



DEPARTMENT OF DEVELOPMENT SERVICES – PLANNING DIVISION
REPORT: Special Permit - Signage, The Place 2 Be, 5 Constitution Plaza
 for consideration October 13, 2020

STAFF REPORT

TO: Planning and Zoning Commission
PREPARED BY: Kate Montgomery, Consultant
 oneplan@hartford.gov

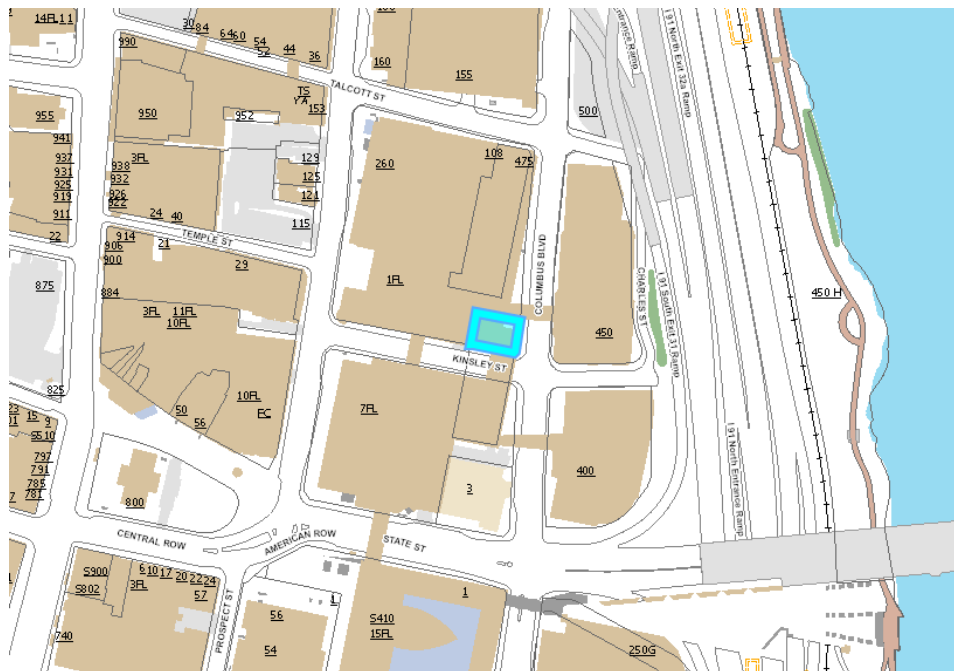
PROJECT: The Place 2 Be
 5 Constitution Plaza
PARCEL ID: 268-335-0936
ENERGOV ID: COMM-2020-0264

ZONE: DT-1 Downtown District

TYPE: Special Permit per Section 1.3.4, Section 8.1.3.E and Figure 8.2-B of Hartford Zoning Regulations, Last Amended June 5, 2020 (the “Regulations”)

APPLICANT: Gjinovefa Luari

OWNER: 5 CP Landlord, LLC



Hartford GIS Location Map

BACKGROUND INFORMATION

This application is for a special permit to approve the new signage at The Place 2 Be restaurant. The applicant is largely matching the type, location, and size of the signage installed by the previous tenant, Spectra Wired Café, but added two banner signs along the building columns on Columbus Blvd. that are larger in area than the previous banner signs and a window sign on Columbus Blvd. that exceeds the maximum permitted sign area per Section 8.9.2/Figure 8.9-A.

The applicants submitted narrative:

“The Place 2 Be restaurant is expanding their operations into downtown Hartford, taking over the former Spectra Wired Café, which was formerly owned & operated by 5 CP, LLC Landlords. The café was built to suit a restaurant, so The Place 2 Be had to make very minimal updates that were mostly cosmetic prior to opening. Specifically related to signage, where the existing signage was rebranded and resurfaced to reflect The Place 2 Be logo imaging/text. Prior to making these alterations The Place 2 Be consulted with signage company, city leaders, & former tenants of the space who advised permits were pulled prior, therefore The Place to Be resurfacing would not require town app.”

KEY APPLICATION TIMELINES

- Application Submission Date: June 16, 2020
- Date Application Accepted as Complete: September 23, 2020
- Application Date of Receipt: October 13, 2020 (sooner of either: date of next regularly scheduled meeting, or 35 days after acceptance of complete application)
- Public Hearing is scheduled to open on Tuesday, October 13, 2020; Open Hearing Deadline: November 27, 2020.
- Close Hearing Deadline (if opens October 13, 2020): Tuesday, November 17, 2020
- CT General Statutes Sec.8-7D allow that the applicant may consent to one or more extensions of time, provided the total extension of all time periods shall not be for longer than 65 days*.
- On March 10, 2020, State of Connecticut Governor Ned Lamont declared a public health and civil preparedness emergency (“state of emergency”) as a result of coronavirus disease 2019 (COVID-19) outbreak and pandemic.
- On March 14, 2020, Governor Lamont issued Executive Order No. 7B, which contains relief and directives for conducting public meetings to protect public health and safety during the state of emergency, effective immediately and to remain in effect for the duration of the state of emergency, unless earlier modified or terminated.
- On March 21, 2020, Governor Lamont issued Executive Order No. 7I, which contains directives related to public noticing requirements and extensions of time limits during the state of emergency, effective immediately and to remain in effect for the duration of the state of emergency, unless earlier modified or terminated.
- Notice of Hearing requirements of Zoning Regulations Sections 1.3.1.D and 1.3.6.C are suspended and modified as follows during the state of emergency:
 - In lieu of published notice in a newspaper, a municipality single notice published electronically on a municipality’s website at least 10 days in advance of the scheduled public hearing (Executive Order No, 7I, Section 19, Subpart (c)).
 - In lieu of mailed notice to nearby property owners, either:
 - 1) Electronic mail notification, if electronic mailing addresses are known; or

- 2) Post a physical, weatherproof sign of at least two feet by three feet in area, in a prominent location on the subject property (containing necessary information); or
- 3) Mail letters via regular U.S. mail to addresses provided by the municipality or agency.

*Time periods that may pass or expire during the state of emergency may be further extended by no more than an additional 90 days, for a total of 155 extension days available, which may be applied towards all time periods, as needed

LEGAL STANDARD

The Commission reviews special permits in accordance with Zoning Regulations section 1.3.4. Special permits may be approved, approved with conditions, or denied. Considerations the Commission may weigh in special permit review include: harmony with the plan of conservation & development; compliance with the purposes of the district; effect on existing development; creation of safety hazards in vehicular and pedestrian circulation; effects on traffic; compatibility with adjacent properties; suitability of arrangement of buildings, open space, and provision of light and air; impact on essential services; impact on stormwater runoff; impact on city services and infrastructure; tree and landscape provision; and pedestrian amenities. The Commission may deviate from the minimum requirements for building siting, height, street facades, accessory structures dimensions, tree installation, landscape installation, buffers, fencing, lighting, parking, signage, and street design by up to 15% upon certain findings.

STANDARD SPECIFIC TO THE USE

Zoning Regulations

Chapter 1, Section 1.3.4 Administration, Procedures for Special Permits

Chapter 8, Signs:

Section 8.1.3.E.: “DT Districts. Notwithstanding anything to the contrary in this chapter, deviations from this chapter’s requirements for sign quantity, sign size, sign area, height, location on the building or site, or placement on the building or site may be allowed for signage in the DT districts pursuant to special permit review.”*

Figure 8.2-B: For the Downtown Districts and Transit Oriented Development Overlay (DT-1, DT-2, DT-3) column, “3 Square feet per one linear foot of front lot length, excluding two roof or wall signs allowed on buildings with 12 or more stories which are located on the upper portions of the building or as otherwise allowed pursuant to special permit review.”*

*These sections of the regulations were approved as additions to the regulations on May 4, 2020 but have not yet been published in the Regulation text.

FINDING OF FACTS

- The subject property is located in DT-1 Downtown District and is the new location for The Place 2 Be eating and drinking place. The restaurant at 5 Constitution Plaza will be an additional location for the Hartford based business which started out in 2016 on Franklin Ave.

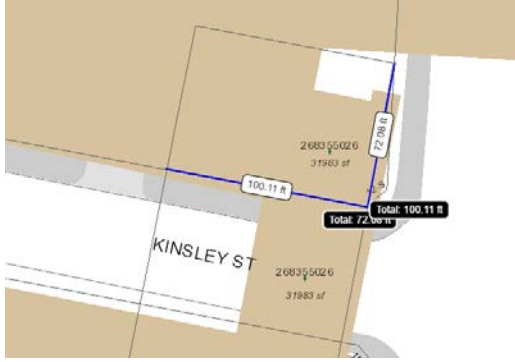


Figure 1. Hartford GIS.

- The parcel is $\pm 31,983$ SF with approximately 100 feet for frontage on Kinsley Street and 72 feet on Columbus Blvd.
- Per Figure 8.2-B 3 square feet per 1 linear foot of front lot length is permitted in the DT-1 District without a special permit. Permitted total signage on Kinsley Street is 300 SF and 216 SF on Columbus Blvd.
- The total signage proposed for Kinsley Street is ± 20 square feet where 300 square feet is permitted.
- The total signage proposed on Columbus Blvd. is ± 152 square feet and 216 square feet is permitted.



Figure 2. Google Street View, dated June 2019. The restaurant space on the ground floor on the corner of Kinsley street, to the left, and Columbus Blvd. to the right. Signage from the previous tenant, Spectra Café, is shown.



Figure 3. Google Street View, dated June 2019. View of the main entrance to the Restaurant Space on Kinsey Street and existing projecting signs.

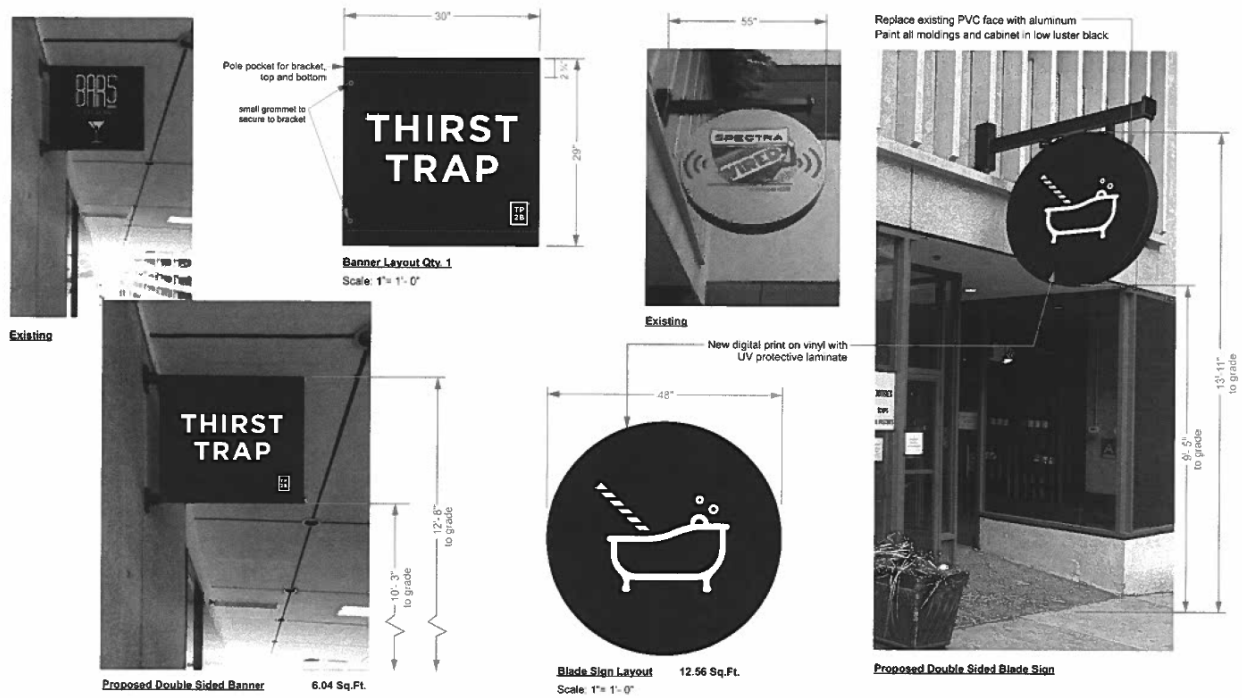


Figure 4. artfx, The refaced signage on Kinsley Street, a total of 18.6 SF of projecting signage on this street.



Figure 5. artfx, Window signs proposed for the entrances on Columbus Blvd. (left) and Kinsley Street (right).



Figure 6. Google Street View, dated June 2019. A closer view of the subject unit from the corner of Columbus and Kinsey depicts the signage of previous tenant and location of the proposed banner signs and refaced cabinet sign. Two of the proposed projecting banner signs will be larger than the current projecting signs and the cabinet sign will be refaced.

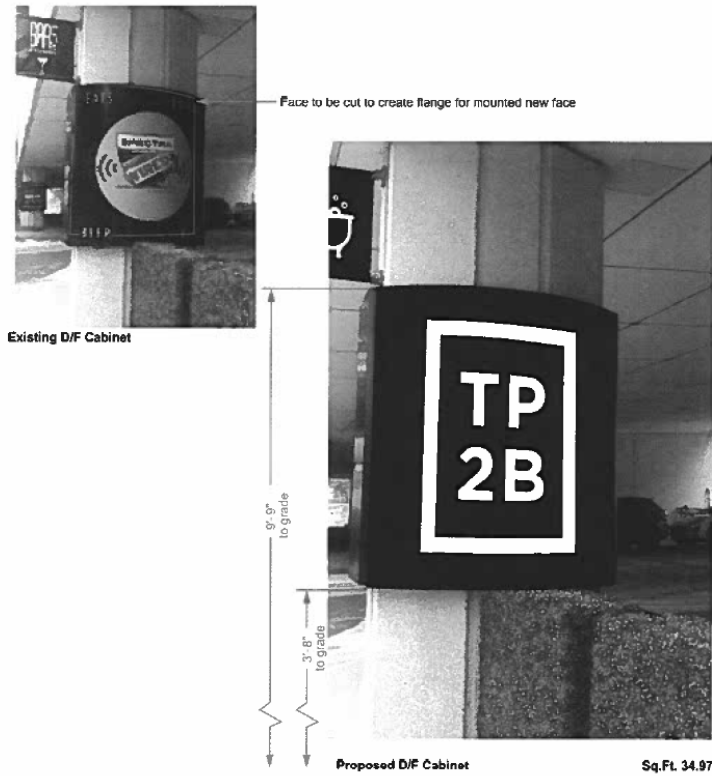


Figure 7. artfx, Depiction of the refaced sign on the corner of Columbus Blvd. and Kinsey Street.

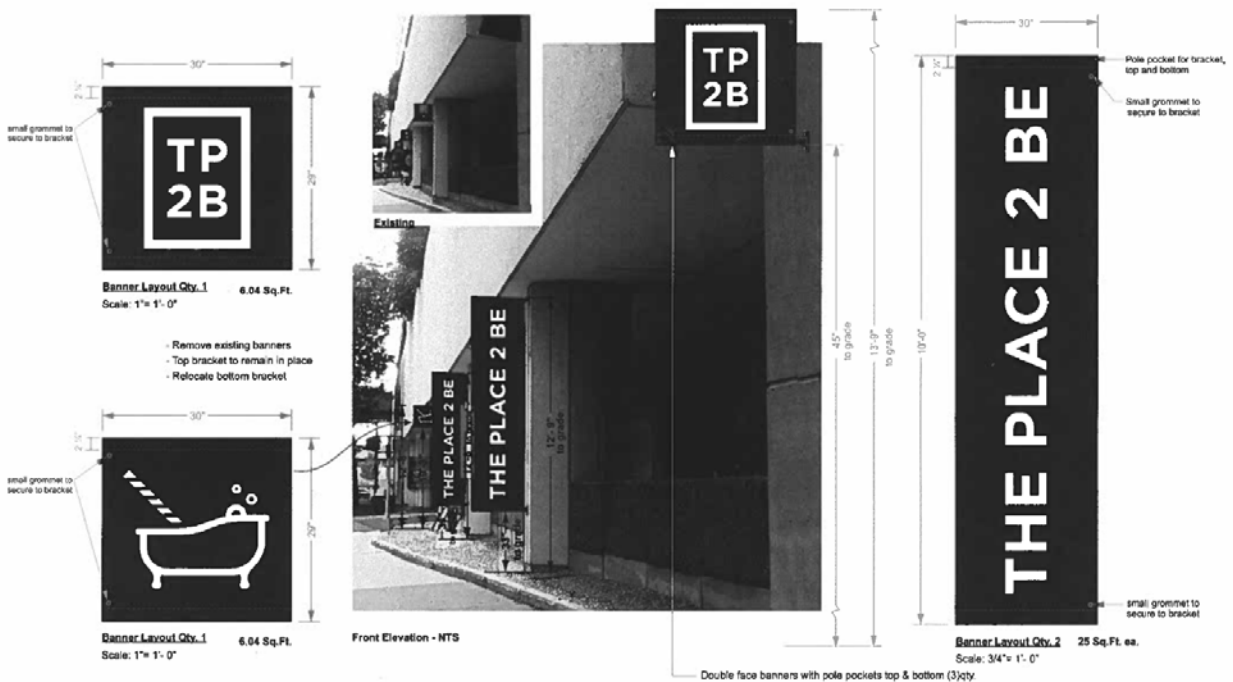


Figure 8. artfx, Projecting banner signs on Columbus Blvd., the 3 small banner (3) signs are 6.04 SF each and the 2 large signs are 25 SF each. Per Figure 8.4-A, the maximum size for each projecting sign is 20 square feet per face and the maximum size of projecting signs when mixed with other sign types or when utilized for multiple tenants on one lot is 6 square feet per face.



Figure 9. Google Street View, dated June 2019. View looking into the outdoor seating area that occupies the corner of Columbus and Kinsey. The building overhang limits visibility of the window sign proposed on the left side of this space.

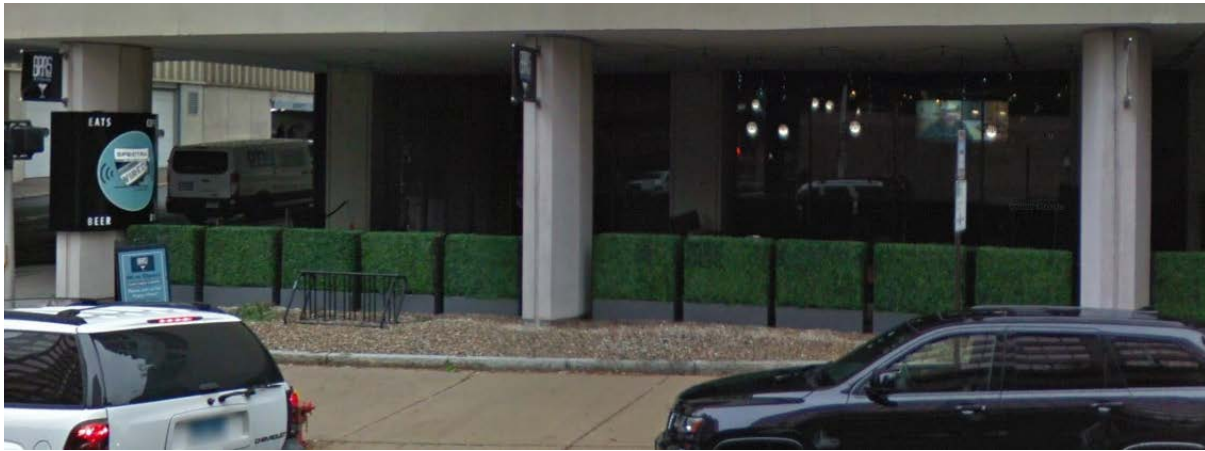


Figure 10. Google Street View, Location of Window sign on Columbus Blvd.



Proposed

Total Sq Ft. 48.25

Figure 11. artfx, The 48.25 SF Window Sign depicted facing Columbus Blvd. covers approximately 32% of this set of windows and the maximum permitted sign area per Section 8.9.2/Figure 8.9-A is

up to 30% coverage of a set of continuous windows or no more than 50% on any one window panel and no more than 10% of the windows on any façade.

COMMENTS RECEIVED

No comments from Department of Public Works.

ANALYSIS

This application is for a special permit to approve the new signage at The Place 2 Be restaurant. The applicant is requesting to install signage at their new restaurant location, 5 Constitution Plaza, at the ground floor space on the northwest corner of the Columbus Blvd and Kinsey Street intersection. The applicant is largely matching the type, location, and size of the signage installed by the previous tenant, Spectra Wired Café. The increase in size of two of the projecting banner signs along the building columns and a window sign on Columbus Blvd. are the major changes which are not consistent with the Regulations. It is worth noting that the proposed signs have already been installed, without permits. On September 16, 2020, the Historic Preservation Commission retroactively reviewed and approved the already installed signs. Since that time, the applicant installed an additional neon sign on the Kinsley Street frontage, which is not permitted per the regulations.

A recently adopted provision of the Zoning Regulations, Section 8.1.3.E, is intended to allow for additional flexibility in signage within the Downtown Districts. This storefront space has limited visibility due to the primary entrance location on Kinsley Street and the frontage on Columbus Blvd, both of which are designated as secondary streets with less pedestrian traffic and no other small storefronts. The location and massive scale of the modern concrete building warrants additional and larger signage than is permitted by the Regulations. The large window sign is proposed for a dark tinted window set back from the street with an overhang from the building protruding above it, making it otherwise difficult to notice the restaurant space. The scale of the window sign and the larger banner signs are reasonable for visibility of this business from Columbus Blvd; a street with low pedestrian activity and fast-moving vehicle traffic.

The reviewed Place 2 Be restaurant signage is not expected to negatively impact any nearby businesses or interfere with the sidewalk. The approval of this special permit should contribute to the successful expansion of this Hartford based restaurant into Downtown and is in harmony with the Plan of Conservation & Development, however the neon sign stating "this must be the place to be", not included in the Artfx proposal shall be removed or relocated so as to not be included as an exterior sign. .

STAFF RECOMMENDATION

Staff recommends approval of this application.

A draft resolution follows.

ATTACHMENTS

Application & Supporting Documents – provided by the applicant

1. Application
2. Proposed Signage

REVIEWED AND EDITED BY,

Aimee Chambers, Director



**CITY OF HARTFORD
PLANNING AND ZONING COMMITTION
DRAFT SPECIAL PERMIT RESOLUTION FOR SIGNS
5 CONSTITUTION PLAZA
October 13, 2020**

- Whereas,** The City of Hartford The Planning and Zoning Commission (the “Commission”) has reviewed the petition for Special Permit per Section 1.3.4, Section 8.1.3.E, and Figure 8.2-B for signage at a new restaurant called The Place 2 Be.
- Whereas,** The property is located at 5 Constitution Plaza in the DT-1 Downtown District; and
- Whereas,** The subject of this petition is the ground floor storefront on the northwest corner of the Columbus Boulevard and Kinsey Street intersection; and
- Whereas,** The applicant proposes to install signage on the property for The Place 2 Be restaurant, a Hartford based restaurant on Franklin Ave that is adding an additional location in the space previously occupied by Spectra Wired Café; and
- Whereas,** The proposed signage is largely compliant with the Regulations and matching the type, location, and size of the signage installed by the previous tenant with the exception of the two (2) projecting banner signs and a new window sign; and
- Whereas,** Per Figure 8.4-A of the Regulations, the maximum size for each projecting sign is 20 square feet per face, and the maximum size of projecting signs when mixed with other sign types or when utilized for multiple tenants on one lot, is 6 square feet per face; and
- Whereas,** The three (3) small projecting signs are 6.04 SF each and the two (2) larger projecting signs proposed for the building columns along Columbus Blvd. are 25 square feet each; and
- Whereas,** The banner signs project 30 inches from the building but do not interfere with the sidewalk; and
- Whereas,** The maximum area for windows signs per Figure 8.9-A is 30% coverage of a set of continuous windows, and no more than 50% on any one window panel may be covered with signs; and

Whereas, The proposed approximately 48.25 square foot window sign on Columbus Boulevard will read “Go Bottom - Less ...in the garden” and covers approximately 32% of the set of windows; and

Whereas, The overall quantity of signage permitted for Downtown Districts without a special permit is 3 square feet per 1 linear foot of front lot length per Figure 8.2-B; and

Whereas, The total signage proposed for the ±100 feet Kinsley Street is ±20 square feet where 300 square feet is permitted.

Whereas, The total signage proposed on the ±72 feet of frontage on Columbus Blvd. is ±152 square feet; 216 square feet is permitted; and

Whereas, The intention of the recently adopted provision of the Zoning Regulations, Section 8.1.3.E, and amendment to Figure 8.2-B, is to allow additional flexibility for signage within the Downtown Districts by special permit; and

Whereas, The proposed signage was approved by the City of Hartford Historic Preservation Commission on the 16th day of September 2020; and

Whereas, The requested signage is not anticipated to be detrimental to existing development and otherwise complies with the regulations and comports to the purposes of the district;

Now Therefore Be It

Resolved, That the City of Hartford Planning and Zoning Commission hereby approves the petition of Gjinovefa Luari, of The Place 2 Be restaurant, for Special Permit for signage depicted on the drawings prepared by artfx signs and entitled “Place to Be - 5 Constitution Plaza, Hartford, CT,” Rev 2, June 11, 2020.

Be It Further,

Resolved, This 13th day of October 2020.

City of Hartford
Department of Development Services
Planning Division

Return Form to the Planning Desk at the
Licenses & Inspections Division Counter
860-757-9239
260 Constitution Plaza
Hartford, Connecticut 06103-1822



For Assistance Contact Planning Division
860-757-9040
250 Constitution Plaza, 4th Floor
Hartford, Connecticut 06103-1822
<http://planning.hartford.gov>

PLANNING AND ZONING APPLICATION

PLEASE CHECK THE ACTION(S) YOU ARE APPLYING FOR:

- Zoning Appeal
- Approval of Location
- Historic Review
- Zoning Permit: Signage/Use/Accessory
- Zoning Variance
- Lot Combination
- Site Plan
- Zoning Map Change
- Liquor Permit
- Subdivision/Lot Line Revision
- Special Permit

Receiving Federal Funds:

Yes No

Demo Add. Repair

1. PROPERTY INFORMATION

Property Address: 5 Constitution Plaza City: Hartford State: CT Zip Code: 06103
 Zoning District: (<http://assessor1.hartford.gov/default.asp>) _____ Parcel ID: 268-335-0936
 Property Owner: SCP Landlord, LLC
 Property Owner's Address: 894 6th Avenue City: New York State: NY Zip Code: 10001
 Phone: 212-933-1404 Email: JRave+2@Girona.vintner.com

2. APPLICANT

Please check if "Applicant" is the same as "Property Owner"

Name of Applicant: Gjinovefa Luari File Date: 07/21/2020
 Address: 61a Graham Rd City: East Hartford State: CT Zip Code: 06118
 Phone: 860-416-6758 Email: g.luaria@yahoo.com

3. PRIMARY POINT OF CONTACT:

Name: Zacharias Morton
 Phone: 860-655-7012
 Email: morton.zacharias1@gmail.com

4. PROJECT NARRATIVE

Describe your application action(s) and provide as much detail as possible. Attach additional pages if necessary:

The Place 2 Be restaurant is expanding their operations into downtown Hartford, taking over the former Spectra wired Cafe which was formerly owned & operated by SCP, LLC landlords. The cafe was built to suit a restaurant, so The Place 2 Be had to make very minimal updates that were mostly cosmetic prior to opening. Specifically related to signage, where the existing signage was rebanded & resurfaced to reflect The Place 2 Be logo imaging/text. Prior to making these alterations the Place 2 Be consulted with signage company, city leaders, & former tenants of the space who advised permits were pulled prior, therefore The Place 2 Be resurfacing would not require town app

**** Please complete the following sections as they pertain to the actions you are applying for. ****
Be sure to sign the application in Section 5 on the last page.

A. COMPLETE IF APPLYING FOR ZONING MAP CHANGE:

Proposed Zone: _____

Describe the existing use of land and buildings in the zone change area:

Describe the proposed use of land and buildings in the zone change area:

Reason for this request: _____

B. COMPLETE IF APPLYING FOR ZONING APPEAL:

Are you an aggrieved party? (Check one): Yes No

Permit or Violation number: _____

State your reason for appealing the decision of the administrator or enforcement officer :

C. COMPLETE IF APPLYING FOR ZONING VARIANCE:

State the particular hardship* or unnecessary difficulty that prompts this application :

**A "hardship" as defined by the Connecticut State Statutes Section 8-6 whereby "with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of such bylaws, ordinances or regulations would result in exceptional difficulty or unusual hardship." Note that "mere financial loss does not constitute hardship warranting granting of variance [unless] loss is so great as to amount to confiscation of applicant's property, [a] variance might be justified."*

D. COMPLETE IF APPLYING FOR SUBDIVISION, LOT LINE REVISION, OR LOT COMBINATION

Lot Subdivision/Lot Line Revision:

Number of new lots to be created: _____ Area of each of the new lots in square feet _____

Street frontage of each of the new lots in feet _____

Lot Combination:

Address of lots to be combined _____

Map/Block/Lot for each property to be combined: Map _____ Block _____ Lot _____

Map _____ Block _____ Lot _____

Map _____ Block _____ Lot _____

(Map/Block/Lot and address information can be found at <http://gis.hartford.gov/parcelviewer/index.html>)

E. COMPLETE IF APPLYING FOR HISTORIC REVIEW

IMPORTANT: HISTORIC COMMISSION APPROVAL MUST FIRST BE OBTAINED BEFORE ANY BUILDING OR DEMOLITION PERMIT WILL BE ISSUED FOR WORK ON HISTORIC PROPERTIES. NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS ISSUED

Please check if photographs are included with application (required for certain projects)

Proposed work includes: (Check all that apply)

<input type="checkbox"/> Repairs	<input type="checkbox"/> Addition	<input type="checkbox"/> New construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other (specify)
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If proposing demolition, provide reason (attach additional pages if necessary):

Current materials being repaired/replaced: _____

Materials/products being used in work: _____

F. COMPLETE IF APPLYING FOR A SIGN PERMIT

1. Is this sign proposed outside of the Buildingline? Yes No
Maximum extension from the Buildingline: _____ ft. _____ in.

2. Is this sign proposed outside of the Streetline? Yes No
Maximum extension from the Streetline: _____ ft. _____ in.

3. Is this sign illuminated? Yes No

4. Engineer Name (if any): N/A Phone: _____
Address: _____

5. Minimum distance from lowest point of sign to sidewalk: _____ ft. _____ in.

6. Maximum height of sign from lowest established grade: _____ ft. _____ in.

7. Distance from the nearest outdoor sign: _____ ft. _____ in.

8. Square feet of surface for one face of the sign: _____ ft. _____ in.

9. Wording on the sign (include all words): The Place 2 Be, TP2B, Throat Trap, Both-Tab Trapping

→ Info provided in the attached

Description of work (attach additional pages if necessary):

The scope of the work has been provided in the attached. Scope including re-surfacing of existing signage that was prior approved by the city of Hartford.

NOTE: Please submit two copies of all drawings drawn to scale. Sign drawings should include the dimension of the sign. Elevation of building should include the location of proposed and existing signs. Site plans should include the location of proposed and existing signs and their distance from Buildinglines and Property lines.

5. SIGNATURE(S)

By signing below, I certify that all work will be done in strict accordance with the LOCAL, STATE AND FEDERAL CODES. Further, all work covered by this application has been authorized by the owner of this property. No work shall commence until all determinations have been made and the proper permits have been obtained.

Signature of Applicant: [Signature] Date: 07/21/2020

Printed Name of Applicant: Gianna La Luer

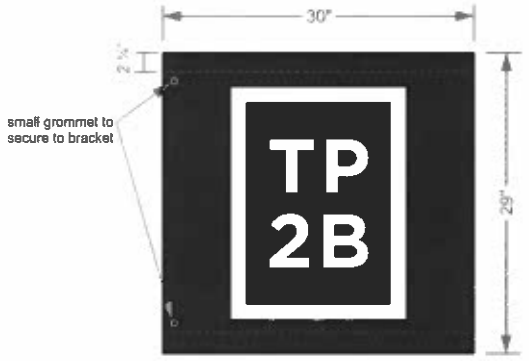
Signature of Property Owner: _____ Date: _____

Printed Name of Property Owner: _____

* Provided cost per zoning via email.

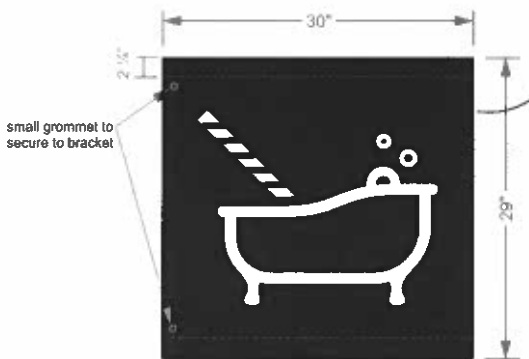
artfx

Place to Be | 5 Constitution Plaza, Hartford, CT
Rev 2
June 11, 2020

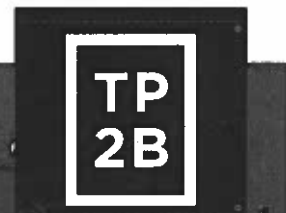


Banner Layout Qty. 1 6.04 Sq.Ft.
Scale: 1"= 1'- 0"

- Remove existing banners
- Top bracket to remain in place
- Relocate bottom bracket



Banner Layout Qty. 1 6.04 Sq.Ft.
Scale: 1"= 1'- 0"



Banner Layout Qty. 2 25 Sq.Ft. ea.
Scale: 3/4"= 1'- 0"

Double face banners with pole pockets top & bottom (3)qty.

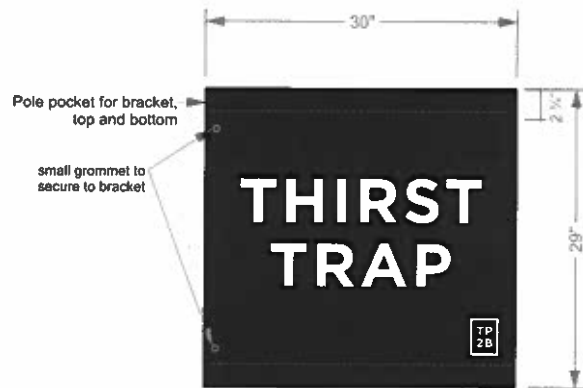


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Project Name:	Job#:	Scale:	Date:	Artist:	Proofed By:	Page:
Place To Be - 5 Constitution Plaza, Hartford Property Owner: 5 CP Landlord, LLC	56849	As Noted	6/9/20	PNH	CB	1



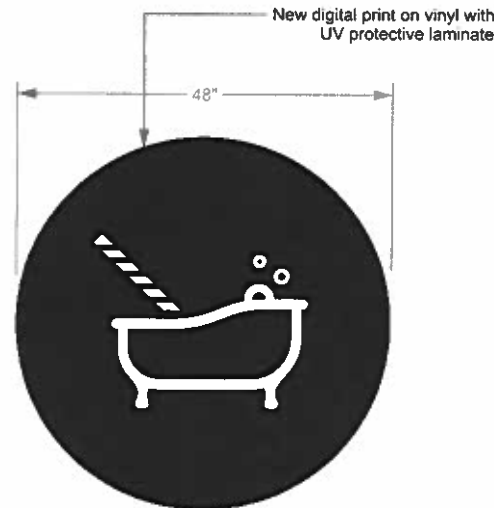
Existing



Banner Layout Qty. 1
Scale: 1"= 1'- 0"



Existing

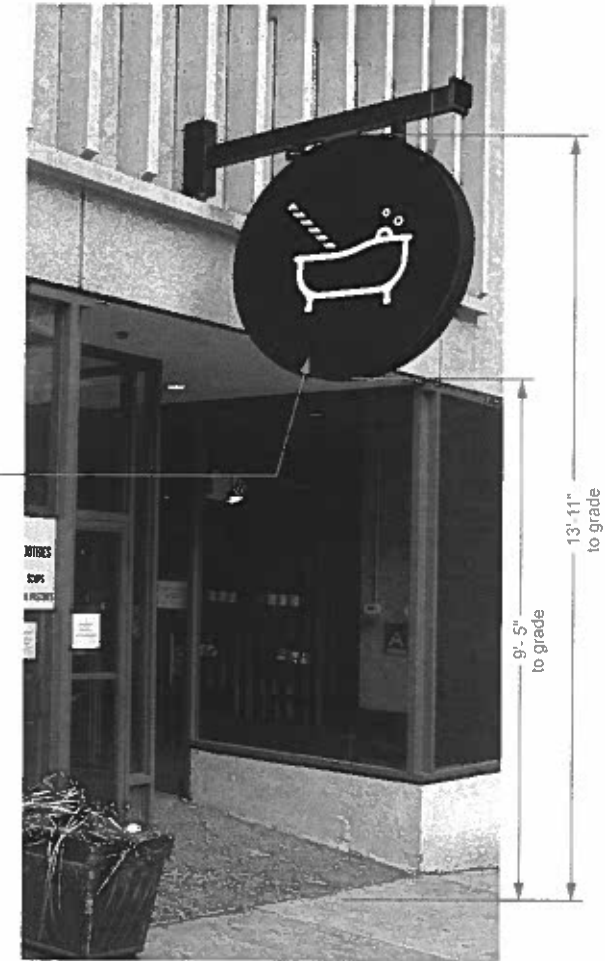


Blade Sign Layout 12.56 Sq.Ft.
Scale: 1"= 1'- 0"



Proposed Double Sided Banner 6.04 Sq.Ft.

Replace existing PVC face with aluminum
Paint all moldings and cabinet in low luster black



Proposed Double Sided Blade Sign



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Project Name:

Place To Be - 5 Constitution Plaza, Hartford
Property Owner: 5 CP Landlord, LLC

Job#:

rev 2 56849

Scale:

As Noted

Date:

6/9/20

Artist:

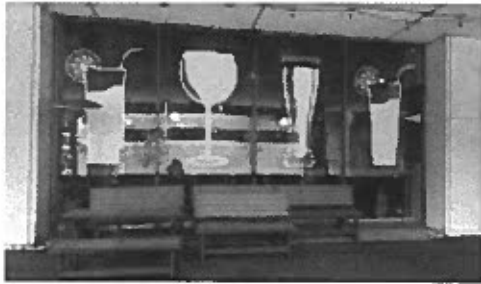
PNH

Proofed By:

CB

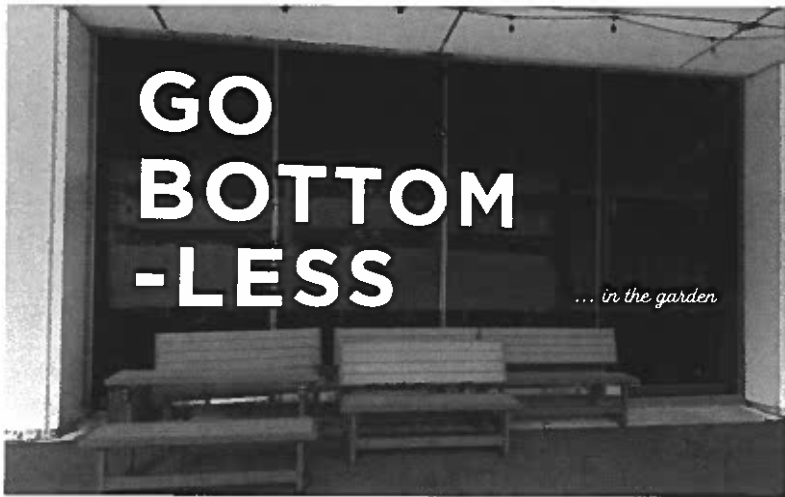
Page:

2



Existing vinyl has been removed

Existing



Proposed

Total Sq.Ft. 48.25



Window Layout

Scale: 3/8" = 1'- 0"



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Place To Be - 5 Constitution Plaza, Hartford
 Property Owner: 5 CP Landlord, LLC

Job#:

rev 2 56849

Scale:

As Noted

Date:

6/9/20

Artist:

PNH

Proofed By:

CB

Page:

3



Garden Elevation

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

Forward applied matte white vinyl



Entrance Elevation

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

Forward applied matte white vinyl





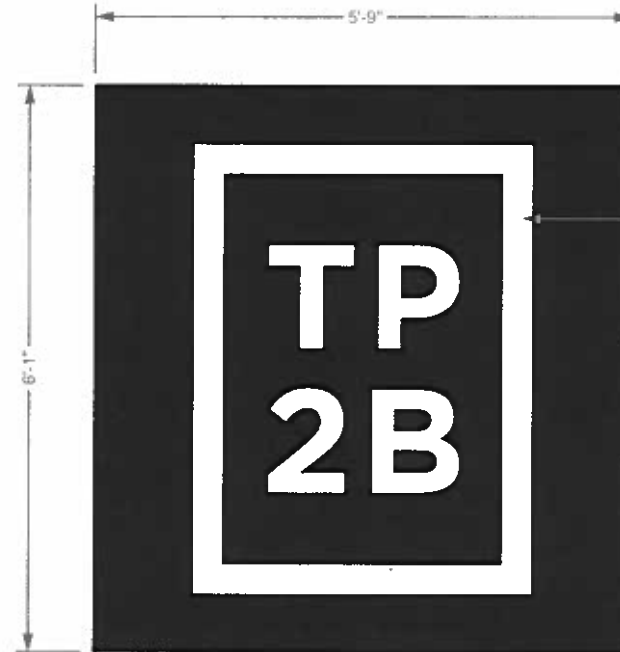
Face to be cut to create flange for mounted new face

Existing D/F Cabinet



Proposed D/F Cabinet

Sq.Ft. 34.97



Exposed 3/16" White polycarbonate, mechanically fastened from behind, to illuminate

125" Aluminum plate with stencil cut face, painted low luster black, opaque



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