Belmont Executive Center

comprehensive sign plan

issued for review: January 4, 2010

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Glossary

These definitions are provided for clarification only and are not intended to supersede any of the definitions provided in Article 8 of the Revised 1993 Zoning Ordinance.

Anchor: *A major tenant occupying 15,000 s.f. or more of leasable area.*

InLine Structure: *A tenant occupying less than 15,000 s.f. of leasable area and attached to other inline structures.*

Monument Sign: *Freestanding ground mounted signs that identify the plaza and may include tenant names.*

Pad Site: *A tenant occupying less than 15,000 s.f. of leasable area and detached from any other structures.*

Plaque: *A tablet made of metal or carved wood with incised letters depicting the tenant's name, logo, or services provided. Usually located near the tenant's public entrance. No plastic or illumination will be allowed.*

Product / Service Descriptor: *Text within any sign type that explains the product or services available from the tenant (i.e. a supermarket's signage may say "groceries", "deli", and/or "bank" - words that describe the supermarket's products and services available inside).*

Sign Band: *Overhead signage applied to anchor, inline, and pad site tenants. Sign materials allowed are aluminum channel letter frame with returns painted black or white; translucent acrylic face material; glass wood, and metal. No single deep metal box signs are allowed. Illumination methods allowed vary with sign types.*

T.L.L.: *Tenant Lease Line delineates the limits of a tenant's leasable area.*

General Design Guidelines

General Provisions
The purpose of the Belmont Executive Center (BEC) Sign Guidelines is to establish a cohesive, comprehensive and functional system to direct and communicate with those who work and visit BEC. All signs should reinforce the classic office campus image of BEC and provide for the safe and efficient flow of traffic throughout the site.

Sign copy shown in this document is for illustrative purposes only. Sign size provides maximum square footage. Sign size may be reduced provided sign is substantially similar to sign depicted. The applicant reserves the right to install any sign type in the revised 1993 Zoning Ordinance not modified herein or any sign type that is added at a later date.

Effective Date
The effective date of these standards and guidelines is the date of approval by the Loudoun County Board of Supervisors.

Enforcement
Loudoun County is the entity responsible for administering and enforcing the adopted Comprehensive Signage Plan and Guidelines.

Landscaping
The design of the BEC landscape and hardscape elements, provides aesthetically pleasing views, throughout Loudoun County. Plant material focuses on trees, shrubbery, sod and flowers for year round color and texture through the utilization of primarily native plant species. While signage may be located within landscaped areas it is important to maintain the clear visibility of the sign face to enhance readability by, and thus safety of, passing motorists.

Materials, Colors and Typestyle
Toll Brothers will maintain all signs and associated landscape in order to ensure that the quality materials used in construction remain in excellent condition. Toll Brothers retains the right to change the specified materials, to the extent that the alternatives are consistent visually and in terms of performance with materials specified in the Sign Plan. Toll Brothers will establish and maintain a consistent color scheme which will complement the architecture (see example signage on following pages). Additionally, Toll Brothers, retains the right to change the color schemes and/or typestyle as it deems necessary to maintain the upscale image of the community as long as a consistent color scheme is maintained.
These changes shall be made with the concurrence of the Zoning Administrator or her designee that a consistent color scheme will be maintained or that alternative materials are consistent visually and in terms of performance with materials specified in the Sign Plan. Logos shown and colors chosen are subject to change due to national marketing strategies.

General Design Guidelines

Sign Location
Loudoun County must approve the location of all signs. Under no circumstance shall signs be placed to obscure in any way the line of sight by vehicular or pedestrian traffic on publicly maintained streets, sidewalks, or any public area. All signs shall comply with the Zoning Ordinance requirements for visibility clearance at intersections. Reference Section 5-1200, Revised 1993 Zoning Ordinance

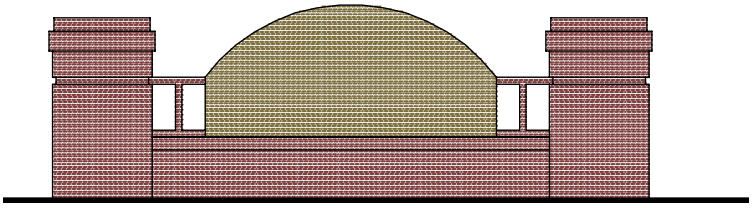
The locations of signs on the accompanying plan are approximations and may change to accommodate utility locations, roadway design and architectural features.

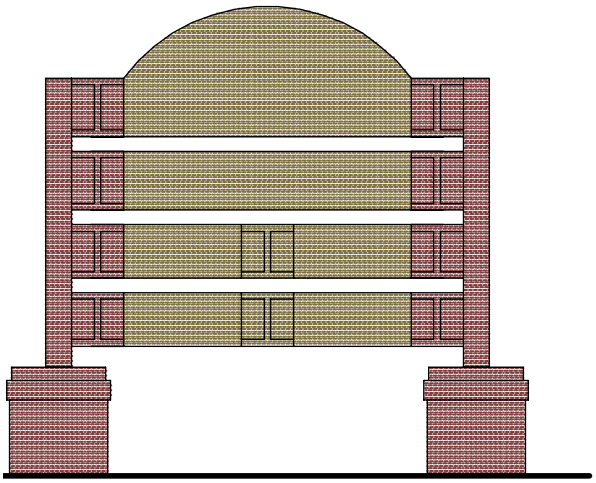
Sign Permits
All signs approved as a part of the BEC Comprehensive Signage Plan and Guidelines, including signs already in place, shall be required to obtain a sign permit to ensure conformance with the sign plan. Permit issued by Loudoun County Department of Public Building and Development, Leesburg, VA. Prior to obtaining a sign permit from the county, a tenant shall have the proposed signage approved by the landlord. The landlord shall provide a letter to the tenant indicating which sign types apply to their space and approving the site and style of the proposed signage. The letter shall accompany the sign permit application.

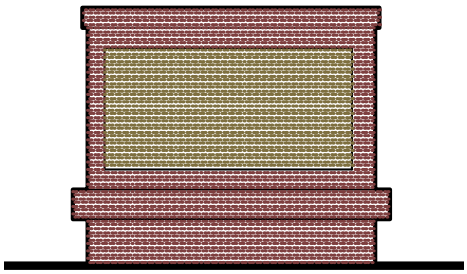
Sign Illumination
Lighting may be by external illumination including ground mounted up lights and sign mounted down lights. Lighting of signs shall not be blinding, fluctuating or moving. Sign illumination shall be directional to illuminate the surface of the sign only and shall not spill upward or reflect or cast glare onto adjacent properties or roadways. The letters on all building signs shall be internally illuminated channel letters with metal sides, and trip cap and color acrylic faces. The height and length of the sign, as well as the size of the letters, shall be in accordance with the sign criteria. Only signs that have individual interior-lighted letters, ("channel letters") and carry Underwriters Laboratory (UL) rating will be permitted. Signs with exposed neon tubing or exposed lamps or any expose sign illumination or illuminated sign cabinets or modules or "ox" signs or signs of the flashing, rotating, moving, blinking or animated type are not permitted.

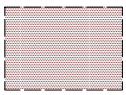
Calculation of Maximum and Aggregate Sign Area
As described in the Comprehensive Sign Plan Matrix, each proposed sign type has a maximum sign area. The sign area is computed as the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display used to differentiate the sign from the background against which it is placed. Maximum sign area in matrix refers to each sign face, signs with multiple faces are noted as such. In some instances, more than one (1) of each sign type is proposed for each tenant but the Maximum Aggregate Sign Area may be less than the product of the total # of signs multiplied by maximum sign area. This allows for added flexibility in each tenant's signage program while maintaining strict limits on total area of signage. The graphics depicting sign types generally illustrate the largest available signage for each type.

General Design Guidelines









background area

sign area

Calculation of Background Area

As described in the Comprehensive Sign Plan Matrix (Appendix A), many proposed freestanding and ground mounted sign have a maximum background area. The background area is computed as the limits of the sign which do not include the sign area. The sign is typically displayed on the background area but is not included in the computation of the background area.

General Design Guidelines

Color Palette:
Permanent and Temporary signs (other than tenant logos) will primarily use the colors shown below, black and white in their design. These colors will be used for the signs and accent features on the sign structures. Other materials such as stone, pre-cast concrete, and metal may also be used as support structure or as sign elements; these materials may be used in their natural finish. Materials for each sign type are specified with each sign type description.

Pantone Colors:

Off-White #7506U	Process Black U	Light Tan #34-8C	Dark Tan #35-5C	Green #3435C	Stone Wall	Stone Wall	Stone Wall

Birch Std
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789(!@#$%^&*+=-)

Birch STD Expanded
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789(!@#$%^&*+=-)

Swiss721 BT Roman
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789(!@#$%^&*+=-)

Swiss721 BT Bold
abcdefghijklmnopqrstuvwxyz
ABCDEFGHIJKLMNOPQRSTU-VWXYZ
0123456789(!@#$%^&*+=-)

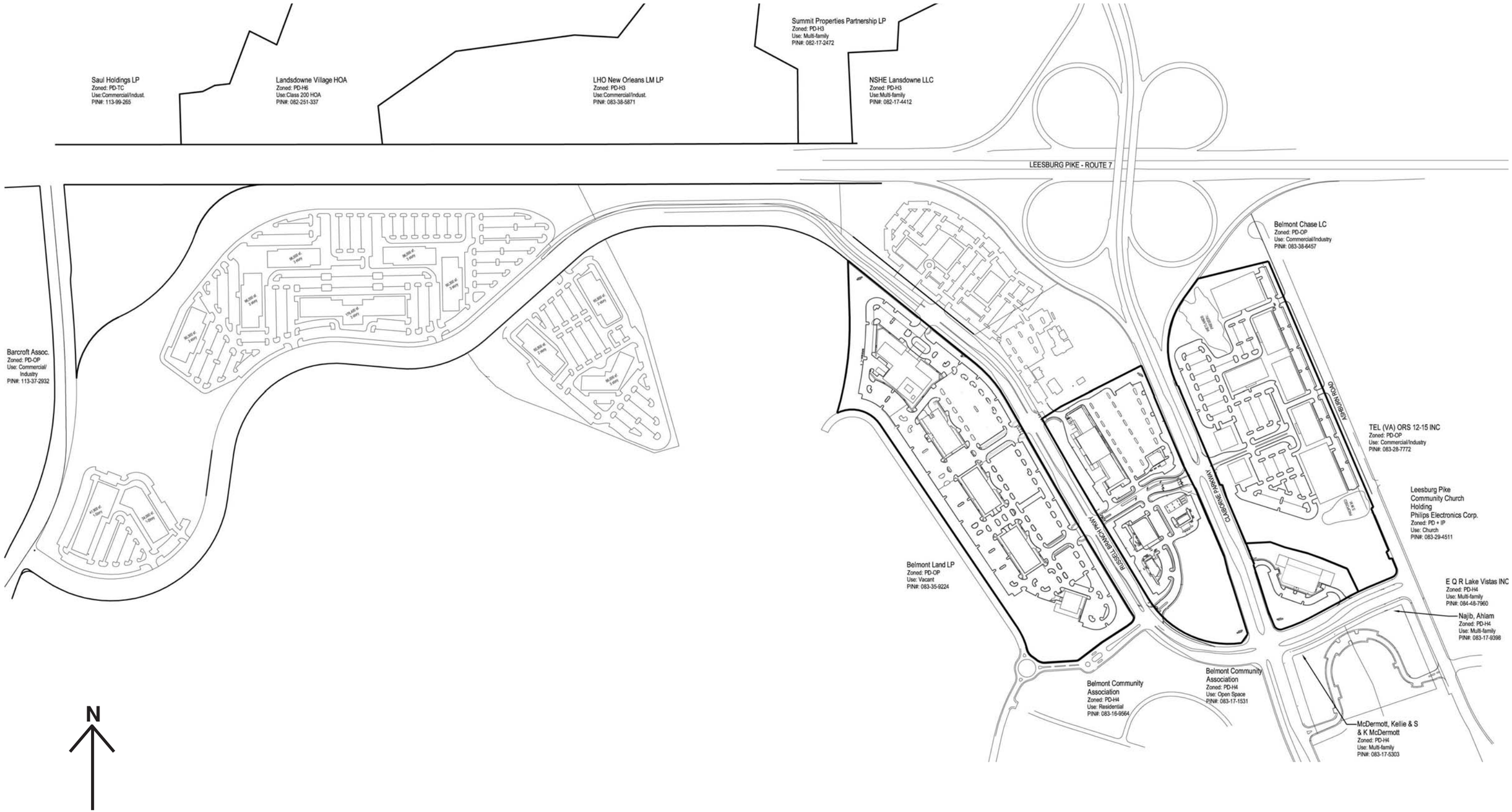
Standard typography will be used for both permanent and temporary signs within Belmont Executive Center with the exception of regulatory signs (i.e. stop signs, parking restriction signs, fire lane signs, etc.

The initial standard typography will consist of Birch Std, Birch Std Expanded, Swiss721 BT and Swiss721 BT Bold.

This standard typography may be modified due to changes in market conditions and prevailing styles; should the standard typography be modified, all signs will be changed to reflect the new typography in order to ensure the consistency throughout Belmont.

For user/tenant signs the typography will reflect the individual tenant's style, logo and branding that is expressive to the user. Regulatory signs shall use the standard typography as required by applicable federal, state and local standards.

Vicinity Map/Adjacent Land Owners



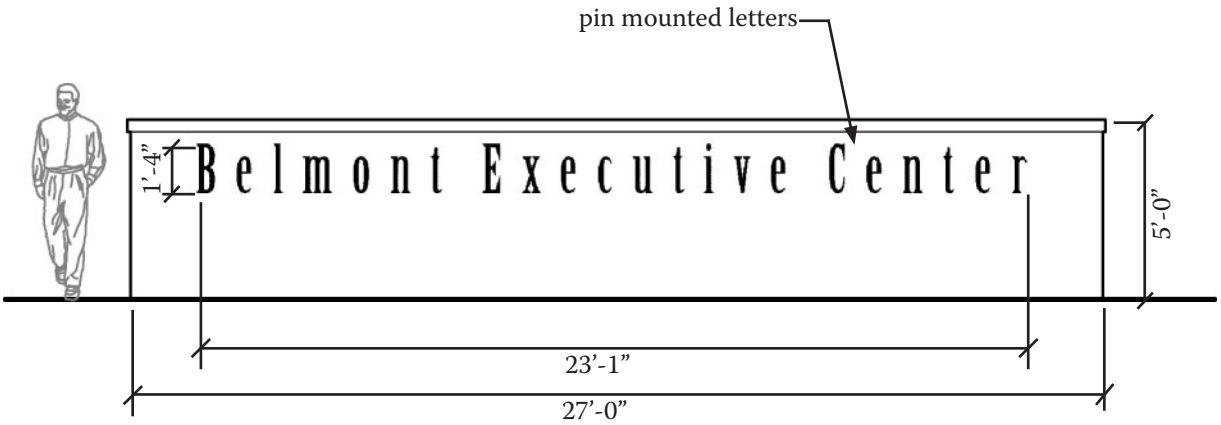
A1

project icon sign

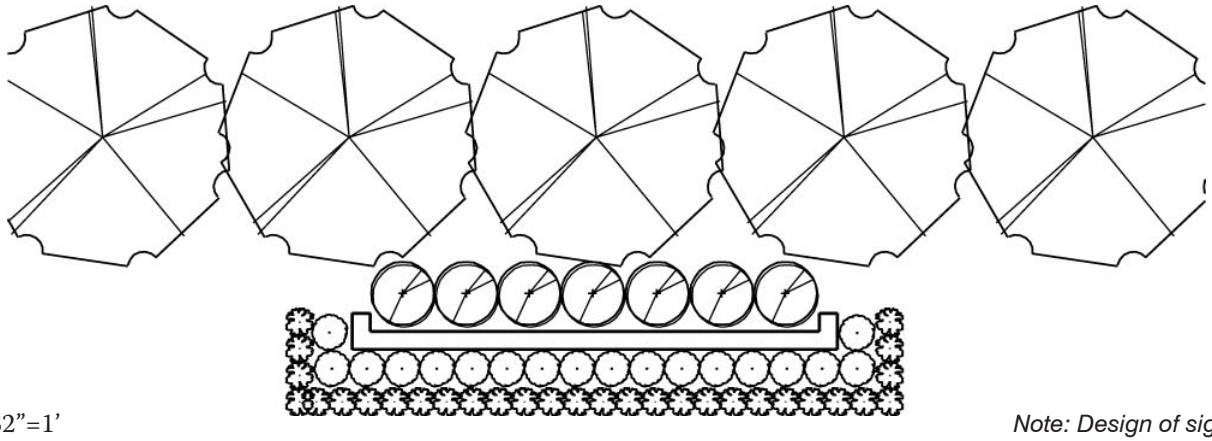
Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs

Materials: *Jaramite, natural stone*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Scale: 3/16"=1'



Scale: 3/32"=1'

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total aggregate signage: *96 sqft.*

Max # of signs: *3*

Area of any one sign: *32 sqft.*

Area of background structure: *103 sqft.*

Max height of background structure: *5'-0"*

Illumination: *White light see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Ground mounted*

Max. Sign Height: *4'-4"*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:
1. 1 at the Intersection of Claiborne Pkwy and Russel Branch Pkwy, NE Corner (near Building X)
2. 1 at the northern edge of site adjacent to Rt. 7
3. 1 adjacent to SW corner of Building XXXI

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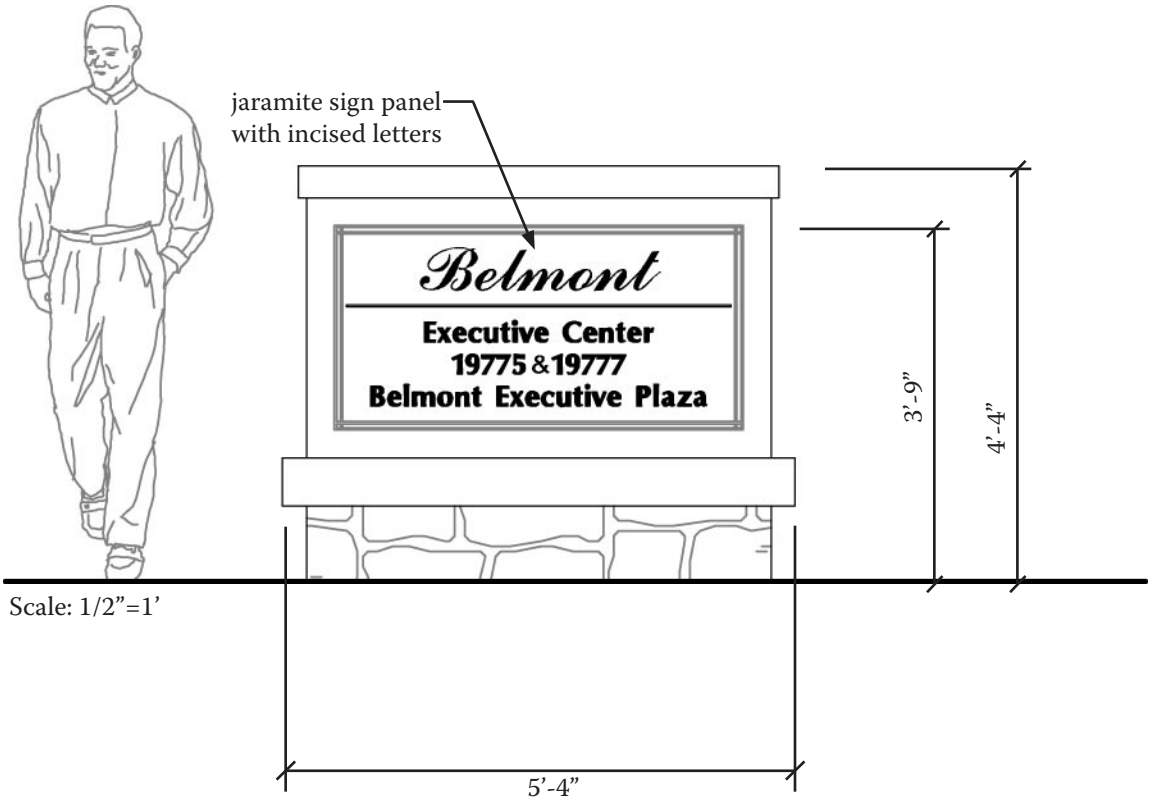
A2

sector icon signage

Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs

Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total aggregate signage: *72 sqft*

Max # of signs: *8*

Max. Area of any one sign: *9 sqft.*

Max. Area of background structure: *12.25 sqft.*

Max height of background structure: *4'4"*

Illumination: *White light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Ground mounted*

Max. Height: *3'-9"*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:

1. 1 towards the center of site along Claiborne Pkwy near Buildings XI and XII
2. 1 at the entrance to the parking lot for Buildings I and II
3. 1 in front of Building III
4. 1 in front on Russel Branch Pkwy west of Building XVII
5. 1 in front of Buildings XXI, XXII, and XXIII
6. 1 at the Entrance to the parking lot for Building XXIV
7. 1 at the entrance to parking lot for Buildings XXVI and XXVIII
8. 1 at the entrance to the parking lot for Building XXX

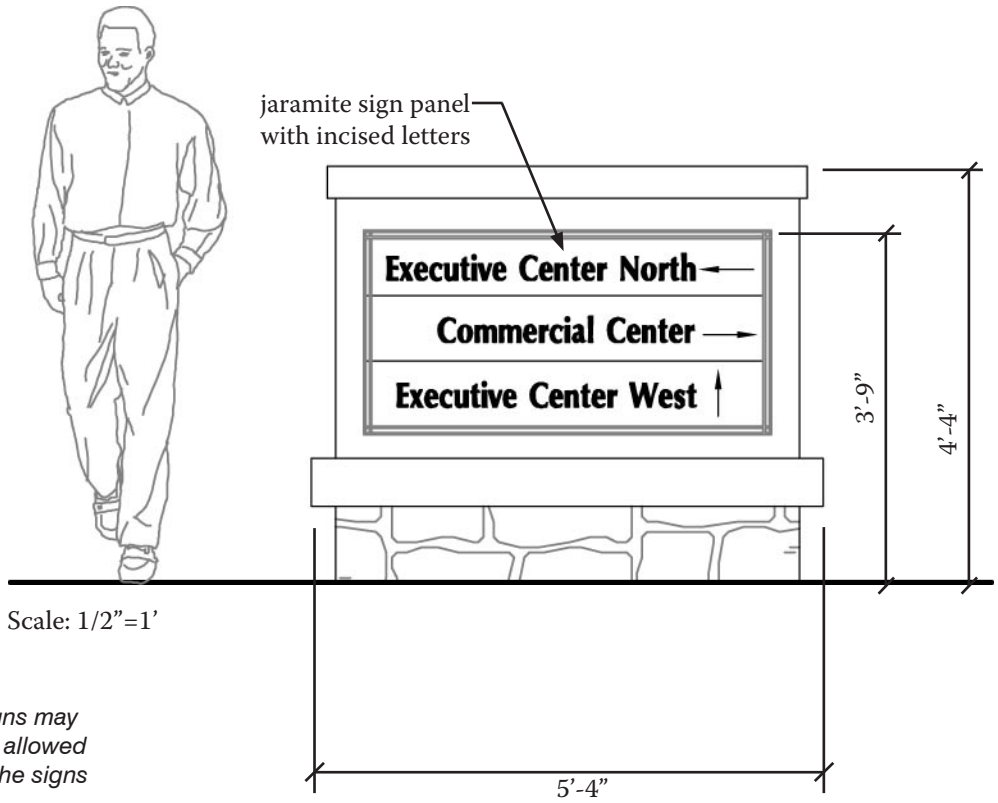
A3

sector directional sign

Section 5-1204(D)(7)(h)
Directional Signs, On-Site

Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Scale: 1/2"=1'

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total aggregate sign area: *18 sqft.*

Max # of signs: *2*

Max area of any one sign: *9 sf.*

Max. Area of background structure: *12.25 sqft.*

Max height of background structure: *4'-4" sqft.*

Illumination: *White light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Freestanding Sign*

Max. Height: *3'-9"*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:
1. *1 sign along Claiborne near Building X*
2. *1 sign along Russel Branch Pkwy NE of Building XX*

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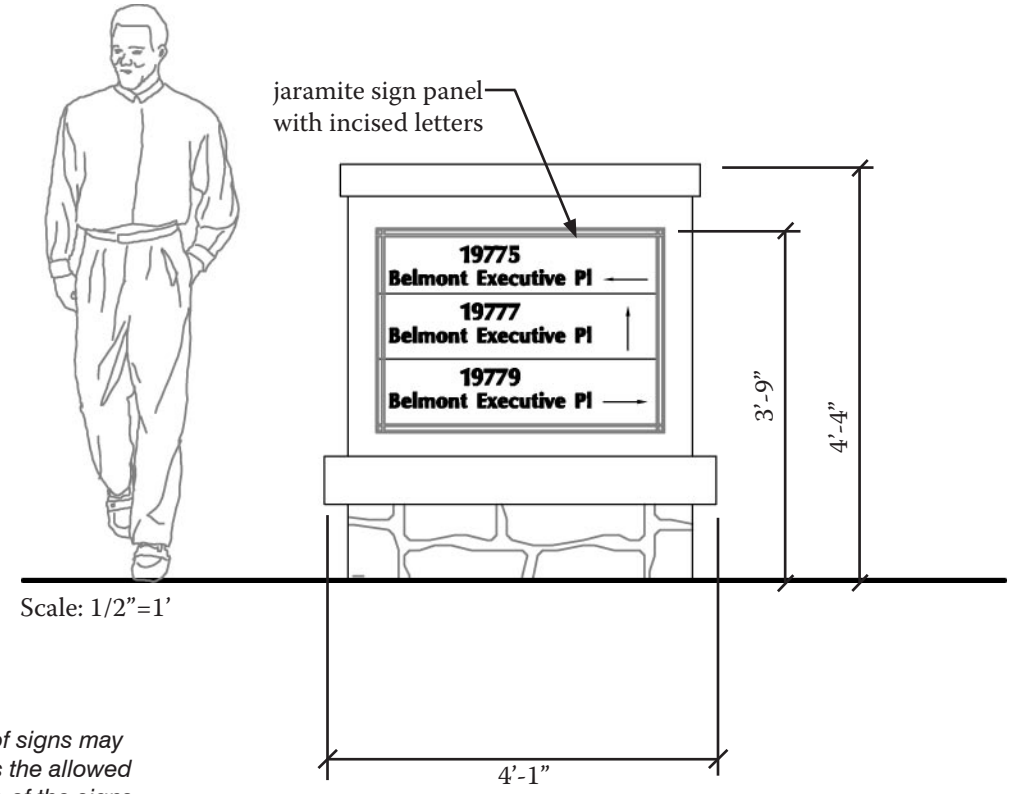
A4

internal sector directional sign

Section 5-1204(D)(7)(h)
Directional Signs, On-Site

Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total aggregate sign area: *12.75 sqft.*

Max # of signs: *2*

Max. Area of any one sign: *6.375 sf.*

Max. Area of background structure: *9.5 sqft.*

Max height of background structure: *4'-4"*

Illumination: *White light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Ground mounted*

Max. Height: *3'-9"*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:

1. *1 sign to the south of Building III*
2. *1 sign to the south of Buildings XXVII and XXVIIII*

B1

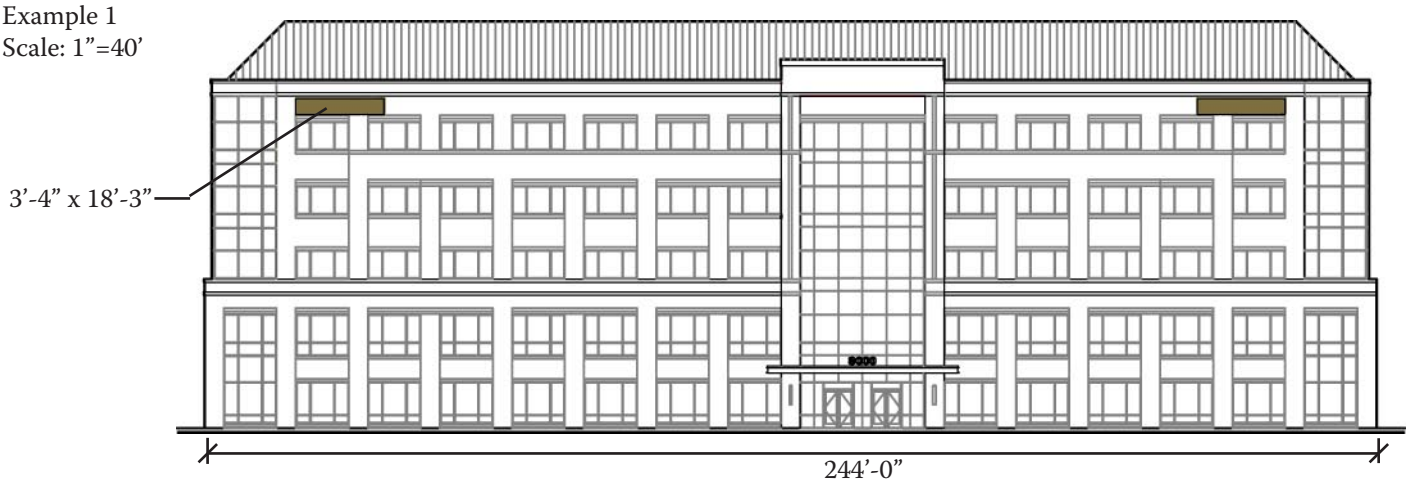
office signage

Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories)

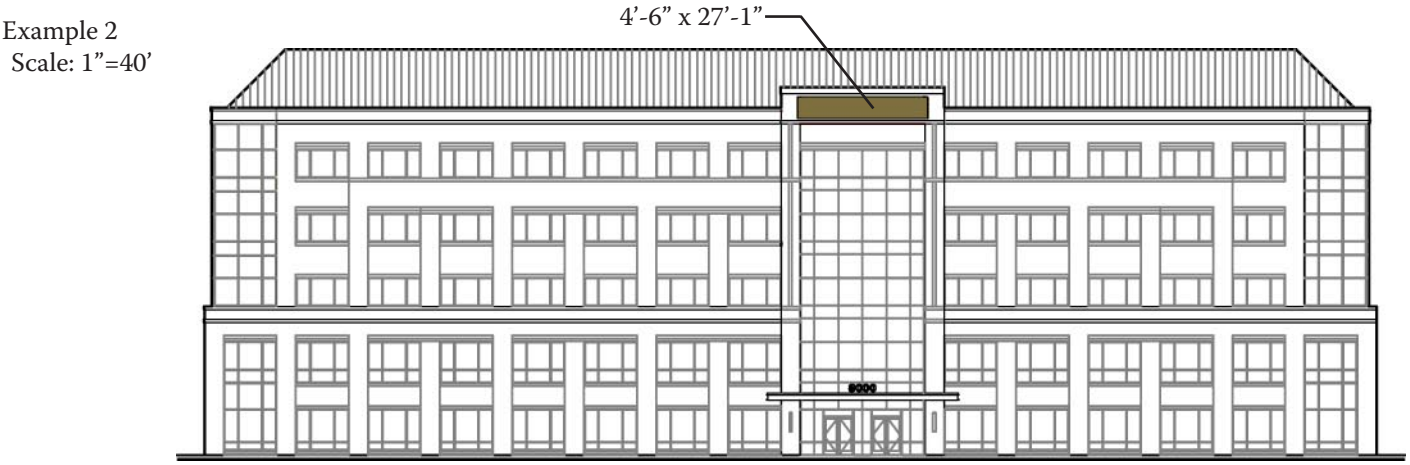
Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Example 1
Scale: 1”=40’



Example 2
Scale: 1”=40’



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *0.5 sqft. per 1 linear ft. of facade*

Max # of signs: *2/facade, no more than 3 signs*

Max area of any one sign: *0.5 sqft. per 1 linear ft. of frontage*

Illumination: *Backlight, see Appendix F*

Type Permitted: *Building mounted*

Max. Height: *Roofline, single line of copy not to exceed 36”, double line of copy not to exceed 54”*

Max Length: *0.15 ft per 1 linear ft. of frontage or 36 ft. whichever is less*

Additional Requirements: *Sign must be located at the top floor of the building, otherwise maximum area of sign is 20 sf. Name and message on each facade do not have to be the same and multiple tenants may have signs, but the max number of signs will not increase*

C1

building hotel signage

Section 5-1204(D)(3)(z) Hotel, Motel and Conference Center (6+ stories)

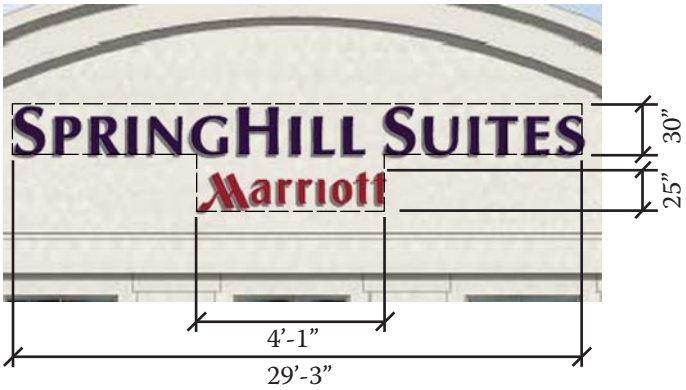
Materials: *Acrysteel or Panaflex faces with computer cut aluminum backs and vinyl graphics. Painted aluminum returns.*

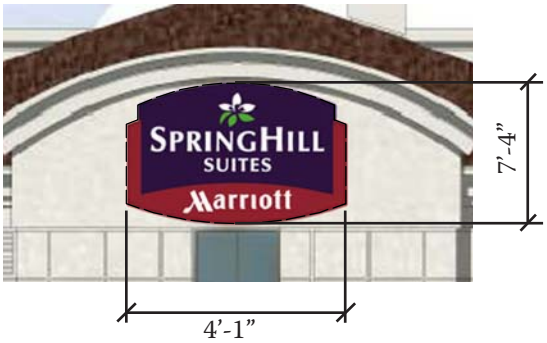
Sign Colors: *Per tenant signage program and subject to change with complete branding*

Scale: 1”=40’

Front Elevation

Side Elevation





Note: Signs shown do not represent actual tenant, but are simply representative of typ. hotel tenant signage. The Applicant may replace the “Spring Hill Suites/Marriott” signs with signs that indicate the name of another hotel tenant. Design, colors, message and logo of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *255 sqft.*

Max # of signs: *3*

Max area of any one sign: *107 sqft.*

Illumination: *Backlight, see Appendix F*

Sign Type: *Building mounted*

Max. Height: *Roofline*

Max. Length: *29’-3”*

Additional Requirements: Sign must be located at top floor of building, otherwise max. area of sign is 20 SF

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C2

hotel icon signage

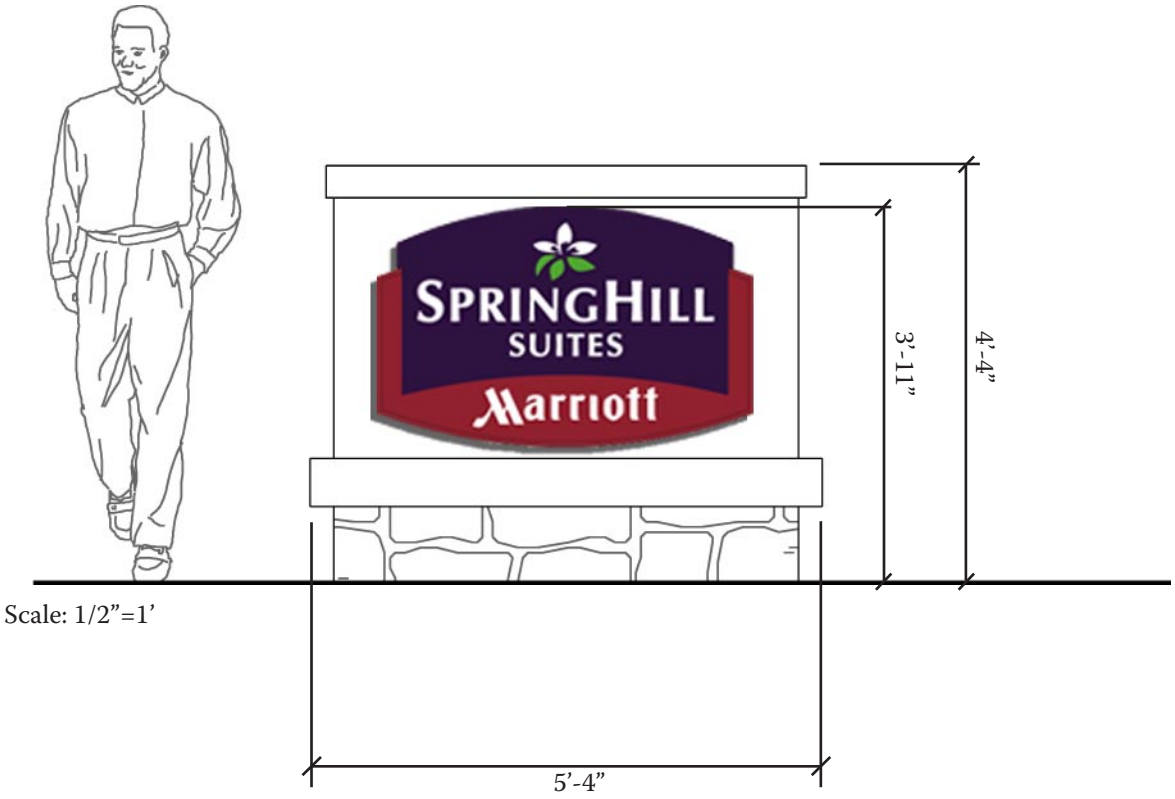
Section 5-1204(D)(3)(w) Hotel, Motel and Conference Center (freestanding) Entrance Signs

Materials: *Acrysteel or Panaflex faces with computer cut aluminum backs and vinyl graphics. Painted aluminum returns. Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Scale: 1”=40’



Scale: 1/2”=1’

Total aggregate sign area: *9 sqft.*

Max # of signs: *1*

Max. Area of any one sign: *9 sf. each side*

Max. Area of background structure: *12.25 sqft. each side*

Max height of background structure: *4’-4”*

Illumination: *Backlight and white light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Freestanding*

Max. Height: *3’-11”*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:
1.1 in front of Building XX

D1

child care center signage

Section 5-1204(D)(3)(v) Child Care Center

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

See Appendix A through D for various allowable building mounted signs. Examples shown are for typical child care center tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.
Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

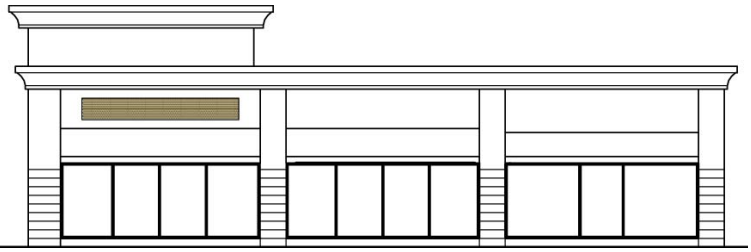
PRIMARY FACADE (2 SIDES) EXAMPLES

Scale: 1”=20’

Scale: 1”=20’

SECONDARY FACADE (2 SIDES) EXAMPLES

Scale: 1”=20’



Scale: 1”=20’

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Guidelines

Total Aggregate Sign Area: *1 sqft. per linear ft. of primary facade frontage. 0.75 sqft per linear ft. of secondary facade frontage*

Max # of signs: *3 per primary facade, 2 per secondary facade, 9 per tenant*

Max area of any one sign: *1 sqft. per linear ft. of primary facade frontage*

Illumination: *Backlight, see Appendices A through D and F*

Type Permitted: *Building mounted, tenant limited to 3 sign types per side.*

Max. Height: *30” for a single line of copy, 45” for a double line of copy; Signs will not be displayed any higher than the roofline*

Max. Length: *25% of linear ft. of frontage or 28’, whichever is less*

E1-0

pad site retail tenant signage

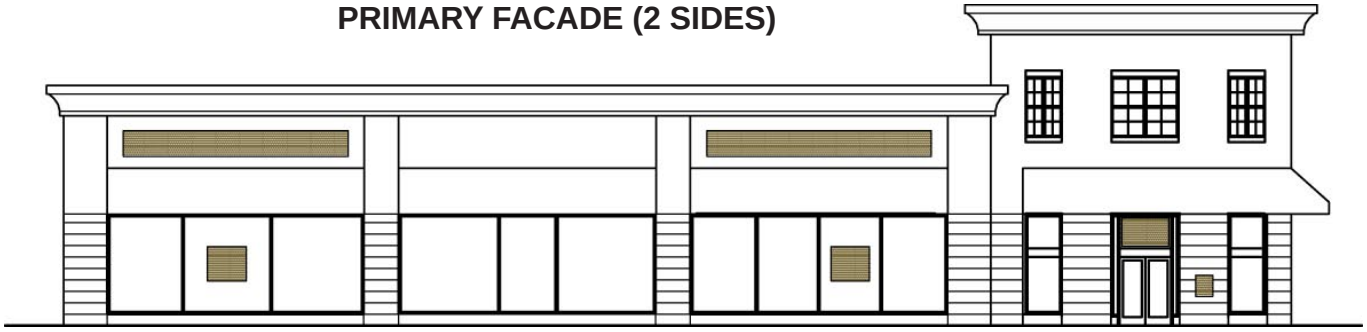
Section 5-1204(D)(3)(ii)
Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.*

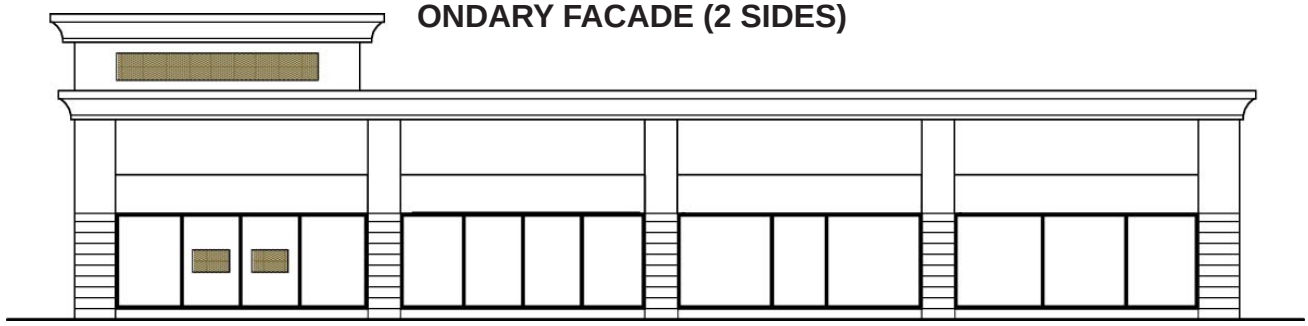
See Appendix A through D for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

LOCATED ON BUILDING "XI" PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

LOCATED ON BUILDING "XI" SECONDARY FACADE (2 SIDES)



Scale: 1"=20'

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage*

Max # of signs: *6 per primary facade, 3 per secondary facade, 18 per tenant*

Max area of any one sign: *1.5 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, Appendices A through D and F*

Sign Type: *Building mounted, tenant limited to 3 sign types per side.*

Max. Height: *30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline*

Max. Length: *25% of linear ft. of frontage or 28', whichever is less*

Additional Requirements: *Tenants are limited to two(2) building mounted sign bands on primary facades and one(1) building mounted sign band on secondary facades.*

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E1-1

pad site retail tenant signage w/ awning

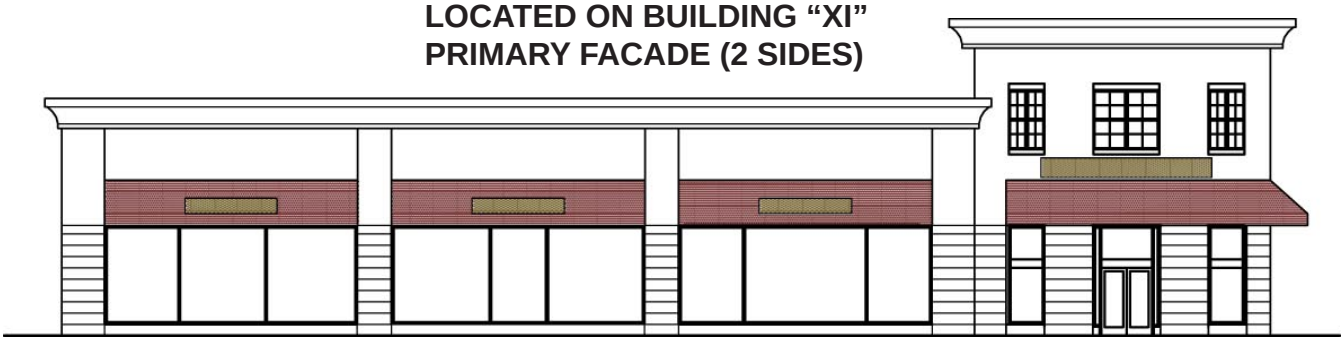
Section 5-1204(D)(3)(ii)
Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

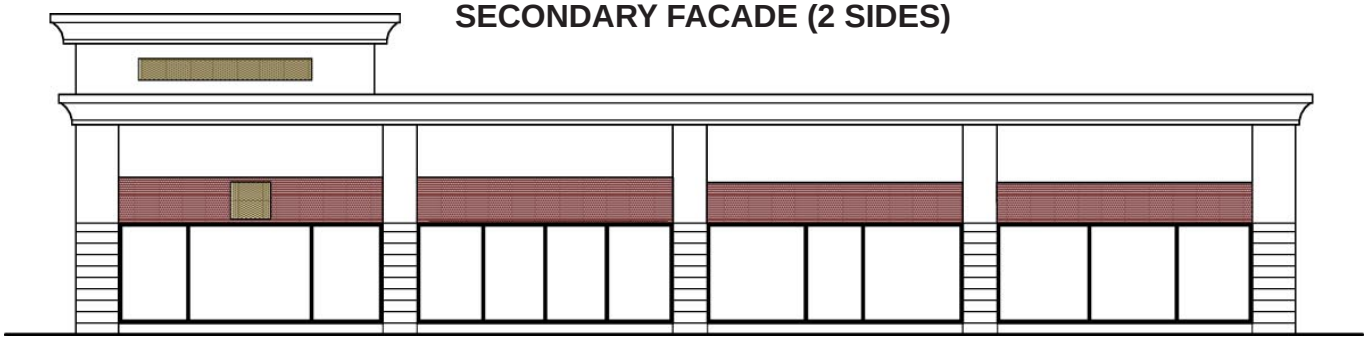
See Appendix A through E for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and is provided for clarification only. Individual tenants signage may vary within the limits defined herein.

LOCATED ON BUILDING "XI"
PRIMARY FACADE (2 SIDES)



Scale: 1"=20'

LOCATED ON BUILDING "XI"
SECONDARY FACADE (2 SIDES)



Scale: 1"=20'

Awning

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage.*

Max # of signs: *4 per primary facade, 2 per secondary facade, 12 per tenant*

Max area of any one sign: *0.75 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, see Appendix A through F*

Sign Type: *Building mounted, tenant limited to 3 sign types per side.*

Max. Height: *30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed any higher than the roofline*

Max. Length: *25% of linear ft. of frontage or 28', whichever is less*

Additional Requirements: *Tenants are limited to two(2) building mounted sign bands on primary facades and one(1) building mounted sign band on secondary facades.*

F1

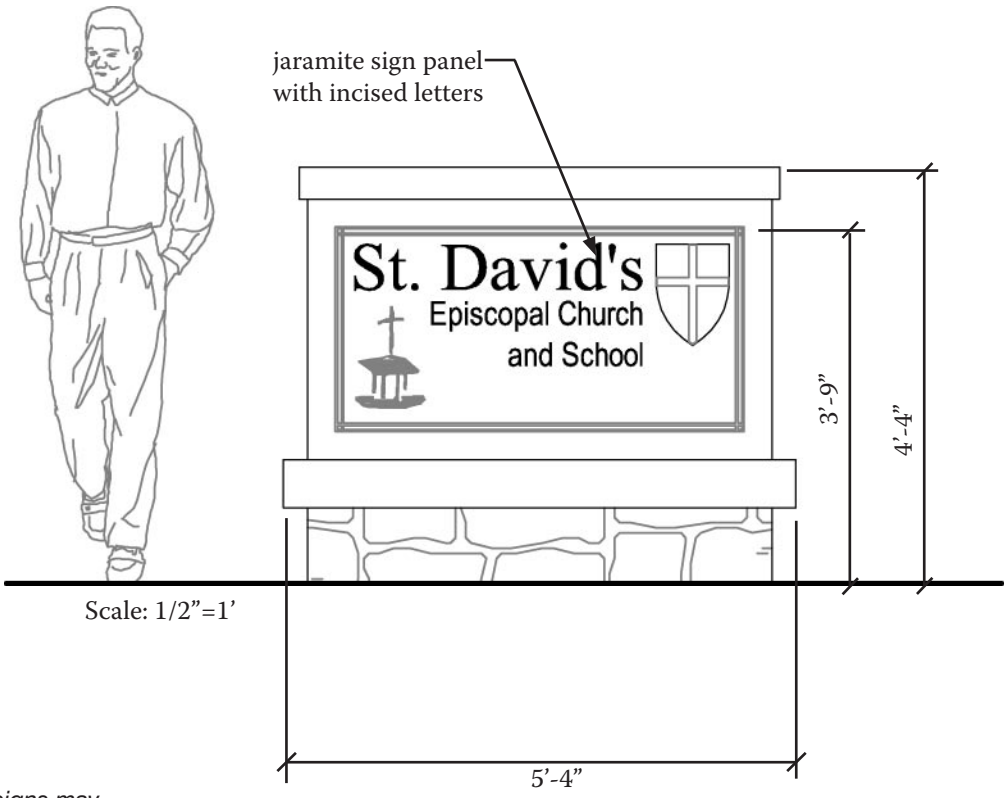
church signage

Section 5-1204(D)(2)(c)
Places of Worship

Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*

Sign Colors: *Per tenant signage program and subject to change with complete branding*



Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *18 sqft.*

Max # of signs: *1*

Max area of any one sign: *9 sqft per side (double sided)*

Max. area of background structure: *12.25 sqft. per side (double sided)*

Max. height of background structure: *4'-4"*

Illumination: Backlight or *white light, see Appendix F*

Min. setback from right of way: *5 ft.*

Sign Type: *Freestanding*

Max. Height: *3'-9"*

Additional Requirements: *Signs shall contain no advertising*

Locations: *1 sign along Russell Branch Pkwy NW of Building VII on the east side of the road*

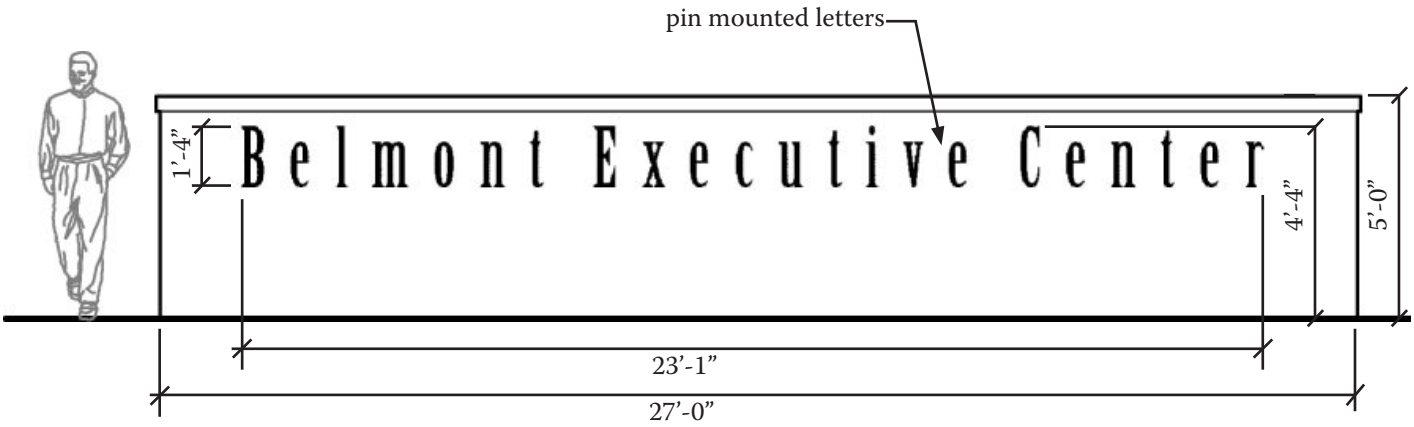
M1

project icon sign

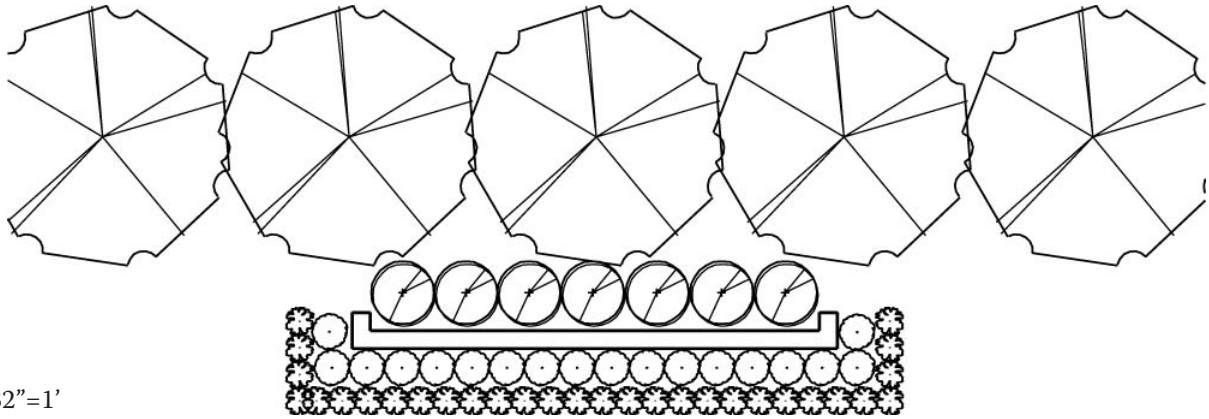
Section 5-1204(D)(3)(c)
Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments

Materials: Jaramite, natural stone, metal

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*



Scale: 1/4"=1'



Scale: 3/32"=1'

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate: *64 sqft.*

Max # of signs: *2*

Max area of any one sign: *32 sf.*

Max area of background structure: *103 sqft.*

Max height of background structure: *5'-0"*

Illumination: *White light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Freestanding sign*

Max. Sign Height: *4'-4"*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:

1. *1 sign at the southern end of Claiborne Pkwy on the west side of the road*
2. *1 sign east of building VII*

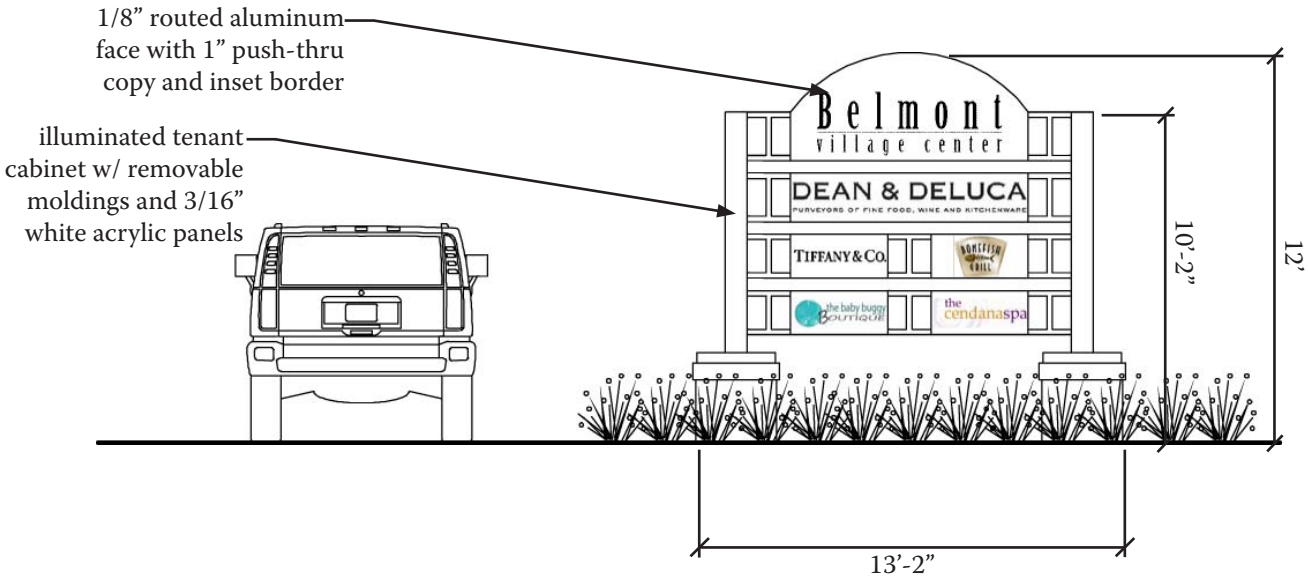
M2

community commercial sector signage

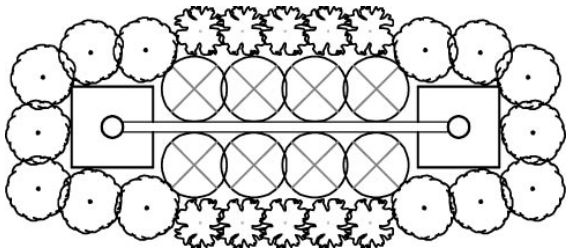
Section 5-1204(D)(3)(c) (PD-CC(CC)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments

Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base of sign*



Scale: 3/16"=1'



Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate: *206 sqft.*

Max # of signs: *2*

Max. area of any one sign: *51.5 sqft. per side (Double sided)*

Max. Area of background structure: *39.5 sqft. per side (Double Sided)*

Max. Height of background structure: *10'-2"*

Illumination: *Backlight or white light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Freestanding sign*

Max. Height: *12'*

Locations:

1. *1 sign along Claiborne Pkwy, NE of Building IX*
2. *1 sign along Russell Branch Pkwy, SW of Building VII*

M3

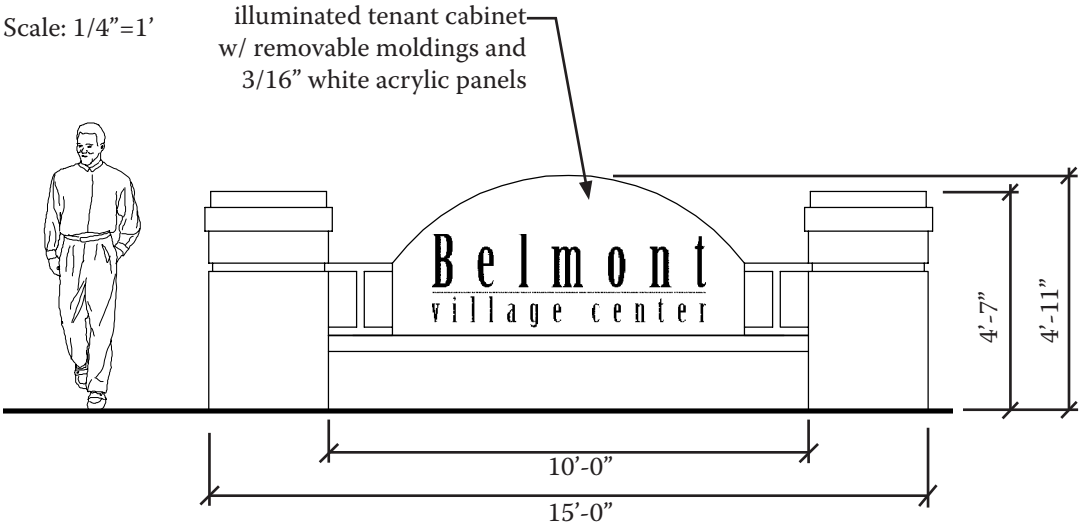
community commercial icon signage

Section 5-1204(D)(3)(c) (PD-CC(CC)) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments

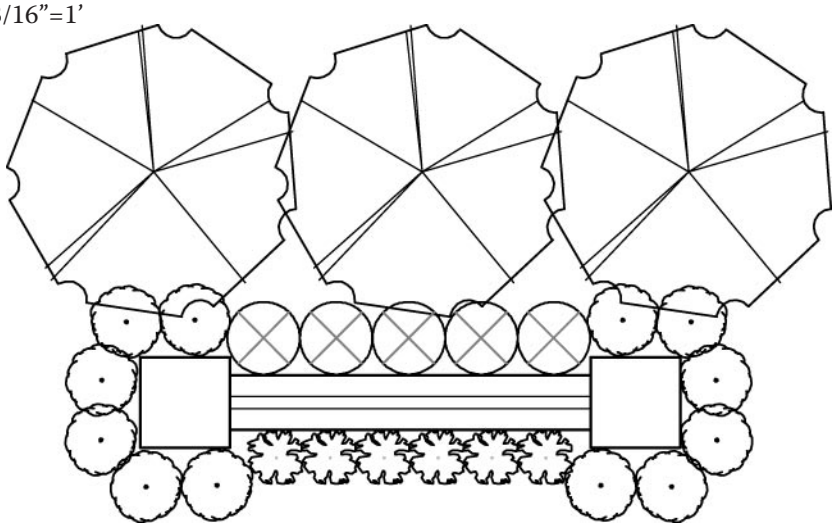
Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign and in planter wall*

Scale: 1/4”=1’



Scale: 3/16”=1’



Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate: *20.5 sqft.*

Max # of signs: 1

Max area of any one sign: *20.5 sqft*

Max. Area of background structure: *40.25 sqft.*

Max. Height of background structure: *4’-7”*

Illumination: *Backlight or white light*

Min. setback from right of way: *10 ft.*

Type Permitted: *Freestanding sign*

Max. Sign Height: *4’-11”*

Additional Requirements: *One sided only; signs shall contain no advertising*

Locations:

1. *1 sign along Russell Branch Pkwy SW of Building V*

M4

sector directional sign

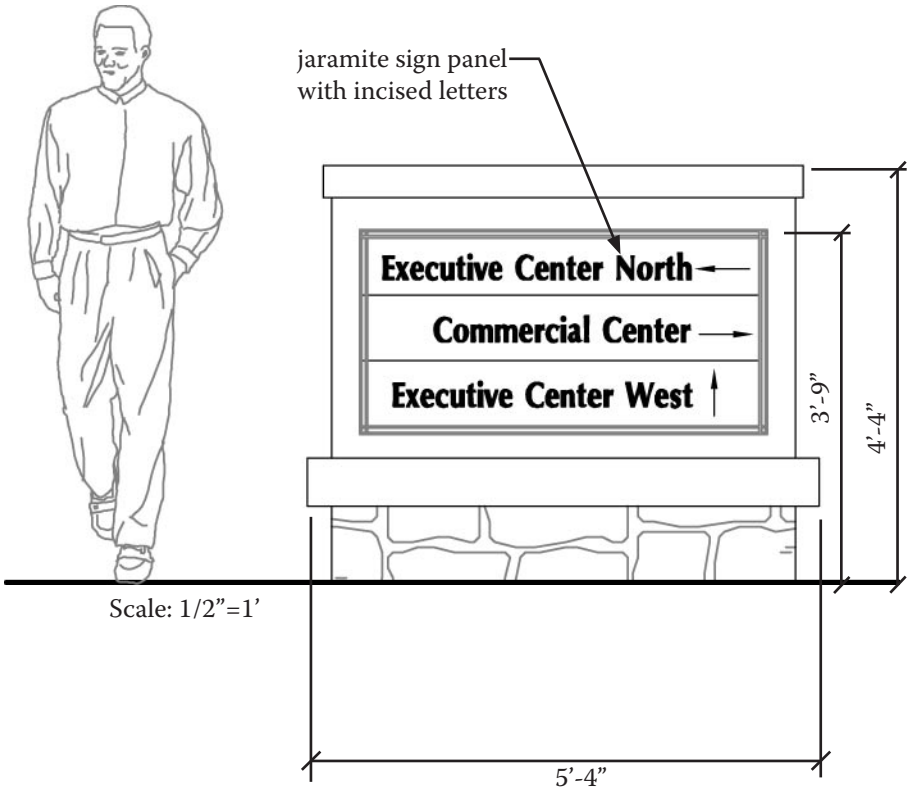
Section 5-1204(D)(7)(h)
Directional Signs, On-Site

Materials: *Jaramite, natural stone, metal*

Landscape Elements: *Shrubs, perennials and annuals around base and rear of sign*

Sign Area: *9 sqft.*

Background Area: *12.25 sqft.*



Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *9 sqft.*

Max. # of signs: *1*

Max. area of any one sign: *9 sqft.*

Max. Area of background structure: *12.25 sqft.*

Max. Height of background structure: *4'4"*

Illumination: *White light, see Appendix F*

Min. setback from right of way: *10 ft.*

Type Permitted: *Freestanding*

Max. Height: *3'-9"*

Additional Requirements: *One sided only; sign shall contain no advertising*

Locations:
1. 1 sign along Russel Branch Pkwy South of Building V

N1

service station building signage

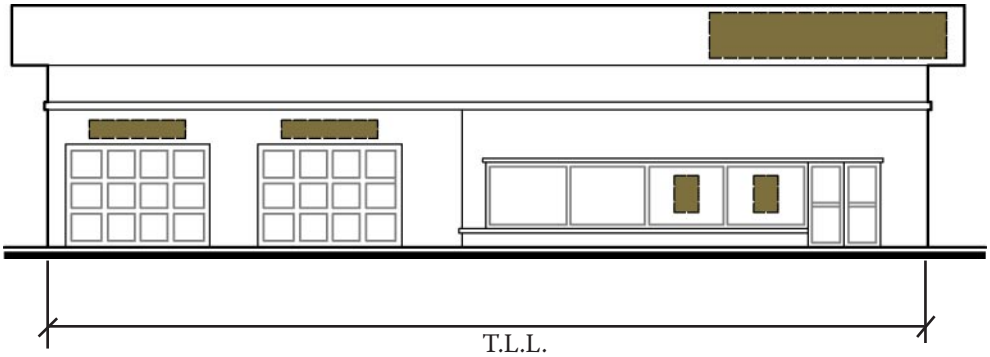
Section 5-1204(D)(3)(r)
Auto Service Station (including convenience store, car wash & repair)

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal*

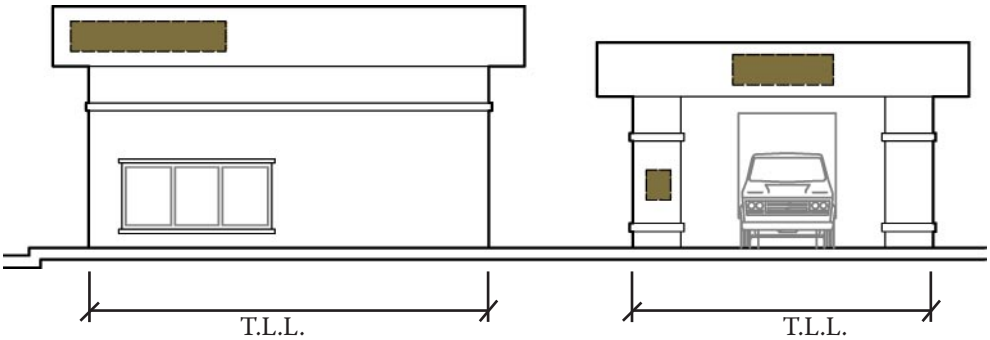
See Appendix A through D for various allowable building mounted signs

Primary Facade



Scale: 1/16”=1’

Secondary Facade



Scale: 1/16”=1’

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *1.5 sqft. per linear ft. of primary facade frontage, 1 sqft. per linear ft. of secondary facade frontage*

Max # of signs: *5 per primary facade, 3 per secondary facade, 10 per tenant*

Max area of any one sign: *1.5 sqft. per linear ft. of frontage*

Illumination: *Backlight, see Appendices A through D and F*

Sign Type: *Building mounted, tenant limited to 3 sign types per side.*

Max. Height: *Roofline*

Max. Length: *for primary facade, 30% of linear ft. of frontage or 20’, whichever is less. For secondary facade, 40% of linear ft. of frontage or 12’-6”, whichever is less.*

Additional Requirements: *Primary service station signage only applies to facades with a public entrance. Secondary service station signage limited to sides and rear facades of building; side facades of service station and car wash count as one single facade. Rear facades of service station and car wash count as one single facade.*

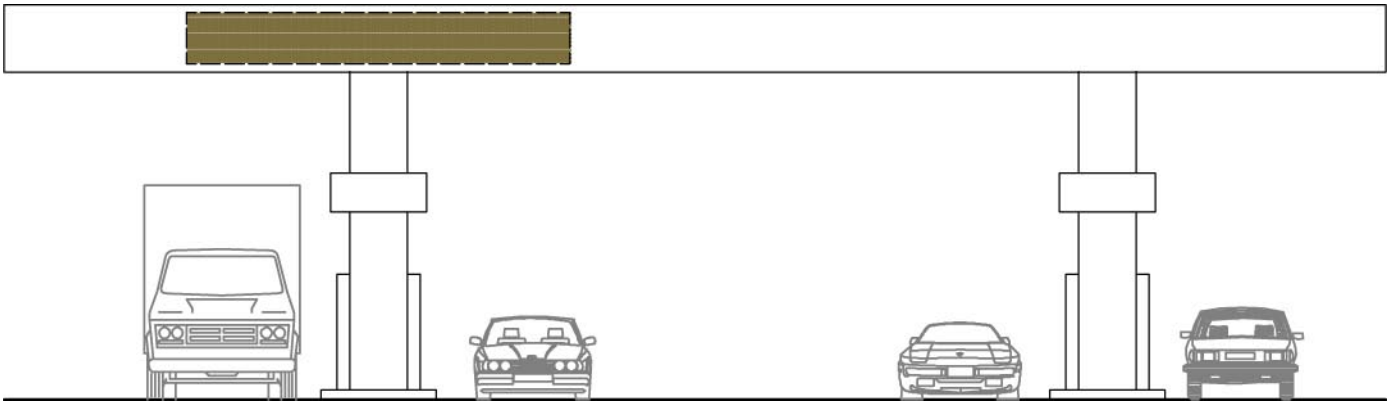
N 2

service station canopy signage

Section 5-1204(D)(3)(r)
Auto Service Station (including convenience store, car wash & repair)

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*



Scale: 1”=10’

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *0.75 sqft. per linear ft. of canopy*

Max. # of signs: *1 per facade, no more than 3*

Max. area of any one sign: *0.75 sqft. per linear ft. of frontage*

Illumination: *Backlight, see Appendix F*

Sign Type: *Building mounted sign*

Max. Height: *Roofline*

Max. Length: *25% of linear ft. of frontage or 20’, whichever is less*

Additional Requirements: *Total sign area excludes federally mandated gasoline price posting*

0 1-0

pad site retail tenant signage

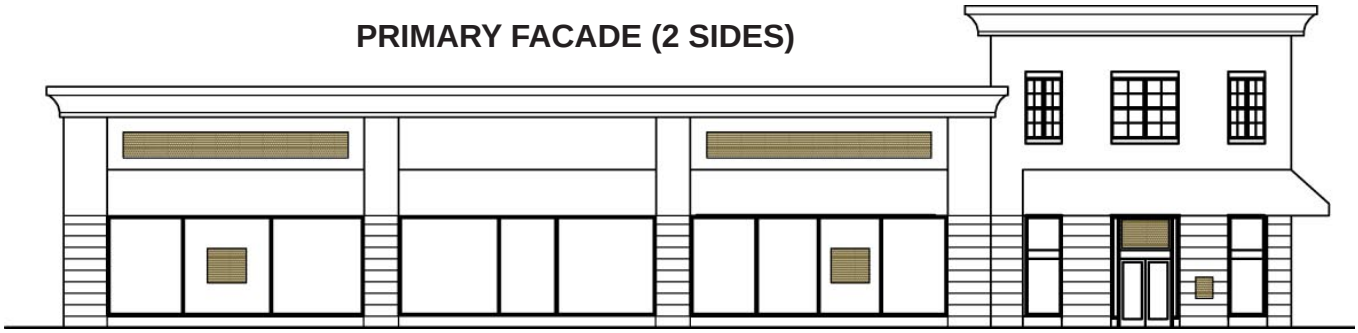
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.*

See Appendix A through D for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

PRIMARY FACADE (2 SIDES)



Scale: 1”=20’

SECONDARY FACADE (2 SIDES)

Scale: 1”=20’

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *1.5 sqft. per linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage*

Max # of signs: *6 per primary facade, 3 per secondary facade, 18 per tenant*

Max area of any one sign: *1.5 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, see Appendices A through D and F*

Sign Type: *Building mounted sign, tenant limited to 3 sign types per side.*

Max. Height: *30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline*

Max. Length: *25% of linear ft. of frontage or 28’, whichever is less*

Additional Requirements: *Tenants are limited to two(2) building mounted sign bands on primary facades and one(1) building mounted sign band on secondary facades.*

0 1-1

pad site retail tenant signage w/ awning

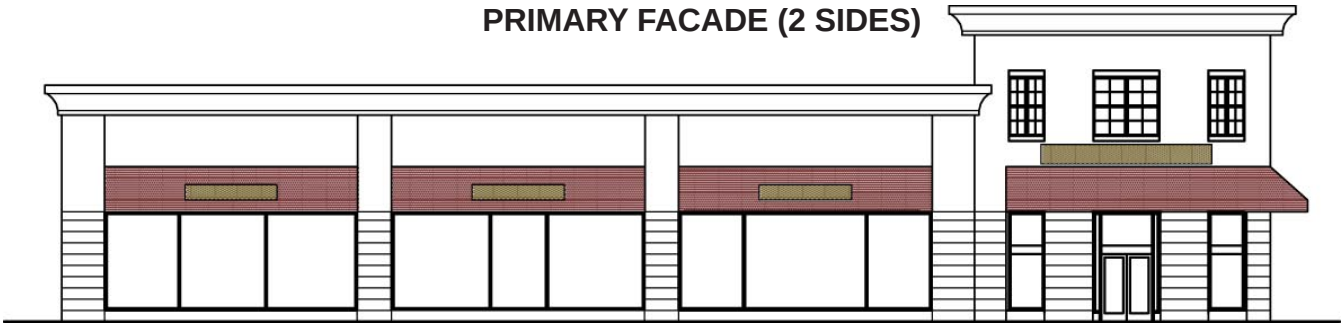
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

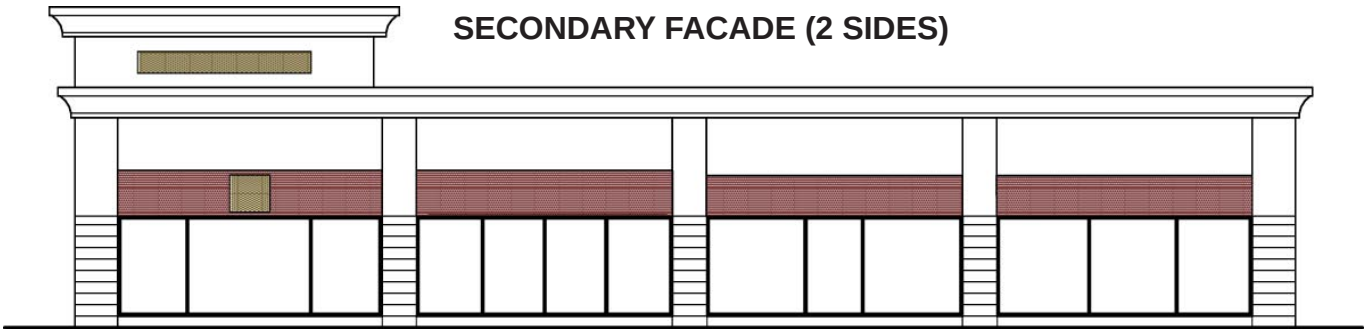
See Appendix A through E for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

PRIMARY FACADE (2 SIDES)



Scale: 1”=20’

SECONDARY FACADE (2 SIDES)



Scale: 1”=20’

Awning

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary facade frontage.*

Max # of signs: *4 per primary facade, 2 per secondary facade, 12 per tenant*

Max area of any one sign: *0.75 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, See Appendices A through E*

Sign Type: *Building mounted, tenant limited to 3 sign types per side.*

Max. Height: *30 in. for a single line of copy and 45 in. for a double line of copy. Signs will not be displayed any higher than roofline*

Max. Length: *25% of linear ft. of frontage or 28’, whichever is less*

Additional Requirements: *Tenants are limited to two(2) building mounted sign bands on primary facades and one(1) building mounted sign band on secondary facades.*

urban

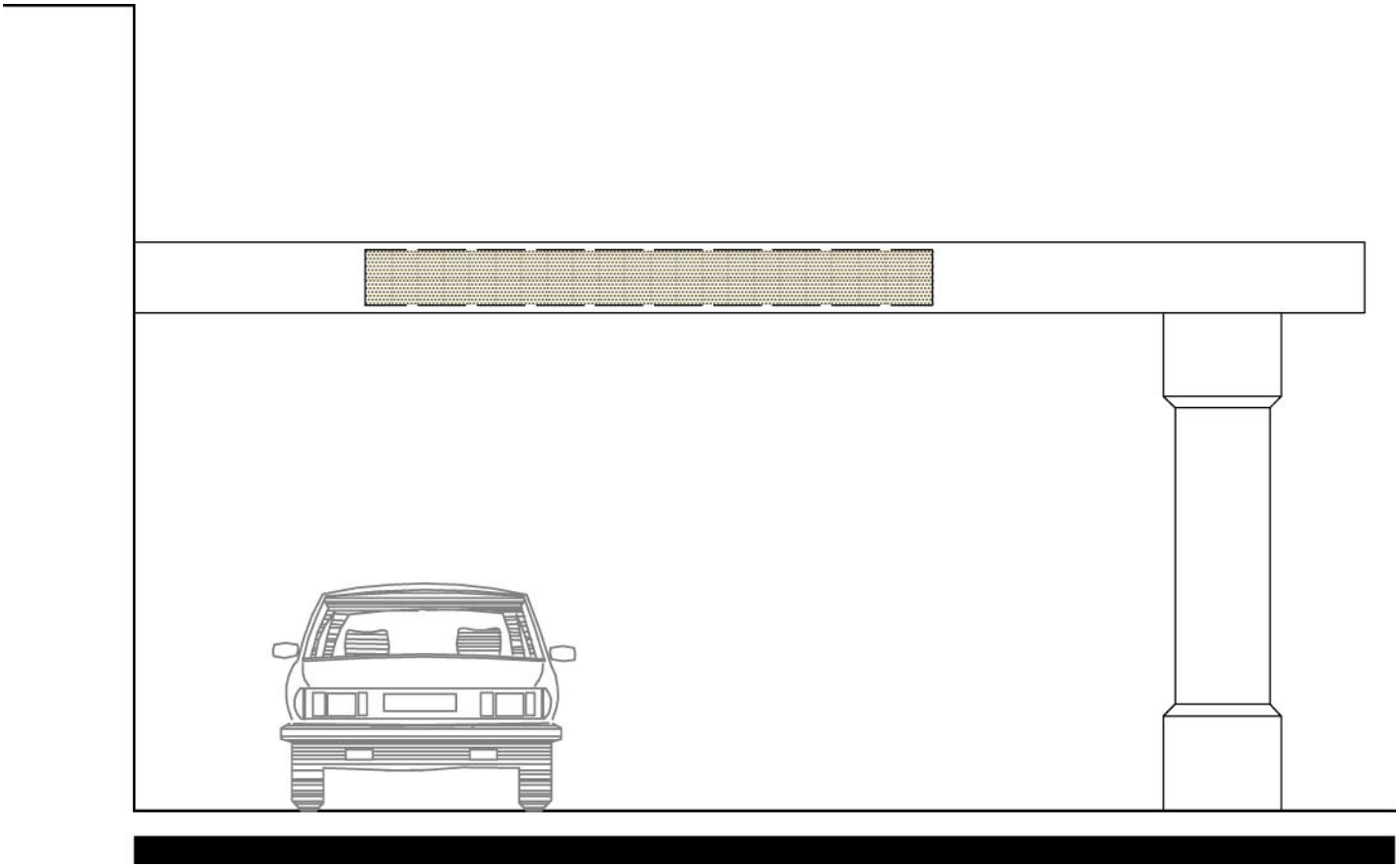
02

pad site retail tenant canopy signage

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*



Scale: 1/4”=1’

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Total Aggregate Sign Area: *0.75 sqft. per linear ft. of canopy frontage*

Max. # of signs: *1 sign per canopy*

Max. area of any one sign: 0.75 *sqft. per 1 linear ft. of frontage*

Illumination: *Backlight or white light, see Appendix F*

Sign Type: *Building mounted sign*

Max. Height: *30 in. for a single line of copy, displayed at height of canopy. Second line of copy prohibited.*

Max. Length: *50% of linear ft. of frontage or 12’, whichever is less*

Additional Requirements: *Sign copy will not include promotional offers by tenant or other direct forms of advertisements.*

urban

S1-0

anchor inline retail tenant front signage

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

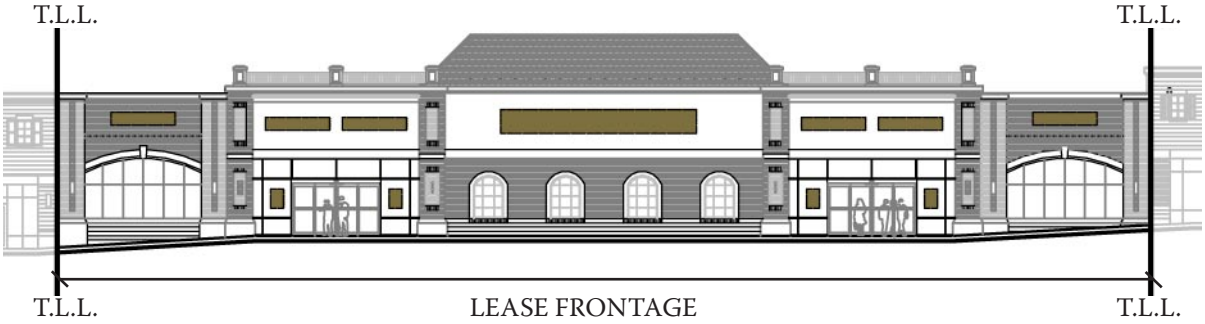
Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

See Appendix A through D for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

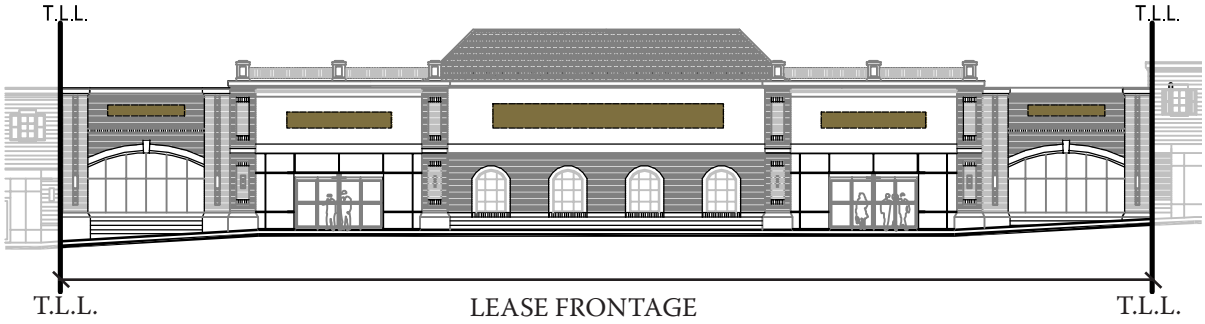
Refer to sign type S2-0 for additional signage allowed for this tenant on the rear of the building. Each sign type is calculated independently.

Exmple 1:



Scale: 1”=30’

Exmple 2:



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *1.5 sqft. per linear ft. of frontage*

Max. # of signs: *11 total. Tenant may not exceed 5 sign band signs.*

Max. area of any one sign: *1.5 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, see Appendices A through D and F*

Sign Type: *Building mounted. Tenant limited to 3 sign types per facade.*

Max. Height: *30 in. for a single line of copy and 45 in. for a double line of copy. Not to be displayed above roofline*

Max. Length: *30% of linear ft. of frontage or 36’, whichever is less.*

Additional Requirements: *Sign copy will not include promotional offers by tenant or other direct forms of advertisements.*

S1-1

inline retail tenant front signage

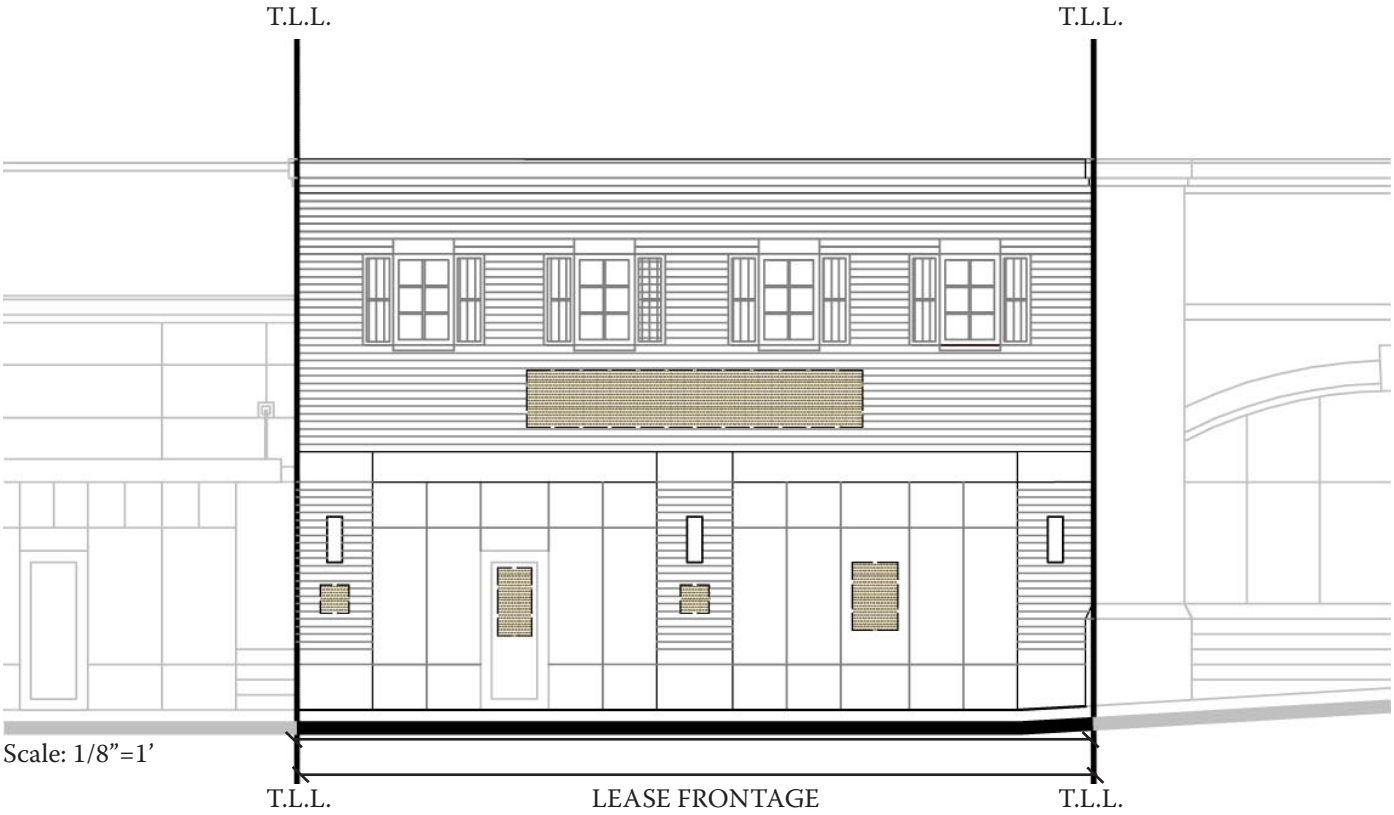
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

See Appendix A through D for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

Refer to sign type S2-1 for additional signage allowed for this tenant on the rear of the building. Each sign type is calculated independently.



Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *1.5 sqft. per linear ft. of frontage*

Max # of signs: *6 per lease frontage*

Max area of any one sign: *1.5 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, see Appendices A through D and F*

Sign Type: *Building mounted. Each tenant limited to 3 sign types per facade. Tenants are limited to one sign band each.*

Max. Height: *30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed higher than 6" below the second floor windows or cornice line dependent upon architecture.*

Max. Length: *70% of linear ft. of frontage or 36', whichever is less.*

S1-2

inline retail tenant front signage w/ awning

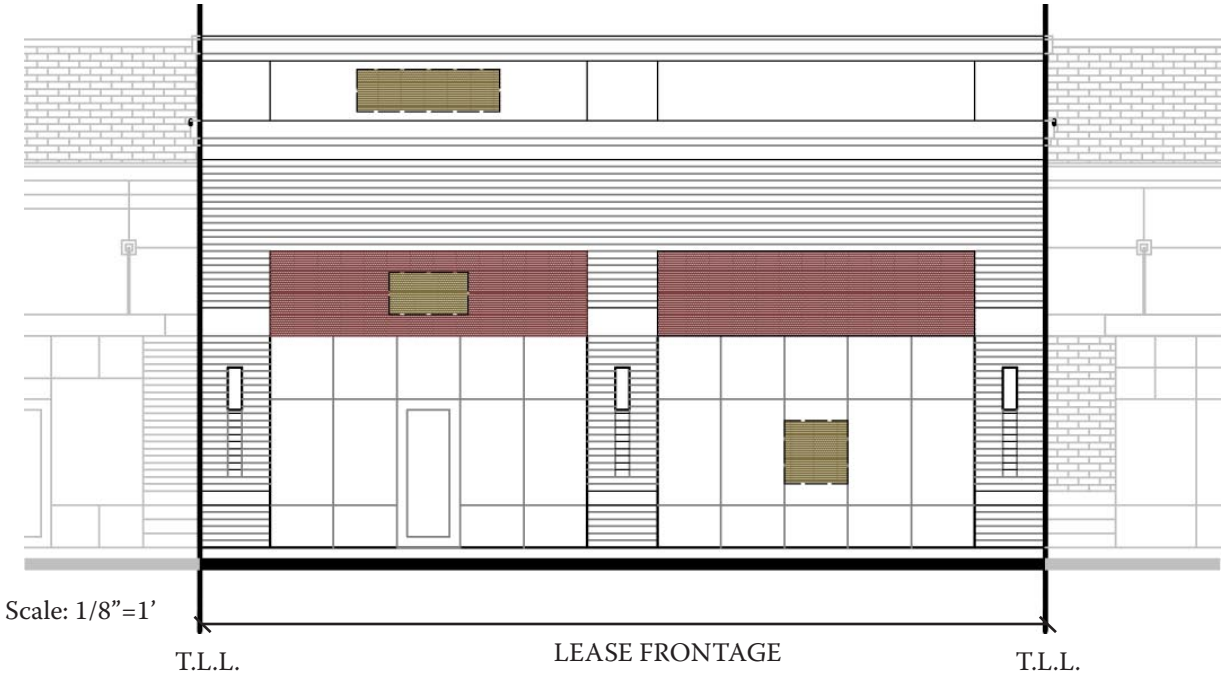
Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

See Appendix A through E for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

Refer to sign type S2-1 for additional signage allowed for this tenant on the rear of the building. Each sign type is calculated independently.



Awning

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *1 sqft. per linear ft. of frontage*

Max. # of signs: *3 per public entrance*

Max. area of any one sign: *1 sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, see Appendices A though F*

Sign Type: *Building mounted, see Appendix A-E. Each tenant limited to 3 sign types per facade and restricted to a maximum of one sign band.*

Max. Height: *30" for a single line of copy and 45" for a double line of copy. Signs will not be displayed higher than 6" below the second floor windows or cornice line dependent upon architecture.*

Max. Length: *70% of linear ft. of frontage or 36', whichever is less.*

S2-0

anchor inline retail tenant rear signage

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

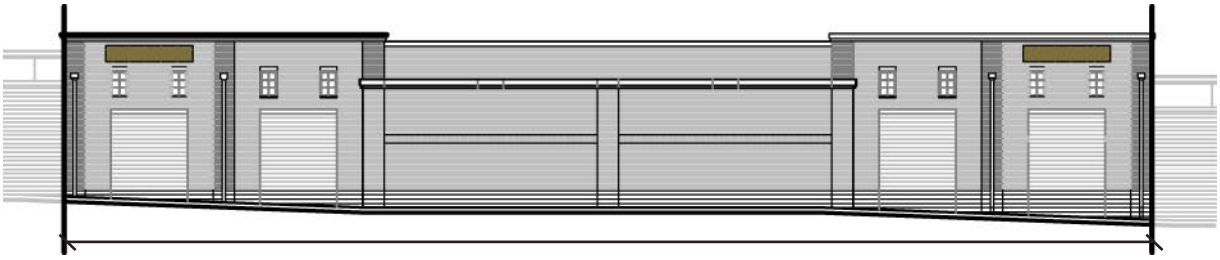
Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Scale: 1”=30’

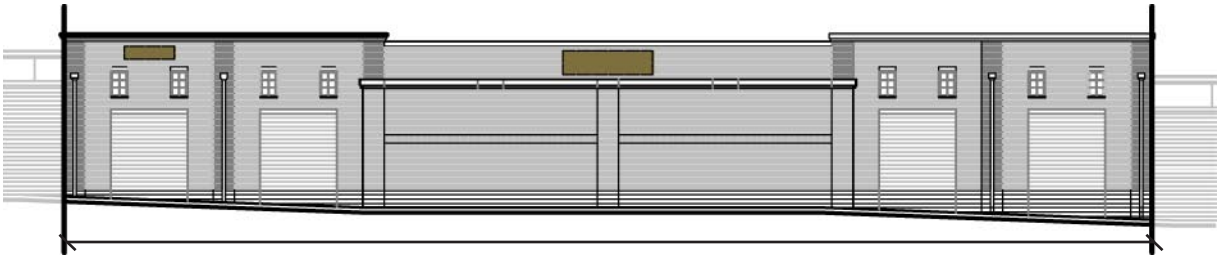
Refer to sign type S1-0 for additional signage allowed for this tenant on the front of the building. Each sign type is calculated independently.

Exmple 1:



T.L.L. LEASE FRONTAGE T.L.L.

Exmple 2:



T.L.L. LEASE FRONTAGE T.L.L.

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *0.4 sqft. per 1 linear ft. of frontage*

Max # of signs: *2*

Max area of any one sign: *0.4 sqft. per 1 linear ft. of frontage*

Illumination: *Backlight or white light, see Appendix F*

Sign Type: *Building mounted sign band*

Max. Height: *30 in. for a single line of copy and 45 in. for a double line of copy. Not to be displayed above roofline*

Max. Length: *10% of linear ft. of frontage or 14’, whichever is less*

S2-1

inline retail tenant rear signage

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Refer to sign type S1-1 for additional signage allowed for this tenant on the front of the building. Each sign type is calculated independently.

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *0.5 sqft. per linear ft. of frontage*

Max. # of signs: *1 per tenant*

Max. area of any one sign: *0.5 sqft. per linear ft. of building frontage*

Illumination: *Backlight or white light, see Appendix F*

Sign Type: *Building mounted*

Max. Height: *30 in. for a single line of copy and 45 in. for a double line of copy. Not to be displayed above roofline*

Max. Length: *50% of linear ft. of frontage or 10’, whichever is less*

S2-2

inline retail tenant rear signage w/ awning

Section 5-1204(D)(3)(d)
PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

See Appendix E for detailed awning provisions. Examples shown are provided for clarification only. Individual tenants signage may vary within the limits defined herein.

Refer to sign type S1-1 and S1-2 for additional signage allowed for this tenant on the front of the building. Each sign type is calculated independently.

Scale: 1”=10’

Awning

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *0.4 sqft. per linear ft. of frontage*

Max # of signs: *1 per tenant*

Max area of any one sign: 0.4 *sqft. per linear ft. of building frontage*

Illumination: *Backlight or white light, see Appendix F*

Sign Type: *Building mounted, note: no signage is permitted on awning*

Max. Height: *30 in. for a single line of copy and 45 in. for a double line of copy. Not to be displayed above roofline*

Max. Length: *50% of linear ft. of frontage or 10’, whichever is less*

urban

Y 1-0

pad site restaurant signage

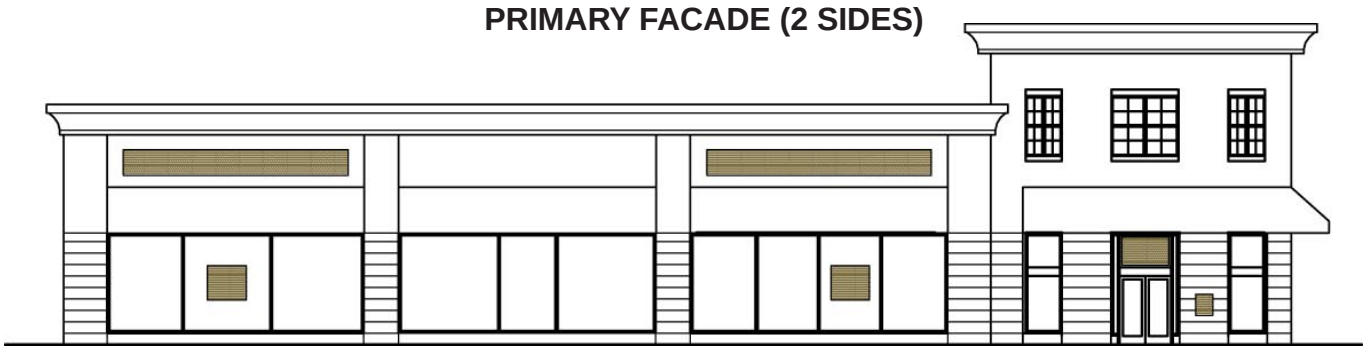
Section 5-1204(D)(3)(cc)
Freestanding Building with over 4,000 sf floor area.

Sign Colors: *Per tenant signage program and subject to change with complete branding*

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material. Glass, wood, metal.*

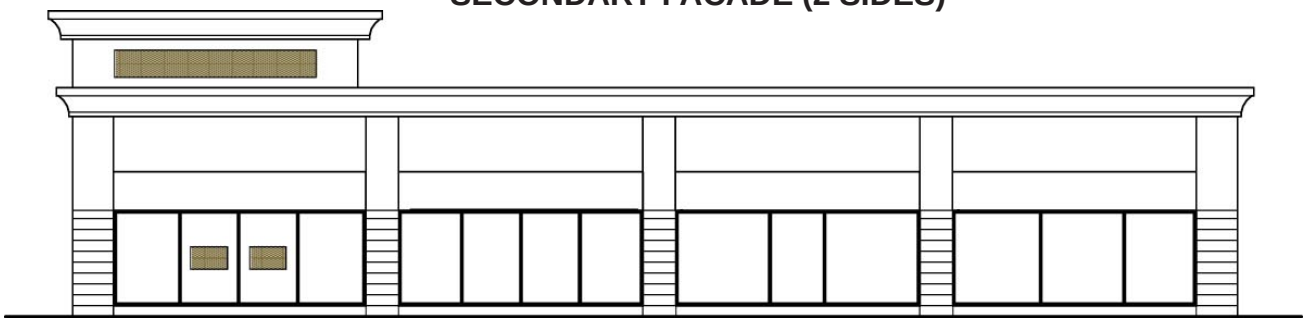
See Appendix A through D for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and is provided for clarification only. Individual tenants signage may vary within the limits defined herein.

PRIMARY FACADE (2 SIDES)



Scale: 1”=20’

SECONDARY FACADE (2 SIDES)



Scale: 1”=20’

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *1.5 sqft. per 1 linear ft. of primary facade frontage. 0.75 sqft. per linear ft. of secondary facade frontage*

Max # of signs: *6 per primary facade, 3 per secondary facade, 18 per tenant*

Max area of any one sign: *1.5 sqft. per 1 linear ft. of frontage*

Illumination: *Backlight or white light, see Appendices A through D and F*

Sign Type: *Building mounted*

Max. Height: *30 in. for a single line of copy, 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline*

Max. Length: *25% of linear ft. of frontage or 28’, whichever is less*

Additional Requirements: *Tenants are limited to two(2) building mounted sign bands on primary facades and one(1) building mounted sign band on secondary facades.*

urban

Y 1-1

pad site restaurant signage w/ awning

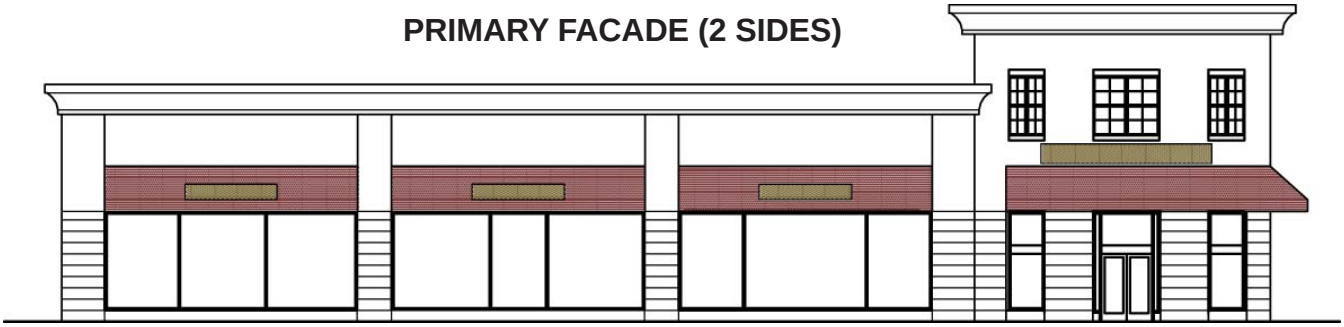
Section 5-1204(D)(3)(cc)
Freestanding Building with over 4,000 sf floor area.

Materials: *Aluminum channel letter frame, returns painted black or white. Translucent acrylics face material.*

Sign Colors: *Per tenant signage program and subject to change with complete branding*

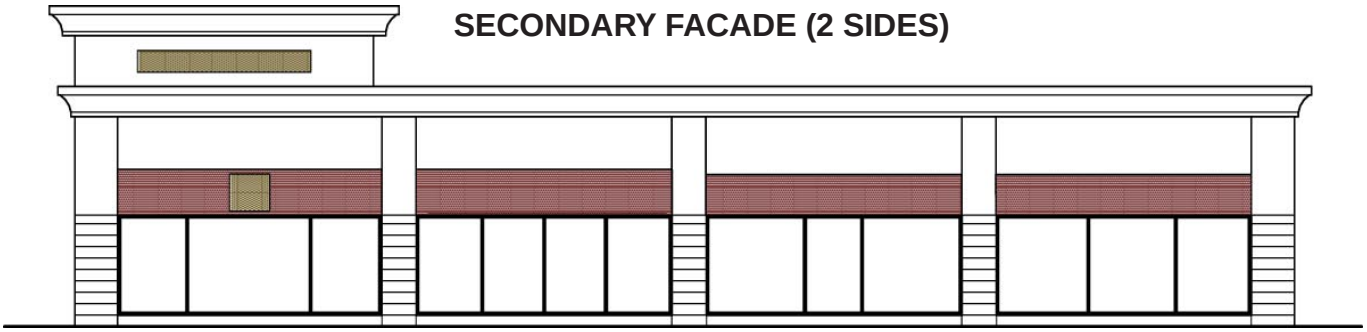
See Appendix A through E for various allowable building mounted signs. Examples shown are for typical pad site retail tenants and is provided for clarification only. Individual tenants signage may vary within the limits defined herein.

PRIMARY FACADE (2 SIDES)



Scale: 1”=20’

SECONDARY FACADE (2 SIDES)



Scale: 1”=20’

Awning

Represents area for sign envelope, not necessarily sign panels. Actual dimensions and locations may vary but will not exceed total aggregate sign area

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Total Aggregate Sign Area: *0.75 sqft. per linear ft. of primary facade frontage. 0.5 sqft. per linear ft. of secondary.*

Max. # of signs: *4 per primary facade, 2 per secondary facade, 12 per tenant*

Max. area of any one sign: 0.75 *sqft. per linear ft. of frontage*

Illumination: *Backlight or white light, see Appendices A through F*

Sign Type: *Building mounted*

Max. Height: *30 in. for a single line of copy and 45 in. for a double line of copy. Signs will not be displayed any higher than the roofline.*

Max. Length: *25% of linear ft. of frontage or 28’, whichever is less*

Additional Requirements: *Tenants are limited to two(2) building mounted sign bands on primary facades and one(1) building mounted sign band on secondary facades.*

Z7 freestanding tenant signage

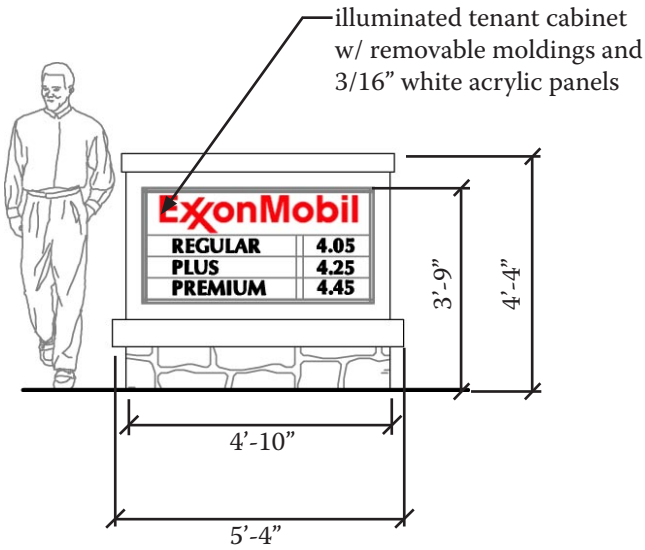
Section 5-1204(D)(3)(ii)
Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises

Sign Materials: *Jaramite, natural stone*

Sign Color: *Per tenant signage program and subject to change with corporate branding*

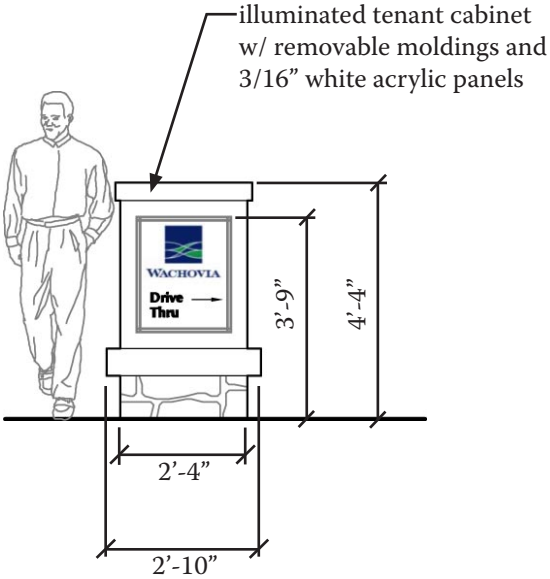
Landscape Elements: *Shrubs, perennials, and annuals around base*

Large Option



Scale: 3/8"=1'

Small Option



Scale: 3/8"=1'

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Locations of signs must comply with the following:
1. Must be located within the lease line for individual tenant
2. May not be between the defined parking area and the public road
3. Must be located within 100' of the primary building footprint

Guidelines

Total Aggregate Sign Area: *25.5 sqft. for small option, 18 sqft. for large option*

Max. # of signs: *2 per tenant, tenant may have two small signs or one large sign*

Max. area of any one sign: *9 sqft. per side (Double sided large sign) or 6.375 per side (Double sided small sign)*

Max. Area of background structure: *12.25 sqft.*

Max. height of background structure: *4'-4"*

Illumination: *Backlight or white light, see Appendix F*

Type Permitted: *Freestanding*

Max. Sign Height: *3'-9"*

Min. setback from right of way: *10 ft.*

Additional Requirements: *Freestanding tenant signage limited to pad site tenants*

Locations:
1. Applicable to Buildings IV, V, VI, IX, VIII, X, XI, XII

Z 8

general site leasing sign

Section 5-1204(D)(6)(c)
Real Estate - Commercial For Sale Sign

Sign Materials: *Wood and metal*

Sign Color: *Pantone colors as described under the Sinage Design Standards and Guidelines section*

Scale: 1/2"=1'

Note: Design of signs may vary so long as the allowed square footage of the signs is not exceeded.

Guidelines

Max. # of signs: *6 at any one time*

Max. area of any one sign: *30 sqft. per side (Double sided)*

Illumination: *None*

Type Permitted: *Freestanding*

Max. Sign Height: *9'-0"*

Min. setback from right of way: *5 ft.*

Locations:
1. NE of Building XX
2. West of Building XVII
3. East of Building III
4. SE of Building VIII
5. West of Building XII
6. NE of Building XVIII
7. West of Building XXII
8. SE of Building XXIV
9. East of Building XXXI

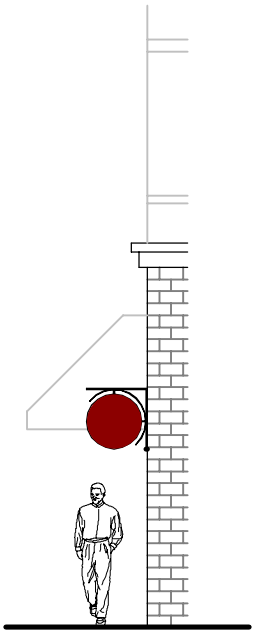
urban

Appendix A: sign options for D1, E1-0, E1-1, N1, O1-0, O1-1, S1-0, S1-1, S1-2, Y1-0, Y1-1 sign types

Example shown is provided only as a reference for the different sign types and typical locations of signage on a building. This does not represent an actual sign layout for a tenant.

Sign Band
Plaque Signage
Awning Signage
Blade Signage
Window/Door Signage

SCALE 1/8"=1'



SCALE 1/8"=1'

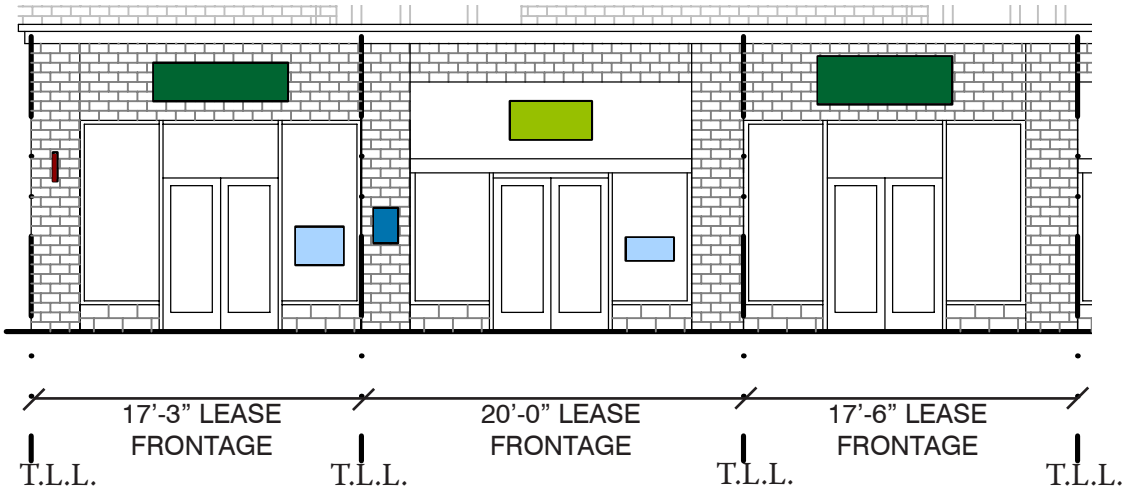
Note: Entire sign area may be used in Sign Band so long as it does not exceed the individual restrictions of that sign type. Awnings may be located above either window or door bays. For awning sign, plaque sign, window sign and blade sign limits, see Appendix B through E

Appendix A: sign options for D1, E1-0, E1-1, N1, O1-0, O1-1, S1-0, S1-1, S1-2, Y1-0, Y1-1 sign types

Example shown is for typical inline retail tenants and is provided for clarification only. Individual tenants signage may vary. The four examples below demonstrate how a variety of sign type combinations can be achieved while still limiting the amount of signage each tenant receives. Each example represents the maximum sign area allowed.

Sign Band
Plaque Signage
Awning Signage
Blade Signage
Window/Door Signage

SCALE 1”=10’



Example 1: Applicable to sign types E1-0, N1-0, O1-0, S1-0, S1-1, Y1-0
17’-3” of Lease Frontage x 1.5 = 25.88 sf Max Signage Area

1 - Sign Band @ 14 sf
1 - Window/Door Sign @ 5 sf
1 Blade Sign @ 6.88 sf (Including both sides)
Total = 25.88 sf

Example 2: Applicable to sign types E1-1, O1-1 & Y1-1
20’-0” of Lease Frontage x.75 = 15 sf Max Signage Area

1 - Awning sign @ 8.5 sf
2 - Window/Door Signs @ 8.4 sf
2 Plaque Signs @ 2.29 sf
Total = 29.88 sf

Example 3: Applicable to sign types D1 and S1-2
17’-6” of Lease Frontage x 1.0 = 17.5 sf Max Signage Area

1 - Sign Band @ 26.125 sf

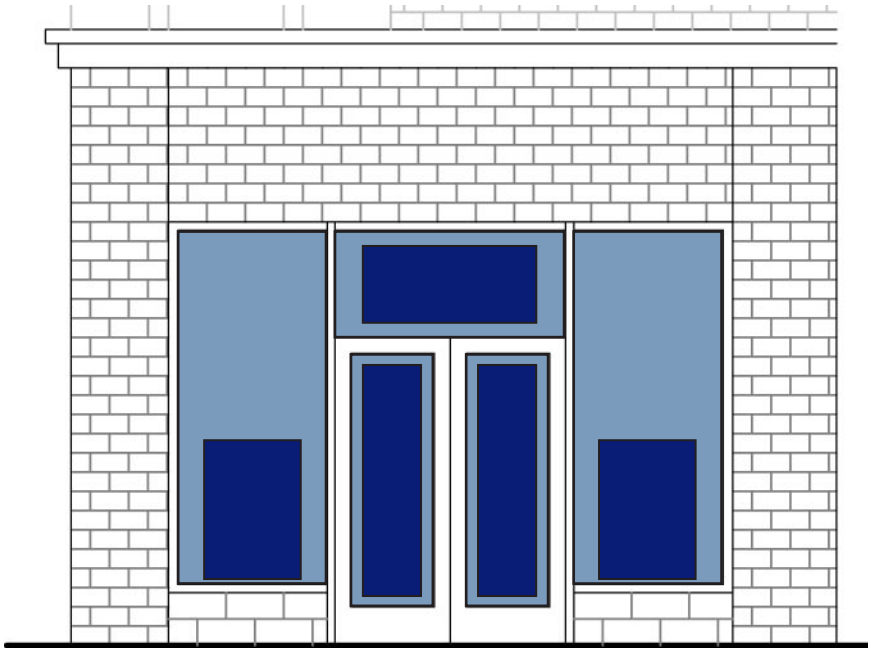
Appendix B: window signage provisions - signs D1, E1-0, E1-1, N1, O1-0, O1-1, S1-0, S1-1, S1-2, Y1-0, Y1-1

Example shown is a typical inline retail tenant with the maximum size window signs permitted and is provided for clarification only.

Potential Window/Door Sign Area *(may not exceed 10% of the total aggregate window area)*

Window/Door Area

Window/Door Signage:
The example shown to the right demonstrates possible locations of window/door signage, however tenants are only permitted two window/door signs per public entrance. Each window/door sign shown also represents the maximum sign area allowed per sign (9 sf).



Scale 1”=5’

Note: The images above are provided for informational use only and are not intended to portray the actual sign area allowed in the Sign Plan. These images are provided to help illustrate the high-quality of materials that will be used and the variety that they contribute to the retail streetscape.

Guidelines

Total Aggregate Sign Area: *18 sf max. per public entrance*

Max. Number of Signs: *3 per public entrance*

Max. Area of Any One Sign: *9 sf*

Illumination: *Backlit by interior lighting*

Sign Type: *Building mounted*

Sign Materials: *Etched, painted, silk-screened or vinyl letters applied to glass area, carved wood, glass or metal suspended within window area.*

Color: *Colors will vary per tenant signage program and are subject to change with corporate branding*

Additional Requirements: *No phone numbers, websites, e-mail addresses or advertisements permitted.*

Appendix C: blade sign provisions - signs D1, E1-0, E1-1, N1, O1-0, O1-1, S1-0, S1-1, S1-2, Y1-0, Y1-1

Provides identification for first floor tenants.

Sign Message: *Tenant Name/Logotype*

Sign Materials: *Carved wood, metal, etched glass, or other similar materials. Double-sided only, single-sided blade signs not permitted, no plastic*

Mounting Materials: *Metal or wood brackets, tubes, chains, projecting from a wall or hung from an architectural element on the first floor. Brackets or other suspension devices shall compliment the sign style*
** Brackets or other suspension devices shall not be computed as part of the allowable sign area, or sign height above sidewalk*

Sign Colors: *Per tenant signage program and subject to change with corporate branding*

Note: The images above are provided for informational use only and are not intended to portray the actual sign area allowed in the Sign Plan. These images are provided to help illustrate the high-quality of materials that will be used and the variety that they contribute to the retail streetscape.

Guidelines

Total Aggregate Sign Area: *24 sf*

Max. Number of Signs: *1/public entrance of building. Corner tenants allowed 2, 1 per facade*

Max. Area of Any One Sign: *12 sf, each face of any one sign (two-sided)*

Illumination: *None*

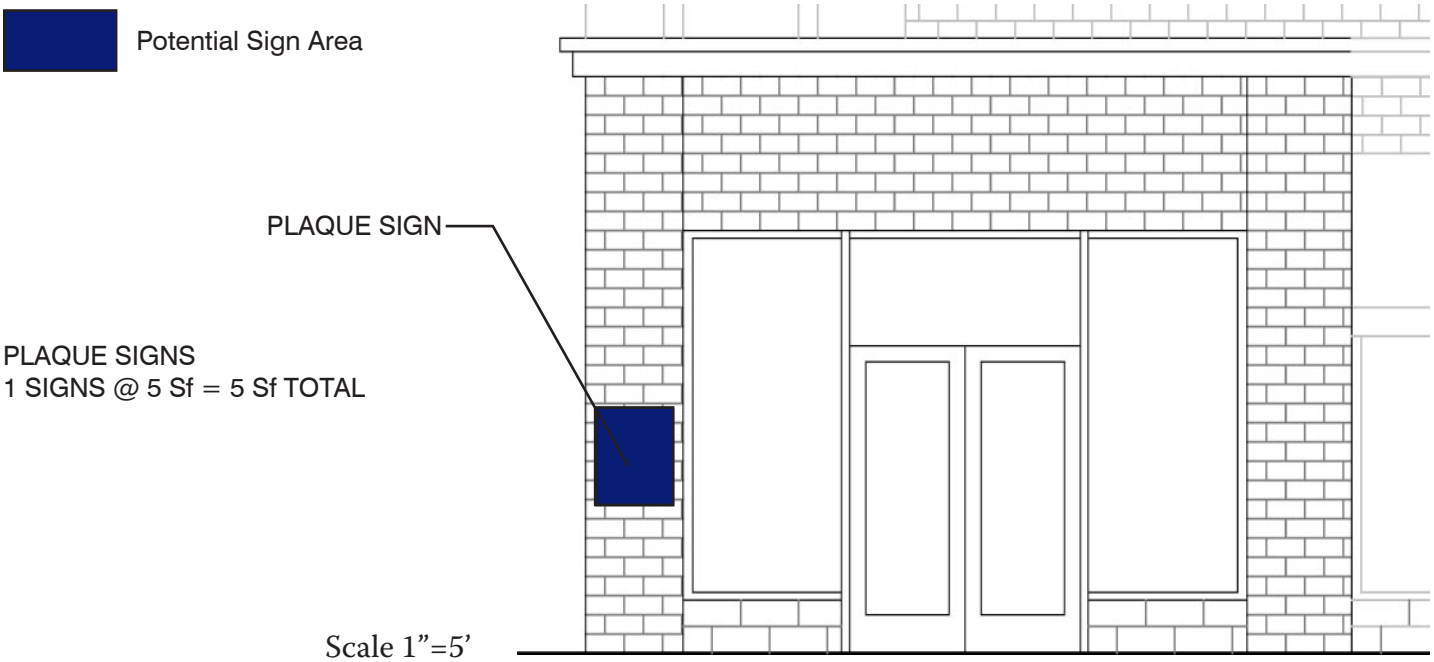
Sign Type: *Building mounted*

Max. Sign Height: *Top of sign may be mounted a maximum of 12 ft above the sidewalk; bottom of sign must be mounted at least 7 ft above the sidewalk.*
The blade sign itself may not exceed 3 ft in height

Max. Projection from wall: *5 ft*

Appendix D: plaque sign provisions - signs D1, E1-0, E1-1, N1, O1-0, O1-1, S1-0, S1-1, S1-2, Y1-0, Y1-1

Example shown is a typical inline retail tenant with the maximum size plaque sign area permitted and is provided for clarification only.



Note: The images above are provided for informational use only and are not intended to portray the actual sign area allowed in the Sign Plan. These images are provided to help illustrate the high-quality of materials that will be used and the variety that they contribute to the retail streetscape.

Guidelines

Total Aggregate Sign Area: *5 sf max. per public entrance*

Max. Number of Signs: *2 per public entrance*

Max. Area of Any One Sign: *5 sf*

Illumination: *White light*

Sign Type: *Building mounted*

Sign Materials: *Incised letters on carved wood, metal, glass, or other similar materials, no plastic*

Color: *Colors will vary per tenant signage program and are subject to change with corporate branding*

Additional Requirements: *No phone numbers, websites, e-mail addresses or advertisements permitted.*

Appendix E: awning and eyebrow signage provisions - signs E1-1, O1-1, S1-2, S2-2, Y1-1

Provides identification and shade for all first floor retail tenants

Sign Message: *Tenant Name/Logotype, Product/Service Descriptor*

Sign Materials: *Canvas, fabric or similar type material, attached to a metal frame. Signs painted directly on canvas (sign envelope). No plastic or vinyl awnings permitted.*

Sign Colors: *Per tenant signage program and subject to change with corporate branding*

Awning Sign Calculations: *The awning's size is calculated by the width of the awning multiplied by the height plus the fringe area. The end panels do not count toward the calculation if the ends are approximately perpendicular to the building face. If the awning is of a semicircular or bullnose design, the entire surface area, plus fringe area, of the awning is calculated*

Awning sign envelope shall be max. 1/8th of the total awning sf Sign envelope on the fringe of the awning may fill 75% of the entire fringe. If a sign is painted on the end/side of the awning, the sign envelope may fill 1/3rd of this area. Max. Fringe Height = 9 in.

Eyebrow Signs: *Per tenant signage program and subject to change with corporate branding Eyebrow signage allowed on flat metal canopy only and shall be made of aluminum channel letters. Eyebrow signage not to extend over the canopy edge.*

Refer to Appendix C for a graphic description of awning sign area allowed.

Note: The images above are provided for informational use only and are not intended to portray the actual sign area allowed in the Sign Plan. These images are provided to help illustrate the high-quality of materials that will be used and the variety that they contribute to the retail streetscape.

Guidelines

Total Aggregate Awning Area: *N/A, dependent upon architectural storefront design*

Max. Number of Awning/Eyebrow Canopy: *1 per window or door bay. Not permitted on rear entrance doors. In situations where window and door bays are continuous, a single awning or eyebrow may span the entire distance within the parameters of "Max. Length"*

Max. Area of Any One Awning: *200 sf*

Illumination: *None*

Awning/Eyebrow Type: *Building mounted*

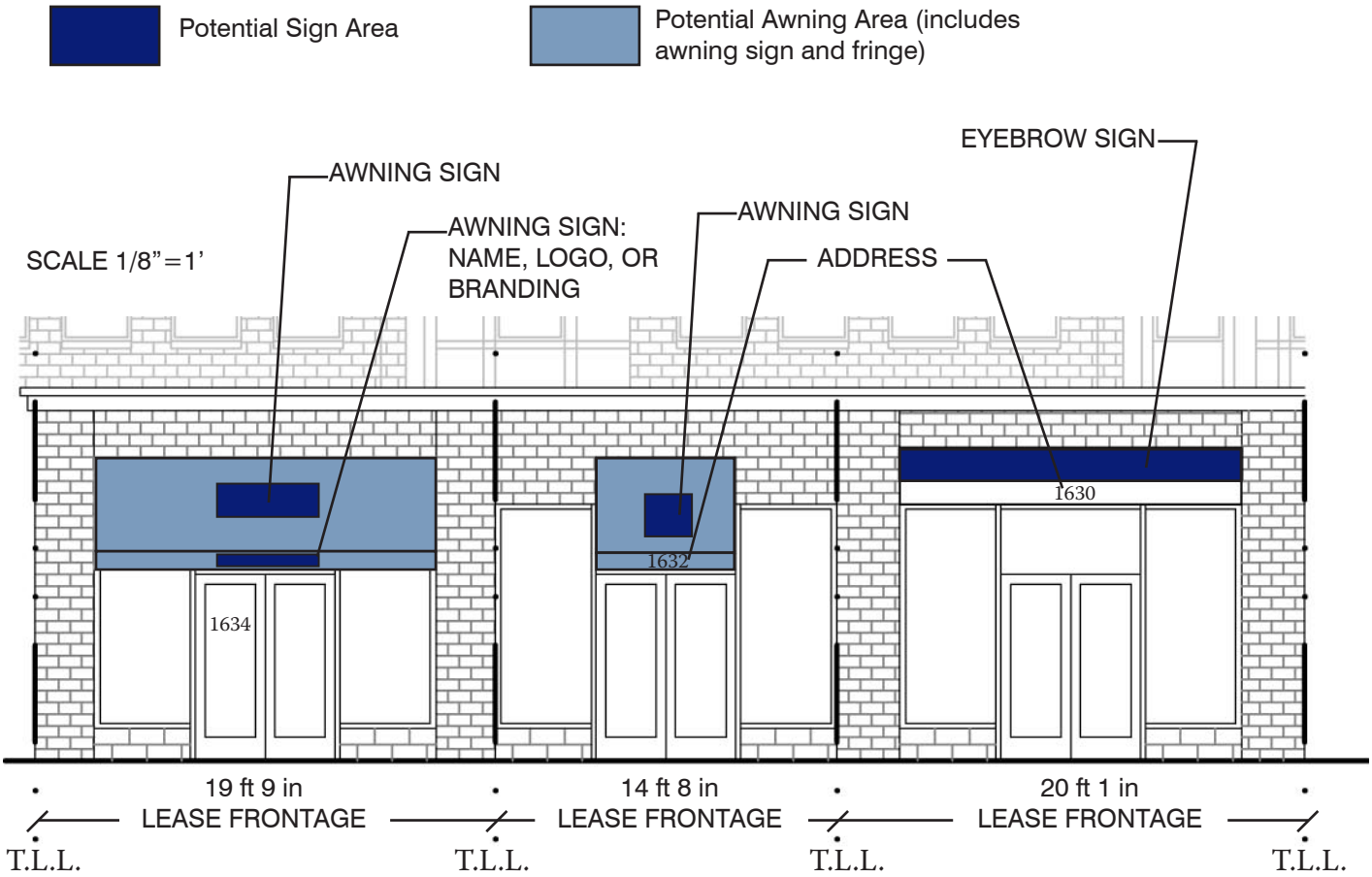
Max. Height of awning: *5 ft*

Max. Height of Eyebrow: *1 ft. 6 in.*
Awning and eyebrow signs shall not be located above the first floor.

Max. Length: *No one awning/eyebrow sign can be longer than the lease frontage.*

Appendix F: awning and eyebrow signage - signs E1-1, O1-1, S1-2, S2-2, Y1-1

Example shown is for a typical ground floor inline retail tenant with an awning and is provided for clarification only. Individual tenants signage may vary within the limits defined herein.



Window Bay Awning Signage:
19'-9" of Lease Frontage x 0.8 = 15.8' maximum awning length

Awning area = 69.75 sf (awning area does not count towards sign area, pursuant to guidelines on page 45)

Awning Sign Area = 69.75 x 1/8 = 8.72 sf

Note: If address is printed on the awning fringe it does not count towards the aggregate sign area. Any other type of text or branding shall be added into the aggregate sign area.

Door Bay Awning Signage:
14'-8" of Lease Frontage x 0.8 = 11.73' maximum awning length

Awning area = 28.5 sf (awning area does not count towards sign area, pursuant to guidelines on page 45)

Awning Sign Area = 28.5 x 1/8 = 3.56 sf

Note: If address is printed on the awning fringe it does not count towards the aggregate sign area. Any other type of text or branding shall be added into the aggregate sign area.

Eyebrow Signage:
20'-1" of Lease Frontage x 0.8 = 16.06' maximum eyebrow length

Maximum letter height: 1.5'

Eyebrow Sign Area = 16' x 1.5' = 24 sf

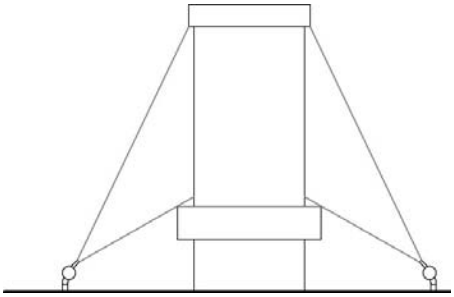
Note: If address is printed on canopy frame it does not count towards the aggregate sign area. Any other type of text or branding shall be added into the aggregate sign area.

Appendix F: lighting examples

Examples of internally illuminated channel lit letters and internally lit cabinet signage located applicable to sign types: C1, D1, E1-0, E1-1, M2, M3, N1, N2, O1-0, O1-1, O2, S1-0, S1-1, S1-2, S2-0, S2-1, S2-2, Y1-0, Y1-1, Z7

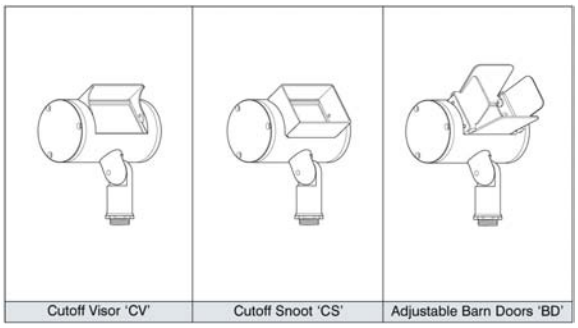
Examples of internally illuminated channel lit letters and internally lit cabinet signage, to be located at the top floor of the building. Applicable to sign types: B1 and C1

Typical uplight that will used to illuminate sign types: A1, A2, A3, A4, C2, F1, M1-0, M2, M3, M4, Z7



Scale: 3/4”=1’

Entrance Feature Section



Uplights to be placed in front of the sign area and will be directed only at the sign. The uplights will use both a rotating head and cutoff accessories to help contain and direct the light to the desired area. The lights that will be used are approximately 5” tall and 5” in length, use a 20-65 watt bulb, have a clear lens and a powdercoat finish.

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
proposed	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs A1 - Project Icon Sign	**96 SF**	**3**	60 SF			2	120 SF	5 FT	White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
existing	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs		2/vehicular entrance	60 SF			2	120 SF	5 FT	Backlight or White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
proposed	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs A2 - Sector Icon Sign	**72 SF**	**8**	60 SF			2	120 SF	5 FT	White Light	10 FT	Ground Mounted	5 FT	One sided only; signs shall contain no advertising
existing	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site			4 SF						Backlight or White Light	5 FT	Freestanding	3 FT	Signs shall be located only where there is a changes in direction and shall contain no advertising.
proposed	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site A3 - Sector Directional Sign	**18 SF**	**2**	**9 SF**						Backlight or White Light	5 FT	Freestanding	**3 FT 9 IN**	Signs shall be located only where there is a changes in direction and shall contain no advertising.

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site			4 SF						Backlight or White Light	5 FT	Free-standing	3 FT	Signs shall be located only where there is a changes in direction and shall contain no advertising.
proposed	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site A4 - Internal Sector Directional Sign	**12.75 SF**	**2**	**6.375 SF**						Backlight or White Light	5 FT	Ground Mounted	**3 FT 9 IN**	Signs shall be located only where there is a changes in direction and shall contain no advertising.
existing	Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories)	200 SF	1/facade	50 SF						Backlight		Building Mounted	Roofline	Sign must be located at the top floor of the building, otherwise max. area of sign is 20 SF. Name and message of signs on each facade must be the same
proposed	Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories) B1 - Office Signage	**0.5 SF/1 linear ft of building frontage**	**2 per facade, no more than 3 signs**	**0.5 SF/1 linear ft of building frontage**						Backlight		Building Mounted	**Single line of copy 36" max., double line of copy 54" max.** **Roofline**	**Sign must be located at the top floor of the building, otherwise maximum area of sign is 20 sf. Name and message on each facade do not have to be the same and multiple tenants may have signs, but the max number of signs will not increase**

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3) (z) Hotel, Motel and Conference Center (6+ Stories)	90 SF	1/facade, no more than 3 signs	60 SF						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF
proposed	Section 5-1204(D)(3) (z) Hotel, Motel and Conference Center (6+ Stories) C1 - Hotel Building Signage	**255 SF**	**3**	**107 SF**						Backlight		Building Mounted	Roofline	Sign must be located at top floor of building, otherwise max. area of sign is 20 SF
existing	Section 5-1204(D)(3) (w) Hotel, Motel and Conference Center - (freestanding) Entrance Signs		1/vehicular entrance	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3) (w) Hotel, Motel and Conference Center - (freestanding) Entrance Signs C2 - Hotel Icon Signage		1/vehicular entrance	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(v) Child Care Center	20 SF	2	10 SF			1.5	15 SF	6 FT	Backlight, none in Resi-dential Districts		Freestanding Building Mounted	8 FT	
proposed	Section 5-1204(D)(3)(v) Child Care Center D1 - Child Care Center Signage	**1 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage**	**3 per primary facade, 2 per secondary facade, 9 per tenant**	**1 SF per linear ft. of primary facade frontage**						Backlight		Building Mounted	**30" max. for single line of copy, 54" max. for double line of copy** **Roofline**	
existing	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises	60 SF	3 (freestanding Building) 1 freestanding sign/vehicular entrance, no more than 3 for business (in-line structure	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light		Freestanding Building Mounted	15 FT Roofline	
proposed	Section 5-1204(D)(3)(ii) Business Signs E1-0 - Pad Site Retail Tenant Signage	**1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft of secondary facade frontage**	**6 per primary facade, 3 per secondary facade, 18 per tenant**	**1.5 SF per lin-ear ft of building frontage**						Backlight or White Light		Building Mounted	**30" max. for a single line of copy, 45" for a double line of copy** **Roofline**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises	60 SF	3 (freestanding Building) 1 freestanding sign/vehicular entrance, no more than 3 for business (in-line structure	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light		Freestanding Building Mounted	15 FT Roofline	
proposed	Section 5-1204(D)(3)(ii) Business Signs E1-1 Pad Site Retail Tenant Signage with Awning	**0.75 SF per linear ft or primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage**	**4 per primary facade, 2 per secondary facade, 12 per tenant**	**0.75 SF per linear ft of front-age**						Backlight or White Light		Building Mounted	**30" max. for a single line of copy, 45" max.for double line of copy** **Roofline**	
existing	Section 5-1204(D)(3)(c) Places of Worship	20 SF	2	10 SF			1.5	15 SF	8 FT	Backlight	5 FT	Freestanding Building Mounted	8 FT Roofline	Signs shall contain no advertising
proposed	Section 5-1204(D)(3)(c) Places of Worship F1 - Church Signage	20 SF	1	**9 SF (each side)**				**12.25 SF (each side)**	8 FT	**White Light or Back-light**	5 FT	Freestanding	8 FT	Signs shall contain no advertising

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M1 - Project Icon Sign	**64 SF**	**2**	**32 SF**				**103 SF**	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	**One sided only; sign shall contain no advertising**

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M2 - Community Commercial Sector Sign	**206 SF**	**2**	**51.5 SF (Each side)**				45 SF	**10'-2"**	Backlight or White Light	10 FT	Freestanding	15 FT	
existing	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	60 SF	1/vehicular entrance, no more than 3 signs	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M3 - Community Commercial Icon Sign	60 SF	**1**	**20.5 SF**				45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	**One sided only; sign shall contain no advertising**

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site			4 SF						Back-light or White Light	5 FT	Free-standing	3 FT	Signs shall be located only where there is a changes in direction and shall contain no advertising
proposed	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments M4 - Primary Directional Sign	**9 SF**	**1**	**9 SF**						Back-light or White Light	5 FT	Free-standing	**3 FT 9 IN**	Signs shall be located only where there is a change in direction and shall contain no advertising
existing	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)	60 SF	6	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Back-light	5 FT	Free-standing Building Mounted	15 FT Roofline	Total sign area excludes federally mandated gasoline price posting
proposed	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair) N1 - Service Station Building Signage	**1.5. SF per linear ft or primary facade frontage. 1 SF per linear ft. of secondary facade frontage**	**5 per primary facade, 3 per secondary facade, 10 per tenant**	**1.5. SF per linear ft of facade frontage**						Back-light		Building Mounted	Roofline	**Primary service station signage only applies to facades with a public entrance. Secondary service station signage is limited to sides and rear of building; side and rear facades of service station & car wash count as one facade. Rear facades of service station & car wash count as one facade.**

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)	60 SF	6	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Back-light	5 FT	Free-standing Building Mounted	15 FT Roofline	Total sign area excludes federally mandated gasoline price posting
proposed	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair) N2 - Service Station Canopy Signage	**0.75 SF per linear ft. of canopy**	**1 per facade, no more than 3 total**	**0.75 SF per linear ft. of canopy**						Back-light		Building Mounted	Roofline	Total sign area excludes federally mandated gasoline price posting
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Back-light or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses O1-0 - Pad Site Retail Tenant Signage	**1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage**	**6 per primary facade, 3 per secondary facade, 18 per tenant**	**1.5 SF per linear ft. of building frontage**						Back-light or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses O1-1 - Pad Site Retail Tenant Signage with Awning	**0.75 SF per linear ft. of primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage**	**4 per primary facade, 2 per secondary facade, 12 per tenant**	**0.75 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses O2 - Pad Site Retail Tenant Canopy Signage	**0.75 SF per linear ft. of canopy frontage.**	**1 per canopy**	**0.75 SF per linear ft. of canopy frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy. Displayed at canopy height**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S1-0 - Anchor Inline Retail Tenant Front Signage	**1.5 SF per linear ft. of building frontage.**	**11**	**1.5 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy** **Roofline**	
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Si gns for Businesses S1-1 - Inline Retail Tenant Front Signage	**1.5 SF per linear ft. of building frontage**	**6 Signs per public entrance**	**1.5 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Signs not to be displayed higher than 6" below 2nd floor windows or cornice line, dependant upon architecture**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S1-2 - Inline Retail Tenant Signage with Awning	**1 SF per linear ft. of building frontage**	**3 signs per public entrance**	**1 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy. Signs not to be displayed higher than 6" below 2nd floor windos or cor-nice line, dependant upon architecture**	
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S2-0 - Primary Inline Retail Tenant Rear Signage	**0.4 SF per linear ft. of building frontage**	**2**	**0.4 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S2-1 - Inline Retail Tenant Signage with Awning	**0.5 SF per linear ft. of building frontage**	**1 per tenant**	**0.5 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	
existing	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	2 SF per linear ft. of building frontage, not to exceed 60 SF	1 per facade, no more than three signs	60 SF						Backlight or White Light		Building Mounted	Roofline	
proposed	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses S2-2 - Inline Retail Tenant Rear Signage with Awning	**0.4 SF per linear ft. of building frontage**	**1 per tenant**	**0.4 SF per linear ft. of building frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(cc) Restaurant - (Freestanding Building with over 4,000 SF floor area	120 SF	3	20 SF 60 SF Building Mounted	1.5	30 SF	1.5	45 SF	8 SF	Backlight	10 FT	Free-standing Building Mounted	Roofline	Drive-through menu does not count toward sign area
proposed	Section 5-1204(D)(3)(cc) Restaurant - (Freestanding Building with over 4,000 SF floor area Y1-0 - Pad Site Restaurant Signage	**1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage**	**6 per primary facade, 3 per secondary facade, 18 per tenant**	**1.5 SF per linear ft. of frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	
existing	Section 5-1204(D)(3)(cc) Restaurant - (Freestanding Building with over 4,000 SF floor area	120 SF	3	20 SF 60 SF Building Mounted	1.5	30 SF	1.5	45 SF	8 SF	Backlight	10 FT	Free-standing Building Mounted	Roofline	Drive-through menu does not count toward sign area
proposed	Section 5-1204(D)(3)(cc) Restaurant - (Freestanding Building with over 4,000 SF floor area Y1-1 - Pad Site Restaurant Signage with Awning	**0.75 SF per linear ft. of primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage**	**4 per primary facade, 2 per secondary facade, 12 per tenant**	**0.75 SF per linear ft. of frontage**						Backlight or White Light		Building Mounted	**30" for a single line of copy, 45" for a double line of copy.** **Roofline**	

Table 5-1204(D)Sign Requirements Matrix

	LAND USE/SIGN CATEGORY (or similar) (See Note 6)	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Ground Mounted Sign		Ground Mounted Background Structure			Illumination Permitted	Min. Setback From R.O.W. (See Note 2)	Type Permitted	Max. Height (See Note 3)	Additional Requirements
					Bonus Multiplier	Max. Area of Any One Sign	Bonus Multiplier (See Note 1)	Max. Area of Background Structure	Max. Height of Background Structure					
existing	Section 5-1204(D)(3)(ii) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises	60 SF	3 (freestanding Building) 1 freestanding sign/ vehicular entrance, no more than 3 for business (in-line structure	20 SF	1.5	30 SF	1.5	45 SF	8 FT	Backlight or White Light	10 FT	Freestanding Building Mounted	15 FT Roofline	
proposed	Section 5-1204(D)(3)(ii) Business Signs Z7 - Freestanding Tenant Signage	60 SF	**2 per tenant. One large sign or two small signs**	20 SF				45 SF	8 FT	Backlight or White Light	10 FT	Freestanding	15 FT	**Freestanding tenant signage limited to pad site tenants**
existing	Section 5-1204(D)(6)(c) Real Estate - Commercial For Sale Sign		1 (upon any lot of less than 10 acreas); 2 upon any lot in excess of ten (10) acres.	20 SF						None	5 FT	Freestanding	6 FT	
proposed	Section 5-1204(D)(6)(C) Real Estate - Commercial For Sale Sign Z8 - General Site Leasing Sign		**6 at any one time**	**30 SF (each side)**						None	5 FT	Freestanding	**7 FT 3 IN**	

Permanent Sign Plan

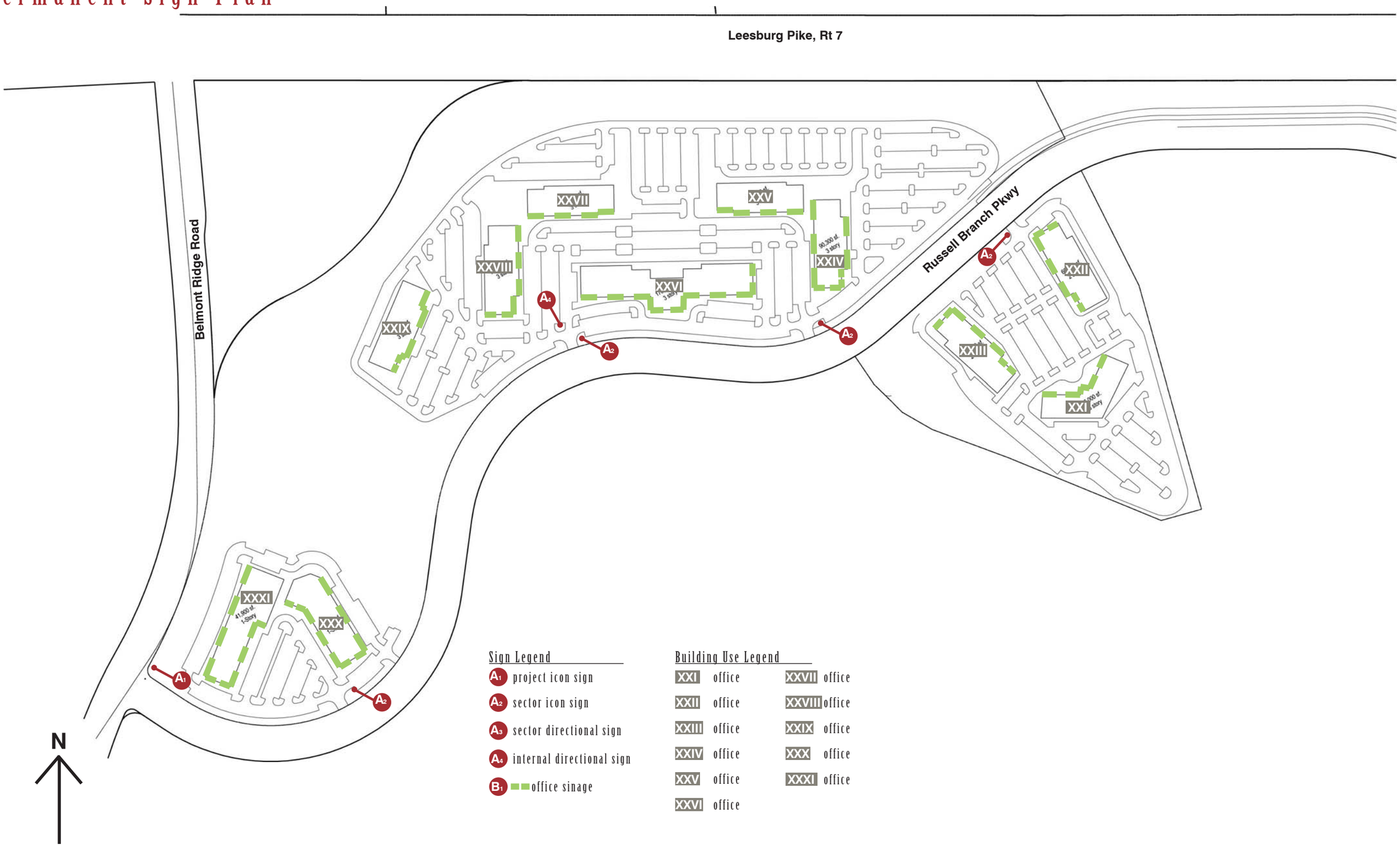
Sign Legend

- A_1 primary entrance sign
- A_2 secondary entrance sign
- A_3 primary directional sign
- A_4 secondary directional sign
- B_1 office signage
- C_1 hotel signage
- C_2 hotel icon signage
- D_1 child care center signage
- E_1 pad site retail tenant signage
- F_1 church signage
- M_1 vehicular entrance sign
- M_2 primary retail sign
- M_3 secondary retail sign
- M_4 primary directional sign
- N_1 service station signage
- N_2 service station canopy signage
- O_1 pad site retail tenant signage
- O_2 pad site retail tenant canopy signage
- S_1 inline retail tenant front signage
- S_2 inline retail tenant rear signage
- Y_1 pad site restaurant signage

Building Use Legend

I	office	XIV	office
II	office	XV	office
III	office	XVI	office
IV	restaurant	XVII	office
V	pad site retail	XVIII	office
VI	pad site retail	XIX	office
VII	inline retail	XX	hotel
VIII	pad site retail	XXXII	existing church
IX	service station		
X	daycare		
XI	pad site retail		
XII	pad site restaurant		
XIII	office		

Permanent Sign Plan



Sign Legend

- A1 project icon sign
- A2 sector icon sign
- A3 sector directional sign
- A4 internal directional sign
- B1 office sinage

Building Use Legend

XXI	office	XXVII	office
XXII	office	XXVIII	office
XXIII	office	XXIX	office
XXIV	office	XXX	office
XXV	office	XXXI	office
XXVI	office		

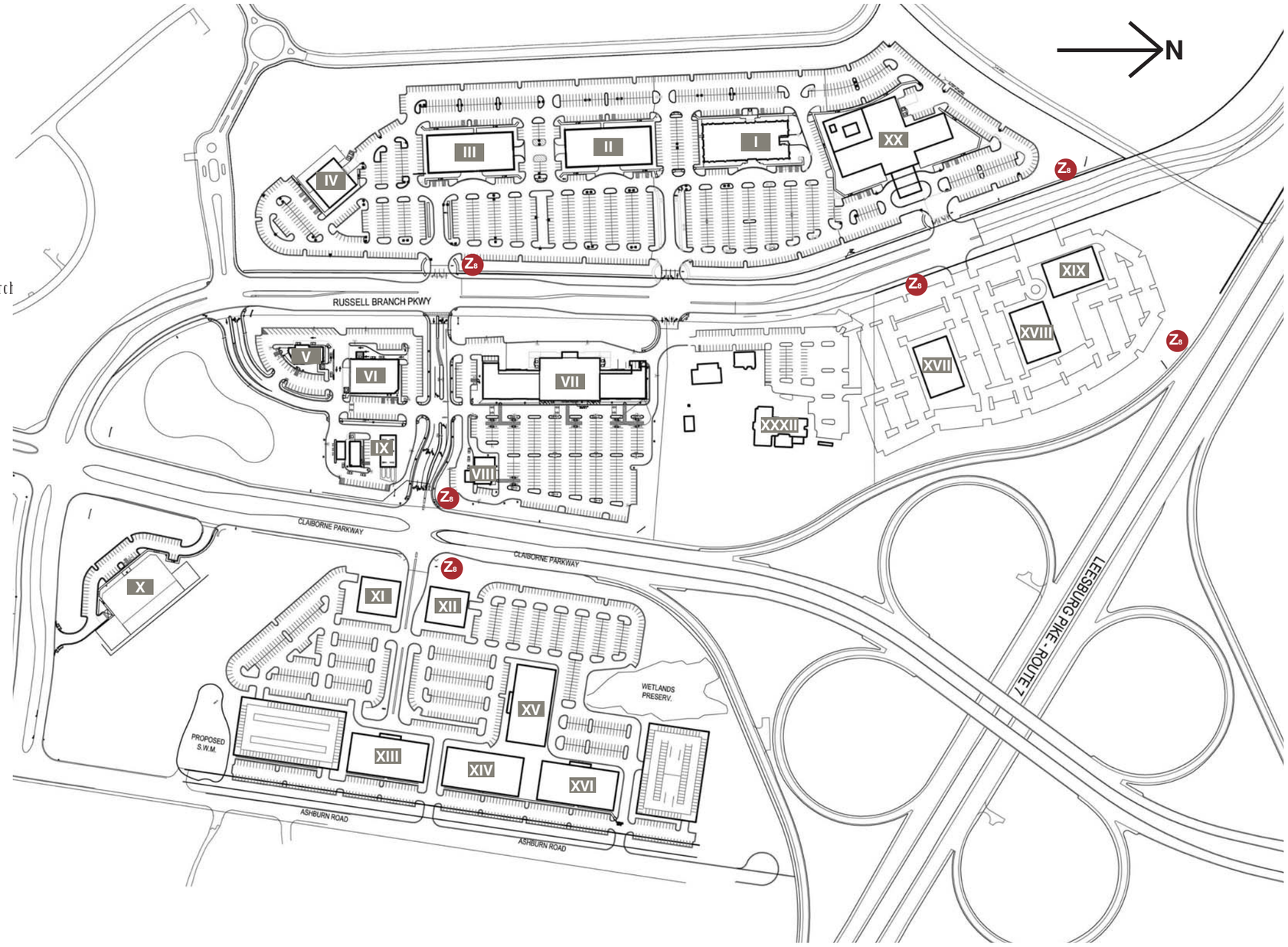
Temporary Sign Plan

Sign Legend

- Z8 general site leasing sign

Building Use Legend

I	office	XIV	office
II	office	XV	office
III	office	XVI	office
IV	restaurant	XVII	office
V	pad site retail	XVIII	office
VI	pad site retail	XIX	office
VII	inline retail	XX	hotel
VIII	pad site retail	XXXII	existing church
IX	service station		
X	daycare		
XI	pad site retail		
XII	pad site restaurant		
XIII	office		



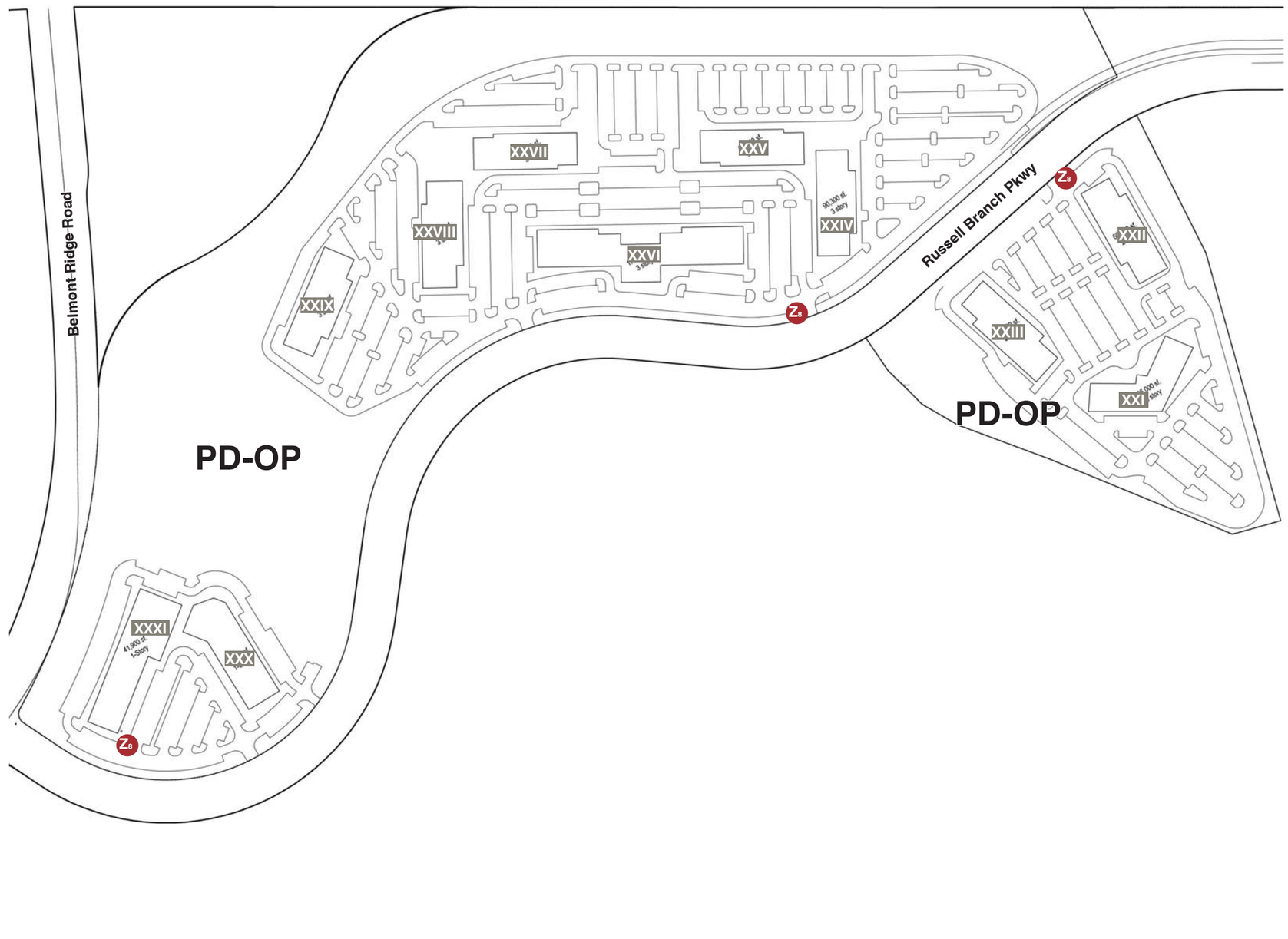
Temporary Sign Plan

Sign Legend

Z8 general site leasing sign

Building Use Legend

XXI office	XXVII office
XXII office	XXVIII office
XXIII office	XXIX office
XXIV office	XXX office
XXV office	XXXI office
XXVI office	



Permanent Sign Plan

Proposed Signage and Regulations

Sign Type	Land Use/Sign Category	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Max. Area of Background Structure	Max. Height of Background Structure	Illumination	Sign Type	Max. Height (See Note 2)
A1 - Project Icon Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs	96 SF	3	32 SF	103 SF	5 FT	White Light	Ground Mounted	4 FT 4 IN
A2 - Sector Icon Entrance Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs	72 SF	8	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
A3 - Sector Directional Sign PD-OP and PD-RDP	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site	18 SF	2	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
A4 - Internal Sector Directional Sign Miscellaneous Signs	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site	12.75 SF	2	6.375 SF	9.5 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
B1 - Office Signage PD-OP and PD-RDP	Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories)	0.5 SF/1 linear ft of building frontage	2 per facade, no more than 3 signs	0.5 SF/1 linear ft of building frontage			Backlight	Building Mounted	Single line of copy 36" max., double line of copy 54" max. Roofline
C1 - Hotel Building Signage PD-OP and PD-RDP	Section 5-1204(D)(3)(z) Hotel, Motel and Conference Center - (6+ stories)	1.25 SF per linear ft. of building frontage	10	0.75 SF per 1 linear ft of building frontage			Backlight	Building Mounted	Roofline
C2 - Hotel Building Signage PD-OP and PD-RDP	Section 5-1204(D)(3)(w) Hotel, Motel and Conference Center - (Freestanding) Entrance Signs	9 SF (each side)	1	9 SF (each side)	12.25 SF	4 FT 4 IN	Backlight or White Light	Ground Mounted	3 FT 9 IN
D1 - Child Care Center Signage PD-OP and PD-RDP	Section 5-1204(D)(3)(v) Child Care Center	1 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage	3 per primary facade, 2 per secondary facade, 9 per tenant	1 SF per linear ft. of primary facade frontage			Backlight	Building Mounted	30" max. for single line of copy, 54" max. for double line of copy Roofline
E1-0 - Pad Site Retail Tenant Signage PD-OP and PD-RDP	Section 5-1204(D)(3)(i) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises	1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft of secondary facade frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft of building frontage			Backlight or White Light	Building Mounted	30" max. for a single line of copy, 45" for a double line of copy Roofline
E1-1 Pad Site Retail Tenant Signage with Awning PD-OP and PD-RDP	Section 5-1204(D)(3)(i) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises	0.75 SF per linear ft or primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft of frontage			Backlight or White Light	Building Mounted	30" max. for a single line of copy, 45" max.for double line of copy Roofline
F1 - Church Signage PD-OP and PD-RDP	Section 5-1204(D)(2)(c) Places of Worship	18 SF	1	9 SF (each side)	12.25 SF (each side)	4 FT 4 IN	Backlight or White Light	Freestanding	3 FT 9 IN
M1 - Project Icon Sign PD-CC-CC	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	64 SF	2	32 SF	103 SF	5 FT	White Light	Freestanding	4 FT 4 IN
M2 - Community Commercial Sector Sign PD-CC-CC	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	206 SF	2	51.5 SF (Each side)	39.5 SF (Each side)	10 FT 2 IN	Backlight or White Light	Freestanding	12 FT 0 IN
M3 - Community Commercial Icon Sign PD-CC-CC	Section 5-1204(D)(3)(c) Planned Development Community Center - Entrance Signs and Entrance Signs for Commercial Developments	20.5 SF	1	20.5 SF	40.25 SF	4 FT 7 IN	Backlight or White Light	Freestanding	4 FT 11 IN
M4 - Sector Directional Sign Miscellaneous Signs	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site	9 SF	1	9 SF	12.25 SF	4 FT 4 IN	White Light	Freestanding	3 FT 9 IN
N1 - Service Station Building Signage PD-CC-CC	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)	1.5 SF per linear ft. of primary facade frontage. 1 SF per linear ft. of secondary facade frontage	5 per primary facade, 3 per secondary facade, 10 per tenant	1.5 SF per linear ft. of facade frontage			Backlight	Building Mounted	Roofline
N2 - Service Station Canopy Signage PD-CC-CC	Section 5-1204(D)(3)(r) Auto Service Station (including convenience store, car wash & repair)	0.75 SF per linear ft. of canopy	1 per facade, no more than 3 total	0.75 SF per linear ft. of canopy			Backlight	Building Mounted	Roofline
O1-0 - Pad Site Retail Tenant Signage PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
O1-1 - Pad Site Retail Tenant Signage with Awning PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
O2 - Pad Site Retail Tenant Canopy Signage PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of canopy frontage.	1 per canopy	0.75 SF per linear ft. of canopy frontage			Backlight or White Light	Building Mounted	30" for a single line of copy. Displayed at canopy height. Second line of copy prohibited.
S1-0 - Anchor Inline Retail Tenant Front Signage PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of building frontage.	11	1.5 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
S1-1 - Inline Retail Tenant Front Signage PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1.5 SF per linear ft. of building frontage	6 Signs per public entrance	1.5 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Signs not to be displayed higher than 6" below 2nd floor windows or cornice line, dependant upon architecture
S1-2 - Inline Retail Tenant Front Signage with Awning PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	1 SF per linear ft. of building frontage	3 signs per public entrance	1 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Signs not to be displayed higher than 6" below 2nd floor windos or cornice line, dependant upon architecture
S2-0 - Anchor Inline Retail Tenant Rear Signage PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.4 SF per linear ft. of building frontage	2	0.4 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
S2-1 - Inline Retail Tenant Signage with Awning PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.5 SF per linear ft. of building frontage	1 per tenant	0.5 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
S2-2 - Inline Retail Tenant Rear Signage with Awning PD-CC-CC	Section 5-1204(D)(3)(d) PD-CC-CC Planned Development Community Center - Tenant Signs and Tenant Signs for Businesses	0.75 SF per linear ft. of building frontage	1 per tenant	0.75 SF per linear ft. of building frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
Y1-0 - Pad Site Restaurant Signage PD-CC-CC	Section 5-1204(D)(3)(d)(cc) Restaurant - Freestanding Building with over 4000 SF floor area	1.5 SF per linear ft. of primary facade frontage. 0.75 SF per linear ft. of secondary facade frontage	6 per primary facade, 3 per secondary facade, 18 per tenant	1.5 SF per linear ft. of frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
Y1-1 - Pad Site Restaurant Signage with Awning PD-CC-CC	Section 5-1204(D)(3)(d)(cc) Restaurant - Freestanding Building with over 4000 SF floor area	0.75 SF per linear ft. of primary facade frontage. 0.5 SF per linear ft. of secondary facade frontage	4 per primary facade, 2 per secondary facade, 12 per tenant	0.75 SF per linear ft. of frontage			Backlight or White Light	Building Mounted	30" for a single line of copy, 45" for a double line of copy. Roofline
Z7 - Freestanding Tenant Signage PD-CC-CC	Section 5-1204(D)(3)(i) Business Signs (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises	25.5 SF	2 per tenant. One large sign or two small signs	9 SF per side for a large sign (Double sided) or 6.375 per side for a small sign (Double sided)	12.25 SF	4 FT 4 IN	Backlight or White Light	Freestanding	3 FT 9 IN

Sign Legend

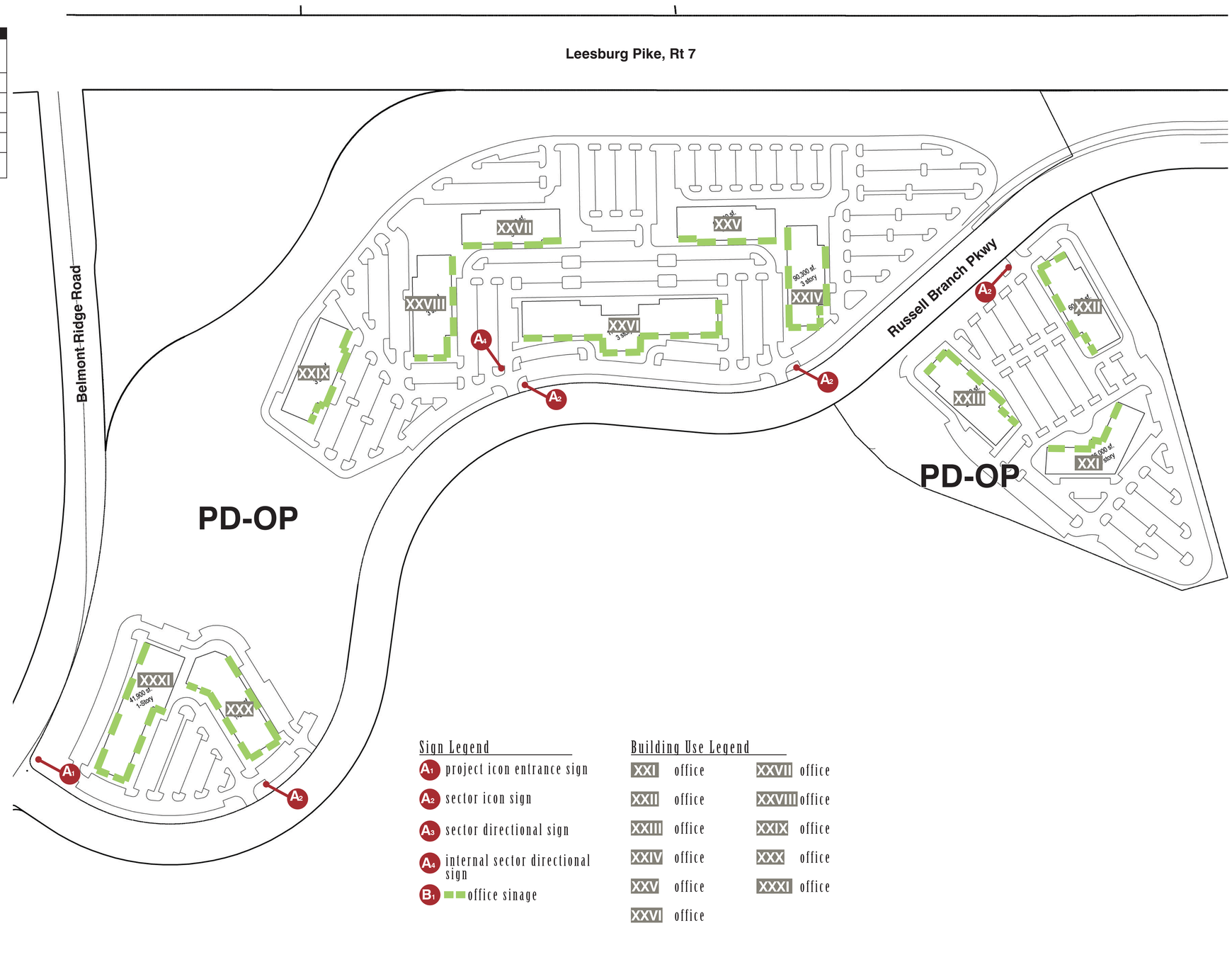
- A1 project icon entrance sign
- A2 sector icon sign
- A3 sector directional sign
- A4 internal sector directional sign
- B1 office signage
- C1 hotel building signage
- C2 hotel icon signage
- D1 child care center signage
- E1 pad site retail tenant signage
- F1 church signage
- M1 project icon sign
- M2 community commercial sector sign
- M3 community commercial icon sign
- M4 sector directional sign
- N1 service station signage
- N2 service station canopy signage
- O1 pad site retail tenant signage
- O2 pad site retail tenant canopy signage
- S1 inline retail tenant front signage
- S2 inline retail tenant rear signage
- Y1 pad site restaurant signage

Building Use Legend

- I office
- II office
- III office
- IV restaurant
- V pad site retail
- VI pad site retail
- VII inline retail
- VIII pad site retail
- IX service station
- X daycare
- XI pad site retail
- XII pad site restaurant
- XIII office
- XIV office
- XV office
- XVI office
- XVII office
- XVIII office
- XIX office
- XX hotel
- XXXII existing church

Permanent Sign Plan

Proposed Signage and Regulations									
Sign Type	Land Use/Sign Category	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Max. Area of Background Structure	Max. Height of Background Structure	Illumination	Sign Type	Max. Height (See Note 2)
A1 - Project Icon Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs	96 SF	3	32 SF	103 SF	5 FT	White Light	Ground Mounted	4 FT 4 IN
A2 - Sector Icon Entrance Sign PD-OP and PD-RDP	Section 5-1204(D)(3)(k) PD-OP and PD-RDP Development Entrance Signs	72 SF	8	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
A3 - Sector Directional Sign PD-OP and PD-RDP	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site	18 SF	2	9 SF	12.25 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
A4 - Internal Sector Directional Sign Miscellaneous Signs	Section 5-1204(D)(7)(h) Miscellaneous Signs Directional Signs, On-Site	12.75 SF	2	6.375 SF	9.5 SF	4 FT 4 IN	White Light	Ground Mounted	3 FT 9 IN
B1-0 - Office Signage PD-OP and PD-RDP	Section 5-1204(D)(3)(n) Office - Building ID Sign (4-5 Stories)	0.5 SF/1 linear ft of building frontage	2 per facade, no more than 3 signs	0.5 SF/1 linear ft of building frontage			Backlight	Building Mounted	Single line of copy 36" max., double line of copy 54" max. Roofline



Sign Legend

- A1 project icon entrance sign
- A2 sector icon sign
- A3 sector directional sign
- A4 internal sector directional sign
- B1 office sinage

Building Use Legend

XXI	office	XXVII	office
XXII	office	XXVIII	office
XXIII	office	XXIX	office
XXIV	office	XXX	office
XXV	office	XXXI	office
XXVI	office		

Temporary Sign Plan

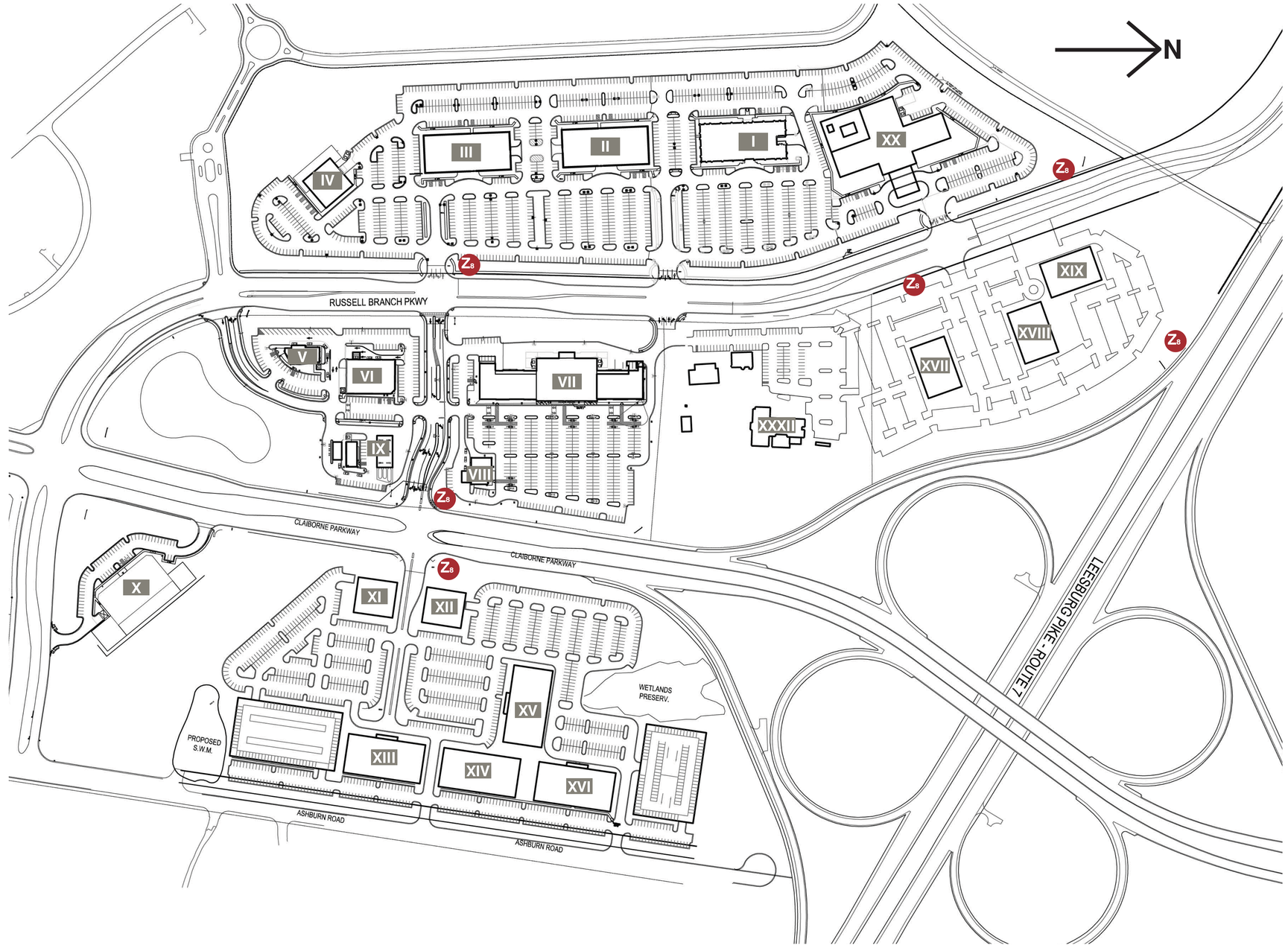
Proposed Signage and Regulations									
Sign Type	Land Use/Sign Category	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Max. Area of Background Structure	Max. Height of Background Structure	Illumination	Sign Type	Max. Height (See Note 2)
Z8 - General Site Leasing Sign PD-OP and PD-RDP PD-CC-CC	Section 5-1204(D)(6)(c) Real Estate - Commercial For Sale Sign	N/A	6 at any one time	30 SF per side (Double Sided)	N/A	N/A	None	Freestanding	7 FT 3 IN

Sign Legend

Z8 general site leasing sign

Building Use Legend

- I office
- II office
- III office
- IV restaurant
- V pad site retail
- VI pad site retail
- VII inline retail
- VIII pad site retail
- IX service station
- X daycare
- XI pad site retail
- XII pad site restaurant
- XIII office
- XIV office
- XV office
- XVI office
- XVII office
- XVIII office
- XIX office
- XX hotel
- XXXII existing church

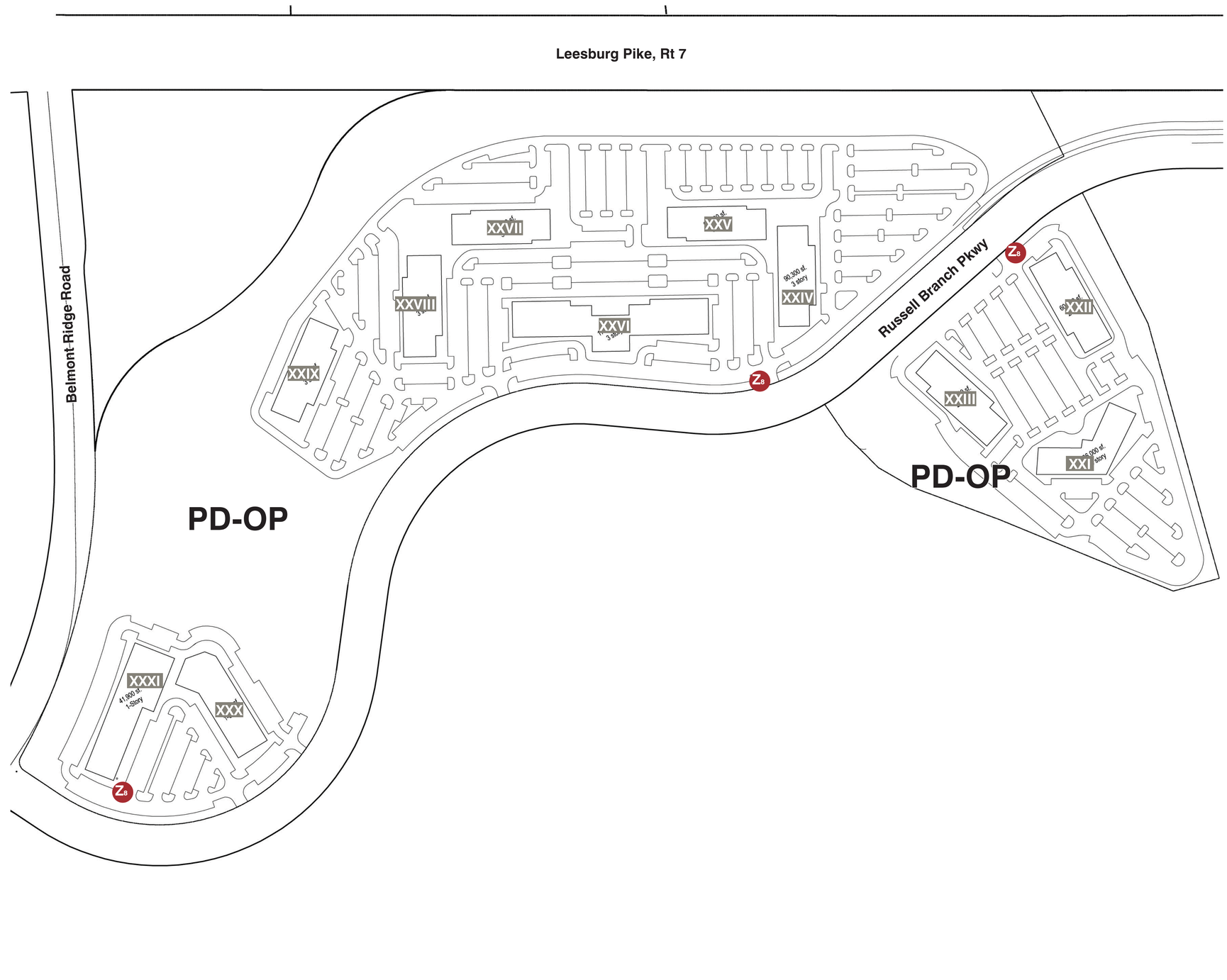


Temporary Sign Plan

Proposed Signage and Regulations									
Sign Type	Land UseSign Category	Total Aggregate Sign Area	Max. Number of Signs	Max. Area of Any One Sign	Max. Area of Background Structure	Max. Height of Background Structure	Illumination	Sign Type	Max. Height (See Note 3)
Z8 - General Site Leasing Sign PD-OP and PD-RDP PD-CC-CC	Section 5-1204(D)(6)(c) Real Estate - Commercial For Sale Sign	N/A	11	30 SF (each side)	N/A	N/A	None	Freestanding	7 FT 3 IN

Sign Legend

Z8 general site leasing sign

Building Use Legend

XXI office
XXII office
XXIII office
XXIV office
XXV office
XXVI office
XXVII office
XXVIII office
XXIX office
XXX office
XXXI office