

CITY OF ALBUQUERQUE

NEIGHBORHOOD SIGN

MANUAL

2020



PREPARED BY:



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EXECUTIVE SUMMARY

In September 2006, the City Council Office contracted Sites Southwest, LLC to prepare the City of Albuquerque's Neighborhood Sign Design Guidelines. In 2017, the Office of Neighborhood Coordination (ONC) was moved under the City Council Office. In 2018, City Council staff contracted JJK Engineering to complete the engineering analysis of the updated neighborhood sign drawings, and re-contracted Sites Southwest, LLC to make updates to the document based upon the following needs, trends, and goals:

- Neighborhood signs with older architectural styles are “phasing out” and neighborhood associations are wanting more opportunity to customize their signs.
- The City needed to get new quotes on signs and identify more affordable price ranges for neighborhood associations and their City Councilors due to the increase in cost for using older production methods such as wood carving that are being replaced by printing technologies.
- Clarifying neighborhood sign application instructions will give neighborhood associations more opportunities to take initiative in identifying a site for locating their signs, thus, saving the City staff time and resources making trips out into the field.
- The City will save resources by streamlining the neighborhood sign application process, expediting the process for getting departmental approvals, and constructing signs in a timely fashion.
- Neighborhood associations and surrounding residents will benefit by improving safety standards and integrating more reflectivity and break-away features into all neighborhood sign designs.
- Giving neighborhood associations more opportunities to customize their signs also encourages them to take more ownership over maintaining them and working with the City staff to get them repaired.
- Administering and implementing the neighborhood sign application and installation process needs to be done by a City Department that regularly handles hard assets.

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Chapter 1

INTRODUCTION



Source: Albuquerque Historical Society



Source: Albuquerque Historical Society

Albuquerque is a distinctive place of unmatched beauty, characterized by its landscape, history, and architecture. Its eclectic and vibrant character derives from a rich array of cultures and backgrounds. In this spirit, the City of Albuquerque has put together guidelines to assist neighborhoods in developing neighborhood identification signage that enhances and contributes to Albuquerque neighborhoods' unique charm and beauty.

The guidelines provided herein are intended to assist in the design, construction, and permitting of neighborhood signs. The neighborhoods must be in accordance with the City's Integrated Zoning Ordinance (IDO), Design Review and Construction's (DRC) Development Process Manual (DPM), Manual on Uniform Traffic Control Devices (MUTCD), and other citywide requirements. Applicants must be recognized with the Office of Neighborhood Coordination (ONC) and meet all requirements outlined in the Neighborhood Association Recognition Ordinance (NARO) to be able to participate.

These guidelines are intended to encourage both sign design quality and creativity while complementing the character of each specific neighborhood they serve. By providing these guidelines, this document will help facilitate a speedy review and approval by assisting citizens to better understand the City's approval process while meeting each neighborhood's design expectations.



Source: AlbuquerqueOldtown.com



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CHAPTER 2

APPLICATION PROCESS

1. APPLICANT ELIGIBILITY

Each applicant is required to be recognized by the Office of Neighborhood Coordination (ONC) as either a neighborhood association, homeowner association, or other neighborhood group with written approval from the City Council or Mayor's Office per the Neighborhood Association Recognition Ordinance (NARO). To acquire the Application Form to request a neighborhood sign, please email ONC staff at onc@cabq.gov or call 505-768-3100 and ask about the Neighborhood Sign Program. ONC staff will provide any support needed to complete the application process outlined below, but staff from the Department of Municipal Development will be responsible for installing and maintaining signs after ONC staff has helped the applicant complete the application process.

The Neighborhood Sign Application Form (see Appendix C) must be filled out by the applicant's Board of Directors or their designated point of contact. To validate the sign request, the applicant must also submit a Resolution and/or Letter signed by the Board of Directors verifying that they approved the request. Once applicants have submitted their Application Form to ONC staff along with any other required documentation, ONC staff will review the application in its entirety. If staff has questions about the application they will contact the applicant.

If ONC staff determines that the application is complete, ONC staff will then obtain approval from the applicant's respective City Councilor on the 1) purpose of the sign and 2) location of the sign within the neighborhood. ONC staff will also work with respective Councilor to identify a funding source to purchase and install the sign. Finally, the applicant shall have his/her respective City Councilor provide a short letter to ONC staff clarifying his/her support for the sign request. For signs being placed in medians where there is another neighborhood association, homeowners association, or neighborhood group across the street, applicants must acquire approval from those groups and their Board or leaders before submitting their Application Form.

Before moving any further along in the application process, the applicant needs to thoroughly review Chapter 3, General Design Guidelines in order to fully understand the technical requirements for choosing and constructing the new sign.

Note: If signs are to be located on private property and funded privately, they do not qualify for this program and the applicant does not need to follow these design guidelines, but he/she will need to contact the City's Planning Division to inquire about installing off-premise signs. Only signs that are located within the public right-of-way qualify for this program regardless of funding source.



2. YOUR PARTNERSHIP WITH THE CITY

Your neighborhood sign will be owned by the City and, thus, contains public information. If your neighborhood sign is on public right-of-way or City property, it is not subject to zoning. In cases where the applicant faces difficulties identifying available public right-of-way or City property, ONC staff will work with the neighborhood to determine if there are other options. Certain requirements apply depending on the sign's exact location. Applicants will need to familiarize themselves with the work of various City departments and non-City agencies depending on their signs' locations in order to complete their Neighborhood Sign Application Process. These include:

- Department of Municipal Development - Traffic Engineering Division:** This Division shall be contacted for ALL sign projects that are to be located in the public right-of-way and that require line of sight approval. Line of sight needs to be considered so that signs do not obstruct the vision of drivers. The Clear Sight Triangle Ordinance (located in section §8-2-15 of the City of Albuquerque's Traffic Code and explained on page 15 of Chapter 3, General Design Guidelines of this document) requires there to be no obstruction between 3 and 8 feet above the gutter line up to 35 feet from the curb or 25 feet from the property line (whichever is lesser). Please acquire the Traffic Engineering Division Manager's Signature of Approval in the Application Form.
- Solid Waste Department - Clean Cities Division:** Contact this Division at 311 for ALL sign projects that are to be located in a median or on a City-maintained landscaped area (see page 13 of Chapter 3 for guidelines). This is to protect and avoid damage to City-owned irrigation systems, drip systems, or other infrastructure that might obstruct the installation of a sign in a particular location.
- Department of Municipal Development - Construction Services Division:** This Division shall be contacted for ALL sign projects that are to be located in a median and require barricades to block off a work safety zone during its installation on major arterials or collectors. This Division and the City's sign contractor are responsible for meeting the requirements of the Manual on Uniform Traffic Control Devices (MUTCD) and the Street Excavation and Barricading Ordinance (§13-4-4 of the City of Albuquerque Code of Ordinances). Please acquire the Construction Services Division Manager's Signature of Approval in the Application Form.
- Parks and Recreation Department - Parks Division:** This Division shall be contacted for ALL signs to be located in a park. In some instances, the installation of the sign could require moving irrigation and/or landscaping. Please acquire the Parks Division Manager's Signature of Approval in the Application Form.
- Department of Municipal Development - Real Property Division:** In cases where there is an insufficient amount of public right-of-way available for locating a sign, the City shall work with the applicant to explore options for sign placement. In these cases, applicants may be required to work with Zoning Division staff to coordinate the placement of an off-premise sign as defined by the Integrated Development Ordinance. City Engineer and Real Property Division staff will help coordinate an easement with property owners if they are willing.
- Non-City Agencies:** If there are any agencies outside of the City of Albuquerque (ex. Albuquerque Metropolitan Arroyo Flood Control) that need to be involved, ONC staff will help facilitate further coordination. Please acquire the Agency's Designated Signature of Approval in the Application Form.

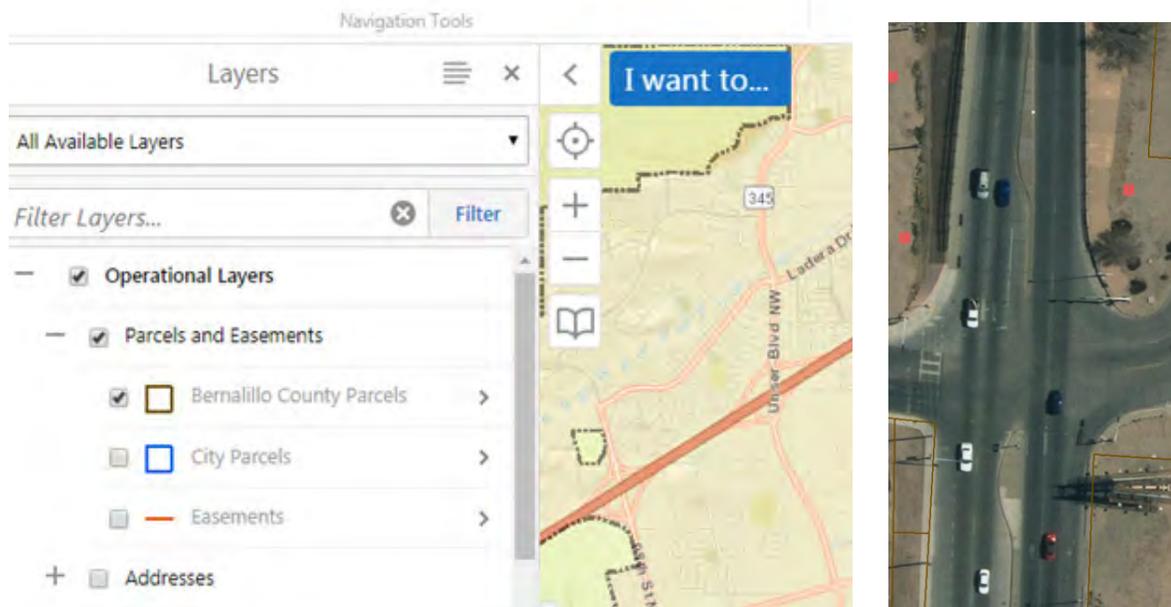
Please refer to the Technical Review Checklist in the Application Form to see a comprehensive list of criteria that the previously mentioned Divisions are using to review each application.



3. CHOOSING A SITE

To determine whether a proposed site location is within available public right-of-way or City property, complete the following steps using the City’s mapping program, Albuquerque Geospatial Information System (AGIS):

1. Access AGIS by clicking the following link: <https://bit.ly/2lRc4bm>
2. Under the “Operational Layers” tab, select “Parcels and Easements,” and then select “Bernalillo County Parcels.”
3. Click the “I want to…” button and click the drop down option “Find an address.” Type in the address number and/or street name(s) nearest your proposed sign location.



4. When zooming in on the area surrounding your proposed sign location, identify spaces outside of the parcel boundaries (the brown lines as shown in the aerial photo, left) that might be available for locating your sign. These are spaces that lie within the public right-of-way (the red squares denote potential sign locations). These spaces cannot be sidewalk or roadway. This often includes the following types of spaces:
 - Space between the back of sidewalk and private property lines
 - Planting strips
 - Grassy areas within sidewalks
 - Spaces around the edges of parks
5. In situations where it is difficult to determine whether there will be sufficient space to locate a sign, applicants should visit Bernalillo County’s Real Property Division to acquire plat maps that can be cross-referenced with your AGIS map. ONC staff can also assist with this.
6. Identify a favorite/most feasible sign location and two backup locations by providing addresses aerial photos of the sites. Document these in Exhibit A and B of the Application Form (Appendix C).
7. The applicant must research the neighborhood to determine if there are any neighboring associations that are not registered with ONC that might share properties within their boundaries. ONC can help research this further.
8. Once a location has been decided upon, the applicant will need to acquire approval from ONC who will review the application and submit to their respective Councilor before moving forward.
9. If you are experiencing difficulties completing any of the previous steps, please contact ONC staff to work with you on identifying alternative locations and options.



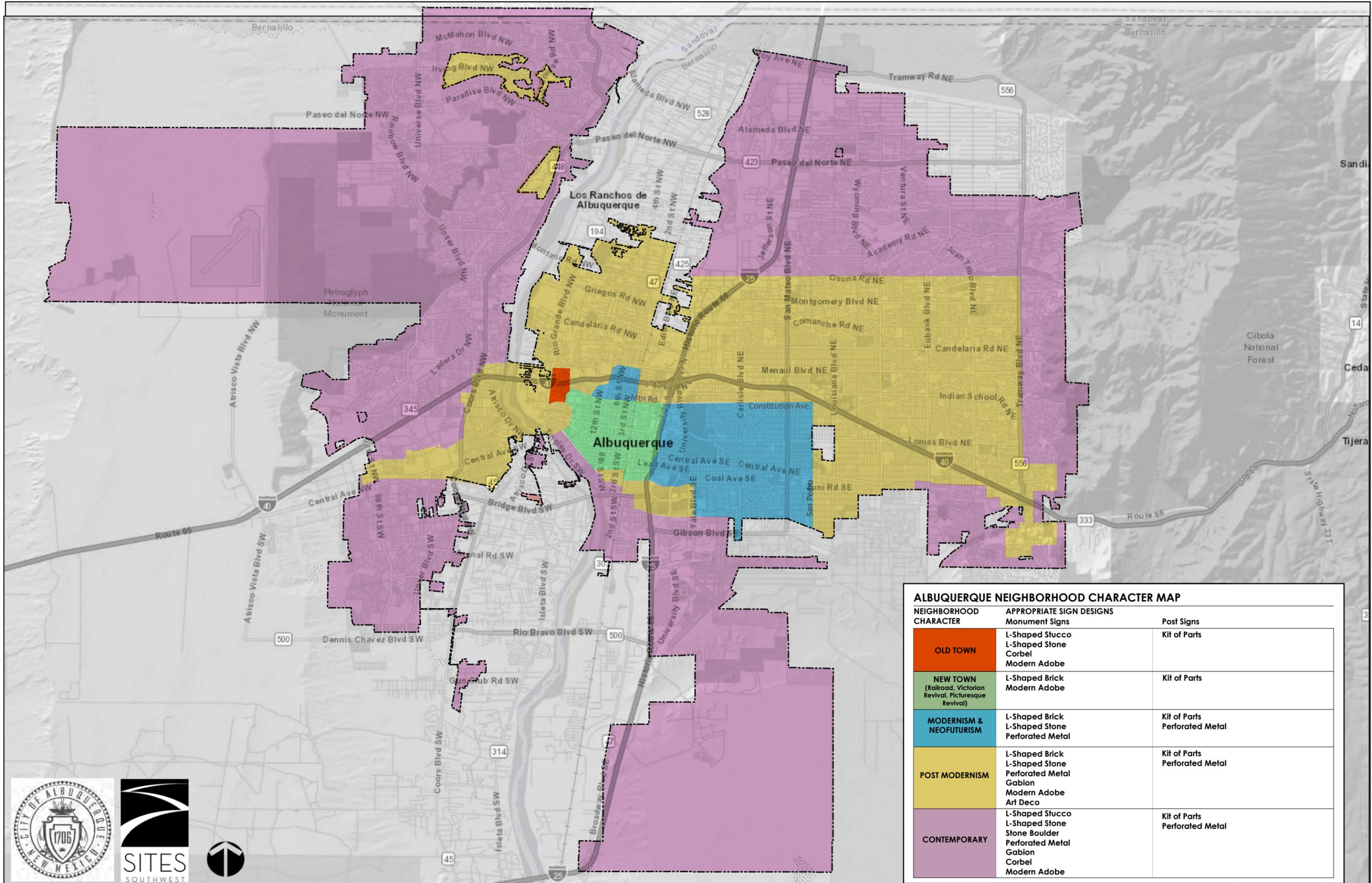
4. DEVELOPING A NEIGHBORHOOD SIGN PROFILE

After choosing a site for locating the sign, applicants will need to refer to Chapter 3, General Design Guidelines and Chapter 4, Sign Styles in order to develop a Neighborhood Sign Profile (outlined below):

- Neighborhood Association or Homeowner Association:** Specify the name of the applicant filed with the ONC. Specify the name of the neighborhood in which the sign will be located. Note that the sign will reference the neighborhood(s) where the sign is located, not the neighborhood group's name. In instances where signs are identifying a larger area of the City, it could reference multiple neighborhoods.
- Goal or Purpose for Sign Request:** This is to be discussed and agreed upon internally among neighborhood group members and communicated through the applicant. Some examples include: "Attract more people to neighborhood meetings" or "Establish a stronger sense of identity among the neighborhood."
- Background History:** This refers to a neighborhood association or homeowner association's previous requests for a sign. Include any relevant information that might be available about why the previous attempts did not work (e.g., insufficient amount of public right-of-way available). This is only to provide staff with context to save time spent in the field and will not influence the status and outcomes of each application.
- Sign Type:** The Albuquerque Neighborhood Character Map should be used to identify 1) the area in which your neighborhood is situated and 2) the sign designs that best reflect the architectural character of that area. This map was created using annexation data identifying boundaries where the City grew over time and how different architectural styles came with each annexation. Then specify the specific type of sign to be constructed. A comprehensive list of sign styles being can be found in Chapter 4, Sign Styles. The City's sign contractor and any other sign company that a neighborhood group might work with to produce their sign are expected to comply with all sections of this document.
- Sign Aesthetics:** Review the manual and select the following from the Sign Aesthetics section:
 - Font: Specify the type of font to be included on the sign.
 - Colors: Specify the sign's color scheme that reflects the applicant's neighborhood character.
 - Message: Specify the message that will be included on the sign. This sign presents public information and must include the established name of the neighborhood, not the association. Messaging is to be used to welcome people to the neighborhood and announce times and places of neighborhood group functions such as meetings and events. No derogatory endorsements, business advertisements, etc. are allowed.
 - Other details: Specify any other details regarding the aesthetics of the sign. Please refer to Chapter 4, Sign Styles for more information.
- Sign Materials:** Refer to Chapter 4, Sign Styles to see the material options.
- Sign Quantity:** Specify the number of signs for which you are applying.
- Sign Features:** Specify graphic design, letterbox or letter panel, vegetation surrounding, etc. Please refer to Chapter 4, Letter Panel and Letterbox on page 26 of this manual for more information.
- Locations:** Specify a preferred location and two backup locations.
- Potential Locations' Existing Conditions:** Specify any known utilities, roots, obstacles, etc. running through the site.
- Funding Sources:** Specify whether funding is from City Council set-asides, neighborhood grants, or public art funding, etc.

Once all these details have been decided upon, the applicant will need to submit this information using the Neighborhood Sign Application Form along with any requested attachments (See Appendix C).





ALBUQUERQUE NEIGHBORHOOD CHARACTER MAP		
NEIGHBORHOOD CHARACTER	APPROPRIATE SIGN DESIGNS	
OLD TOWN	Monument Signs L-Shaped Stucco L-Shaped Stone Corbel Modern Adobe	Post Signs Kit of Parts
NEW TOWN (Railroad, Victorian Revival, Picturesque Revival)	L-Shaped Brick Modern Adobe	Kit of Parts
MODERNISM & NEOFUTURISM	L-Shaped Brick L-Shaped Stone Perforated Metal	Kit of Parts Perforated Metal
POST MODERNISM	L-Shaped Brick L-Shaped Stone Perforated Metal Gabion Modern Adobe Art Deco	Kit of Parts Perforated Metal
CONTEMPORARY	L-Shaped Stucco L-Shaped Stone Stone Boulder Perforated Metal Gabion Corbel Modern Adobe	Kit of Parts Perforated Metal



5. IDENTIFYING FUNDING SOURCE(S)

To pay for a neighborhood sign, applicants can obtain funds from a local public agency and/or apply for private funds. ONC staff can help direct applicants to potential funding sources, but cannot commit to guaranteeing any of those funds. Note that if private funding is being utilized to purchase and/or install the sign, and it is to be located within the public right-of-way, then the applicant must still go through this application process. If private funding is being utilized but the sign is to be located on private property, the applicant should contact the Planning Department's Zoning Division to identify zoning requirements as outlined in the Integrated Development Ordinance.

6. FINAL APPLICATION SUBMISSION AND MEETING WITH ONC STAFF

Once applicants have completed all the previously listed steps, applicants need to schedule a meeting with ONC staff to be sure that their entire application is in order before the requested sign can be purchased and installed.

7. APPLICATION REVIEW AND APPROVAL

After submitting an application, ONC staff, the sign contractor, and other relevant City Divisions will review the application and set up a time to meet on-site to confirm the feasibility of installation. During this time, the sign contractor (or other designated party) is responsible for: a) producing a site map that is based upon the application; b) generating a quote that is based upon the application; and c) securing approvals from Traffic Engineering. During this time, ONC staff is responsible for handling the sign contractor's: a) contract; b) invoice; and c) purchase order number (POR#).

City approvals (e.g. traffic engineering, easements, excavation barricade approval, etc.) must be completed before the sign contractor can install the sign. This may take longer if setting up barricades and/or other construction measures are needed.

8. ONGOING MAINTENANCE

With neighborhood signs being constructed and owned by the City, applicants shall contact ONC staff about maintaining, replacing, and/or refurbishing signs if they are damaged or removed. The ability to maintain, replace, or refurbish signs in a timely fashion is dependent on the respective Councilor/Sponsor's ability to identify funding. There is no guarantee that a sign will be replaced if it is destroyed.



GENERAL DESIGN GUIDELINES



1. ARCHITECTURAL CONSIDERATIONS

The most important consideration when selecting a sign for a residential neighborhood is the community’s architectural character. It is recommended that all signs complement their surrounding neighborhood.



Sign decisions, including the type of exterior material, style, and color should be similar or complementary to those of the buildings or structures within the neighborhood. For example, if your community is primarily composed of brick bungalows, you may wish to consider the L-shaped design with the brick finish (see the sign style chapter of this document). The L-shaped sign is reminiscent of bungalow architecture with its low profile and the material type reinforces the residential character of the neighborhood.



Because most of Albuquerque’s neighborhoods are rich in diversity and include many examples of architectural styles and details, it is important to remember that the best sign for your neighborhood may not be an exact match stylistically. Rather, the signs may be more complementary in form.

For example, there are no “Victorian” sign styles included in the approved sign options. There are, however, many signs which will complement Victorian architecture. These include the versatile contemporary post style or the Americana post style (see the sign style portion of this document). These styles are less stylistic and will fit well in most all architectural neighborhoods, including those with Victorian homes.

2. CLARITY

Neighborhood signs must be designed and constructed to be easy to read by passersby. The required size of the signs' lettering varies depending on where they are located. These guidelines do not require specific fonts or color palettes, but all signs must follow the parameters described in this chapter.

FONTS

Since font styles are constantly changing and fonts that are once in vogue can quickly become dated, specific fonts are not required. However, the font selection must be approved by City staff and the contracted sign company for legibility and appropriateness. A sign face is limited to the use of three or fewer fonts (not including logo fonts, if a logo is used). The example, below, includes three fonts in a hierarchy that makes the sign legible:

- The neighborhood name in the largest font.
- Its status as a historic neighborhood in a slightly smaller size of the same font.
- Its Neighborhood Association in the smallest size of a different font.

The following fonts have been pre-approved as acceptable for use on monument signs, post signs, and boulder signs due to their clarity and simplicity, but other fonts may be acceptable, upon approval through the ONC review process:

Bodoni MT Bold

Bookman Old Style Bold

Eras Bold ITC

Harrington

Lucida Calligraphy Italic

Poor Richard

Tahoma Bold



This sign is a good example of a legible sign using five colors and three fonts.

LETTERING/TEXT

Signs' lettering must be clear and appropriately sized. Signs that are expected to be read by people in moving vehicles require larger text than those expected to be read by people on foot or bike. Signs that are located on streets with speed limits of or below 25 mph must use text (letters and numerals) that is a minimum of 4 inches in height for its principal message (i.e., the neighborhood name). Signs that are located on major streets with speed limits of more than 25 mph must use lettering that is a minimum of 6 inches in height.¹ Careful consideration of the proportion of the letter area to the overall sign background area is important. The letters should not appear to occupy more than 75 percent of the sign face and sign panel area as this also reduces readability. For example, the Huning Castle sign (upper left) is kept simple with just the neighborhood name showcased. A letterbox below the main sign includes more information using interchangeable, black text on a white panel. The example, bottom left, features the neighborhood name in the largest text and includes the neighborhood association below it in a different, smaller, capitalized font.



This sign uses a white background with dark text and includes an interchangeable letter panel.



This sign also uses a light background with dark text and uses one additional accent color.

COLOR

Up to five colors are allowed on a sign; however only two main colors may be used on its face with up to three accent colors. Sign colors have a big impact on people's impressions of a sign and the neighborhood it represents. This manual allows neighborhoods to select colors that represent the taste and character of the neighborhood. As with fonts, the colors must be approved by City staff and the Sponsor. In order to allow flexibility in color choices, yet maintain high quality, colors shall be selected using the internationally recognized RAL color spectrum, which includes more than 2,500 color choices.²

To be easy to read, signs shall use colors with strong contrast. Text should be dark on a light or white background (as shown in these images) or text should be light or white on a dark background (see example on previous page). The overall readability of a sign can be easily muddled by the lack of contrast between the color and materials of the background and the text. Adequate contrast should be incorporated into the sign design so that the sign can be read both day and night.

NIGHTTIME VISIBILITY

In order to improve visibility at night, the signs must meet MUTCD's minimum sign retroreflectivity requirements and incorporate reflective materials. Depending on the design, reflective elements shall be included on the sign face, posts, and/or structure as described in Appendix A. The effort to improve visibility must not compromise the sign's design. Reflective materials must be long-lasting.

¹ MUTCD for Streets and Highways (<https://mutcd.fhwa.dot.gov/SHSe/Design.pdf>)

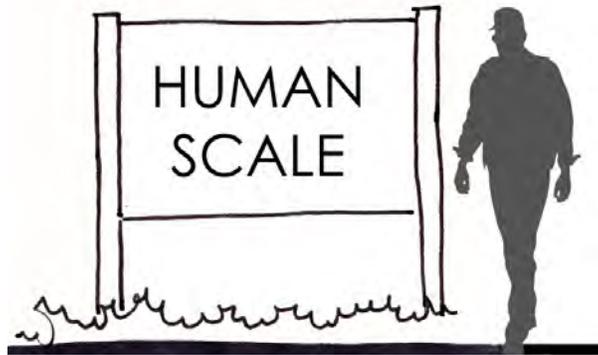
² ral-farben.de (see <https://www.ral-farben.de/content/anwendung-hilfe/all-ral-colours-names.html> for all the color options). To see how these colors relate to RGB and CMYK colors, see https://en.wikipedia.org/wiki/List_of_RAL_colors



3. SCALE, PROPORTION, AND LOCATION

The size and proportions of neighborhood signs are dependent on the sign's placement and whom it is meant to target. The signs must meet the following requirements:

- **Scale.** All signs shall be sized to human scale. Depending on placement, human-scale signs can still be visible to passing motorists.
- **Proportion.** The sign face must be in proportion with the sign posts.
- **Size.** The size of a sign must be proportional to its location. For example, if the sign is located on a sidewalk, it must be narrow enough to allow for the sidewalk's clear zone to remain uninterrupted. The parameters of each location are described below.



The top image exemplifies the correct scale and proportion. The overall size of the sign is not overbearing to a pedestrian and the size of the sign face in relationship to the length of the sign posts is balanced. The bottom image exemplifies what is not allowed. The sign is too tall.

SIDEWALK LOCATION

The only type of neighborhood sign that is allowed on the sidewalk is the Message and Instruction sign (see Chapter 4) provided that is not in way of the pedestrian access route. This sign is the same size and as other City signs located on sidewalks, such as parking or speed limit signs.

MEDIAN LOCATION

Should you wish to put your sign within a median, it must meet MUTCD standards as well as the following traffic standards outlined in the City's Development Process Manual. This includes:

- **Minimum Median Dimensions.** The median must be no less than 16 feet wide. Certain signs within this manual are only appropriate in wider medians to accommodate the required setback.
- **Orientation.** All signs must be oriented perpendicular or turned 45 degrees to the median's length for visibility purposes.
- **Setback.** All signs must be setback at least 6 feet from the back of the curb (see Figure 1 below).
- **Site Conditions.** Placement of the sign shall not result in the removal of significant landscaping nor relocation of existing utilities. See also Appendix B for landscaping restrictions within the median.
- **Visibility.** The sign must meet MUTCD's retroreflectivity requirements. Lighting is currently not available, but solar lighting can be assessed by City staff on a case by case basis.

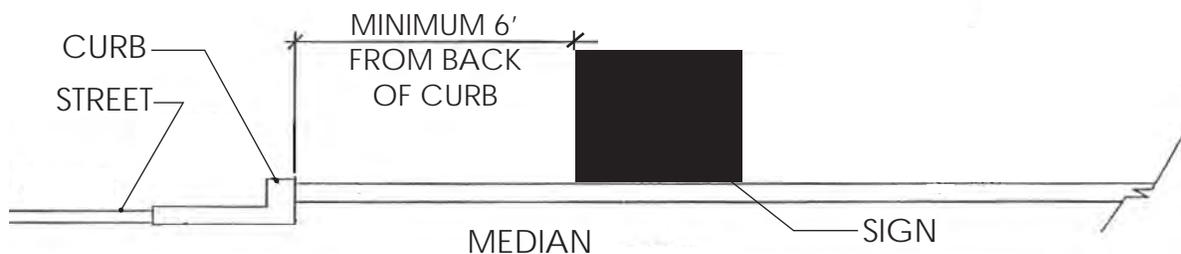
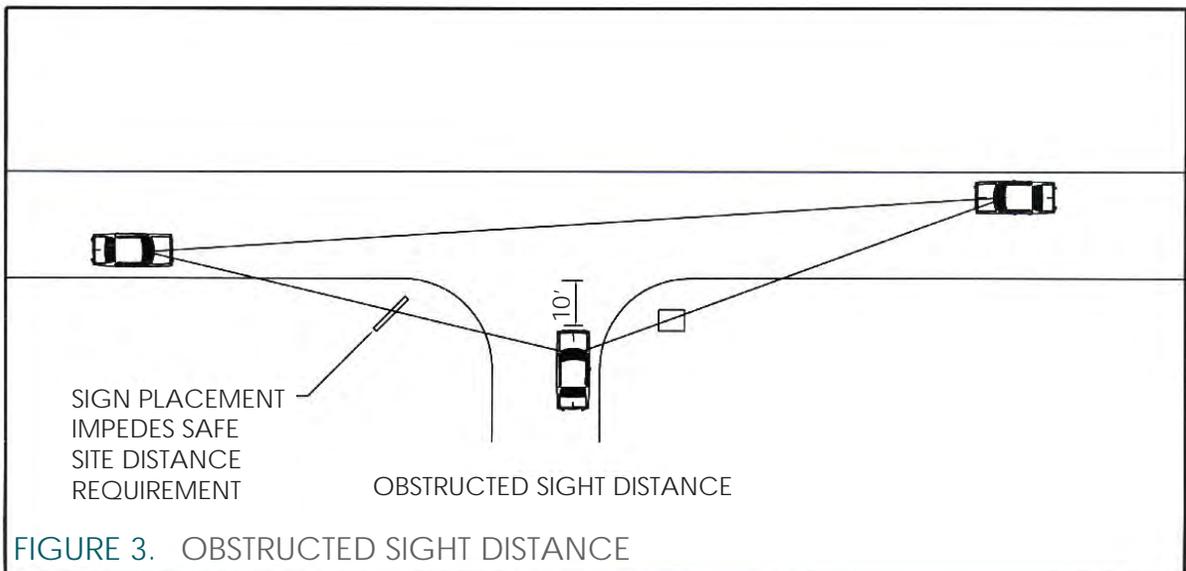
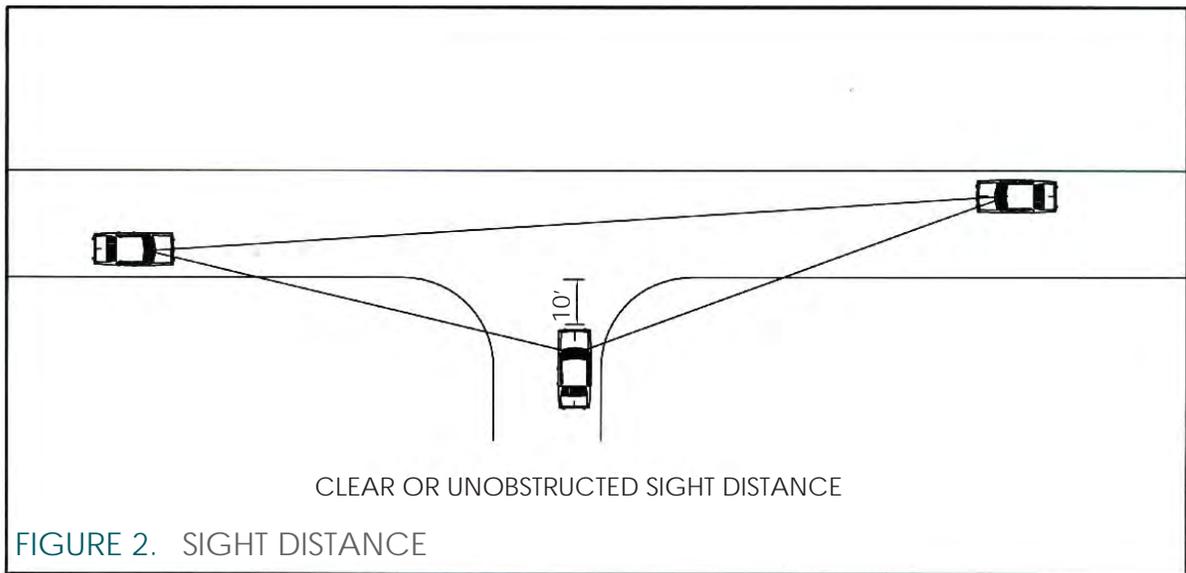


FIGURE 1. MEDIAN REQUIREMENTS

4. SIGHT DISTANCE

Sight distance is the length of highway visible to a driver. A safe sight distance is the distance needed to drive on a through road (or exit a driveway or street) safely while being able to verify that the road is clear, thereby avoiding conflicts. Sight lines must be kept free of objects which might interfere with the ability of drivers to see other vehicles. See Figures 2-3 below.

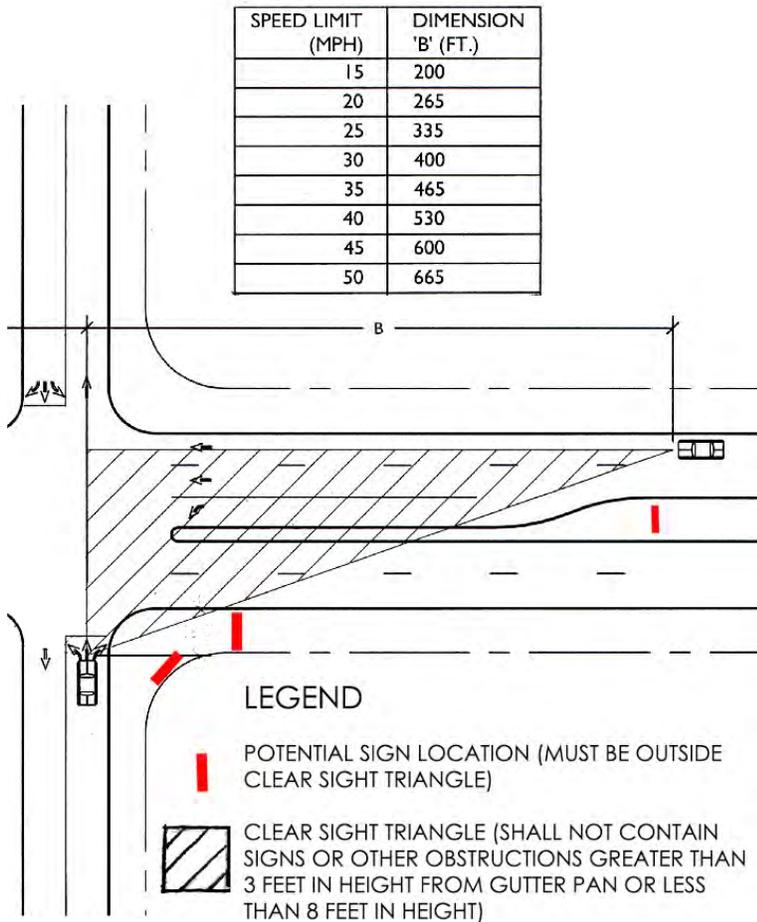
The upper diagram shows an unobstructed sight distance triangle (i.e. there are no obstructions within the vehicles line of sight). The lower diagram shows an obstructed or unsafe sight distance triangle.



To maintain the safety of our roads, all neighborhood signs must comply with City and State sight distance requirements. In order to determine what is the appropriate sight distance, a plan/map of the street's width and the street's speed limit must be used to draw a clear sight triangle. Figure 4 (below) illustrates how to draw the clear sight triangle and where to place the sign so it is not an obstruction within the triangle. Areas outside of the sight triangle are potential sign locations and shown in red in the figure.

The required sight distance will depend heavily upon the street's speed limit. The table below shows the required distance according to speed limit. For example, a street with a speed limit of 20 MPH (miles per hour), will have a minimum sight distance requirement of 265 feet.

Using a plan/map of the site (available at the City), determine the minimum sight distance requirement using the table below. The sight triangle must be drawn to scale (as shown below). City staff can provide assistance in this process.



*NOTE- This diagram is intended to inform the applicant of general sight distance requirements which may impact the placement of proposed sign. It is not intended to be used for actual sign location purposes. Please work with City staff to determine exact location.

FIGURE 4. CLEAR SIGHT TRIANGLE



A sign should be visible within an unobstructed viewing area for two to three seconds. Figure 5 shows the ideal distance of viewing time based on a street's speed limit. This ideal distance is called "Clear Distance."

Below are the corresponding values for "Clear Distance (D)" based on the posted speed limit. The values below allow for two seconds of viewing time:

25 MPH:	36 feet of viewing distance
30 MPH:	88 feet of viewing distance
35 MPH:	103 feet of viewing distance
40 MPH:	117 feet of viewing distance
45 MPH:	132 feet of viewing distance

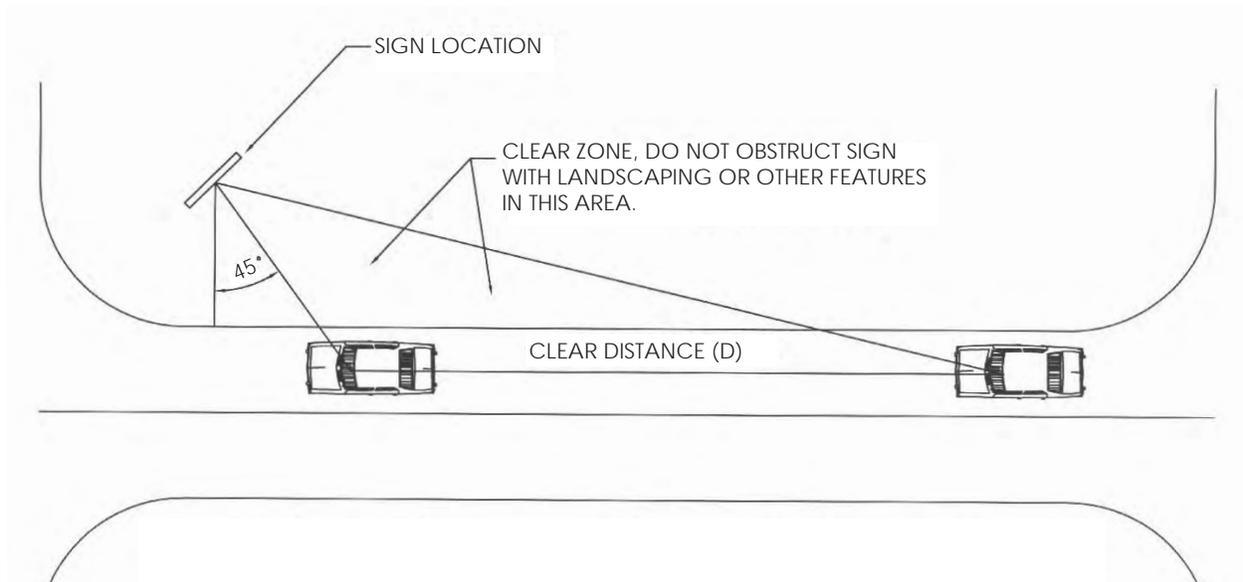


FIGURE 5. CLEAR DISTANCE CALCULATIONS



Chapter 4

SIGN STYLES

There are 12 style options for neighborhood signs approved by the City of Albuquerque that complement Albuquerque's unique neighborhood and architectural character. Detailed explanations and graphics of the approved designs are in this chapter. The signs are grouped into the following categories:

1. Monument Signs
2. Post Signs
3. Letter Panels and Letter Boxes
4. Boulder Signs

Within each of the 12 options, there are several available variations and options that are intended to provide flexibility and the opportunity to choose a sign that best reinforces the character of the specific neighborhood and meets the budget requirements. Refer to the Neighborhood Character Map to identify the types of signs that are in character with your neighborhood.

Any dimensions or material representations mentioned in this section are approximate and intended for conceptual purposes only. Refer to Appendix A, Construction Details and Performance Standards, for exact dimensions and specifications, as well as Appendix B, Landscaping for requirements.





1. MONUMENT SIGNS

Monument signs are the most prominent signs. They are typically bigger than post signs and require more space; refer to page 13 for space requirements. The following monument signs are recommended.

OPTION 1: L-SHAPED STUCCO MONUMENT

The L-shaped monument sign is a versatile design that can be customized to reinforce a number of architectural styles and details. It is among the most durable design provided. A composite of Spanish and American Styles, this sign will complement neighborhoods with traditional pueblo revival architecture (see Figure 6 below). Stucco color options for this sign include tan, sienna, and brown.

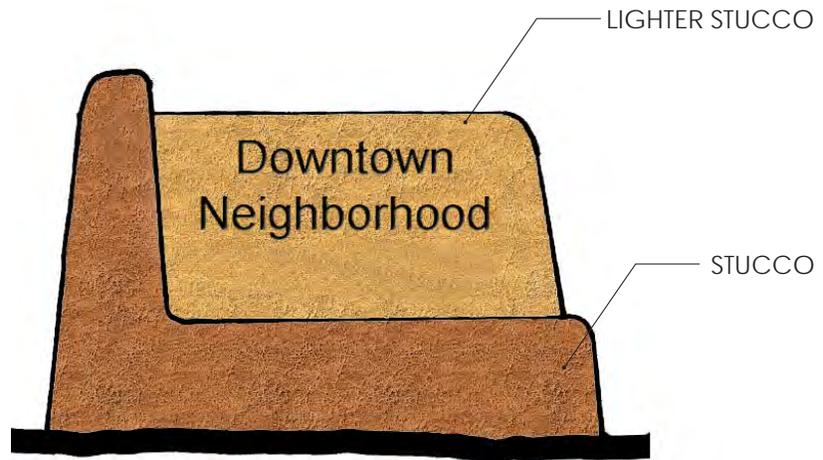


FIGURE 6. L-SHAPED STUCCO MONUMENT

OPTION 2: L-SHAPED BRICK MONUMENT

The clean lines and low profile of this design with brick veneer make it appropriate for neighborhoods with ranch style and bungalow architecture, as well as those with contemporary homes (see Figure 7 below). Brick color options include brown, red, or tan as shown; the color must be coordinated with the color of the letterbox or the sign face.



FIGURE 7. L-SHAPED BRICK MONUMENT



OPTION 3: L-SHAPED STONE MONUMENT

The clean lines and low profile of this design with a stone facade make it appropriate for neighborhoods with ranch style and bungalow architecture, as well as those with contemporary homes (see Figure 8 below).

Color options for the sign panel with or without a partial letterbox include light beige, black or brown as shown.



FIGURE 8. L-SHAPED STONE MONUMENT

OPTION 4: PERFORATED METAL MONUMENT

This monument sign has a playful, modern design. It is comprised of a rectangular box made of perforated metal with cut-out letters and shapes (as shown in Figure 9). This sign can fit in medians as narrow as 16 feet and maintain a 6-foot setback from curbs.

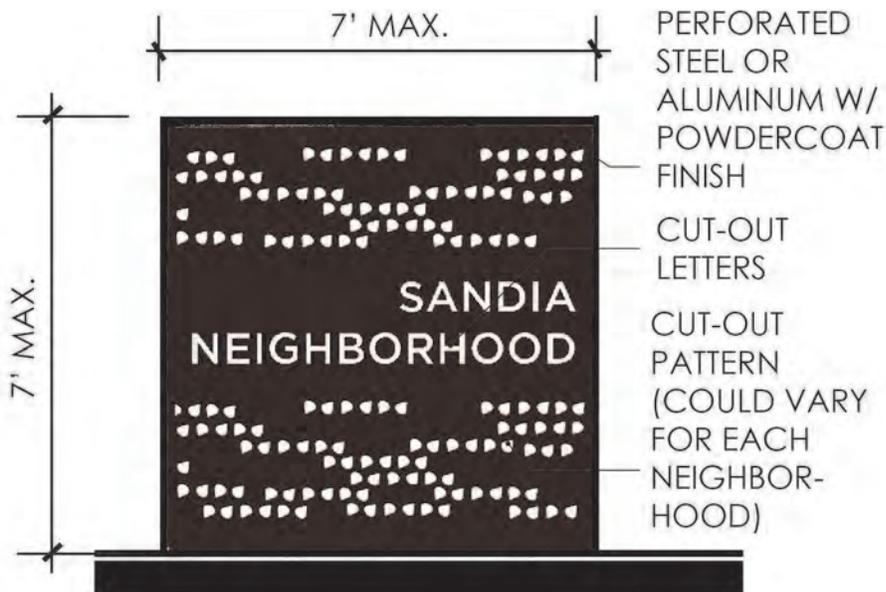


FIGURE 9. PERFORATED METAL MONUMENT

OPTION 5: GABION MONUMENT

This monument sign is made of a metal sign face that stands on a gabion base (as shown in Figure 10). Gabion is a stone-filled wire mesh with a steel frame. It includes raised white letters that stand out and are prominently visible. This sign can fit in medians as narrow as 20 feet and maintain a 6-foot setback from curbs.

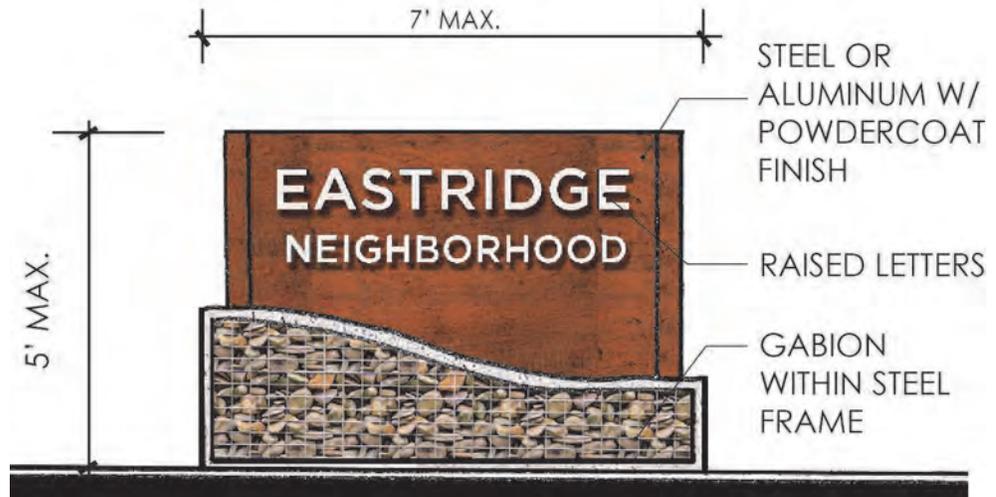


FIGURE 10. GABION MONUMENT

OPTION 6: CORBEL MONUMENT

This monument sign design is a modern take on the traditional corbel used in New Mexican architecture (see Figure 11). There are a number of material choices for this option. The sign face is the “corbel” and could be made of wood, as is tradition, or it could be made with a sheet of repurposed metal. The letters will be raised so they are prominently visible. This sign can fit in medians as narrow as 16 feet and maintain a 6-foot setback from curbs.

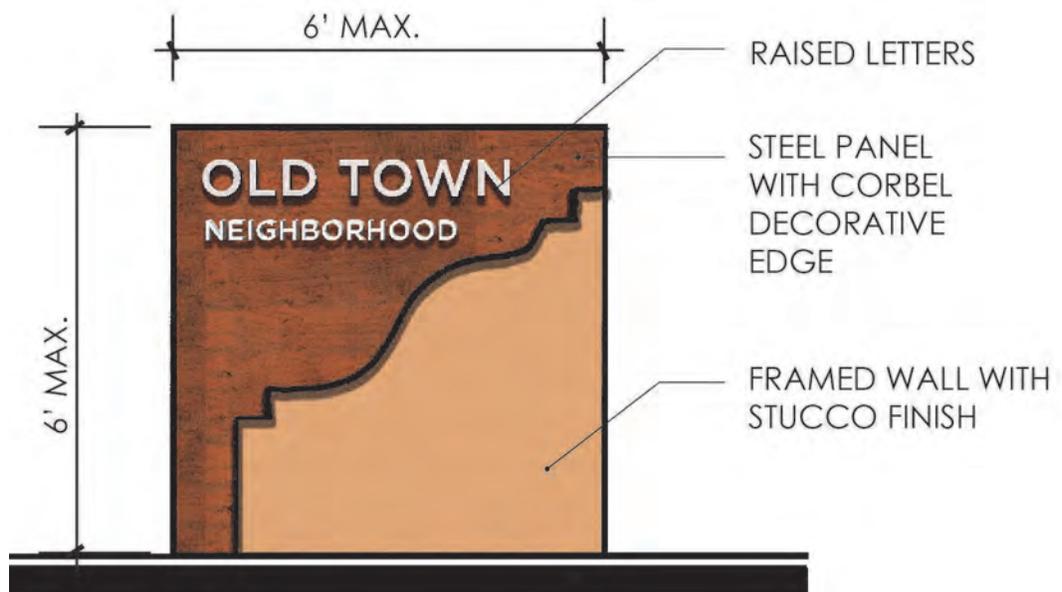


FIGURE 11. CORBEL MONUMENT



OPTION 7: MODERN ADOBE MONUMENT

This monument sign design is a modern take on the traditional adobe used in New Mexican architecture. There are a number of material choices for this option. It can have an entirely stucco finish or can include a sliver of stone veneer behind the sign face. It includes raised dark letters that stand out from the light stucco finish and are prominently visible as shown in Figure 12. This sign can fit in medians as narrow as 16 feet and maintain a 6-foot setback from curbs.

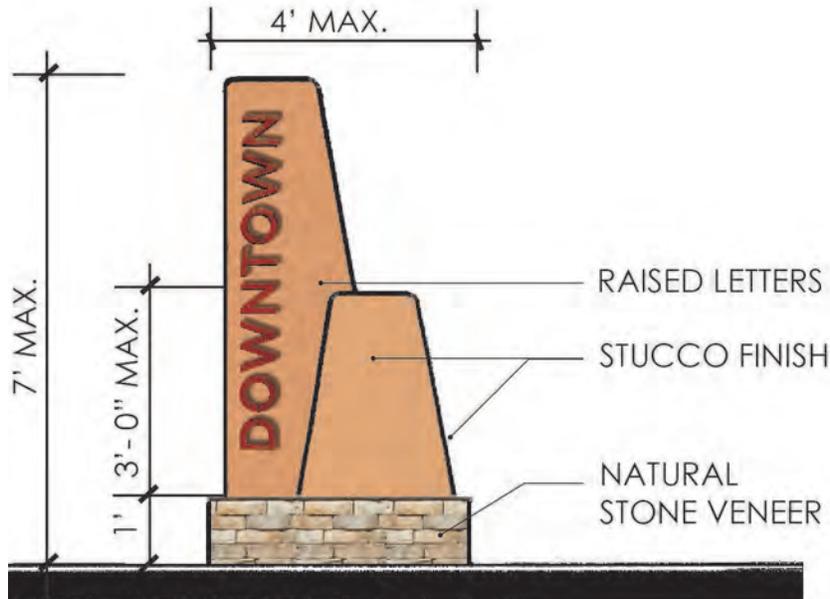


FIGURE 12. MODERN ADOBE MONUMENT

OPTION 8: ART DECO MONUMENT

This monument sign design features layers of metal on a stucco backdrop that provide dramatic shadows (see Figure 13). The sign face is made of two planes of metal and has a metal overhang. It includes raised white letters that stand out and are prominently visible. This sign can fit in medians as narrow as 20 feet and maintain a 6-foot setback from curbs.

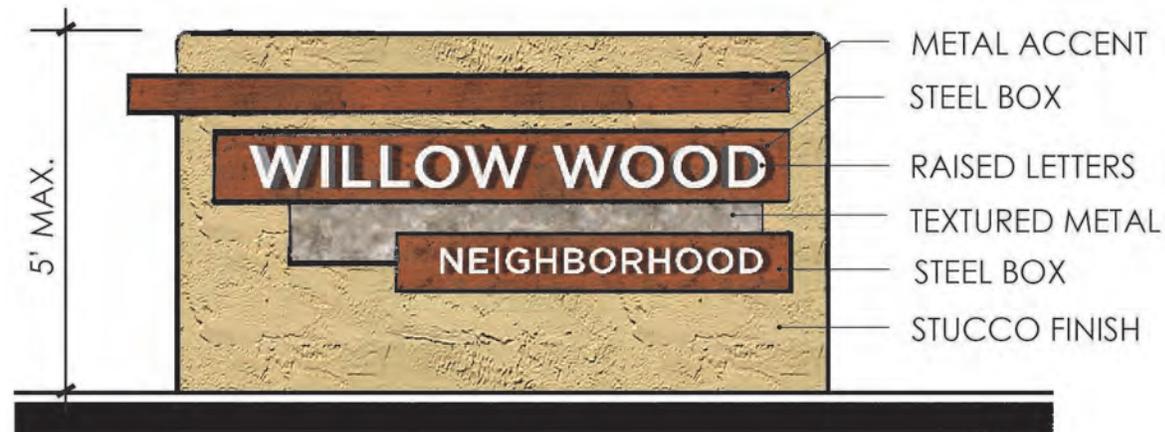


FIGURE 13. DECO MONUMENT

2. POST SIGNS

The post sign designs are functional and decorative ranging from simple to ornate so that you may choose a design that best fits the unique characteristics of your community. Wood signs will require yearly maintenance to ensure their longevity.

OPTION 9: KIT OF PARTS POST

This style provides the most options and is customizable to complement neighborhoods with various characteristics. It can be constructed with various materials and elements to suit each neighborhood. The square posts can be made of wood or metal and painted in any pre-approved color; they can have ball caps of the same material added on top. It should be noted that powder coated metal is ideal for the New Mexico climate; they last longer than wood and require less maintenance.



Square post of wood (left) or powder coated metal (right) can be selected.



Wooden (left) or powder coated metal (right) ball caps can be added to the tops of the posts.

Figure 14 (below) illustrates an option that includes a rectangular face with square posts topped with decorative ball caps and an attached letter panel. The following page shows more examples of the various components that are customizable.

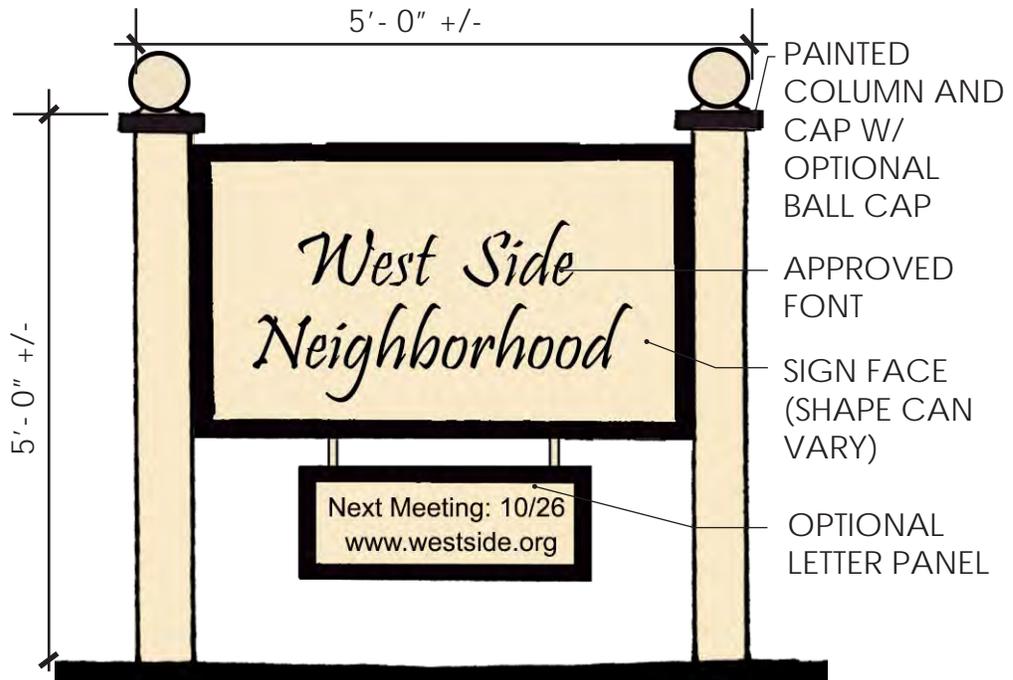


FIGURE 14. CONTEMPORARY POST



The sign face can be made of long-lasting wood, fiberglass, metal, or metal laminate on wood. Sign lettering can be printed, painted, or dimensional depending on what the sign face material is conducive to. Decorative ball caps made of the same material as the posts are optional as is the letter panel to advertise neighborhood meetings.

The design allows for variety in sign face geometry. For example, an architectural shape can be incorporated, as shown in the two examples below or a simple rectangle or oval can be selected.



This example includes square wood posts topped with decorative wooden ball caps and an irregular shaped sign face.



The example above includes wood square posts without decorative caps and an irregular shaped sign face.

OPTION 10: PERFORATED METAL POST

This perforated metal sign option will last longer than wood signs. It could be made with repurposed metal if deemed feasible by sign manufacturer. This sign has a playful, modern aesthetic as shown in Figure 16 below. This sign can fit in medians as narrow as 16 feet and maintain a 6-foot setback from curbs. A perforated metal sign face is attached to two metal posts with cut-out letters and shapes.

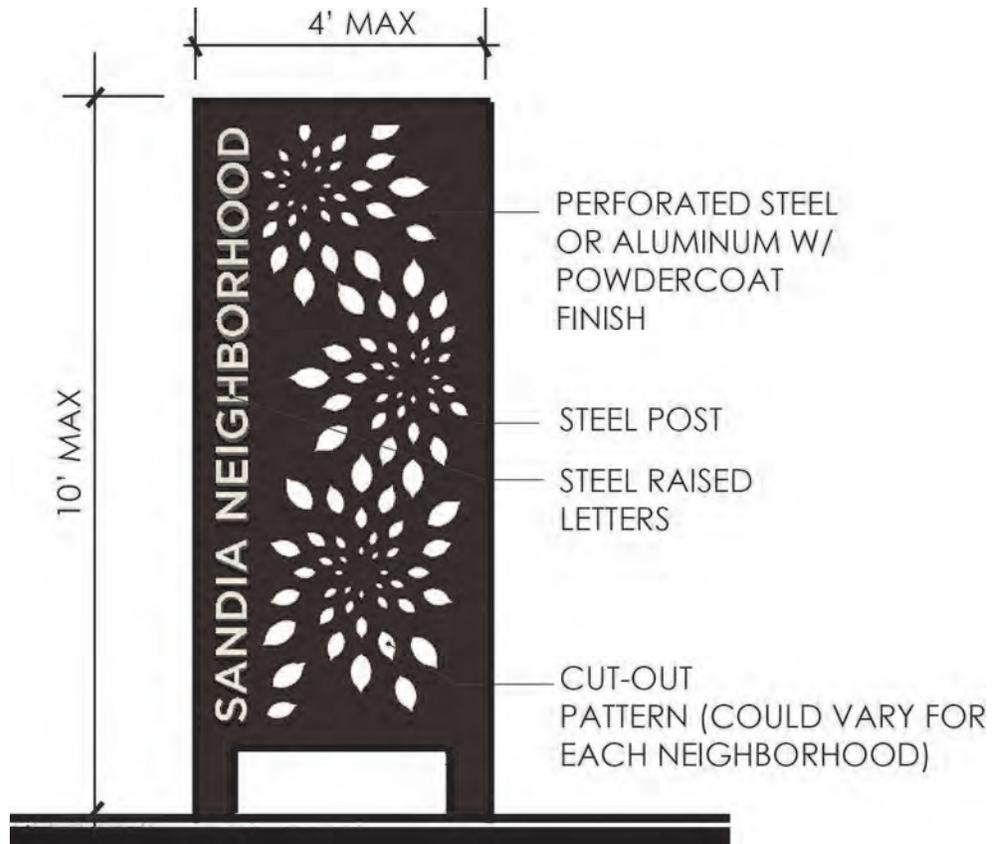


FIGURE 15. PERFORATED METAL POST



OPTION 11: SIDEWALK SIGN

Neighborhoods that have limited right-of-way for a monument, post, or boulder sign can opt to have a number of message and instruction signs posted along the sidewalks on residential streets. This sign is similar to a neighborhood watch sign or residential parking permit sign. The metal sign face is attached to a steel sign post. These small signs must have a simple message and graphic design. They are meant to be viewed by pedestrians, bicyclists, and slow-moving vehicles. Given their location on streets with speed limits of 25 mph or less, the principal legend shall be in letters at least 4 inches in height for all upper-case letters, or a combination of 4 inches in height for upper-case letters and 3 inches in height for lower-case letters. Like all signs, the letters shall not take up more than 75 percent of the sign face.

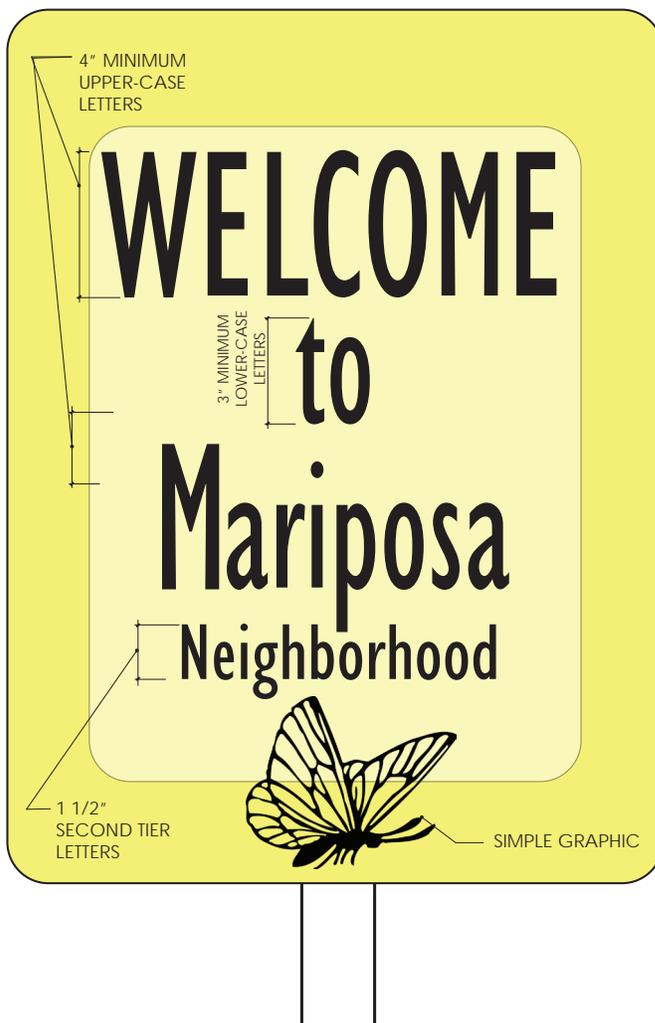


FIGURE 16. MESSAGE AND INSTRUCTION SIGN



An example of a letter box on an L-shaped stone monument sign.



An example of an optional letter panel sign attached to a post sign.

3. LETTER PANELS AND LETTER BOXES

Letter panels or letter boxes that accommodate interchangeable text can be attached to monument signs and post signs. Both options are described in the following sections.

Letter Boxes

Letter boxes are optional additions to the L-shaped monument signs. It can be a supplemental panel or be used in lieu of the sign panel (3 feet by 5 feet as shown in the L-shaped options, as shown).

It is important to keep in mind that letter panels and letterboxes are prone to vandalism. Letter boxes must be kept within a locked cabinet. It is the neighborhood association's responsibility to keep the messages up to date and clear.

Optional Attached Letter Panel

The attached letter panel can be fixed to a monument or post sign below the sign face. Letter panels can use various backgrounds to match the sign design, and include clear plastic letter tracks on which the interchangeable letters are hooked. See previous illustrations where optional letter signs are shown.



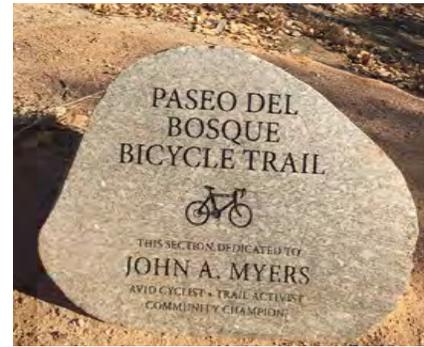
4. BOULDER SIGNS

Sandblasted stone is a natural, rustic complement to most residential neighborhoods, with the exception of neighborhoods that have primarily Victorian or similar ornate architecture.

OPTION 12: STONE BOULDER

There are many choices of stone available. The examples shown are only a few of the many available materials. When choosing a stone, it is important to consider the stone's durability, strength, and cost. Some durable, locally available stones include flagstone, limestone, basalt, or travertine. Neighborhoods must select a stone within the indicated budget.

Font types that work best for engraving are available for use with the stone signs include thick lettering so the recessed letters are visible from a distance.



This example of a sandblasted stone boulder sign is best viewed by people on foot or bike.

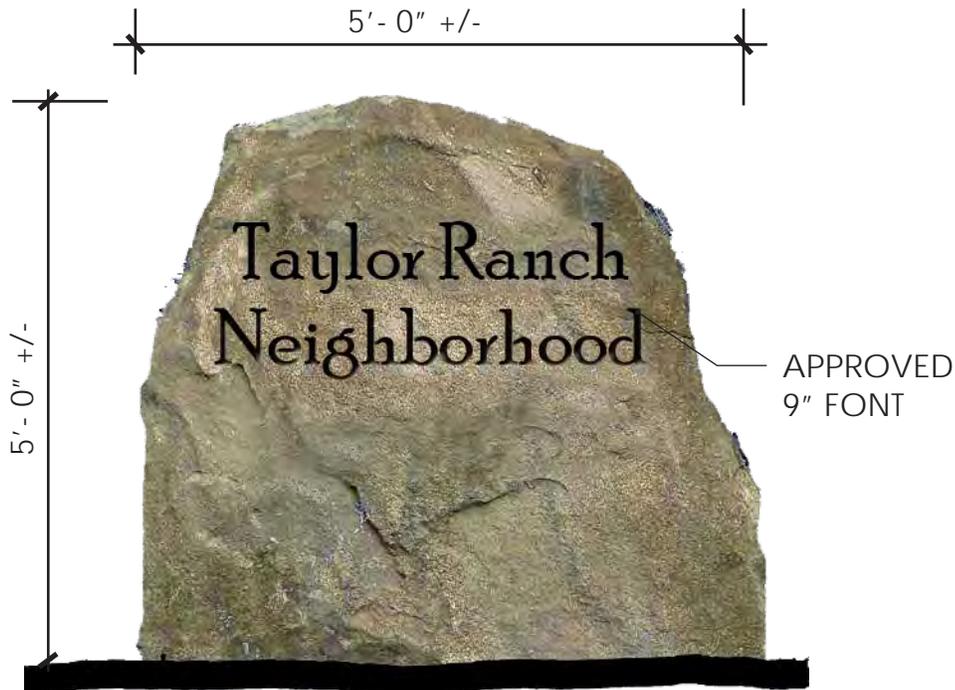


FIGURE 17. STONE BOULDER

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Appendix A

CONSTRUCTION DETAILS & PERFORMANCE STANDARDS

This appendix includes the performance standards and construction details for each sign option.

PERFORMANCE STANDARDS

1. DESCRIPTION OF WORK

- A. Provide labor, materials, equipment, and services necessary to fabricate, furnish, and install signs of size and composition shown in accompanying drawings.
- B. Sign fabricator shall be responsible for submitting necessary information for any City approvals, permits, and variances and for attending any meetings with the City that may be necessary for approvals.
- C. Sign fabricator and installer shall be responsible for ensuring the safety and stability of the completed sign installations, including design and construction of adequate footings and structural components.
- D. Sign structure shall conform to applicable local codes and relevant sections of the City of Albuquerque Standard Specifications for Public Works Construction, current edition.

2. GENERAL DESIGN CRITERIA

- A. Design loads — Signs shall be capable of withstanding the following design loads without buckling, shifting, or overstressing/failure of any components or connections:
 - i. Sustained wind speed: 120 mph
 - ii. Concentrated load of 200 lb-ft applied at any point and in any direction
 - iii. Uniform load of 50 lb-ft/ft applied in any direction
 - iv. Thermal expansion/contraction resulting from temperature change of 120 degrees Fahrenheit ambient, or 180 degrees Fahrenheit on material surfaces.



- B. Roadside safety — Breakaway features shall be incorporated into all signs intended for median locations and within designated roadside clear zones, according to traffic speeds and local requirements.
- C. Nighttime visibility — Signs shall incorporate reflective materials that complement or coordinate with the overall design, in order to enhance nighttime visibility. Examples are provided in some of the sign detail drawings; however, absence of such details does not exempt a particular sign from reflectivity requirements.
- D. Weather resistance — All components and completed assemblies shall be weatherproof and colorfast/UV resistant, and warranted to remain so over an anticipated life expectancy of greater than ten years. Any hinged or otherwise accessible openings shall be sufficiently weatherproofed to prevent moisture, excessive dust, insects, and debris, from accumulating within interior cabinet spaces.

3. MATERIALS AND COMPONENTS

- A. Metals — General
 - i. All exposed metal work shall be smooth and free of surface blemishes, including pitting, rough edges, seam or roller marks, or trade names or other processing and shipping marks or stamps.
 - ii. Where dissimilar metals are in contact, or where aluminum is in contact with concrete, mortar, or absorptive materials subject to wetting, the surfaces shall be protected with a coat of zinc molybdate primer or other isolating material to prevent galvanic or corrosive action.
 - iii. Weathering steel shall be in accordance with ASTM A242, A606-4, and/or A588, as applicable.
- B. Cast-in-Place Concrete
 - i. Concrete shall comply with relevant sections of the City of Albuquerque Standard Specifications for Public Works Construction.
- C. Concrete Masonry Units (CMU)
 - i. Units shall comply with ASTM C90, and shall be medium weight or stronger.
 - ii. Install using type M mortar.
 - iii. Install using steel reinforcing and bond beams as necessary, in accordance with standard industry practices, and local codes and guidelines.
- D. Brick
 - i. Facing brick shall be clay fired brick suitable for outdoor wall application, complying with ASTM C216, or may be manufactured (cultured) brick intended for outdoor veneer applications.

- ii. Brick color shall coordinate with the sign panel and other components, as identified on the sign order form.
- iii. Install using type M mortar in natural gray color, unless otherwise specified in plans or sign order form.
- iv. Lay exposed masonry in running bond pattern. Do not use cut units with less than 4" horizontal face dimensions at corners.
- v. Anchor brick to structural substrate using corrosion-resistant anchors intended for that purpose.
- vi. Provide weepholes as needed to prevent accumulation of water between brick and structural substrate.

E. Stone Veneer

- i. Stone veneer shall be natural stone as shown on plans, or may be cultured stone intended for outdoor veneer applications.

F. Gabion Baskets

- i. Frames shall be 2" x 2" x 3/16" mild steel or ASTM A588 weathering steel angle and flat stock, as appropriate.
- ii. Basket faces shall be 2" x 2" x 11 gauge (0.12" dia) carbon steel or weathering steel welded wire mesh.
- iii. Plain (mild/carbon) steel shall be acid washed to promote uniform weathering.

G. Stucco

- i. Stucco finish shall consist of a three-coat system of traditional concrete or acrylic polymer stucco, applied in accordance with manufacturer's instructions.
- ii. Lath or mesh shall be provided over substrate to enhance adhesion of the stucco and minimize cracking.
- iii. All fasteners for attaching wire or expanded metal lath shall be galvanized or stainless steel and shall be installed in accordance with accepted industry standards.
- iv. Finish shall be in accordance with the colors specified by the applicant on the sign order form.

H. Permanent Sign Panel

- i. Sign panel shall be of suitable durable material that will withstand local exposure conditions for a minimum of ten years without cracking, peeling, or deforming.
- ii. Panel surfaces shall remain flat under installed conditions within a tolerance of plus or minus 1/16 inch measured diagonally from corner to corner.

- iii. Sign panel frame shall be constructed of 3003 H14 aluminum or better, with mitered and welded corners.
- iv. Aluminum frame shall be powder coated to match color of sign face, as specified on sign order form.

I. Changeable Letter Panel Boxes

- i. Custom metal cabinet shall be constructed of 3003 H14 aluminum or better.
- ii. Corners shall be mitered and welded.
- iii. Cabinet shall be lockable with transparent, graffiti-resistant, hinged door.
- iv. Transparent door material to be single-wall, UV-stabilized, impact-resistant clear polycarbonate in a minimum 1/8" thickness or as recommended by manufacturer.
- v. Finished cabinet frame shall be powder coated in color specified in the sign details and/or sign order form.
- vi. Internal panel face shall be reflective white (unless otherwise specified) UV-stabilized polycarbonate or impact-modified acrylic.
- vii. Attachment to sign structure shall use corrosion-resistant fasteners appropriate to the application.
- viii. Provide two sets of changeable letters to neighborhood representative.

J. Dimensional Lettering

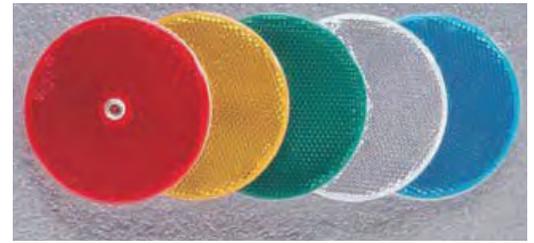
- i. Letters shall be cast, laser cut, or water-jet cut metal with a minimum 3/16-inch depth and properly secured to the sign using industry-standard fastening methods for condition of exposure indicated. Colors and finish shall be as specified in the drawings and/or on the sign order form.
- ii. Mount characters flush against sign surface, with no offset.

K. Breakaway Components

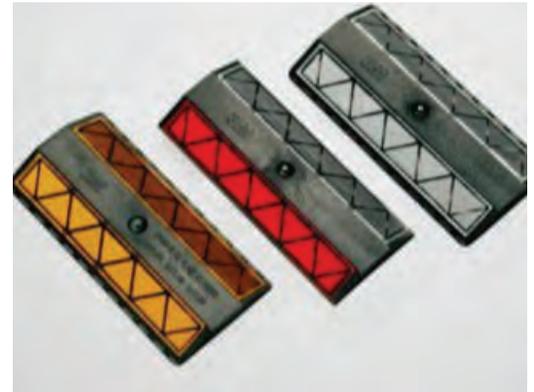
- i. Construction details included with these guidelines provide examples of possible breakaway features; however, it should be noted that those examples have not been reviewed by structural or traffic safety engineers. Where required (refer to 2.B. under General Design Criteria, above), appropriate breakaway features shall be included in the design of each type of sign in accordance with the AASHTO Roadside Design Guide and Manual on Uniform Traffic Control Devices (MUTCD). Additional structural review may be provided by the City of Albuquerque.

L. Reflective Components

- i. Sign posts may be made reflective by the simple addition of small prismatic plastic reflectors (see top right), which are available in several shapes and colors that complement the style of the sign.
- ii. Monument signs may be made reflective by the addition of low-profile pavement reflectors mounted to the tops of the monument plinth (base) or the sign panel itself (see middle right images and Construction Detail 1 on the following page, as an example).
- iii. Sign faces, posts, and/or lettering may itself be made reflective through the application of reflective sheeting, which is available in a wide variety of colors to match most any style of sign (see bottom right).
- iv. Care should be taken so that reflective materials are used in a manner that maintain contrast between lettering and backgrounds, so that nighttime readability is maintained.



Example of reflectors that can be used to increase sign visibility at night.



Examples of reflectors that can be used on horizontal surfaces of the monument sign base.

CONSTRUCTION DETAILS

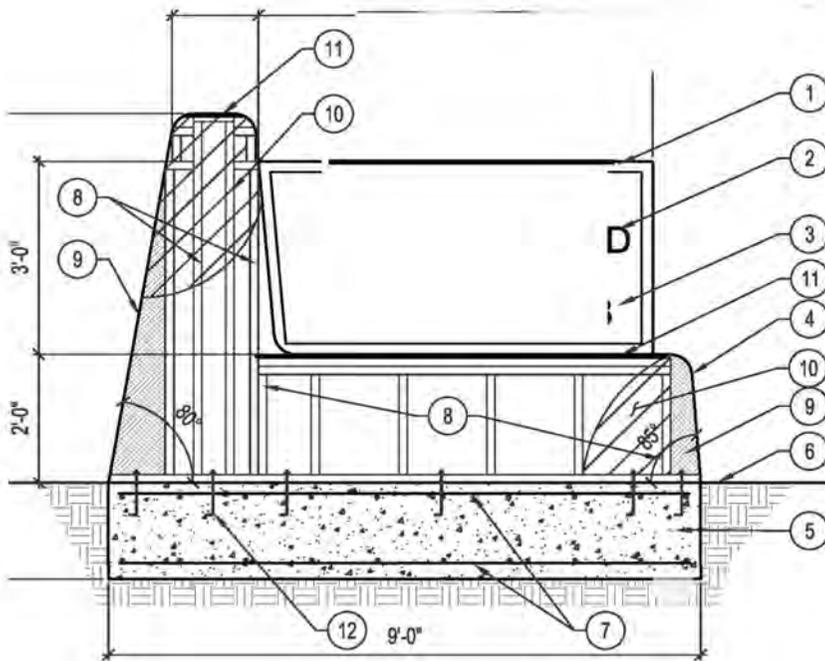
The following pages include detailed drawings of each sign option.



Examples of the variety of colors of high visibility reflective sheeting; the sheeting can be used on sign faces, posts, or lettering to match or complement sign materials.

- **Traffic Engineering:** A branch of civil engineering that uses engineering techniques to achieve the safe and efficient movement of people and goods on roadways. It focuses mainly on research for safe and efficient traffic flow, such as road geometry, sidewalks and crosswalks, cycling infrastructure, traffic signs, road surface markings and traffic lights.
- **Veneer:** A thin, decorative material that typically is used as the visible finish.
- **Victorian:** A highly ornamented, massive style of architecture, decor, and furnishings popular in 19th-century England.





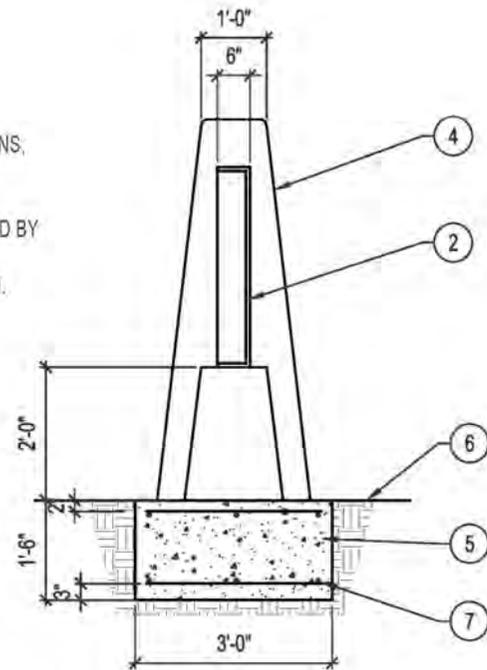
OPTION 1 L SHAPED STUCCO (W/ FULL LETTER BOARD)

GENERAL NOTES:

1. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPNEDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.
2. SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE.
3. SIGN CONTRACTOR ASSUMES AL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.
4. SIGN FINISH SHALL BE STUCCO

KEYED NOTES: ○

1. ONE -SIDED CUSTOM LETTER BOX. CABINET SHALL BE LOCKABLE WITH DURABLE METAL FRAME TO COMPLEMENT STUCCO COLOR.
2. 6" OR 8" FLAT CHANGEABLE LETTERS, STANDARD FONT ONLY, SHALL FOLLOW GUIDE LINES. 4 ROWS OF 6" LETTERS, OR 3 ROWS OF 8" LETTERS
3. LETTER TRACKS SHALL BE 3/4" METAL MINI-TRACKS. LETTER COLOR SHALL BE AS SPECIFIED BY THE APPLICANT ON THE SIGN ORDER FORM.
4. FINISH, COLOR SHALL BE AS SPECIFIED ON THE SIGN ORDER FORM
5. CONCRETE FOOTING
6. FINISH GRADE
7. #4@16" O.C. EWTOP/BTM
8. 2x6 SPF#2@16"O.C. (MAX.)
9. PROVIDE 2x RIPPERS (AS REQ'D) TO MATCH ARCHITECTURAL SHAPE.
10. 7/16" OSB APA RATED WALL SHEATHING NAIL W/10d@6"O.C. EDGES AND 12" O.C. FIELD.
11. 5/8" OSB TOP SHEATHING NAIL W/10d@6"O.C. EDGES AND 12"O.C. FIELD.
12. 1/2"0x10" A.B. @24"O.C. (6" FROM ENDS)



ELEVATION SIDE



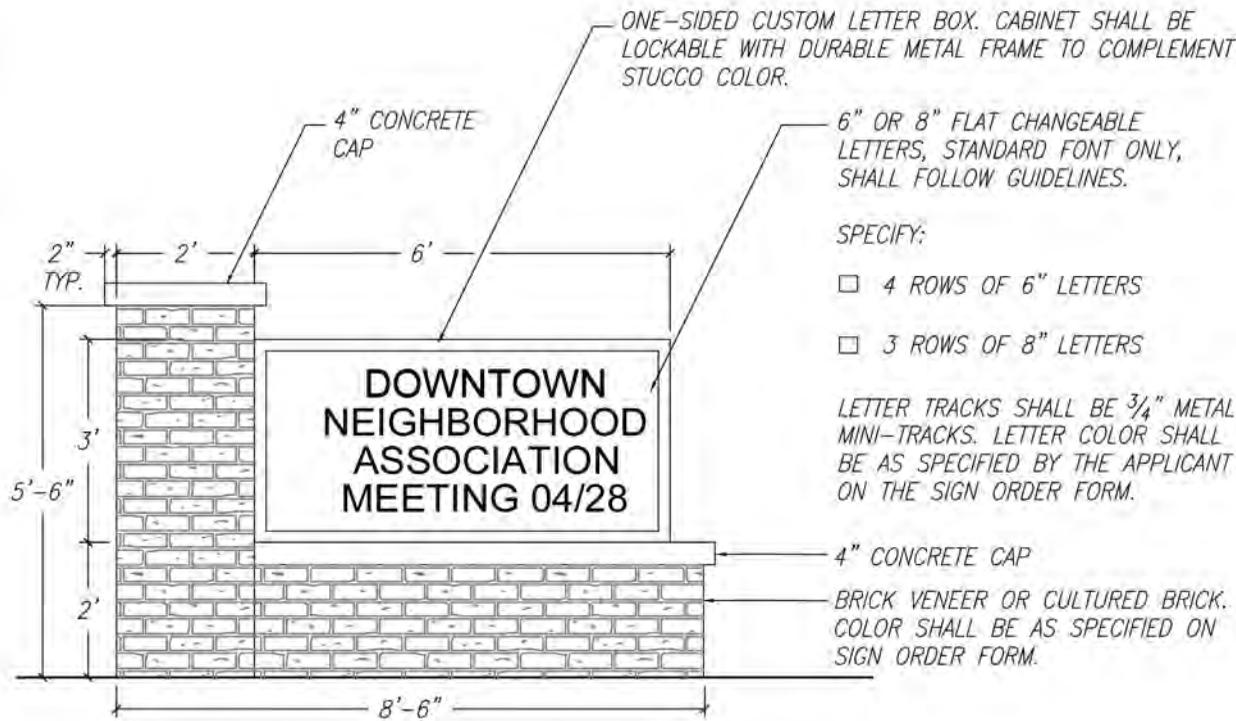
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Consulting Structural Engineers

3247 Juan Tabo Blag. C. Albuquerque, New Mexico 87111 tel. 505-296-5708 fax. 505-296-1672 www.jjkgroup.com



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FRONT VIEW

REFER TO OPTION 1 "KEYED NOTES" FOR SIGN STRUCTURE SPECIFICATIONS.

ONE-SIDED CUSTOM LETTER BOX. CABINET SHALL BE LOCKABLE WITH DURABLE METAL FRAME TO COMPLEMENT STUCCO COLOR.

6" OR 8" FLAT CHANGEABLE LETTERS, STANDARD FONT ONLY, SHALL FOLLOW GUIDELINES.

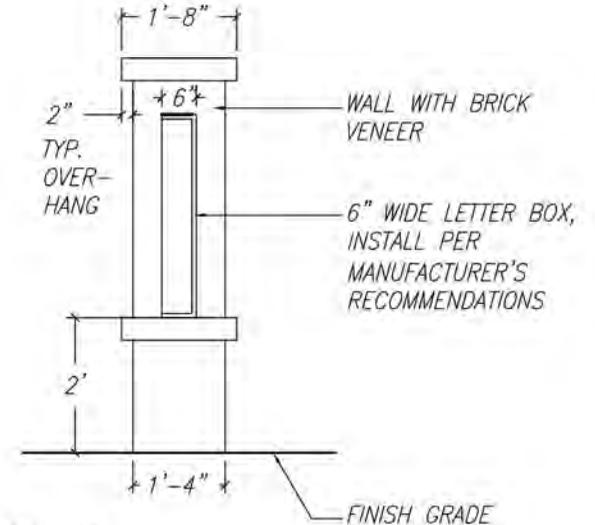
SPECIFY:

- 4 ROWS OF 6" LETTERS
- 3 ROWS OF 8" LETTERS

LETTER TRACKS SHALL BE 3/4" METAL MINI-TRACKS. LETTER COLOR SHALL BE AS SPECIFIED BY THE APPLICANT ON THE SIGN ORDER FORM.

4" CONCRETE CAP

BRICK VENEER OR CULTURED BRICK. COLOR SHALL BE AS SPECIFIED ON SIGN ORDER FORM.



SIDE VIEW

FINISH GRADE

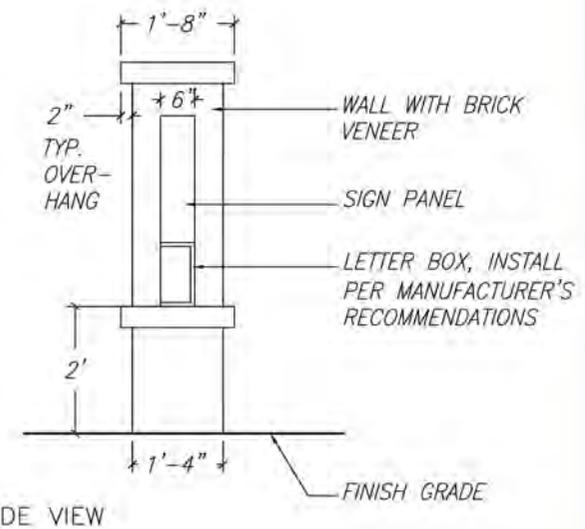
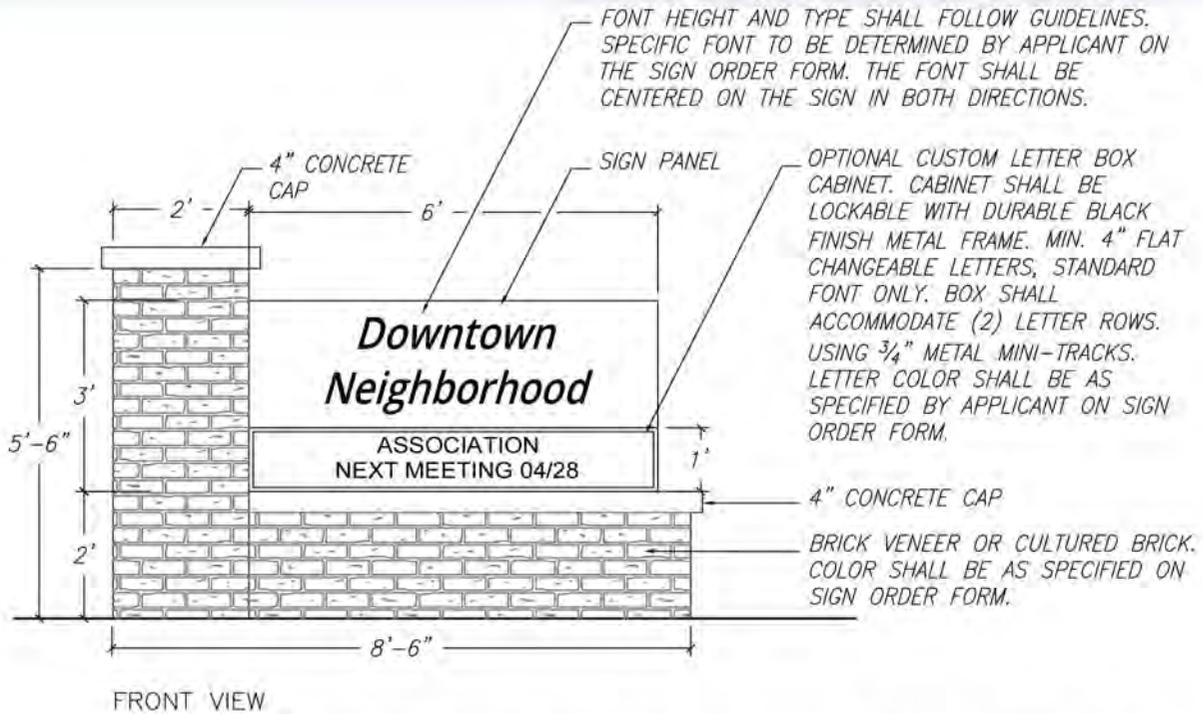
GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 2 – L-SHAPED BRICK MONUMENT
(W/ FULL LETTER BOARD)

3/8" = 1'-0"



REFER TO OPTION 1 "KEYED NOTES" FOR SIGN STRUCTURE SPECIFICATIONS.

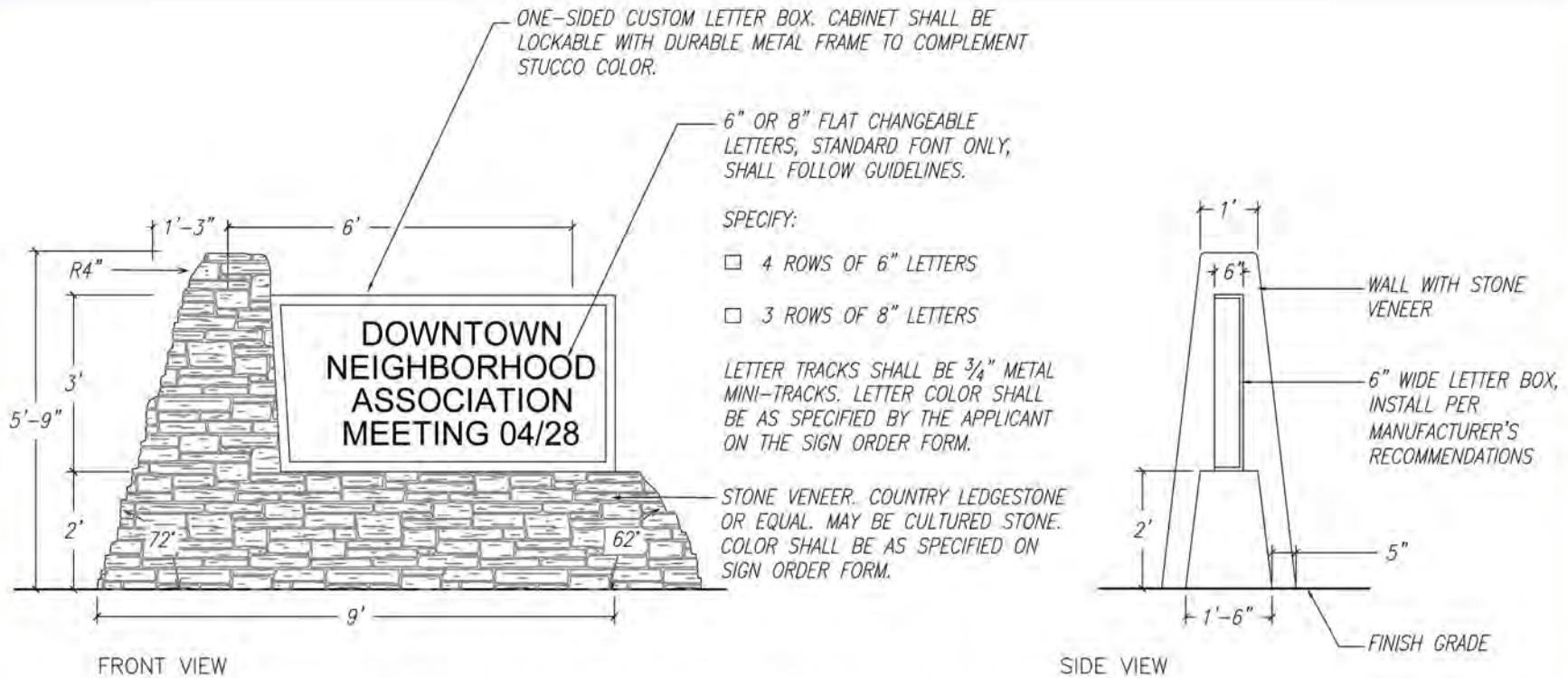
GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 2 – L-SHAPED BRICK MONUMENT
(W/ OPTIONAL PARTIAL LETTER BOARD)

3/8" = 1'-0"



REFER TO OPTION 1 "KEYED NOTES" FOR SIGN STRUCTURE SPECIFICATIONS.

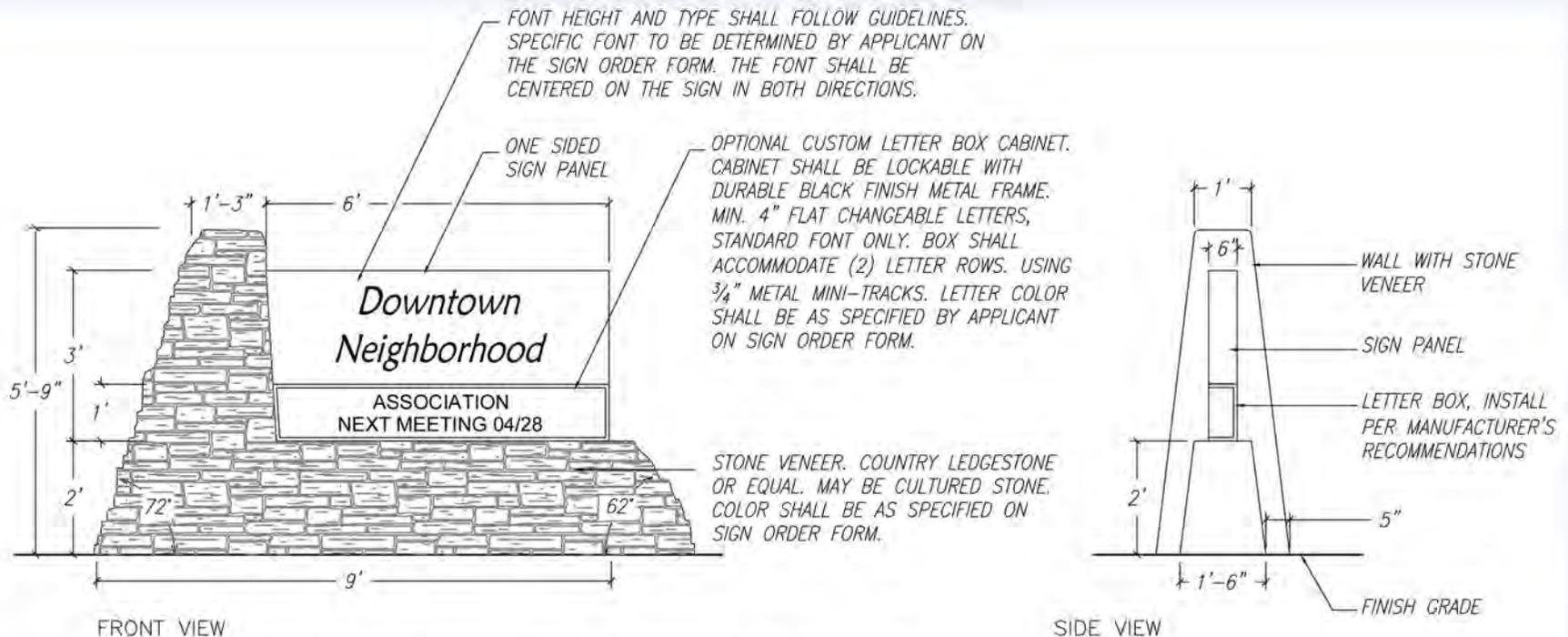
GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 3 – L-SHAPED STONE MONUMENT
(W/ FULL LETTER BOARD)

3/8" = 1'-0"



REFER TO OPTION 1 "KEYED NOTES" FOR SIGN STRUCTURE SPECIFICATIONS.

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.

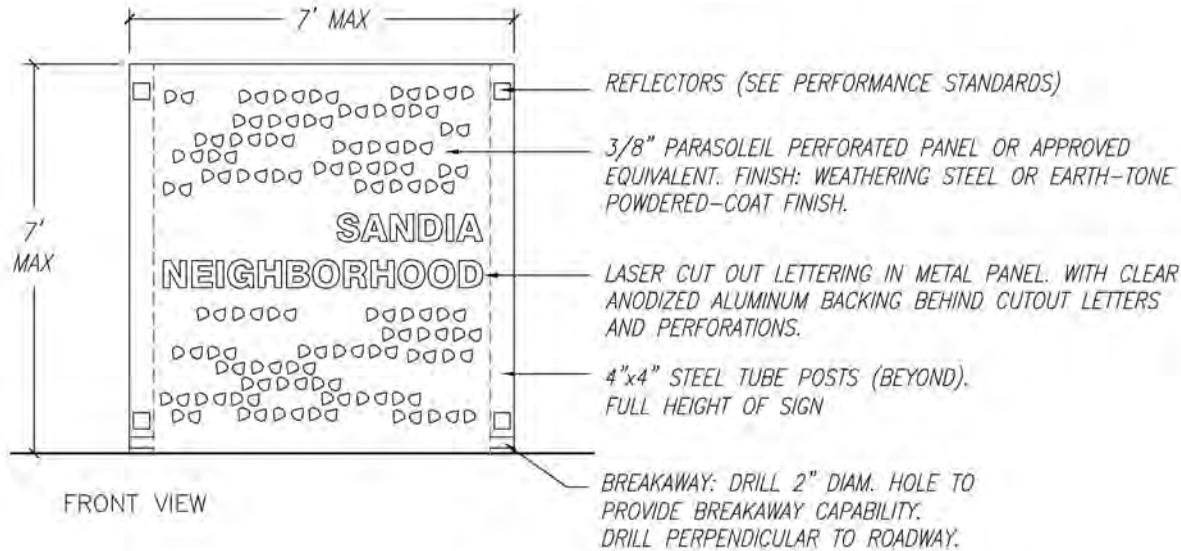
SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 3 – L-SHAPED STONE MONUMENT
(W/ OPTIONAL PARTIAL LETTER BOARD)

3/8" = 1'-0"

NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COATED FINISH, OR WEATHERING STEEL FINISH.



REFER TO OPTION 10 "KEYED NOTES" FOR SIGN SPECIFICATIONS.

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN MANUAL.

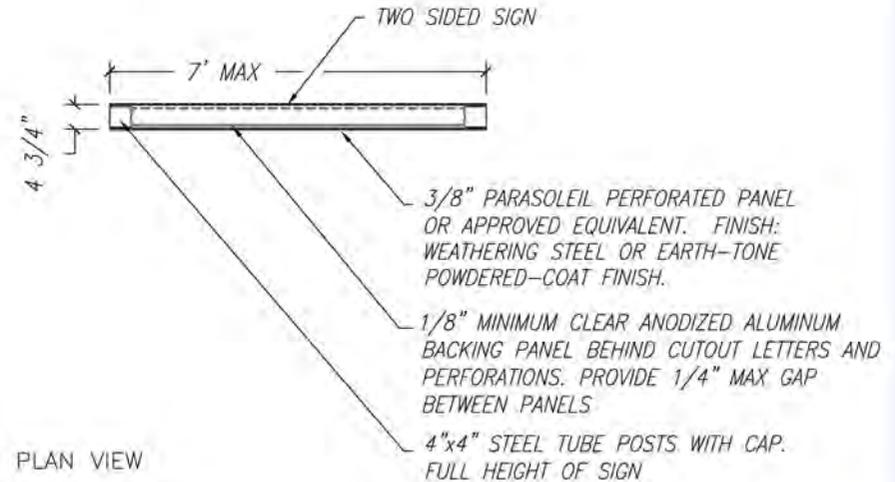
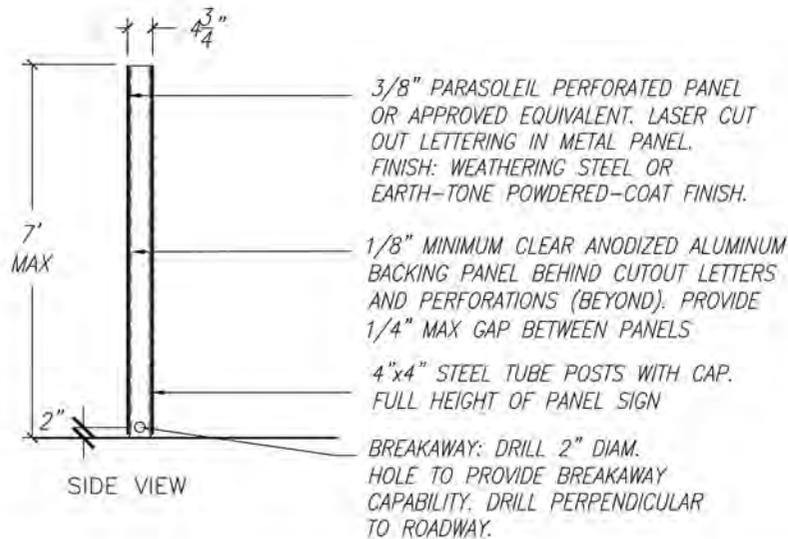
SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 4 PERFORATED METAL MONUMENT (W/ CUTOUT LETTERING)

3/8" = 1'-0"

NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COATED FINISH, OR WEATHERING STEEL FINISH.



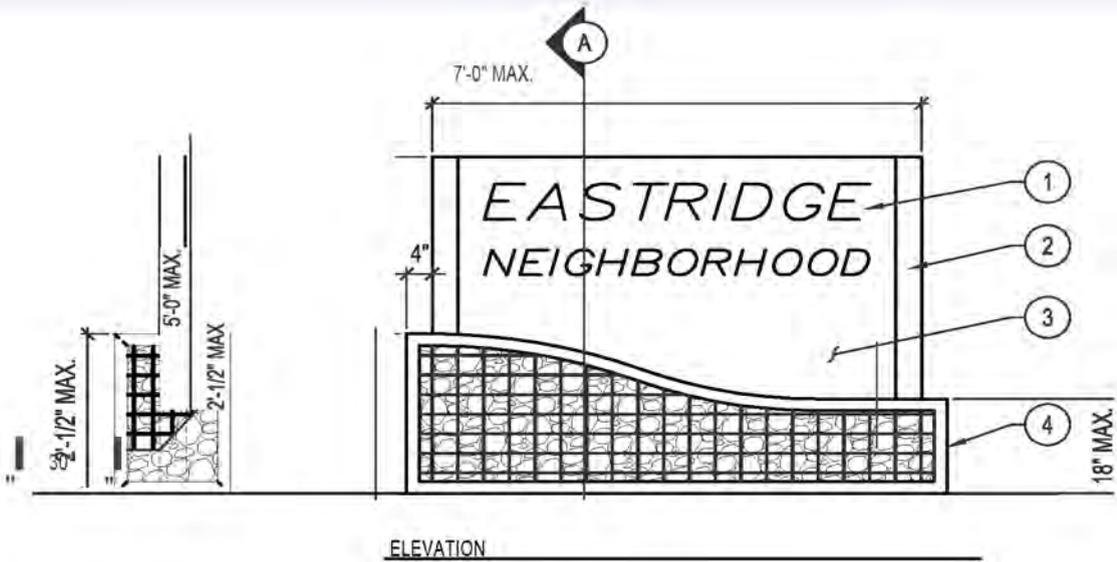
GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN MANUAL.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 4 PERFORATED METAL MONUMENT
(W/ CUTOUT LETTERING)

3/8" = 1'-0"



OPTION 5 GABION BASKET WITH STEEL SIGN^{NTS}
(W/ RAISED OR PAINTED LETTERING)

GENERAL NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL EXPOSED STEEL SURFACES TO BE LEFT UNFINISHED AND LEFT TO RUST.
3. WIRE MESH GRID SHALL BE EVENLY CENTERED WITHIN FRAME OPENINGS.
4. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.
5. SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

KEYED NOTES: ○

1. CLEAR ANODIZED ALUMINUM RAISED LETTERING OR POWDER COAT PAINTED LETTERING.
2. HSS 4x4x 1/4 TUBE STEEL COLUMNS @EA. END.
3. 1/4" ASTM A242/A588 WEATHERING STEEL PANEL OR POWDER COAT FINISH WITH EARTH TONE IF POWDER COAT IS USED.
4. CUSTOM WWM AND ANGLE IRON GABION BASE, FILL BASKET WITH 4"-6" BASALT OR RIVER COBBLE.



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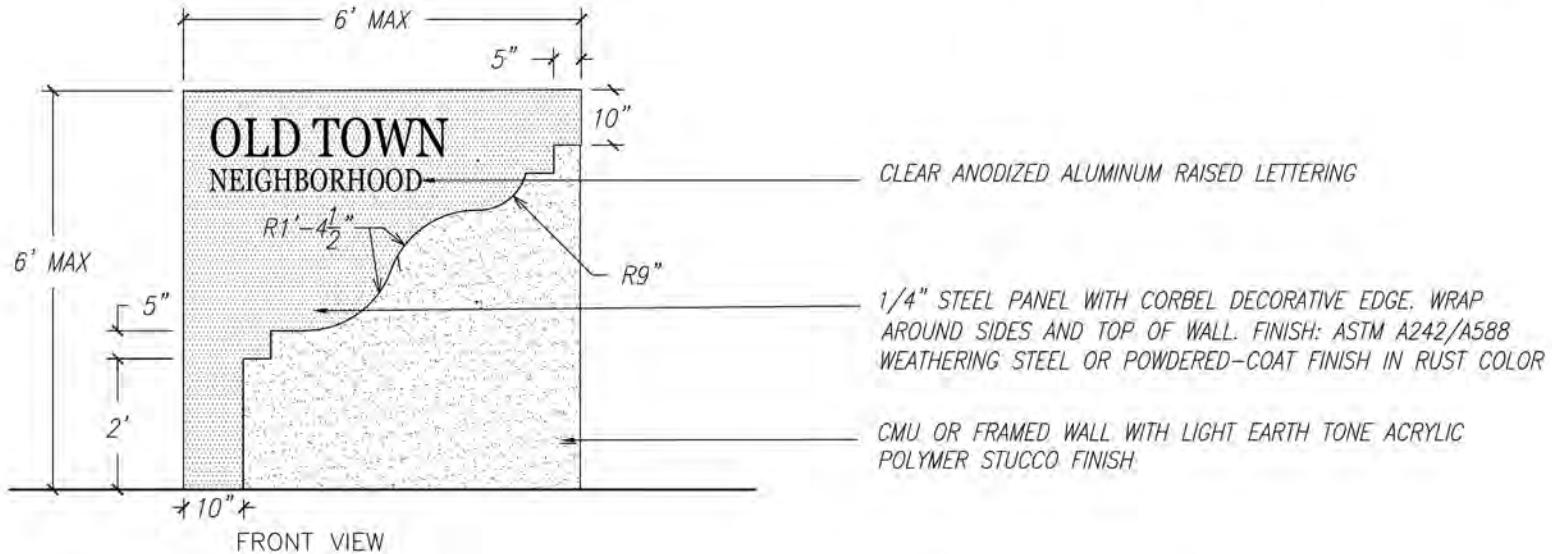
1243 Juan Tabo Blvd. • Albuquerque, New Mexico 87111 tel: 505-296-5700 fax: 505-296-1672 www.jjkgroup.com



The licensed professional engineering signature and the pertinent, including, official definition, general notes, conditions, details, sections, calculations and data (hereinafter collectively, the "Submittal"), is intended for and restricted to the purpose and reference of the plans in which this Submittal is contained with reference to and in connection with the project described hereon ("Project"), and it not to be reproduced, copied, disseminated, entered into a computer database or used, in part or in connection with any other document or submittal, or otherwise used in any form or manner or by any person or entity other without the written prior written permission of JJK Group, Inc. JJK Group, Inc. hereby disclaims any and all responsibility, obligation, and liability of any kind and nature whatsoever, and reserves the right to deny access or entry to any and all copies of or data out of any and all copies of the Submittal.

NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COATED FINISH, OR WEATHERING STEEL.



REFER TO OPTION 5 "KEYED NOTES" FOR SIGN STRUCTURE SPECIFICATIONS.

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.

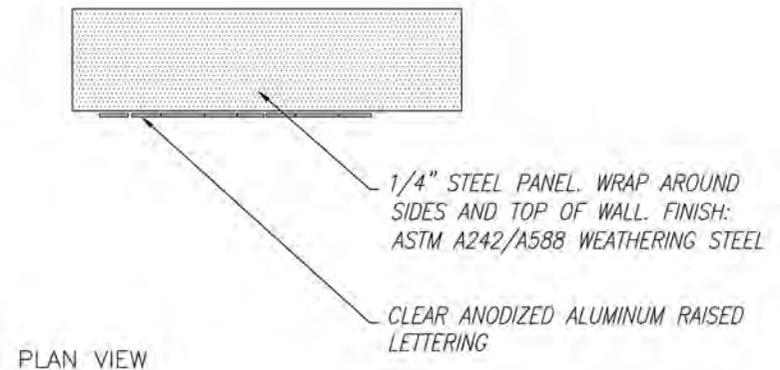
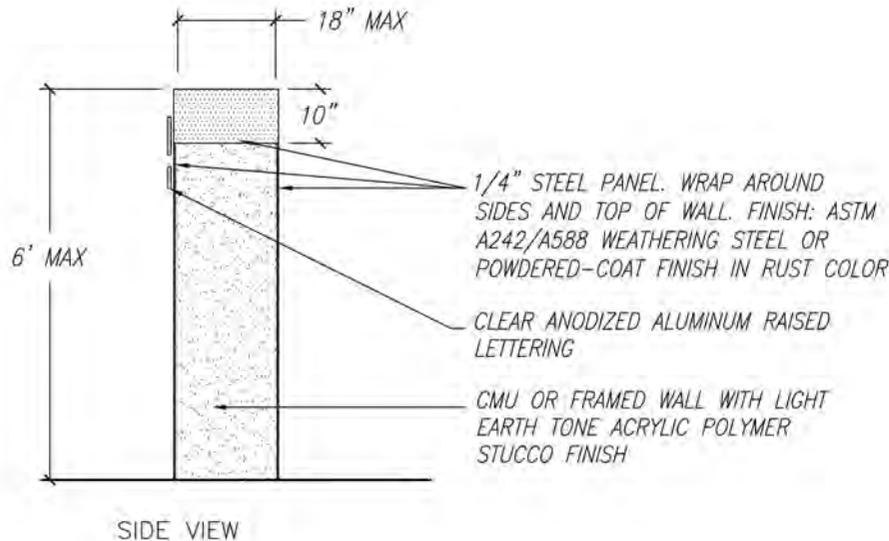
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OPTION 6 CORBEL MONUMENT (W/ RAISED LETTERING)

3/8" = 1'-0"

NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COAT FINISH, UNLESS OTHERWISE NOTED.



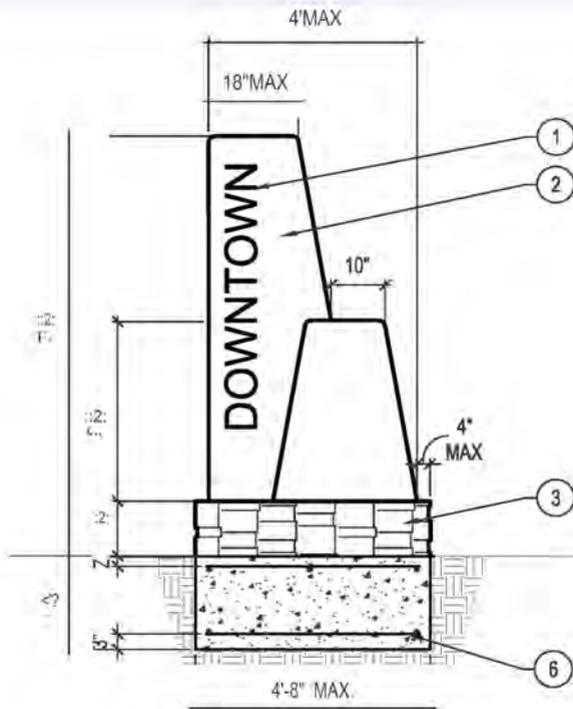
GENERAL NOTES:

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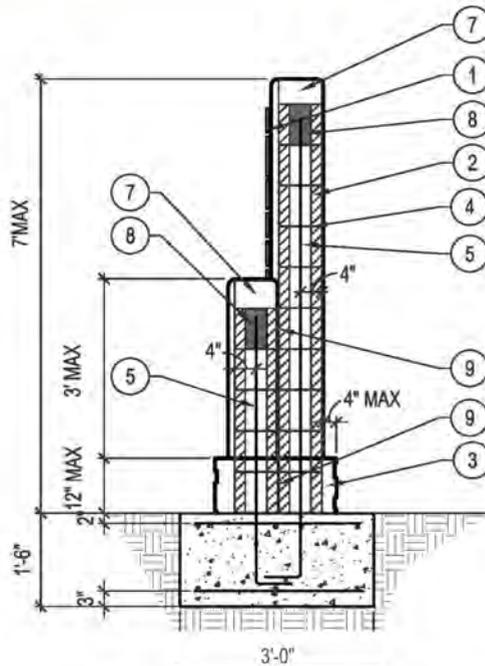
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OPTION 6 CORBEL MONUMENT
(W/ RAISED LETTERING)

3/8" = 1'-0"



ELEVATION FRONT



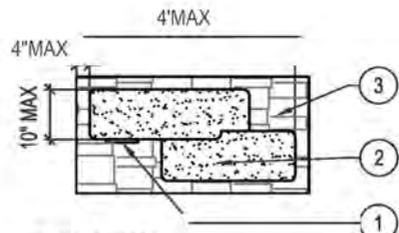
ELEVATION SIDE

**OPTION 7 -MODERN ADOBE MONUMENT
(VV/ RAISED STEEL LETTERING)**

NTS

GENERAL NOTES:

1. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.
2. SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.
3. CONTRACTOR TO USE FILLERS (AS REQUIRED) TO FORM ARCHITECTURAL SHAPE.



PLAN VIEW

KEYED NOTES: O

1. STEEL RAISED LETTERING WITH POWDERED -COAT FINISH IN RUST COLOR
2. 8" CMU MASONRY WALL -FULLY GROUTED BELOW F.G. AND @EA. REINF. CELL- WITH EARTH TONE ACRYLIC POLYMER STUCCO FINISH.
3. NATURAL STONE VENEER PEDESTAL.
4. JOIST REINFORCING @16"OC.
5. #4@ 16" O.C. (STD HOOK INTO FOOTING)
6. #4@16"OC. EW TOP/BTM
7. PRE-CAST CAP AS REQ'D.
8. 8" FULLY GROUTED BOND BEAM W/(1)#4 CONT.
9. JOINT REINF. TO COVER BOTH 8" CMU JOINTS.



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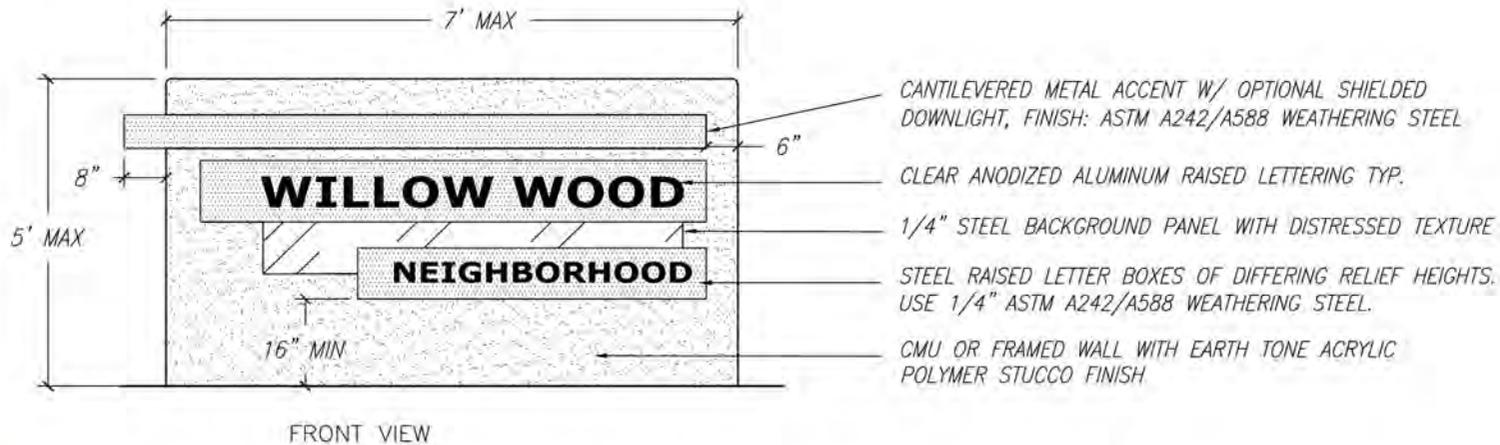
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NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COATED FINISH, UNLESS OTHERWISE NOTED.



REFER TO OPTION 7 "KEYED NOTES" FOR SIGN STRUCTURE SPECIFICATIONS.

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A.

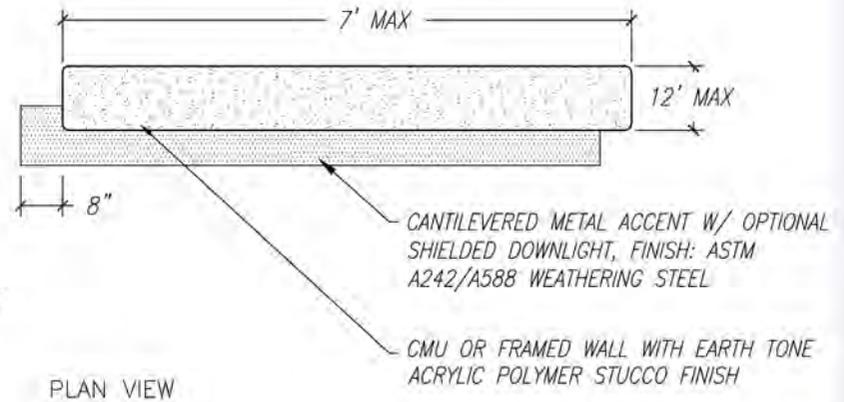
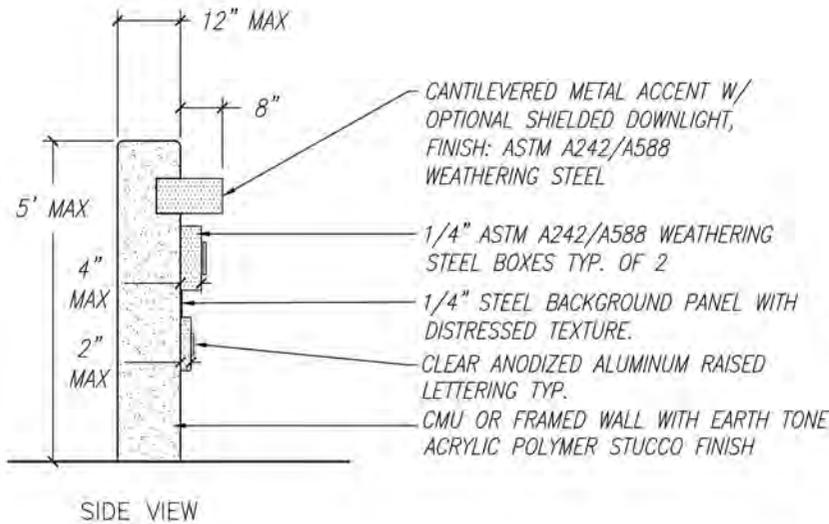
SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 8 ART DECO MONUMENT (W/ LETTER BOXES AND PANEL)

3/8" = 1'-0"

NOTES:

1. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
2. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COATED FINISH, UNLESS OTHERWISE NOTED.



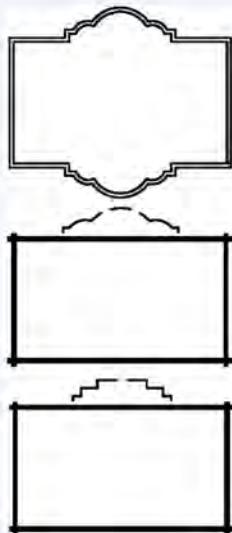
GENERAL NOTES:

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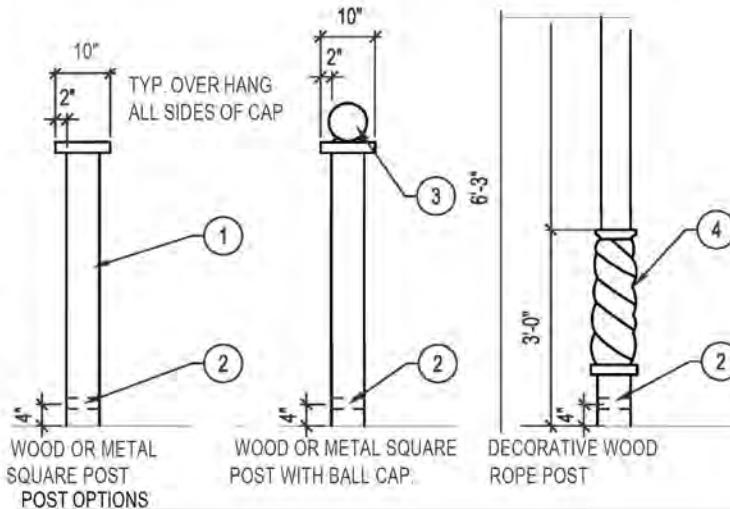
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**OPTION 8 ART DECO MONUMENT
(W/ LETTER BOXES AND PANEL)**

3/8" = 1'-0"

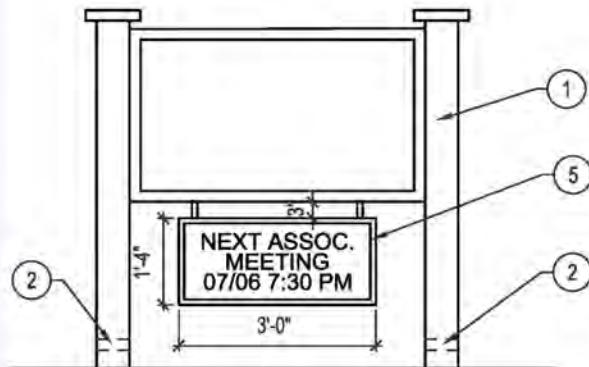


SPECIAL SIGN FACE
SHAPE OPTIONS



**OPTION 9 -KITS OF PARTS POST
SIGN FACE AND POST DETAILS**

NTS



OPTIONAL LETTERBOX PANEL

KEYED NOTES: Q

1. WOOD OR METAL POST, PAINTED IN ANY PRE-APPROVED COLOR. MATERIAL AND COLOR SHALL BE SPECIFIED ON THE SIGN APPLICATION
2. BREAKAWAY: DRILL 3" DIAMETER HOLE TO PROVIDE BREAKAWAY CAPABILITY. DRILL PERPENDICULAR TO ROADWAY.
3. WOOD OR PAINTED METAL CAP W/ OPTIONAL BALL CAP. DECORATIVE BALL CAP SAME MATERIALS AND COLOR AS THE POST, SHALL BE AS SPECIFIED ON SIGN ORDER FORM. POWDER COATED METAL IS IDEAL FOR THE NEW MEXICO CLIMATE.
4. DECORATIVE ROPE CARVED STAINED OR PAINTED DOUGLAS FIR POSTS OPTIONAL LETTERBOX PANEL SHALL BE PROTECTED BY CUSTOM LOCKABLE COVER. BORDER SHALL BE PAINTED TO MATCH SIGN PANEL. COVER SHALL BE GRAFFITI RESISTANT AND SEE-THROUGH. MIN. 3" FLAT CHANGEABLE LETTERS, STANDARD FONT ONLY. BOX SHALL ACCOMMODATE (3) LETTER ROWS. USING% " METAL MINI-TRACKS. LETTER COLOR SHALL BE AS SPECIFIED BY APPLICANT ON SIGN ORDER FORM.
- 5.



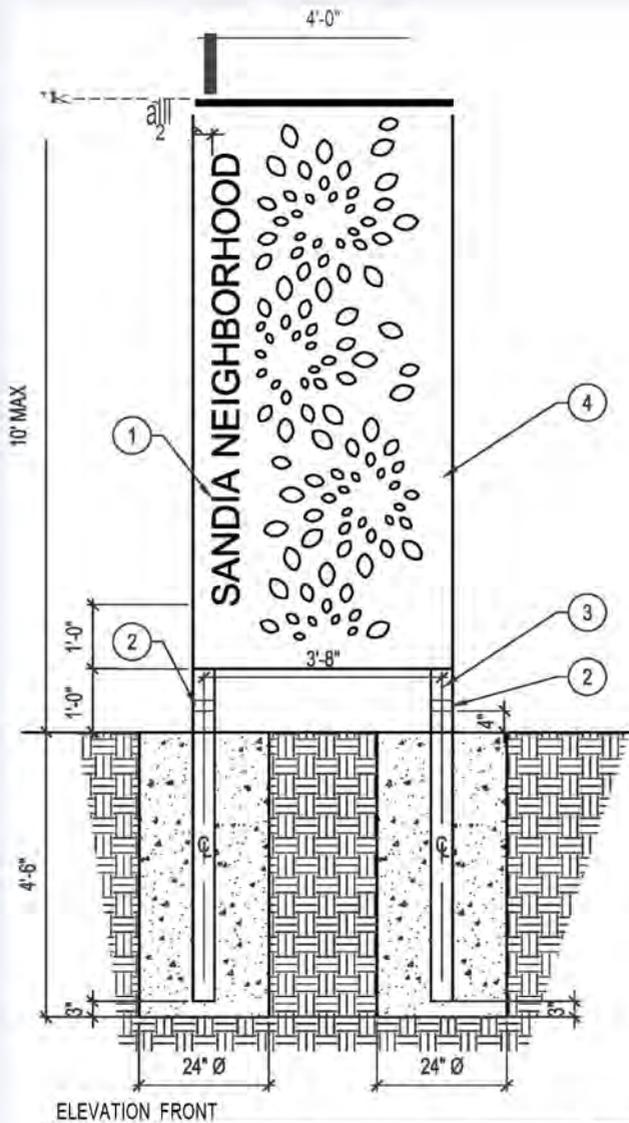
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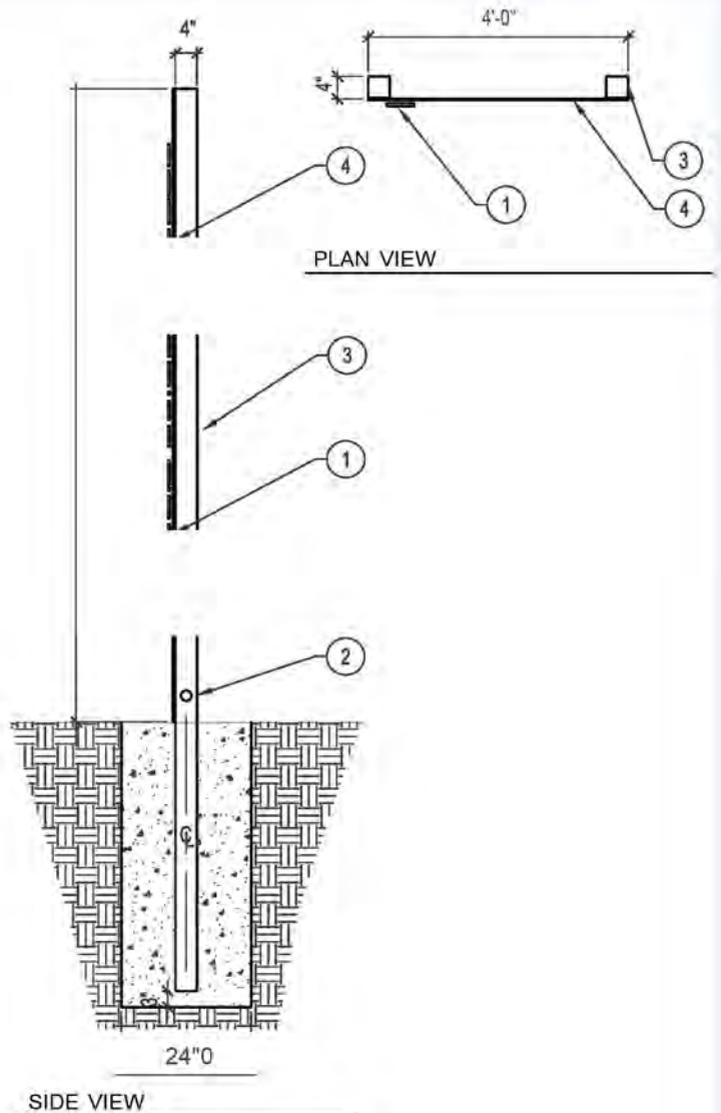


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ELEVATION FRONT

OPTION 10 PERFORATED METAL POST (W/ RAISED LETTERING)



SIDE VIEW

NTS

GENERAL NOTES:

1. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A, OF THE ALBUQUERQUE NEIGHBORHOOD SIGN DESIGN GUIDELINES.
2. SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.
3. ALL STEEL-TO-STEEL JOINTS SHALL BE WELDED AND GROUND FLUSH.
4. ALL METAL PARTS SHALL BE CLEAN, FREE OF RUST WITH POWDERED-COATED FINISH, OR WEATHERING STEEL FINISH.

KEYED NOTES: O

1. STEEL RAISED LETTERING. POWDERED-COAT FINISH IN COLOR TO CONTRAST WITH SIGN PANEL.
2. BREAKAWAY: DRILL 2" DIAMETER HOLE TO PROVIDE BREAKAWAY CAPABILITY. DRILL PERPENDICULAR TO ROADWAY.
3. HSS 4x4x1/4 STEEL TUBE POSTS. FULL LENGTH OF PANEL SIGN.
4. 1/4" STEEL PARASOLEIL PERFORATED PANEL OR APPROVED EQUIVALENT. FINISH WEATHERING STEEL OR EARTH-TONE POWDERED-COAT FINISH.



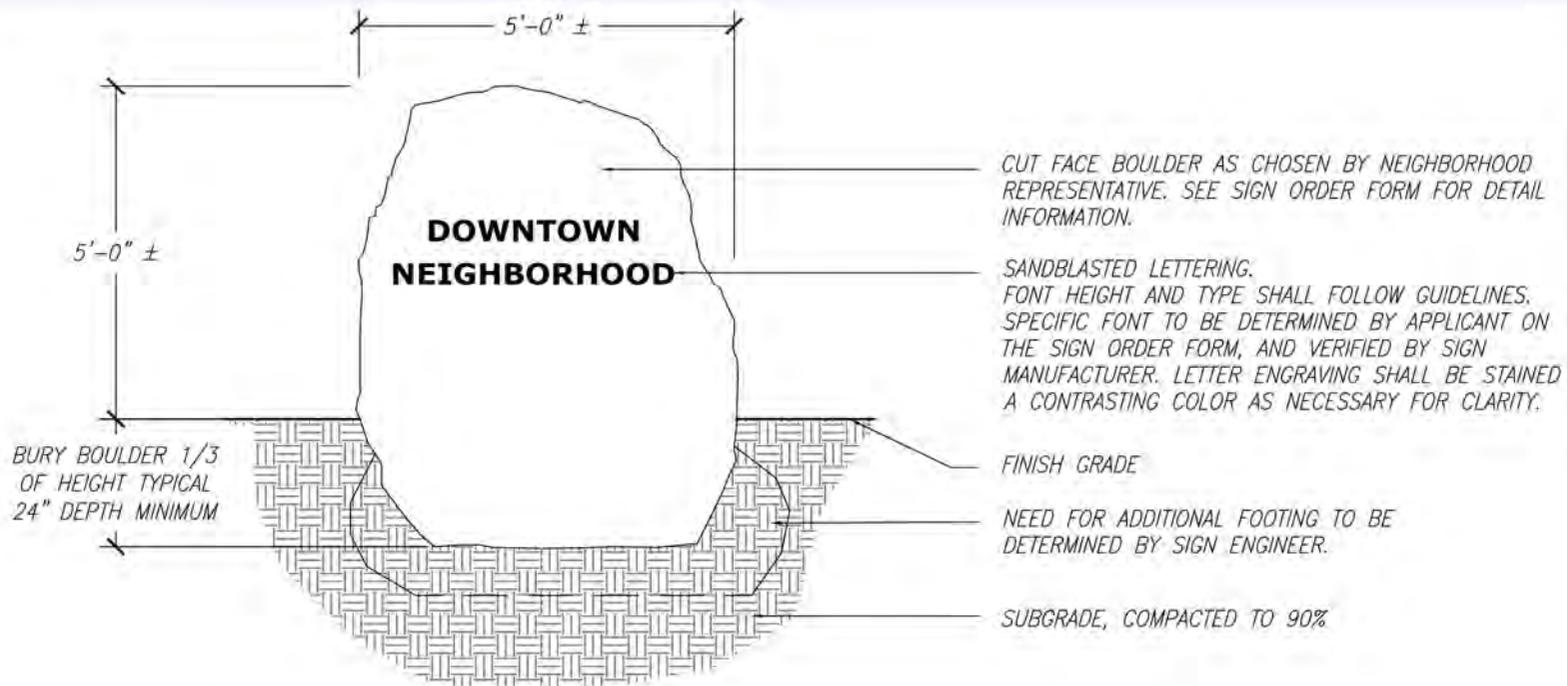
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FRONT VIEW

GENERAL NOTES:

SIGN CONTRACTOR IS RESPONSIBLE FOR SIGN ENGINEERING. SIGN SHALL BE OF DURABLE CONSTRUCTION WITH AN APPROPRIATE FOOTING. SIGN SHALL ALSO REMAIN IN ACCORDANCE WITH THE SIGN PERFORMANCE SPECIFICATIONS, APPENDIX A.

SITE SPECIFIC ORIENTATION TO BE FIELD VERIFIED BY SIGN CONTRACTOR UPON CONSULTATION WITH NEIGHBORHOOD ASSOCIATION REPRESENTATIVE AND AS APPROVED BY THE CITY OF ALBUQUERQUE. SIGN CONTRACTOR ASSUMES ALL LIABILITY FOR SITE LOCATION AND SIGN CONSTRUCTION.

OPTION 11- BOULDER SIGN

3/8" = 1'-0"

Appendix B LANDSCAPING

All signs may include landscaping as approved by the City of Albuquerque at the expense of the neighborhood association. Landscaping improves the overall attractiveness of the sign and has the potential to soften the sign while screening any unsightly foundation connections (as shown in the image, left).



Background plantings help integrate signs into their location and provide a soft backdrop for signs. Foreground plantings add interest and variety. See illustration below.

Landscaping may also help prevent vandals from accessing the sign. Thorny plants such as cactus may be used to deter vandals. However, caution should be taken when placing harsh plant materials within high pedestrian traffic or bicycle areas.

It is important to remember that landscaping may obscure views of the sign; landscaping must not become obstacles to the sight distance requirements noted on pages 14-16.

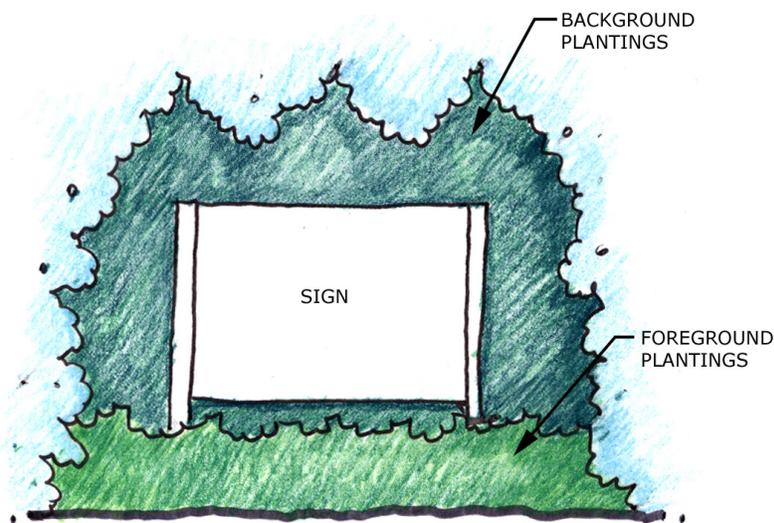


FIGURE 18. BACKGROUND AND FOREGROUND PLANTINGS

There are strict rules enforced by both the State and City for placing signs, other obstructions, and landscaping within the median. Should there be enough space to accommodate a sign within a median, you may wish to add additional landscaping at the neighborhood association's expense. All landscaping must adhere to the City of Albuquerque's requirements shown in figures 20 and 21 below. You will notice that fixed objects such as boulders have specific height limits depending on their placement within the median. Trees also have setback limitations. Destruction of the medians, including existing irrigation systems when placing signs shall be prohibited.

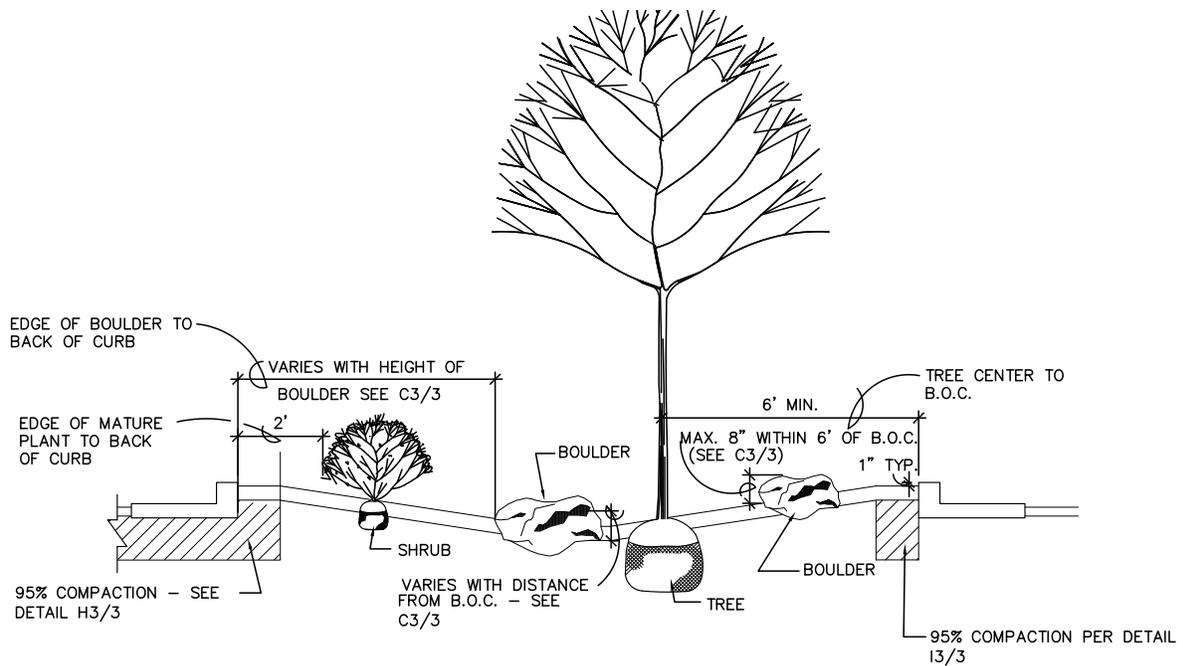


FIGURE 19. MEDIAN LANDSCAPING

Source: City of Albuquerque

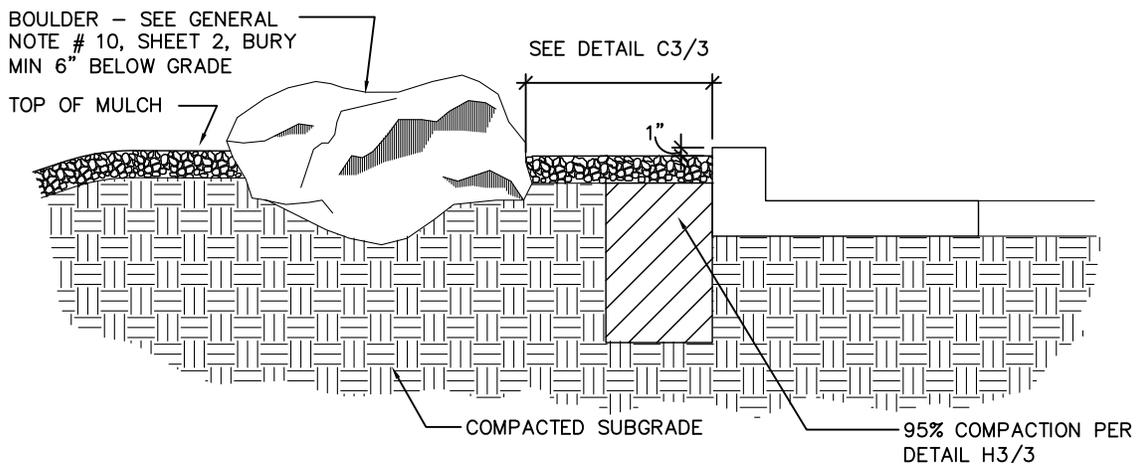


FIGURE 20. BOULDER INSTALLATION

Source: City of Albuquerque



NEIGHBORHOOD SIGN APPLICATION FORM

Neighborhood Sign Application Form

Recognized Neighborhood Association, Registered Homeowners Association, or Neighborhood Group Name:

Your Position on the Association’s Board: _____

Please attach a copy of your minutes from the meeting when your Board approved the decision to request a neighborhood sign.

Sign Request Purpose (Please Check All That Apply)

- Attract neighbors to meetings
- Establish a stronger sense of neighborhood identity
- Showcase neighborhood establishments, amenities, and other assets to visitors
- Honoring a particular neighborhood association member or leader
- Other:

Background History (Please provide any information specific to your request that you believe is important for City staff to know to help complete your application. For example, previous attempts to find funding, experiencing difficulties finding a location, etc.)

Neighborhood Name (To Be Placed on Sign - Please refer to the ONC Map of Official Neighborhood Boundaries)

Neighborhood Character (Please refer to Neighborhood Character Map): _____



Sign Type and Material (Please Check Sign Type and Circle the Material, if applicable):

- L-Shaped Monument Sign (Stucco, Brick, or Stone)
- Perforated Metal Monument
- Gabion Monument
- Corbel Monument
- Modern Adobe Monument
- Deco Monument
- Southwest Post Sign
- Contemporary Post (Metal, Wood, Laminate)
- Perforated Metal Post
- Message and Instruction Sign (Message and Instruction Sign)
- Stand-Alone Letterbox or Attached Letter Panel
- Stone Boulder Sign (Boulder)
- Other: _____

Sign Font Aesthetics (Please Check One):

- Bodoni MT Bold**
- Bookman Old Style Bold**
- Eras Bold ITC**
- Harrington
- Lucida Calligraphy Italic*
- Poor Richard
- Tahoma Bold**

Other (must be approved by City staff):

Colors (Please list all that apply. Color availability might depend on the sign contractor's selection.)

Message (Please refer to section 4 of the Neighborhood Sign Manual to see conditions for content.)

Other Details (Please specify if sign will have an attached letterbox, lighting, reflective materials, etc.)

Sign Quantity: _____



Locations (Please provide an address where you plan on locating your sign or the nearest address if the sign is to be located in the public right-of-way. Also provide any other relevant existing conditions and an aerial photo/screenshot for each site.)

- Preferred Location:

Existing Conditions:

Exhibit 1:

- Backup Locations:

Existing Conditions:

Exhibit 2:



Signs in Medians (If applicable; refer to page 3 of the Neighborhood Sign Manual for more information on which City Departments need to be contacted depending on where the requested sign is to be located):

- Applicants need to get signatures of approval from adjacent neighborhood association, homeowners association, or neighborhood groups across the street for signs being placed in medians.
- Adjacent Association Signature

Funding Sources (Please Check All That Apply):*

- City Council Set Asides
- City Council Constituent Funds
- Neighborhood Grants
- Public Art Funds
- Neighborhood Association Funds
- Privately-Raised Funds
- Other: _____
- All Funding Secured? (Y/N)
- How much more needed? _____

****Note on Maintenance:*** *With neighborhood signs being constructed and owned by the City, applicants need to contact ONC staff about maintaining, replacing, and/or refurbishing signs if they are damaged or removed. The ability to maintain, replace, or refurbish signs in a timely fashion is dependent on the respective Councilor/Sponsor's ability to identify funding.*

Approvals: The City Councilor for the District* and the ONC Manager concurs as to the purpose and location of the proposed sign request:

1. Purpose
(City Councilor Signature) _____
2. Location
(City Councilor Signature) _____

**Please attach the City Councilor's short letter of support to this application, proof that mail or email was sent out to the nearby Association, and meeting minutes of the adjacent Association's Board approving the sign request.*



Nearby Neighborhood Association Signature of Approval (Only if sign is to be placed in a median adjacent to another Association):

- Nearby Neighborhood Association Representative (Or please attach a copy of the adjacent Association's vote from their Board approving the sign request.)
-

Other Required Signatures of Approval (Please refer to section 2 of the Application Process for more information on acquiring approval from the following City Departments and Divisions)

- Office of Neighborhood Coordination Manager
-

- Capital Implementation Program Manager
-

- Traffic Engineering Division Manager
-

- Construction Services Division Manager
-

- Parks Division Manager
-

- City Engineering Division Manager
-

- Solid Waste Division Manager
-

- Real Property Division Manager
-

- Other Non-City Agency Designated Staff Member
-



TECHNICAL REVIEW CHECKLIST: This checklist is intended to help guide the applicant and ONC staff identify a sign location that meets the technical review requirements outlined by the Department of Municipal Development prior to installment. Please refer to section 3 of the Application Process for more information on how to utilize the City's mapping software to comply with the following requirements when choosing a site.

- 1. Verify that your proposed sign location lies within available public right-of-way (using AGIS).
- 2. Verify that your proposed sign location lies within available public right-of-way by cross-referencing AGIS and plat drawings provided by Bernalillo County.
- 3. Verify that the proposed sign type will not cause any obstructions in the proposed site location.
- 4. Verify that the proposed sign location leaves at least 13 ft of space from the curb to the back of the property line.
- 5. Verify that there is sufficient line of site for drivers (refer to pages 12-14 of this manual).
- 6. Verify that the Department of Municipal Development has adequate access to install barricades (if needed).
- 7. Verify that the sign location lies within neighborhood association or homeowner association boundaries and if it is located within a median where two neighborhood associations or homeowner associations abut, the sign must represent both neighborhoods or the applicant must obtain the signature of the abutting association's representative authorizing the sign.
- 8. Verify that the proposed sign location installation doesn't interfere with any utility/electric/water lines.
- 9. Verify that there are not any other potential site impediments such as bus stop signs, boulders, tree limbs, etc. that other City department staff will need to remediate before starting installation.

Additional Comments/Notes:



DEFINITIONS

Definitions are for the purpose of this document only and are intended to help facilitate the reader's understanding of terms. If any of these definitions contradict definitions in the City's Integrated Development Ordinance (IDO) or Development Process Manual (DPM), the IDO or DPM definition trumps those that follow.

- **Arterial Street:** A major road designed to be a through street and to handle a large volume of traffic.
- **Breakaway:** A crash-tested sign support that breaks or bends upon impact.
- **Bungalow:** Common house form of the early 20th century. Known mostly for its horizontal appearance, wide eaves, and large porches.
- **Easement:** A legal right to use another's land for a specific, limited purpose, typically within private ways. The purpose may include, but is not limited to, installing and maintaining stormwater drainage, water and sanitary sewer lines, fire hydrants, landscaping, and other infrastructure improvements. Easements may also be granted for open space, view protection, or other specific uses.
- **Facade:** The face of a structure, applies especially to the principle face.
- **Font:** A design for a set of characters. A font is the combination of qualities, such as size, pitch, and spacing that form a letter. For example, Arial is a typeface that defines the shape of each character and includes italic, bold, and other variations.
- **Geospatial Information System (GIS):** A computer system capable of capturing, storing, analyzing, and displaying geographically referenced information. The City of Albuquerque's GIS system is called AGIS and is housed in the Planning Department.
- **Indirect Lighting:** Illumination by reflected or diffused light using a concealed light fixture.
- **Intersections with Stop/Signal Control:** An intersection controlled by the use of a two-way or four-way stop sign, signal, or yield.
- **Letter Panel:** A panel with an interchangeable letter system for the purposes of displaying messages to the public. Unlike a cabinet, it is not covered or protected.
- **Letterbox:** A cabinet containing an interchangeable letter system for the purposes of displaying messages to the public.
- **Line of Sight:** A standard for the construction and restriction of improvements in the line of sight for vehicles entering and exiting city roads as required.



- **Median:** The reserved area that separates opposing lanes of traffic on divided roadways, such as divided highways, dual carriageways, freeways, and motorways. The term also applies to divided roadways other than highways, such as some major streets in urban or suburban areas. The reserved area may simply be paved, but commonly it is adapted to other functions; for example, it may accommodate decorative landscaping, trees, a median barrier or railway, rapid transit, light rail or streetcar lines.
- **Neighborhood Sign:** A street sign located within the public right of way or other appropriate easement, used exclusively for the identification of a neighborhood association.
- **Parcel:** A tract of land owned or meant to be owned by one or more person(s) or another legal entity, such as a company/corporation, organization, government, or trust. Parcels are divided by boundary lines.
- **Plat:** A graphic and written description of a lot or lots with survey reference ties to permanent survey monuments related to the subdivision or re-subdivision of land.
- **Public Right-of-Way:** That area of land deeded, reserved, or dedicated by plat or otherwise acquired by any unit of government for the purposes of movement of vehicles, bicycles, pedestrian traffic, and/or for conveyance of public utility services and drainage.
- **Pueblo Revival:** inspired by a mixture of Spanish Colonial and Indian Pueblo architectural forms, features of this style include flat roofs with parapeted wall, irregular/rounded edges to walls, stucco surface and often vigas (round roof beams) extending through walls to the exterior.
- **Ranch:** A building of 20th century architecture characterized by low gables or a hipped roof and long, low proportions. Ranch style buildings tend to be L- or T-shaped.
- **Revocable permit:** A permit that applicants have to sign declaring their obligations to repair, maintain, and assume responsibility for neighborhood signs that are located in the public right-of-way.
- **Right-of-Way:** See Public Right-of-Way.
- **Sight Distance:** Sight distance is the length of highway visible to a driver. A safe sight distance is the distance needed to drive on a through road or exit a driveway or street safely by being able to verify that the road is clear and thereby avoiding conflicts. Sight lines must be kept free of objects which might interfere with the ability of drivers to see other vehicles. These interfering objects may include landscaping, sign, buildings, or features, such as berms and landscaping.
- **Sign Face:** The main panel of the sign containing the message.
- **Technical Review:** This is a review conducted by traffic engineering professionals to ensure that proposed site locations are not only feasible, but comply with local and state laws and regulations.



- **Traffic Engineering:** A branch of civil engineering that uses engineering techniques to achieve the safe and efficient movement of people and goods on roadways. It focuses mainly on research for safe and efficient traffic flow, such as road geometry, sidewalks and crosswalks, cycling infrastructure, traffic signs, road surface markings and traffic lights.
- **Veneer:** A thin, decorative material that typically is used as the visible finish.
- **Victorian:** A highly ornamented, massive style of architecture, decor, and furnishings popular in 19th-century England.



