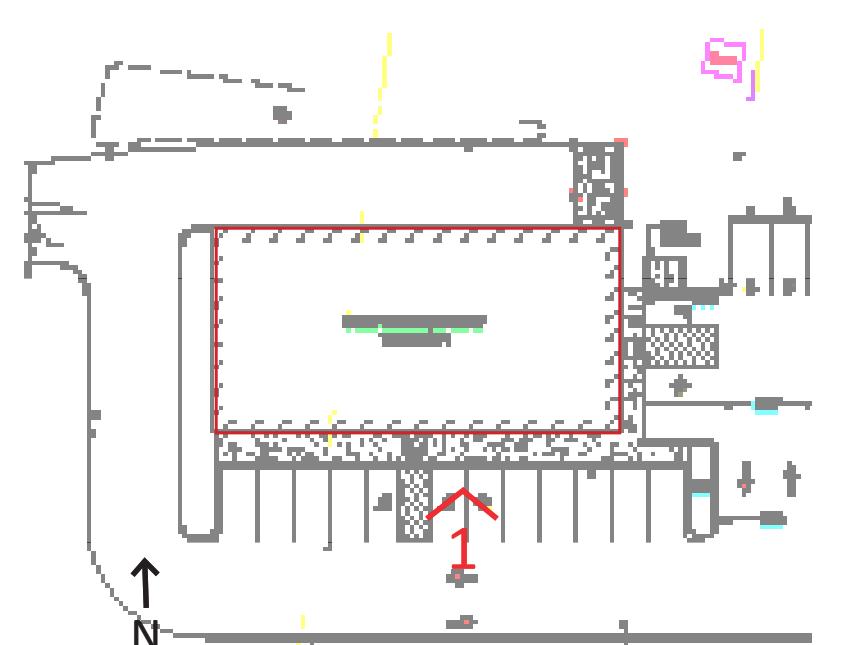


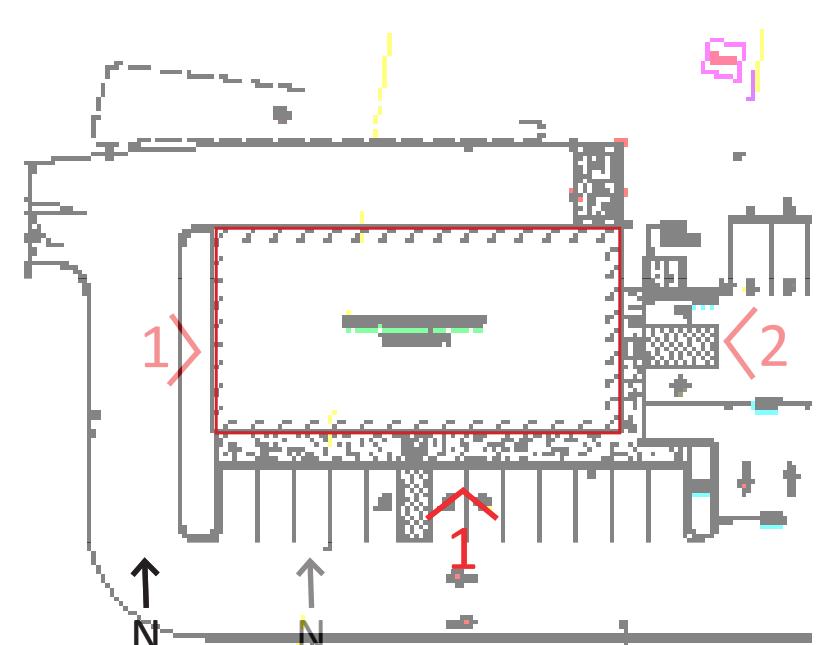
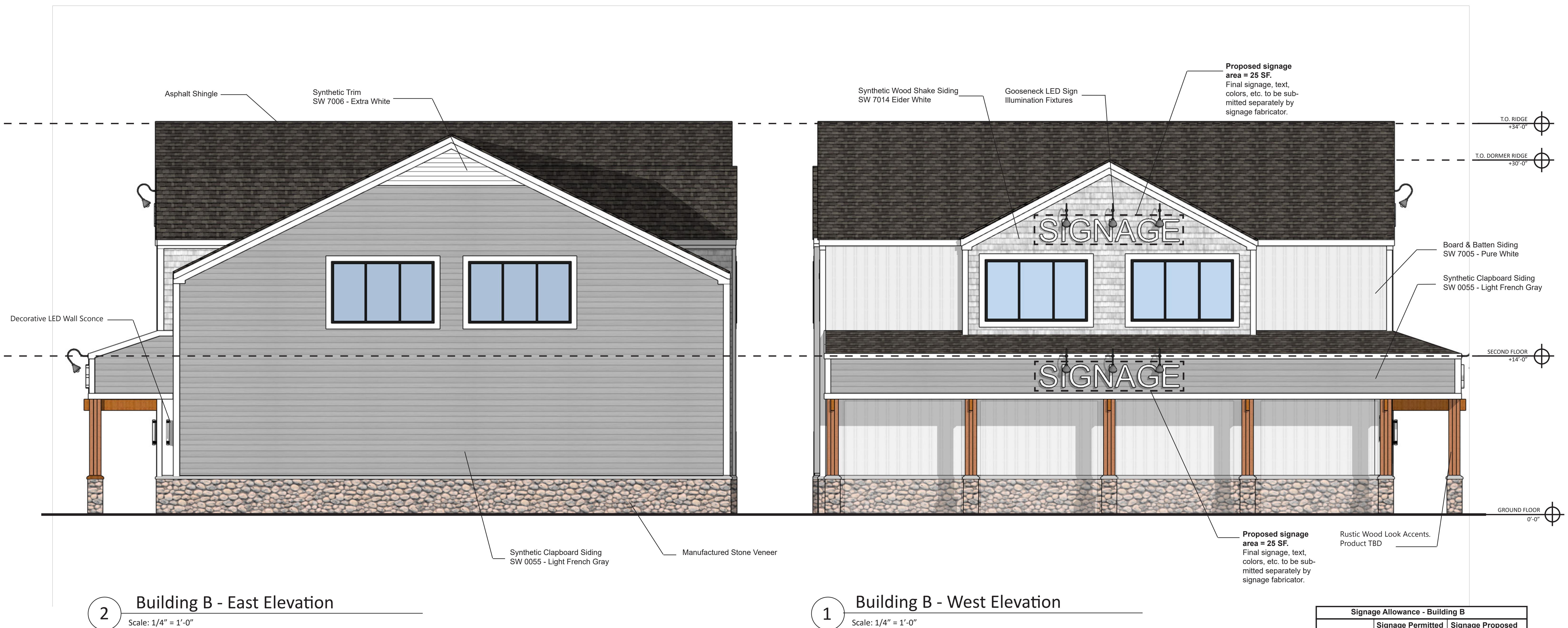
Signage Allowance - Building B		
	Signage Permitted	Signage Proposed
North Elevation	665 SF	0 SF
East Elevation	264 SF	0 SF
South Elevation	645 SF	100 SF
West Elevation	275 SF	50 SF



HFA

BUILDING B

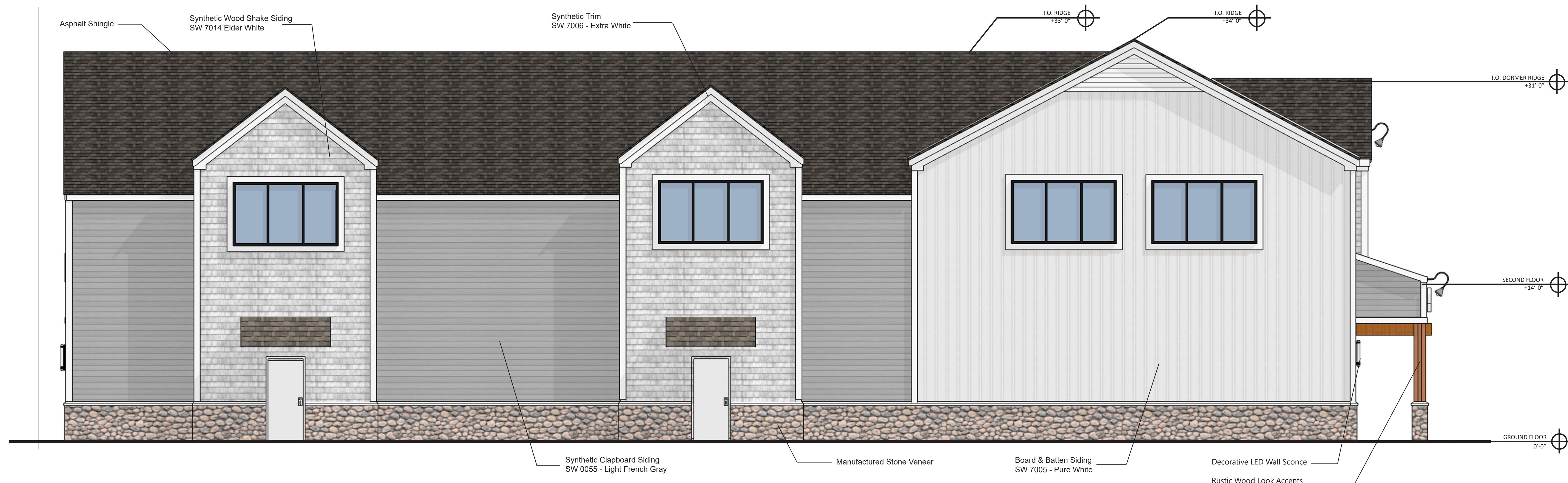
217 River Road, LLC.
190-198 Hartford Ave,
Bellingham, MA
February 3, 2025



HFA

BUILDING B

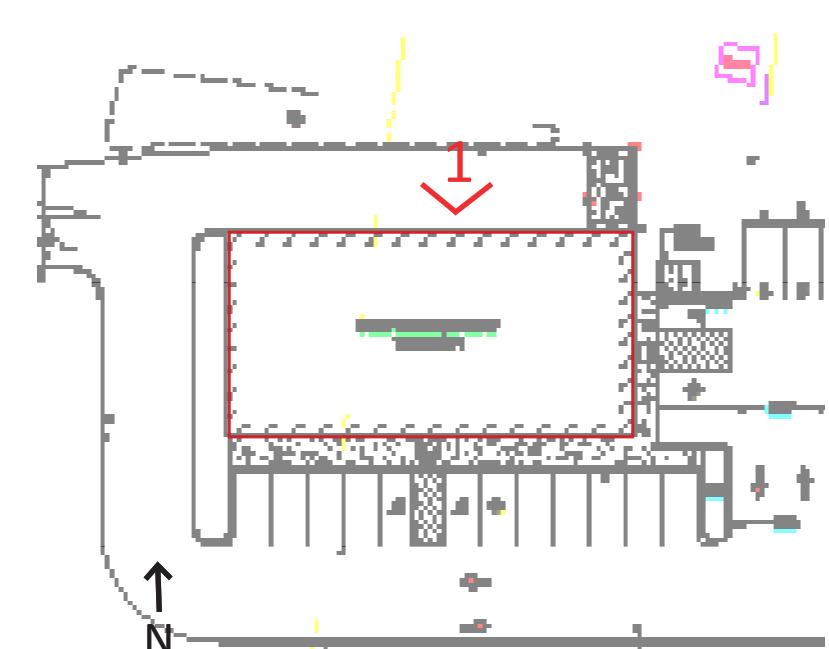
217 River Road, LLC.
190-198 Hartford Ave,
Bellingham, MA
February 3, 2025



1 Building B - North Elevation

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

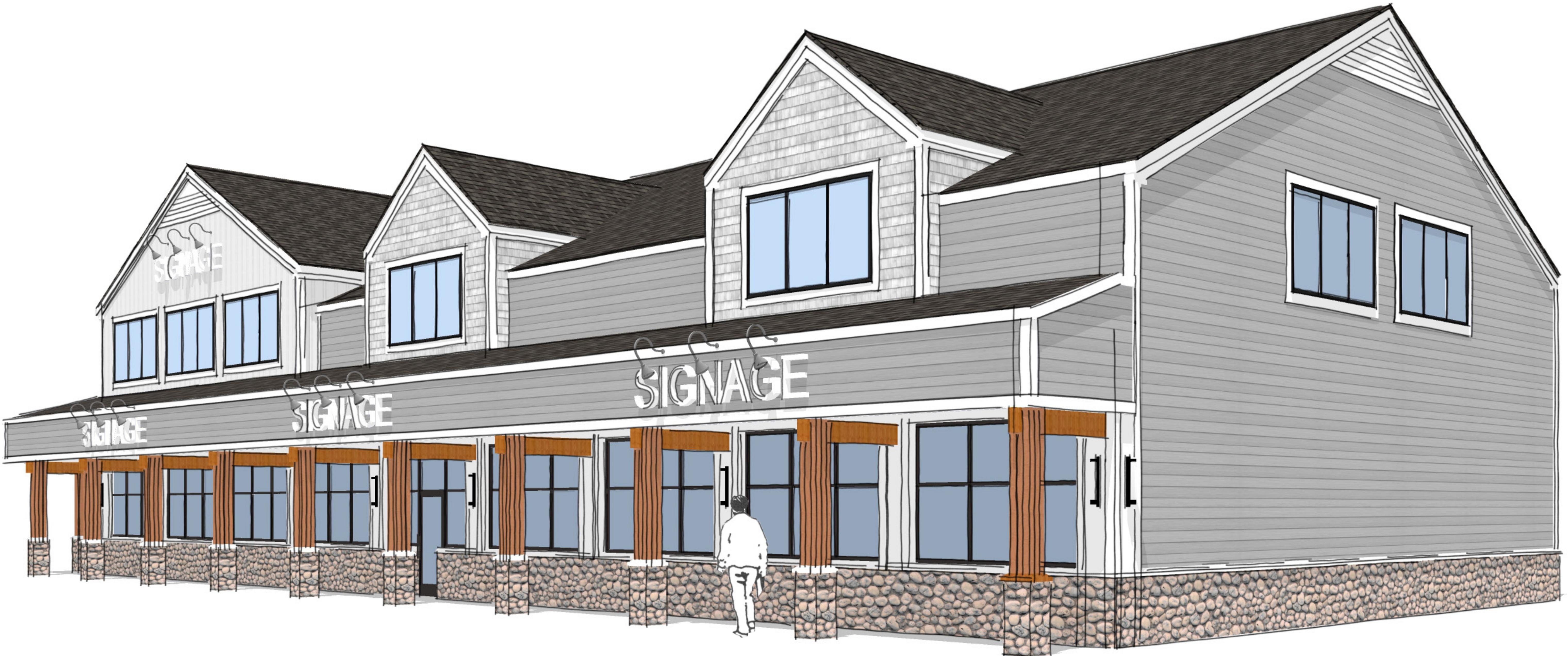
Signage Allowance - Building B		
	Signage Permitted	Signage Proposed
North Elevation	665 SF	0 SF
East Elevation	264 SF	0 SF
South Elevation	645 SF	100 SF
West Elevation	275 SF	50 SF



HFA

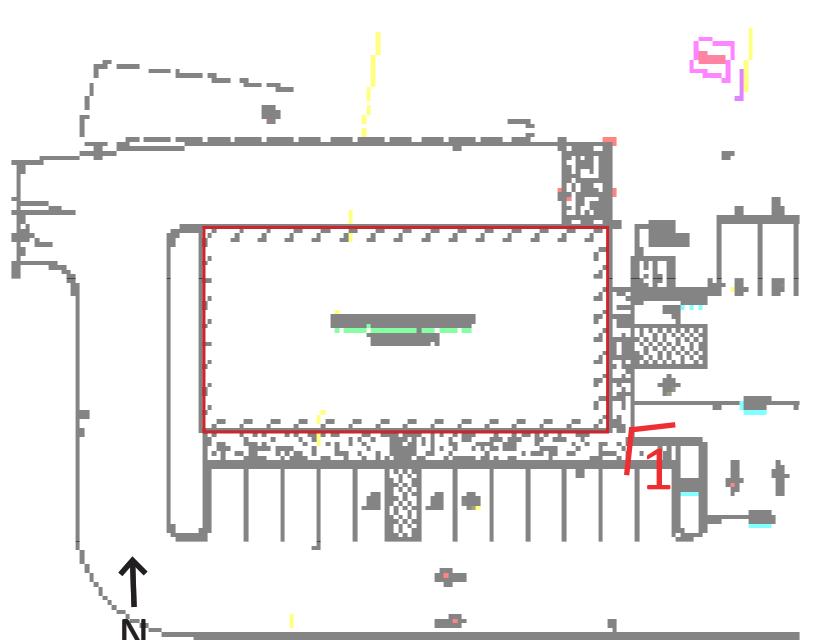
BUILDING B

217 River Road, LLC.
190-198 Hartford Ave,
Bellingham, MA
February 3, 2025



1 Building B - Southeast Perspective

Scale: NTS



HFA

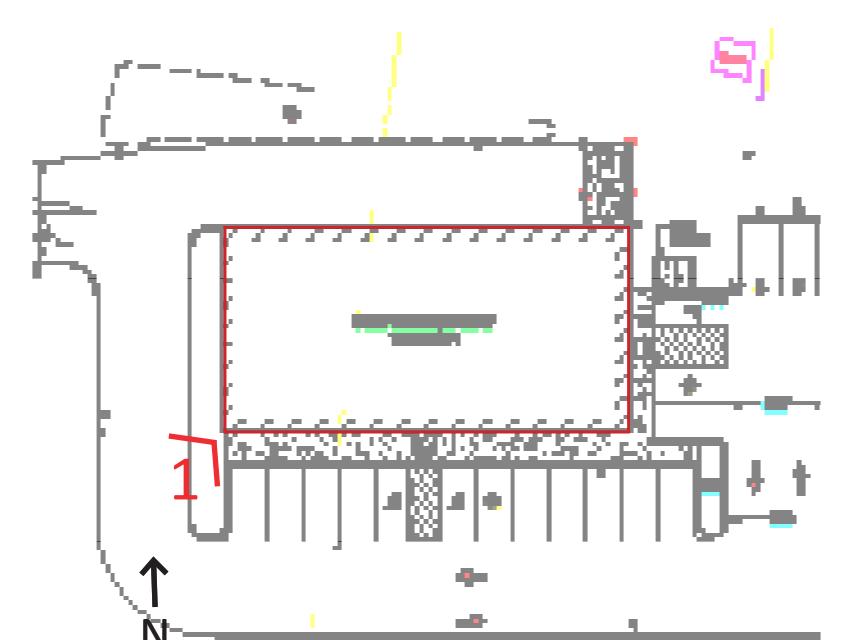
BUILDING B

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Bellingham, MA
February 3, 2025



1 Building B - Southwest Perspective

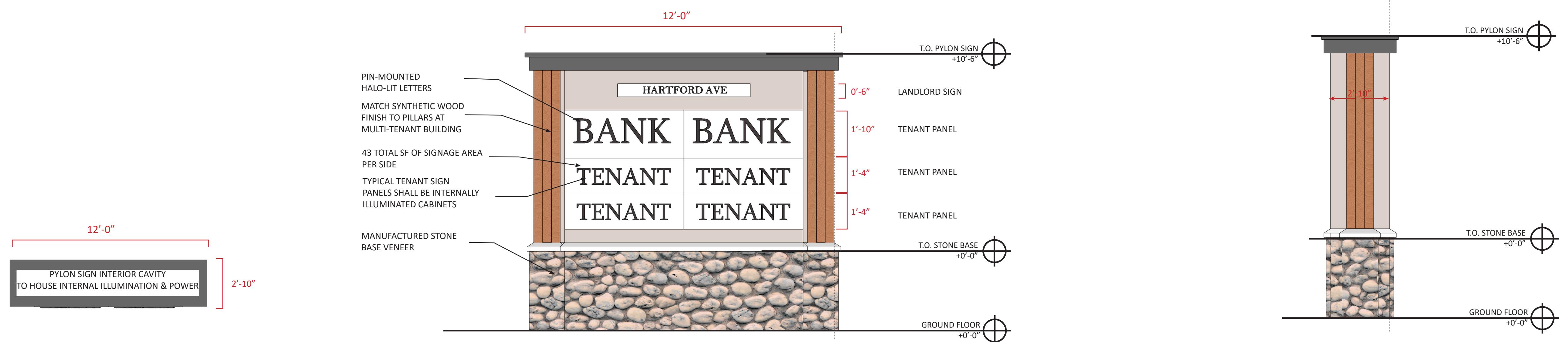
Scale: NTS



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BUILDING B

217 River Road, LLC.
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February 3, 2025



1 Pylon Sign - Plan

Scale: 1" = 1'-0"

Scale: 1" = 1'-0"

2 PYLON SIGN - TYPICAL FRONT / BACK ELEVATION

Scale: 1

3 PYLON SIGN - TYPICAL SIDE ELEVATION

Scale: 1" = 1'-0"

BELLINGHAM ZONING BY-LAWS - SECTION 240 ARTICLE VIII: SIGN REGULATIONS

§ 240-43 General sign prohibitions

§ 240-43 General sign prohibitions.

- A. Signs, any part of which moves or flashes, or signs of the traveling light or animated type, and all beacons and flashing devices whether a part of, attached to, or apart from a sign, are prohibited.
- B. No signs shall be placed within or projecting over a public way or on public property except with a permit from the Board of Selectmen. Signs placed on shade trees are subject to approval by the Tree Warden (M.G.L. ch. 87, § 9).
- C. No nonaccessory sign or billboard shall be erected except as allowed under § 240-45C.
- D. No illumination shall be permitted which casts glare onto any residential premises, or onto any portion of a way so as to create a traffic hazard.
- E. No signs shall be located so as to create an obstruction to vision between three and eight feet above the plane through the curb grades within the area formed by the curblines of intersecting streets (or by street curblines and the sidelines of driveways) and by a line joining points 20 feet from the point of intersecting of those lines or those lines extended.
- F. No sign shall be located within 10 feet of the street line unless allowing essentially clear vision to at least six feet above grade, or unless authorized upon special permit from the Board of Appeals, upon the Board finding that safety of

240-46 Permitted permanent signs in other districts.

- A. Any signs permitted in Agricultural, Suburban and Residential Districts.
- B. Accessory signs attached to a building, provided that they aggregate not more than 20% of the wall area they are viewed with.
- C. Freestanding accessory signs, provided that they aggregate not more than 100 square feet in area.
- D. The total area of all signs, either attached to a building or freestanding, shall aggregate not more than three square feet per foot of lot frontage on the street towards which they are oriented.

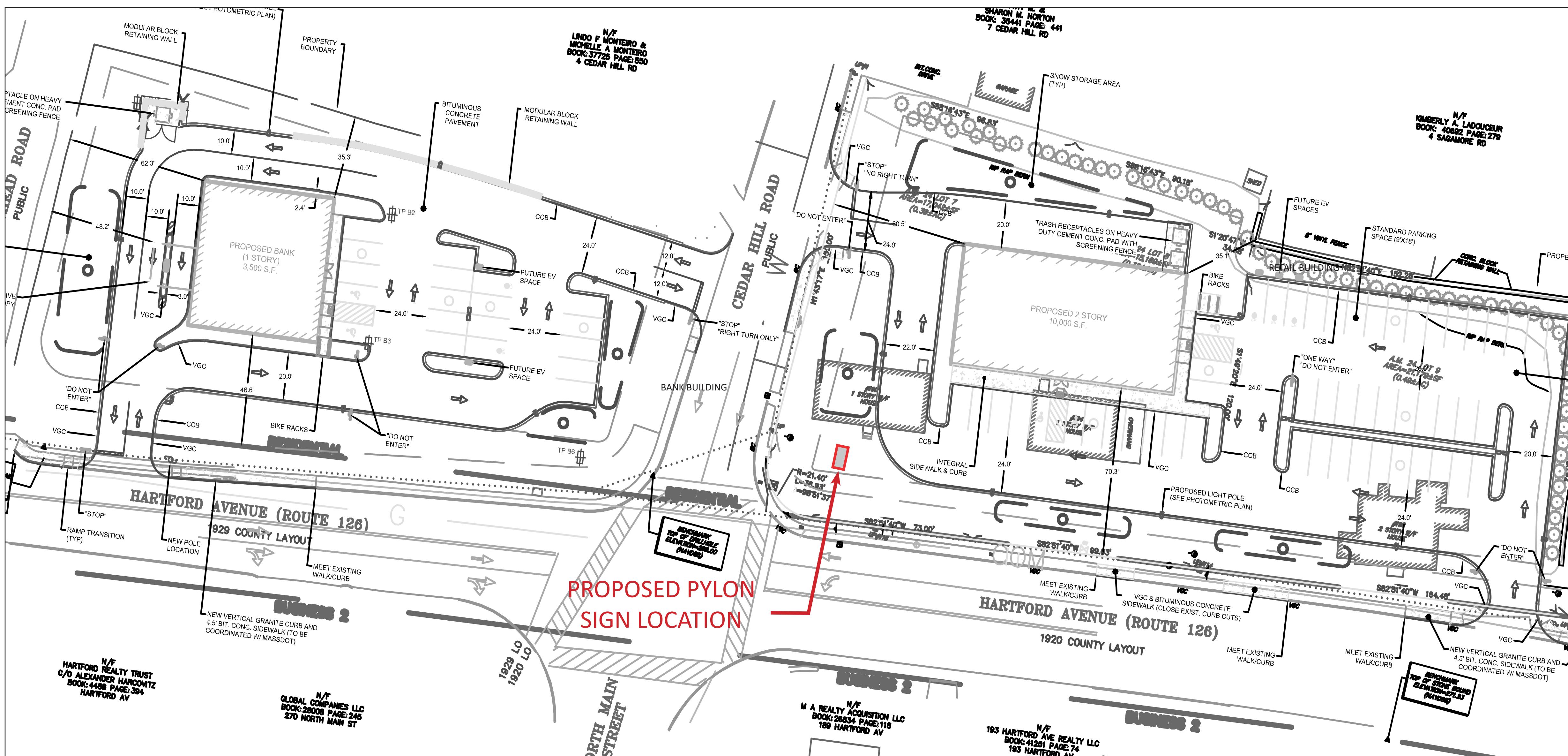
PANEL	WIDTH	HEIGHT	FRONT SIDE AREA (SQUARE FEET)	BACK SIDE AREA (SQUARE FEET)
LANDLORD SIGN	5'-0"	0'-6"	2.5 SQ. FT.	2.5 SQ. FT.
TENANT PANEL 1	4'-6"	1'-10"	8.25 SQ FT	8.25 SQ FT
TENANT PANEL 2	4'-6"	1'-10"	8.25 SQ FT	8.25 SQ. FT.
TENANT PANEL 3	4'-6"	1'-4"	6 SQ FT	6 SQ FT
TENANT PANEL 4	4'-6'	1'-4"	6 SQ FT	6 SQ FT
TENANT PANEL 5	4'-6"	1'-4"	6 SQ FT	6 SQ FT
TENANT PANEL 6	4'-6"	1'-4"	6 SQ FT	6 SQ FT
		TOTAL	43 SQ FT	43 SQ FT

GENERAL NOTES:

1. SIGNAGE TEXT SHOWN ON PYLON SIGN PANELS ARE ILLUSTRATIVE AND FOR REFERENCE ONLY. FINAL TENANT TEXT SIZES AND BRAND COLORS SHALL BE SUBMITTED SEPARATELY BY TENANTS AT A LATER DATE

2. PYLON SIGN DESIGN INFORMATION IS SHOWN FOR DESIGN INTENT ONLY. ALL FABRICATION DETAILS AND DIMENSIONS SHALL BE SUBMITTED SEPARATELY BY THE SIGNAGE CONTRACTOR AT A LATER DATE.

3. PYLON SIGN FABRICATION INTENDED TO BE PRE-FORMED METAL AND/OR COMPOSITE PANELS. ALL INTERNAL ILLUMINATION SHALL BE VIA LED LIGHT FIXTURES.



4 NORTH AVE PLAZA - SITE PLAN

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PYLON SIGN - PLAN & ELEVATIONS