

MAIN STREET MARKETPLACE (H MART)
COMPREHENSIVE SIGN PLAN AMENDMENT

Date: February 3, 2021

Case: BOA20-00869

COMPREHENSIVE SIGN PLAN – AMENDED CRITERIA

Main Street Marketplace

Comprehensive Sign Plan Amendment – Amended Standards

Address: 1919 W. Main Street Mesa, Arizona 85201

Zoning District: LI (Light Industrial)

CASE#: BOA20-00869

Amending Case#: BA89-51

Freestanding Signage:

Main Street	1 Center I.D. Sign	Type “A”	86 sq ft, 12’ high	West Side of East Drive Entry
	2 Pad Signs (each)	Type “B”	25 sq ft, 6’ high	West & East Sides of West Drive Entry
Dobson Road	1 Center I.D. Sign	Type “A”	86 sq ft, 12’ high	SOUTH North-Side of South Drive Entry
	1 Pad Sign	Type “B”	25 sq ft, 6’ high	NORTH South-Side of South Drive Entry
1 st Avenue	1 Pad Sign	Type “B”	25 sq ft, 6’ high	West of West Drive Entry at Street Corner

Current Code:

Sign Type “A”: Maximum Height: 12’ high; Maximum Area: 120 sq ft

Sign Type “B”: Maximum Height: 8’ high; Maximum Area: 50 sq ft

Attached Signs:

Major Tenants Existing CSP: ~~180 sq ft maximum, 2 signs~~

(15,000+ sq ft) **PROPOSED CSP: 390 SQ FT MAXIMUM AGGREGATE SIGN AREA, 7 SIGNS MAXIMUM QUANTITY**

Current Code:

80% of lineal front foot of occupancy, up to a maximum of 500 sq ft

5 signs + 1 additional sign for every additional 50 feet of occupancy, up to a maximum of 7 signs

Sub-Major Tenants Existing CSP:

(5,000 – 15,000 sq ft) 165 sq ft maximum, 2 signs

Minor Tenants Existing CSP:

(5,000 sq ft or less) Average letter height: 2 feet tall, 70% maximum width of building frontage

1.4 sq ft of sign area per 1 feet of building frontage

Notes:

Main Street Frontage Length: 547.51’

Dobson Road Frontage Length: 359.10’

1st Avenue Frontage Length: 522.07’

MAIN STREET MARKETPLACE (H MART) **COMPREHENSIVE SIGN PLAN AMENDMENT**

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Main Street Marketplace

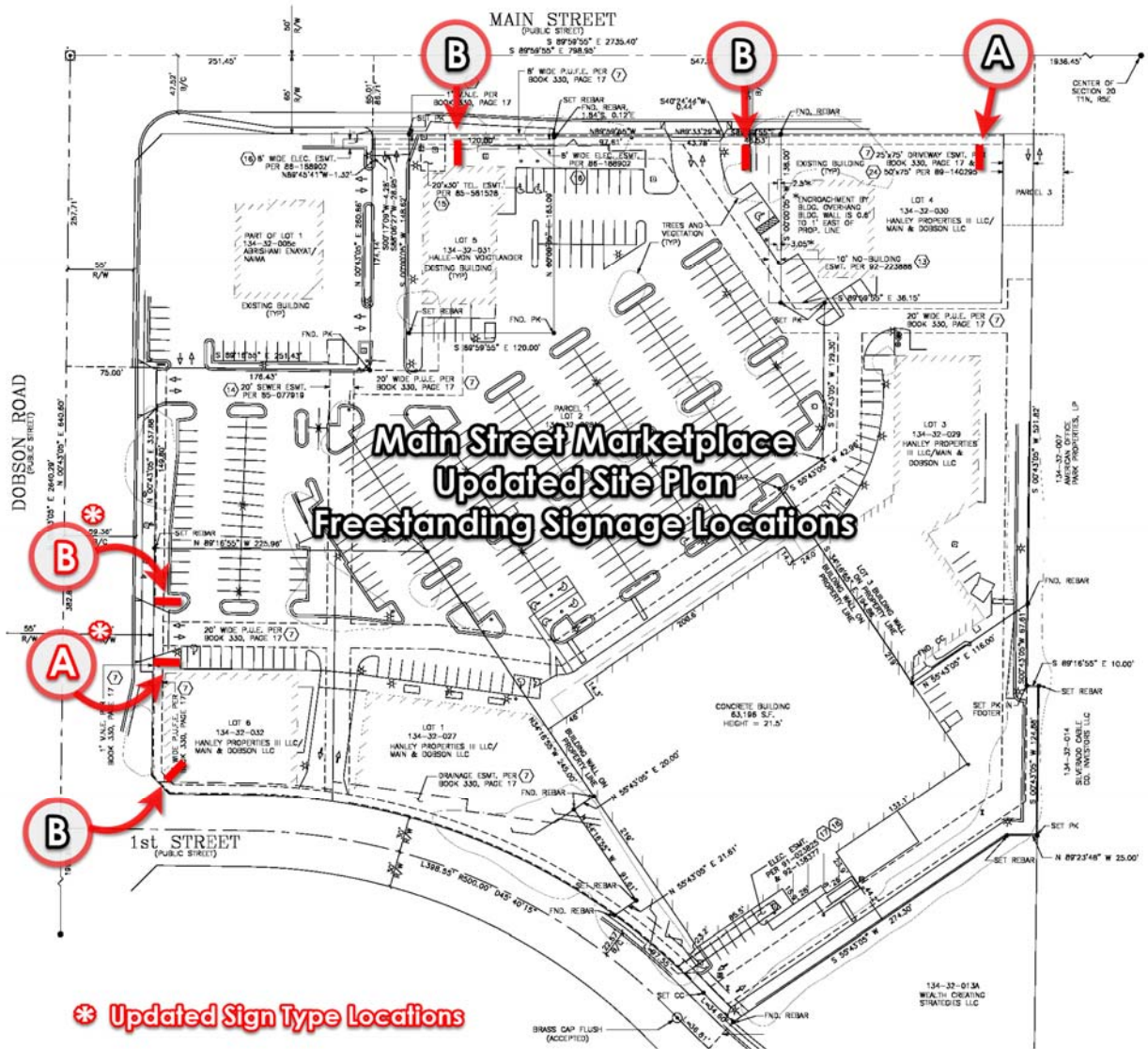
Comprehensive Sign Plan Amendment – Amended Site Plan

Address: 1919 W. Main Street Mesa, Arizona 85201

Zoning District: LI (Light Industrial)

PRA#: 20-00716

Amending Case#: BA89-51



SIGN TYPE "A"

Maximum Height: 12' High
 Maximum Area: 86 sq ft

SIGN TYPE "B" (OPTION 1)

Maximum Height: 6' High
 Maximum Area: 25 sq ft

Note:

Height and area of Sign Types "A" and "B" are from the 1989 CSP and are not being modified in this CSP amendment.

MAIN STREET MARKETPLACE (H MART) COMPREHENSIVE SIGN PLAN AMENDMENT

Date: February 3, 2021

Case: BOA20-00869

Main Street Marketplace

Comprehensive Sign Plan Amendment – Freestanding (Detached) Monument Signs

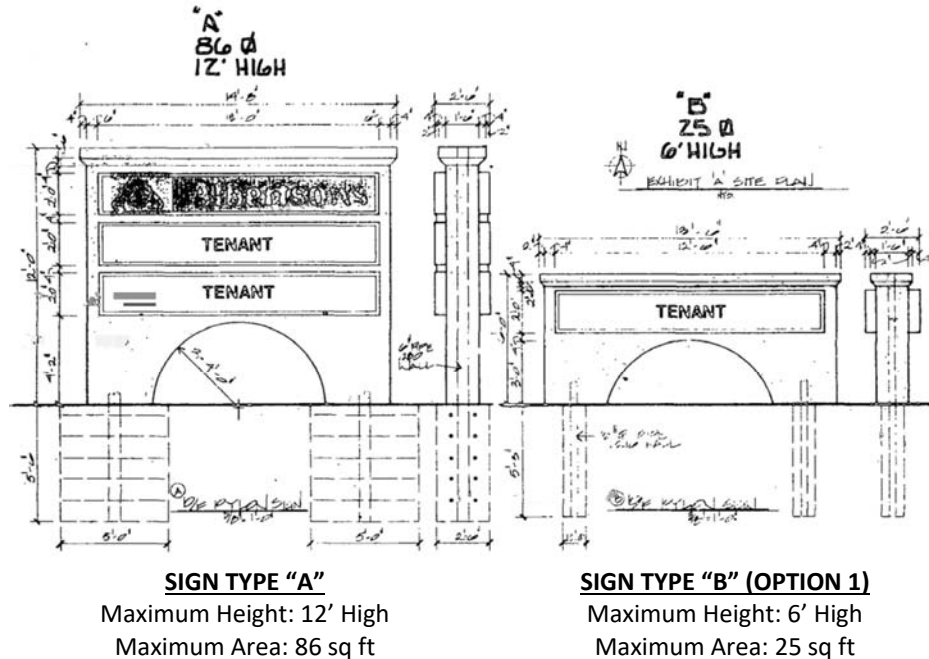
Address: 1919 W. Main Street Mesa, Arizona 85201

Zoning District: LI (Light Industrial)

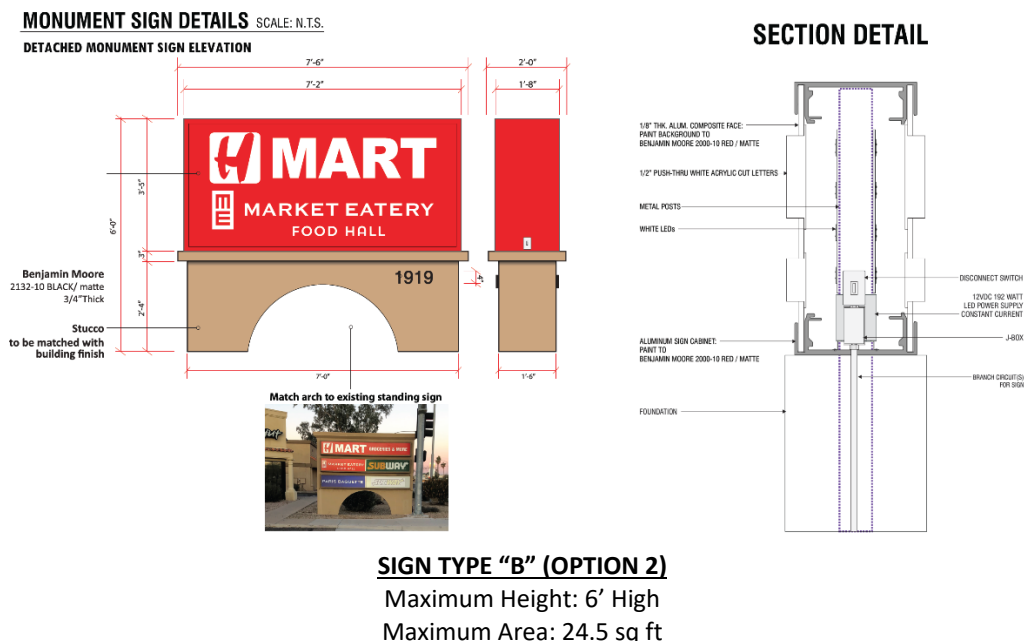
PRA#: 20-00716

Amending Case#: BA89-51

Existing Freestanding (Detached) Monument Sign Designs (Sign Type “A” & Sign Type “B” Option 1):

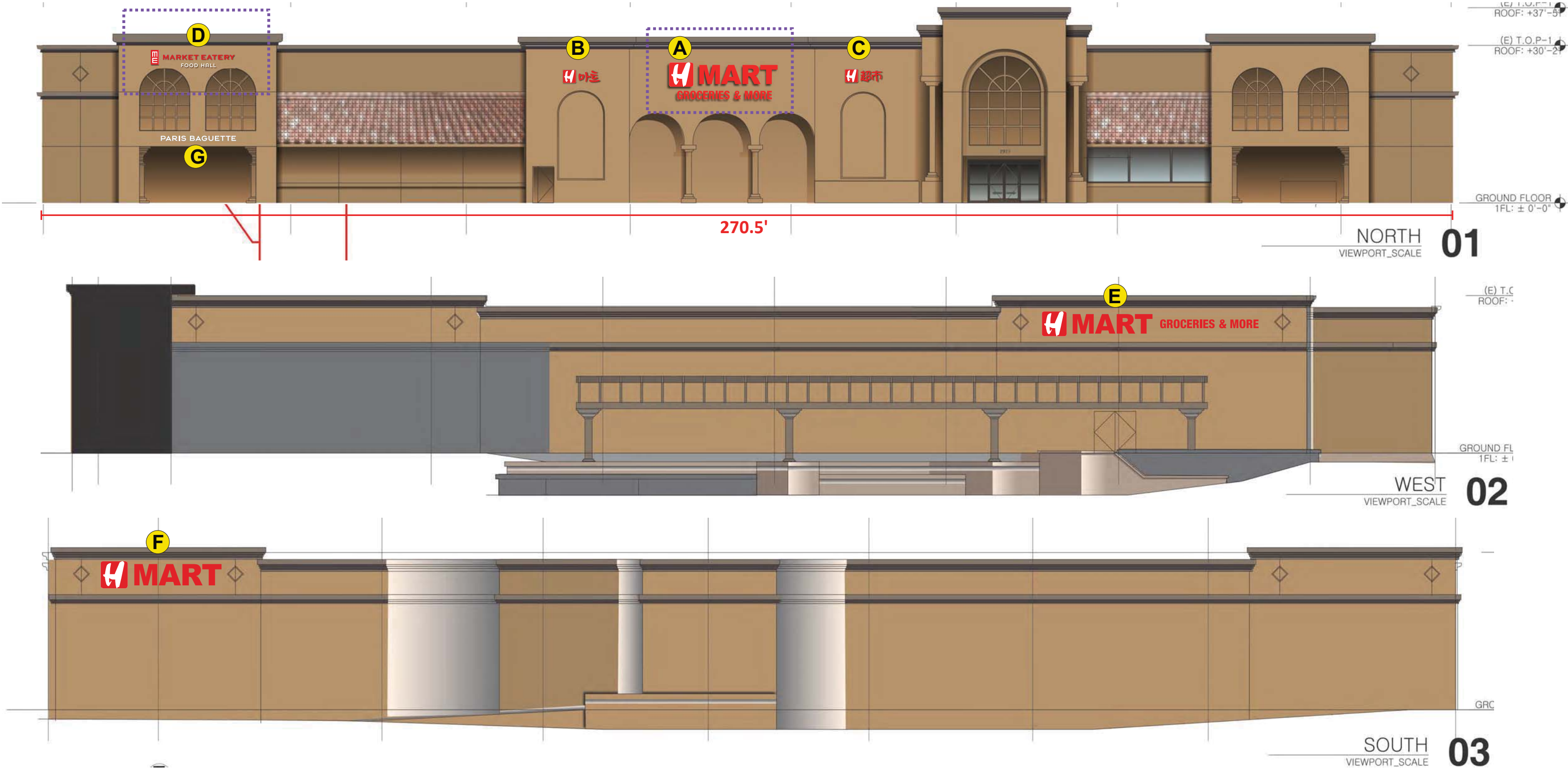


New Freestanding (Detached) Monument Sign Design (Sign Type “B” Option 2):



ATTACHED WALL SIGNAGE ELEVATIONS

A D THESE TWO SETS OF SIGNAGE ALREADY GOT AN PERMIT APPROVAL AND HAVE BEEN INSTALLED.



SCALE: N.T.S.

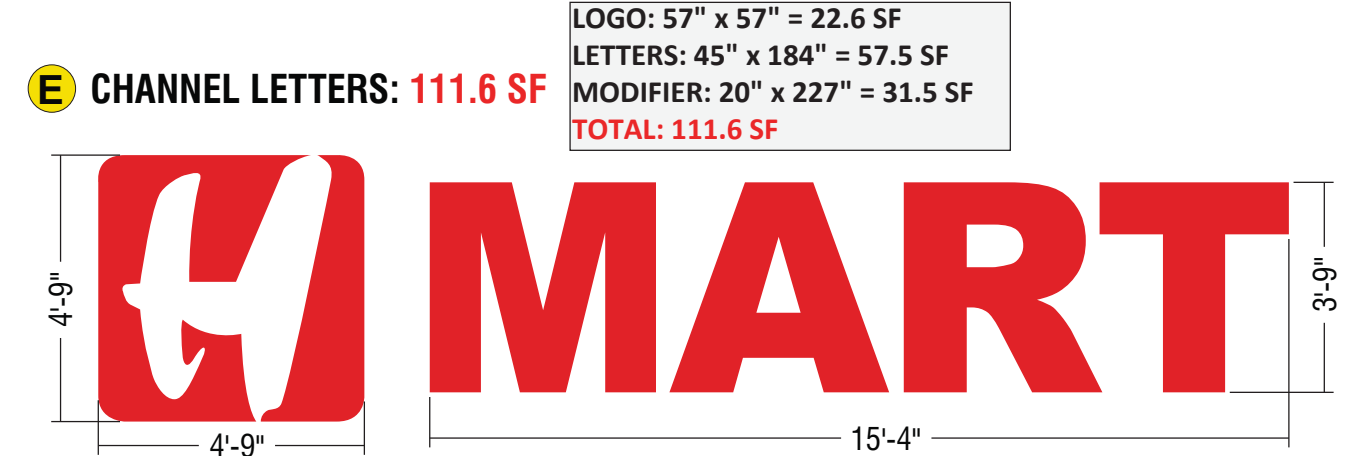
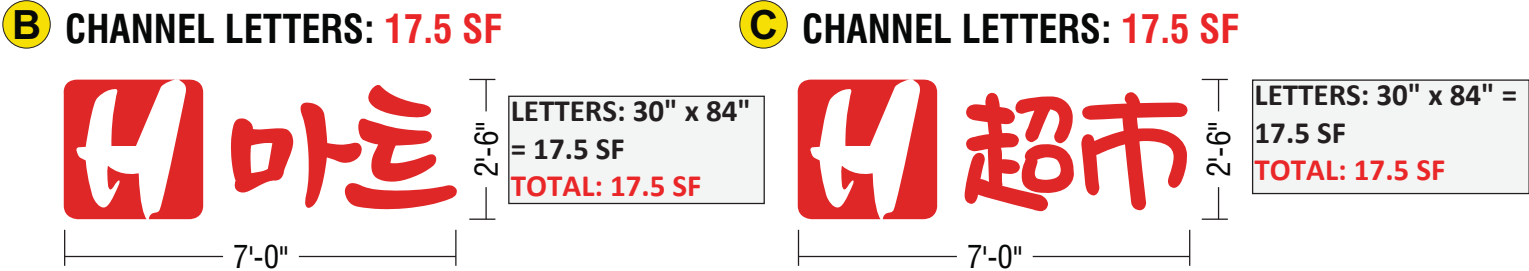
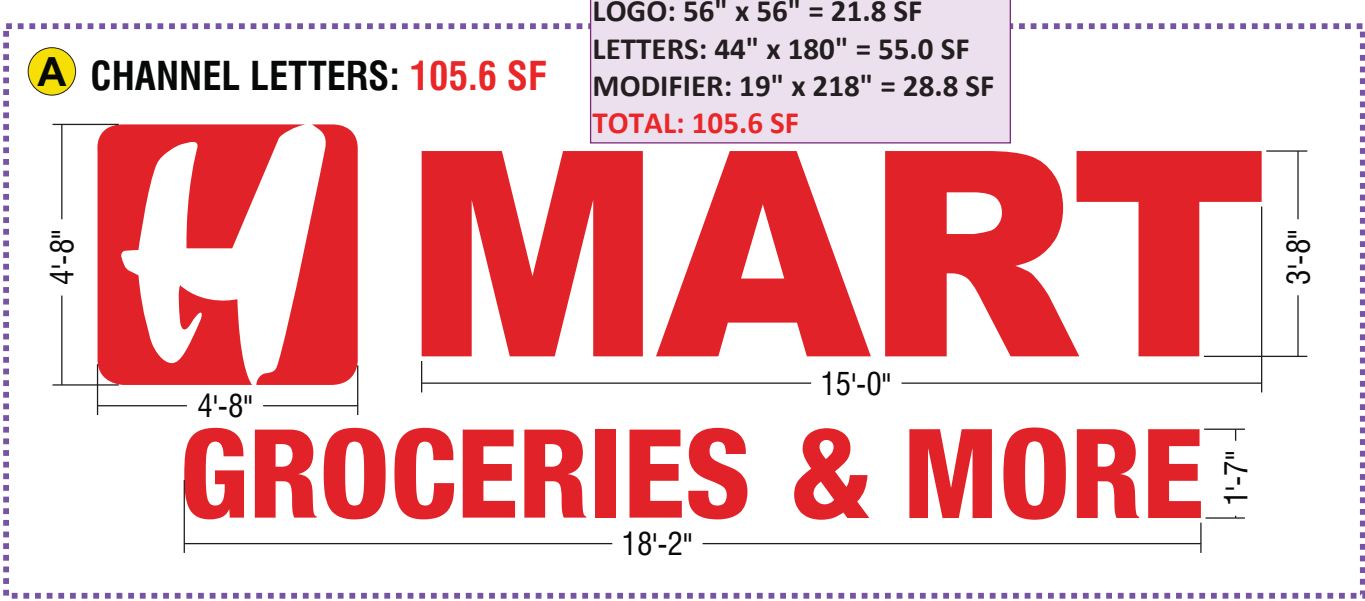
 Underwriters Laboratories Inc. LISTED	DATE 02/05/20	PROJECT NAME / APPLICANT H MART	OWNER(S) OF PREMISES	NO.	DATE	REVISION	BY
	BLOCK#	ADDRESS 1919 WEST MAIN STREET	BOROUGH OFFICIALS' SIGNATURES				
	LOT#	CITY / STATE MESA, ARIZONA 85021					



Best Sign Plan for Best Future
SIGN & AWNING

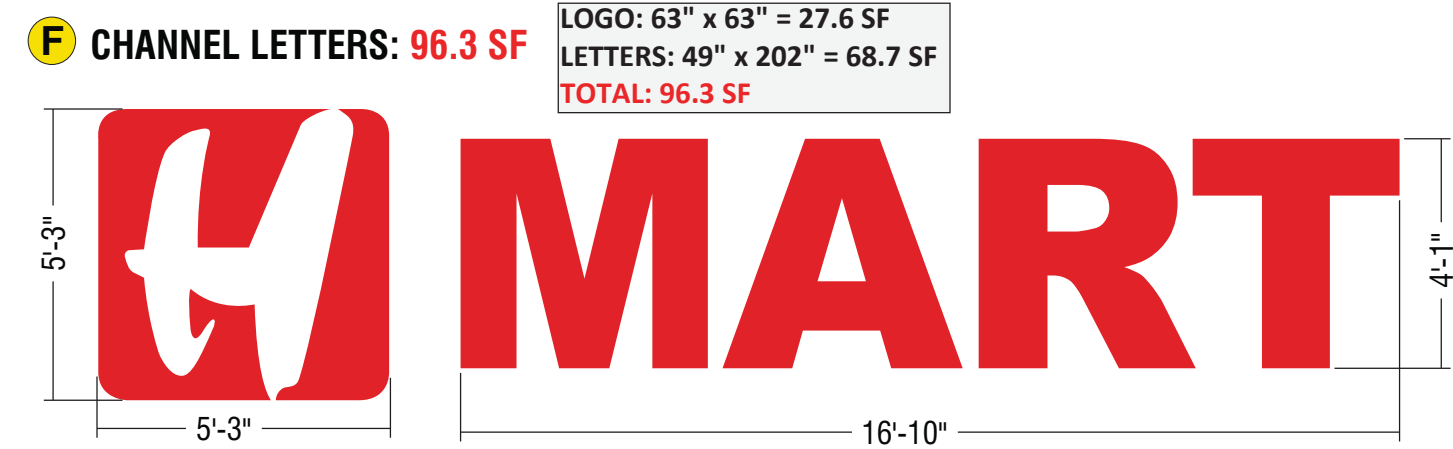
Drawn By: Chris Kim

270 North Street, Teterboro, NJ 07608
TEL: 201.440.1400 / FAX: 201.440.8803
E-mail: fisign@yahoo.com



GROCERIES & MORE

LETTERS: 30" x 84" = 17.5 SF
TOTAL: 17.5 SF



A **D** THESE TWO SETS OF SIGNAGE ALREADY GOT AN PERMIT APPROVAL AND HAVE BEEN INSTALLED.

AGGREGATE EXISTING:
SIGN A: 105.6 SF
SIGN D: 24.5 SF
TOTAL: 130.1 SF

AGGREGATE PROPOSED:
SIGN B: 17.5 SF
SIGN C: 17.5 SF
SIGN E: 111.6 SF
SIGN F: 96.3 SF
SIGN G: 14.4 SF
TOTAL: 257.3 SF

AGGREGATE TOTAL:
TOTAL: 387.4

ATTACHED WALL SIGNAGE SIZE CALCULATIONS

CASE# BOA20-00869

SCALE: N.T.S.

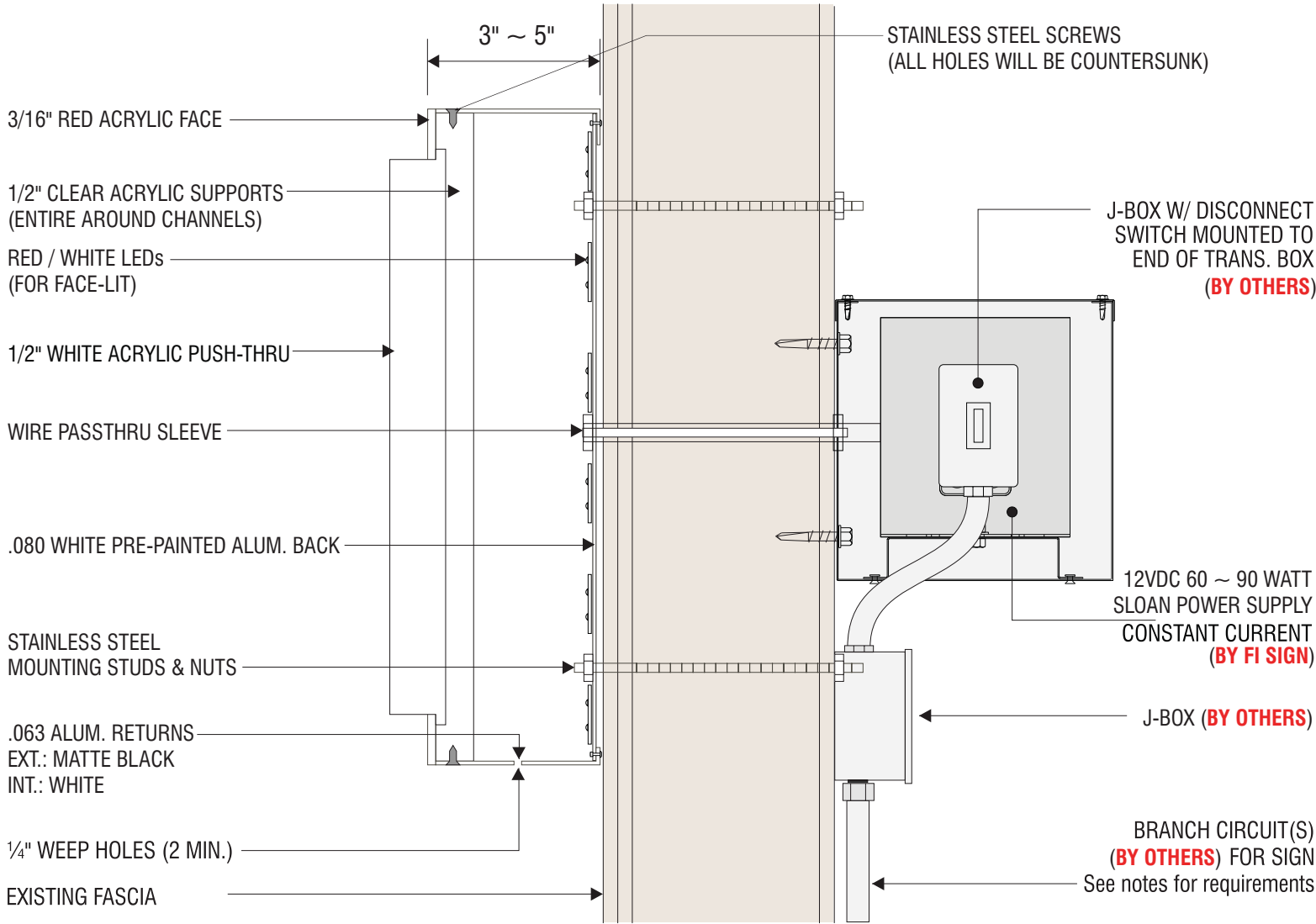
 Underwriters Laboratories Inc.® LISTED	DATE 02/05/20	PROJECT NAME / APPLICANT H MART	OWNER(S) OF PREMISES	NO.	DATE	REVISION	BY	 Best Sign Plan for Best Future SIGN & AWNING	Drawn By: Chris Kim	
	BLOCK#	ADDRESS 1919 WEST MAIN STREET	BOROUGH OFFICIALS' SIGNATURES							
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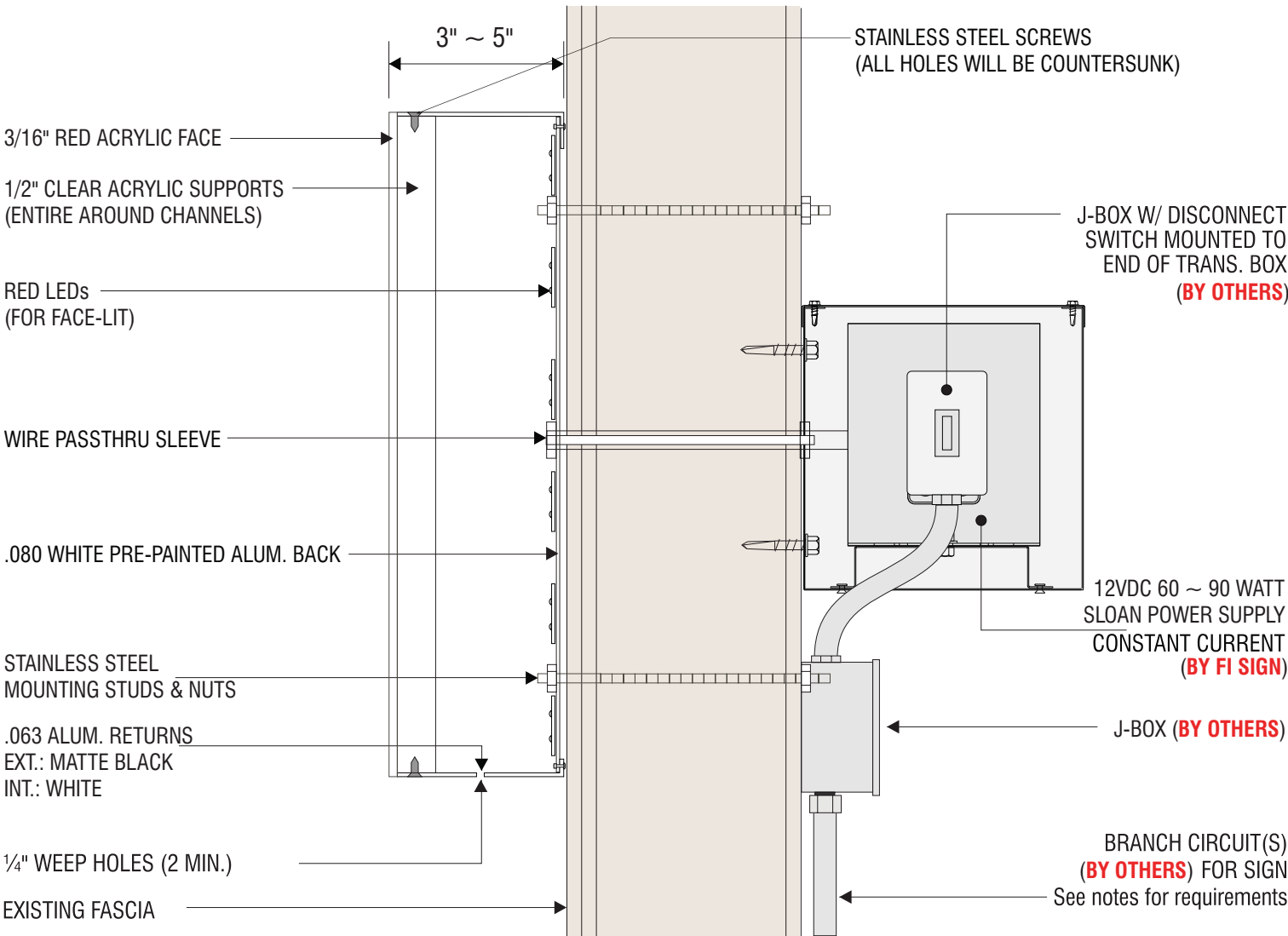
ATTACHED WALL SIGNAGE INSTALLATION DETAILS

SCALE: N.T.S.

LOGOS
*FRONT-LIT



LETTERS
*FRONT-LIT



DATE	PROJECT NAME / APPLICANT
02/05/20	H MART
BLOCK#	ADDRESS
	1919 WEST MAIN STREET
LOT#	CITY / STATE
	MESA, ARIZONA 85021

OWNER(S) OF PREMISES
BOROUGH OFFICIALS' SIGNATURES

NO.	DATE	REVISION	BY

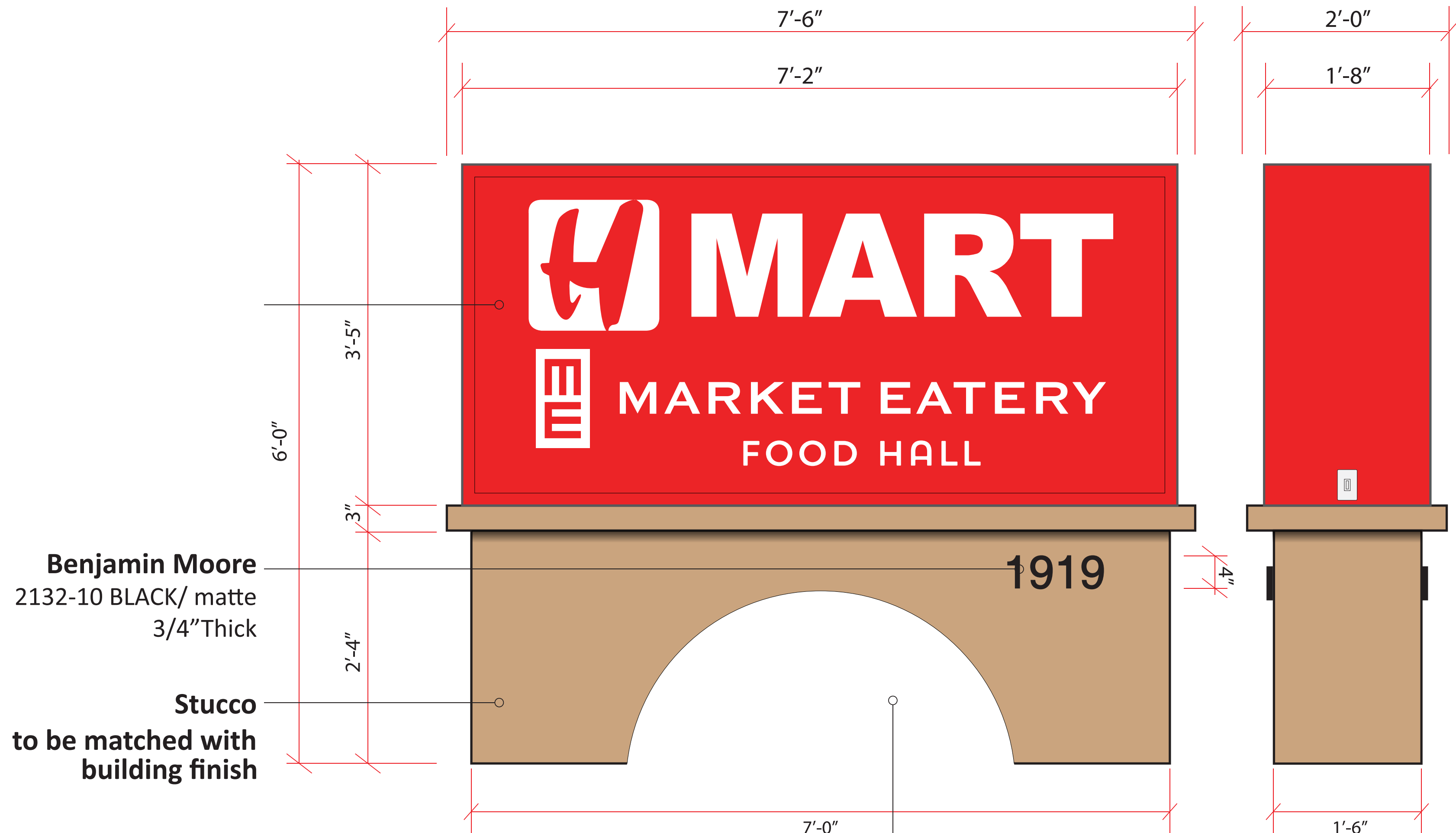


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MONUMENT SIGN DETAILS SCALE: N.T.S.

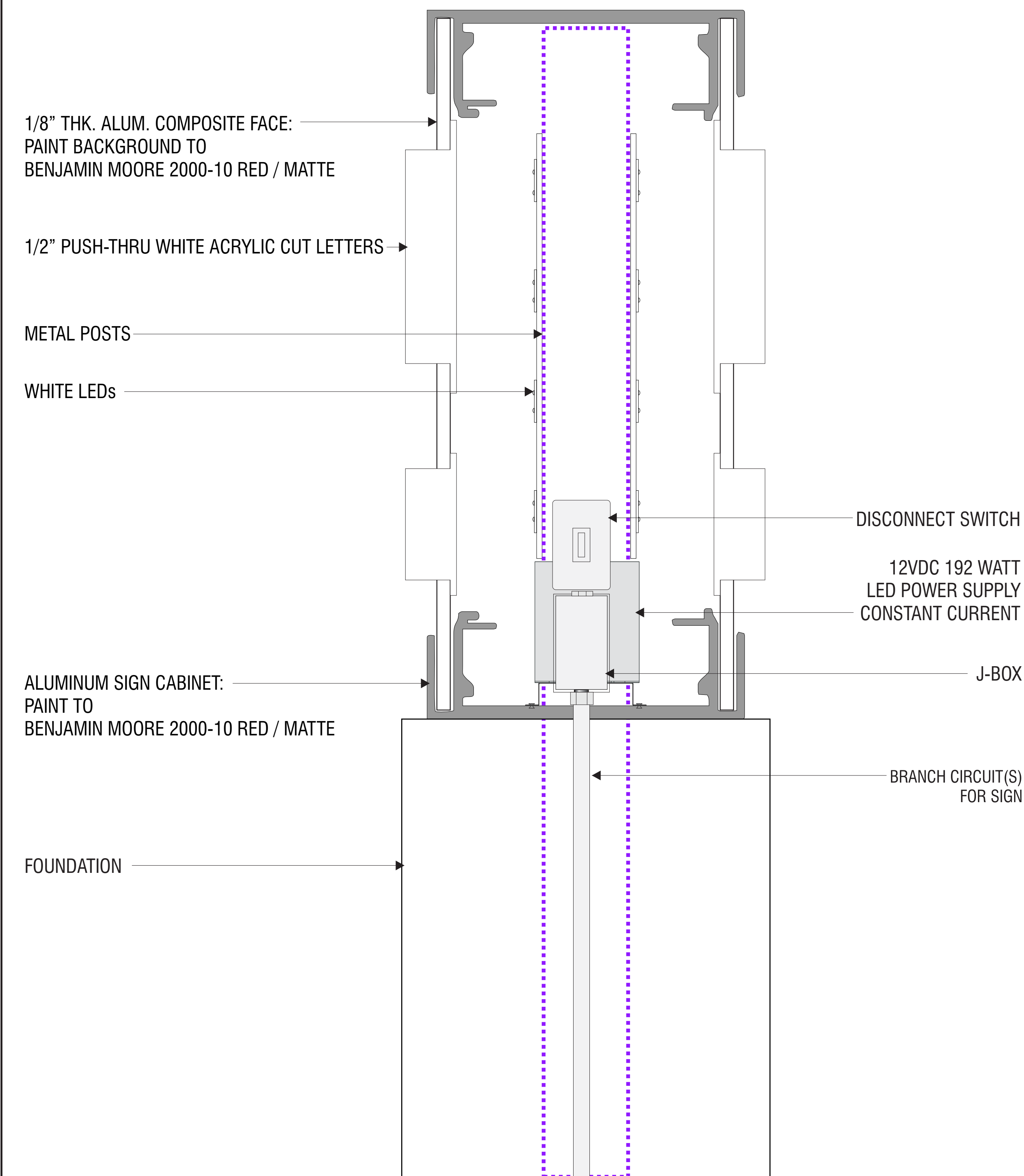
DETACHED MONUMENT SIGN ELEVATION



Match arch to existing standing sign



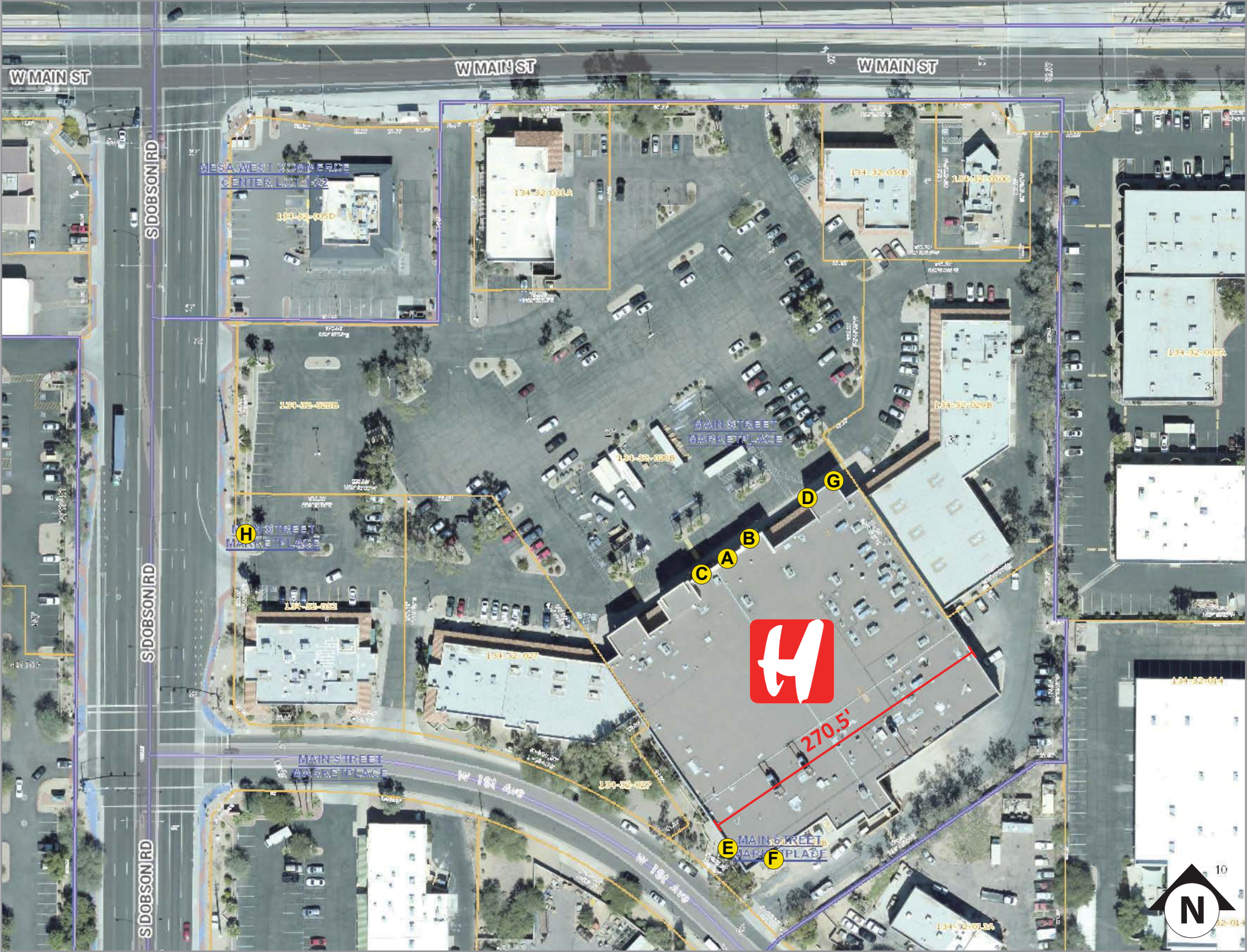
SECTION DETAIL



CASE# BOA20-00869

 Underwriters Laboratories Inc.® LISTED	DATE 10/30/20	PROJECT NAME / APPLICANT H MART	OWNER(S) OF PREMISES	NO.	DATE	REVISION	BY	 Best Sign Plan for Best Future SIGN & AWNING	Drawn By: Chris Kim 270 North Street, Teterboro, NJ 07608 TEL: 201.440.1400 / FAX: 201.440.8803 E-mail: fesign@yahoo.com
	BLOCK#	ADDRESS 1919 WEST MAIN STREET	BOROUGH OFFICIALS' SIGNATURES		02/03/21	FOUNDATION SHAPE CHANGED			
	LOT#	CITY / STATE MESA, ARIZONA 85021							

SITE PLAN & AERIAL



- Ⓐ Main Wall Signage (HMART GROCERIES & MORE)
- Ⓑ Subordinated Wall Signage (H마트)
- Ⓒ Subordinated Wall Signage (H超市)
- Ⓓ Subordinated Wall Signage (market eatery)
- Ⓔ Main Wall Signage (HMART GROCERIES & MORE)
- Ⓕ Main Wall Signage (HMART)
- Ⓖ Subordinated Wall Signage (PARIS BAGUETTE)
- Ⓗ Monument Signage (H MART market eatery food hall)

DEVELOPMENT INFORMATION

OCCUPANT/BUSINESS: H Mart

ADDRESS: 1919 W. Main Street Mesa, AZ 85021

PARCEL NUMBER: 134-32-028B

ZONING DISTRICT: LI (Light Industrial)



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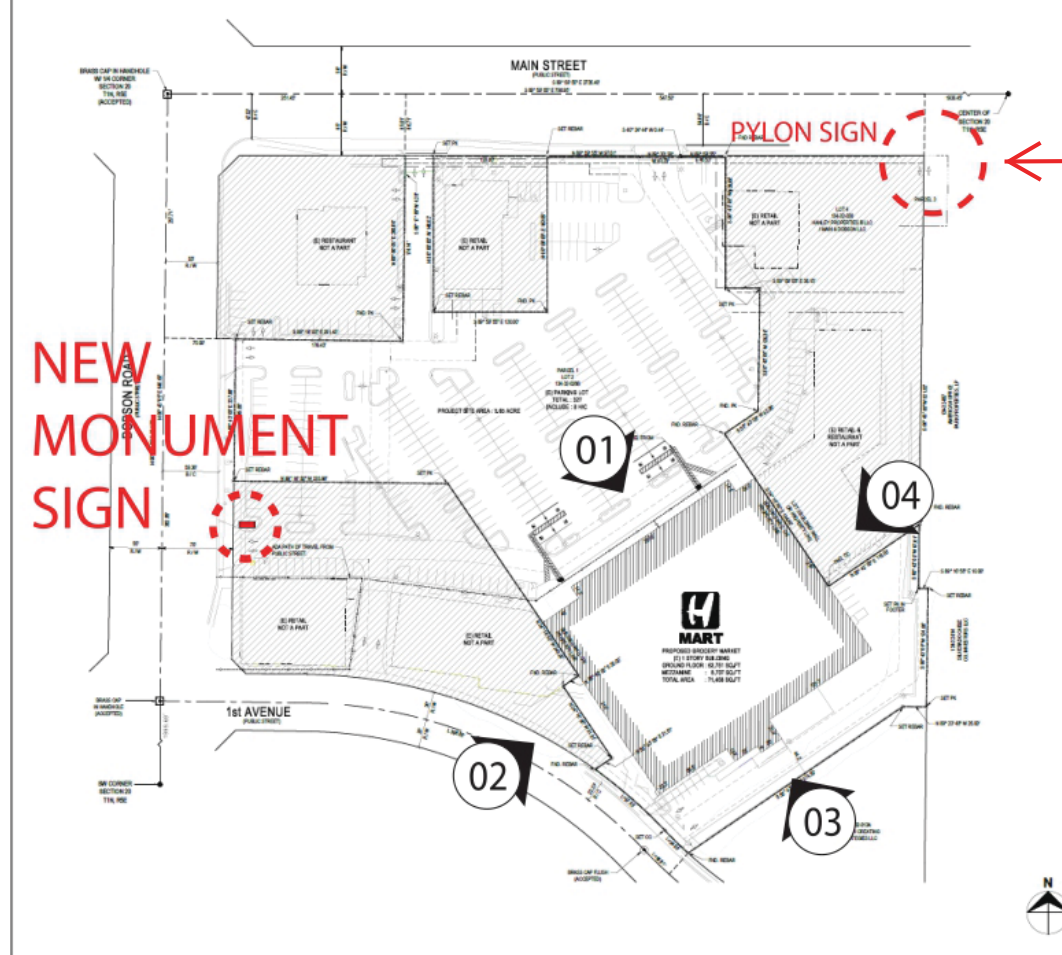
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KEY PLAN

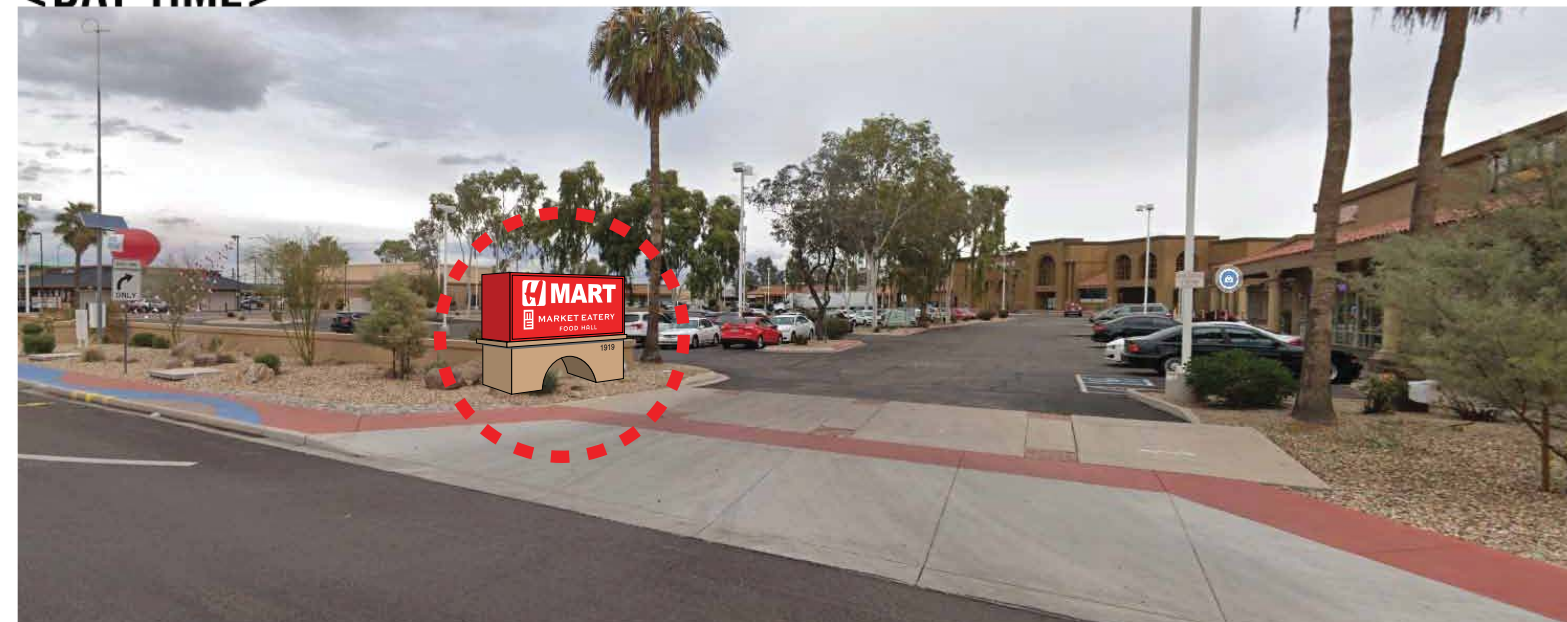


PREVIEW & KEY PLAN

DETACHED MONUMENT SIGN

CASE# BOA20-00869

<DAY TIME>



<NIGHT TIME>



EXISTING PREMISES

PROPOSED SIGNAGE



Underwriters
Laboratories Inc.®
LISTED

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10/30/20	H MART
BLOCK#	ADDRESS
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LOT#	CITY / STATE
	MESA, ARIZONA 85021

OWNER(S) OF PREMISES
BOROUGH OFFICIALS' SIGNATURES

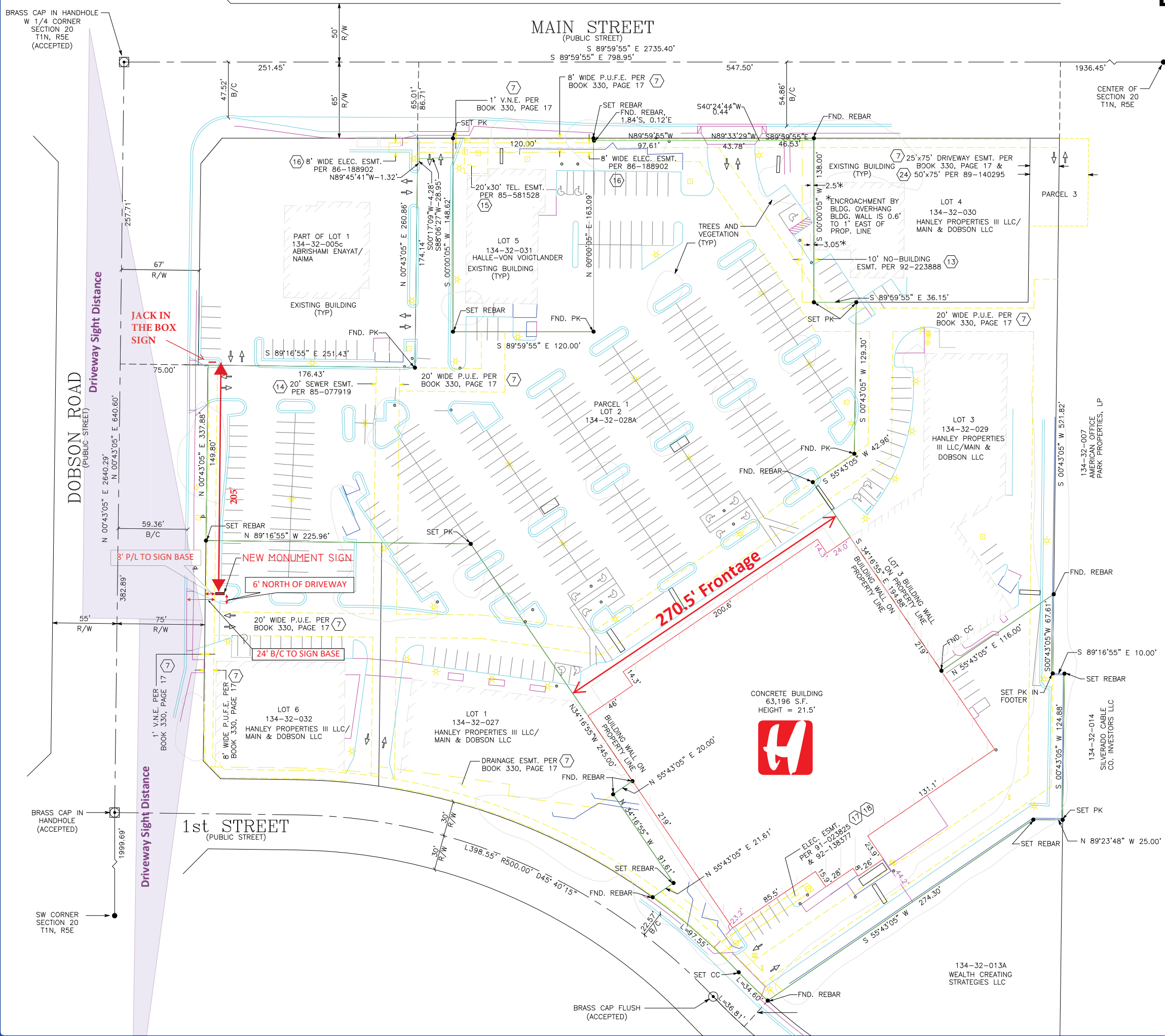
NO.	DATE	REVISION	BY



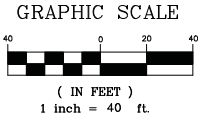
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DETACHED MONUMENT SIGN
DIMENSIONED SITE PLAN
CASE# BOA20-00869

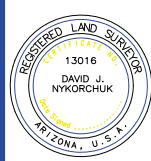


- LEGEND
- PROPERTY LINE
 - CENTER LINE
 - EASEMENT LINE
 - BRASS CAP FLUSH
 - BRASS CAP IN HANDHOLE
 - LIGHT POLE
 - GUY ANCHOR
 - MAN HOLE
 - TRAFFIC SIGNALS
 - POWER POLE
 - ROAD SIGN
 - UTILITY BOX
 - WATER VALVE
 - CATCH BASIN
 - VEGETATION
 - PUE
 - PUFE
 - VNE
 - PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY & FACILITIES EASEMENT
 - VEHICLE NON-ACCESS EASEMENT



ALBERSTON'S MAIN STREET MARKETPLACE
1919 WEST MAIN STREET
MESA, ARIZONA

PHOENIX CASA GRANDE
(602) 271-9911 (520) 836-5501
D.N.A. INC. CIVIL ENGINEERING
LAND SURVEYING



ALTA/ACSM LAND TITLE SURVEY - ALBERTSON'S #942
JOB NO. 07-266
DATE 8/27/07
DRAWN MS/glv
SCALE 1" = 40'
REVISIONS

SHEET
2 of 2

CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
PREPARED FOR:
STOLL STOLL BERNIE LOKTING & SHLACHTER P.C.
209 SW OAK STREET, SUITE 500
PORTLAND, OR 97204



DETACHED MONUMENT SIGN DETAILED SITE PLAN

