

# CONTEXT LOCATION PLAN

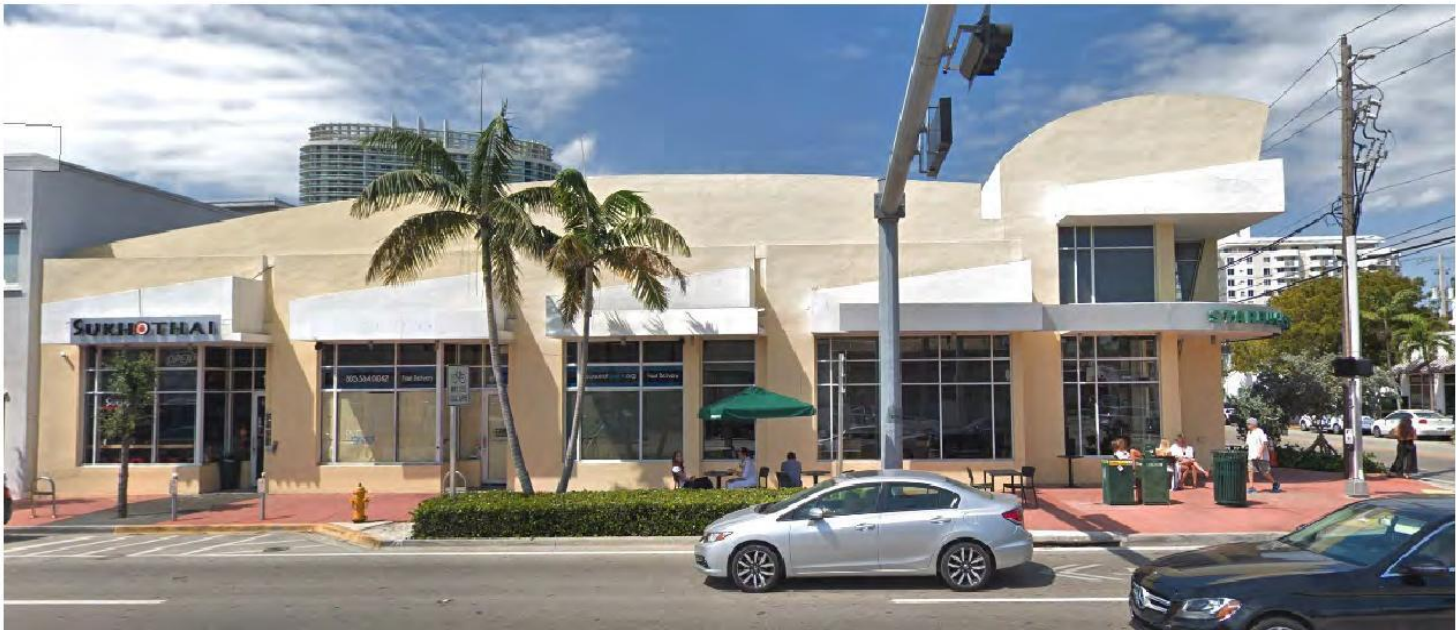
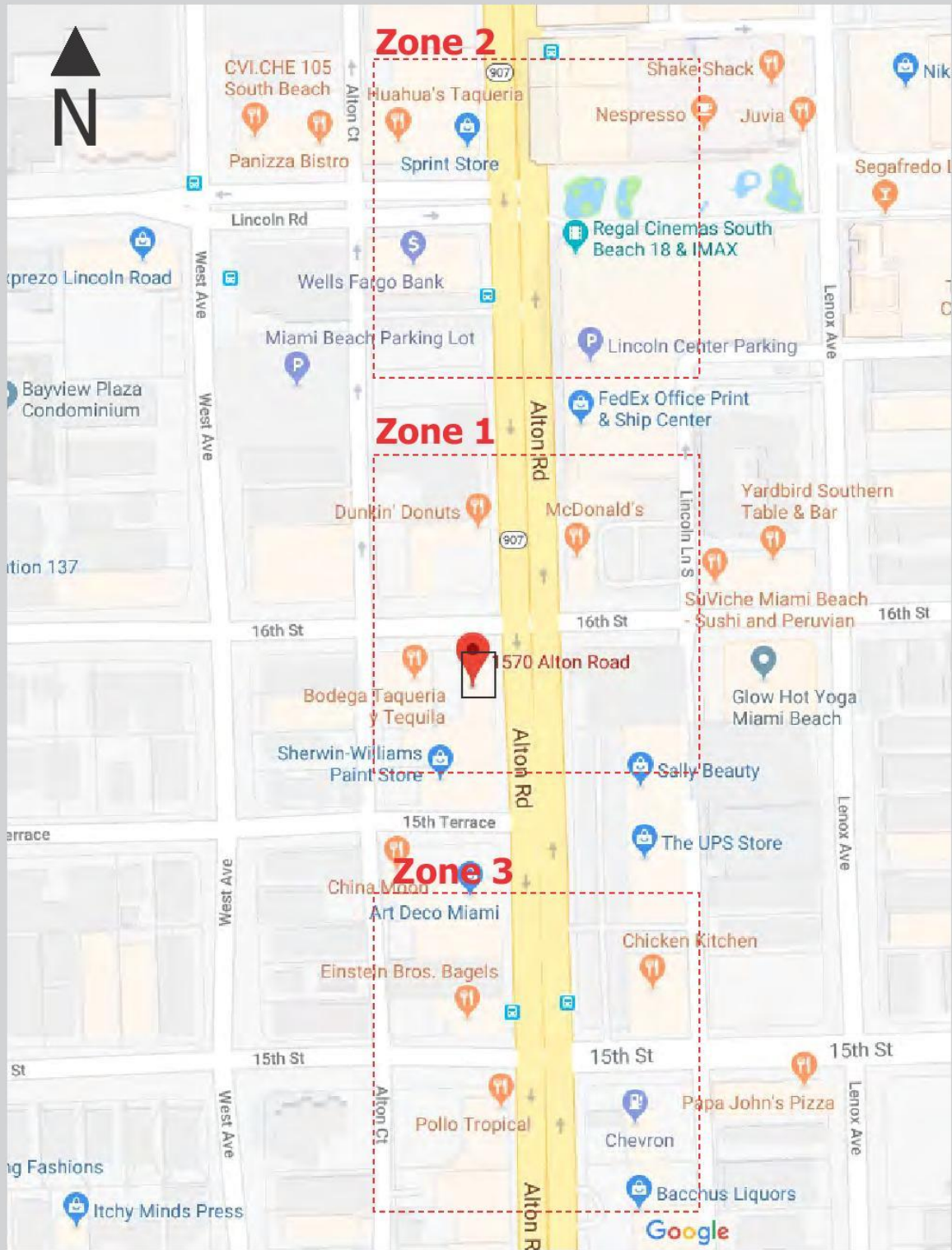
1570 ALTON ROAD, FLORIDA – DRB PACKAGE – FINAL SUBMITTAL - MAY 6, 2019





# EXISTING FLOOR PLAN

1570 ALTON ROAD, FLORIDA – DRB PACKAGE – FINAL SUBMITTAL - MAY 6, 2019



In the next few pages of this document will be images captured in zones 1-3. This will highlight a few of the different signs in the immediate area, a block north & a block south of location.



# EXISTING FLOOR PLAN

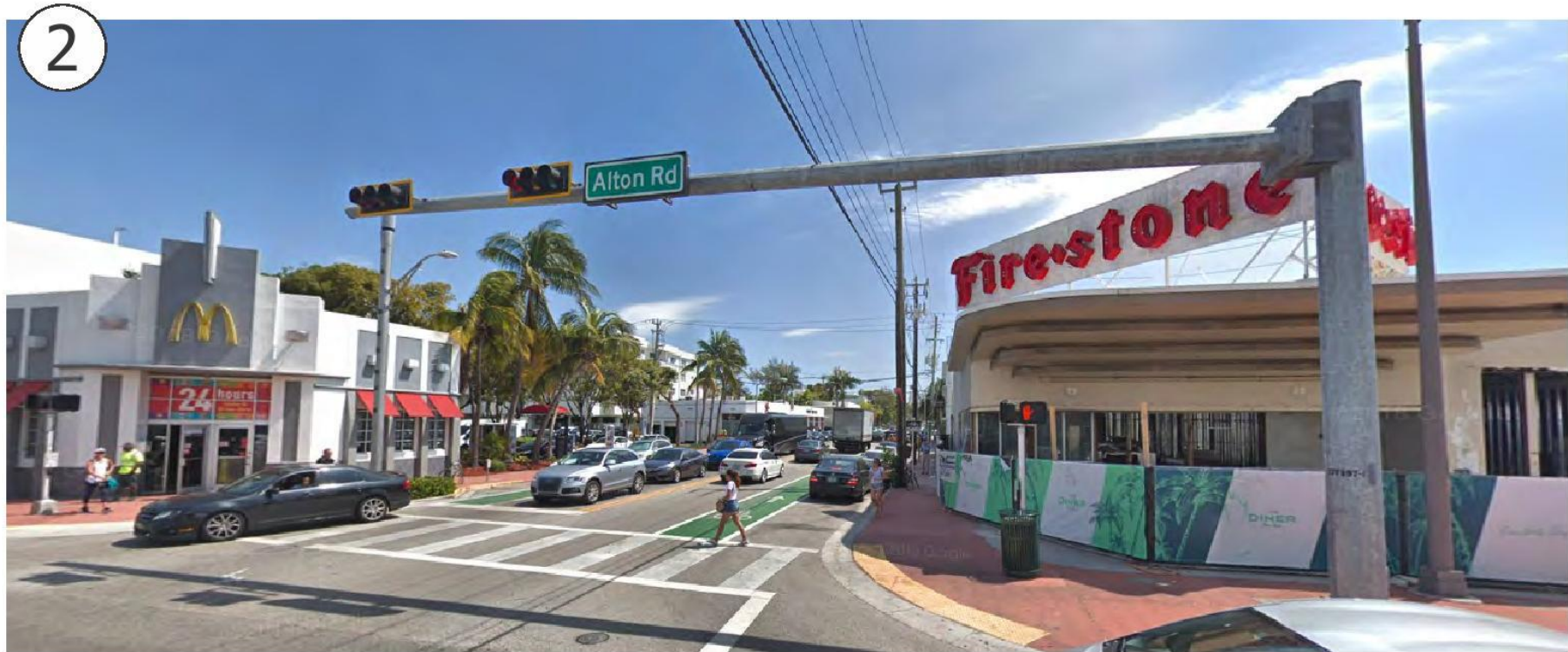
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Location:  
16th and Alton  
Same intersection as TD Bank

Photo 1:  
McDonald's has the golden arches above first floor level.  
Illuminated channel letter with exposed neon.

Photo 2:  
Firestone has a bidirectional roof sign above first floor level.  
Illuminated channel letters with exposed neon.





# EXISTING FLOOR PLAN

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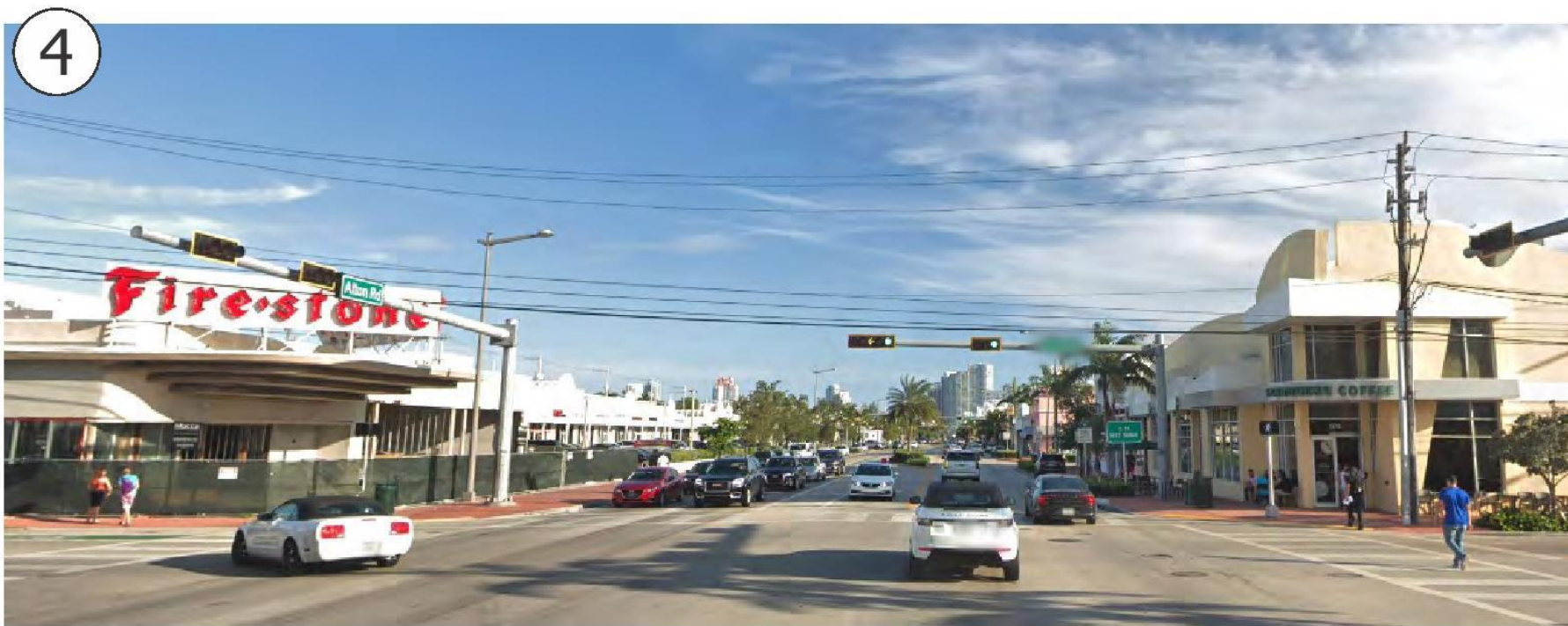
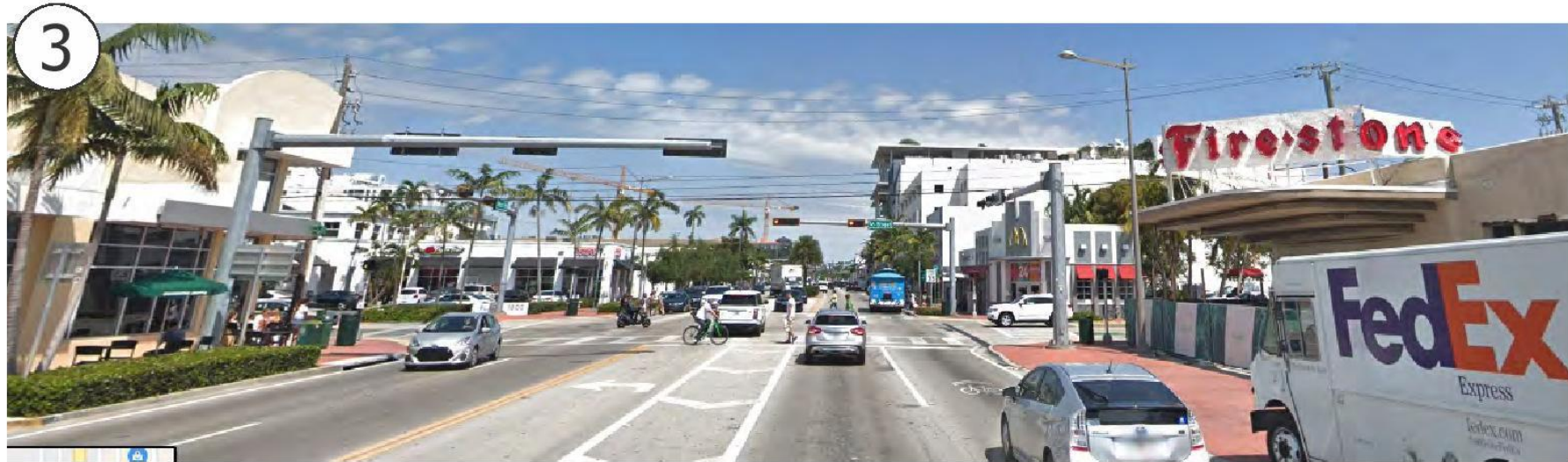


Location:  
16th and Alton  
Same intersection as TD Bank

Photo 3:  
McDonald's has the golden arches above first floor level.  
Illuminated channel letter with exposed neon.

Photo 4:  
Firestone has a bidirectional roof sign above first floor level.  
Illuminated channel letters with exposed neon.

Starbuck's Coffee has an letterset above first floor level.  
Illuminated channel letterset.





# SCOPE OF WORK

1570 ALTON ROAD, FLORIDA – DRB PACKAGE – FINAL SUBMITTAL - MAY 6, 2019

ENTERPRISE REAL ESTATE  
ARCHITECTURE + DESIGN



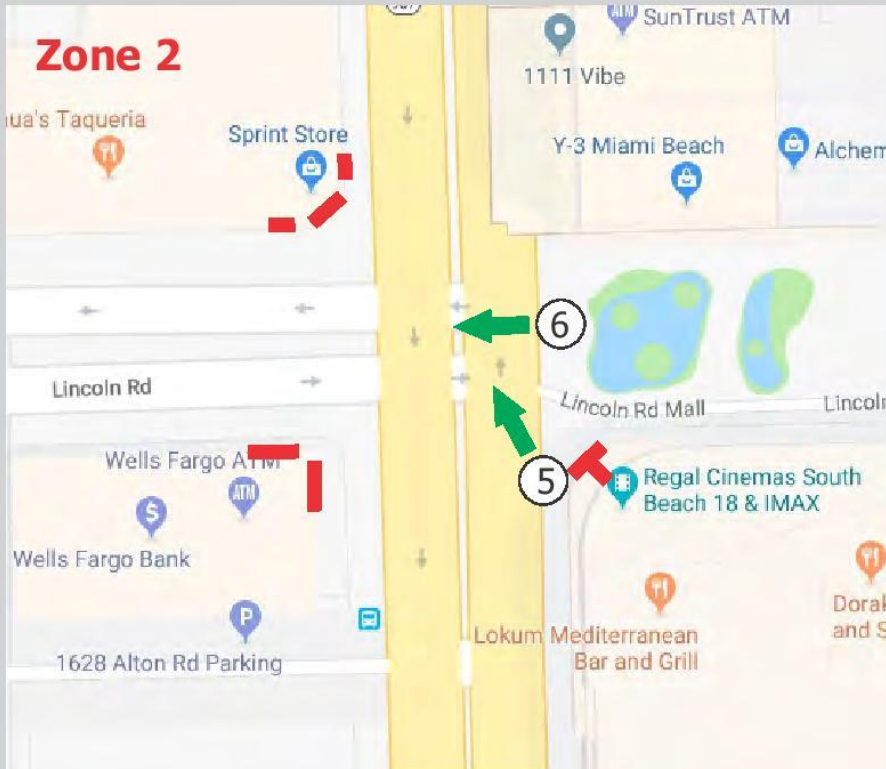
1. Landlord to remove current “Starbucks” sign and replace metal fascia on canopy.
2. TD will replace some of the existing light fixture bulbs under the main canopy with new ones that light green during night time.
3. TD will utilize the window storefronts to do the following: place green window film on the upper horizontal portion; place custom translucent window film with a localized colored mural image that will provide privacy for the internal operations and employees, and tie in with the interior graphics.
4. TD will utilize parts of the existing canopies to install new lighting strips that will glow green during night time and will not shine on the surrounding area.
5. TD will install an internally illuminated green branded cube, mounted between the two canopies above the main entrance, that is to be considered part of the allowable signage and meets the allowable area.
6. TD will mount a new directional sign on the North Façade, that meets the signage criteria and will help navigate customers to the parking.
7. TD will place branded signs to identify the assigned (5) parking spots.
8. TD will install new thru-wall night deposit box next to the main entry doors.





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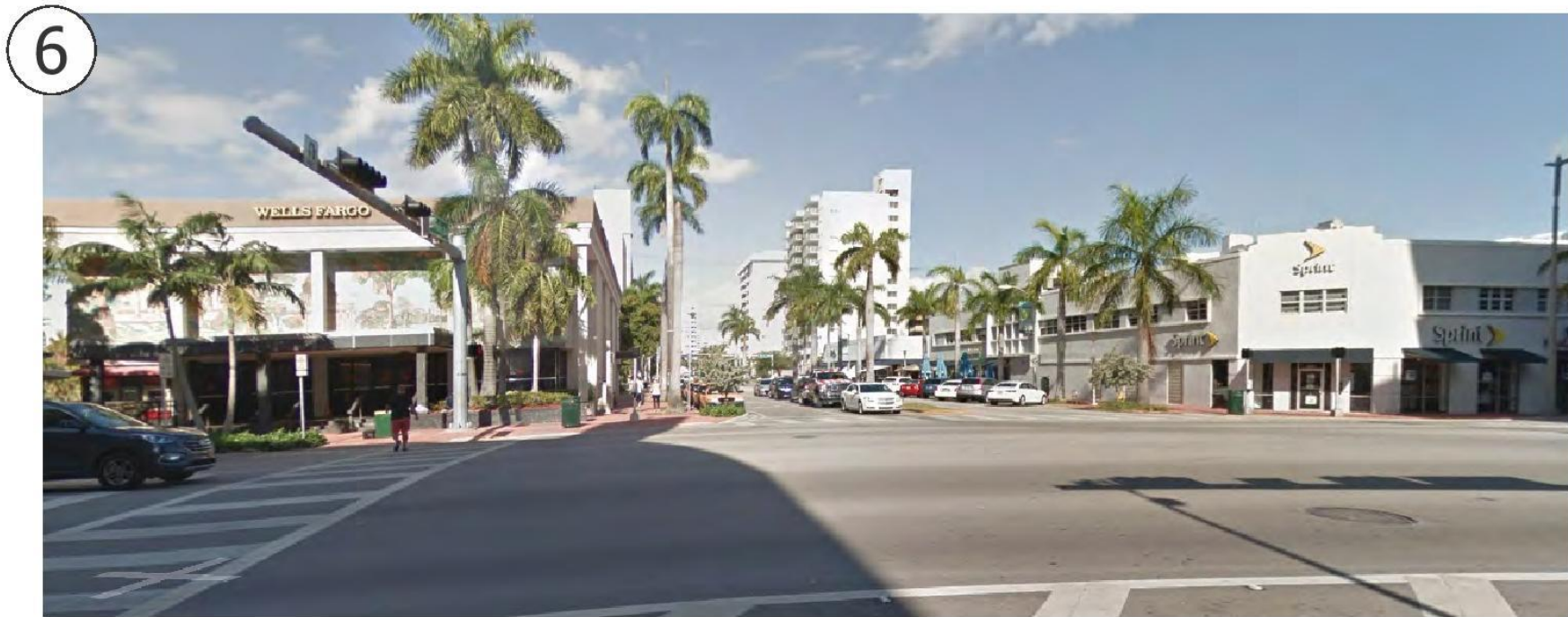
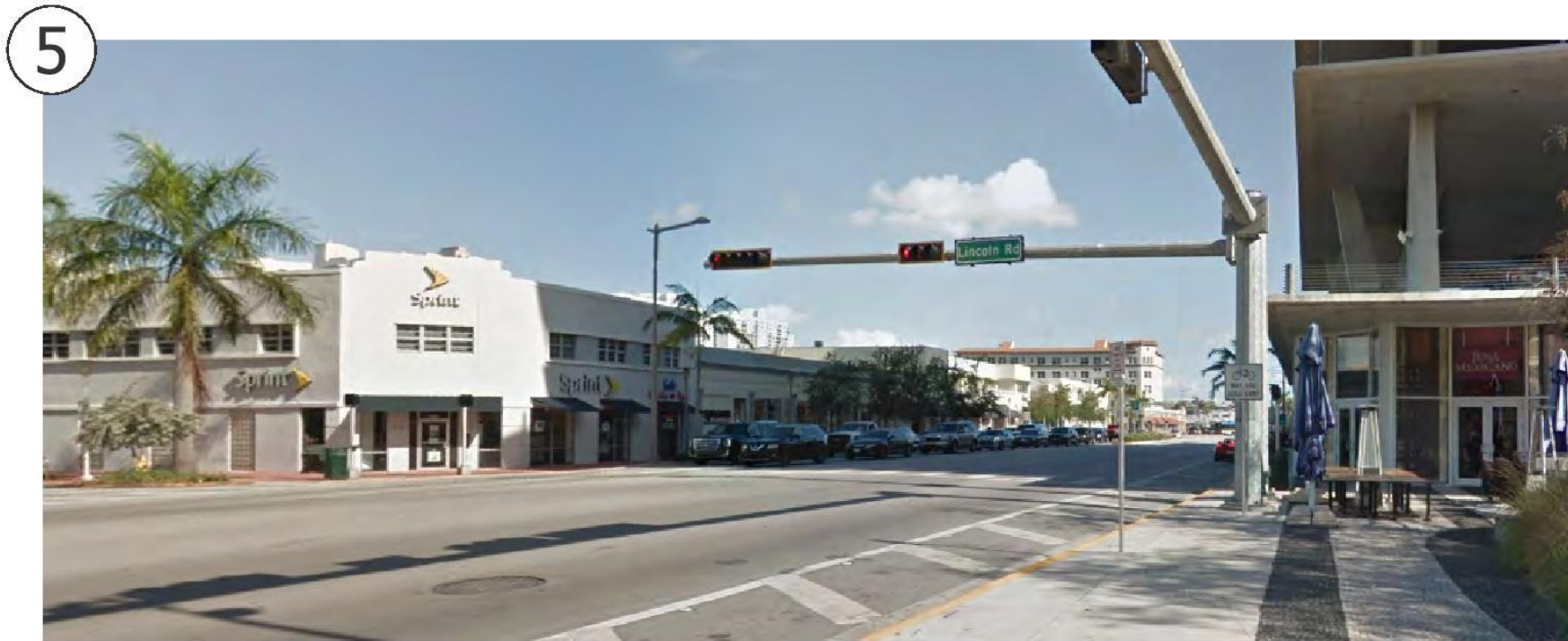
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Location:  
Lincoln and Alton  
Intersection located one block North of TD Bank

Photo 5:  
Sprint has three illuminated signs above first floor level.  
Illuminated channel lettersets.

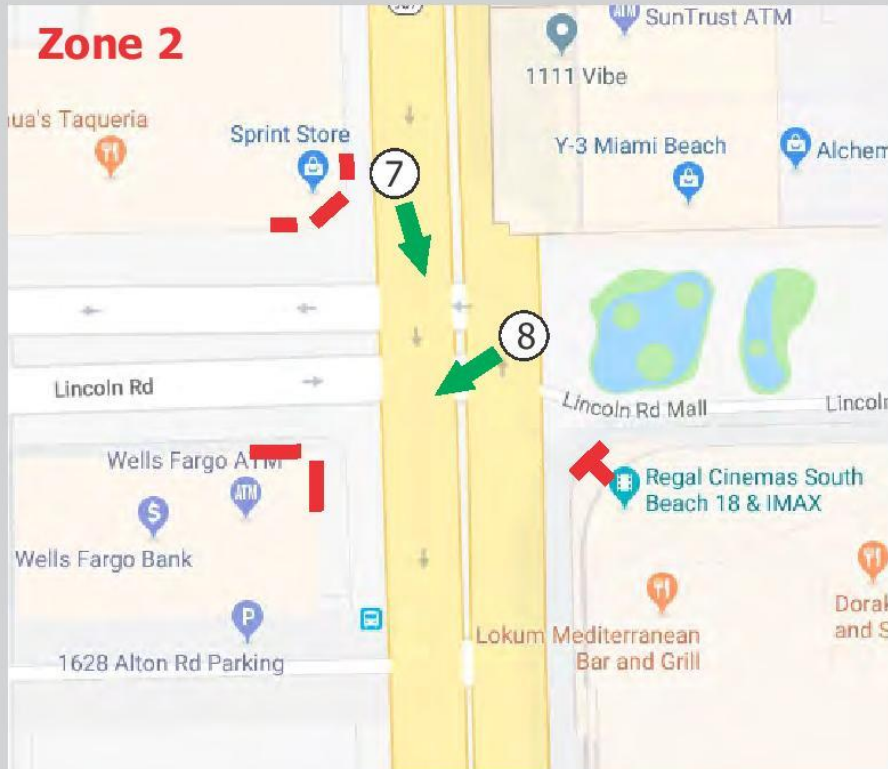
Photo 6:  
Wells Fargo has two illuminated signs above first floor level.  
Illuminated channel lettersets.





# EXISTING FLOOR PLAN

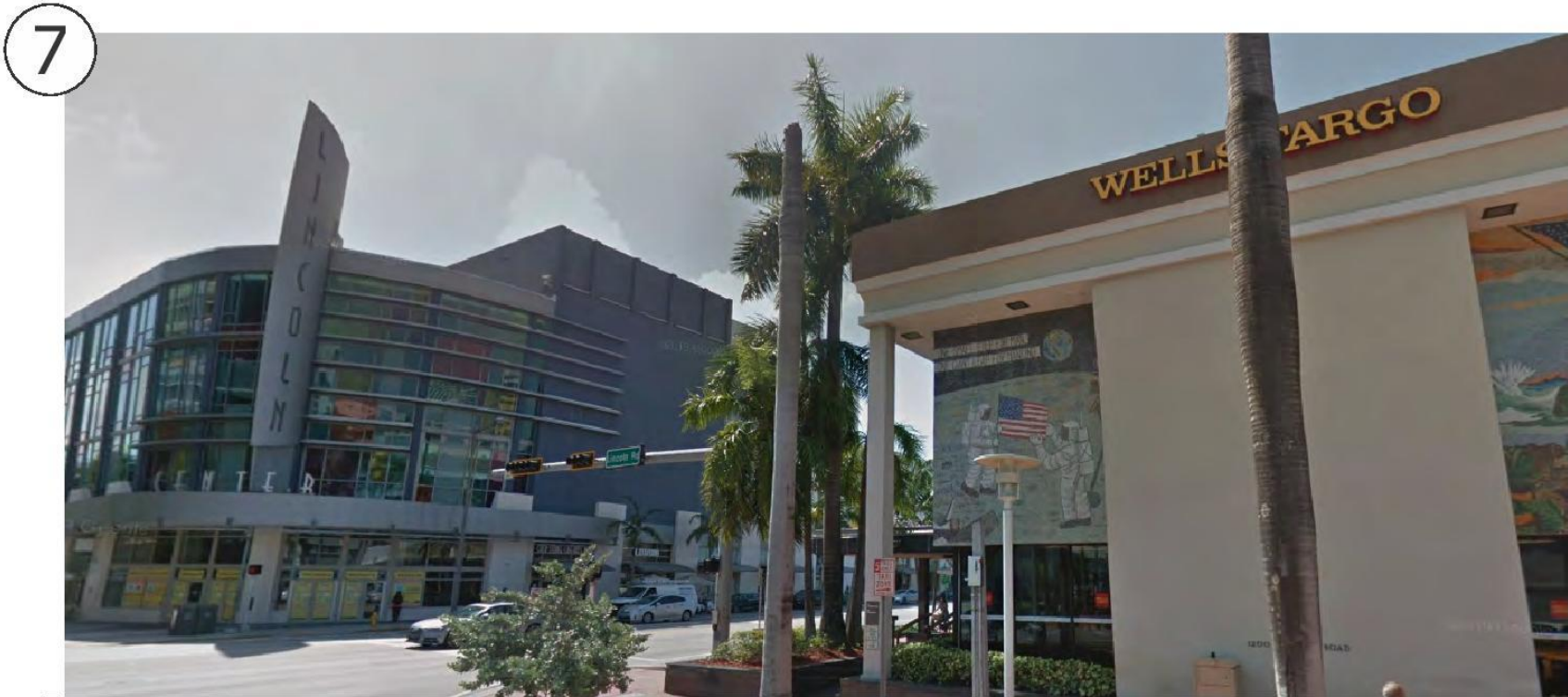
1570 ALTON ROAD, FLORIDA



Location:  
Lincoln and Alton  
Intersection located one block North of TD Bank

Photo 7:  
Lincoln Center has two signs above first floor level.  
Letterset and projecting marque sign.

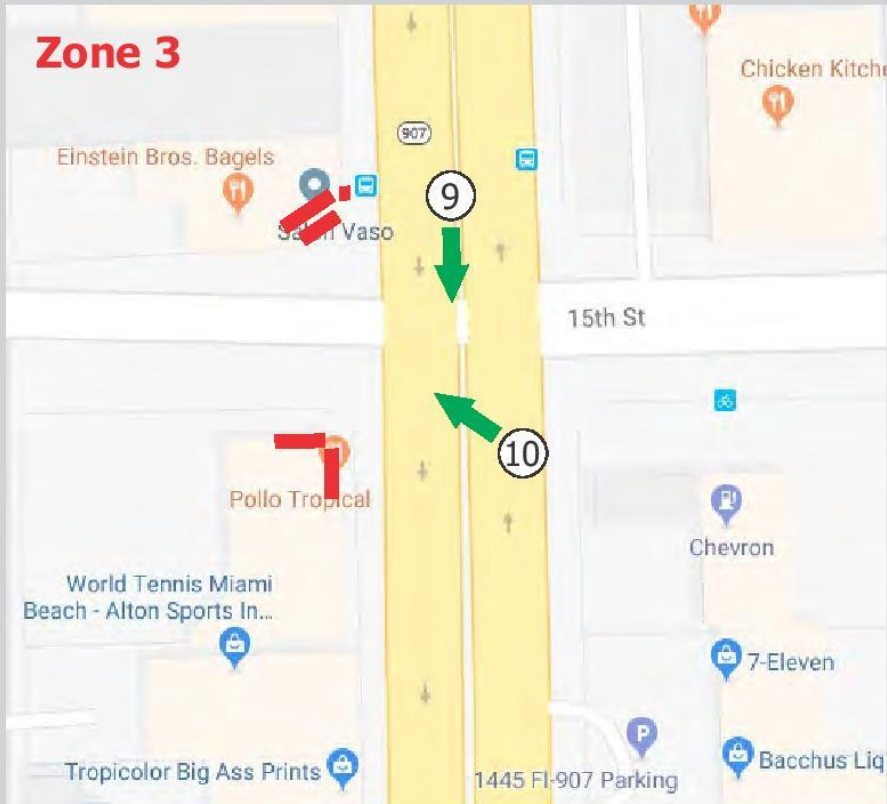
Photo 8:  
Wells Fargo has two illuminated signs above first floor level.  
Illuminated channel lettersets.





# EXISTING FLOOR PLAN

1570 ALTON ROAD, FLORIDA

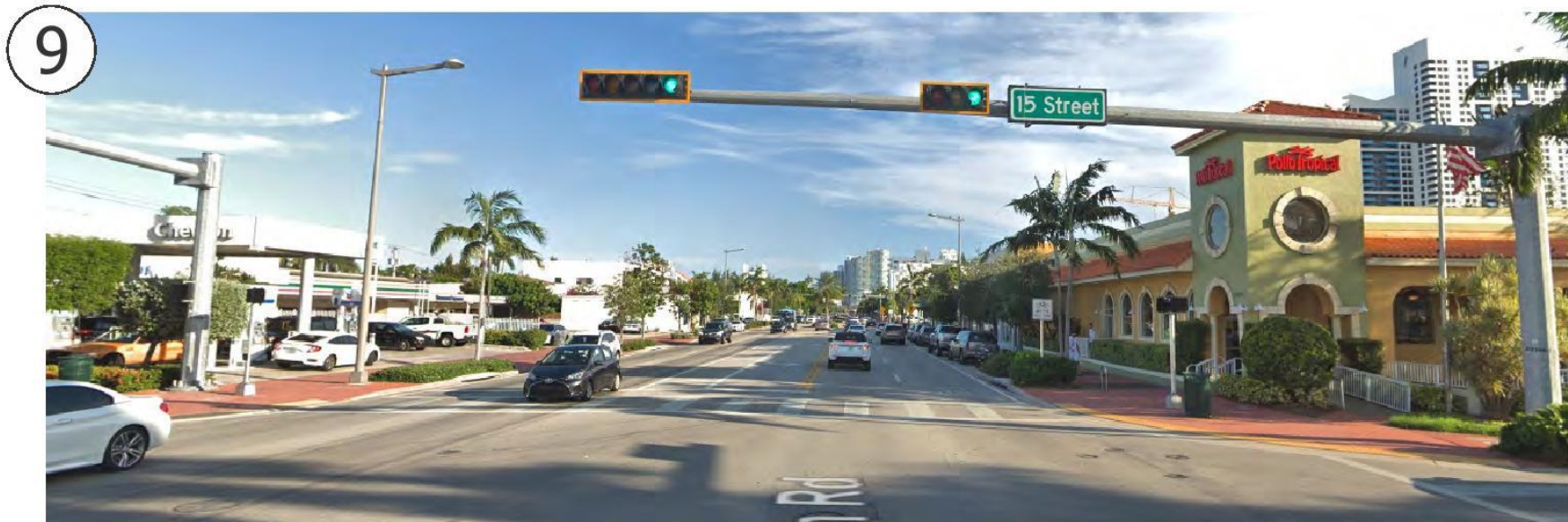


Location:  
15th Street and Alton  
Intersection located one block South of TD Bank

Photo 9:  
Pollo Tropical has two illuminated signs above first floor level.  
Illuminated lettersets.

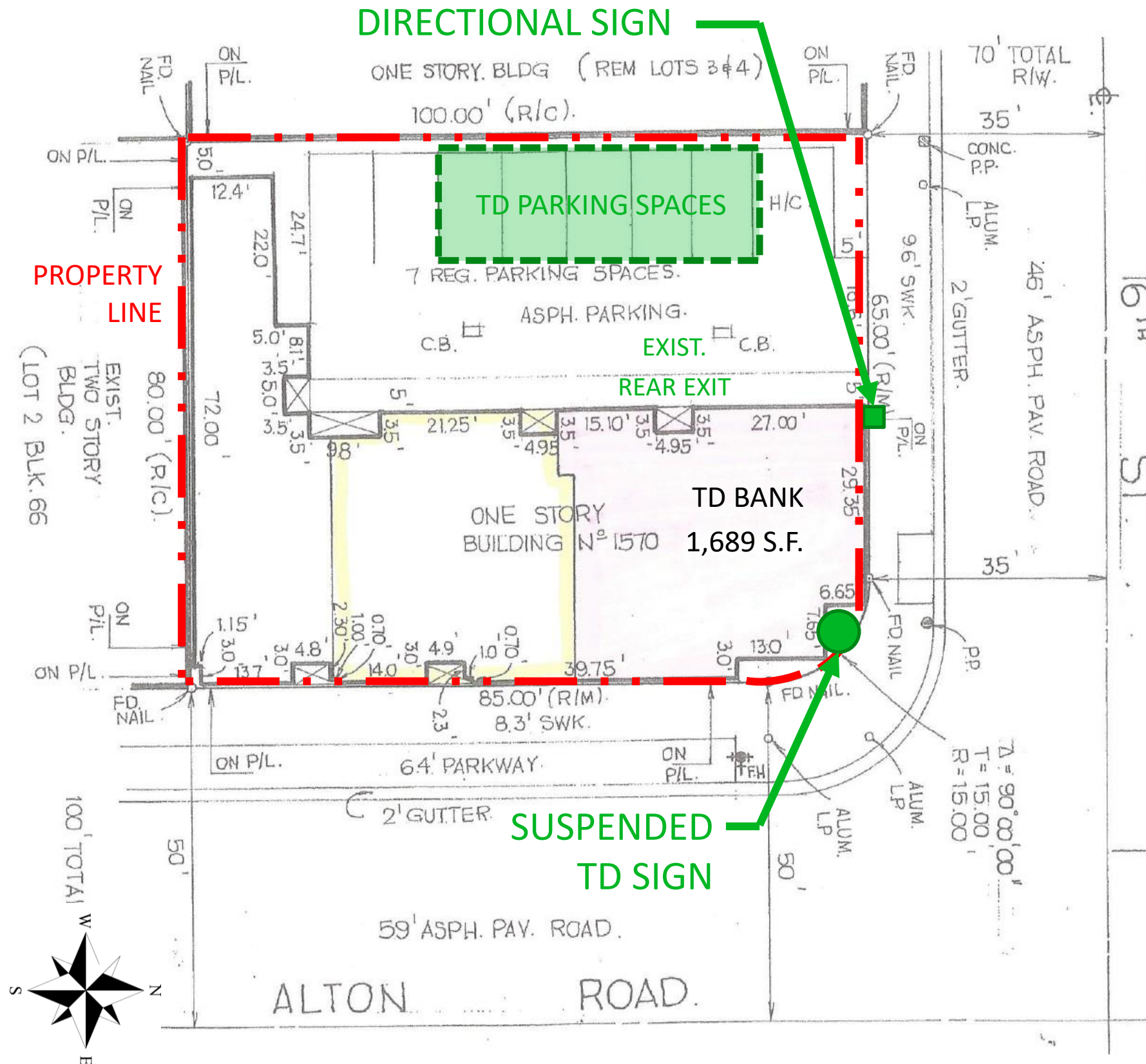
Photo 10:  
Vaso has two signs above first floor level.  
Letterset and a projecting blade sign.

Einstein Bros. Bagels has one illuminated sign above first floor level.  
Illuminated letterset.





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## SIGNAGE COMPLIANCE

THE FOLLOWING INFORMATION IS BASED ON A REVIEW OF THE LOCAL ZONING CODE REGARDING SIGNAGE REGULATIONS. ALL RECOMMENDATIONS ARE SUBJECT TO LANDLORD AND GOVERNING JURISDICTION REVIEW AND APPROVAL.

SITE ZONING: CD-2

### WALL SIGN REQUIREMENTS:

- **MAXIMUM AREA PERCENTAGE:** 0.75 S.F. PER EVERY FOOT OF LINEAR FRONTAGE
- **MAXIMUM AREA:** MAX. 40 S.F.
- **HEIGHT RESTRICTIONS:** SHALL NOT BE LOCATED ABOVE GROUND FLOOR
- **MAXIMUM SIGNS PER FRONTAGE:** MULTIPLE SIGNS OF THE SAME ESTABLISHMENT MAY BE PERMITTED THROUGH THE DESIGN REVIEW PROCESS IF THE AGGREGATE SIGN AREA DOES NOT EXCEED THE LARGEST MAXIMUM PERMITTED AREA
- **SPECIAL CONDITIONS:** CORNER BUILDINGS MAY PROVIDE ONE COMBINED SIGN INSTEAD OF THE TWO PERMITTED SIGNS. THIS SIGN SHALL BE LOCATED ON THE CORNER OF THE BUILDING VISIBLE FROM BOTH STREETS AND SHALL HAVE A MAX. SIZE OF 40 S.F.
- WALL SIGNS WHICH MEET THE FOLLOWING ADDITIONAL DESIGN SPECS MAY BE INCREASED IN SIZE FROM 0.75 PER LINEAR SF OF STORE FRONTAGE TO 1 SF:
  - THE SIGN SHALL CONSIST OF INDIVIDUAL LETTERS AND SHALL BE PIN-MOUNTED OR FLUSH-MOUNTED (NO RACEWAYS OR WIREWAYS).
  - SIGN LETTERS SHALL CONSIST OF ALUMINUM OR SIMILAR ALLOY AND SHALL HAVE A MINIMUM DEPTH OF 6".
  - SIGN LETTERS SHALL BE OPEN FACE WITH EXPOSED NEON OR SIMILAR LIGHTING, OR REVERSE CHANNEL LETTERS.
  - DIRECTIONAL SIGN TO BE UNDER 2 S.F. WITHOUT ADVERTISING

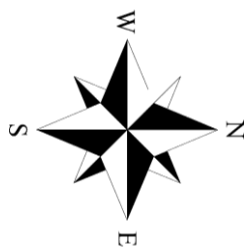
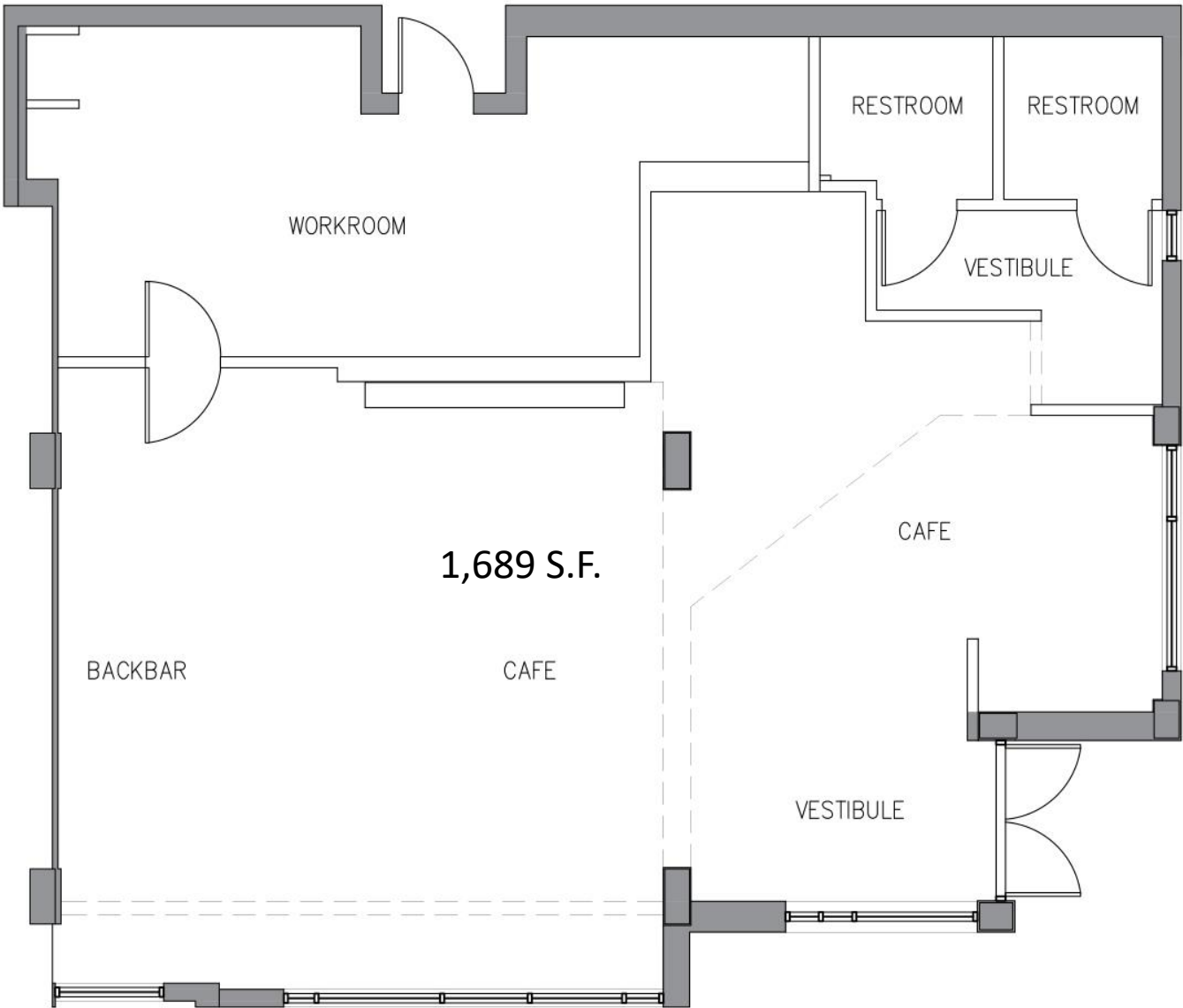
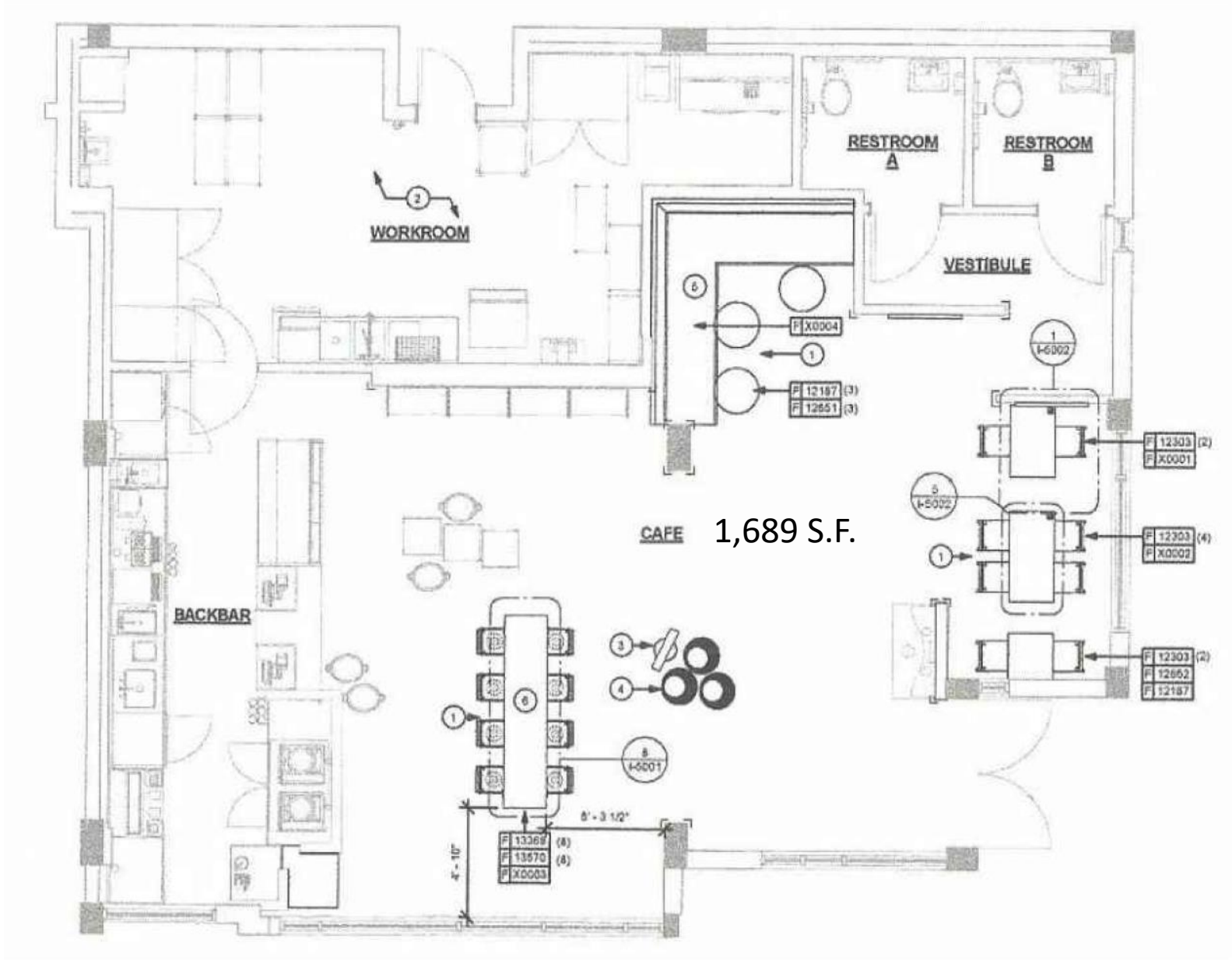
### ALLOWED BUILDING SIGNAGE:

| LOCATION | PROVIDED   | MAX S.F.<br>ALLOWED | PRIOR<br>TENANT | ILLUM.<br>ALLOWED |
|----------|------------|---------------------|-----------------|-------------------|
| NORTH    | 40.00 S.F. | 40.00 S.F.          |                 | Y                 |
| EAST     |            |                     |                 |                   |
| SOUTH    |            |                     |                 |                   |
| WEST     |            |                     |                 |                   |



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# SITE PLAN / FRONTAGE

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# EXTERIOR PHOTOS

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# INTERIOR PHOTOS

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