

Hackensack
Meridian *Health*

Site Information:

HUMC Mountainside

HUMC Mountainside
One Bay Avenue
Montclair, NJ 07028

Date: 16 March 2018

Renderings for visualization purposes only. All placements, illumination, and dimensions to be confirmed pending technical survey and code check.

BrandActive

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3	Hackensack Meridian Health Mountainside Medical Center
41	New Medical Office Building & Parking Lot

Site Information

Site Contact Information:

Name:
 Title:
 T:
 E:

Landlord Contact Information:

Name:
 Title:
 T:
 E:

BrandActive Contact Information:

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Area Map

Hours when work is permitted:

Surveyor Observations:

Estimated Difficulty	Typical duration	Comment
<input checked="" type="checkbox"/> High	Varies	Glen Ridge: 2 weeks Montclair: 5 months -Permits must be applied for in Glen Ridge and Montclair -Montclair needs a licensed architect or engineer to prepare documents -Glen Ridge needs 2 copies of documentation, Montclair needs 25
<input type="checkbox"/> Medium	2-3 Weeks	
<input type="checkbox"/> Low	Less than 2 weeks	

Permit Difficulty

Exterior Site Map

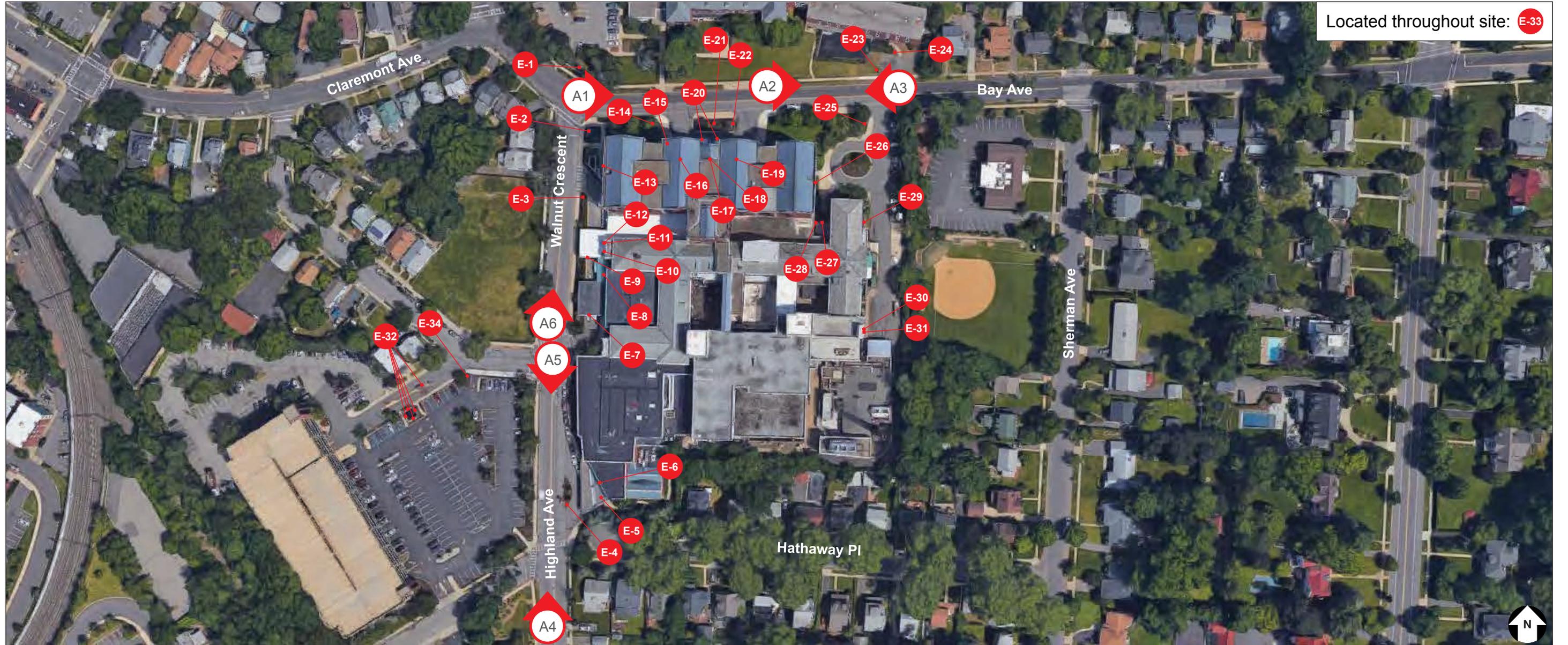
Main Lobby

Ground Floor Lobby

Emergency Room Lobby

Radiation/Oncology Lobby

Parking Garage



Approach Photos



A1



A2



A3



A4



A5



A6

Sign Recommendation

E-01

Existing

Sign Type: Monolith
Quantity: 1
Location: ED/ER
Illumination: Internal
Approx. Size:
H: 7'-2"
W: 5'-6"
OAH: 7'-8"
HOG:

Comment: This is a four sided sign with copy on only three sides.

Action: Sign to be removed; new facility opening on this lot, new signage to be done as part of that site's development plan.

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:

Comment: Sign to be removed; new facility opening on this lot, new entrance to parking lot to go here. New sign N-01 to be placed across the new intersection as indicated by the dashed line in the rendering.



Context



Context



Context



Recommended

Sign Recommendation

E-02

Existing

Sign Type: Monolith
 Quantity: 1
 Location: ED/ER
 Illumination: Internal
 Approx. Size:
 H: 7'-2"
 W: 5'-6"
 OAH: 7'-8"
 HOG:
 Comment: This is a four sided sign.

Action: Replace

Make Good:

Recommended

Sign Type: Pylon
 Sign Code: PY.C.1.1
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: Internal
 Approx. Size:
 H: 7'-2"
 W: 5'-5"
 OAH: 7'-5"
 Comment: Retrofit of existing structure in style of current pylon layout. Confirm arrow directions.



Context



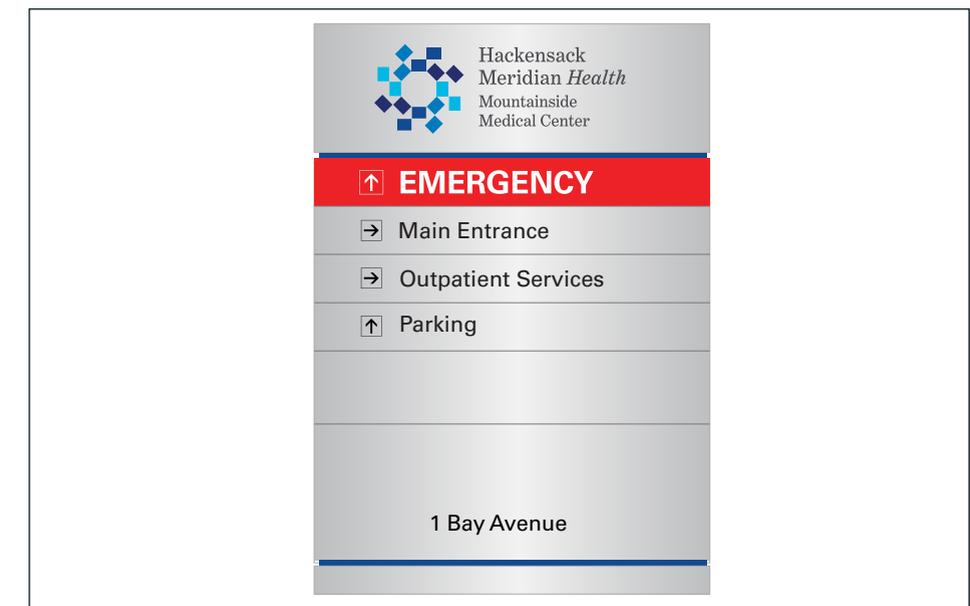
Context



Context



Recommended - Side A



Recommended - Side B

Sign Recommendation

E-3

Existing

Sign Type: Monument
 Quantity: 1
 Location: ED/ER
 Illumination: None
 Approx. Size:
 H: 3'-3"
 W: 4'-0"
 OAH: 3'-3"
 HOG:
 Comment:

Action: Retrofit

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Monument
 Sign Code:
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: None
 Approx. Size:
 H: 3'-3"
 W: 4'-0"
 OAH: 3'-3"

Comment: Panels to be replaced with new brushed aluminum panels and black vinyl. Determine if the blue stripe to cover the panel gap is wanted. Sign selection pending results of technical survey and cost estimates for retrofitting. Once those are confirmed, a sign option will be selected.



Context



Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

Existing

Sign Type: Post and Panel
 Quantity: 1
 Location: Side Entrance
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 1'-6"
 OAH: 5'-8"
 HOG: 3'-8"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Monolith
 Sign Code: M.C.1
 Quantity: 1
 Attachment: Footing
 Illumination: None
 Approx. Size:
 H: 4'-0"
 W: 2'-8 7/8"
 OAH:

Comment: Recommendation changed from Post & Panel to Monolith in order to accommodate additional sign blade information.



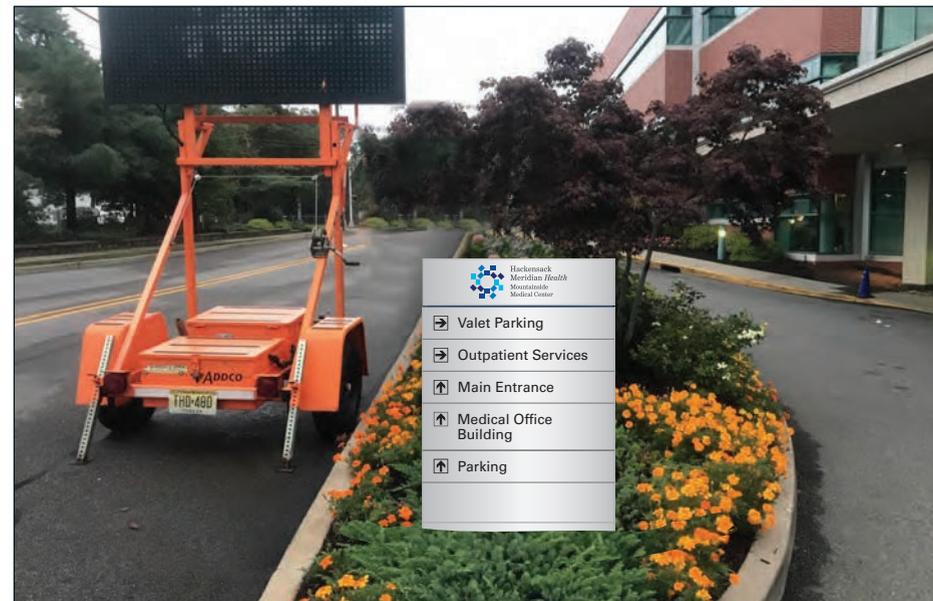
Context



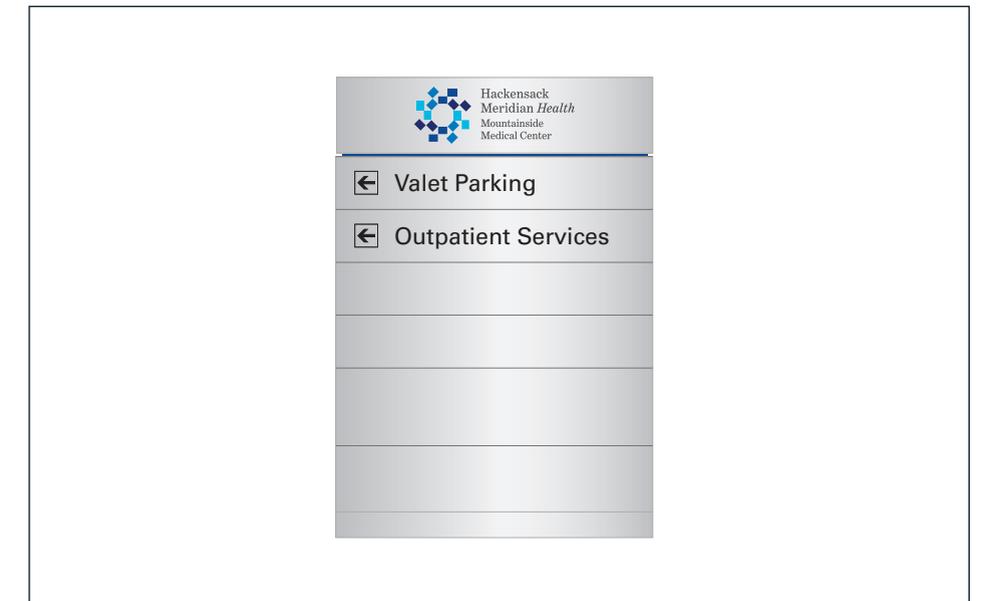
Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

Existing

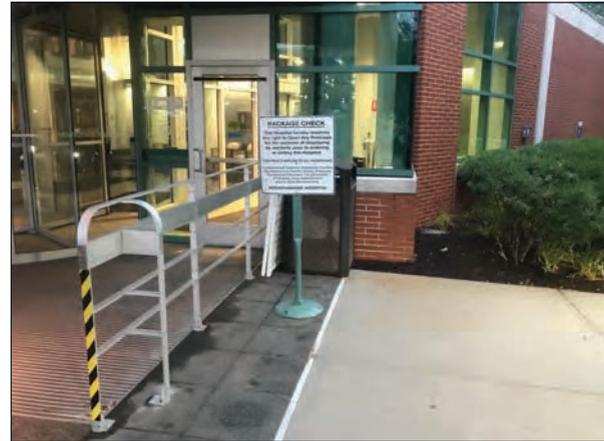
Sign Type: Post and Panel
 Quantity: 1
 Location: Side Entrance
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 2'-0"
 OAH: 5'-1"
 HOG: 3'-1"
 Comment:

Action: Replace sign face with new unbranded panel

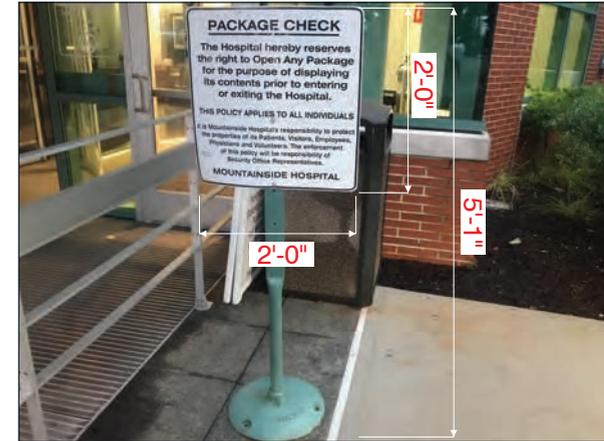
Make Good:

Recommended

Sign Type: Retrofit
 Sign Code: -
 Quantity: 1
 Attachment: Post
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 2'-0"
 OAH:
 Comment: Sign copy to be confirmed.



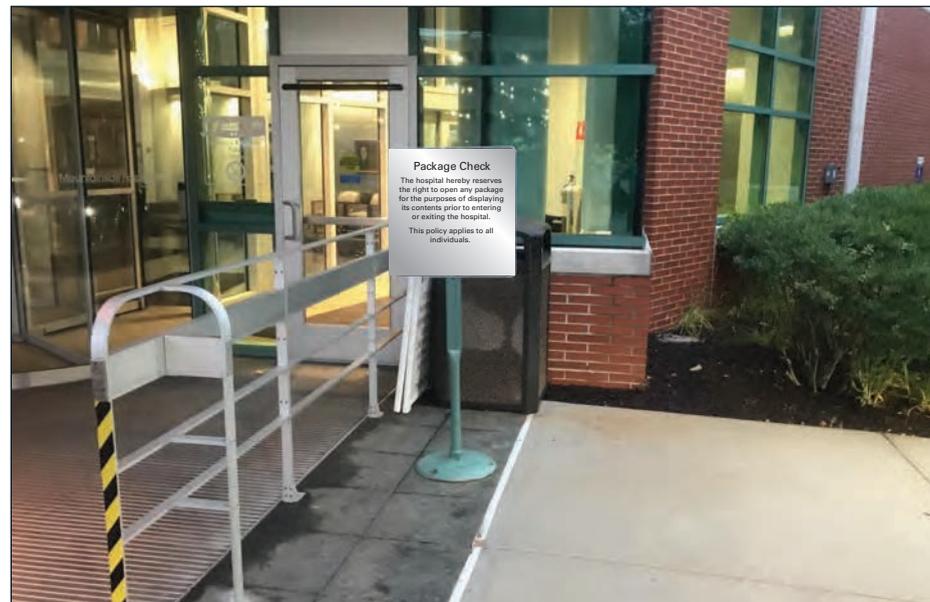
Context



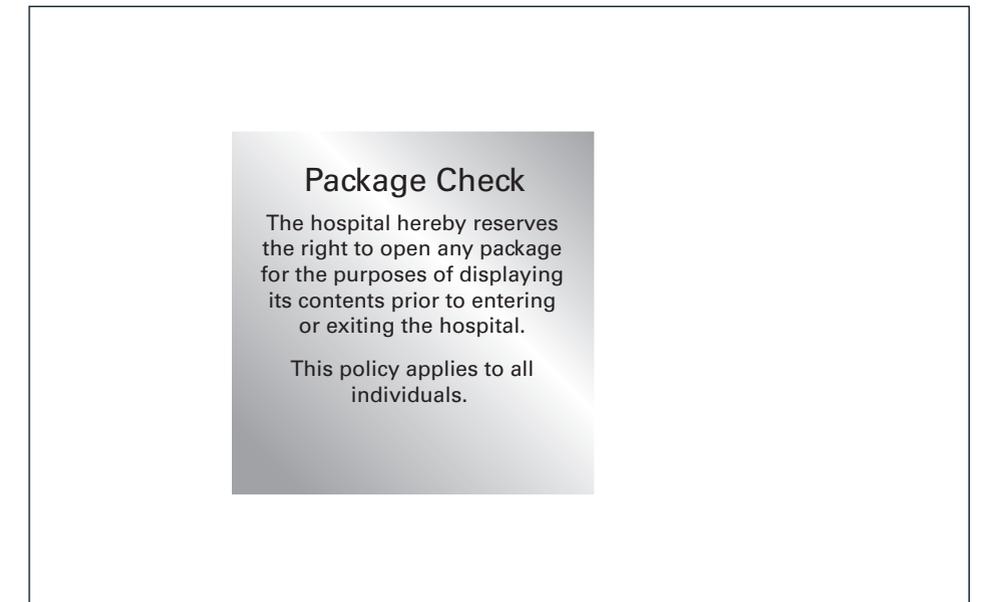
Detail Side A



Detail Side B



Recommended



Recommended

Sign Recommendation

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: Side Entrance
 Illumination: None
 Approx. Size:
 H: 8'-4"
 W: 4'-4"
 OAH:
 HOG:
 Comment: Sidelite glass 3'-4" H x 1'-11" W

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Door Vinyl
 Sign Code: DV.C.1.E
 Quantity: Varies
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 10"
 W: 1'-3 13/16"
 OAH:

Comment: Frosted band to expand over all doors and windows. Apply band and logo on both (non moving) sides of revolving door. Exact band and vinyl dimensions to be confirmed based on finalized sign family.



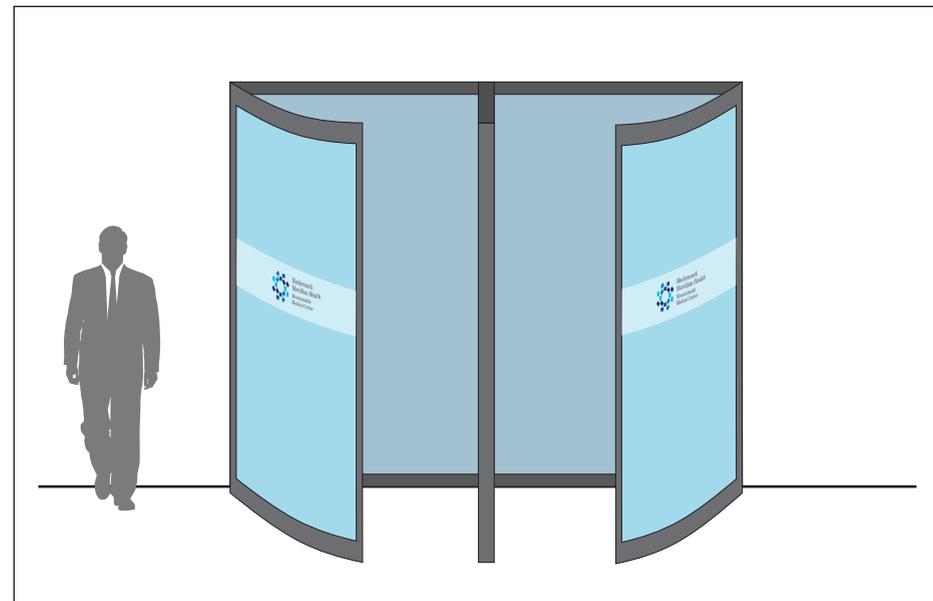
Context



Detail Side A



Mounting Detail



Recommended - Render



Close Up

Sign Recommendation

Existing

Sign Type: Cabinet (Box) Sign
 Quantity: 1
 Location: ED/ER
 Illumination: Internal
 Approx. Size:
 H: 1'-6"
 W: 23'-0"
 OAH:
 HOG: 12'-6"
 Comment:

Action: Retrofit

Make Good: Paint all sides of existing sign box to match

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Cabinet (Box) Sign
 Sign Code:
 Quantity: 1
 Attachment: Fasteners Behind
 Illumination: Internal
 Approx. Size:
 H: 1'-6"
 W: 23'-0"
 OAH:

Comment: Replace face with silver, text in black, updated font;
 paint all sides of sign box.
 Confirm custom design.



Context



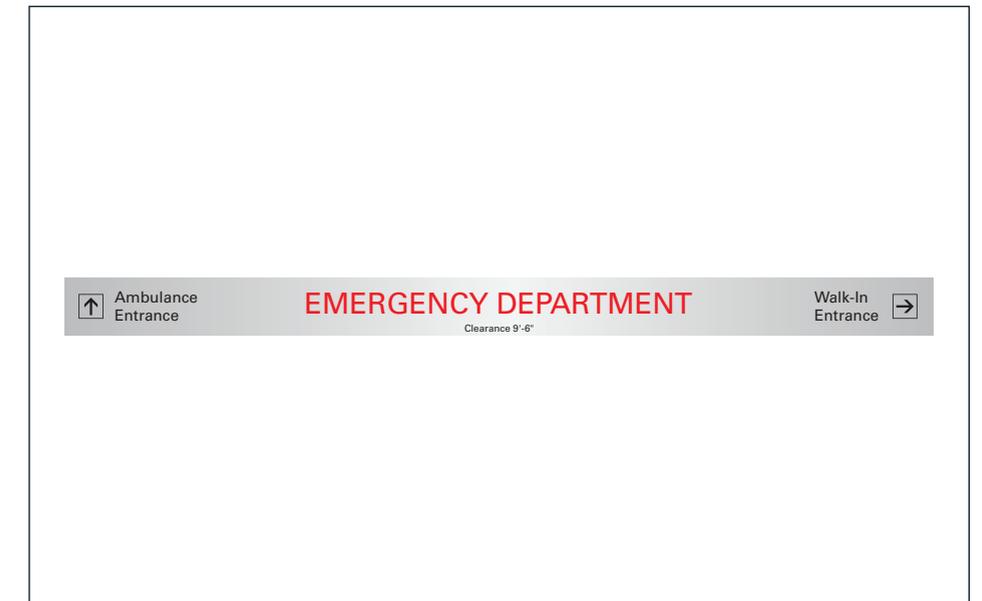
Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: ED/ER
 Illumination: None
 Approx. Size:
 H: 2'-10"
 W: 3'-11"
 OAH:
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Door Vinyl
 Sign Code: DEV.C.1.E
 Quantity: Varies
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 6"
 W: 2'-8 1/2"
 OAH:

Comment: Leave letters above the door as is
 Replace HC and Automatic Door vinyls as necessary.



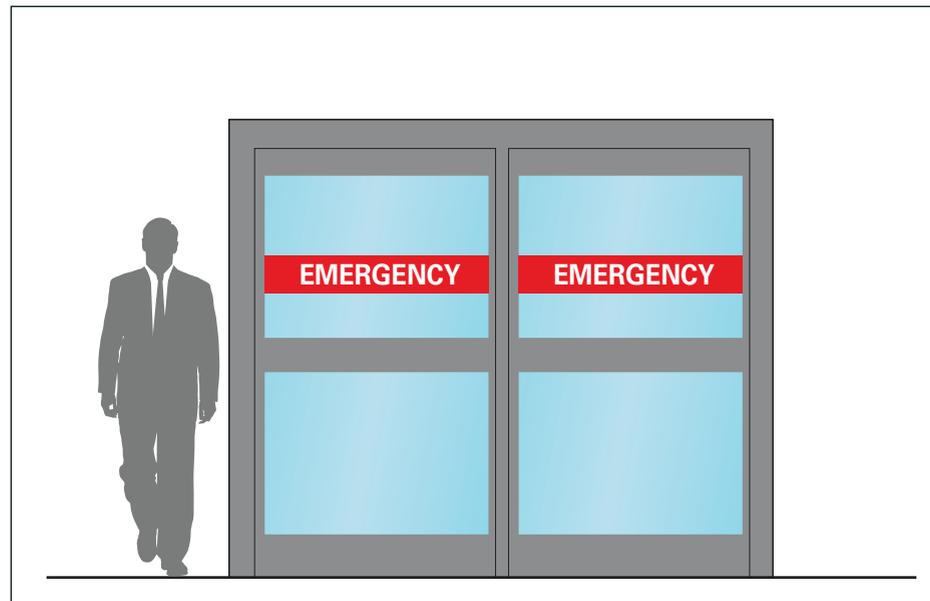
Context



Detail Side A



Mounting Detail



Recommended - Render



Close Up

Sign Recommendation

E-9

Existing

Sign Type: Cabinet (Box) Sign
 Quantity: 1
 Location: ED/ER
 Illumination: Internal
 Approx. Size:
 H: 1'-6"
 W: 13'-0"
 OAH:
 HOG: 12'-6"
 Comment:

Action: Retrofit

Make Good: Paint all sides of existing sign box to match

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Cabinet (Box) Sign
 Sign Code:
 Quantity: 1
 Attachment: Fasteners Behind
 Illumination: Internal
 Approx. Size:
 H: 1'-6"
 W: 13'-0"
 OAH:

Comment: Replace face with silver, text in black, updated font;
 paint all sides of sign box.
 Confirm custom design.



Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Banner
 Quantity: 1
 Location: ED/ER
 Illumination: None
 Approx. Size:
 H: 2'-9"
 W: 6'-8"
 OAH:
 HOG: 6'-11"
 Comment:

Action: Remove

Make Good:

Recommended

Sign Type:
 Sign Code:
 Quantity:
 Attachment:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 Comment: Facility to manage transition



Context



Detail Side A



Mounting Detail



Recommended - Side A

Sign Recommendation

E-11

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: ED/ER
 Illumination: None
 Approx. Size:
 H: 2'-10"
 W: 3'-11"
 OAH:
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Door Vinyl
 Sign Code: D.V.C.1.E
 Quantity: Varies
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 10"
 W: 1'-3 13/16"
 OAH:
 Comment: Replace HC and Automatic Door vinyls as necessary.



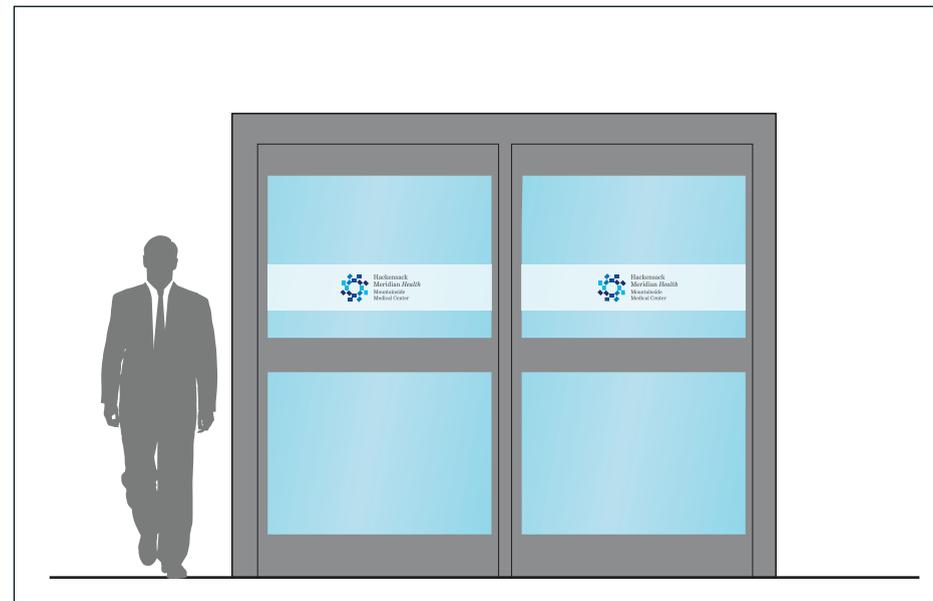
Context



Detail Side A



Mounting Detail



Recommended - Render



Close Up

Sign Recommendation

E-12

Existing

Sign Type: Panel
 Quantity: 1
 Location: ED/ER
 Illumination: None
 Approx. Size:
 H: 1'-2"
 W: 9'-0"
 OAH:
 HOG: 7'-6"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Panel
 Sign Code:
 Quantity: 1
 Attachment: Fasteners Behind
 Illumination: None
 Approx. Size:
 H: 1'-2"
 W: 9'-0"
 OAH:
 Comment: Replace with new silver panel, red text.



Context



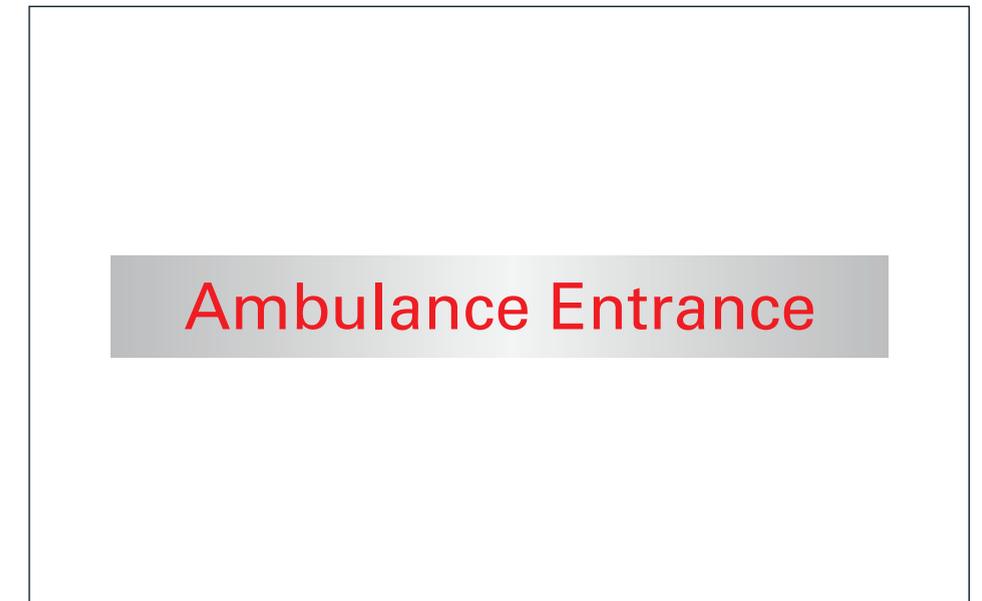
Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Cabinet (Box) Sign
 Quantity: 1
 Location: Main Entrance
 Illumination: Internal
 Approx. Size:
 H: 2'-6"
 W: 2'-6"
 OAH:
 HOG: 4'-0"
 Comment:

Action: Retrofit

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Cabinet (Box) Sign
 Sign Code:
 Quantity: 1
 Attachment: Fasteners behind
 Illumination: None
 Approx. Size:
 H: 2'-6"
 W: 2'-6"
 OAH:

Comment: Determine if illumination is still required. Retrofit sign in the style of standard wall signage.



Context



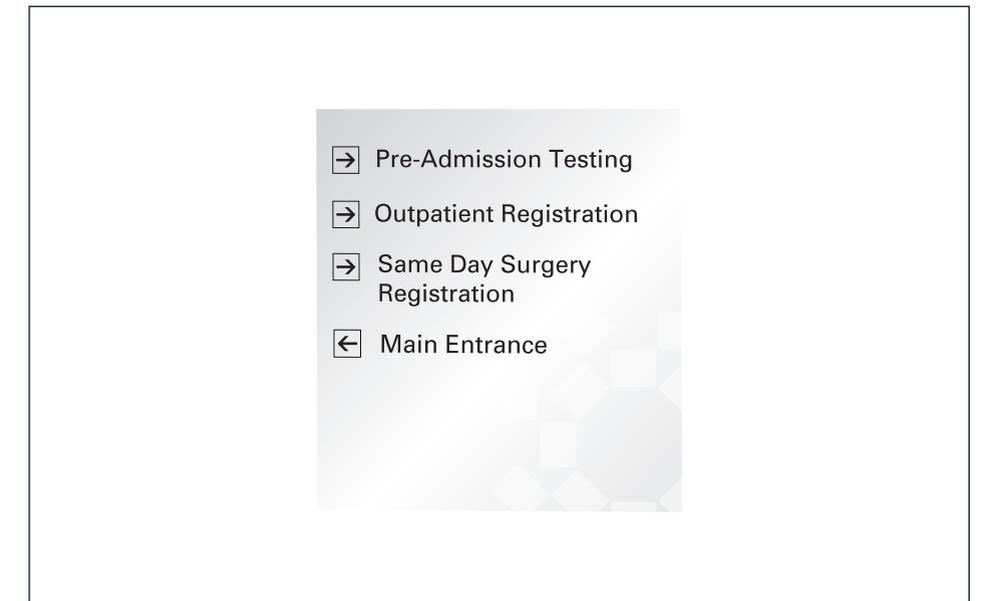
Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Monument
 Quantity: 1
 Location: Main Entrance
 Illumination: None
 Approx. Size:
 H: 3'-3"
 W: 4'-0"
 OAH: 3'-3"
 HOG:
 Comment:

Action: Retrofit

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Monument
 Sign Code:
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: None
 Approx. Size:
 H: 3'-3"
 W: 4'-0"
 OAH: 3'-3"
 Comment: Panels to be replaced with new brushed aluminum panels and black vinyl.



Context



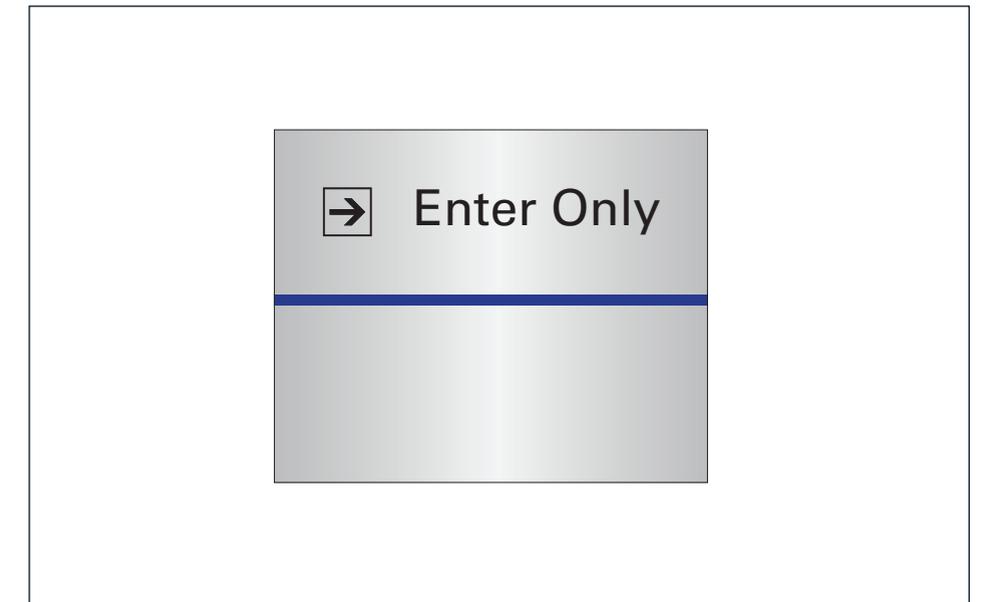
Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

Existing

Sign Type: Panel
Quantity: 1
Location: Main Entrance
Illumination: None
Approx. Size:
H: 1'-5"
W: 3'-4"
OAH:
HOG: 3'-8"
Comment:

Action: **Leave as is**

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:
Comment:



Context



Detail Side A



Mounting Detail



Recommended - Side A

Sign Recommendation

E-16

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: Main Entrance
 Illumination: None
 Approx. Size:
 H: 2'-8"
 W: 2'-8"
 OAH:
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Tobacco Free Decal
 Sign Code: DVS.C.E
 Quantity: 1
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 8"
 W: 5 5/8"
 OAH:
 Comment:



Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Pan
Quantity: 1
Location: Main Entrance
Illumination: None
Approx. Size:
H: 1'-0"
W: 8'-5"
OAH: 7'-5"
HOG: 7'-5"
Comment:

Action: Remove

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:
Comment:



Context



Detail Side A



Mounting Detail



Recommended - Side A

Sign Recommendation

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: Main Entrance
 Illumination: None
 Approx. Size:
 H: 2'-11"
 W: 2'-9"
 OAH:
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Door Vinyl
 Sign Code: D.V.C.1.E / D.V.R.C.1.E
 Quantity: Varies
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 10"
 W: Varies
 OAH:

Comment: Frosted band to expand over all doors and windows.
 Remove any existing regulatory signs on or adjacent to doors.
 Replace HC and Automatic Door vinyls as necessary.
 Exact band and vinyl dimensions to be confirmed.



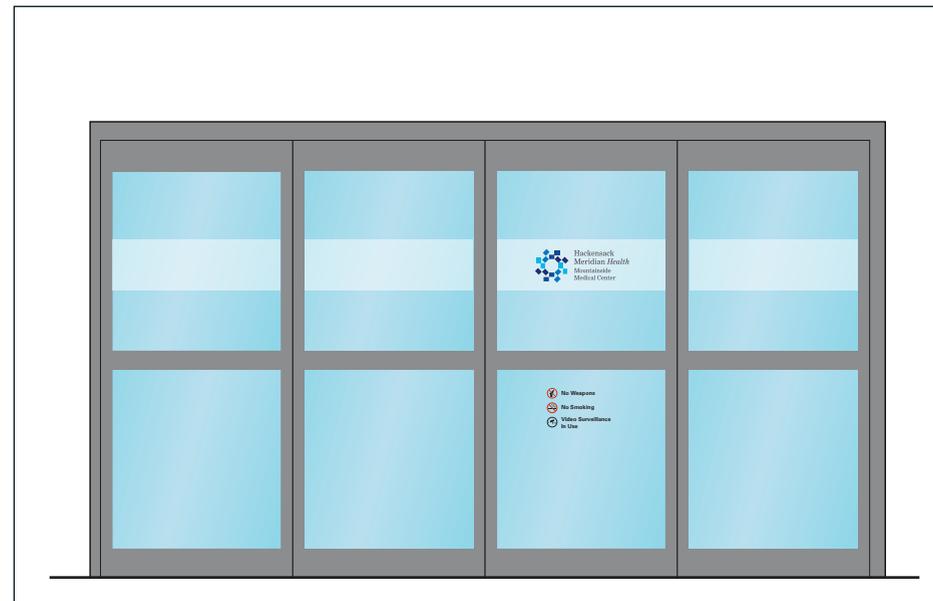
Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

E-19

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: Main Entrance
 Illumination: None
 Approx. Size:
 H: 2'-8"
 W: 2'-8"
 OAH:
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Tobacco Free Decal
 Sign Code: DV.S.C.E
 Quantity: 1
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 8"
 W: 5 5/8"
 OAH:
 Comment:



Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Flag
Quantity: 2
Location: Main Entrance
Illumination: None
Approx. Size:
H: 10'-9"
W: 2'-7"
OAH: 12'-9"
HOG: 2'-0"
Comment:

Action: **Leave as is**

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:
Comment: Marketing to update as needed.



Context



Detail Side A



Detail Side B



Recommended - Side A

Sign Recommendation

E-21
Option-1

Existing

Sign Type: Monolith
 Quantity: 1
 Location: Main Entrance
 Illumination: Internal
 Approx. Size:
 H: 7'-8"
 W: 4'-6"
 OAH: 7'-8"
 HOG:
 Comment:

Action: Retrofit

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Monolith
 Sign Code:
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: Internal
 Approx. Size:
 H: 7'-8"
 W: 4'-6"
 OAH: 7'-8"

Comment: Adjust landscaping as needed.
 Retrofit existing structure with new aluminum panels and vinyl.
 Option to be selected pending technical and costing survey.



Context



Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

E-21
Option-2

Existing

Sign Type: Monolith
 Quantity: 1
 Location: Main Entrance
 Illumination: Internal
 Approx. Size:
 H: 7'-8"
 W: 4'-6"
 OAH: 7'-8"
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
 Sign Code: PY.C.1.I
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: Internal
 Approx. Size:
 H: 8'-0"
 W: 4'-4"
 OAH: 8'-0"

Comment: Adjust landscaping as needed.
 Confirm sign will fit in available area.



Context



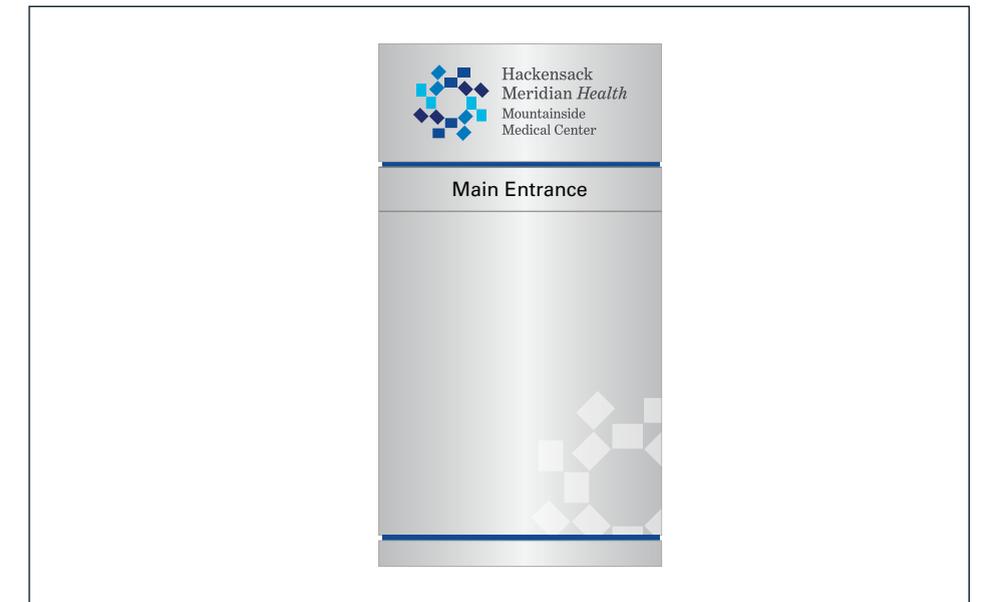
Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

Existing

Sign Type: Monument
 Quantity: 1
 Location: Main Entrance
 Illumination: None
 Approx. Size:
 H: 3'-3"
 W: 4'-0"
 OAH: 3'-3"
 HOG:
 Comment:

Action: Retrofit

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Monument
 Sign Code:
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: None
 Approx. Size:
 H: 3'-3"
 W: 4'-0"
 OAH: 3'-3"

Comment: Retrofit sign to match new standards.
 Panels to be replaced with new brushed aluminum panels and black vinyl.



Context



Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

E-23

Existing

Sign Type: Monolith
 Quantity: 1
 Location: Side Entrance
 Illumination: Internal
 Approx. Size:
 H: 7'-6"
 W: 5'-6"
 OAH: 7'-6"
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Pylon
 Sign Code: PY.C.1.1
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: Internal
 Approx. Size:
 H: 8'-0"
 W: 4'-4"
 OAH: 8'-0"

Comment: Confirm arrow directions and addition of text.
 Custom number of panels required in order for all info to fit on Side A.
Placement to be determined within redevelopment area



Context



Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

Existing

Sign Type: Monument
Quantity: 1
Location: Side Entrance
Illumination: None
Approx. Size:
H: 3'-8"
W: 6'-0"
OAH: 3'-8"
HOG:
Comment:

Action: Remove

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:
Comment:



Context



Detail Side A



Detail Side B



Recommended - Side A

Sign Recommendation

Existing

Sign Type: Monument
 Quantity: 1
 Location: Side Entrance
 Illumination: None
 Approx. Size:
 H: 3'-6"
 W: 5'-4"
 OAH: 3'-6"
 HOG:
 Comment:

Action: Retrofit

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Monument
 Sign Code:
 Quantity: 1
 Attachment: Base/Plinth
 Illumination: None
 Approx. Size:
 H: 3'-6"
 W: 5'-4"
 OAH: 3'-6"
 Comment: Retrofit existing structure with new aluminum panels and apply vinyl as needed.



Context



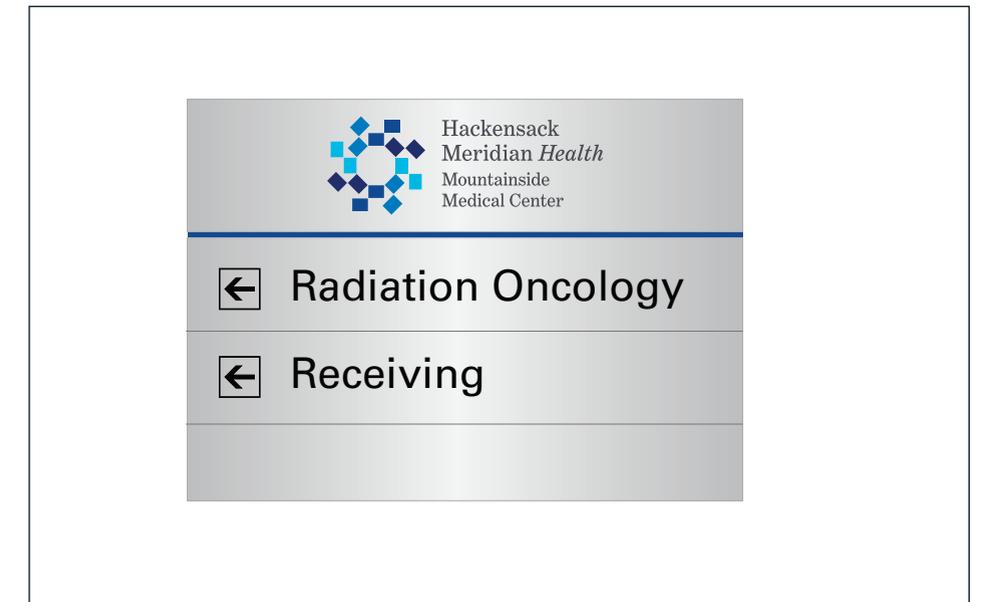
Detail Side A



Detail Side B



Recommended - Side A



Recommended - Side B

Sign Recommendation

Existing

Sign Type: Monument
Quantity: 1
Location: Side Entrance
Illumination: Internal
Approx. Size:
H: 3'-10"
W: 6'-0"
OAH: 3'-10"
HOG:
Comment:

Action: Remove

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:
Comment:



Context



Detail Side A



Detail Side B



Recommended - Side A

Sign Recommendation

Existing

Sign Type: Vinyl Graphic
 Quantity: 1
 Location: Side Entrance
 Illumination: None
 Approx. Size:
 H: 2'-11"
 W: 3'-10"
 OAH:
 HOG:
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Door Vinyl
 Sign Code: DV.C.1.E / DVR.C.1.E
 Quantity: Varies
 Attachment: Adhesive
 Illumination: None
 Approx. Size:
 H: 5 5/8"
 W: 1'-3 13/16"
 OAH:

Comment: Frosted band to expand over all doors and windows.
 Remove any existing regulatory signs on or adjacent to doors.
 Replace HC and Automatic Door vinyls as necessary.
 Exact band and vinyl dimensions to be confirmed.



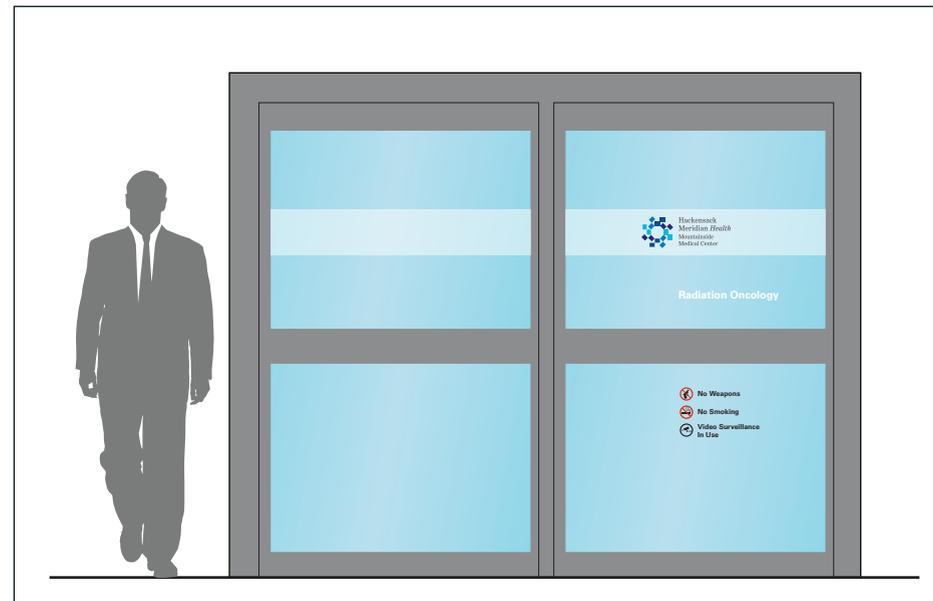
Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Panel
Quantity: 1
Location: Side Entrance
Illumination: None
Approx. Size:
H: 6"
W: 8"
OAH:
HOG: 4'-9"
Comment:

Action: Remove

Make Good:

Recommended

Sign Type:
Sign Code:
Quantity:
Attachment:
Illumination:
Approx. Size:
H:
W:
OAH:
Comment: There is a no smoking vinyl on the door, however there is an option to use an unbranded no smoking sign in this space.



Context



Detail Side A



Mounting Detail



Recommended - Side A

Sign Recommendation

Existing

Sign Type: Panel
 Quantity: 1
 Location: Not Public Facing
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 1'-3"
 OAH:
 HOG: 4'-5"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Regulatory
 Sign Code: RS.C.1
 Quantity: 1
 Attachment: Fasteners thru face
 Illumination: None
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH:
 Comment:



Context



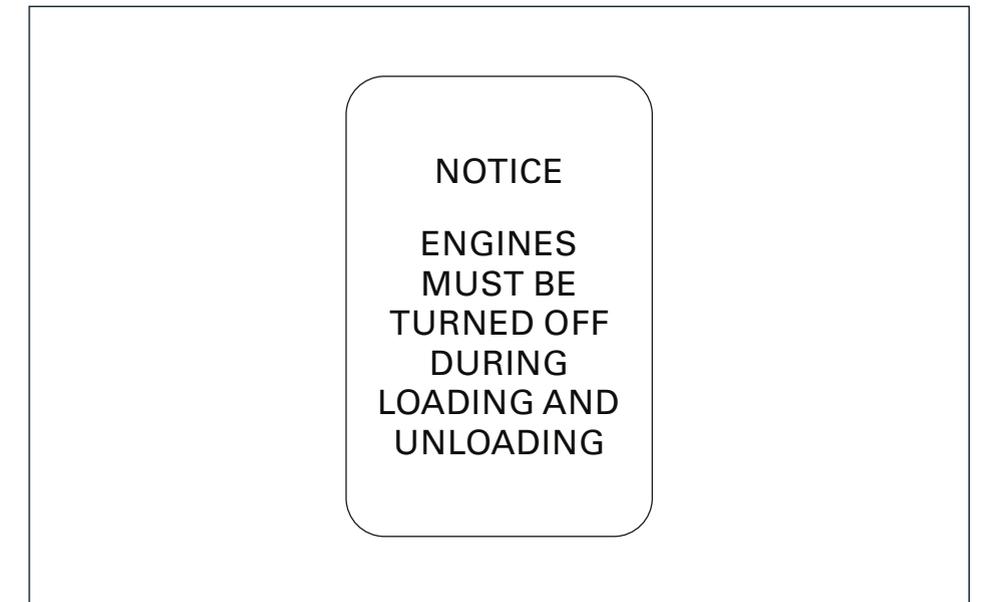
Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

E-30

Existing

Sign Type: Panel
 Quantity: 1
 Location: Not Public Facing
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 1'-6"
 OAH:
 HOG: 4'-3"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Regulatory
 Sign Code: RS.C.1
 Quantity: 1
 Attachment: Fasteners thru face
 Illumination: None
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH:
 Comment:



Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Panel
 Quantity: 1
 Location: Not Public Facing
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 1'-3"
 OAH:
 HOG: 4'-5"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Regulatory
 Sign Code: RS.C.1
 Quantity: 1
 Attachment: Fasteners thru face
 Illumination: None
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH:
 Comment:



Context



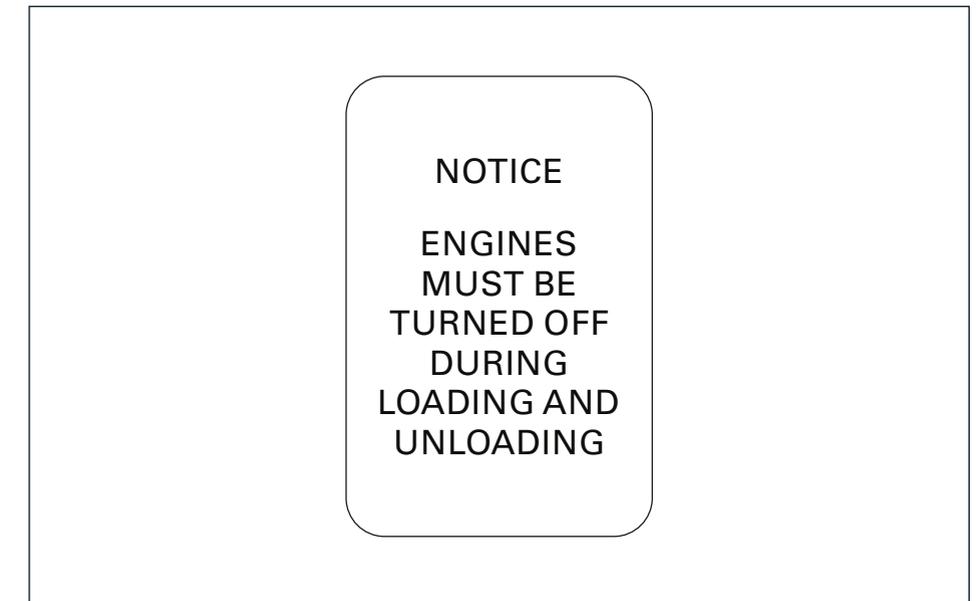
Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

E-32

Existing

Sign Type: Panel
 Quantity: 5
 Location: Parking Lot
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 1'-6"
 OAH:
 HOG: 3'-11"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Regulatory
 Sign Code: RS.C.1
 Quantity: 5
 Attachment: Fasteners thru face
 Illumination: None
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH:
 Comment:



Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Panel
 Quantity: 19
 Location: Not Public Facing
 Illumination: None
 Approx. Size:
 H: 1'-4"
 W: 1'-4"
 OAH:
 HOG: 4'-4"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Regulatory
 Sign Code: RS.C.1
 Quantity: 19
 Attachment: Fasteners thru face
 Illumination: None
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH:
 Comment:



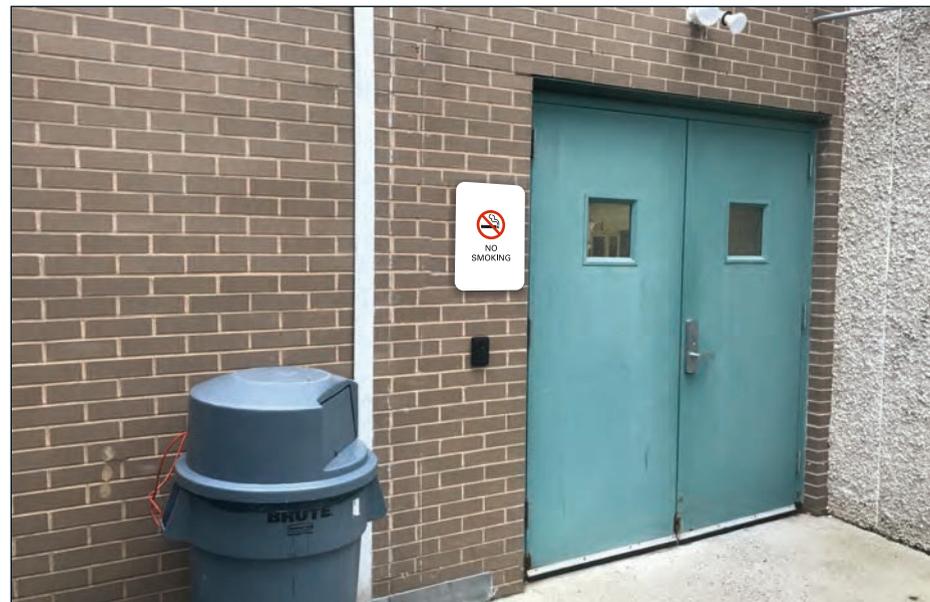
Context



Detail Side A



Mounting Detail



Recommended - Side A



Close Up

Sign Recommendation

Existing

Sign Type: Panel
 Quantity: 1
 Location: Parking Lot
 Illumination: None
 Approx. Size:
 H: 2'-0"
 W: 2'-0"
 OAH: 4'-4"
 HOG: 4'-4"
 Comment:

Action: Replace

Make Good:

Recommended

TECHNICAL SURVEY IS REQUIRED PRIOR TO SIGN MANUFACTURING

Sign Type: Post and Panel
 Sign Code: P.P.C.1
 Quantity: 1
 Attachment: Footing
 Illumination: None
 Approx. Size:
 H: 3'-2 5/8"
 W: 3'-10 7/8"
 OAH: 4'-0"
 Comment: Exact placement to be confirmed.
 Copy to be confirmed by site contact



Context



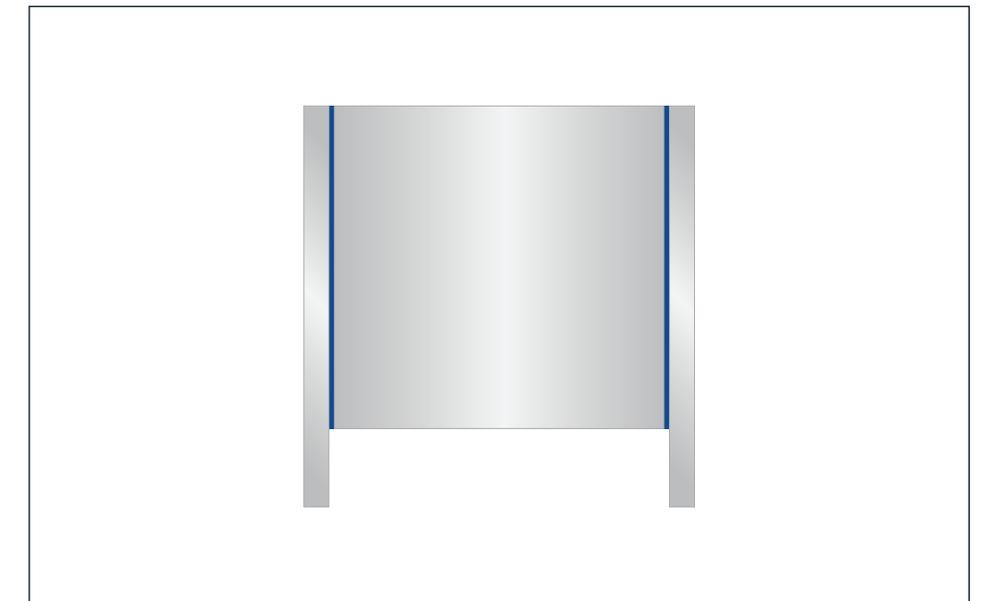
Detail Side A



Detail Side b



Recommended - Side A



Recommended - Side B



Hackensack
Meridian *Health*

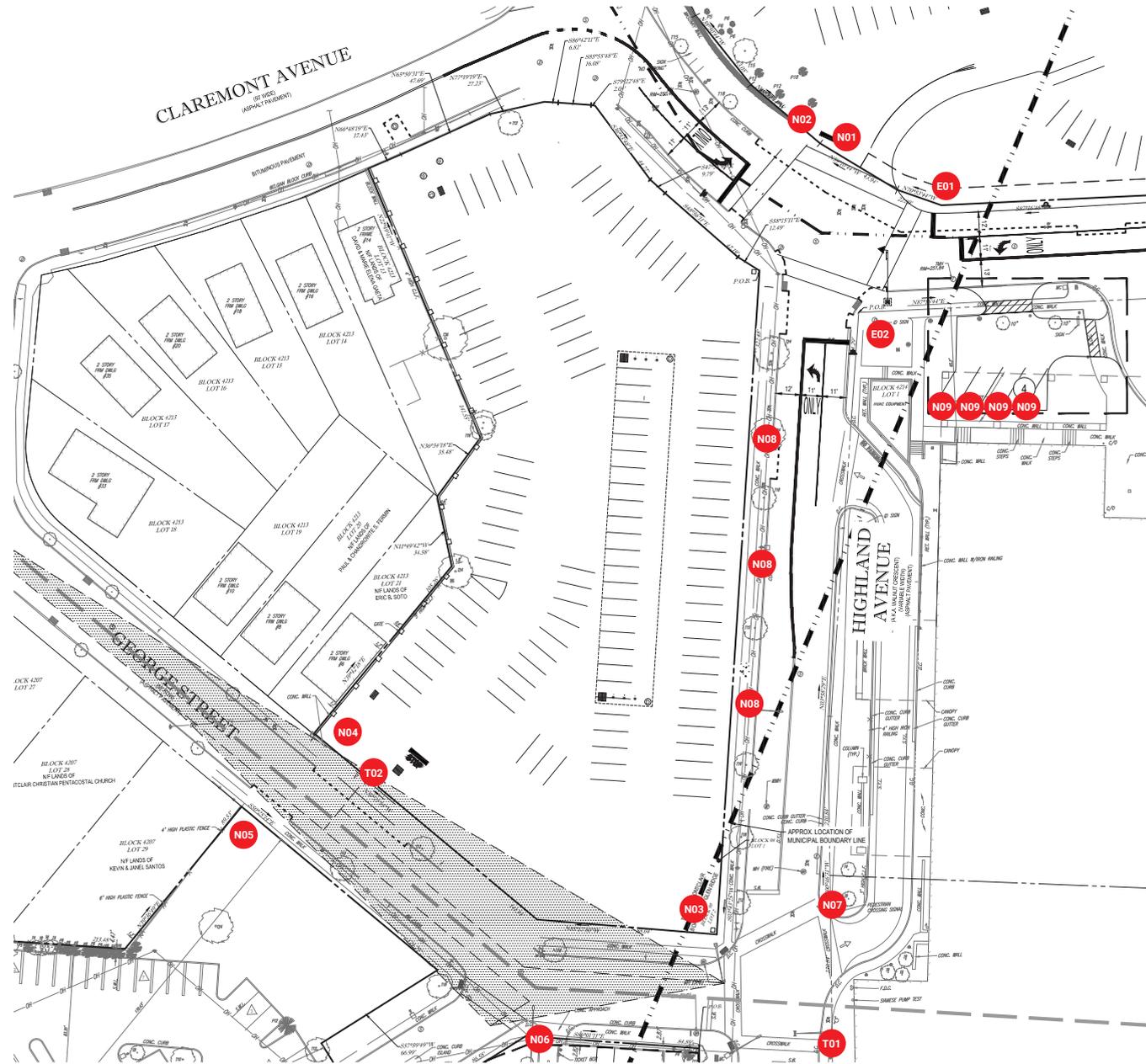
Site Information:

New Medical Office Building & Parking Lot

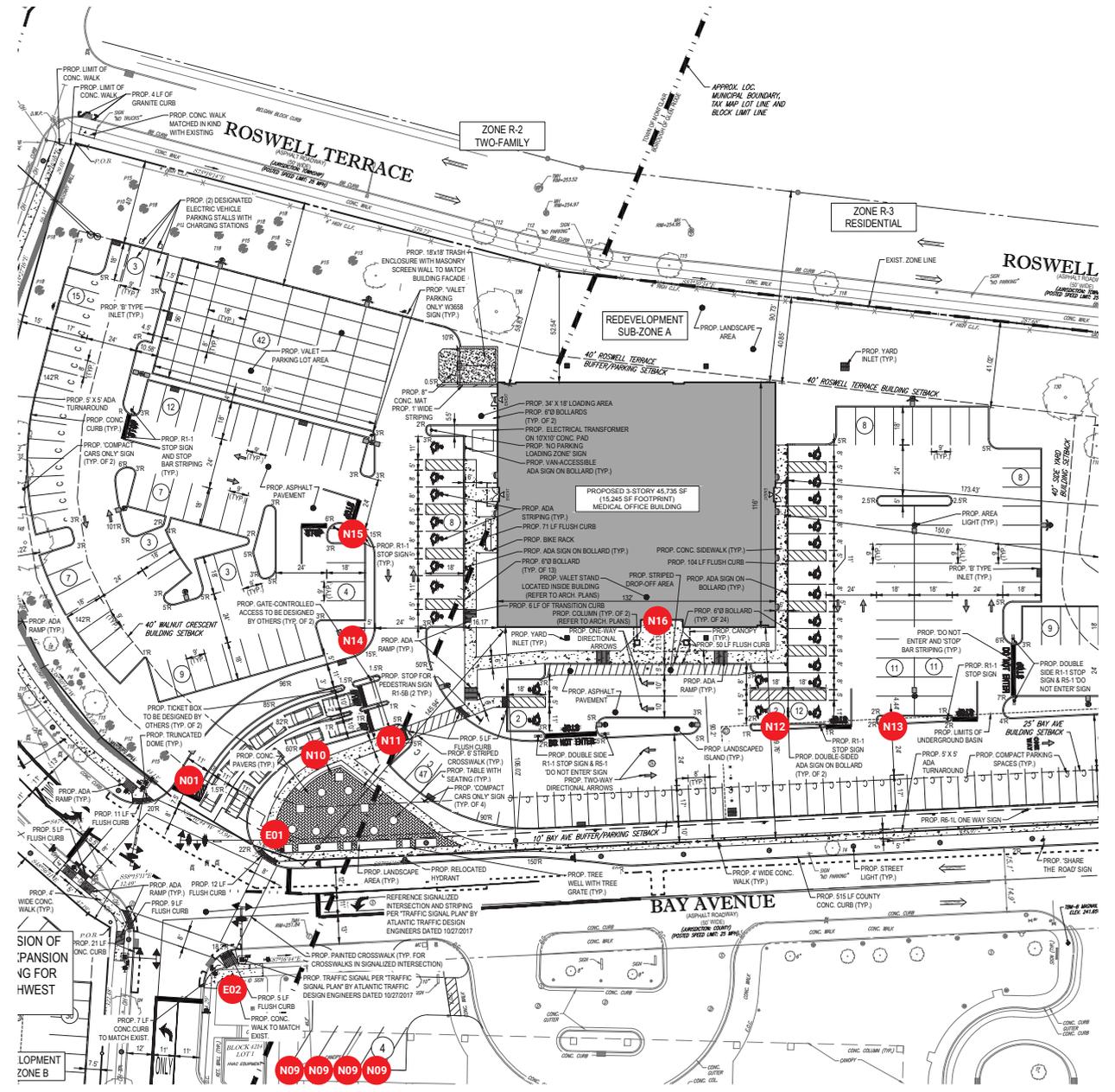
Renderings for visualization purposes only. All placements, illumination, and dimensions to be confirmed pending technical survey and code check.

BrandActive

720.446.5632
www.brandactive.com



Site Plan - New Lot



Site Plan - New Site

Exterior Site Map



Sign Recommendation

N-01

Existing

Sign Type:

Quantity:

Location:

Illumination:

Approx. Size:

H:

W:

OAH:

HOG:

Comment: Existing four sided sign nearby is to be removed; new signage includes medical office building

Action: New signage

Make Good:

Recommended

Sign Type: Pylon

Sign Code: PY.C.1

Quantity: 1

Attachment: Base

Illumination: Internal

Approx. Size:

H: 8'-0"

W: 4'-4"

OAH:

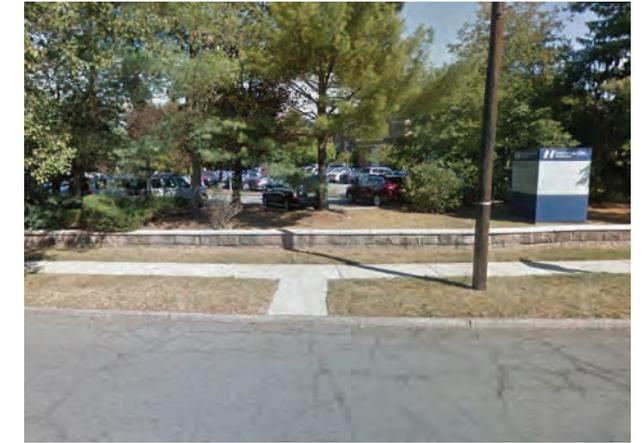
Comment: New facility opening on this lot, new entrance to parking lot to go here. Address to be confirmed. New sign not captured in Site Recommendation book HMM-004. Confirm sign copy and arrow directions.



Context



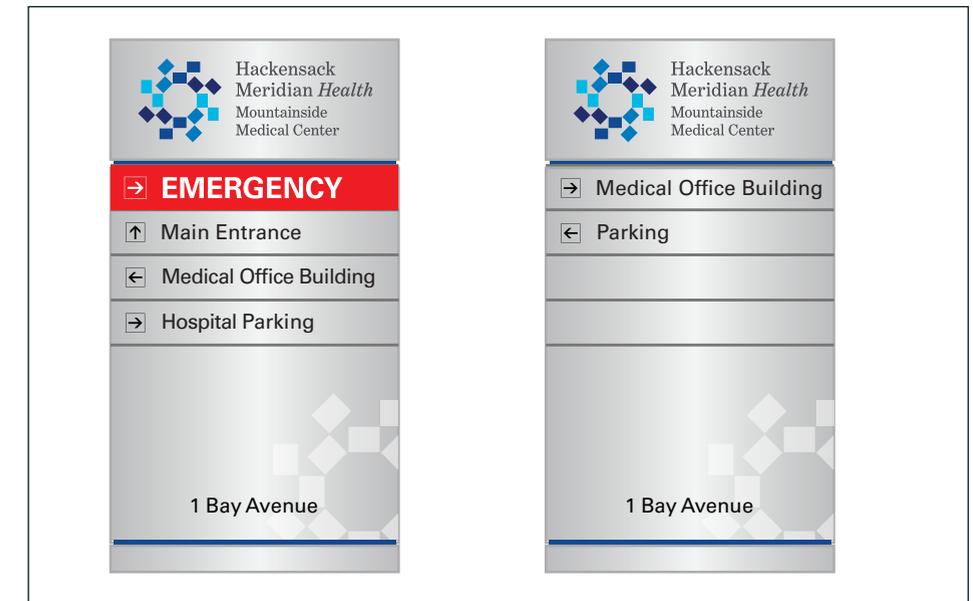
Context



Context



Recommended



Recommended - Side A and Side B

Sign Recommendation

N-02

Existing

Sign Type:
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment:

Action: New signage

Make Good:

Recommended

Sign Type: Branded Post and Panel
 Sign Code: PP.C.1
 Quantity: 1
 Attachment: Base
 Illumination: Internal
 Approx. Size:
 H: 4'-0"
 W: 3'-10"
 OAH:
 Comment: New facility opening on this lot, new entrance to parking will be nearby



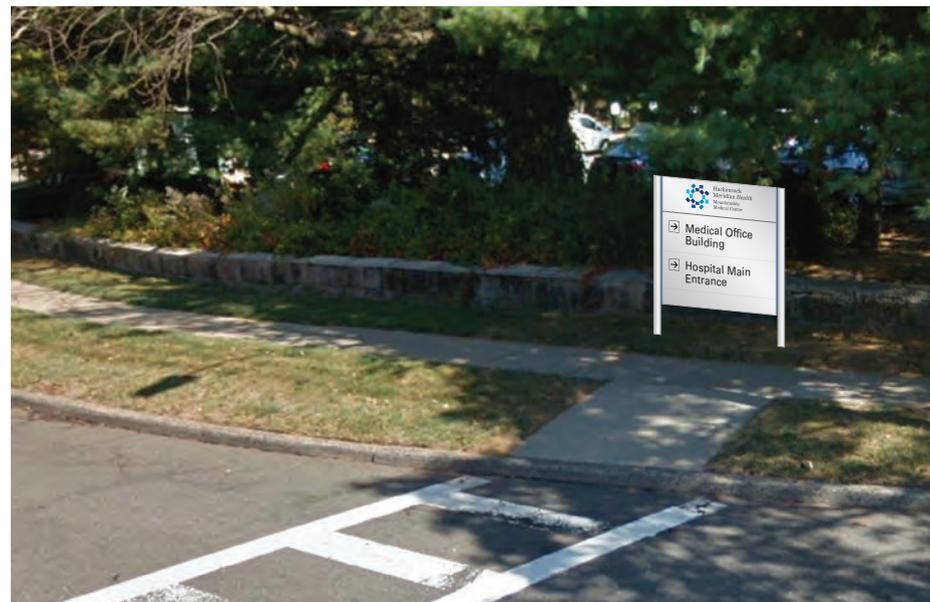
Context



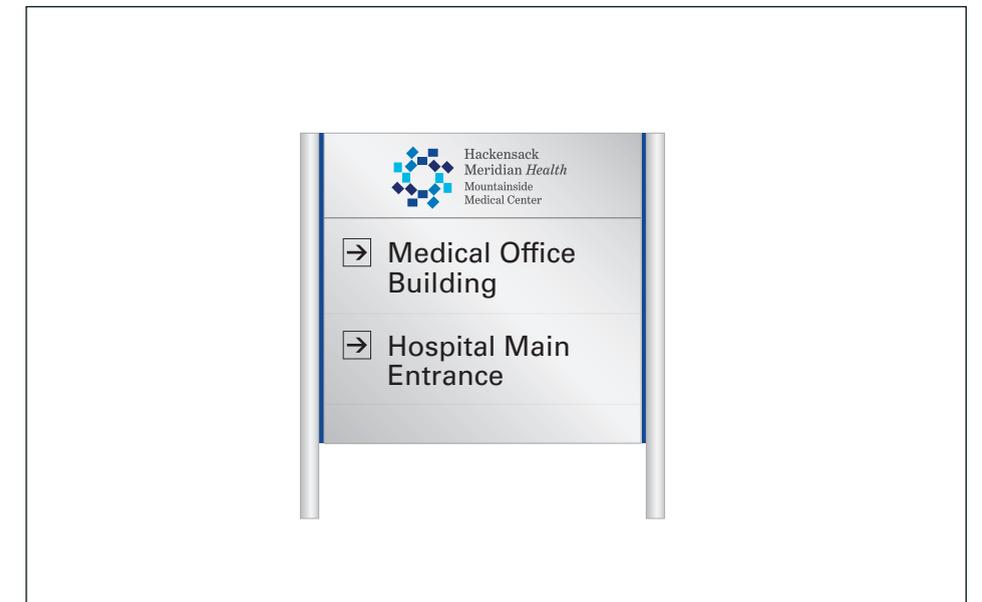
Context



Context



Recommended



Recommended

Sign Recommendation

N-03

Existing

Sign Type:
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment: Vacant lot in background to be turned into parking lot

Action: New signage

Make Good:

Recommended

Sign Type: Monument or Pylon
 Sign Code: PP.C.2
 Quantity: 1
 Attachment: Base
 Illumination: Internal
 Approx. Size:
 H: 6'-0"
 W: 5'-7 3/8"
 OAH:
 Comment: New parking lot will be behind this sign. New sign not captured in Site Recommendation book HMM-004. Confirm arrow direction and sign blade copy. Sign placement contingent on landscaping.



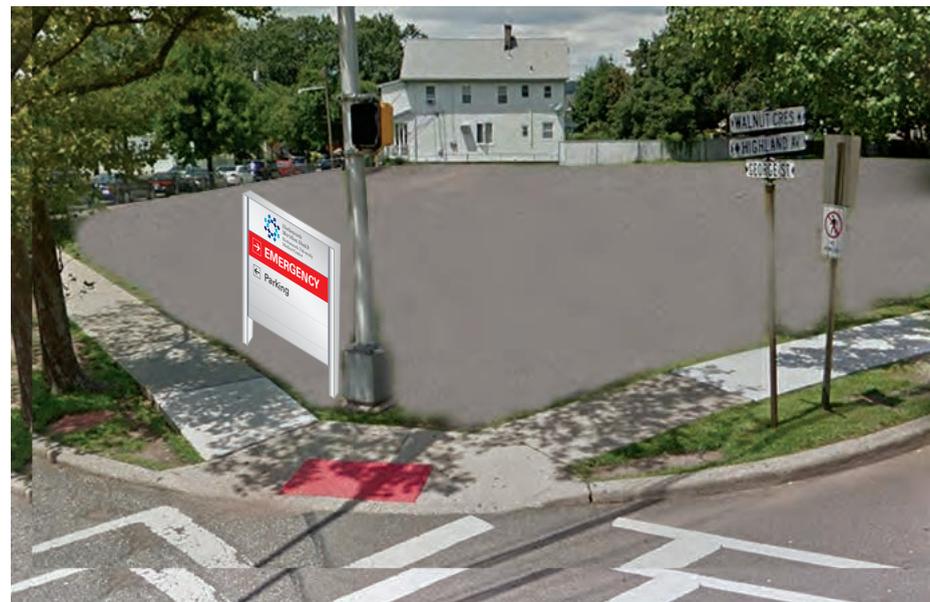
Context



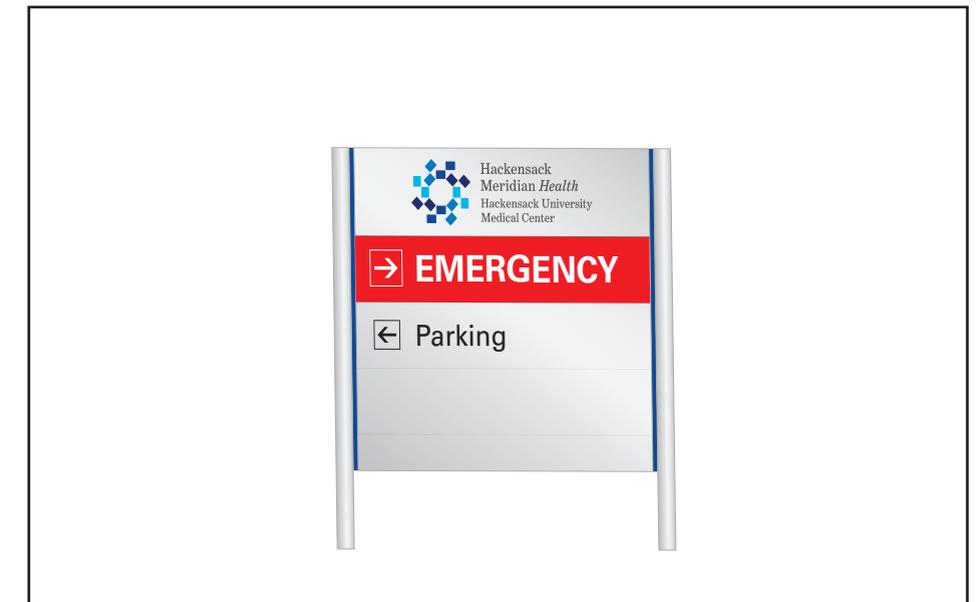
Context



Context



Recommended



Sign Recommendation

N0-4

Existing

Sign Type: New Sign
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment:

Action:

Make Good:

Recommended

Sign Type: Post and Panel
 Sign Code: PP.C.1
 Quantity: 1
 Attachment: Base
 Illumination: None
 Approx. Size:
 H: 4'-0"
 W: 3'-10 7/8"
 OAH:
 Comment: New sign not captured in Site Recommendation book HMH-004. Confirm sign copy and arrow directions.



Context



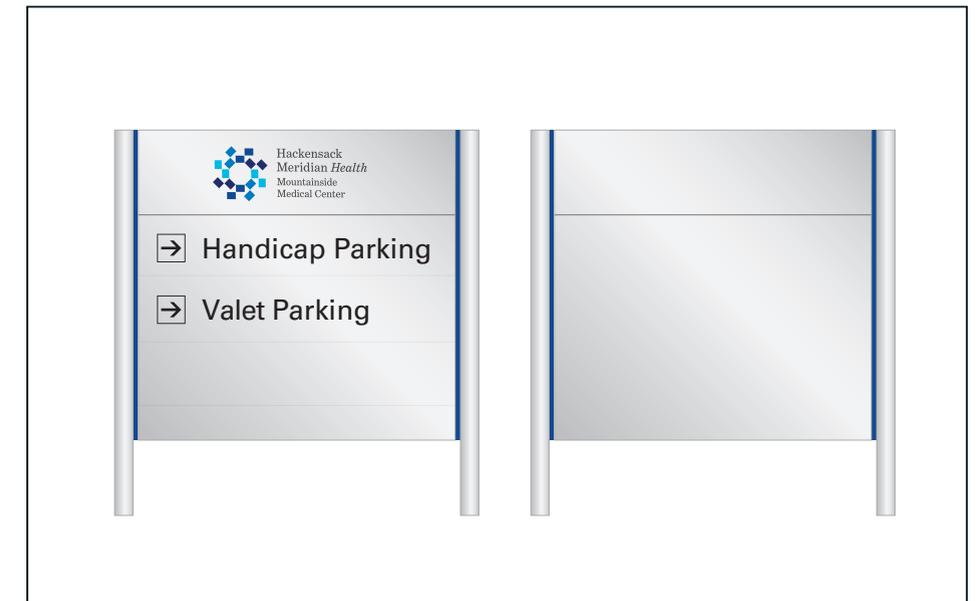
Context



Context



Recommended



Recommended Side A and B

Sign Recommendation

N0-5

Existing

Sign Type: New Sign
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment:

Action:

Make Good:

Recommended

Sign Type: Post and Panel
 Sign Code: PP.C.1
 Quantity: 1
 Attachment: Base
 Illumination: None
 Approx. Size:
 H: 4'-0"
 W: 3'-10 7/8"
 OAH:
 Comment: New sign not captured in Site Recommendation book HMH-004. Confirm sign copy and arrow directions.



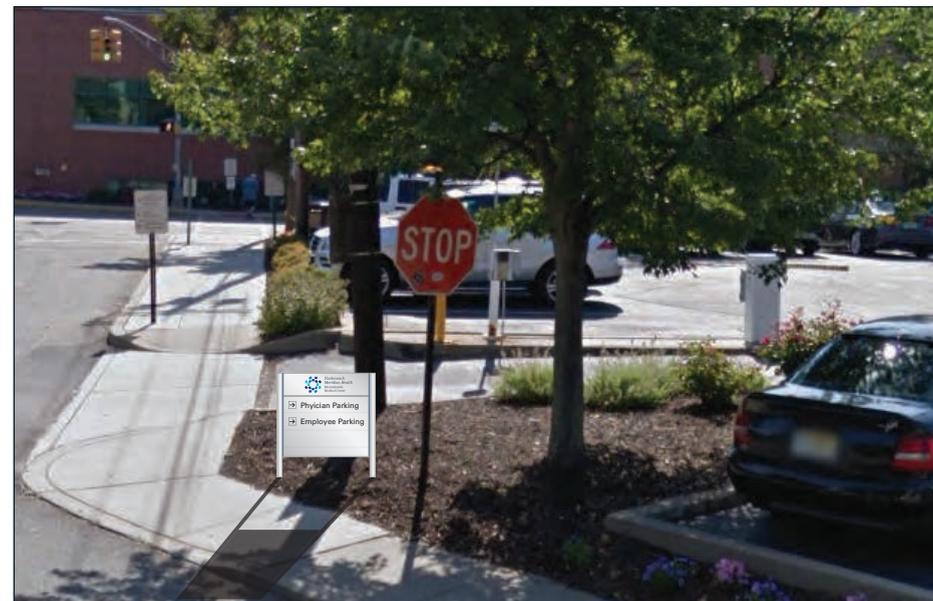
Context



Context



Context



Recommended



Recommended Side A

Sign Recommendation

N0-7

Existing

Sign Type: New Sign
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment:

Action:

Make Good:

Recommended

Sign Type: Emergency Sign
 Sign Code: PP.C.1
 Quantity: 1
 Attachment: Base
 Illumination: None
 Approx. Size:
 H: 4'-0"
 W: 3'-10 7/8"
 OAH:
 Comment: New sign not captured in Site Recommendation book HMM-004. Confirm sign copy and arrow directions.



Context



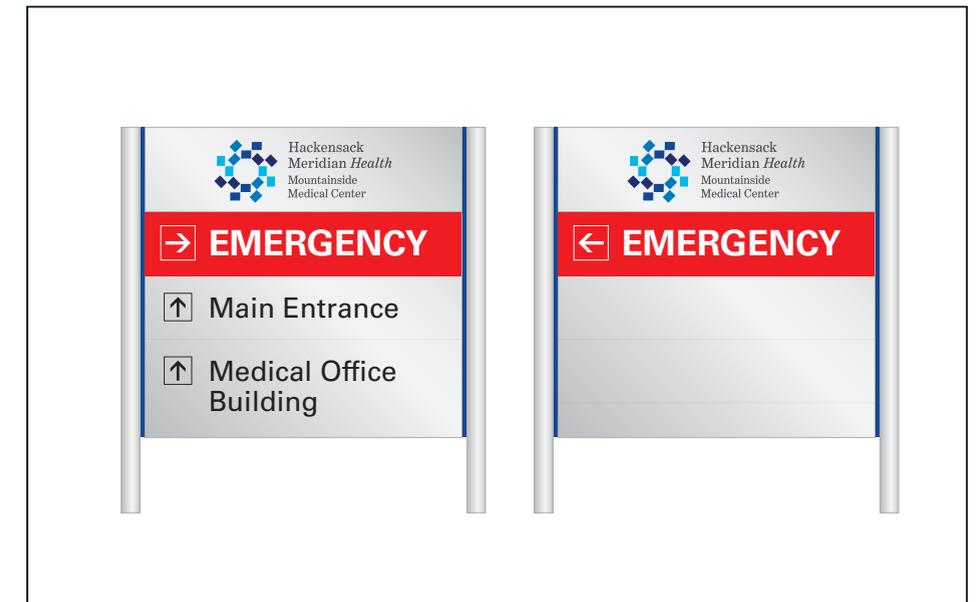
Context



Context



Recommended



Recommended Side A and B

Sign Recommendation

N0-8

Existing

Sign Type: Ambulance Parking Sign
 Quantity: 1
 Location:
 Illumination: Nonel
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH: 6'-6"
 HOG:
 Comment: Single sided ambulance parking signs.

Action: Leave as is.

Make Good:

Recommended

Sign Type:
 Sign Code:
 Quantity:
 Attachment:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 Comment:



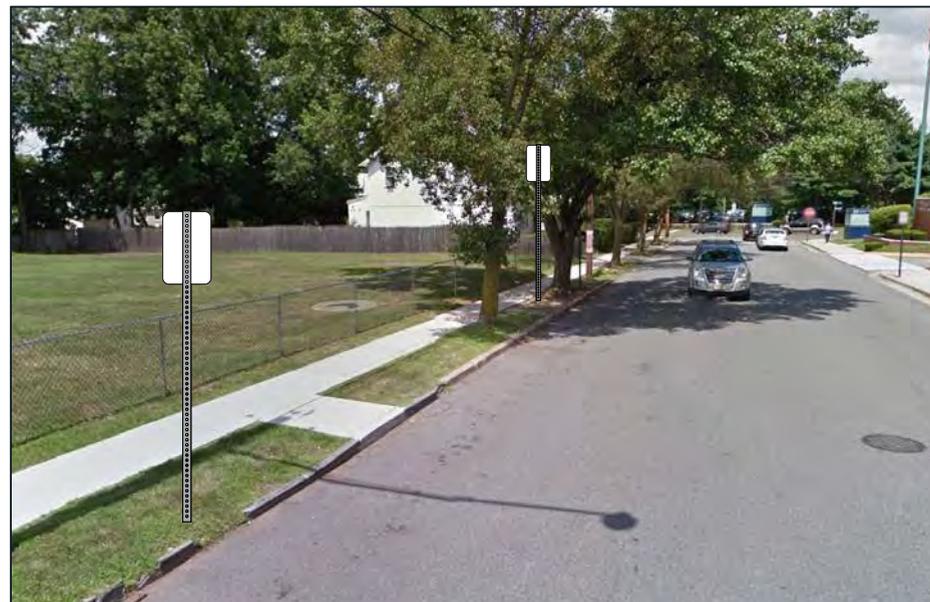
Context



Context



Context



Recommended



Recommended

Sign Recommendation

N-09

Existing

Sign Type: New Signs
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment: Under canopy, facing ambulance parking spots on south side of Bay Avenue

Action:

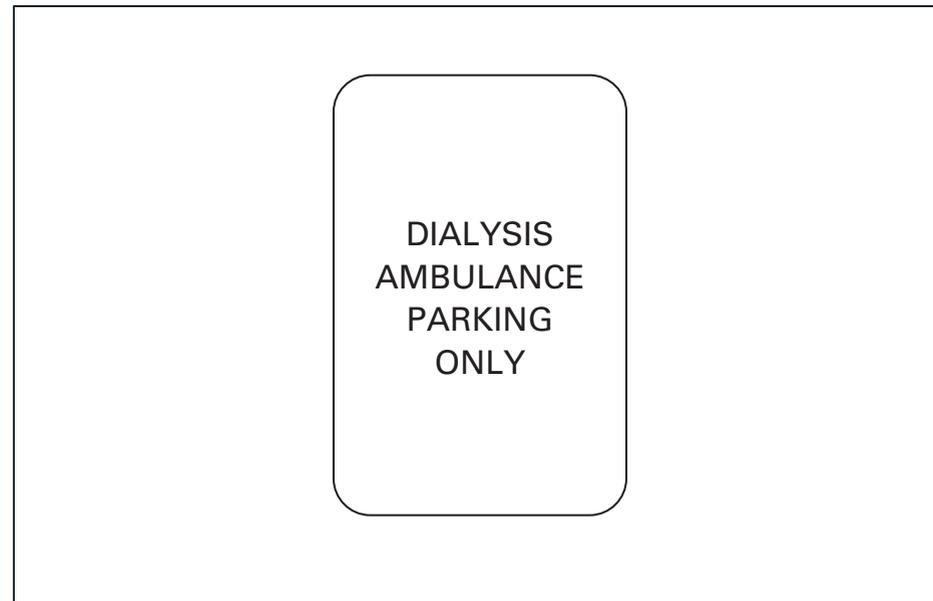
Make Good:

Recommended

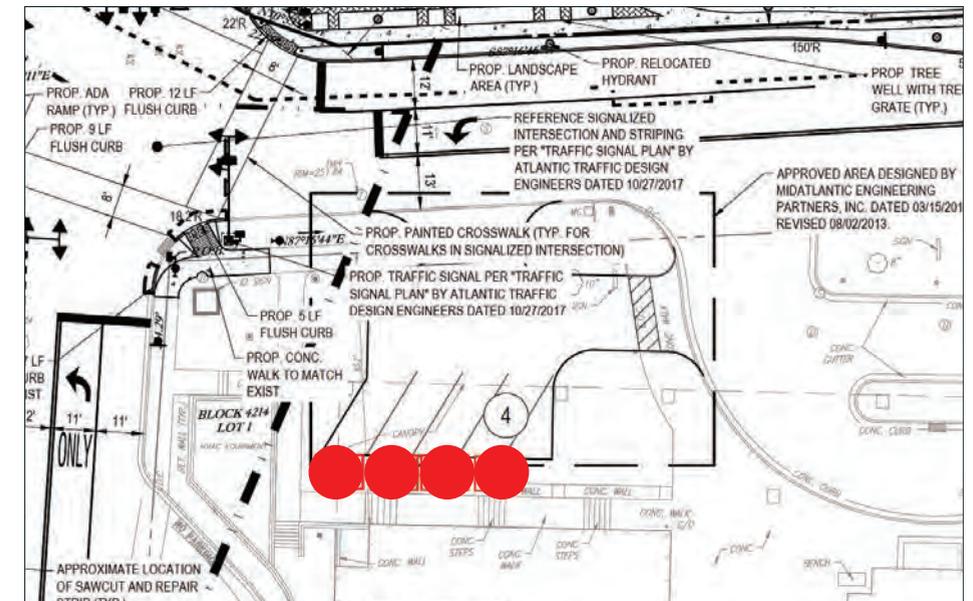
Sign Type: Dialysis Ambulance Parking Only Sign
 Sign Code: RS.C.1
 Quantity: 4
 Attachment: Post mounted
 Illumination: None
 Approx. Size:
 H: 1'-6"
 W: 1'-0"
 OAH: 6'-6"
 Comment: New signs not captured in Site Recommendation book HMH-004. Install posts and panels. Confirm sign copy.



Context



Recommended



Recommended

Sign Recommendation

N-10

Existing

Sign Type: New Signs

Quantity:

Location:

Illumination:

Approx. Size:

H:

W:

OAH:

HOG:

Comment: Site does not yet exist; signage placement based on site plans and concept renderings. Final placement to be determined pending site construction.

Action:

Make Good:

Recommended

Sign Type: Single Post and Panel

Sign Code: PPS.C.1

Quantity: 1

Attachment: Post

Illumination: None

Approx. Size:

H: 7'-0"

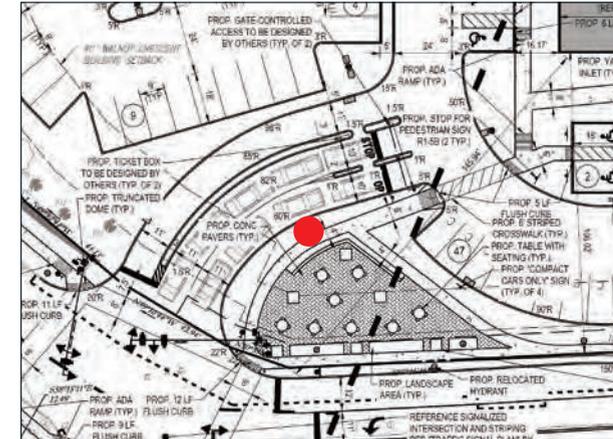
W: 2'-9"

OAH:

Comment: New signs not captured in Site Recommendation book HMH-004. Confirm sign copy.



Recommended



Context



Recommended

Sign Recommendation

N-11

Existing

Sign Type: New Signs

Quantity:

Location:

Illumination:

Approx. Size:

H:

W:

OAH:

HOG:

Comment: Site does not yet exist; signage placement based on site plans and concept renderings. Final placement to be determined pending site construction.

Action:

Make Good:

Recommended

Sign Type: Single Post and Panel

Sign Code: PP.C.1

Quantity: 1

Attachment: Post

Illumination: None

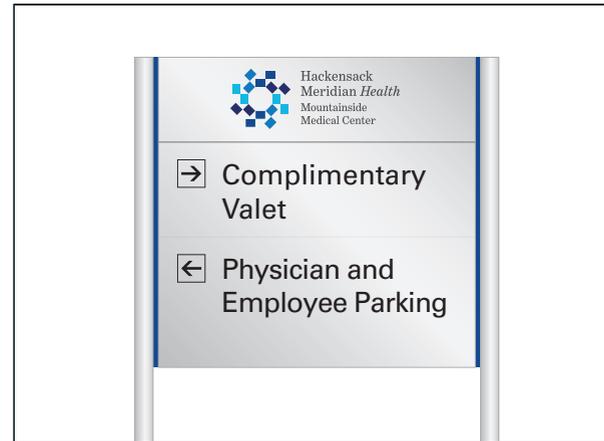
Approx. Size:

H: 4'-0"

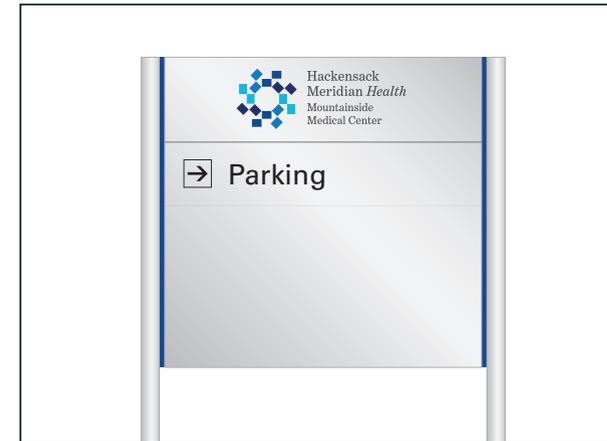
W: 3'-10"

OAH:

Comment: New signs not captured in Site Recommendation book HMH-004. Confirm sign copy.



Recommended - Side A



Recommended - Side B



Context



Recommended

Sign Recommendation

N-12

Existing

Sign Type: New Signs

Quantity:

Location:

Illumination:

Approx. Size:

H:

W:

OAH:

HOG:

Comment: Site does not yet exist; signage placement based on site plans and concept renderings. Final placement to be determined pending site construction.

Action:

Make Good:

Recommended

Sign Type: Single Post and Panel

Sign Code: PP.C.1

Quantity: 1

Attachment: Post

Illumination: None

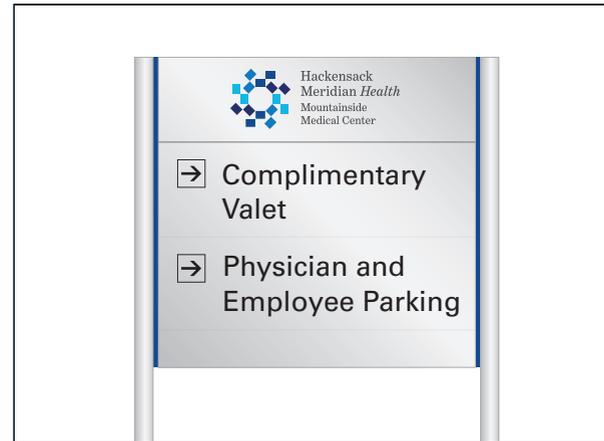
Approx. Size:

H: 4'-0"

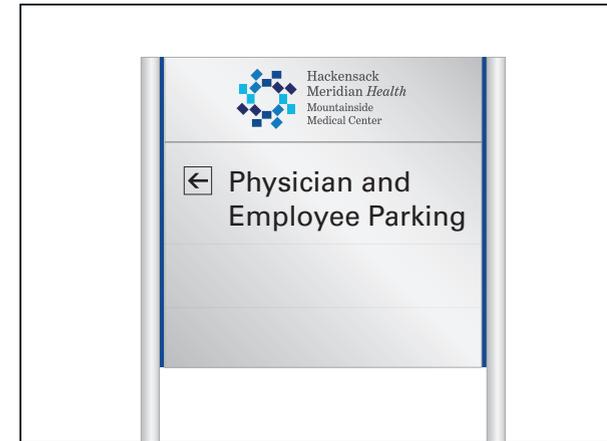
W: 3'-10"

OAH:

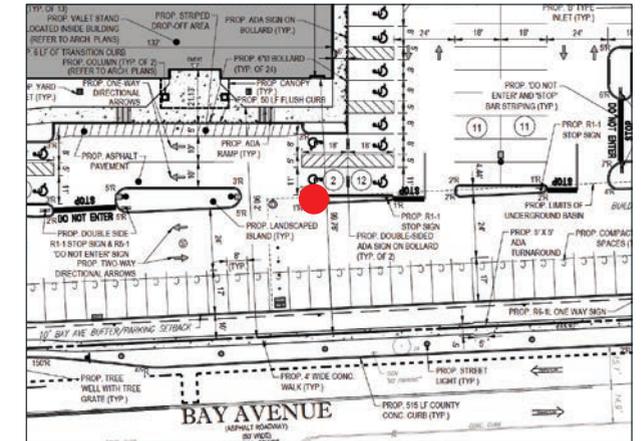
Comment: New signs not captured in Site Recommendation book HMH-004. Confirm sign copy and arrow directions.



Recommended - Side A



Recommended - Side B



Context



Recommended

Sign Recommendation

N-16

Existing

Sign Type: New Signs

Quantity:

Location:

Illumination:

Approx. Size:

H:

W:

OAH:

HOG:

Comment: Site does not yet exist; signage placement based on site plans and concept renderings. Final placement to be determined pending site construction.

Action:

Make Good:

Recommended

Sign Type: Door Vinyl

Sign Code: DVE.C.1

Quantity: 1

Attachment: Adhesive

Illumination: None

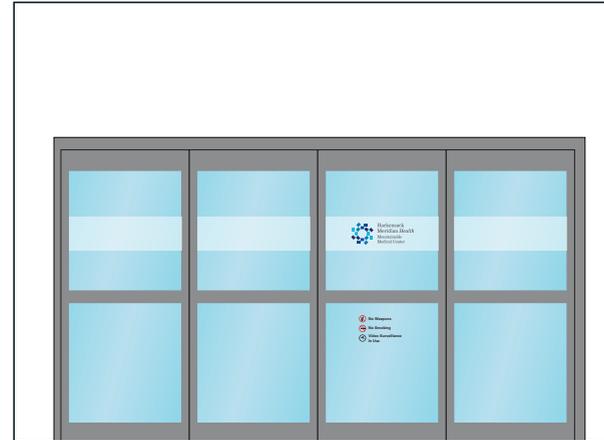
Approx. Size:

H: Varies

W: Varies

OAH:

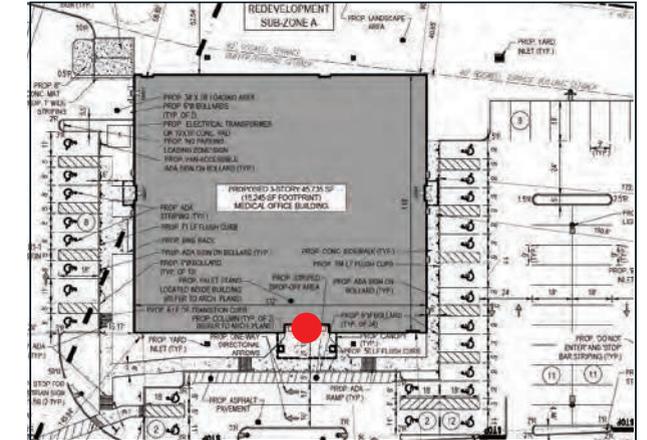
Comment: New signs not captured in Site Recommendation book HMH-004.



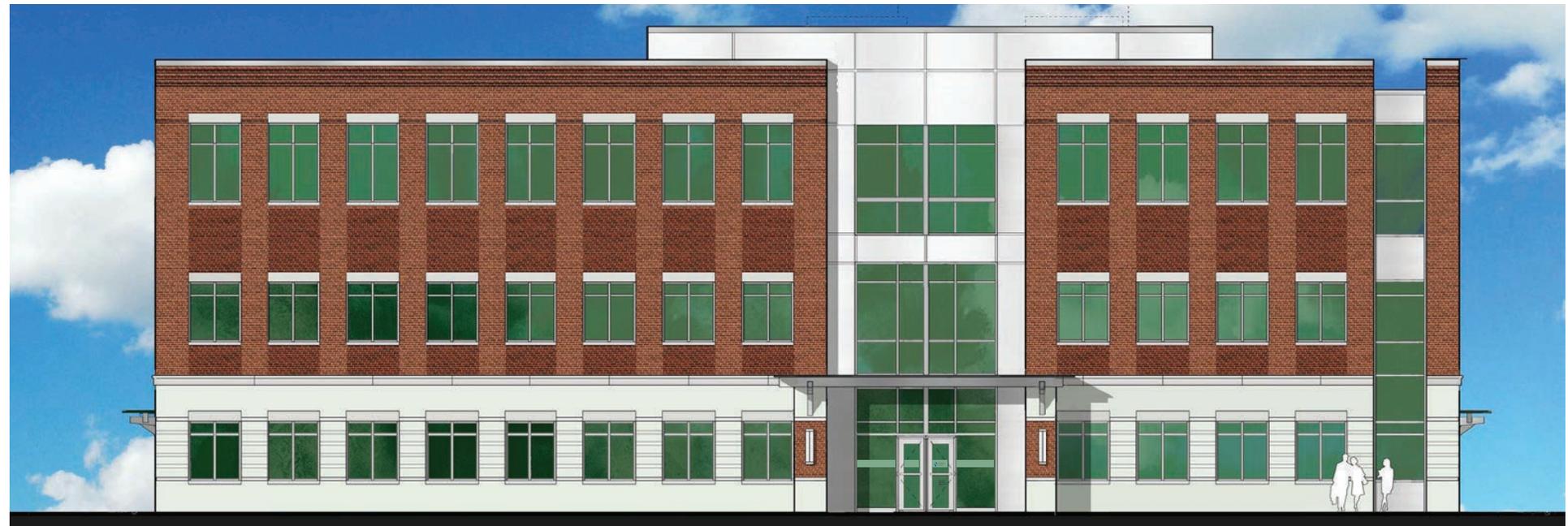
Context



Context



Context



Recommended

Sign Recommendation

T-01

Existing

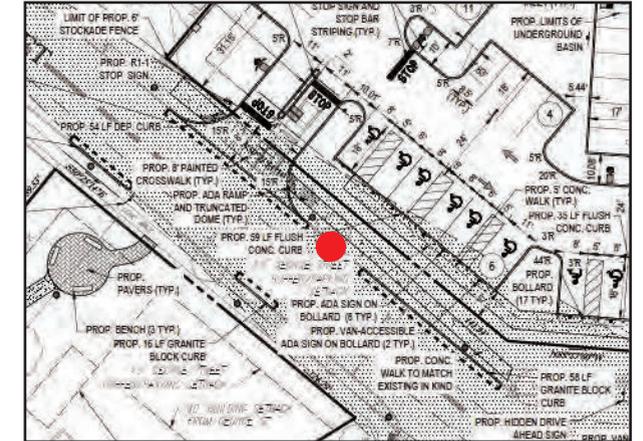
Sign Type: Temporary A-Frame Sign
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment: Temporary signs



Context



Context



Action:

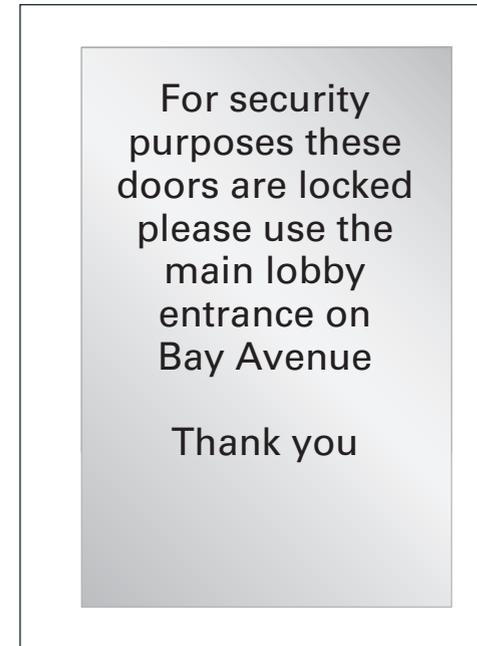
Make Good:

Recommended

Sign Type: Temporary Sign
 Sign Code: -
 Quantity: 2
 Attachment: -
 Illumination: None
 Approx. Size:
 H: TBC
 W: TBC
 OAH:
 Comment: Temporary sign will be placed after hours by facilities.



Recommended



Recommended

Sign Recommendation

T-02

Existing

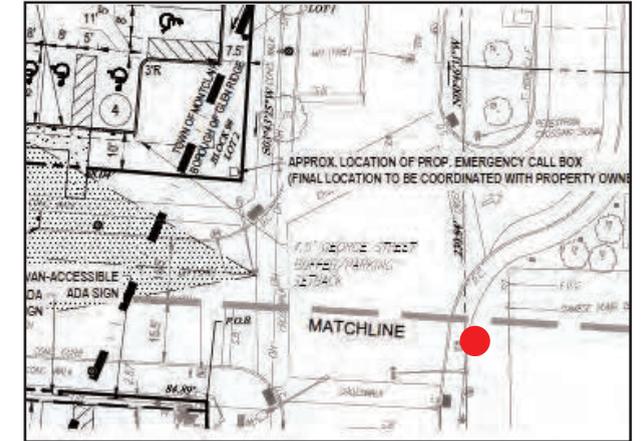
Sign Type: Temporary A-Frame Sign
 Quantity:
 Location:
 Illumination:
 Approx. Size:
 H:
 W:
 OAH:
 HOG:
 Comment: Temporary signs



Context



Context



Context

Action:

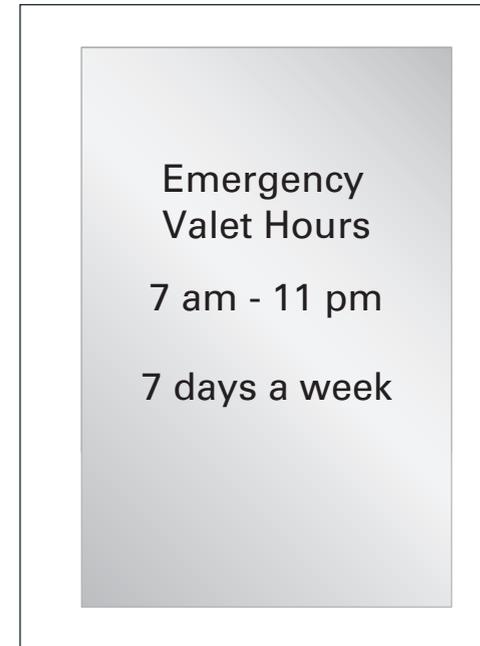
Make Good:

Recommended

Sign Type: Temporary Sign
 Sign Code: -
 Quantity: 2
 Attachment: -
 Illumination: None
 Approx. Size:
 H: TBC
 W: TBC
 OAH:
 Comment: Temporary sign will be replaced operationally by facilities.



Recommended



Recommended

Code Check

Code Check Form

Customer Name: HackensackUMC Mountainside (JV with LHP Hospital Group) Zoning: H, Health Care
 Site #: HMH-004 Jurisdiction: Borough of Glen Ridge
 Address: One Bay Avenue Contact Name: Michael Rohal, Zoning Officer
 City: Montclair State: NJ Zip: 07042 Phone: 973-748-8400 x 226
 Master Sign Program (MSP): Yes No E-Mail: mjrohal@glenridgenj.org
 Date completed: 8/16/2017 Completed by: Rachel E. House

Ground Signs - Pylon (Pole) & Monument N/A - Existing Multi-Tenant Sign

Are ground signs allowed? Yes No Minimum frontage to qualify: N/A
 Pole Monument Distance to adjacent ground signs: Not regulated
 Number of signs allowed: Set allowance Based on: Number of visitor entrances
 Formula for SF allowance: Set allowance Max per sign: 20 SF Max per site: 20 SF
 Minimum setback: 5 feet From: Property line Visibility triangle: Glen Ridge is 30'
 Maximum overall height: 6 feet Minimum clearance: _____
 Lighting restrictions: No animation, neon, flashing or blinking Wind load: 96 MPH
 How many faces count toward sign area? 1
 Is there a minimum address letter size? Yes No Who enforces requirement? Both Montclair and Glen Ridge

Notes: - Some F/S signage may fall within Montclair jurisdiction. Base of sign must be landscaped per Redevelopment Plan
- Monument signs may only contain hospital name and logo, the building name, and address, per Redevelopment Plan

Wall Signs N/A

Are wall signs allowed? Yes No Square footage based on: Street Frontage Building Frontage % of wall area
 Number of signs allowed per elevation: One to identify building, one per primary entrances, per Redevelopment plan Per site: One to identify building, one per primary entrances, per Redevelopment plan Maximum projection: 8 inches
 Maximum SF allowed: Not regulated Formula for area calculation: Aggregate sign area: 1 SF / 1 ft building frontage per Montclair code
 SF allowed for front: NTE aggregate Secondary: NTE aggregate Side: NTE aggregate Rear: NTE aggregate
 Maximum height from grade: NTE aggregate Max. letter height: 24" Max. logo height: 24" Max. sign width: NTE beyond the ends of the wall
 Can sign project above roof line? Yes No If yes, how much? N/A
 Lighting restrictions: No animation, neon, flashing or blinking Is area transferable to another elevation? Yes No
 How is the sign area measured? Greatest vertical dimension x greatest horizontal dimension per Montclair code

Notes: - Wall sign may include donor or honorific name for building, must be in view of major pedestrian walk ways. Wall signs comply with Montclair code per Redevelopment Plan
- Wall signs > 7 ft height may project 8", <7 ft may project 2" per Montclair code

Are there High Rise signage regulations? Yes No Number of signs allowed per elevation? N/A
 Maximum SF allowed: N/A Maximum height from grade: N/A

Notes: _____

Directionals / Regulatory N/A

Are directionals allowed? Yes No Notes: - Signs such as: Emergency Department, Patient drop-off, Visitor/Patient parking, Valet parking, Building Entrances, Deliveries, signs for pedestrian wayfinding
 Are permits required? Yes No - Directionals as needed and also at intersections of Bloomfield and Highland, Grove and Claremont, and Ridgeway and Bay
 Number of signs allowed? See Notes - Secondary directional signs at entrances and in parking area NTE 3 ft height,
 Maximum SF allowed: Not regulated
 Maximum overall height: 8 feet
 Directionals count towards Total Site Allowance? Yes No Name / Logos allowed? Yes No
 Are interior lot directionals restricted? Yes No SF Max for name/logos? _____

Window Signs

Are window signs allowed? Yes No Signs count towards allowed SF? Not regulated
 % of glass allowed: Not regulated Maximum SF allowed: Not regulated

Notes: _____

Permit Requirements N/A

Permits can be applied via: Mail Online In Person
 Persons who can apply for permits: Contractor Authorized Agent Registered Expediter
 License required for: Business Contractor
 Signature required on application by: Owner Contractor Agent
 Documents required: Site Plan Elevations Sign Details Sealed Engineering Plot Plan
 Number of document copies: See Notes See Notes See Notes See Notes
 Document size: Glen Ridge: Standard, Montclair: 24x36 Cost of permit: Glen Ridge: Sign with structure: \$100, Wall and ground signs \$50, Montclair: TBD
 Length of time to secure permit: Glen Ridge: 2 weeks Montclair: 5 months Is electrical permit required for illuminated signs? Yes No
 Are permits required for face replacements? No Can grandfathered status remain? Yes No
 How long are permits good for? Glen Ridge: 1 year Montclair: 2 years
 Is there a site plan approval process that this site went under that supersedes the signage regulations in the ordinance? Yes No
 Is there an extended approval process for sign permits such as review board or group? Yes No

Notes: - Permits must be applied for in Glen Ridge and Montclair
- Montclair needs a licensed architect or engineer to prepare documents
- Glen Ridge needs 2 copies of documentation, Montclair needs 25

Variance Procedures N/A

Are variances allowed? Yes No
 Likelihood of a variance being approved: 20
 Variance can be applied for by: Mail Online In Person
 Signature required on application: Owner Agent Lawyer
 Must attend variance hearing: Owner Agent Lawyer
 Documents required: Site Plan Elevations Sign Details Sealed Engineering Plot Plan
 Quantity required: See Notes See Notes See Notes See Notes
 Document Size: Glen Ridge: Standard, Montclair 24x36
 Length of time to secure variance: Glen Ridge: 1 month Montclair: 4 months Cost of variance: Glen Ridge: based on type of variance- \$500 or less, Montclair: TBD
 Board: Glen Ridge: Board of Adjustment Montclair: Planning Board When do they meet? Glen Ridge: 3rd Wednesday of each month Montclair: twice a month

Notes: - Variances must be applied for in both Glen Ridge and Montclair
- Montclair needs Sealed Engineering
- Glen Ridge needs 12 copies of documentation, Montclair needs 25 copies

* Due diligence does not include landlord criteria. These regulations are subject to change upon submittal of permits and site plan approval processes.