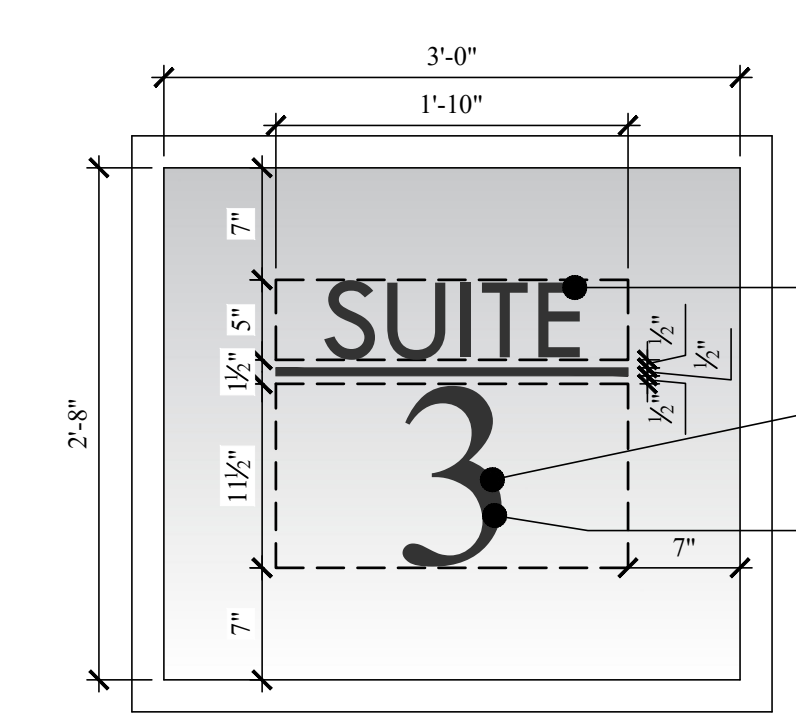


- STOREFRONT SIGNAGE REQUIREMENTS:**
1. STOREFRONT WINDOW SIGNS MAY INCLUDE THE TENANT'S LOGO, NAME, TELEPHONE NUMBER AND WEBSITE ADDRESS. THE MAXIMUM HEIGHT OF LETTERS FOR TELEPHONE NUMBERS AND WEBSITE ADDRESSES SHALL BE FIVE INCHES ON GROUND FLOOR STORE WINDOWS AND DOORS.
  2. GLAZING SIGNS ARE TO BE TRANSLUCENT (SIMILAR TO FROSTED GLASS), REVERSE-READING AND APPLIED DIRECTLY TO THE INTERIOR OF THE GLASS SURFACE.
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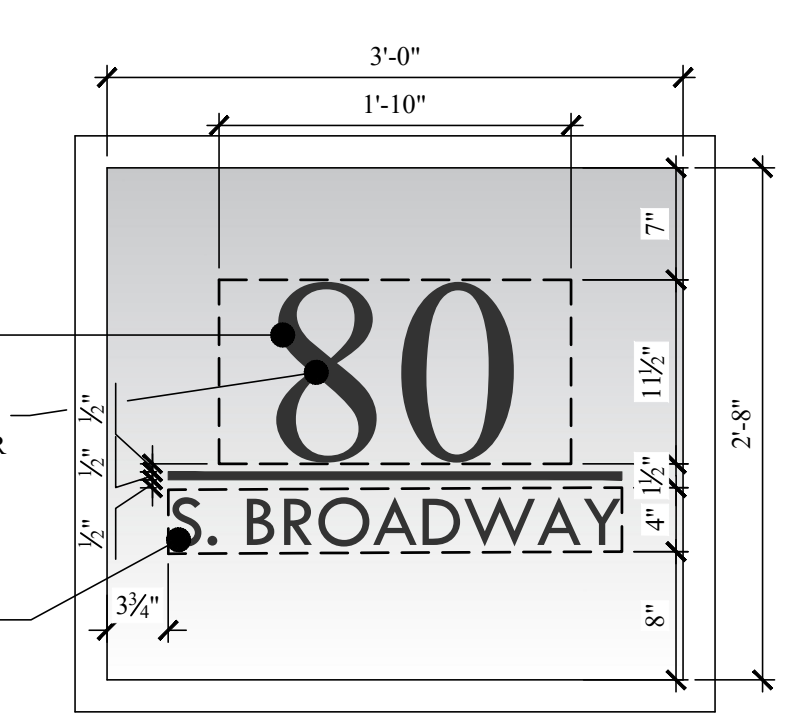
**2 PROPOSED TENANT SIGNAGE**  
SCALE: 3/8"=1'-0"



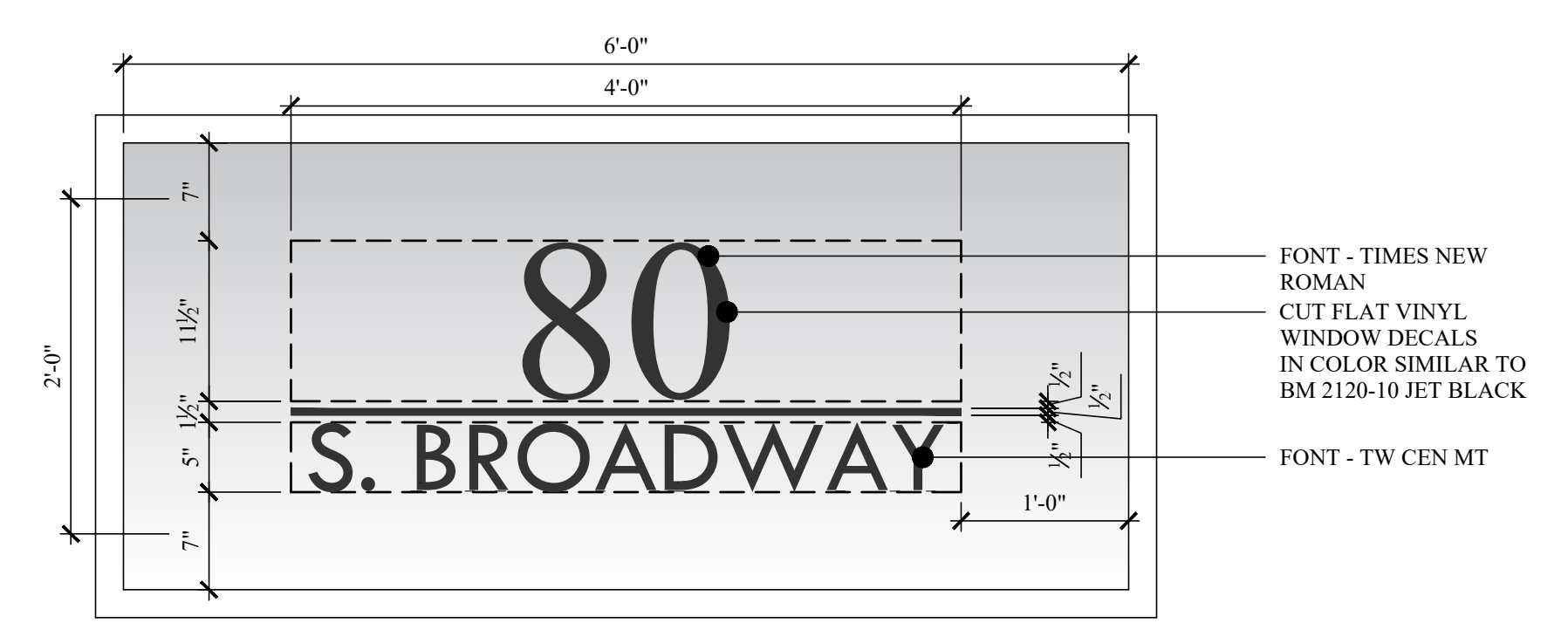
**3A PROPOSED TENANT WALL SIGNAGE**  
SCALE: 1"=1'-0"



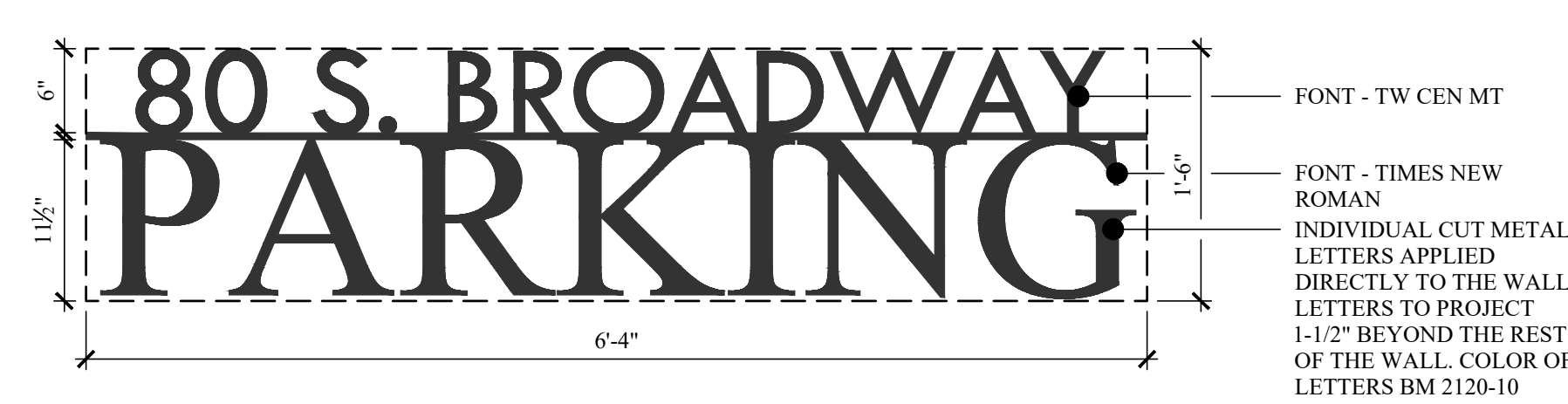
**3B PROPOSED ADDRESS SIGNAGE**  
COMMERCIAL ENTRANCE  
SCALE: 1"=1'-0"



**3C PROPOSED ADDRESS SIGNAGE**  
SECONDARY RESIDENTIAL ENTRANCE  
SCALE: 1"=1'-0"



**4 PROPOSED ADDRESS SIGNAGE**  
RESIDENTIAL ENTRANCE  
SCALE: 1"=1'-0"



**5 PROPOSED GARAGE SIGNAGE**  
SCALE: 1"=1'-0"

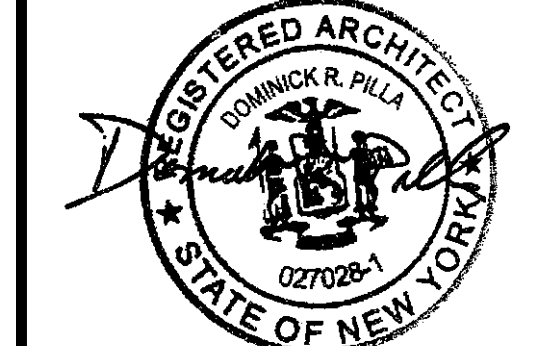
TO THE BEST OF THE SIGNING PROFESSIONAL'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

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PROJECT:  
**80 S BROADWAY**  
NYACK, NY

PROPOSED SIGNAGE

SEAL AND SIGNATURE:



DOMINICK R. PILLA, P.E., R.A.  
NY P.E. 074213-1 NY R.A. 027028-1

ISSUE: FOR REVIEW  
DATE: 11/13/2025  
PROJECT NO.: 22-143  
DRAWN/CHK BY: CE/DT/DRP  
SCALE: AS NOTED  
DWG NO.:

**A-400.00**