




COMPREHENSIVE SIGN PLAN

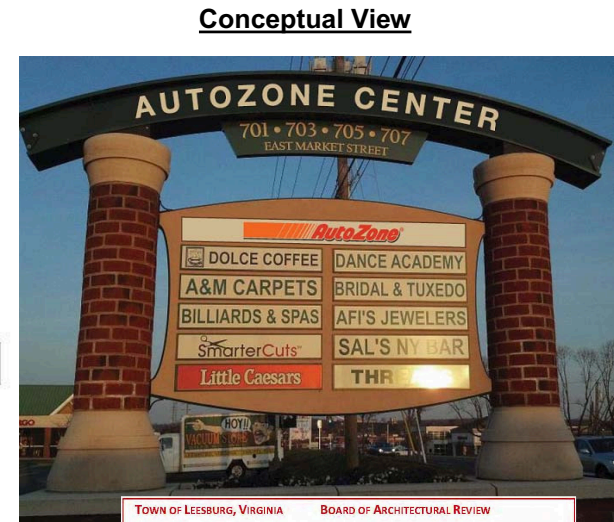
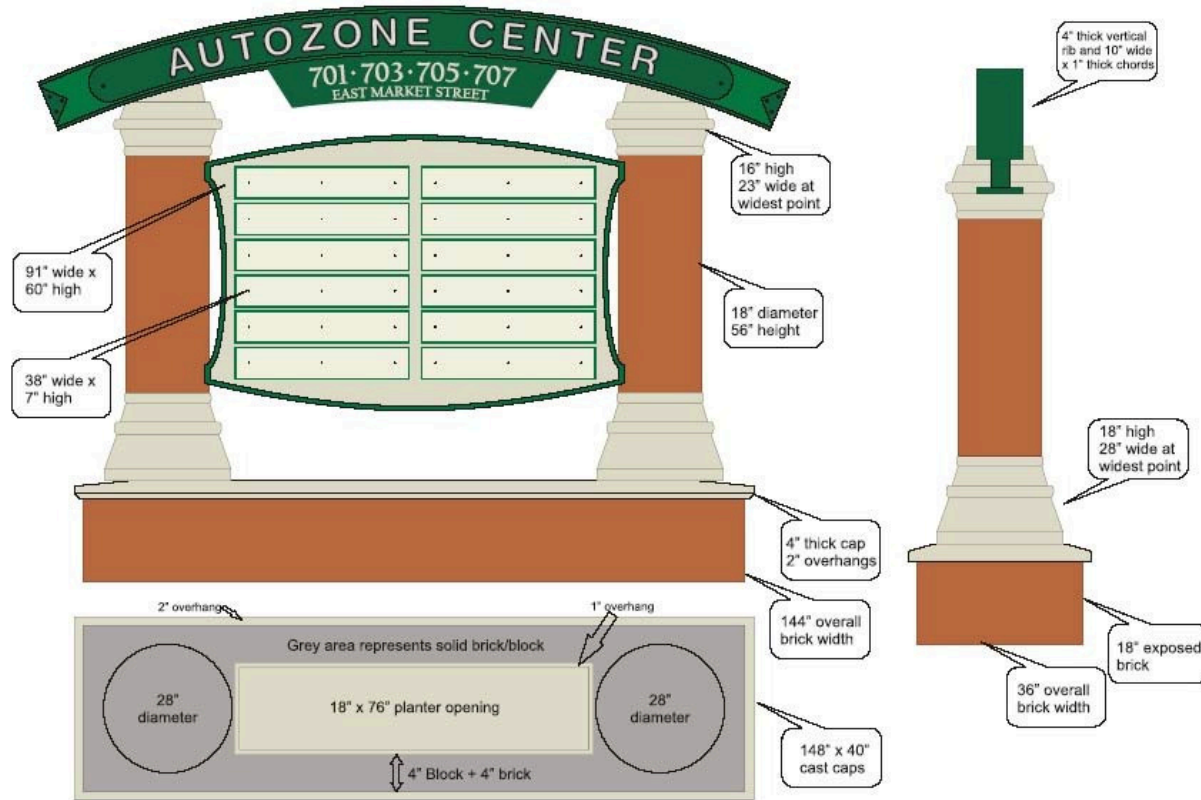
EAST MARKET STREET
BETWEEN FORT EVANS ROAD AND PROSPERITY DRIVE
LEESBURG, VA



ROCK CREEK
property group

TOWN OF LEESBURG, VIRGINIA	BOARD OF ARCHITECTURAL REVIEW
CASE # TLHP—	<u>2012-0074</u>
<input checked="" type="checkbox"/> ADMINISTRATIVE APPROVAL	
<input type="checkbox"/> H-1 OVERLAY DISTRICT	
<input type="checkbox"/> H-2 CORRIDOR OVERLAY DISTRICT/PROFFER	
Notes:	
	<u>8-20-2012</u>
STAFF, BOARD OF ARCHITECTURAL REVIEW	APPROVAL DATE
THESE DRAWINGS MAY NOT BE CHANGED WITHOUT PRIOR APPROVAL FROM STAFF OR THE BOARD OF ARCHITECTURAL REVIEW.	

Entry Monument signage standards – AutoZone Center



TOWN OF LEESBURG, VIRGINIA BOARD OF ARCHITECTURAL REVIEW

CASE # TLHP— 2012-0074

ADMINISTRATIVE APPROVAL

H-1 OVERLAY DISTRICT

H-2 CORRIDOR OVERLAY DISTRICT/PROFFER

Notes:

Vincent DeWitt 8-20-2012

STAFF, BOARD OF ARCHITECTURAL REVIEW APPROVAL DATE

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Monument Sign Standards:

- Two identical monument signs at two East Main Street corners
- One half of tenants to be represented on each side of both signs
- Brick planter base with parged interior
- Cast concrete cap with sloped edge and overhang
- Uplight fixtures installed flush in cast planter bases
- Cast concrete column caps and bases
- Round brick columns (all brick to match existing buildings)
- "I-Beam" cap to be custom made, internally illuminated (Green LEDs) and finished in gloss Pantone #357 to match building roof. Lettering to be transparent so as to illuminate at night. Name to be listed as "AUTOZONE CENTER".
- Center sign portion to be double-sided, fabricated of 2" thick HDU with thru-inserted aluminum rods for stiffening
- Finished to match cast concrete

Changeable Sign Panel Standards

- Top panel should be reserved for Anchor Tenant and will allow trademarked logos and colors. Overall dimensions 79"x7" and shall be constructed of 1/2" PVC with a 1/4" coved edge.
- Changeable portions of monument signs (reserved for other tenants) shall be constructed of 1/2" PVC with a 1/4" coved edge. Overall dimensions should be 38"x7".
- Background painted beige (custom match) with Sikkens or equivalent PVC compatible paint (excluding anchor tenant)
- Coves painted with 1-Shot enamel paint in Dark Green
- Lettering should be High Performance vinyl in Dark Green (excluding anchor tenant)
- Font to be Arial Narrow Bold (excluding anchor tenant)
- Panels attached to sign with stainless steel screws in outer corners (3/4" from edge to center of holes)

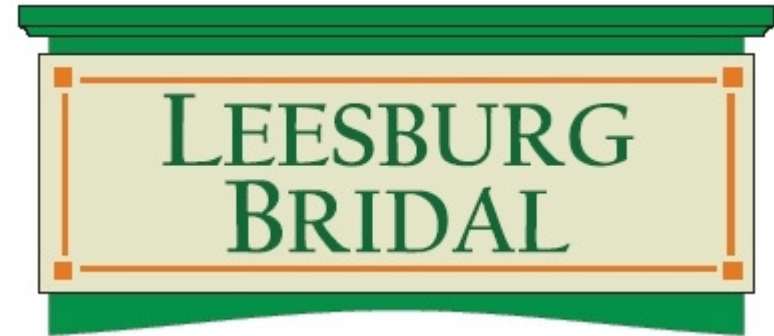
Under Canopy signage standards – AutoZone Center

Sign Standards:

- 15"x33"x 1/2" PVC backer panels with radius bottom. Attached PVC top cap with routed edge detail. Painted to match Pantone #357 gloss.
- 12" x 36" ivory prepainted aluminum panels attached to both sides with 1/2" aluminum standoffs and stainless steel acorn nuts.
- Vinyl perimeter accents are to be high performance vinyl (Terra Cotta in color)
- Vinyl lettering to be high performance vinyl (Dark Green)
- Font to be California Bold with superscripted first caps unless a company-specific font and/or logo is utilized. Logos will only be represented in Dark Green.

Hardware Standards:

- 1/4" stainless steel eyehooks epoxy-set into sign tops
- Bracket to be 1/4" x 2" x 12" aluminum flat with 1.5" aluminum pipe (54" long) welded on. Appropriately gusseted to prevent sagging. End of pipe capped aluminum ball.
- Brackets assembly to be powder coated "Duranodic Bronze" to match window frames
- Brackets attached to aluminum window frames with 1/4" – 20 Nutserts.



Conceptual Rendering - Not to Scale

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REVISION APPROVED 10-16-2012

Channel Letter signage standards – AutoZone Center

Channel Letter standards:

- All tenants shall be considered eligible for one set of channel letters contingent upon approvals from property management and appropriate governmental agencies.
Height of Letters shall not exceed: 24"
- Anchor Tenant * shall be allowed no more than three Channel Letter signs (one sign on each main wall).
Maximum height of letters: 24" and Cumulative square footage not to exceed: 195 square feet
- Channel Lettering will be mounted on the stucco fascia
- Standards:
 - Raceway (if desired): formed aluminum, painted or powder coated to integrate with stucco
 - Letter returns: Black
 - Letter faces: translucent red
 - Trimcap: Black
 - Illumination: LED
 - 120v wiring
 - External disconnect provided
 - All installation compliant with current UL/NEA code
- Fonts: Easily legible block fonts are encouraged
- Script fonts are not allowed (unless in a trademarked logo)
- **Logos are allowed (monochromatic or full color)**
- **Logos – The maximum size of logos shall be 42" wide x 36" high in relation to the business name lettering.**
- Installation to utilize stainless steel hardware and waterproof connectors appropriate to the substrate

TOWN OF LEBURG, VIRGINIA BOARD OF ARCHITECTURAL REVIEW

CASE# TLHP - _____

ADMINISTRATIVE APPROVAL *By committee CM, KL, KD*
~~ELI OVERLAP DISTRICT~~
~~ELI OVERLAP DISTRICT~~

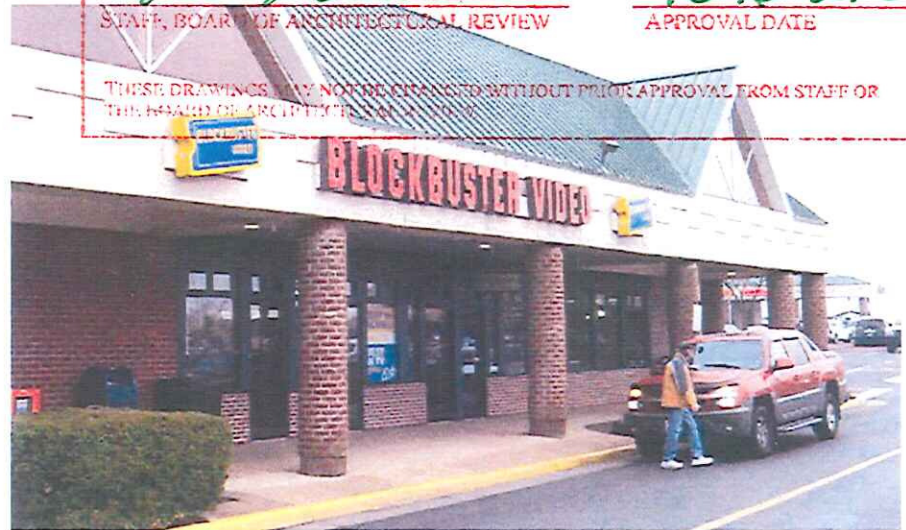
Notes: _____

Kim K. Bellman

STAFF, BOARD OF ARCHITECTURAL REVIEW

10-16-2012
APPROVAL DATE

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Former Blockbuster – Used as example for Tenants other than Anchor Tenant

Note: the standards illustrated herein are to engender a unified and coordinated appearance at AutoZone Center. Any legally permitted signage not in compliance with this Comprehensive Sign Plan installed prior to 8/20/12 shall be Considered "grandfathered"

Official documentation will be required to be provided to the town verifying logo trademark authenticity

* Anchor tenant shall be the tenant leasing the most square footage of the shopping center or the tenant the center is named after

SIGN TYPE 'A'

73.21 sq.ft.



Job Number
80858

QTY: (1)

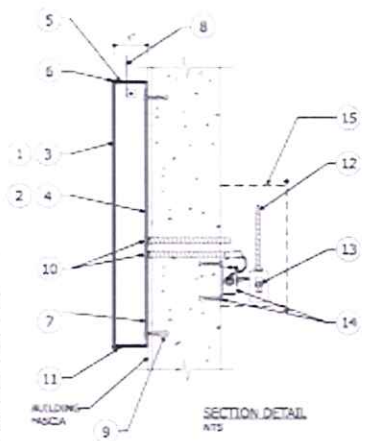
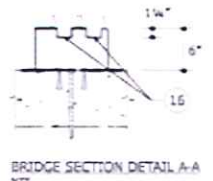
Job Name: TBD
AUTO ZONE - #TBD
24" AZ CHANNEL LETTERS - LS

JONES SIGN
1711 Schaefer Blvd. Tel: 800.336.7444
De Pere, WI 54115 Fax: 920.963.9343
www.jonesign.com

Quality Grade: 2
of Circuits: 2
1-20 AMP CIRCUIT
Amp Draw: N/A
Voltage: 120V
Project Manager: Vanessa Warner
Salesman: Mike Hylton
Revision Date: (SEE REVISION TABLE)
Date: 08/10/12
Drawn By: JH
Sheet No: 1

CALLOUTS:

- 3/16" THK PIGMENTED PLEXIGLAS RED 2862 AUTOZONE LETTERS.
- AUTOZONE LETTERS INTERNALLY ILLUMINATED W/ TETRA RED LED.
- 3/16" THK PIGMENTED PLEXIGLAS ORANGE 2119 AUTOZONE STRIPES.
- AUTOZONE STRIPES INTERNALLY ILLUMINATED W/ TETRA RED/ORANGE LED.
- 6" FIN-FINISHED .040 BLACK/WHITE ALUMINUM RETURNS LETTER LOCKED TO BACK AND CAULKED. (INSIDE OF LETTERS/STRIPES TO BE WHITE).
- 1" GLOSS BLACK JEWELITE TRIM FASTENED TO LETTERS/STRIPES W/ MINIMUM #6 SHEET METAL SCREWS PAINTED GLOSS BLACK P-1. SPACING SHALL NOT EXCEED 18". NO FEWER THAN FOUR (4) SCREWS PER FACE.
- PRE-FINISHED .063 BLACK/WHITE ALUMINUM BACK LETTER LOCKED TO RETURN AND CAULKED. (INSIDE OF LETTERS/STRIPES TO BE WHITE).
- WHITE ALUMINUM TAB W/ RED B VINYL APPLIED FIRST SURFACE. V-1.
- REFER TO ENGINEERING FOR MOUNTING REQUIREMENTS.
- 3/8" FLEXIBLE CONDUIT (GREEN FIELD).
- 1/2" WEEP HOLES.
- 120V - 20 AMP PRIMARY ELECTRICAL CONNECTIONS, TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.
- UNAPPROVED ELECTRICAL SHUT OFF SWITCH.
- TETRA POWER SUPPLY MOUNTED TO WALL (MOUNTED AS REQUIRED).
- 8" x 10 1/2" x .080 ALUMINUM CONTINUOUS FOUR SIDED INTERIOR RACEWAY W/ REMOVABLE FACE. P-2, P-3 (REQUIRED FOR ALL SIGNS). 1/4" EXTERIOR RACEWAY IS REQUIRED, ADD WEEP HOLES.
- ALUMINUM BRIDGE/REVEAL P-1.



NOTES:
1. ALL VISIBLE SCREW HEADS & POP NUTS PAINTED GLOSS BLACK.

- ### FINISHES:
- P-1 GLOSS BLACK
 - P-2 RUSTOLURUM 20-9129 WHITE PRIMER
 - P-3 TO MATCH BACKGROUND BY CONTRACTOR (TBD)
 - V-1 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL

INSTALLATION INSTRUCTIONS
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WALL TYPE	ANCHOR	NOTES
CMU	1/2"	3/8" DIA. LAG BOLTS W/ MIN 2" ENL. INTO STRUCTURAL WOOD BLOCKING (4) BOLTS PER LETTER - CONFORM
STC	1/2"	3/8" DIA. LAG BOLTS W/ MIN 2" ENL. INTO STRUCTURAL WOOD BLOCKING (4) BOLTS PER LETTER - CONFORM
SLD	1/2"	N/4 TAPCON - ALL ANCHORS W/ MIN 2" ENL. INTO STRUCTURAL BLOCKING (4) BOLTS PER LETTER - CONFORM.
SLD	1/2"	N/4 TAPCON - ALL ANCHORS W/ MIN 2" ENL. INTO STRUCTURAL BLOCKING (4) BOLTS PER LETTER - CONFORM.

TETRA™ SPECIFICATIONS	
TETRA™ POWER SUPPLY	
<input type="checkbox"/> GREEN/PAV	<input checked="" type="checkbox"/> GREEN/PS
<input type="checkbox"/> SELF CONTAINED	<input checked="" type="checkbox"/> REMOTE MOUNTED

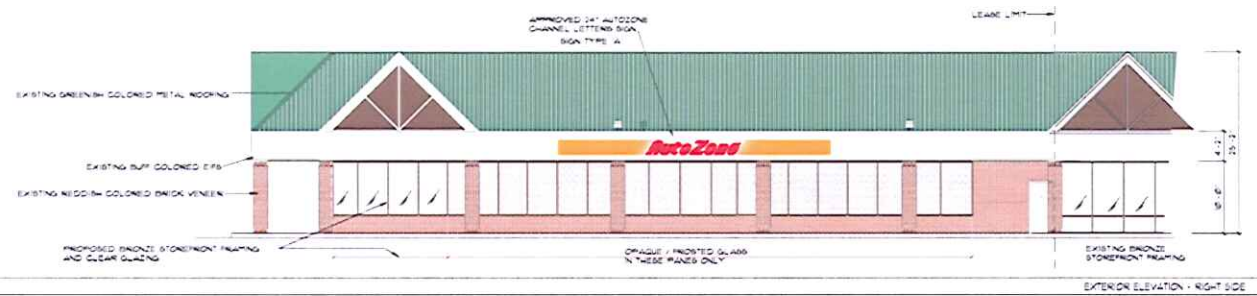
TETRA™ L.E.D. STRIP APPLICATION	
<input type="checkbox"/> W/SP ANGLE	<input checked="" type="checkbox"/> 5 PER FOOT
	<input type="checkbox"/> 6 PER FOOT
	<input type="checkbox"/> 8 PER FOOT

TETRA™ L.E.D. STRIP COLOR	
<input checked="" type="checkbox"/> RED/RED	<input checked="" type="checkbox"/> GOLDENROD
<input type="checkbox"/> LEMON YELLOW	<input type="checkbox"/> AQUA MARINE
<input type="checkbox"/> BLUE	<input type="checkbox"/> WHITE POWER PACKAGE
	<input type="checkbox"/> YELLOW/AMBER
	<input type="checkbox"/> RAY BLUE

24" RED	TETRA™ FOOTAGE (CONDUITS)	POWER SUPPLY (CIRCUITS)	SPlice CONNECTORS (GROUND)	SUPPLY WIRE (GALV)	END CAPS (GALV)
A	9	8	#11	2	4
U	7	0	#11	2	4
T	4	0	#12	2	4
O	7	6	#12	3	6
Z	10	6	#13	3	6
O	7	6	#13	3	6
N	7	5	#14	2	4
E	7	0	#14	2	4
TOTAL	61 FT	31	19	64	30

24" RED GRANGE	TETRA™ FOOTAGE (CONDUITS)	POWER SUPPLY (CIRCUITS)	SPlice CONNECTORS (GROUND)	SUPPLY WIRE (GALV)	END CAPS (GALV)
STRIP 6	16	3	#11	2	4
STRIP 7	7	0	#12	2	4
STRIP 4	6	9	#12	3	6
STRIP 5	4	0	#13	2	4
STRIP 4	2	0	#15	2	4
STRIP 5	2	0	#15	2	4
STRIP 2	2	0	#15	2	4
TOTAL	42 FT	0	16	64	32

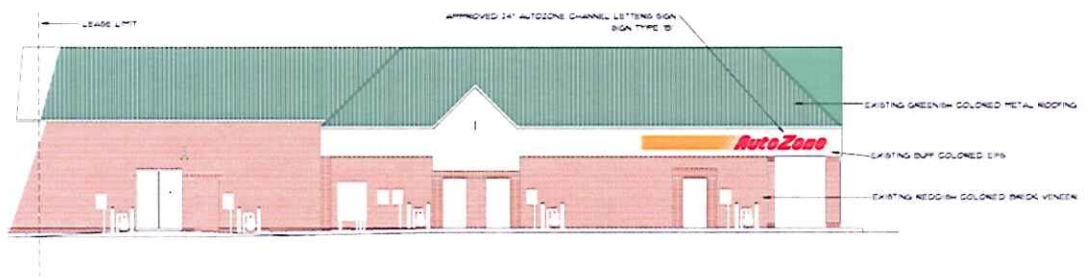
8. 08/20/12 11:28 AM



EXTERIOR ELEVATION - RIGHT SIDE 1



EXTERIOR ELEVATION - FRONT 2



EXTERIOR ELEVATION - LEFT SIDE 3

PER THE TOWN OF LEEBURG ORDINANCE 15.13.2
 A MODIFICATION TO ORD. 15.13.2.C.1.
 MAXIMUM SIZE OF SIGNS-WALL OR MARQUEE SIGN-
 ONE (1) SQUARE FOOT PER LINEAL FOOT OF BUILDING FRONTAGE ON WHICH
 THE SIGN OR SIGNS ARE TO BE ATTACHED, UP TO A MAXIMUM AGGREGATE OF
 ONE HUNDRED (100) SQUARE FEET
 IS JUSTIFIED BECAUSE
 1. THE LANDLORD HAS DESIGNATED AUTOZONE AS THE ANCHOR TENANT
 2. THE SHOPPING CENTER IS BEING NAMED "AUTOZONE CENTER"
 3. THE AUTOZONE LEASE SPACE HAS 3 LEGITIMATE SIDES TO PLACE SIGNAGE

AutoZone Store No. 4166
 707 EAST MARKET ST
 LEEBURG VA

COLOR ELEVATIONS

Architect:
 123 South Front Street 38103
 Memphis, Tennessee
 TEL: 901-495-8994 FAX: (901) 495-8969
 For Bidding & Contractor Information Contact:
 McGraw-Hill Construction Tel: 615-884-1017
 www.construction.com

DATE: 08-20-12
 PROJECT: REMODEL

CE-2

Accessory signage standards – AutoZone Center

Employee/Rear entrance standards:

- 6" x 16" aluminum panels, painted ivy green
- High performance beige vinyl lettering
- Installed centered on the door, 4" above the sight hole
- Stainless steel mounting hardware only
- Font: Arial Narrow Bold



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Artwork for Leesburg Bridal
used as example only

Welcome sign standards:

- 6" round posts with ball cap/finials
- 30" wide sign panels
- Painted to match roofs (Pantone #357)
- Colors to match monument signs
- Located at both entry points

