



**SYMMES TOWNSHIP ZONING
HAMILTON COUNTY, OHIO
OFFICE OF THE ZONING INSPECTOR**
138 E Court Street • Room 801 • Cincinnati, OH 45202
(513) 946-4550

APPLICATION NO
S20210047
BZA CASE NO
ZVSM2021-02

NOTICE OF REFUSAL

TO
APPLICANT ATLANTIC SIGN COMPANY
2328 FLORENCE AVENUE
CINCINNATI, OH 45206

TO
OWNER ROBERT McCABE REAL ESTATE GROUP
118 NORTHEAST DRIVE
LOVELAND, OH 45140

AUDITOR'S ID NUMBER
BOOK: 620 PAGE: 190 PARCEL: 477

Your application dated April 5, 2021 for a zoning certificate for the construction of three wall signs, a pole sign and three directional signs at premises designated as **12156 Montgomery Road (Thornton's)** is hereby refused on this 5th day of April 2021 under Sections 41, 321.1, 321.2-1, 321.3, 321.3-1, 321.4, 321.4-1.1 and Section 281 of the zoning resolution in that:

Section 41 of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "E" Residence (with Subservient Retail) district.

Section 321.1 Freestanding ground mounted signs. The following restrictions shall apply to freestanding ground mounted signs within the "E" and "EE" Districts:

Section 321.2-1 One freestanding pole sign is permitted for each parcel located within six hundred fifty (650) feet of the right of way of a federal highway.

Section 321.3 Directional signs. The following restrictions shall apply to directional signs within the "E" and "EE" Districts:

- Section 321.3-1**
1. No directional sign shall be closer than five (5) feet to any right of way line.
 2. No directional sign shall exceed four (4) feet in height.
 3. The maximum sign area of any directional sign shall be four (4) square feet per side (maximum 2 sides).

Section 321.4 Wall signs. The following restrictions shall apply to wall signs within the "E" and "EE" Districts:

- Section 321.4-1** All wall signs shall conform to the following requirements:
1. Any property or business shall be permitted 1.5 square feet of building sign surface area for each linear foot of building frontage (façade) facing the public street on which the principal access is located. For other building frontages, signs may not exceed .75 square feet of sign surface area for each linear foot of building frontage facing a public street. (STT Res. Z9902, eff. June 3, 1999)

Note 1: The proposed signage is part of a redevelopment of the subject premises.

Note 2: The subject premises is located approximately three thousand nine hundred and sixty (3,960) feet east of the nearest right of way of an interstate highway (I-71).

Note 3: Each of the proposed directional signs contain six (6) square feet.

Note 4: The proposed wall signs include one on the front façade of the principal building, one on the rear façade of the principal building (not facing a public street), and one on the fuel canopy (considered an additional wall sign at the premises).

Section 281 It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation in or any provision of this Resolution or any amendment or supplement thereto.

n appeal from this decision to the Symmes Township Board of Zoning Appeals is governed under **Sections 183, 184, 184.1, 134.2 and 184.6** of the Zoning Resolution.

Kimberly Lapensee

Kim Lapensee, ZONING INSPECTOR

Tom Stahlheber

Tom Stahlheber, ZONING PLANS EXAMINER

NOTE: ANY APPEAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL IN ORDER TO BE SCHEDULED FOR A HEARING BEFORE THE SYMMES TOWNSHIP BOARD OF ZONING APPEALS. **FOR FURTHER INFORMATION,** CONTACT THE ZONING PLANS EXAMINER, OFFICE OF THE ZONING INSPECTOR AT THE HAMILTON COUNTY RURAL ZONING COMMISSION, (513) 946-4550. **ALL BOARD OF ZONING APPEALS HEARINGS WILL BE SCHEDULED BY SYMMES TOWNSHIP. THE HEARINGS WILL TAKE PLACE AT THE SYMMES TOWNSHIP ADMINISTRATION BUILDING, 9323 UNION CEMETERY ROAD, LOVELAND, OHIO, 45140, and (513) 683-6644.**

RECEIVED

APR 08 2021

Appeal No. ZV^{CSM}2021-02
Filed 04/05/2021



Board of Zoning Appeals
9323 Union Cemetery Road
Symmes Township, OH 45140-9386

APPEAL UNDER THE ZONING RESOLUTION

The appellant must file herewith an explicit typewritten statement setting forth the following:

- a. The principal points on which the appeal is made. In any case, the principal points set forth in this appeal shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulations of the Zoning Resolution.
- b. A clear and accurate description of the construction use.
- c. Specific reference to the Sections of the Zoning Resolution which, it is claimed, authorize the determination sought.
- d. Names and addresses of owners of all abutting lots and lands within two hundred (200) feet of the property in question. (This list is now provided by the Board on the applicant's behalf.)

NAMES AND ADDRESSES

Appellant Atlantic Sign Company Address 2328 Florence Ave 45206
 Owner Robert McCabe Real Estate group Address 118 Northeast dr. 45140
 Lessee Thorntons Address 12150 Montgomery rd 45249

The undersigned Bronke Alini hereby appeals under Sections
321.1 - 321.22 - and 321.4 - 321.42 of the Zoning Resolution

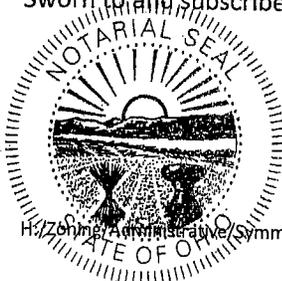
In accordance with the plats, plans and other data hereto attached and made a part of this appeal.

I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

RA

Appellant

Sworn to and subscribed before me, this 5th April day of 2021



CJ MCDONALD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
08-22-2022
Recorded in

Notary Public

[Signature]

Address of subject property 12156 Montgomery rd Cincinnati OH 45249

Lot Number _____

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	<u>Robert McCabe</u>	<u>118 Northeast</u>	<u>Loveland</u>	<u>OH</u>	<u>45140</u>	<u>683-2662</u>
Contractor	<u>Atlantic Sign</u>	<u>2328 Florence Ave</u>	<u>Cincinnati</u>	<u>OH</u>	<u>45206</u>	<u>513 241-6775</u>
Plans By	<u>Stratus Unlimited</u>	<u>8959 Tyler Blvd</u>	<u>Mexico</u>	<u>OH</u>	<u>44060</u>	

Type of improvement: (Briefly describe proposed work)

New Thornton's fuel station. installing two wall sign, one canopy sign, directional and a gas price changer system

Commercial

Residential

Other

Appeal

Conditional Use

Non-Conforming Use

Compatible Non-Conforming Use

Other

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APR 08 2021

State in detail all existing and proposed uses of this building and premises:

Existing Vacant building

Proposed New fuel station and convenience store

Ownership

Private

Public (Federal, State, Local)

Corporate

Other

Cost

Estimated cost of improvement for which this application is made:

\$ 201,000

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Symmes Township, pertaining to building and structures, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are the best of their knowledge, true and correct.

Application by: RA

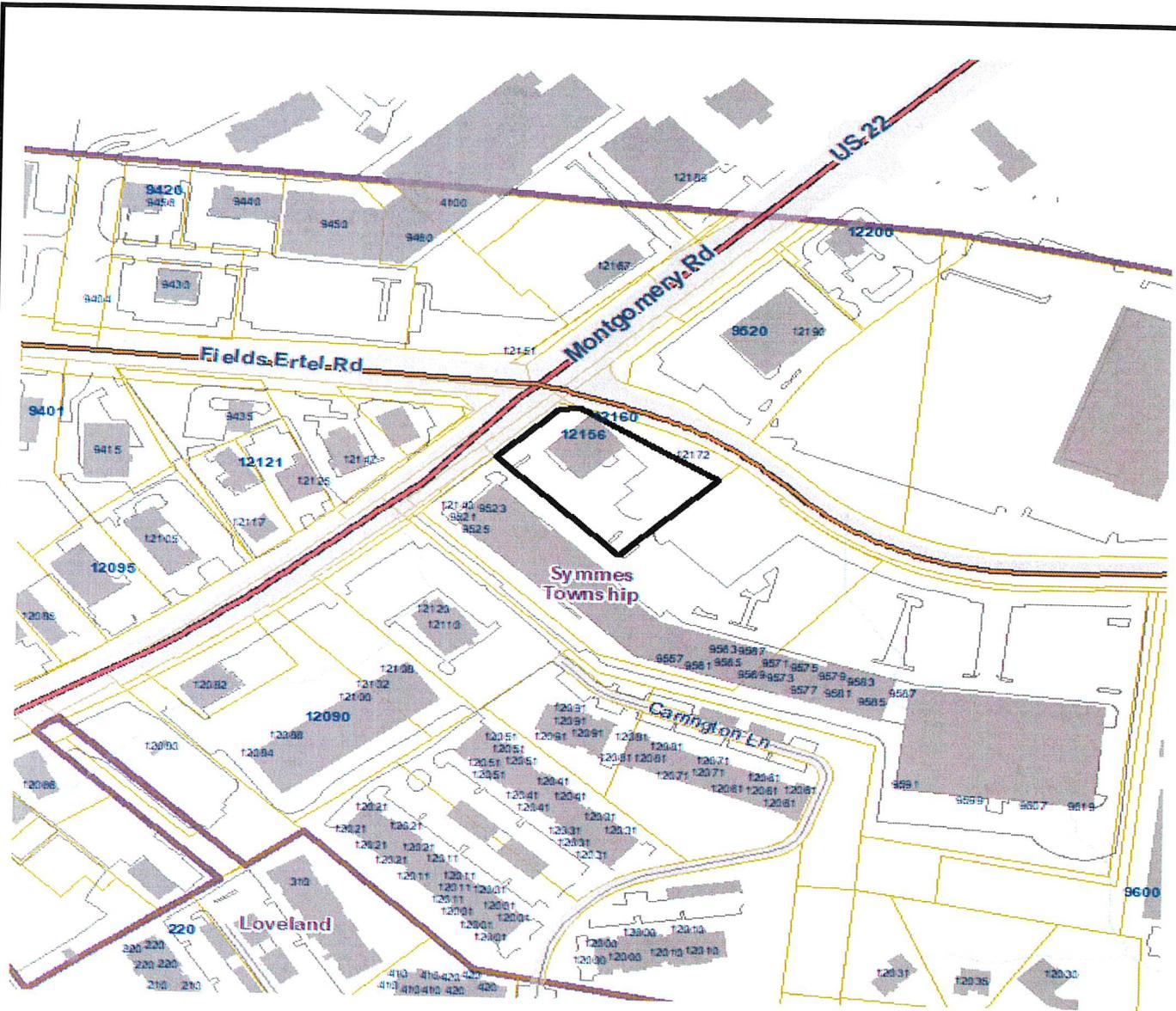
Address: 2328 Florence Ave 45206

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: _____

Journalized: _____

BZA Filing Fee: \$1,202.05



Vicinity Map

**Case: Symmes 2021-02; 12156 Montgomery Road
(Thornton's)
Request: Variance**

Signed: _____ Date: _____

DISCLAIMER:
Neither the provider nor any of the parties of the Cincinnati area geographic information system (CAGIS) make any warranty or representation, either expressed or implied, with respect to this information, its quality, performance, merchantability, or fitness for a particular purpose. As a result this information is provided as is, and you, the recipient, are assuming the entire risk as to its quality and performance.
In no event, will the provider or any party of CAGIS be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information or any other part of the map product, even if advised of the possibility of such damages. In particular, neither the provider nor any party of CAGIS shall have any liability for any other information, programs or data used with or combined with the information received, including the cost of recovering such information, programs or data.
Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

HAMILTON COUNTY RURAL ZONING COMMISSION
138 E COURT ST RM 801
CINCINNATI, OH, 45202-020
(513) 946-4500

Created: 04-09-2021



Hamilton County and Symmes Township
Board of Zoning Appeals
138 East Court St
Cincinnati, OH 45206

4/5/2021

RE: Thorntons
12156 Montgomery Rd
Cincinnati, OH 45249

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APR 08 2021

Board Members:

Please accept this letter as a formal petition for a Board of Zoning Appeals review for a variance to the maximum allotted amount of signage and pole sign for parcel 062001900477. Per Code 321.1 - 321.2-2 and 321.4 - 321.4-2

Thorntons is a trusted fuel center, they are opening a new station and convert store at the intersection of Montgomery Rd and Fields Ertel rd. They are planning on installing two new illuminated wall signs, one illuminated canopy sign, directional signs, and a 20' pole price changer sign.

This new fuel center is zoned as E-Retail. Thorntons is seeking variance for a second wall sign, the signage on the canopy and the 20' pole price changer sign. Fuel centers are a vital part of everyday life. The 20' pole sign will have 16" numbers showing the prices of the fuel. Customers will be able to easily read this information from 600' away, allowing customers ample time to navigate to the fuel center. The additional wall signage will also help customers see the station for all angles of the intersection. Giving customers a clear way to locate the new fuel center will cut back on unnecessary traffic.

Granting this variance for Thorntons will not give any special privilege. The United Dairy Farmers fuel center that is across Montgomery has multiple wall signs and a price changing pole sign. Additionally, there are other pole signs along Montgomery road, such as Auto Zone, McCabe Crossing, TLC Pet Care Center. Thorntons is requesting the same advantage that its neighboring tenants have.

Thank you for your consideration of this additional signage and new fuel price changer pole sign. Please reach out with any questions or concerns.

Respectfully,

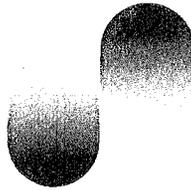
A handwritten signature in black ink, appearing to read 'BA'.

Brooke Alini
Atlantic Sign Company

THORNTONS

SITE ADDRESS:

12516 Montgomery Rd.
Cincinnati, OH 45249



Stratus

StratusTM

stratusunlimited.com

12516 Montgomery Rd.
Cincinnati, OH 45249

CLIENT: **sunlimited.com**
ADDRESS: **8503-1569**

ORDER NUMBER: **64789**
SITE NUMBER: **p2012**

PROJECT NUMBER: **000000**
PROJECT MANAGER: **KEVIN HORNE**

ELECTRONIC FILE NAME:
1

SIGN CODE:

Sign Code info: Zoned E Retail - Township of Symmes
Building Signage - : Primary frontage allowed 1.5 sf per linear foot of building frontage.
Other sides facing public street allowed .75 sf per linear foot of building frontage.
SF Allowed: Building is 100' long x 1.5 = 150 SF allowed.
Freestanding Signs - : Ground/Mounted style signs only. Allowed 1 sign per premises.
Allowed 1 additional sign if more than 500ft on single frontage.
Max 50' SF - Max Height: 10'. Set back of 10' from ROW and property lines.
Allowed: 1 Ground sign at 50' SF / 10' tall.
Directional Signs - : Max SF allowed - 4' SF / Max height of 4'. Number allowed - as needed.
Gas Canopy Signs - : Canopy signage code same as building code. Primary frontage allowed 1.5 sf per linear foot of building frontage. Other sides facing public street allowed .75 sf per linear foot of building frontage.

RECEIVED
APR 08 2021

SUMMARY:

Qty (1) 31" letterset @ 46.1 SF- Front of building
Qty (1) 20" letterset @ 17' SF - Rear of building
Qty (1) 31" lettersets @ 28.8' SF each - Canopy
Qty (3) Illuminated Directionals
Qty (1) Stop Sign
Qty (1) 20' Pylon- 50' SF

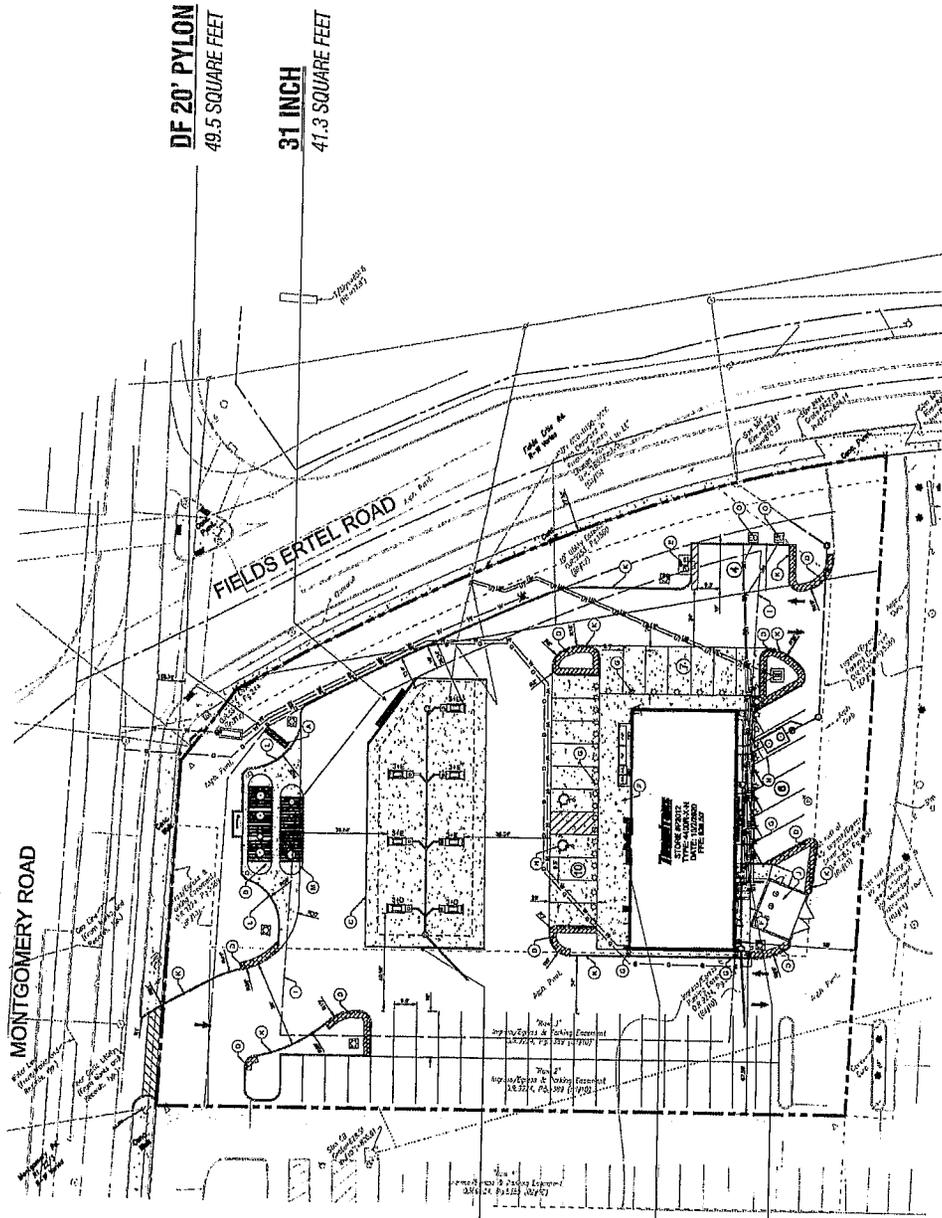
ADDITIONAL NOTES:

Variance info: Meet 1st Monday of the month. All application and documents to be submitted 1 month in advance. Processing time line approx. 8 weeks. Approval percentage- 50%. Based on hardship. Cost approx. \$700 for application fees.
Variance will be required for pylon sign. Code states you are only allowed a max height of 10' for freestanding signage.

100105 10/10/2021 KY

SITE PLAN

REFERENCE ONLY



DF 20' PYLON
49.5 SQUARE FEET

31 INCH
41.3 SQUARE FEET

LED BORDER

31 INCH ON BACKER
46.1 SQUARE FEET

20 INCH
17 SQUARE FEET

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800.503.569

Thorntons

CLIENT: 12510 Montgomery Rd.
Cincinnati, OH 45249

ADDRESS: 12510 Montgomery Rd.
Cincinnati, OH 45249

PAGE NO. 2

ORDER NUMBER: 551789

PROJECT NUMBER: 000000

PROJECT MANAGER: KEVIN HORNE

SITE NUMBER: p2012

ELECTRONIC FILE NAME: C:\ACCOUNTS\THORNTONS\2020\GHP2012_CINCINNATI

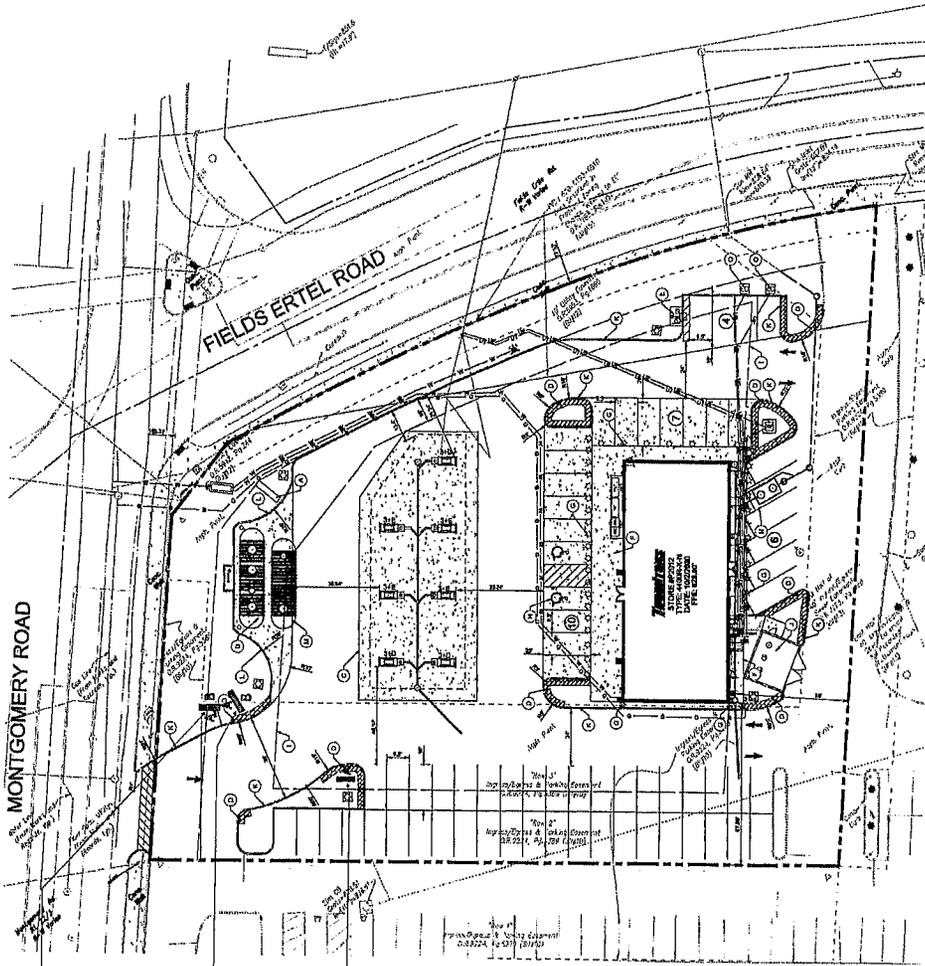
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Rev 1	10/28/20	10/28/20 KW
Rev 2	10/29/20	10/29/20 KW
Rev 3	10/30/20	10/30/20 KW
Rev 4	10/31/20	10/31/20 KW
Rev 5	11/01/20	11/01/20 KW
Rev 6	11/02/20	11/02/20 KW
Rev 7	11/03/20	11/03/20 KW
Rev 8	11/04/20	11/04/20 KW

REV	DATE	DESCRIPTION
Rev 7	10/28/20	10/28/20 KW
Rev 8	10/29/20	10/29/20 KW

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SITE PLAN - DIRECTIONAL LOCATION

REFERENCE ONLY



D/F DIRECTIONAL D1



D/F DIRECTIONAL D2



S/F DIRECTIONAL D3



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 strotusunlimited.com
 1755 V. B. A. DR.
 MARIETTA, OH 45750
 588.503.5599

Thorntons
 CLIENT: 12516 Montgomery Rd.
 Cincinnati, OH 45249
 ADDRESS:
 PAGE NO. 3

ORDER NUMBER: 591789
 SITE NUMBER: p2012
 ELECTRONIC FILE NAME: GIACCOUNTS\THORNTONS_2020\IO-HP2012_CINCINNATI

DATE	DESCRIPTION	BY	APP'D
Original	147576	07/25/09 KW	
Rev 1	148188	06/07/20 KW	
Rev 2	151533	05/29/20 KW	
Rev 3	152016	10/28/20 KW	
Rev 4	154472	11/17/20 KW	
Rev 5	155529	12/02/20 KW	
Rev 6	160105	10/03/21 KW	
Rev 7	162494	03/07/21 KW	
Rev 8	162467	04/07/21 KW	add/del directional site plan

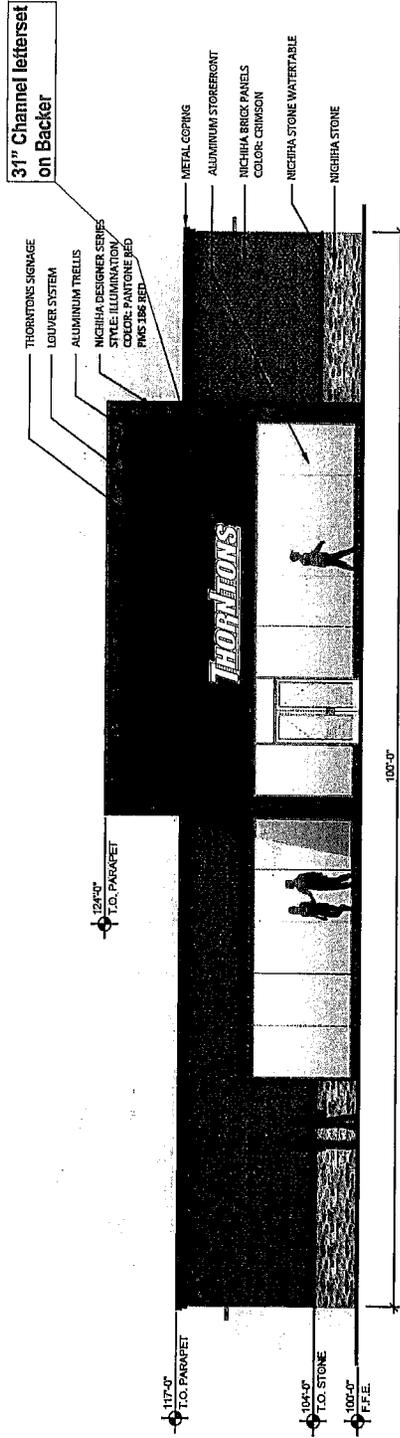
PROVIDES ALL THE EXCLUSIVE PROPERTY OF S&C GROUP INC. THE MATERIAL SHALL NOT BE USED, REPRODUCED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF S&C GROUP INC.

BUILDING ELEVATIONS

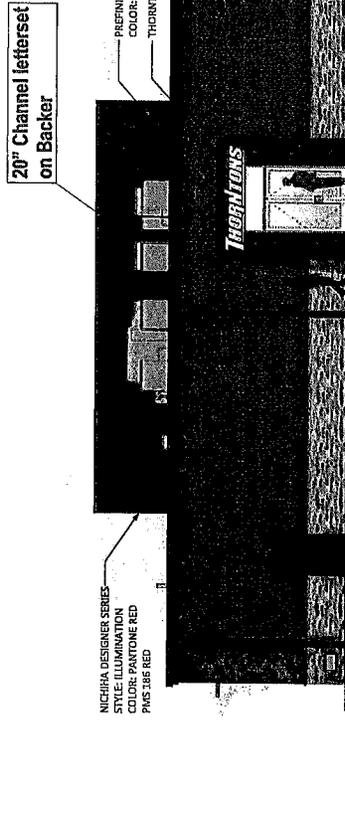
Scale: 3/16" = 1'-0"

STANDARD 4400 ELEVATIONS

TYPICAL ELEVATIONS SHOWN FOR VIEWING PURPOSES.
ACTUAL ELEVATIONS TO BE PROVIDED



TYPICAL BUILDING FRONT ELEVATION



TYPICAL BUILDING REAR ELEVATION

Stratus™
stratusunlimited.com
12516 Montgomery Rd.
Cincinnati, OH 45248
888.603.1569

CLIENT: **ThornTons**
ADDRESS: 12516 Montgomery Rd.
Cincinnati, OH 45249
PAGE NO. **4**

ORDER NUMBER: **591789**
PROJECT NUMBER: **000000**
SITE NUMBER: **P2012**
PROJECT MANAGER: **KEVIN HORNE**
ELECTRONIC FILE NAME: **GA-ACCOUNTS\T\THORNTONS_2020\CHP2012_CINCINNATI**

Original	141578	072900 KW	Uppala elevations
Rev 1	148188	080728 KW	
Rev 2	151633	092820 KW	
Rev 3	153216	102820 KW	
Rev 4	154272	111728 KW	Add signage
Rev 5	155239	121020 KW	
Rev 6	156105	130321 KW	

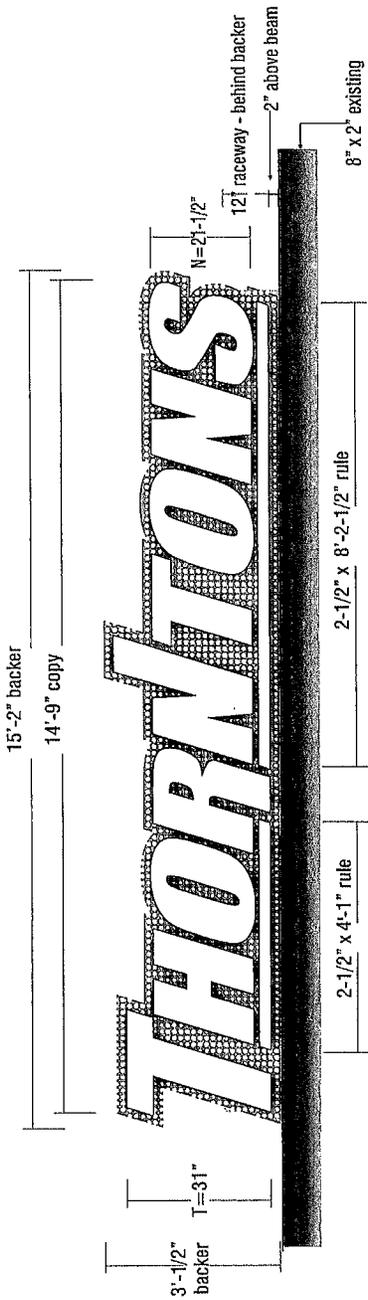
Rev 7	160454	030721 KW	Revised rear elevation
Rev 8	152467	040721 KW	

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LED ILLUM. CHANNEL LETTERS

31 INCH on backer

Scale: 1/2" = 1'-0"
46.1 Square Feet

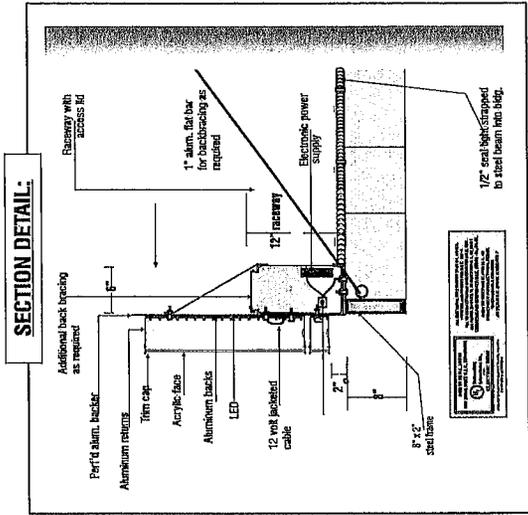


- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White jewelle
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM. :** White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length; **POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY**
- BACKER:** .080 perforated alum. screen backer; Holes to be .50" diameter and are 1 1/16" on centers to allow for 48% visibility; Backer painted Metallic Silver front & back; Backer to be mounted behind letters & will help to conceal raceway
- INSTALL:** Custom 12" high x 6" deep alum. raceway to house all electrical - Painted Black - all sides; Raceway mounted to 1/4" steel plate shelf provided at top edge of steel tube using stainless steel fasteners as required; 1" alum. flat bar to be used for back bracing as necessary - painted Black to match raceway
- QUANTITY:** (1) One channel letterset required for storefront elevation
- CONSTRUCTION:** ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC

COLOR PALETTE

- #7328 White Acrylic
- Raceway: Black
- Metallic Silver
- MP 33172 Silver Surfer

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!



REV	DATE	DESCRIPTION
Rev 7	10/04/14	10/04/14 10/04/14 10/04/14
Rev 8	10/04/14	10/04/14 10/04/14 10/04/14

Original	14758	07/29/00	KV
Rev 1	145169	09/07/20	KV
Rev 2	151333	09/29/20	KV
Rev 3	153216	10/28/20	KV
Rev 4	154472	11/17/20	KV
Rev 5	159929	12/10/20	KV
Rev 6	161015	03/03/21	KV

ORDER NUMBER:	591789
PROJECT NUMBER:	000000
SITE NUMBER:	p2012
PROJECT MANAGER:	KEVIN HORNE
ELECTRONIC FILE NAME:	G:\ACCOUNTS\T\THORNTONS\2020\04\HP2012_CINCINNATI

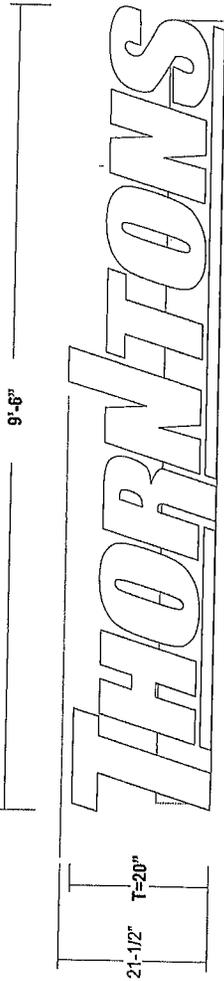
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3703 N. W. 57th Ave
Cincinnati, OH 45226
888.503.569

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LED ILLUM. CHANNEL LETTERS

20 INCH

Scale: 1-1/2"=1'-0"
17 Square Feet

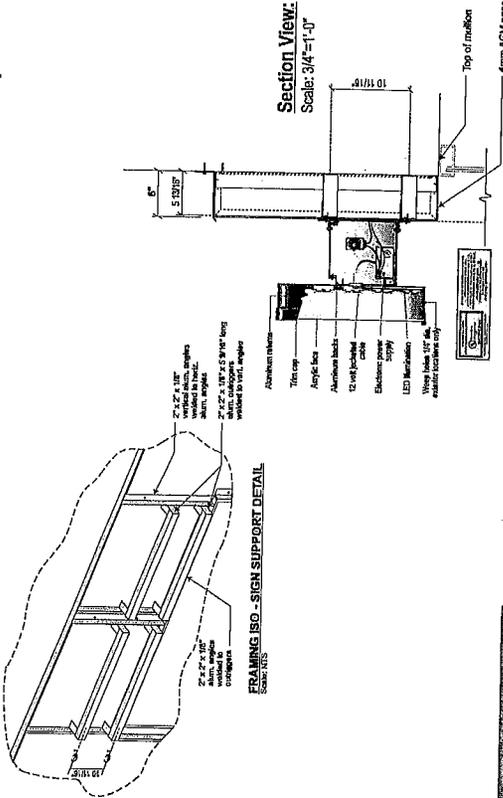


- FACES:** 3/16" #7328 White acrylic
- TRIMCAP:** 1" White jewelfite
- LETTER BACKS:** .063 alum. - prefinish White all sides
- RETURNS:** 5" deep .040 alum. returns painted GG White
- ILLUM.:** White GE LED's as required by manufacturer;
Whips to be a minimum of 6'-0" in length;
POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY
- INSTALL:** Standard 8" high x 8" deep alum. raceway to house all electrical -
Painted to Grip Flex 585 Flame Red match wall surface
Raceway to be thru bolted into 2" alum. framework -
framework provided by others
- QUANTITY:** (1) One Channel letterset required for rear elevation
- CONSTRUCTION:** ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT
- NOTES:** SWITCHES AS REQUIRED BY NEC
- MANUFACTURER NOTES:** SIGNAGE MUST BE 3 WIRE

COLOR PALETTE

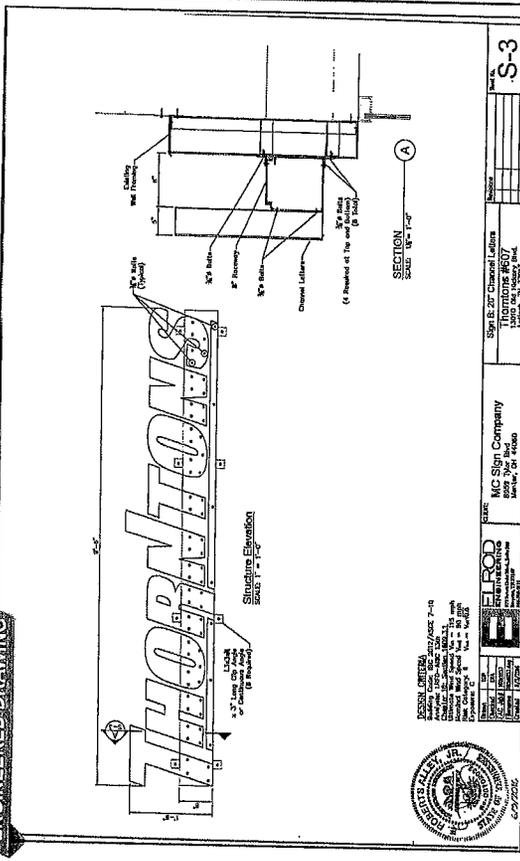
- #7328 White Acrylic
- Reaway®
Gripflex 585 Red

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!



Section View:
Scale: 3/4"=1'-0"

ENGINEERED DRAWING



DESIGN CRITERIA
 1. All materials shall be new and of the highest quality.
 2. All materials shall be compatible with each other.
 3. All materials shall be compatible with the environment.
 4. All materials shall be compatible with the building structure.
 5. All materials shall be compatible with the sign's function.
 6. All materials shall be compatible with the sign's appearance.
 7. All materials shall be compatible with the sign's durability.
 8. All materials shall be compatible with the sign's safety.
 9. All materials shall be compatible with the sign's maintenance.
 10. All materials shall be compatible with the sign's cost.

REV	DATE	DESCRIPTION
Original	14/5/18	07/29/20 KW
Rev 1	14/8/18	08/07/20 KW
Rev 2	15/1/18	09/29/20 KW
Rev 3	15/3/18	10/28/20 KW
Rev 4	15/4/18	11/17/20 KW
Rev 5	15/5/18	12/10/20 KW
Rev 6	16/10/18	03/03/21 KW
Rev 7	15/4/18	03/07/21 KW
Rev 8	16/2/18	04/07/21 KW

ORDER NUMBER:	581789	PROJECT NUMBER:	000000
SITE NUMBER:	p2012	PROJECT MANAGER:	KEVIN HORNE
ELECTRONIC FILE NAME:	G:\ACCOUNTS\THORNTONS_2020\04P2012_CINCINNATI		

CLIENT: **THORNTONS**

ADDRESS: 12516 Montgomery Rd.
Cincinnati, OH 45248

PAGE NO.: 6

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stratusunlimited.com

513.574.2500
513.574.4500
888.503.1569

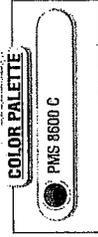
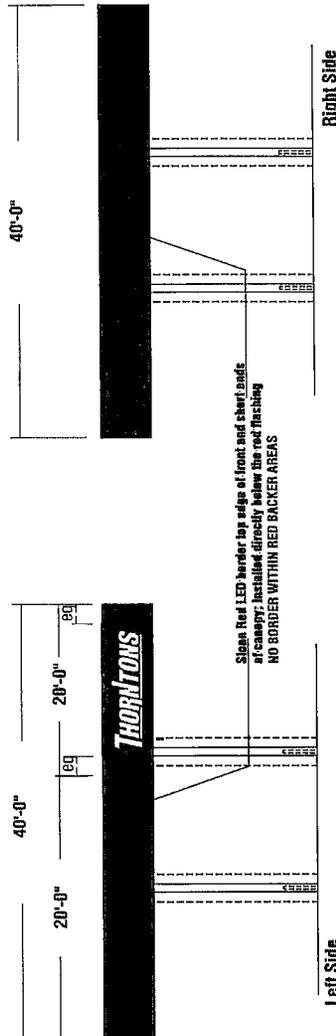
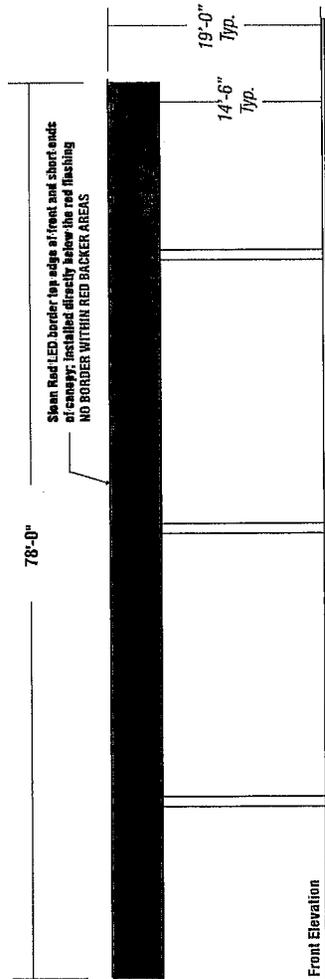
S-3

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. MATERIAL SHALL NOT BE USED UNLESS APPROVED BY THE ARCHITECT OR ENGINEER. THIS DRAWING IS THE PROPERTY OF MC GROUP, INC. AND SHALL NOT BE REPRODUCED OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF MC GROUP, INC.

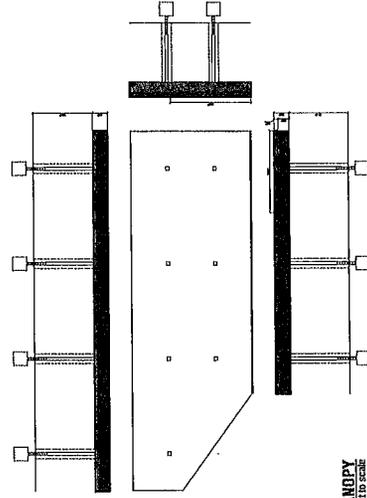
TYPICAL RETAIL CANOPY ELEVATIONS

31 INCH

Scale: 3/32" = 1'-0"



ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED.



SAMPLE PLAN VIEW - CANOPY ON AN ANGLED PORTION

REV	DATE	DESCRIPTION
Original	147678	07/29/08 KW
Rev 1	148188	08/07/08 KW
Rev 2	151333	03/22/09 KW
Rev 3	153716	10/23/09 KW
Rev 4	154772	11/17/09 KW
Rev 5	155293	12/10/09 KW
Rev 6	160105	03/03/11 KW
Rev 7	160454	05/07/11 KW
Rev 8	162457	04/07/11 KW

ORDER NUMBER: 591789	PROJECT NUMBER: 060000
SITE NUMBER: p2012	PROJECT MANAGER: KEVIN HORNE
ELECTRONIC FILE NAME: C:\ACCOUNTS\TITHORNTONS\2020\GRH\p2012_CINCINNATI	

StratusTM
stratusunlimited.com
8575 T. J. E. JAMES ST
MARIETTA, OH 45750
888.602.1569

CLIENT: **THORNTONS**

ADDRESS: 12516 Monticello Rd., Cincinnati, OH 45249

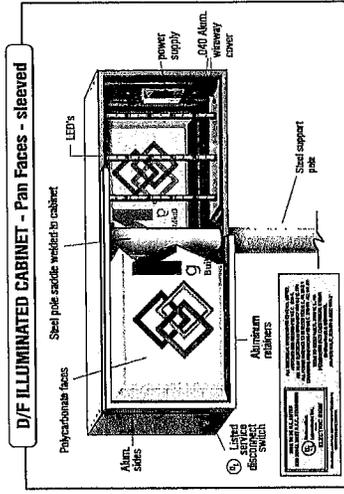
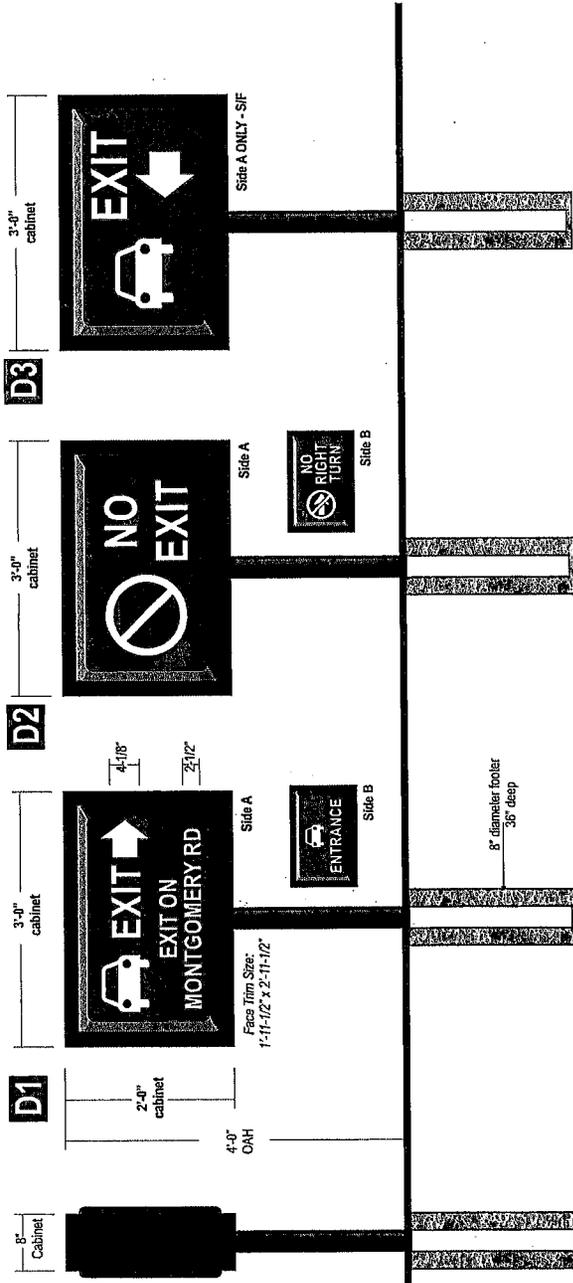
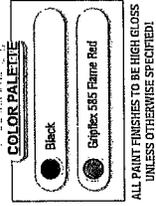
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D/F ILLUMINATED DIRECTIONAL

Scale: 1-1/2"=1'-0"
6 Square Feet

- CABINET:** 8" deep aluminum extrusion with 2" retainers all painted Black
- FACES:** .150 pan formed polycarbonate
- GRAPHICS:** Reverse sprayed to match colors shown
- ILLUMINATION:** GE White LED's as required by manufacturer
- POLE:** 3" x 3" square alum. pole - Painted black; Direct Burial
- INSTALL:** Cabinet to be welded to alum. pole and direct burial installation



FOUNDATION & POLE SIZES SUBJECT TO CHANGE ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

CLIENT: THORNTONS

ADDRESS: 12516 Montgomery Rd., Cincinnati, OH 45246

PROJECT NUMBER: 000000

PROJECT MANAGER: KEVIN HORNE

SITE NUMBER: p2012

ELECTRONIC FILE NAME: CHACCOUNTS\THORNTONS\2020\GHIP2012_GINCINNATI

PAGE NO.: 9

REV	DATE	DESCRIPTION
Original	147574	07/29/08 RW
Rev 1	148108	08/07/08 RW
Rev 2	157533	09/29/08 RW
Rev 3	153216	10/29/08 RW
Rev 4	154772	11/17/08 RW
Rev 5	158293	12/10/08 RW
Rev 6	160105	03/03/09 RW
Rev 7	160494	03/07/21 RW
Rev 8	162487	04/07/21 RW

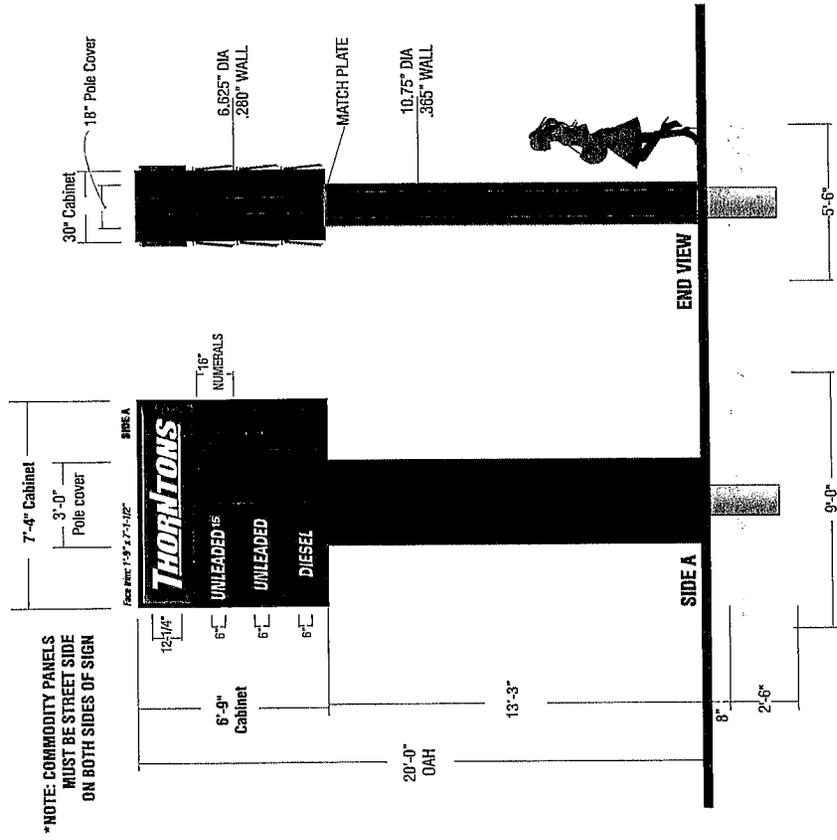
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D/F ILLUMINATED PYLON

Scale: 1/2" = 1'-0"
50 Square Feet



CABINET: 30" Deep Fab'd alum. construction with 2" retainers with 2" divider bar all painted Black; Cabinet to sleeve overtop internal support & saddle weld into place as req'd

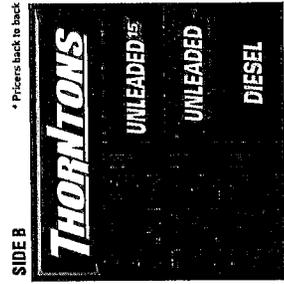
HEADER FACE: (2) Two gloss painted polycarbonate faces w/ reverse sprayed graphics to match colors shown; Provided by Stratus Sign cabinet provided to Thorntons by Sunshine Electronic Displays

ILLUM.: Internal White Sunshine LED lightstrips; Power supplies to be housed within cabinet

PRICING UNIT: Sunshine double pricer unit - 30" deep Character height = 28"; Red & Green LED digit colors; Commodity panels are flat white polycarbonate panels w/ reverse weeded copy to match colors shown

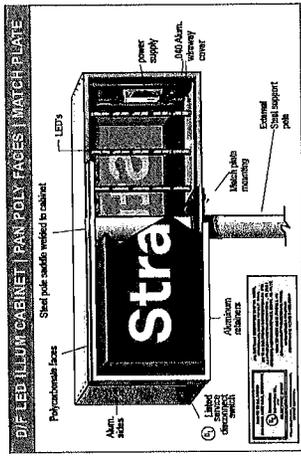
SUPPORT: Internal Support Pole - sizes as shown. See engineer drawings for details Direct burial installation as required by city requirements & engineering specs

POLE COVER: Min. .063 fab'd alum. Pole cover. All sides painted black Baffles welded to top and bottom of internal support pole; Using angle iron brackets welded to pole; Additional details found on following page Pole cover to be seamed as required due to height being over 20'-0"



COLOR PALETTE

- Color: 585 Red
- UNLEADED 15 & UNLEADED 15 (3M 3530-53 Red)
- DIESEL (3M 3530-76 Milk Green)
- UNLEADED 15 (3M 3530-57 Diesel Blue)
- Black



ALL PAINT FINISHES TO BE SATIN UNLESS OTHERWISE SPECIFIED!

REV	DATE	DESCRIPTION
Original	1/15/18	07/29/18 KW
Rev 1	1/16/18	08/07/18 KW
Rev 2	1/16/18	08/29/18 KW
Rev 3	1/16/18	10/28/18 KW
Rev 4	1/16/18	11/17/18 KW
Rev 5	1/16/18	12/10/18 KW
Rev 6	1/16/18	01/09/19 KW
Rev 7	1/16/18	03/07/21 KW
Rev 8	1/16/18	04/07/21 KW

Updated to pylon

Added engineering

ORDER NUMBER: 581789	PROJECT NUMBER: 00000
SITE NUMBER: p2012	PROJECT MANAGER: KEVIN HORNE
ELECTRONIC FILE NAME: GA\ACCOUNTS\THORNIONS\2020\ORP2012_CINCINNATI	

CLIENT: THORNIONS

ADDRESS: 12516 Montgomery Rd, Cincinnati, OH 45248

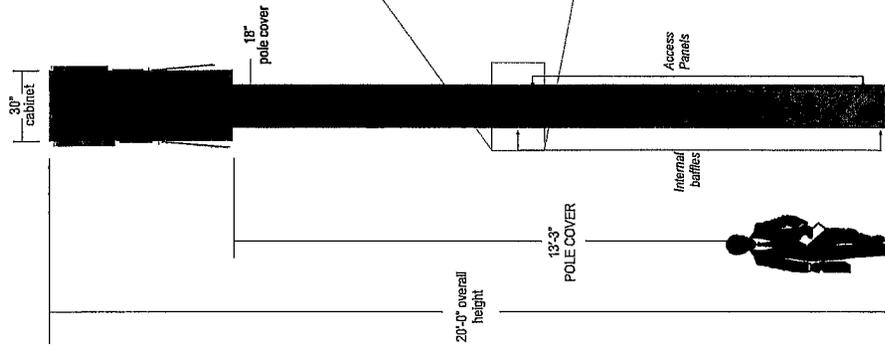
PAGE NO.: 10

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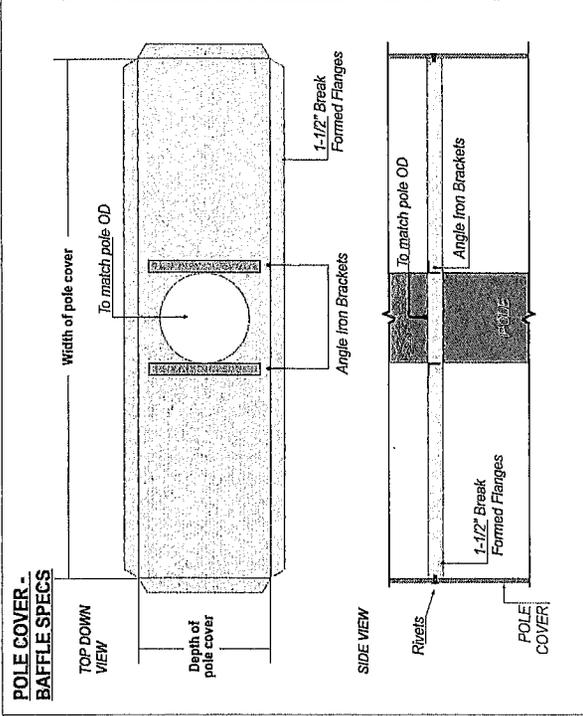
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POLE COVER - BAFFLE SPECS

REFERENCE ONLY



Scale: 1/4"=1'-0"



.063 min. Flat alum. sheeting w/ 1-1/2" break formed flanges;
 Center pole cut out to match OD of internal support pole;
 Baffles to be placed at bottom and top of pole skirt, secured
 into place using angle iron brackets welded to pole;
 Rivets to be used as required, secured thru pole cover
 Doors to be installed on upper and lower sides of pole cover

Original	14578	07/29/00 KW	15244	03/07/21 KW
Rev 1	14578	08/07/20 KW	15246	04/07/21 KW
Rev 2	151333	08/29/20 KW		
Rev 3	153216	10/29/20 KW		
Rev 4	154472	11/17/20 KW		
Rev 5	155828	12/03/20 KW		
Rev 6	161085	03/03/21 KW		
Rev 7	161594	03/07/21 KW		
Rev 8	162467	04/07/21 KW		

PROJECT NUMBER:	000000
PROJECT MANAGER:	KEVIN HORNE
ORDER NUMBER:	591780
SITE NUMBER:	p2012
ELECTRONIC FILE NAME:	GAACCOUNTS\THORNTONS_2020\OHP2012_CINCINNATI

Thorntons

CLIENT: **Stratus™**
 stratusunlimited.com
 2575 V. B. W. Way
 M. P. O. Box 44588
 Cincinnati, OH 45249
 938.503.559

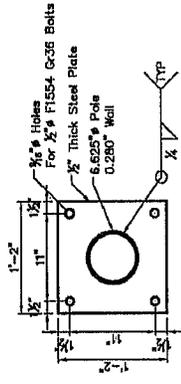
ADDRESS: 12516 Montgomery Rd. Cincinnati, OH 45249

PAGE NO. **11**

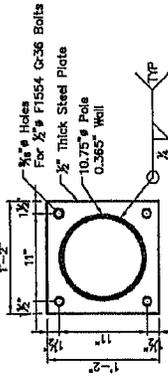
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Sign Company to Use Experienced Excavation Crew to Perform Foundation Excavation.

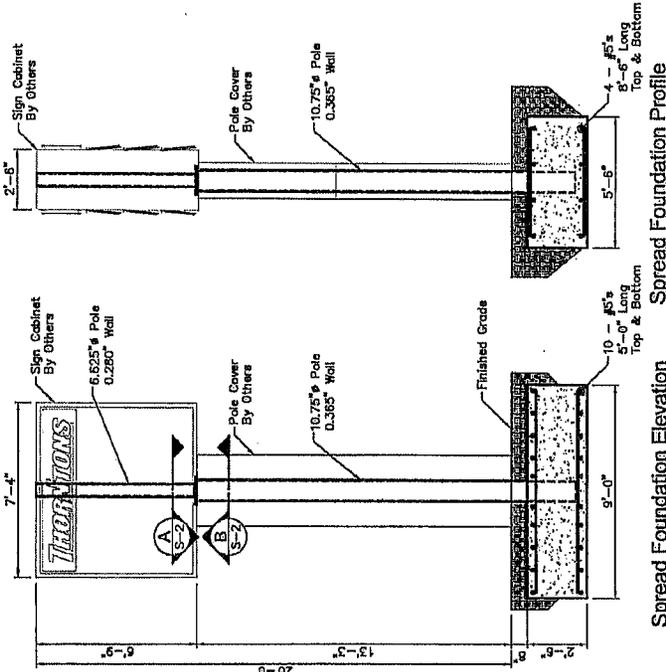
Where Required, Place Electrical Conduit in Excavation Prior to Concrete Pour.



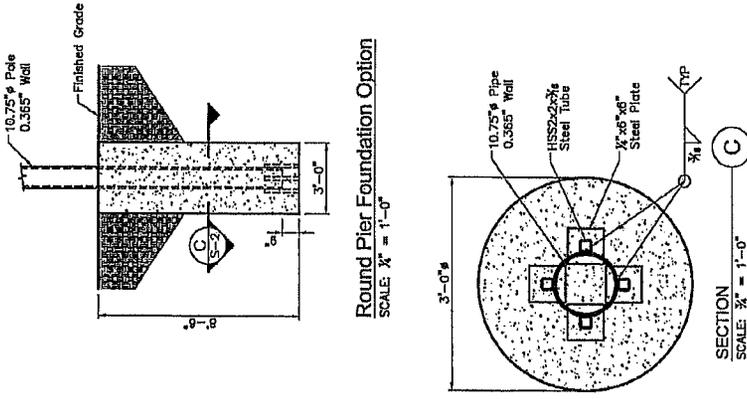
SECTION A
SCALE: 1" = 1'-0"



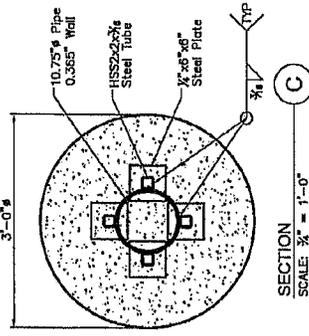
SECTION B
SCALE: 1" = 1'-0"



Spread Foundation Elevation
SCALE: 1/4" = 1'-0"



Round Pier Foundation Option
SCALE: 1/4" = 1'-0"



Spread Foundation Profile
SCALE: 1/4" = 1'-0"

DESIGN CRITERIA
Building Code: IBC 2015/ASCE 7-10
Analysis: LRFD-ANSC 14th
Chapter 16- Section 1609.3.1
Ultimate Wind Speed $V_{ult} = 115$ mph
Normal Wind Speed $V_{w} = 69$ mph
Risk Category: II $V_{w} = V_{w,II}$
Exposure: C

SPREAD FOUNDATION DESIGN CRITERIA
This concrete foundation has been designed in accordance with ACI 318-14. Allowable lateral soil pressure = 1000psf/ft with 2x increase amplified. Concrete Shall Develop a Minimum Compressive Strength of 2500psi in 28 Days. Verify Site Conditions Prior to Construction.

ROUND PIER FOUNDATION DESIGN CRITERIA
This concrete foundation has been designed in accordance with ACI 318-14. Allowable lateral soil pressure = 1000psf/ft with 2x increase amplified. Concrete Shall Develop a Minimum Compressive Strength of 2500psi in 28 Days. Verify Site Conditions Prior to Construction.

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Fax: 440.251.7817
Created: 3/23/2021

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Mentor, OH 44060
Phone: 440.251.7817
Fax: 440.251.7817
Created: 3/23/2021

ORDER NUMBER:	591789
PROJECT NUMBER:	000000
PROJECT MANAGER:	KEVIN HORNE
CLIENT:	Thormtons
ADDRESS:	12516 Montgomery Rd. Cincinnati, OH 45249
CLIENT:	Thormtons
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ORDER NUMBER:	147578
PROJECT NUMBER:	000000
PROJECT MANAGER:	KEVIN HORNE
CLIENT:	Thormtons
ADDRESS:	12516 Montgomery Rd. Cincinnati, OH 45249
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