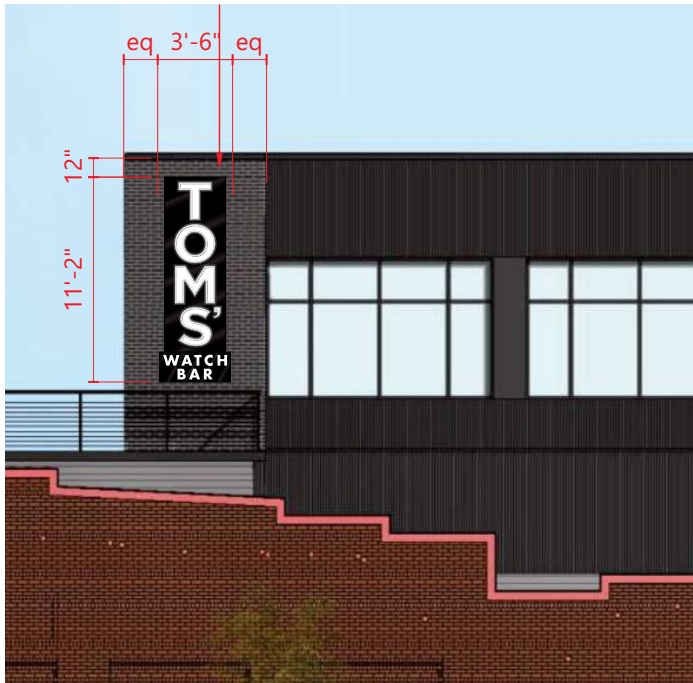


BRESSI GARAGE

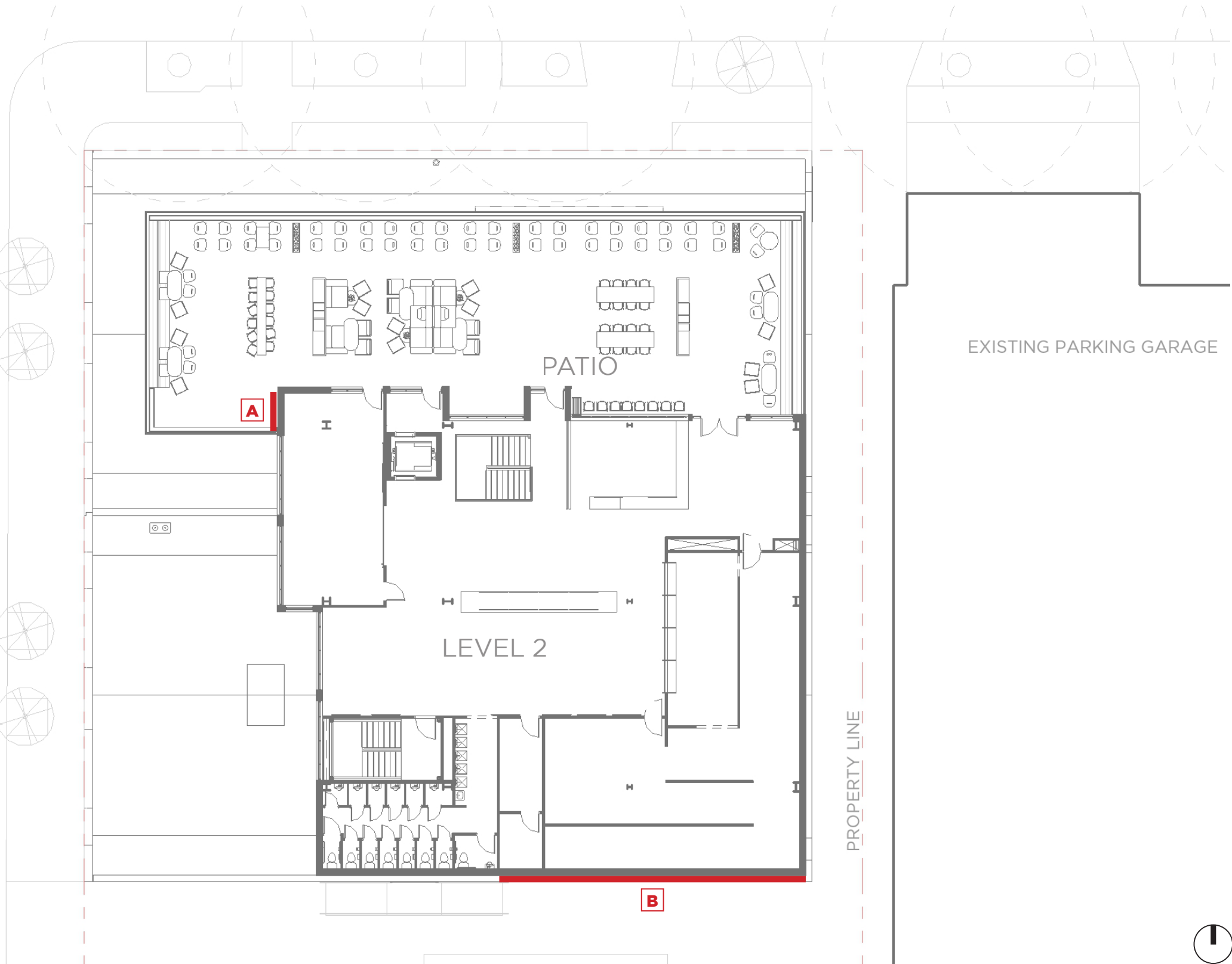
BUILDING CERTIFICATE OF APPROVAL | 04.06.2023
SIGNAGE CERTIFICATE OF APPROVAL APPLICATION | 10.02.2024

SIGNAGE PLAN

A ILLUMINATED WALL SIGN
IN NEW LEVEL 2 WALL



B STATIC SIGNAGE
WITH INTEGRATED BRANDING



WEST ELEVATION

8. MASSING CONCEPT

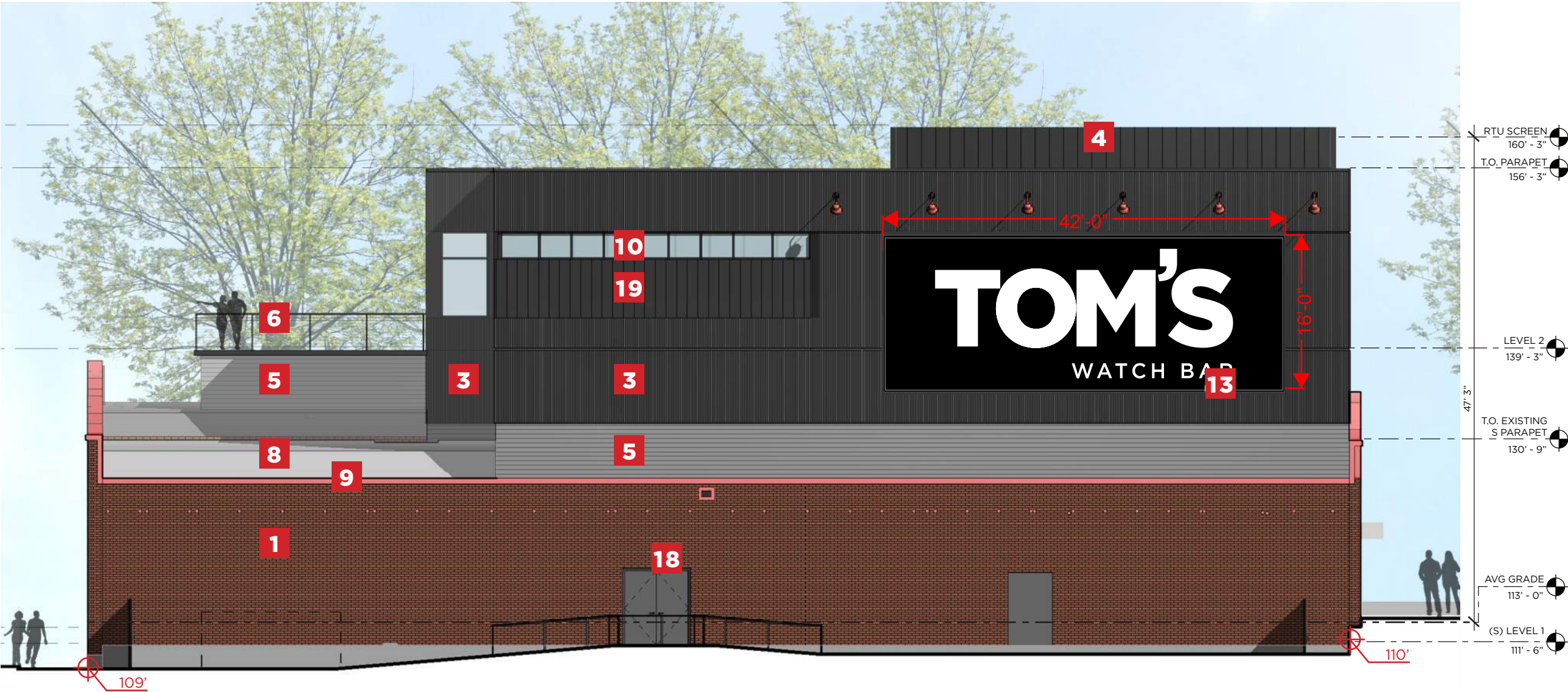
- 1** EXISTING HISTORIC BRICK TO REMAIN
- 2** BLACK THIN BRICK VENEER
- 3** VERTICAL CORRUGATED METAL PANEL
- 4** STANDING SEAM METAL PANEL RTU SCREEN
- 5** HORIZONTAL CORRUGATED METAL
- 6** HORIZONTAL CABLE RAIL
- 7** EXISTING GLAZING TO REMAIN
- 8** NEW ROOF MEMBRANE OVER EXISTING ROOF
- 9** EXISTING COPING TO REMAIN
- 10** NEW INSULATED STOREFRONT
- 11** NEW SLIDING OPERABLE GLASS ABOVE IN/OUT BAR
- 12** NEW INSULATED OVERHEAD GLASS GARAGE DOOR
- 13** WALL MURAL GRAPHIC IN ALUMINUM FRAME
- 14** FAUX NEON ILLUMINATED SIGN
- 15** NEW PAINTED CMU INFILL
- 16** EXISTING MURAL TO REMAIN
- 17** EXISTING OVERHEAD COIL BOX TO REMAIN
- 18** NEW PAINTED INSULATED HOLLOW METAL DOOR
- 19** FLAT PROFILE METAL PANEL ACCENT



SOUTH ELEVATION

8. MASSING CONCEPT

- 1** EXISTING HISTORIC BRICK TO REMAIN
- 2** BLACK THIN BRICK VENEER
- 3** VERTICAL CORRUGATED METAL PANEL
- 4** STANDING SEAM METAL PANEL RTU SCREEN
- 5** HORIZONTAL CORRUGATED METAL
- 6** HORIZONTAL CABLE RAIL
- 7** EXISTING GLAZING TO REMAIN
- 8** NEW ROOF MEMBRANE OVER EXISTING ROOF
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- 16** EXISTING MURAL TO REMAIN
- 17** EXISTING OVERHEAD COIL BOX TO REMAIN
- 18** NEW PAINTED INSULATED HOLLOW METAL DOOR
- 19** FLAT PROFILE METAL PANEL ACCENT



RENDERINGS

8. MASSING CONCEPT



Northwest view along 1st Ave N

RENDERINGS

8. MASSING CONCEPT



Southwest view along 1st Ave N

SITE PLAN



SIGNAGE SPECIFICATIONS

- ## AREA MAP





BUILDING "SOUTH" ELEVATION

SCALE: 1/16" = 1'-0"

PS 127:1

P R O J E C T

C L I E N T

J O B / D R A W I N G #



WEST COAST HQ.
2231 S. Dupont Drive
Anaheim, CA 92806
714.491.0299

Project Name: Tom's Watch Bar
Address: 232 1 St. Avenue N.
City, State, Zip: Seattle, WA 98109

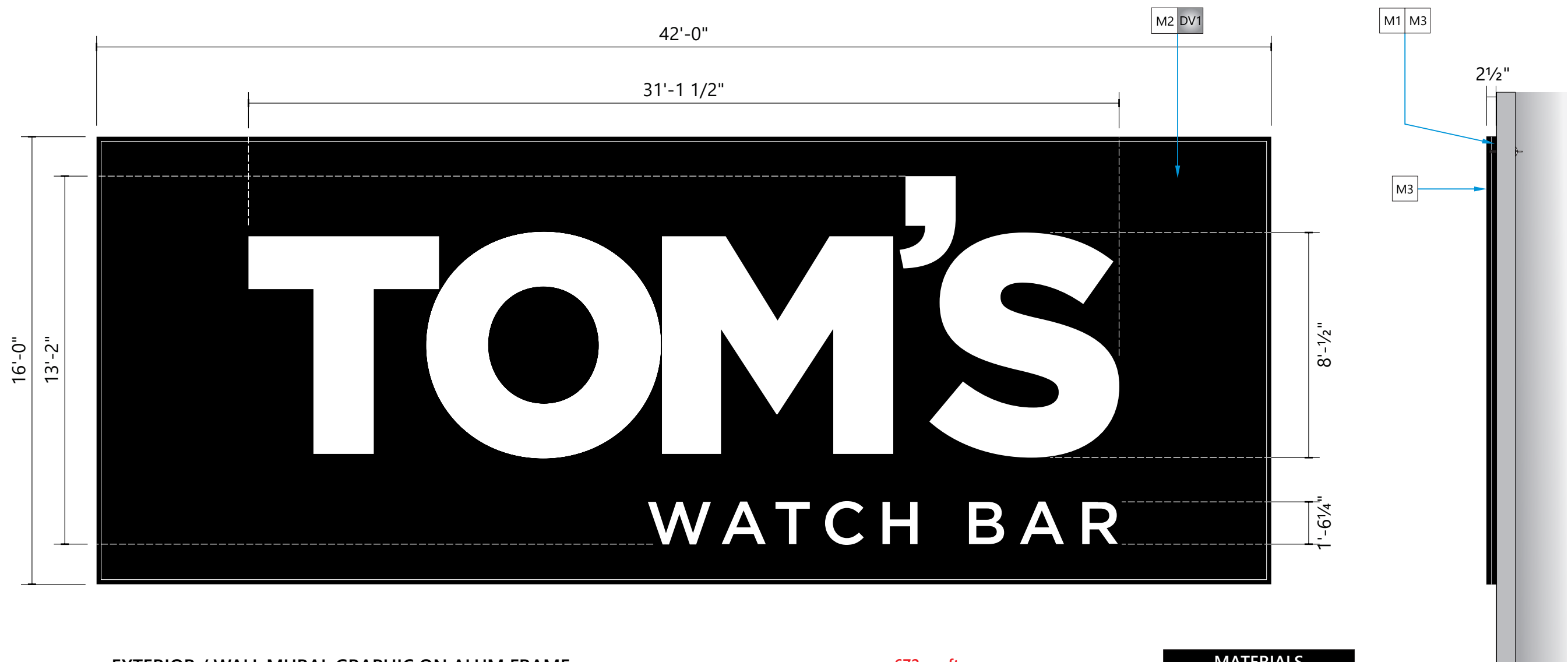
Client Approval:
Landlord Approval:
Designer: Garcia, G. Sales: Chris D.

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1	Garcia, G.	05.14.24	
2	Garcia, G.	05.22.24	
3	Jesthan D.	07.11.24	
4	Garcia, G.	09.26.24	
5			
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240353-04



1.0 EXTERIOR / WALL MURAL GRAPHIC ON ALUM FRAME
Qty: 1 Required

672 sq. ft.
Scale: 1/4" = 1'-0"

Digitally Printed Wall Mural Graphic.

MATERIALS	
M1	2" ALUM S/T TUBE FRAME
M2	ACM FACE PANELS
M3	2" ALUM RETAINER
DIGITAL PRINT / VINYL	
DV1	FULL COLOR DIGITALLY PRINTED WALL MURAL GRAPHIC



BUILDING "WEST" ELEVATION

SCALE: 1/8" = 1'-0"

PS 127:1

P R O J E C T

C L I E N T

J O B / D R A W I N G #



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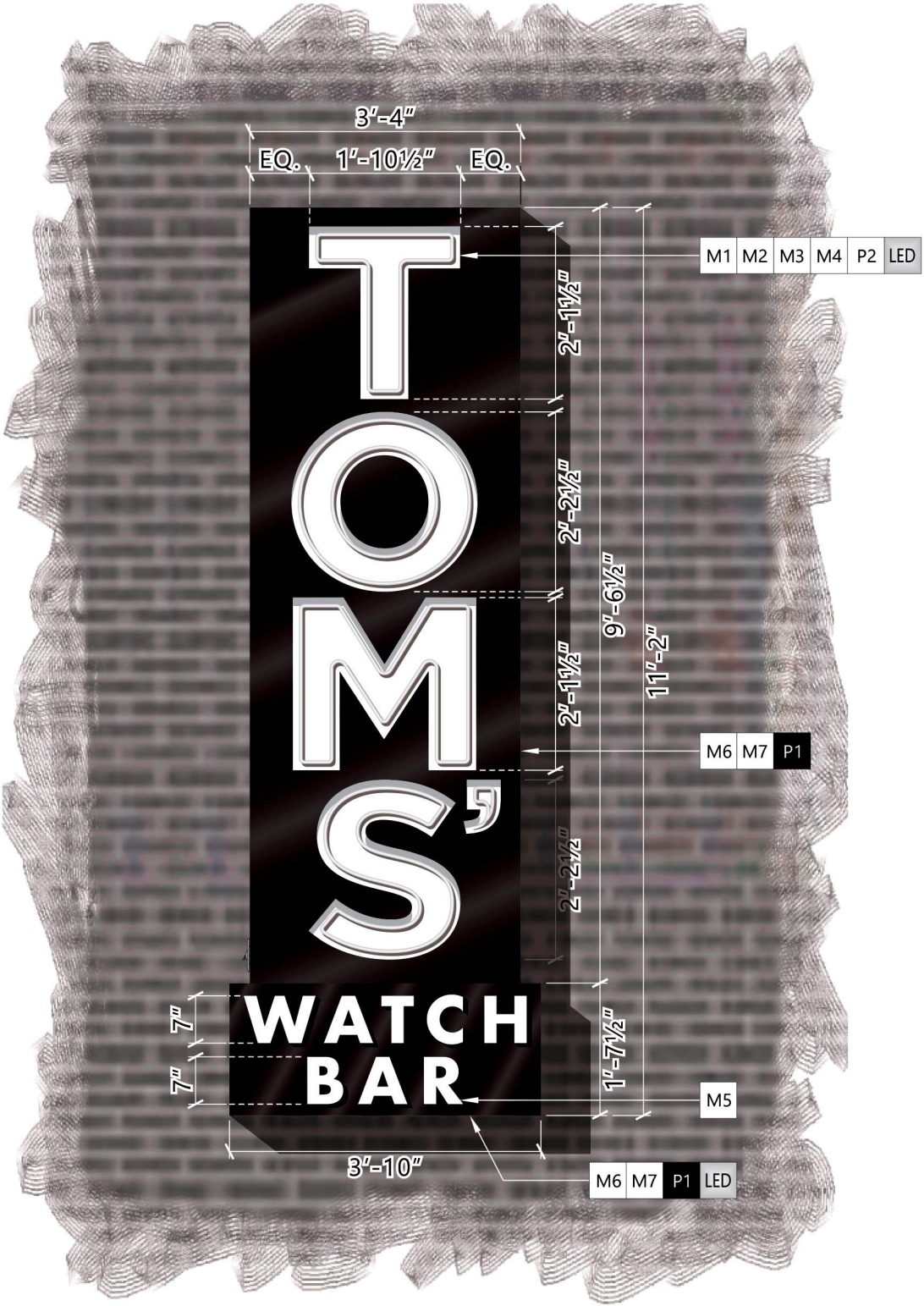
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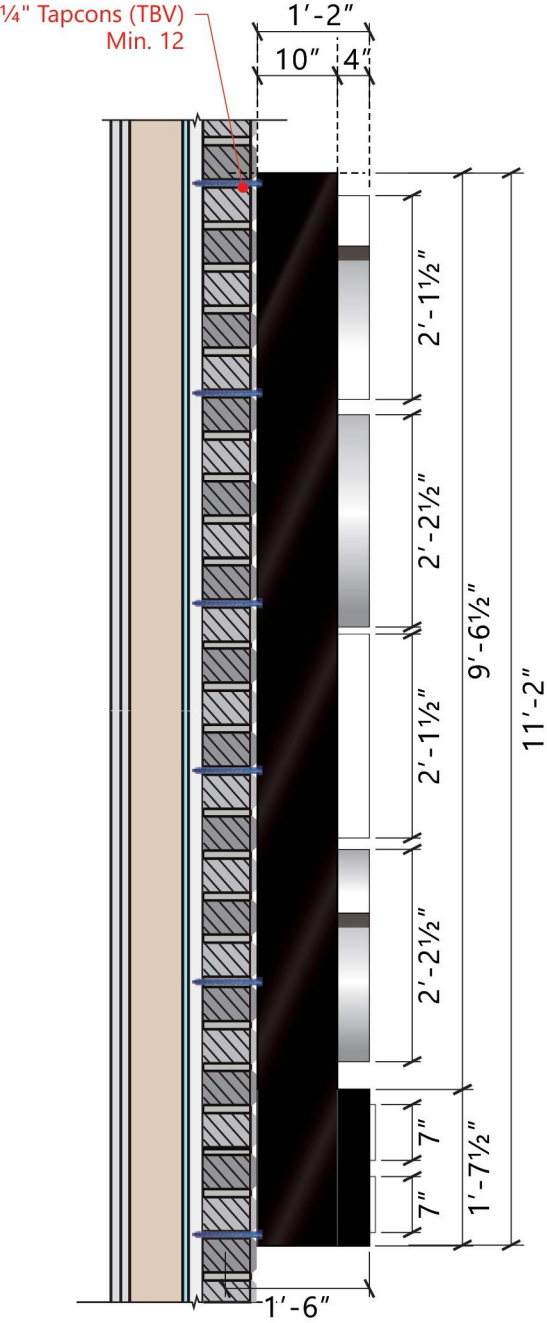
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240353-04



2.0 SIGN ELEVATION / ILLUM. S/F WALL SIGN W/CHNL. LTRS.
Quantity: One (1) Sign Required Scale: 1/2" = 1'-0"



SIGN SIDE VIEW
Scale: 1/2" = 1'-0"



WALL SIGN NIGHT VIEW
Scale: NTS

SQUARE FOOTAGE	
38.04 SQ. FT. PROPOSED	
MATERIALS	
M1	1/2" BULLNOSE EDGE WHITE ACRYLIC PUSH-THRU'S
M2	.080" ROUTED ALUM FACES
M3	.063" ALUMINUM RETURNS
M4	.063" ALUMINUM BACKS
M5	3/4" WHITE ACRYLIC PUSH-THRU
M6	.125" ALUMINUM CLADDING
M7	1 1/2" ALUM SQ. TUBE FRAME
PAINT FINISH	
P1	BLACK SATIN FINISH
P2	WHITE SATIN FINISH
ILLUMINATION	
LED	4500k WHITE L.E.D. MODULES
ELECTRICAL REQUIREMENTS	
Approx. A load of (amps) (1) 120V 20A circuit req'd UL labels required away from public view.	
IMPORTANT NOTE	
UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER. GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE. FINAL ELECTRICAL HOOK UP BY OTHERS. THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.	



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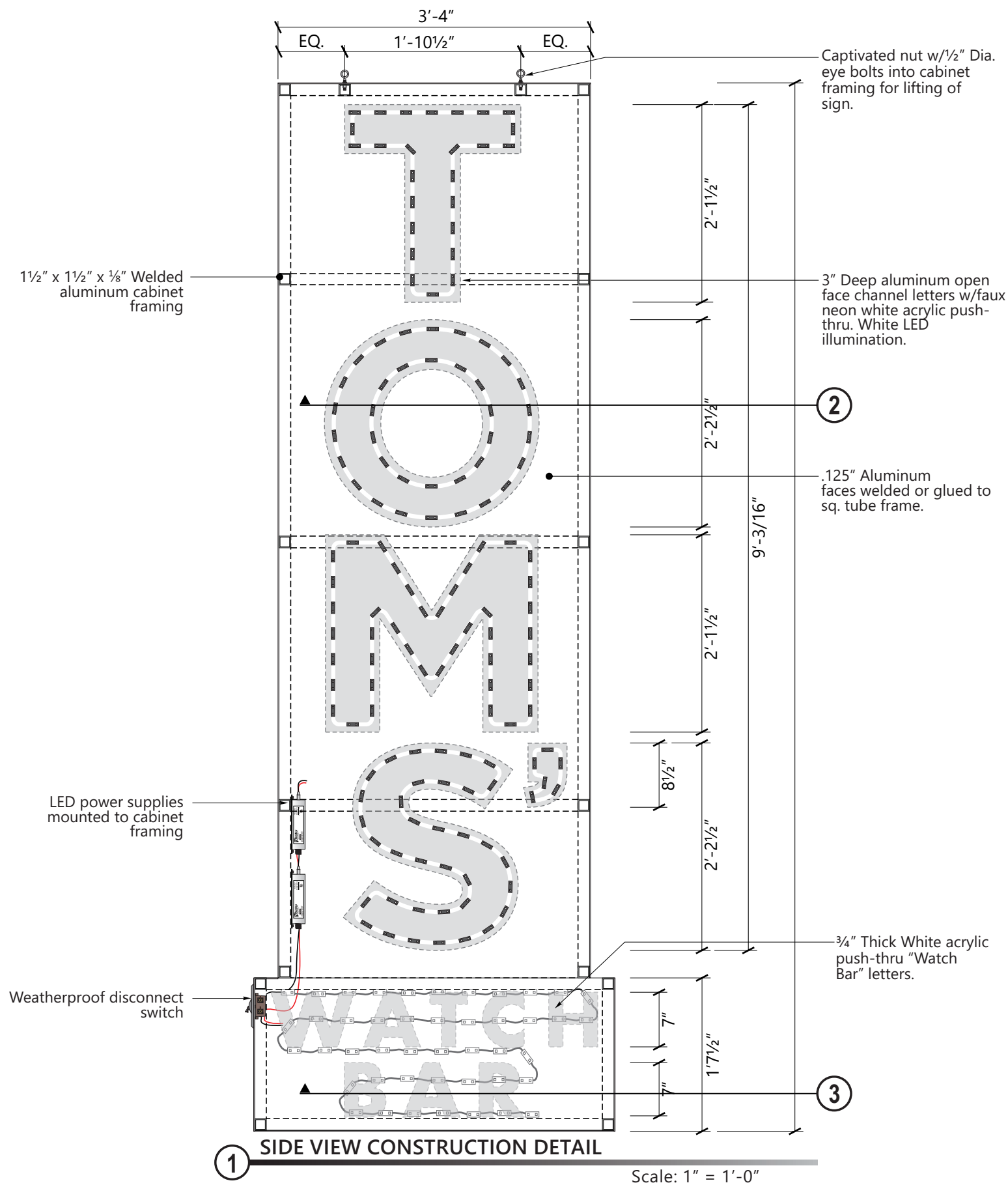
Client Approval:
Landlord Approval:
Designer: Garcia, G. Sales: Chris D.

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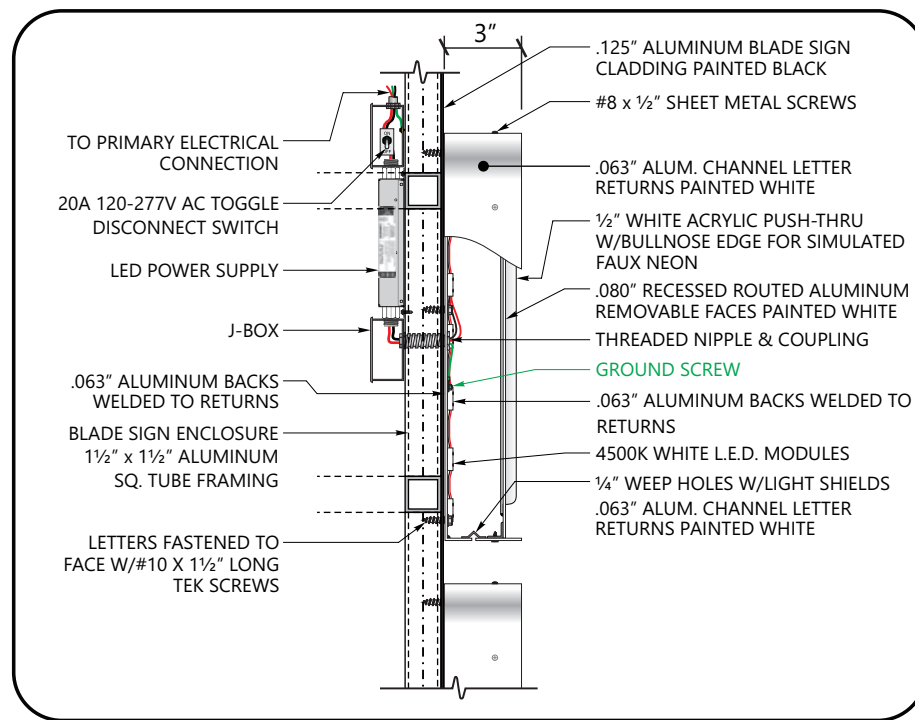


240353-04



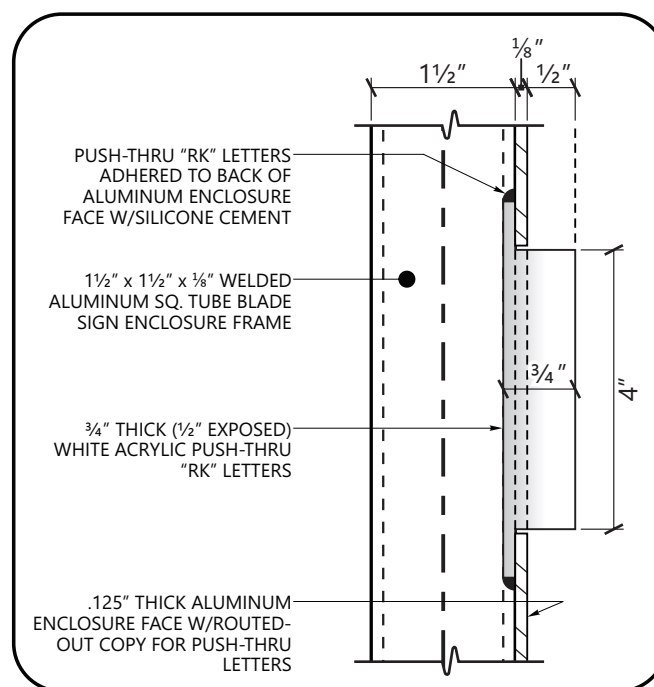
1 SIDE VIEW CONSTRUCTION DETAIL

Scale: 1" = 1'-0"



2 SECTION DETAILS / FAUX NEON ILLUM. CHANNEL LETTERS

Scale: 1 1/2" = 1'-0"



3 SECTION DETAILS / PUSH-THRU LETTERS

Scale: 1 1/2" = 1'-0"

NOTE:
CHANNEL LETTERS IS A PROPRIETARY PRODUCT BUILT & DESIGNED BY SIGNAGE SOLUTIONS. IT IS A RECESSED FACE, PUSH THRU CHANNEL LETTER MADE TO SIMULATE OPEN FACED NEON. THESE DETAILS ARE COMPLETED TO THE BEST OF OUR KNOWLEDGE

ELECTRICAL REQUIREMENTS

Approx. A load of (amps)
(1) 120V 20A circuit req'd
UL labels required away from public view.

IMPORTANT NOTE

UL COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



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240353-04



PS 127:1

JOB / DRAWING #



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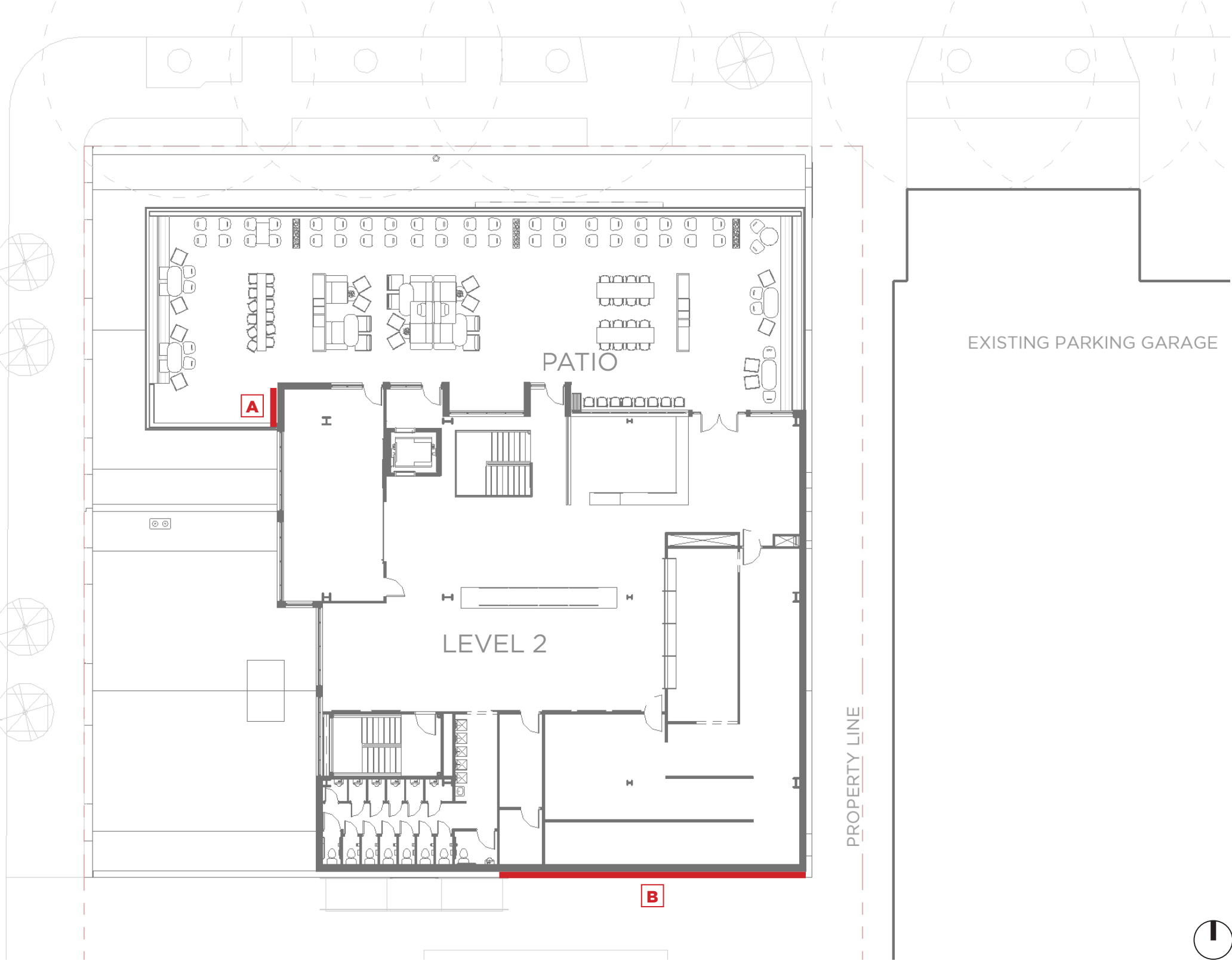
240353-04

OTHER - SIGNAGE CONCEPT PLAN

A TBD NON-ILLUMINATED WALL SIGN
IN NEW LEVEL 2 WALL



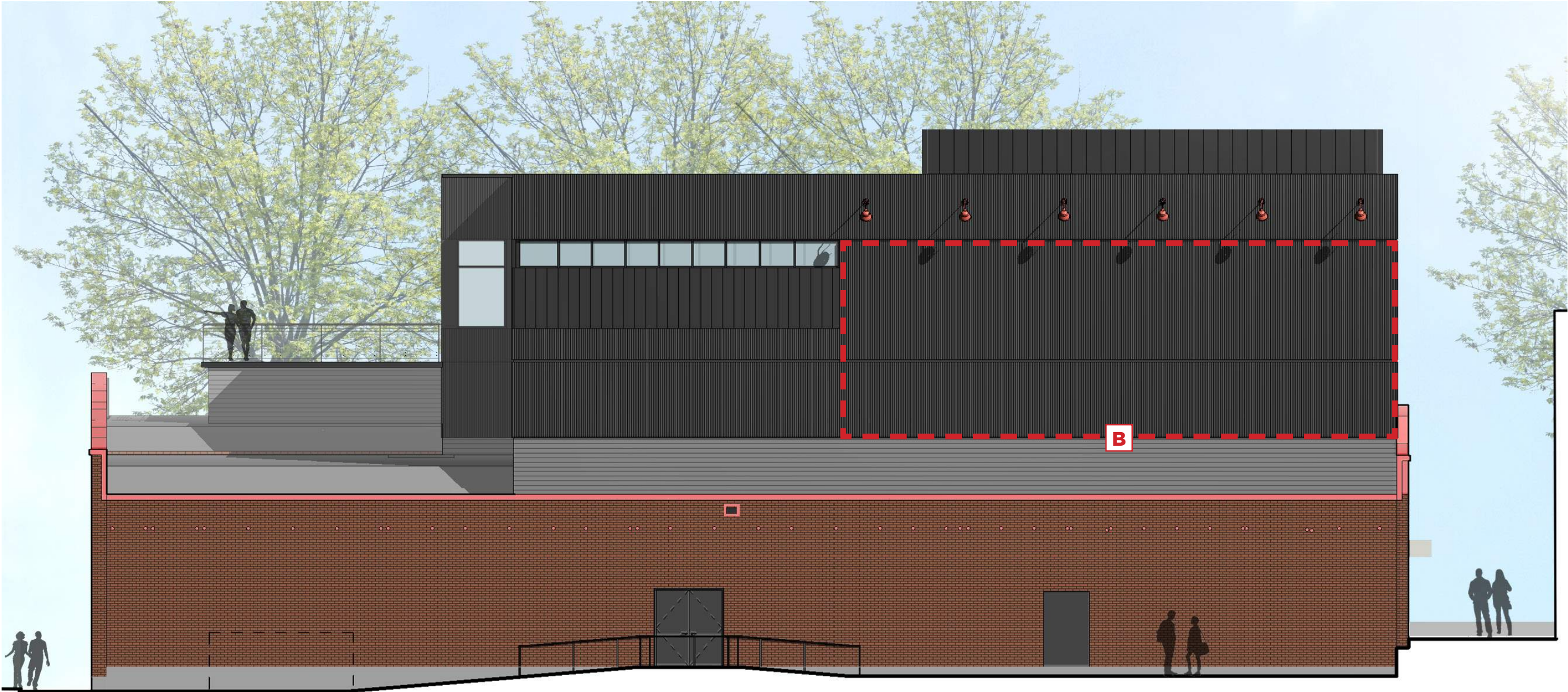
B TBD ARTISTIC MURAL
WITH INTEGRATED BRANDING



OTHER - SIGNAGE CONCEPT PLAN

B TBD ARTISTIC MURAL WITH INTEGRATED BRANDING STUDIES

The following pages explore preliminary studies for the mural with integrated branding on the south facade. These are not representative of the final design, which will be submitted at a later date. Rather, we have included these explorations to demonstrate the aesthetic possibilities as ownership works to engage a local artist to finalize the design of this element.



South Elevation | Blank

ALL SIGNS AND GRAPHICS ARE PLACEHOLDERS PENDING DESIGN

OTHER - SIGNAGE CONCEPT PLAN

B TBD ARTISTIC MURAL WITH INTEGRATED BRANDING STUDIES



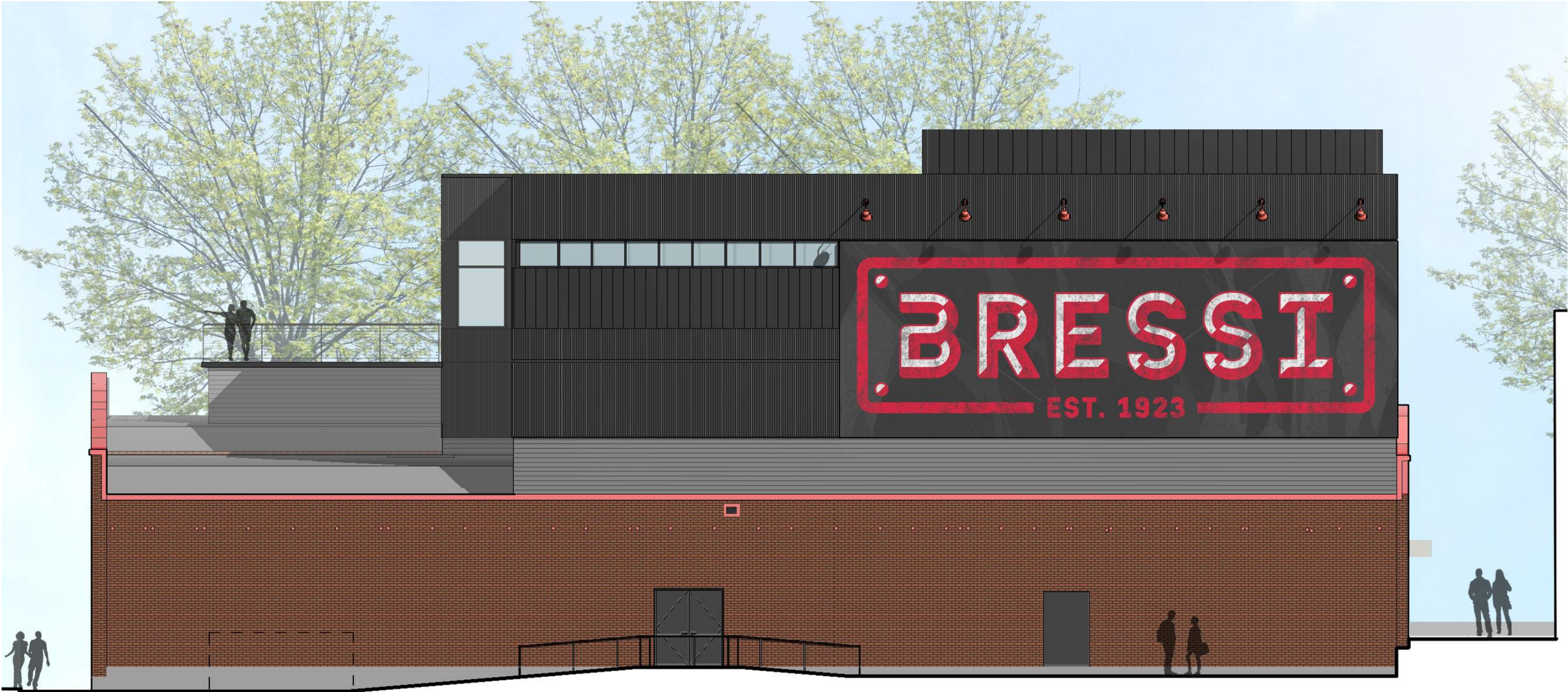
Southwest view along 1st Ave N | Blank

ALL SIGNS AND GRAPHICS ARE PLACEHOLDERS PENDING DESIGN

OTHER - SIGNAGE CONCEPT PLAN

B TBD ARTISTIC MURAL WITH INTEGRATED BRANDING STUDIES

The designated mural area will be highly visible from 1st Ave N, and is intended to showcase the original use of the Bressi Garage building, by fusing the modern Bressi Garage restaurant branding (inspired by classic auto mechanic garage signs), with the original construction date of the landmarked structure, and integrated with TBD artwork/graphics.



South Elevation | Study 1

ALL SIGNS AND GRAPHICS ARE PLACEHOLDERS PENDING DESIGN

OTHER - SIGNAGE CONCEPT PLAN

B TBD ARTISTIC MURAL WITH INTEGRATED BRANDING STUDIES



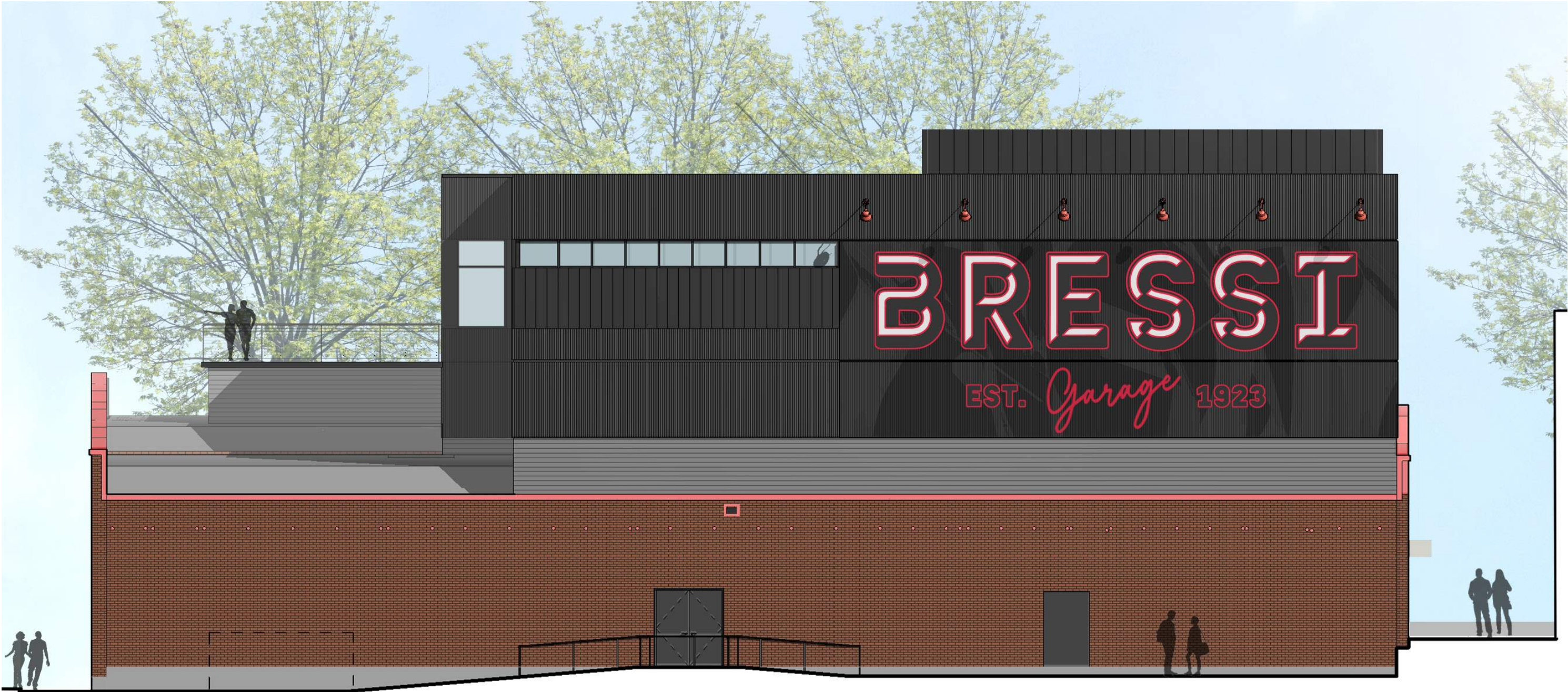
Southwest view along 1st Ave N | Study 1

ALL SIGNS AND GRAPHICS ARE PLACEHOLDERS PENDING DESIGN

OTHER - SIGNAGE CONCEPT PLAN

B TBD ARTISTIC MURAL WITH INTEGRATED BRANDING STUDIES

The designated mural area will be highly visible from 1st Ave N, and is intended to showcase the original use of the Bressi Garage building, by fusing the modern Bressi Garage restaurant branding (inspired by classic auto mechanic garage signs), with the original construction date of the landmarked structure, and integrated with TBD artwork/graphics.



South Elevation | Study 2

ALL SIGNS AND GRAPHICS ARE PLACEHOLDERS PENDING DESIGN

OTHER - SIGNAGE CONCEPT PLAN

B TBD ARTISTIC MURAL WITH INTEGRATED BRANDING STUDIES



Southwest view along 1st Ave N | Study 1

ALL SIGNS AND GRAPHICS ARE PLACEHOLDERS PENDING DESIGN