
OAKVILLE TRIANGLE

ALEXANDRIA, VIRGINIA



COMPREHENSIVE SIGN PLAN
SEPTEMBER 2021

OAKVILLE TRIANGLE

TABLE ON CONTENTS

DRAWING INDEX

EG-0.01 Table Of Contents
EG-0.02 Square Footage Calculations

EG-1.01 Site Plan
EG-1.02 Site Plan
EG-1.03 Site Plan
EG-1.04 Site Plan
EG-1.05 Overall Site Plan

EG-2.01 Block A West Elevation
EG-2.02 Block A West Elevation
EG-2.03 Block A North Elevation
EG-2.04 Block A East Elevation
EG-2.05 Block B West Elevation
EG-2.06 Block B South Elevation
EG-2.07 Block B East Elevation

EG-3.01 Tenant Signage Parameters
EG-3.02 Tenant Signage Parameters
EG-3.03 Tenant Signage Parameters
EG-3.04 Tenant Signage Parameters
EG-3.05 Tenant Signage Parameters
EG-3.06 Tenant Signage Parameters
EG-3.07 Parking Entrance Signs
EG-3.08 Address Signs
EG-3.09 Storefront Examples
EG-3.10 Storefront Examples
EG-3.11 Lighting Detail

COLOR KEY

BLOCK A1		BLOCK B	
<div></div>	Building Entry Signage	<div></div>	Building Entry Signage
<div></div>	Retail Garage Entrance	<div></div>	Retail Garage Entrance
<div></div>	Loading Dock	<div></div>	Blade Sign Options
<div></div>	Residential & Inova Garage Entrance	<div></div>	Retail
<div></div>	Blade Sign Options		
<div></div>	Retail		

GENERAL NOTES

1. This CSP identifies the parameters for signage at Oakville Triangle, including both development and tenant signage, which has not been determined, and allows signs to fall within these parameters to be approved by the zoning Administration in the future. Deviations to the size (area), number and locations of signage governed by this CSP may be permitted if approved by the Planning & Zoning Director.
2. The package is at a conceptual level of development and, signage location and sizing shown for reference purposes only. Specific and final sign location, number, size, color, messaging and materials will be determined and may evolve to accurately reflect final construction conditions.
3. Alexandria Interpretive Signage will be provided in consultation with the City of Alexandria’s Department of Archeology in locations as generally depicted on pages EG-1.01 - EG-3.11.
4. Wall signs should be contained within architectural bays and not span across column expressions.
5. Wall signs should be contained on solid wall sections and not extend onto fenestrated areas.
6. Wall signage must be placed on walls of leased space occupied by the tenant.
7. Tenants are permitted wall signage on multiple frontages if their leased space is on those multiple frontages .
8. Ground floor retail signage: One (1) wall sign per tenant entrance. Retail locations with more than one frontage (corner locations) are permitted one sign per frontage.
9. Ground floor retail signage: One (1) projecting sign (small blade sign level 1) per tenant entrance at pedestrian scale and height, maximum of 12 square feet per applicant’s proposal.
10. Sign Illumination: All signs installed in the project may be illuminated including signs installed over 35’ above grade. Illumination can be internal or external. Hours of sign illumination per City Ordinance.
11. Projecting signs: Two projecting signs, one (1) on East Elevation of Block A1 and one (1) on East Elevation of Block B. These do not count toward total allowable signage based on frontage. Each sign is double sided, with a maximum of 90’ per sign face for Block A1 and Block B.



6511 Chillum Place, NW
Washington, D.C. 20012
202.882.7733 phone
202.882.1580 fax
gelbergsigns.com

All Components Listed

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Stonebridge Associates, Inc.

Oakville Triangle Comprehensive Sign Plan

Alexandria, VA

No. 57093

Submittal Date: Sept. 2021

Revision 1:

Designer: MB

Sales Rep.: GB

Project Manager: XX

Sign Type:

Table of Contents

p. EG-0.01

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OAKVILLE TRIANGLE

SQUARE FOOTAGE CALCULATIONS

Block A1 North Elevation-Swann Ave

Location	Sign-ID	Sign Type	Total SF
NA1.1	R.1	Retail/Tenant	45
NA1.2	R.2	Retail/Tenant	31.5
NA1.3	R.3	Retail/Tenant	31.5
NA1.4	R.4	Retail/Tenant	31.5
NA1.5	R.5	Retail/Tenant	31.5
NA1.6	R.6	Retail/Tenant	31.5
NA1.7	R.7	Retail/Tenant	16.8
NA1.8	BE.1	Residential Entry	30
Total			249.3

Block B South Elevation-Swann Ave

Location	Sign-ID	Sign Type	Total SF
SB.1	R.16	Retail/Tenant	30
SB.2	R.17	Retail/Tenant	30
SB.3	R.18	Retail/Tenant	30
SB.4	R.19	Retail/Tenant	30
SB.5	R.20	Retail/Tenant	30
SB.6	R.21	Retail/Tenant	30
SB.7	R.22	Retail/Tenant	15
SB.7	BE.2	Residential Entry	51
Total			246

Square Footage Totals by Sign Type

Block A1 North Elevation-Swann Ave	
Retail	219.3
Residential	30
Auxilllary	0
Total	249.3

Square Footage Totals by Sign Type

Block A1 East Elevation-Richmond Hwy	
Retail	376.5
Residential	90
Auxilllary	0
Total	466.5

Block A1 East Elevation-Richmond Hwy

Location	Sign-ID	Sign Type	Total SF
EA1.1	R.8	Retail/Tenant	52.5
EA1.2	R.9	Retail/Tenant	67.5
EA1.3	R.10	Retail/Tenant	67.5
EA1.4	R.11	Retail/Tenant	75
EA1.5	R.12	Retail/Tenant	24
EA1.6	R.13	Retail/Tenant	33
EA1.7	R.14	Retail/Tenant	33
EA1.8	R.15	Retail/Tenant	24
EA1.9a	BLD.1	Projecting (Option a)*	160
EA1.9b	BLD.2	Projecting (Option b)* (90 sq.ft.)	
EA1.9c	BLD.3	Projecting (Option c)* (90 sq.ft.)	
Total			536.5

Block B East Elevation-Richmond Hwy

Location	Sign-ID	Sign Type	Total SF
EB.1	R.23	Retail/Tenant	55.5
EB.2	R.24	Retail/Tenant	36
EB.3	R.25	Retail/Tenant	25.5
EB.4a	BLD.1	Projecting (Option a)* (90 sq.ft.)	
EB.4b	BLD.2	Projecting (Option b)* (90 sq.ft.)	
EB.4c	BLD.3	Projecting (Option c)*	160
Total			277

Block B West Elevation-Oakville Ave

Location	Sign-ID	Sign Type	Total SF
BWB.1	RTGE.2	Retail Garage Entrance	30
Total			30

Color Key

Retail
Residential
Auxillary

Block A1 West Elevation-Oakville Street

Location	Sign-ID	Sign Type	Total SF
WA1.1	RTGE.1	Retail Garage Entrance	37.5
WA1.2	RIGE.1	Residential/Inova Garage Entrance	54
WA1.2	LD.1	Loading Dock	37.5
Total			129

Block A1	Square Footage Totals by Elevation
	Block A1 North Elevation-Swann Ave 249.3
	Block A1 East Elevation-Richmond Hwy 466.5
	Block A1 West Elevation-Oakville Street 129
	Total 844.8

Block B	Square Footage Totals by Elevation
	Block B South Elevation-Swann Ave 216
	Block B East Elevation-Richmond Hwy 207
	Block B West Elevation-Oakville Ave 30
	Total 453

Square Footage Totals by Sign Type

Block B East Elevation-Richmond Hwy	
Retail	117
Residential	90
Auxilllary	0
Total	207

Square Footage Totals by Elevation

Block B West Elevation-Oakville Ave	
Retail	0
Residential	0
Auxilllary	30
Total	30

Street/Access Frontage Block A1	Frontage (LF)	Allowable (1.5 SF* x 1 LF)	Total Requested SF
Richmond Highway	328.3	492.5	536.5
Swann Ave	241.25	361.9	249.3
Oakville Street	330	495	129
Total	899.55	1349.4	914.8

*Projecting Signs: Two projecting signs will be selected. One for block A1 and one for Block B (depicted are 3 placement options per building)

Street/Access Frontage Block B	Frontage (LF)	Allowable (1.5 SF* x 1 LF)	Total Requested SF
Richmond Highway	252.5	378.8	277
Swann Ave	243	364.5	246
Oakville Street	263	394.5	30
Total	758.5	1137.8	553



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Square Footage

p. EG-0.02

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OAKVILLE TRIANGLE

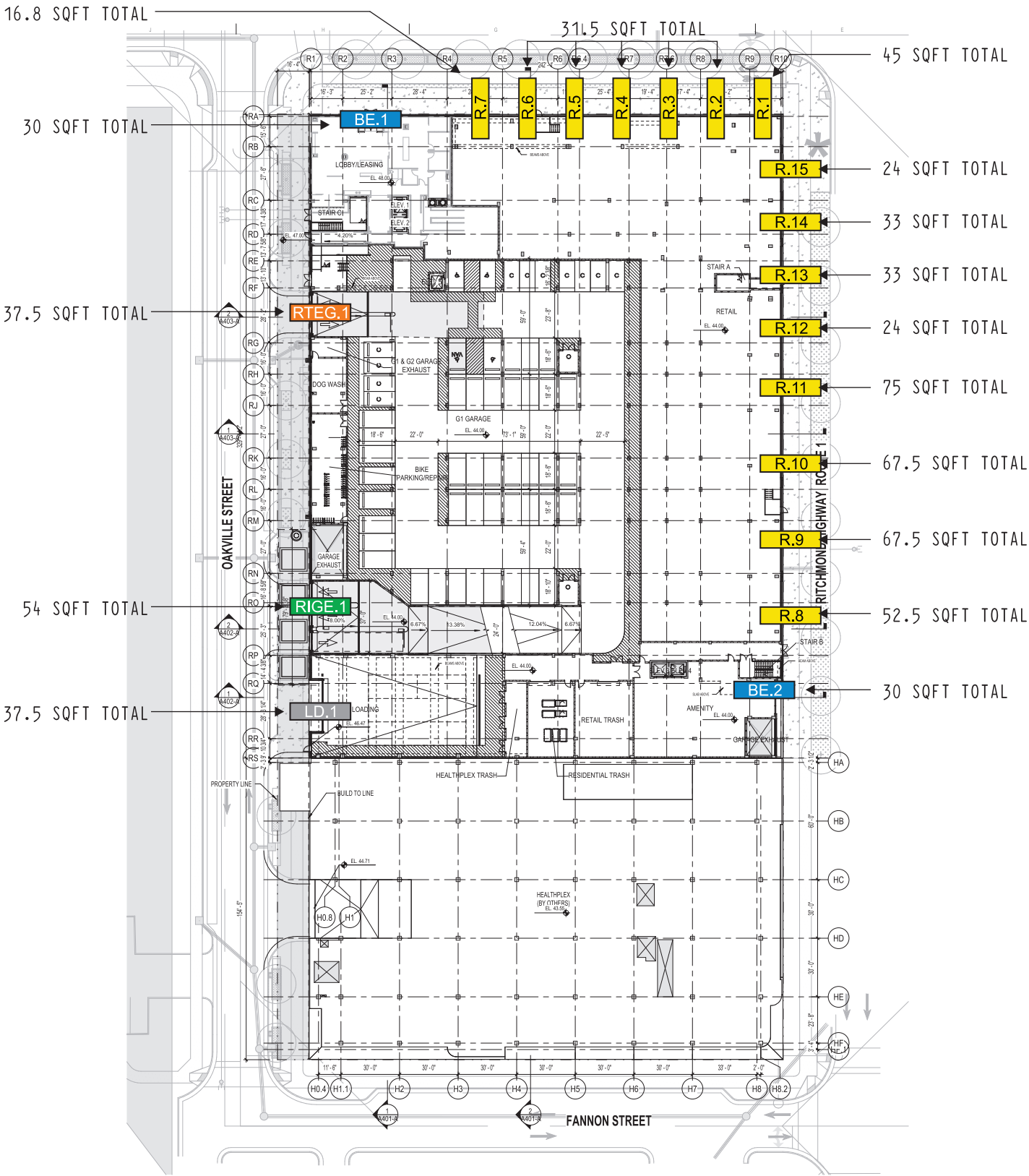
ALEXANDRIA, VIRGINIA



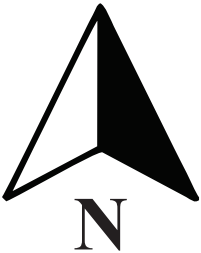
SITE PLANS

STONEBRIDGE

BLOCK A1 - SITE PLAN



- KEY**
- BE.1 BUILDING ENTRY SIGNAGE
 - BE.2 BUILDING ENTRY SIGNAGE
 - RTEG.1 RETAIL GARAGE ENTRANCE
 - RIGE.1 RESIDENTIAL & INOVA GARAGE ENTRANCE
 - LD.1 LOADING DOCK
 - R.1 RETAIL
 - R.2 RETAIL
 - R.3 RETAIL
 - R.4 RETAIL
 - R.5 RETAIL
 - R.6 RETAIL
 - R.7 RETAIL
 - R.8 RETAIL
 - R.9 RETAIL
 - R.10 RETAIL
 - R.11 RETAIL
 - R.12 RETAIL
 - R.13 RETAIL
 - R.14 RETAIL
 - R.15 RETAIL



G1-1ST FLOOR PLAN @ BLOCK A1

SCALE: 3/64"=1'-0"



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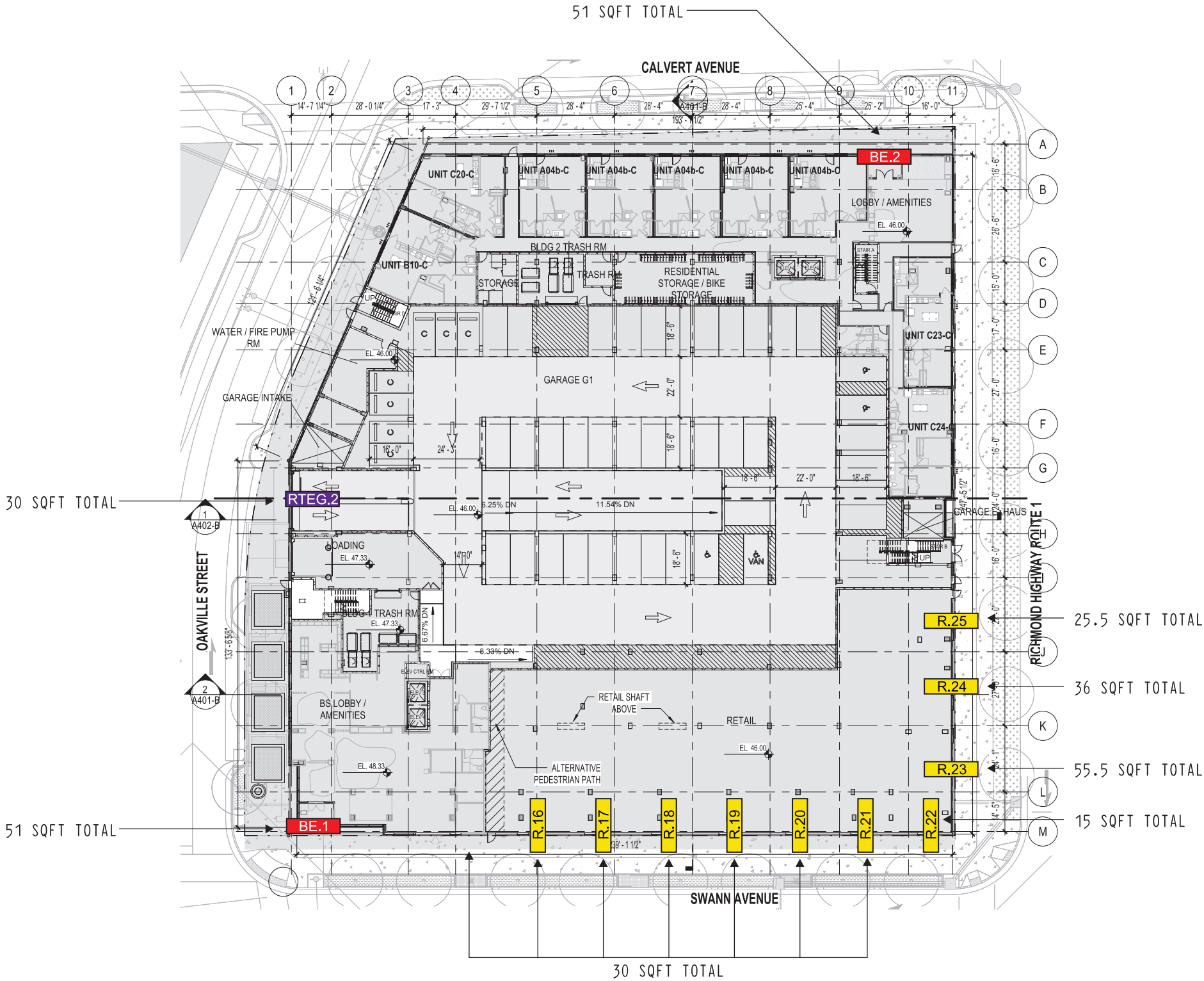
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p. EG-1.01

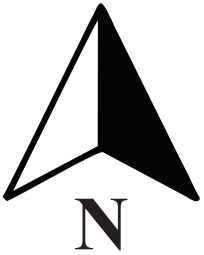
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Date:

BLOCK B - SITE PLAN



- KEY**
- BE.1 BUILDING ENTRY SIGNAGE
 - BE.2 BUILDING ENTRY SIGNAGE
 - RTGE.2 RETAIL GARAGE ENTRANCE
 - R.16 RETAIL
 - R.17 RETAIL
 - R.18 RETAIL
 - R.19 RETAIL
 - R.20 RETAIL
 - R.21 RETAIL
 - R.22 RETAIL
 - R.23 RETAIL
 - R.24 RETAIL
 - R.25 RETAIL



G1-1ST FLOOR PLAN @ BLOCK B

SCALE: 3/64"=1'-0"



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Sign Type:

Site Plan

p. EG-1.02

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Date:

BLOCK A1 - SITE PLAN

NOTE: ONLY ONE OF THE THREE BLD
OPTIONS SHALL BE INSTALL



3RD FLOOR PLAN @ BLOCK A1
SCALE: 3/64"=1'-0"

MAXIMUM ALLOWANCE: 90SF PER SIDE
FOR A PROPOSED DIMENSION OF 30'X3'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
GO BELOW THE TOP OF THE SECOND
FLOOR SLAB

MAXIMUM ALLOWANCE: 90SF PER SIDE
FOR A PROPOSED DIMENSION OF 30'X3'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
GO BELOW THE TOP OF THE SECOND
FLOOR SLAB

MAXIMUM ALLOWANCE: 120SF PER SIDE
FOR A PROPOSED DIMENSION OF 40'X4'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
GO BELOW THE TOP OF THE SECOND
FLOOR SLAB

- KEY**
- BLD.1 BLADE SIGN (OPT 1)
 - BLD.2 BLADE SIGN (OPT 2)
 - BLD.3 BLADE SIGN (OPT 3)



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Site Plan

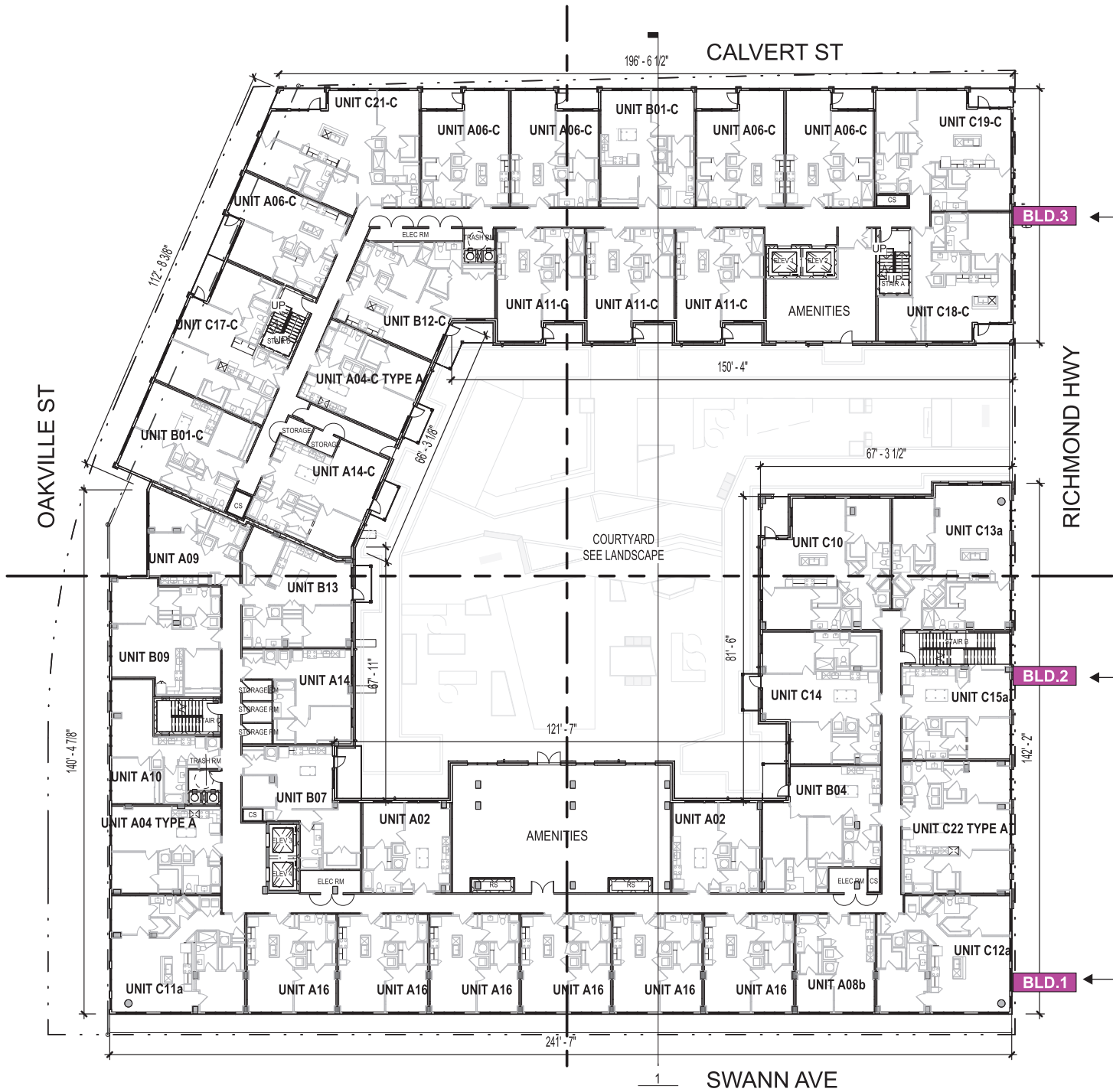
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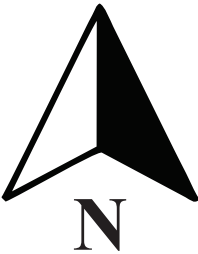
BLOCK B - SITE PLAN

NOTE: ONLY ONE OF THE THREE BLD
OPTIONS SHALL BE INSTALL



KEY

- BLD.1 BLADE SIGN (OPT 1)
- BLD.2 BLADE SIGN (OPT 2)
- BLD.3 BLADE SIGN (OPT 3)



MAXIMUM ALLOWANCE: 90SF PER SIDE
FOR A PROPOSED DIMENSION OF 40'X3'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
GO BELOW THE TOP OF THE SECOND
FLOOR SLAB

MAXIMUM ALLOWANCE: 120SF PER SIDE
FOR A PROPOSED DIMENSION OF 40'X4'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
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FLOOR SLAB

2ND FLOOR PLAN @ BLOCK B
SCALE: 3/64"=1'-0"



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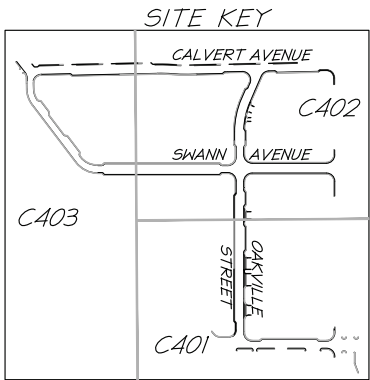
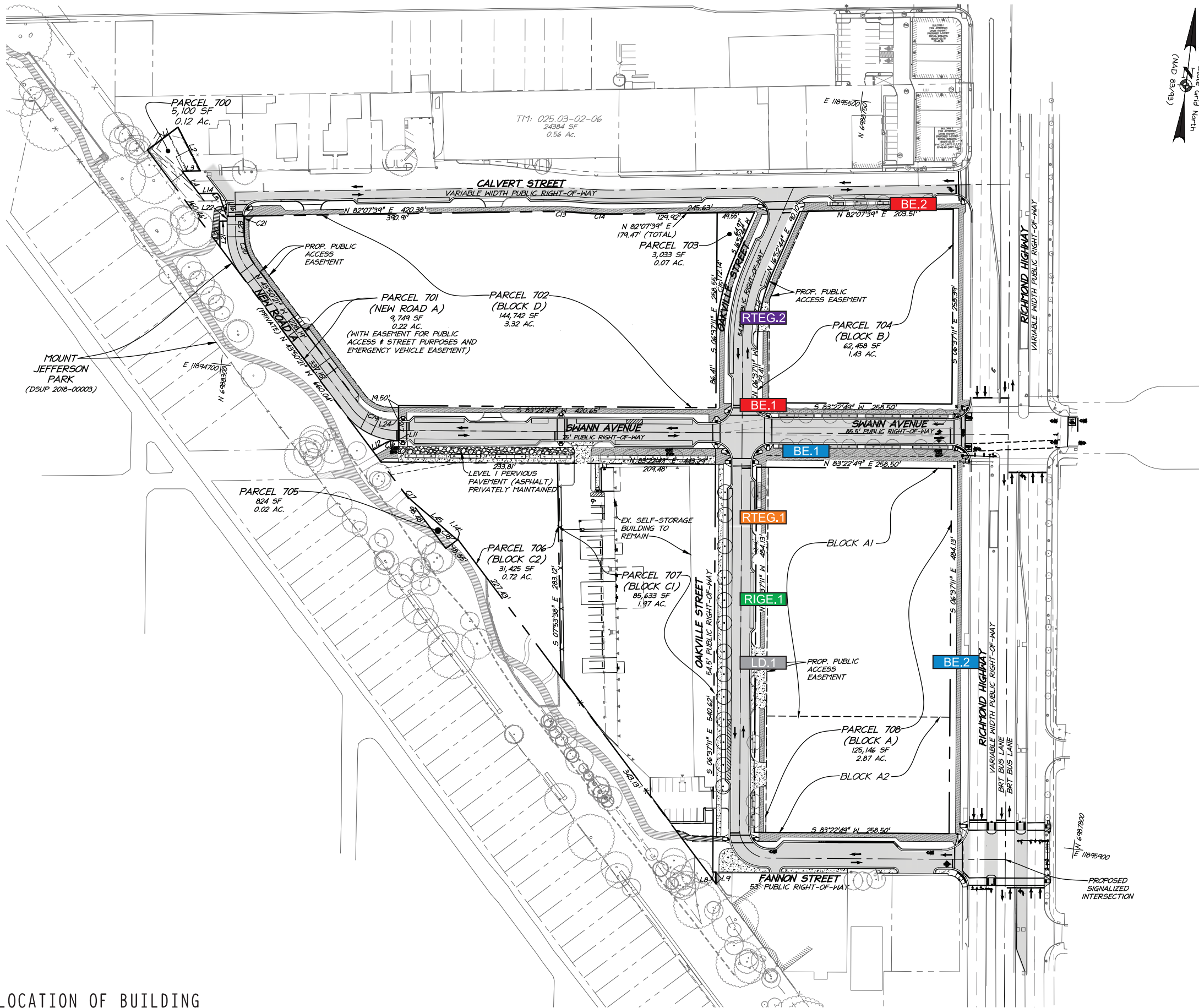
Sign Type:

Site Plan

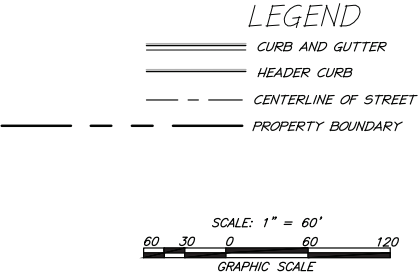
p. EG-1.04

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- NOTES:
1. ON STREET PARALLEL PARKING SPACES TO BE 7' x 22'
 2. ALL SURROUNDING STREETS ARE PUBLIC AND MEET STANDARD WIDTHS FOR EMERGENCY VEHICLES.
 3. SEE SHEET C001 FOR LEGEND.
 4. CONTRACTOR TO RE-PAVE ALL OF CALVERT STREET AND THE FANNON/ROUTE 1 INTERSECTION AT THE END OF CONSTRUCTION.



NOTE: LOCATION OF BUILDING
SIGNS ARE APPROXIMATE



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p. EG-1.05

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OAKVILLE TRIANGLE

ALEXANDRIA, VIRGINIA



PROGRAMMING

STONEBRIDGE

BLOCK A1 - WEST ELEVATION



Dashed line represents tenant zone potential signage might be placed. Zones provide tenants the opportunity to create uniquely branded signage along the retail corridors

NOTE: Graphic depiction of retail storefront and signage shown are for illustrative purposes ONLY. Occupant will determine size, number, type, and location of their individual signage with Landlord approval and in accordance with the Comprehensive Sign Plan (CSP).



OAKVILLE ST. WEST ELEVATION PART (1)
SCALE: 1/16"=1'-0"

Retail Signage: One (1) wall sign per tenant per Retail Bay

BLOCK A1

Building Entry Signage

Retail Garage Entrance

Residential & Inova Garage Entrance

Blade Sign Options

Retail

Loading Dock

BLOCK B

Building Entry Signage

Retail Garage Entrance

Blade Sign Options

Retail



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Programming

p. EG-2.01

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BLOCK A1 - WEST ELEVATION

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p. EG-2.02

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BLOCK A1 - NORTH ELEVATION



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p. EG-2.03

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SWANN AVE. NORTH ELEVATION

SCALE: 1/32"=1'-0"

Retail Signage: One (1) wall sign per tenant per Retail Bay

BLOCK A1

- Building Entry Signage
- Retail Garage Entrance
- Residential & Inova Garage Entrance

- Blade Sign Options
- Retail
- Loading Dock

BLOCK B

- Building Entry Signage
- Retail
- Retail Garage Entrance
- Blade Sign Options

BLOCK A1 - EAST ELEVATION



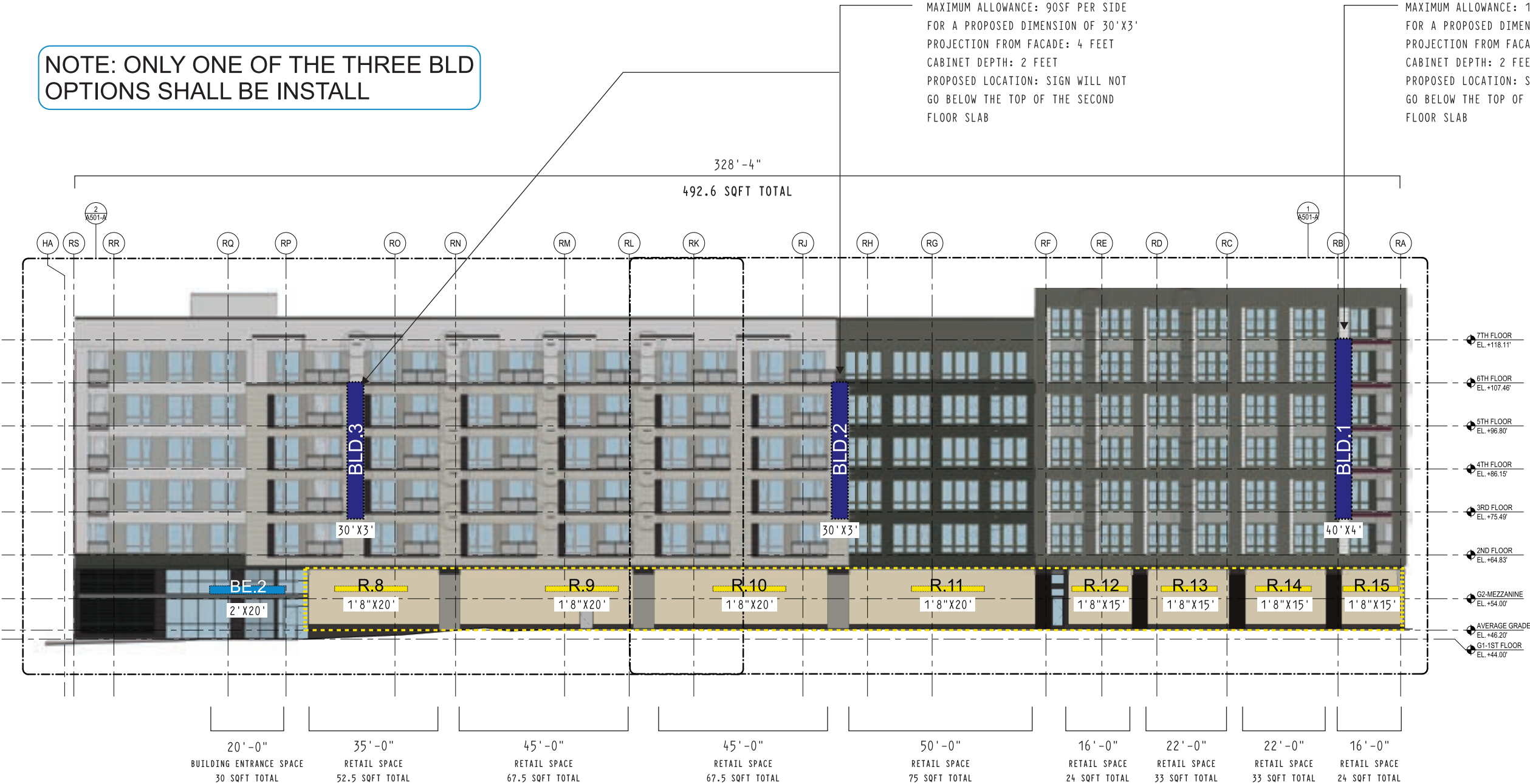
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NOTE: ONLY ONE OF THE THREE BLD OPTIONS SHALL BE INSTALL

MAXIMUM ALLOWANCE: 90SF PER SIDE
FOR A PROPOSED DIMENSION OF 30'X3'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT GO BELOW THE TOP OF THE SECOND FLOOR SLAB

MAXIMUM ALLOWANCE: 120SF PER SIDE
FOR A PROPOSED DIMENSION OF 40'X4'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT GO BELOW THE TOP OF THE SECOND FLOOR SLAB



ROUTE 1 EAST ELEVATION

SCALE: 1/32"=1'-0"

Retail Signage: One (1) wall sign per tenant per Retail Bay

BLOCK A1

Building Entry Signage

Retail Garage Entrance

Residential & Inova Garage Entrance

Blade Sign Options

Retail

Loading Dock

BLOCK B

Building Entry Signage

Retail Garage Entrance

Blade Sign Options

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p. EG-2.04

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BLOCK B - WEST ELEVATION

 Dashed line represents tenant zone potential signage might be placed. Zones provide tenants the opportunity to create uniquely branded signage along the retail corridors

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OAKVILLE ST WEST ELEVATION
SCALE: 1/16"=1'-0"

Retail Signage: One (1) wall sign per tenant per Retail Bay

BLOCK A1

Building Entry Signage

Retail Garage Entrance

Residential & Inova Garage Entrance

Blade Sign Options

Retail

Loading Dock

BLOCK B

Building Entry Signage

Retail Garage Entrance

Blade Sign Options

Retail



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Stonebridge Associates, Inc.

Oakville Triangle Comprehensive Sign Plan

Alexandria, VA

No. 57093

Submittal Date: Sept. 2021

Revision 1:

Designer: MB

Sales Rep.: GB

Project Manager: XX

Sign Type:

Programming

p. EG-2.05

Client's signature required for approval prior to fabrication.

Date:

BLOCK B - SOUTH ELEVATION



Dashed line represents tenant zone potential signage might be placed. Zones provide tenants the opportunity to create uniquely branded signage along the retail corridors

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SWANN AVE SOUTH ELEVATION

SCALE: 1/32"=1'-0"

Retail Signage: One (1) wall sign per tenant per Retail Bay

BLOCK A1

Building Entry Signage

Retail Garage Entrance

Residential & Inova
Garage Entrance

Blade Sign Options

Retai

Loading Dock

BLOCK B

Building Entry Signage

Retail Garage Entrance

Blade Sign Options

Retail

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Sign Type:

Programming

p. **EG-2.06**

BLOCK B - EAST ELEVATION



Dashed line represents tenant zone potential signage might be placed. Zones provide tenants the opportunity to create uniquely branded signage along the retail corridors

NOTE: Graphic depiction of retail storefront and signage shown are for illustrative purposes ONLY. Occupant will determine size, number, type, and location of their individual signage with Landlord approval and in accordance with the Comprehensive Sign Plan (CSP).

NOTE: ONLY ONE OF THE THREE BLD OPTIONS SHALL BE INSTALL



MAXIMUM ALLOWANCE: 120SF PER SIDE
FOR A PROPOSED DIMENSION OF 40'X4'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
GO BELOW THE TOP OF THE SECOND
FLOOR SLAB

MAXIMUM ALLOWANCE: 90SF PER SIDE
FOR A PROPOSED DIMENSION OF 30'X3'
PROJECTION FROM FACADE: 4 FEET
CABINET DEPTH: 2 FEET
PROPOSED LOCATION: SIGN WILL NOT
GO BELOW THE TOP OF THE SECOND
FLOOR SLAB

ROUTE 1 EAST ELEVATION

SCALE: 1/32"=1'-0"

Retail Signage: One (1) wall sign per tenant per Retail Bay

BLOCK A1

- Building Entry Signage
- Retail Garage Entrance
- Residential & Inova Garage Entrance
- Blade Sign Options
- Retail
- Loading Dock

BLOCK B

- Building Entry Signage
- Retail Garage Entrance
- Blade Sign Options
- Retail



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Project Manager: XX

Sign Type:

Programming

p. EG-2.07

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Date:

OAKVILLE TRIANGLE

ALEXANDRIA, VIRGINIA



PARAMETERS

STONEBRIDGE

PRIMARY BUILDING SIGNS

Each retail tenant may have primary signage within each storefront bay; a wall sign, awning sign, or canopy sign. Retailers are encouraged to construct their own uniquely branded storefront.

- Total allowable square footage for all primary building mounted signs is based on tenant street frontage.
- Tenants are allowed a total of 1.5 square feet of sign area per 1 linear foot of building facade with the ability to go to 2 square feet with Planning & Zoning Director’s approval.

Building mounted signs are located above storefront display windows and / or entry doors. Service entries and fire exits are not considered public entries and are prohibited from having primary signage.

WALL SIGN

A wall sign is a primary building sign that is attached flat to, or mounted away from but parallel to the building facade. A wall sign may also be painted on the building facade.

Wall signs shall be located above the tenants primary entry, within the sign band. A wall sign cannot cover windows or architectural details.

- Size: Included in the Tenant’s total square footage of sign are allowed per location (Ground Floor Retail: 1.5SF per 1 LF of frontage).
- Maximum projection from facade: 12”
- Illumination: External or Internal



EXAMPLES OF WALL SIGNS



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Sign Type:

Parameters

p. EG-3.01

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AWNING SIGN

An awning sign is a primary building sign with graphics and symbols painted, sewn, or otherwise adhered to the awning material as an integrated part of the awning. Tenants are permitted to add awnings as part of tenant fit-out, using a method acceptable to the landlord. If multiple awnings are installed, the total signage area may be spread across multiple awnings and considered one sign.

Graphics are permitted on the slopping face and the awning valance. No graphics are permitted on the sides of the awnings.

- Size: Included in the Tenant’s total square footage of sign area allowed per Ground Floor Retail location. 1.5 SF per 1 LF of frontage with the ability to go to 2 square feet with Planning & Zoning Director’s Approval.
- Maximum area on sloping plane: 75% coverage.
- Illumination: External Illumination only.



EXAMPLES OF AWNING SIGN

CANOPY SIGN

A canopy sign is a primary building sign that is attached above, below or to the face of a canopy. Tenants are permitted to add canopies as part of tenant fit-out. The canopies must be in keeping with the established architectural language.

Logo and / or graphics may extent above and below the canopy provided the sign meets all other design standards. A maximum of one (1) sign is permitted per canopy face. Raceways are permitted for signs extending below or above the canopy, but must be concealed and painted to match the canopy. Cabinet signs are not permitted.

- Size: Included in the Tenant’s total square footage or sign area allowed per location per location (Ground Floor Retail: 1.5 SF per 1 LF of frontage with the ability to go to 2 square feet with Planning & Zoning Director’s approval.
- Maximum width: 80% of canopy width.
- Maximum height: 4 feet.
- Maximum depth: 12 inches.
- Illumination: Internal or external illumination.



EXAMPLES OF CANOPY SIGN



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Sign Type:

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Date:

TENANT BLADE SIGN

A blade sign is a sign that projects outwards, typically at a ninety degree angle, and hangs from a bracket or support that is located near a building entrance. Each ground level tenant is permitted to have one (1) double-sided blade sign within 15 feet of a public / customer entrance. Corner tenants are permitted two (2) double-sided blade signs within 15 feet of a public / customer entrance.

Blade signs shall be located below the window sills of the second story with a minument clearance of 8.5 feet from the bottom of the sign to the finished floor. No two tenants shall locate their blade sign on the same demising peir.

- Maximum area: 9 square feet, included in total allowable square footage per facade.
- Maximum width: 4 feet.
- Maximum height: 4 feet.
- Distance from facade: 6 inches minimum.
- Illumination: External Illumination only.

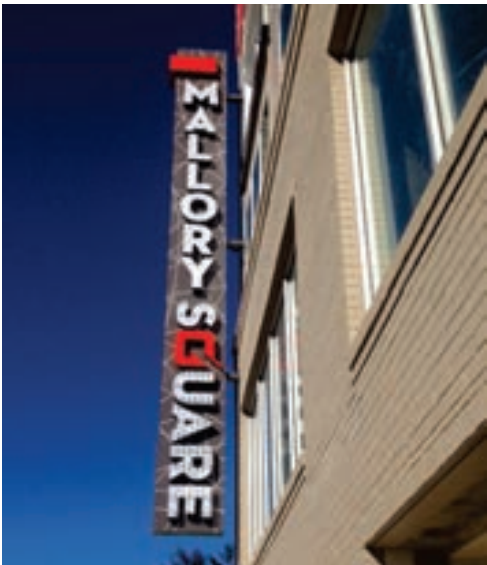
BUILDING BLADE SIGN

Two projecting sign are built into the building and are attached to the west elevation. The landlord will determine which tenants may have the double-sided projecting signs. All materials used in the construction of the Projecting signs shall be of new, commercial grade and first-class quality.

- Size: Exclusive or the Tenant’s total allowable square footage of sign area, sign may be double-sided at 90 SF per side at each location.
- Maximum height: 55 feet.
- Maximum projection from facade: 4 feet.
- Maximum cabinet depth: 2 feet.
- Illumination: External or internal illumination.



EXAMPLES OF TENANT BLADE SIGN



EXAMPLES OF BUILDING BLADE SIGN



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Revision 1:

Designer: MB

Sales Rep.: GB

Project Manager: XX

Sign Type:

Parameters

p. EG-3.03

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Date:

WINDOW GRAPHICS

Window graphics for retail spaces are mounted directly to the glass or embedded into the storefront glass. They are intended to be read from the exterior. Window graphics count towards the tenants overall allowable signage square footage, 1.5 square foot of sign are 1 LF of building facade with the ability to go to 2 square feet with Planning & Zoning Director’s approval. Level 1 retail window graphics may be up to 20% of glazed area of the store front window.

DOOR GRAPHICS

Door graphics are mounted directly to the glass or embedded into the door glass, identifying the tenant name or logo. They are intended to be read from the exterior. Window graphics count towards the tenants overall allowable signage square footage, 1.5 square foot of sign are 1 LF of building facade with the ability to go to 2 square feet with Planning & Zoning Director’s approval. Level 1 retail window graphics may be up to 20% of glazed area of the store front window.



EXAMPLES OF WINDOW GRAPHICS



EXAMPLES OF DOOR GRAPHICS



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Project Manager: XX

Sign Type:

Parameters

p. EG-3.04

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Date:

MENU BOARD

A menu Board may be provided as a changeable display case, interior mounted window graphic, a-frame sign, etc, available to food service Tenants only, to display a printed copy of their current menu.

- Menu boards shall be placed directly next to the main customer entrance doors.
- If in a case, menus shall be enclosed in a weather proof enclosure, a maximum of 4 square feet in size.
- Menus may be illuminated by a concealed light source integrated into the design of the enclosure.
- Back-lit menu boards are prohibited.



EXAMPLES OF MENU BOARDS

PARKING ENTRANCE SIGNS

Parking entrances will be identified with signage at each portal indicating the usage for the levels accessed from each entrance. Parking Entrance Signs square footage based on 1.5 SF per 1 LF of frontage with the ability to go to 2 square feet with Planning & Zoning Director’s approval.

Signage may include development or major tenant logos, parking designation (i.e. retail or residential parking), exit/entrance designations for travel lanes, and/or blade signs indicating a parking entrance or major tenant designated parking. Signs may be internally or externally illuminated.



EXAMPLES OF PARKING ENTRANCE SIGNS



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TEMPORARY STOREFRONT BARRICADE

Prior to tenant fit-out, Landlord may construct temporary barricades to contribute to and help create a lively atmosphere.

During tenant fit-out, Retail Tenants are encouraged to construct Temporary barricades and/or install signage graphics to enhance and extend the spirit of the architecture for the retail facility, clearly expressing the trade name while also serving as an expression of the high quality merchandise and services within.

Barricades should limit signage to 20% of the glazed area of the retail storefront - This should be limited to the “Coming Soon”, trade name and/or opening date. Simple backgrounds, such as pattern or color are encouraged.



EXAMPLES OF TEMPORARY BARRICADE

TEMPORARY SIGNAGE AND BANNERS DURING CONSTRUCTION

Temporary banners during construction are expected to enhance and extend the spirit of the architecture of the development and as well as to generate awareness of the forth coming project. They will clearly identify the construction information (i.e. owner, contractor, architect, etc) while serving as an expression of the high quality of merchandise and services within the development. They will also include branding, leasing, marketing, and place making signage which highlights the project. Creative signage solutions are strongly encouraged as well as a combination of quality colors, type styles and graphic elements. The graphic design shall be imaginative, simple and clever.

Banners may be mounted directly to the construction fence, on construction cranes, or to the building. Banners shall be appropriately secured in place.

Temporary signage will be limited to 1 SF per 1 LF of frontage. Renderings or the proposed project would not count towards a signage limit, but renderings with specific tenants or commercial entities would count.



EXAMPLES OF TEMPORARY BANNERS & SIGNAGE



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Sign Type:

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p. EG-3.06

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Parameters

p. EG-3.07

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Date:

Aluminum Channel Letter
mechanically fastened to panel/canopy
Painted Faces, Contrasting returns, may be illuminated internally or externally

RESIDENCE PARKING

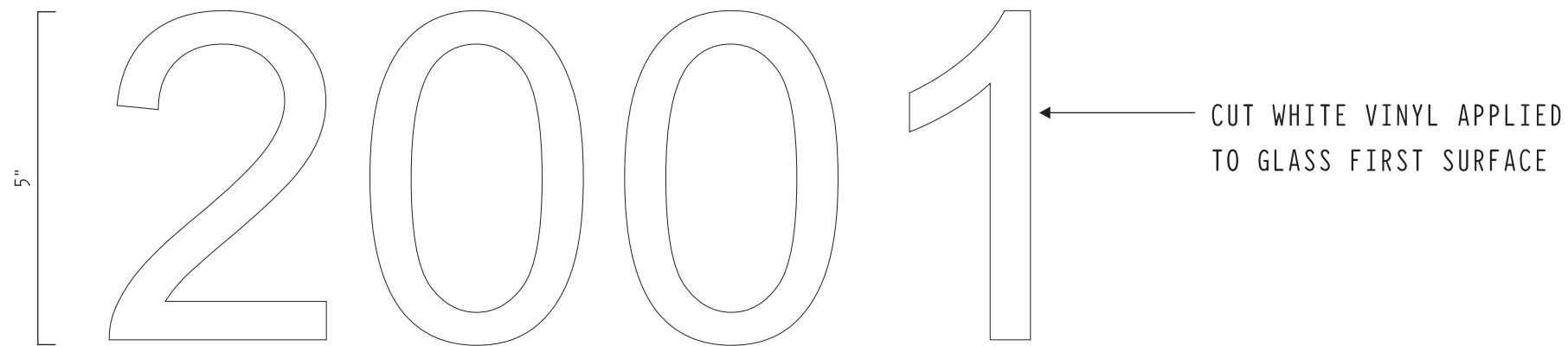
RETAIL PARKING

PARKING ENTRANCE SIGN DETAILS

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

NOTE: FINAL DESIGN, SIZE, AND WORDING TO BE
DETERMINED ONCE NAMES ARE FINALIZED FOR
TENANTS AND RESIDENTIAL PROPERTIES

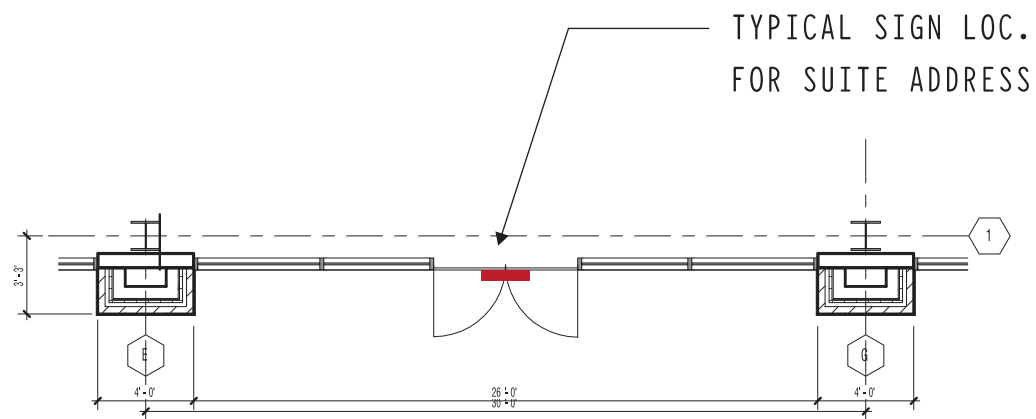




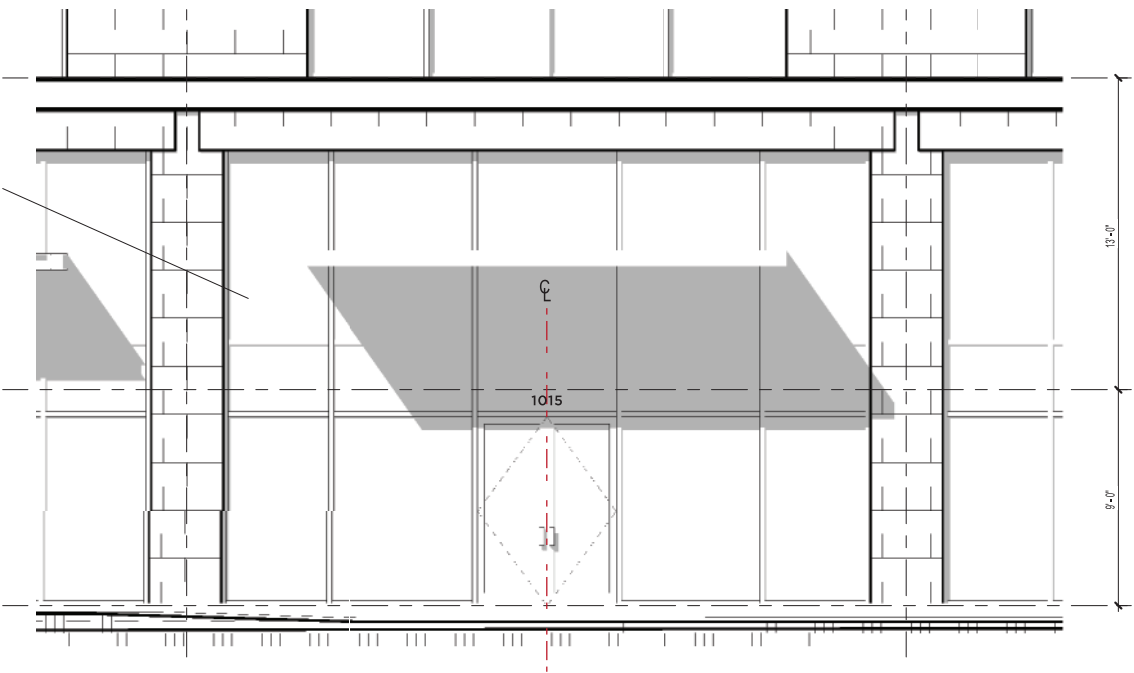
NOTE: ADDRESS NUMBER TO BE VERIFIED

TYPICAL RETAIL SUITE ADDRESS NUMBERS
SCALE: 6"=1'-0"

ADDRESS:
Clear address ID is required, and shall be located at the entrance in accordance with all local fire codes. Address letter height shall be 5" (inches) tall. Each tenant shall apply to the exterior of its storefront, in a location and style determined by the owner, and the address number assigned to its space.



TYPICAL TENANT BAY - ENTRY PLAN
SCALE: 1/8"=1'-0"



TYPICAL TENANT BAY - ENTRY PLAN
SCALE: 1/8"=1'-0"



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p. EG-3.08

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Project Manager: XX

Sign Type:

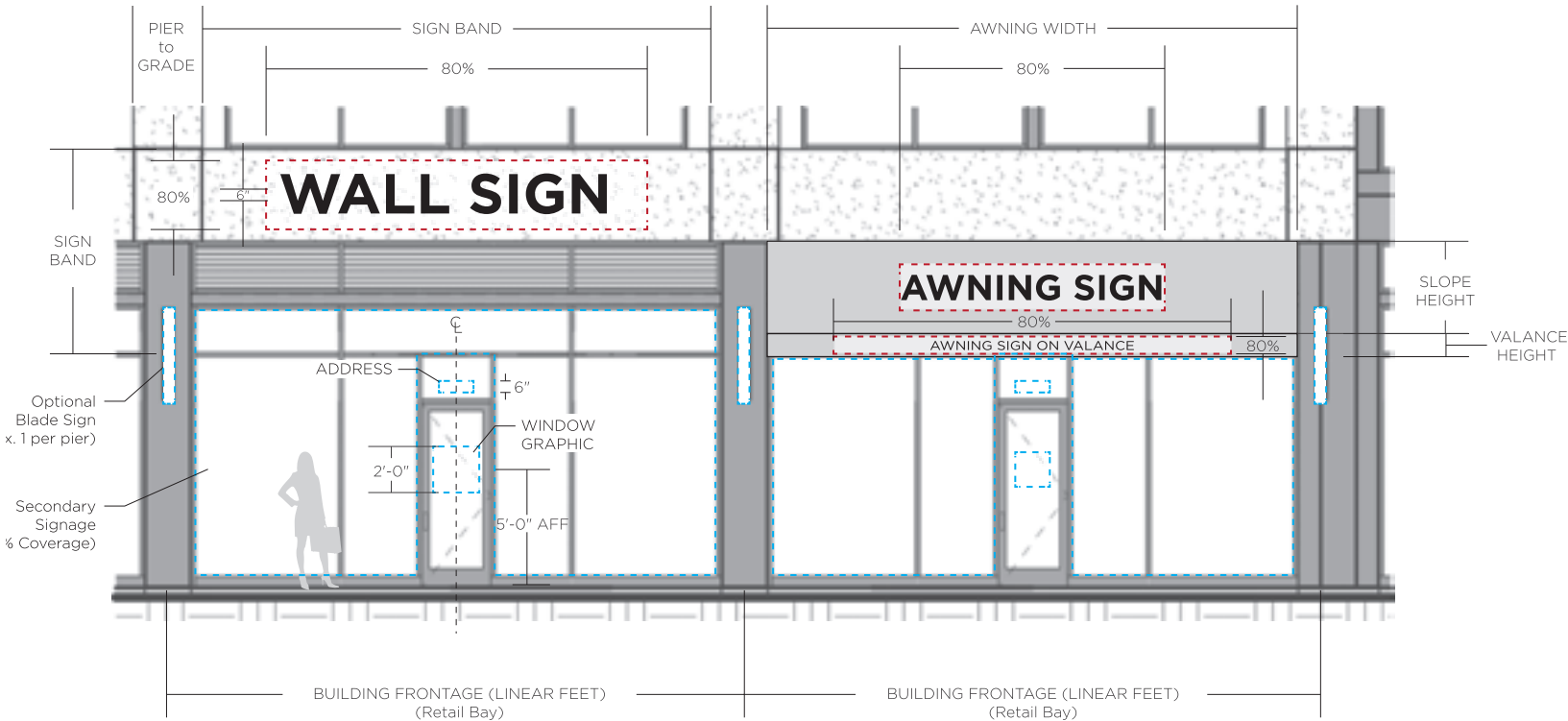
Parameters

p. EG-3.09

Client's signature
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to fabrication.

Date:

Storefront with Wall Sign or Awning Sign

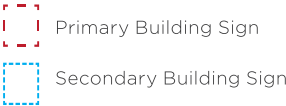


SIGNAGE OPTION 1 - Wall Sign

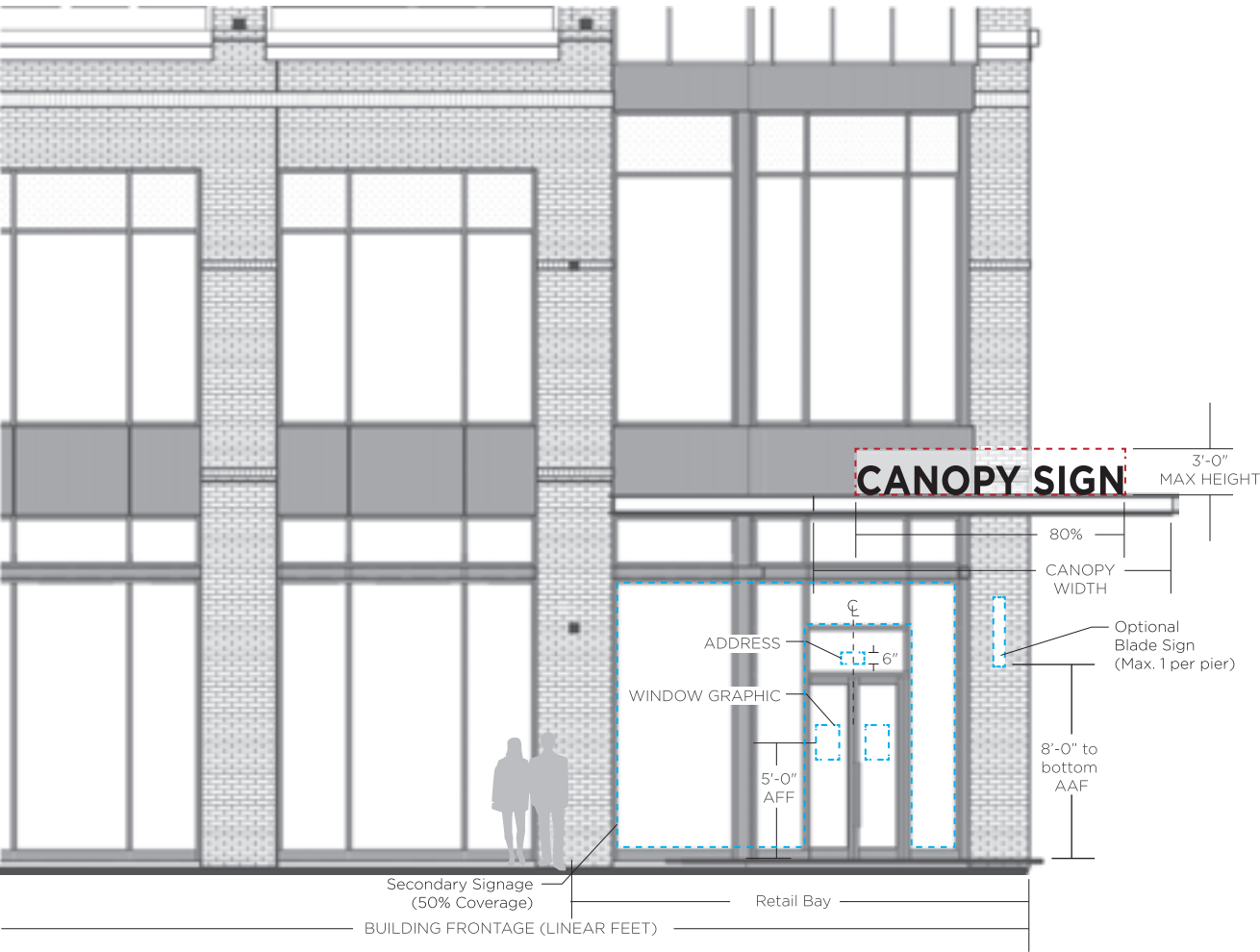
- Maximum Sign Area: 1.5 Square Feet per 1 linear foot of building facade with the ability to go to 2 square feet with Planning & Zoning Director's approval
- Maximum width: 80% of the sign band
- Maximum height: 80% of the sign band
- Maximum projection from facade: 12 inches
- Illumination: external or internal illumination

SIGNAGE OPTION 2 - Awning Sign

- Maximum Sign Area: 1.5 Square Feet per 1 linear foot of building facade with the ability to go to 2 square feet with Planning & Zoning Director's approval
- Maximum area on sloping plane: 75% coverage
- Maximum width on valance: not to exceed 80%
- Maximum height on valance: not to exceed 80%
- Illumination: external illumination only



Corner Storefront with Canopy



Tenants located on a corner are allowed two (2) primary building signs: a wall sign, awning sign, or canopy sign for each side of the establishment that faces a public street. Corner tenants are also permitted one (1) projecting sign.

- Maximum area for all surfaces: 1.5 square feet of sign area per 1 linear foot of building facade with the ability to go to 2 square feet with Planning & Zoning Director's approval or 20 square feet
- Maximum width: 80% of canopy width
- Maximum height: 3 feet
- Maximum depth: 12 inches
- Illumination: internal illumination

Note: Final sign design shall be determined by the Tenant and Owner. All materials used in the construction of the Signage and installations made by Tenant as part of Tenant's Work shall be of new, commercial grade and first-class quality.



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Sales Rep.: GB

Project Manager: XX

Sign Type:

Parameters

p. **EG-3.10**

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Date:

ILLUMINATION

All signs installed in the project may be illuminated including signs installed 35’ above grade. Illuminations of signs shall be in accordance with the following requirements:

External Illumination

- External light sources shall be placed to, and directed onto the sign and shielded to minimize glare into the street, sidewalks or onto adjacent properties.
- Projected light fixtures used for externally illuminated signs shall be simple and unobtrusive in appearance. They should not obscure the sign.

Internal Illumination

- Channel letters may be internally face-oit or back-lit using LED.
- Exposed neon may be used for lettering or as an accent.
- Cabinet signs, the background must be opaque. Only graphics, text and logos may be illuminated, and a halo of one inch around graphics, text, and logos may be non-opaque.

NOTE: HOURS OF SIGN ILLUMINATED
PER CITY ORDINANCE.



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Project Manager: XX

Sign Type:

Lighting Detail

p. EG-3.11

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to fabrication.

Date: