

LEESBURG COMMERCE CENTER

161 Fort Evans Road, NE, Leesburg VA 20176

COMPREHENSIVE SIGN PLAN

July 10, 2018

Leesburg Commerce Center is a 3-story stand-alone building built in 2006 with surface parking only. Ground or 1st floor consist of 10 retail storefronts. 2nd & 3rd floors consist of various office & medical tenants. The Board of Architectural Review (BAR) originally approved a Comprehensive Sign Plan (BAR CASE THLP-2006-0123) to govern exterior building signage on October 18, 2006. The Comprehensive Sign Plan was amended on the following dates for the stated purpose:

November 19, 2007: A comprehensive amendment to include additional 3rd floor signs.

July 10, 2018: A comprehensive amendment to govern the number, size, material, style, color, mounting & illumination for all signs (Ground & 3rd floor)

GROUND/1st FLOOR SIGNS

Total Number of Wall Signs Allowed -10

Location-Front elevation of building (main entrance) facing the parking lot & Route 15. All signs must be placed within the arched sign bands. No signs are allowed on any other part of the building.

Sign Construction-ALL signs to be aluminum or stainless-steel reverse channel letters painted white only with 3, 4 or 5" letter depth.

Illumination-Yes, LED modules & power supply only. No neon wall signs are allowed.

Mounting-Letters to be mounted 1.5" off of storefront using threaded aluminum studs and spacers.

Style-All letter styles are allowed, but easily readable serif or san serif letter styles are encouraged. Script letter styles are discouraged. Company logos are allowed but must be incorporated to be sized properly to fit within the allowable sign band area. Logo's must be white only. NO OTHER COLORS ARE ALLOWED.

Size-Due to the unique arched construction of the sign band, all signs must be designed to fit properly within the sign band and not exceed an overall sign area of 20 square feet as calculated by The Town of Leesburg.

3rd FLOOR SIGNS

Total Number of Signs Allowed- 13

Location- Front elevation and both side elevations facing Fort Evans Rd, NE and Route 15. NO signs allowed on rear elevation.

Sign Construction- ALL signs to be constructed from 1.5" T High Density Urethane (HDU) and painted white only. Sign face may be HDU material only or .032 aluminum laminated to the HDU face. If laminated the face must be painted white to match the letter edges. All edges must be sealed to help prevent damage over time from the elements.

*Illumination-*Not allowed.

*Mounting-*All letters must be mounted using High Bond double sided tape and silicone adhesive. Metal fasteners, screws or threaded studs are not allowed.

Style- All letter styles are allowed, but easily readable serif or sans serif letter styles are encouraged. Script letter styles are discouraged. Company logos are allowed but must be incorporated to be sized properly to fit within the allowable sign band area. Logo's must be white only. NO OTHER COLORS ARE ALLOWED.

*Size-*All text, including multiline text & logo's must be sized to fit within the allowable sign band area. No text or logo are allowed to be greater than 36"H or mounted within 6" of the top or bottom of the brick sign band. There is a Sign Matrix below that list the overall sign area and the allowable square footage for each sign location.

3rd FLOOR SIGN MATRIX

| <u>Sign #</u> | <u>Sign band Area</u> | <u>Allowable Sign Square Footage</u> |
|---------------|-------------------------|--------------------------------------|
| 1 | 56"H x 33'W = 154 sf | 154/2 = 77 sf |
| 2 | 56"H x 14'-6" W = 68 sf | 68/2 = 34 sf |
| 3 | 56" x 33'W = 154 sf | 154/2 = 77 sf |
| 4 | 56"H x 14'-6" W = 68 sf | 68/2 = 34 sf |
| 5 | 56"H x 37'W = 172 sf | 172/2 = 86 sf |
| 6 | 56"H x 37'W = 172 sf | 172/2 = 86 sf |
| 7 | 56"H x 26'W = 121 sf | 121/2 = 60.5 sf |
| 8 | 56"H x 37'W = 172 sf | 172/2 = 86 sf |
| 9 | 56"H x 37'W = 172sf | 172/2 = 86 sf |
| 10 | 56"H x 14'-6" W = 68 sf | 68/2 = 34 sf |
| 11 | 56"H x 33'W = 154 sf | 154/2 = 77 sf |

| <u>Sign #</u> | <u>Sign band Area</u> | <u>Allowable Sign Square Footage</u> |
|---------------|--------------------------|--------------------------------------|
| 12 | 56" H x 14'-6" W = 68 sf | 68/2 = 34 sf |
| 13 | 56" H x 33' W = 154 sf | 154/2 = 77 sf |

APPROVALS

All request for new exterior signs must first be first submitted in writing to the Leesburg Commerce Center Condo Association. Once Condo Association approval is received a Sign Permit application MUST be submitted to The Town of Leesburg for approval. For illuminated signage on the Ground/1st floor a separate Electrical Permit application must be submitted to Loudoun County once sign approval is received from The Town of Leesburg. Under NO circumstances are any signs to be installed without first receiving the proper approvals from BOTH the condo association and The Town of Leesburg. Any sign installed without the proper approvals may be required to be removed at the sign owners sole cost and expense.

EXEMPTIONS

The following Ground/1st Floor signs are exempt from a sign permit from the Town of Leesburg, but are subject to the following criteria:

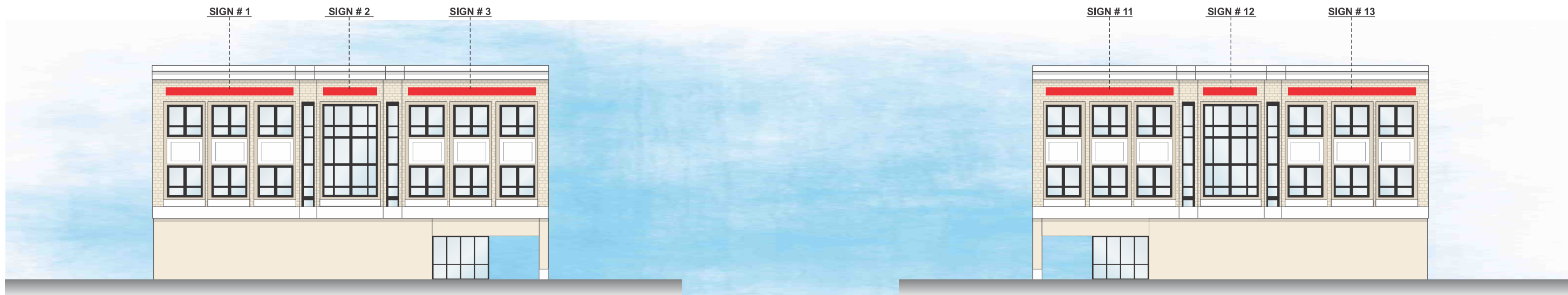
Minor Sign, Open/Close: One window neon sign, 2 square feet or less, continuously lit and reading "OPEN" is permitted as a minor sign for each Ground/1st Floor Business.

A-Frame: One A-frame sign, no larger than twenty-four (24) inches in width and thirty-six (36) inches in height; no farther than five (5) feet from the main entrance to the business on the Ground/1st Floor; and a four foot unobstructed path must be maintained in front of the business to meet ADA requirements.

RED BARS INDICATE APPROVED SIGNAGE LOCATIONS



FRONT (EAST) ELEVATION



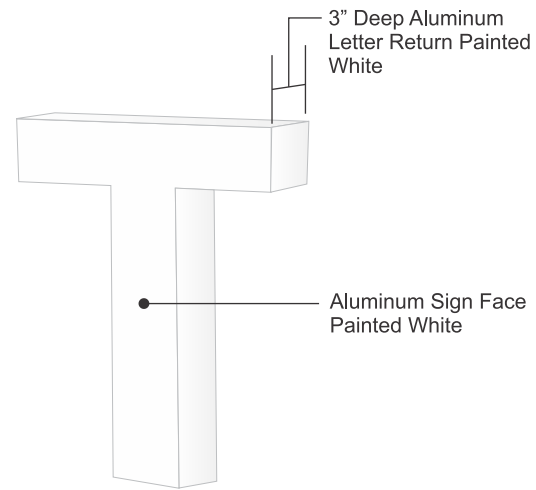
SIDE (SOUTH) ELEVATION

SIDE (NORTH) ELEVATION

DENTAL

REVERSE PAN CHANNEL LETTERS

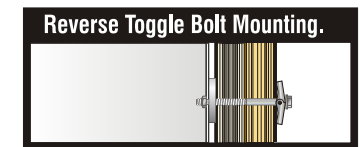
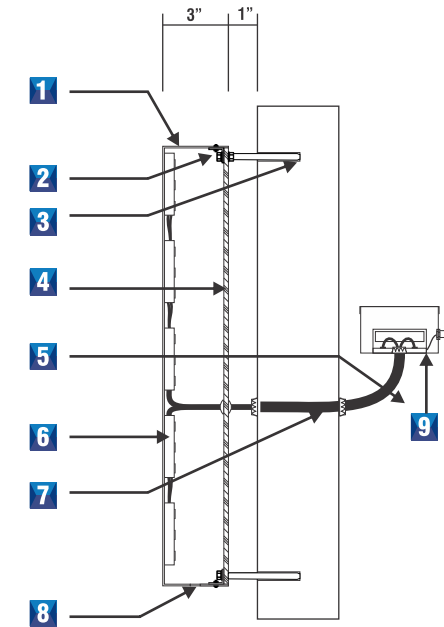
Face and Returns of Letters to be Painted White,
 Interior of Letters to be Painted Bright White for Light Enhancement,
 Interior Illumination to be White LEDs,
 Letters to be Stud Mounted off Wall Min. of 1" For Rear Halo Illumination
 with Power Supply Located Behind Wall. Wall is 1.5" Pressed Fiber Board



SPECIFICATIONS

- 1** FABRICATED .040 ALUMINUM LETTER RETURNS PAINTED WHITE WELDED TO .040 FLAT ALUMINUM FACES, PAINT INTERIOR WITH LIGHT ENHANCING PAINT.
- 2** ATTACHMENT CLIPS
- 3** NON-CORROSIVE INSTALLATION HARDWARE: SEE TOGGLE BOLT DETAIL
- 4** FLAT CLEAR POLYCARBONATE LENS
- 5** WATERPROOF FLEXIBLE CONDUIT FOR WIRING
- 6** WHITE LEDs
- 7** GROUNDED WALL PASS-THRU SEALED WATER TIGHT
- 8** WEEP HOLES (2) TWO PER LETTER
- 9** LOW VOLTAGE ELECTRONIC TRANSFORMER LOCATED IN INTERIOR WALL AREA INSIDE A PROTECTIVE CASE BOX

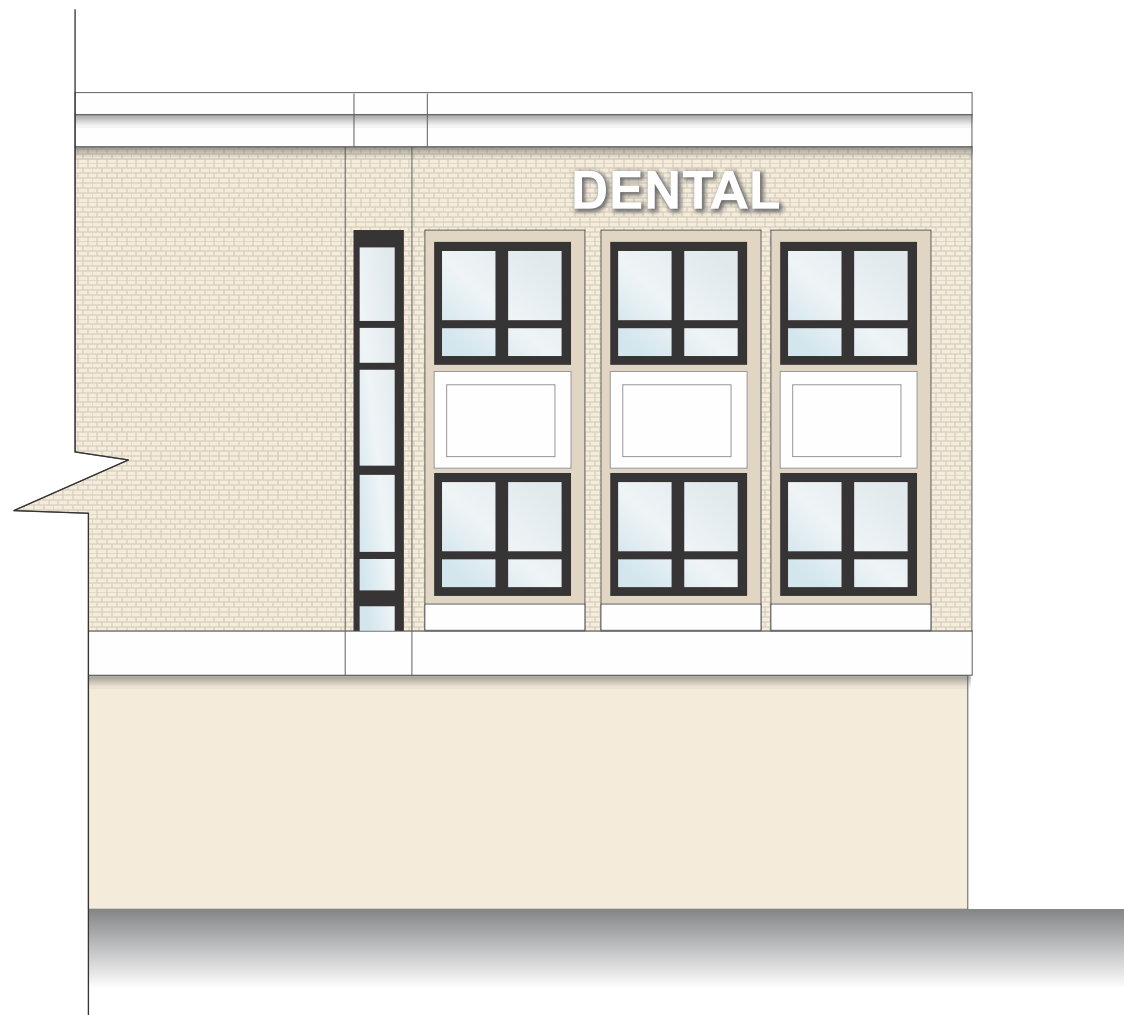
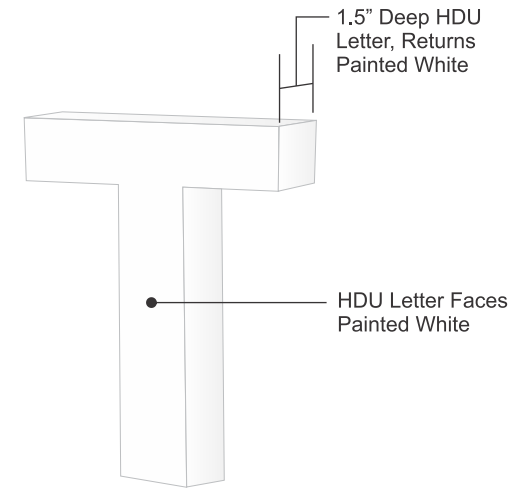
SIDE SECTION VIEW



EXAMPLE OF PERMITTED FIRST FLOOR SIGNAGE

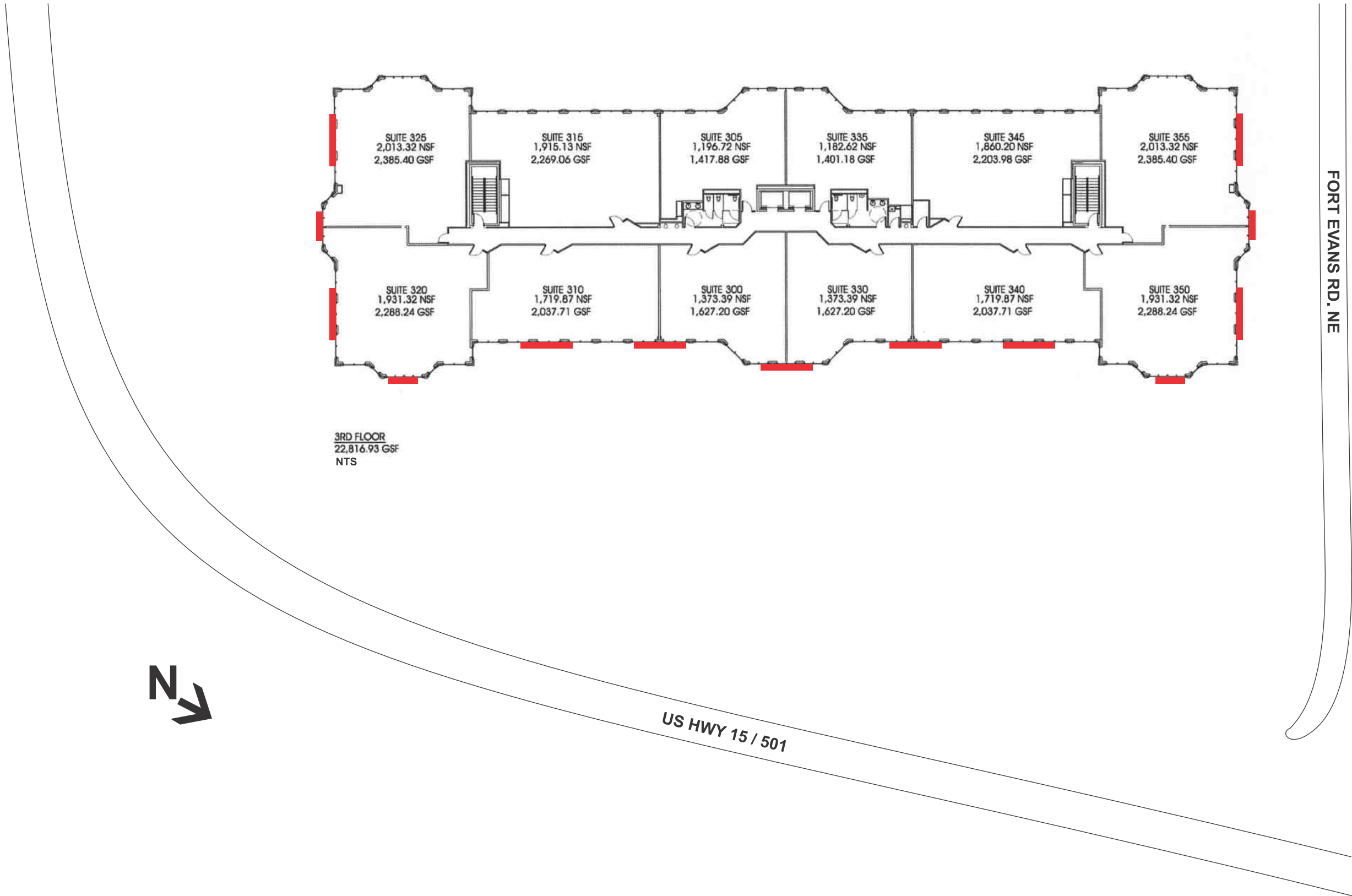
DENTAL

1.5" THICK HDU (High Density Urethane Foam) Letters
Faces and Returns Painted White
Letters to Install Flush to Brick Fascia with Double Stick Tape and Silicone
NO STUDS



EXAMPLE OF PERMITTED THIRD FLOOR SIGNAGE

RED BARS INDICATE APPROVED SIGNAGE LOCATIONS



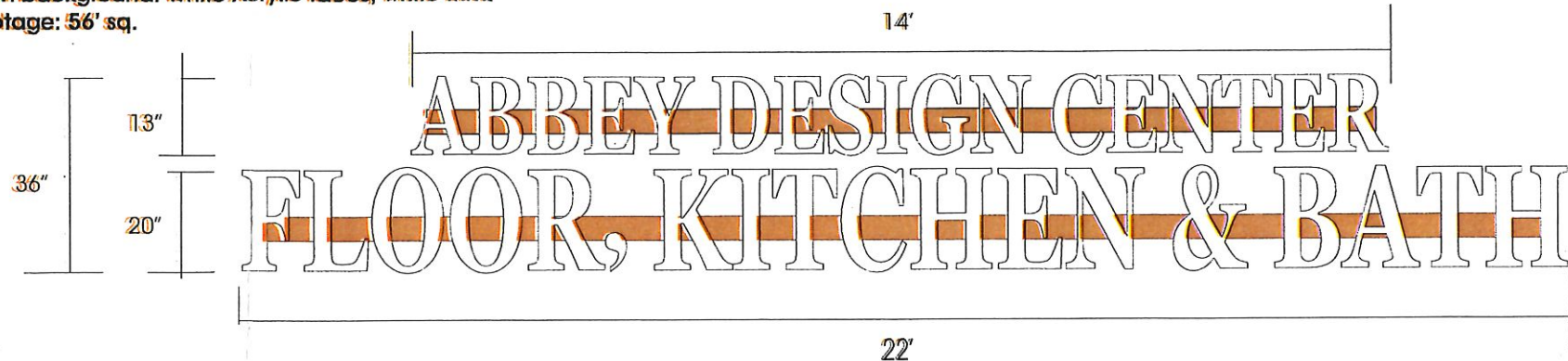
3RD FLOOR
22,816.93 GSF
NTS



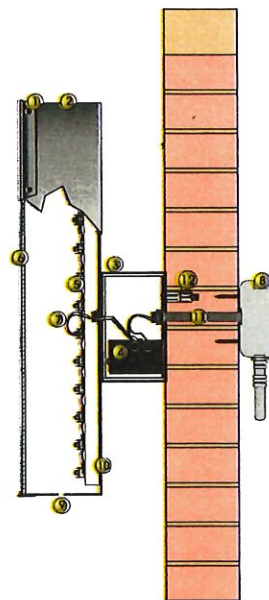
US HWY 15 / 501

FORT EVANS RD. NE

SIGN #2 LED Channel Letter Sign:
On Raceways. Raceways and Returns
color match background. White Acrylic faces, white trim.
Square Footage: 56' sq.



Scale: 1/16" = 1'



L.E.D ILLUMINATED CHANNEL LETTER SIGN DETAIL
RACEWAY MOUNTED

- 1 1" WHITE JEWELITE TRIM-CAP MOUNTS
ACRYLIC WHITE FACE TO THE RETURNS
- 2 .040 ALUMINUM LETTER RETURN
- 3 RACEWAY PAINTED TO MATCH BACKGROUND

LED TOWN OF LEESBURG, VIRGINIA BOARD OF ARCHITECTURAL REVIEW
 CHA CASE # TLIP- 2013-0120
 CHA
 7 ADMINISTRATIVE APPROVAL
 8 EXIST H-1 OVERLAY DISTRICT
 9 WEEL H-2 CORRIDOR OVERLAY DISTRICT / PROFFER
 10 .063 Comp sign revision suite 135
 11 CON
 12 MOU
 STAFF, BOARD OF ARCHITECTURAL REVIEW APPROVAL DATE 8/8/13

DESIGNS AND SKETCHES ARE PROPERTY OF ACE SIGNS AND

THESE DRAWINGS MAY NOT BE CHANGED WITHOUT PRIOR APPROVAL FROM STAFF OR THE BOARD OF ARCHITECTURAL REVIEW.

PREPARED BY

Ace Signs

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CLIENT

ABBHEY DESIGN CENTER
 FLOORS-KITCHEN-BATH

SALESPERSON

PD

DESIGNER

PDAS

SCALE

REVISION