

55 WEST CHURCH STREET MASTER SIGN PLAN

CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

GENERAL NOTES

1. ALL OF THE INFORMATION CONTAINED IN THIS SET OF DESIGN DRAWINGS IS PROVIDED FOR DESIGN INTENT. WHERE REQUIRED BY LAW OR BUILDING CODE, THESE DRAWINGS SHALL BE REVIEWED AND CERTIFIED BY A REGISTERED ARCHITECT OR ENGINEER.
2. NEITHER THE DESIGNER OF RECORD, THE DESIGN FIRM NOR ANY ITS EMPLOYEES, BY THESE DRAWINGS OR BY VERBAL MEANS, IN ANY WAY REPRESENT THAT THEY ARE ARCHITECTS, ENGINEERS OR GENERAL CONTRACTORS.
3. ALL WORK SHALL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODE REQUIREMENTS.
4. ALL FINISHES, SAMPLES OF MATERIALS, AND SHOP DRAWINGS, SHALL BE SUBMITTED FOR VERIFICATION AND APPROVAL PRIOR TO ORDERING OR FABRICATION.
5. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND CONDITIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR, UNDER HIS SUPERVISION, SHOULD FIND A DISCREPANCY, EITHER IN THESE DRAWINGS OR IN THE FIELD, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO IMMEDIATELY NOTIFY THE DESIGNER OF SAID DISCREPANCY BEFORE PROCEEDING WITH THE PARTICULAR PHASE OF THE WORK. IF THIS PROCEDURE IS NOT FOLLOWED BY THE CONTRACTOR, AND A DISCREPANCY IS DISCOVERED BY THE OWNER OR DESIGNER, WHICH HAS AN IMPACT ON THE DESIGN OR FUNCTIONAL INTENT OF THESE DRAWINGS, IT SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR HIS SUBCONTRACTOR TO REBUILD, REPAIR OR REPLACE SAID PORTION OF THE WORK. THIS WORK SHALL BE COMPLETED IN AN EXPEDITIOUS MANNER AND AT THE SOLE EXPENSE OF THE CONTRACTOR.
6. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL SPECIAL EQUIPMENT REQUIREMENTS.
7. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
8. THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING OR FRAMING AS REQUIRED FOR THE STRUCTURAL INTEGRITY OF ALL WALLS, SOFFITS, BULKHEADS AND CEILING HUNG SIGNS OR OTHER STRUCTURES.
9. ALL SPECIFIED SIGN WORK SHALL BE ENGINEERED TO MEET STATE AND LOCAL CODES. THE DESIGNER BEARS NO RESPONSIBILITY FOR, NOR DOES HE CERTIFY IN ANY WAY, THE STRUCTURAL INTEGRITY OF THE DRAWINGS OR DETAILS CONTAINED HEREIN.
10. NO SUBSTITUTIONS WILL BE ALLOWED FOR ANY PRODUCT OR MATERIAL SPECIFIED IN THESE DESIGN DRAWINGS WITHOUT INFORMING THE DESIGNER OR OWNER.
11. THE DESIGNER DOES NOT WARRANT ANY SPECIFIED FINISH MATERIAL OR ANY CONSTRUCTION METHOD, TECHNIQUE OR ASSEMBLY CONTAINED IN THESE SIGN DESIGN DRAWINGS. THE SHORT AND LONG TERM PERFORMANCE OF ALL SIGN PRODUCTS, FINISHES & MATERIALS IS SOLELY THE RESPONSIBILITY OF THE MANUFACTURER OF THESE ITEMS AND THE INSTALLATION SUB-CONTRACTOR THAT SUPPLIES OR INSTALLS THESE ITEMS.

DRAWING INDEX

SHEET # TITLE

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S-305	ELEVATIONS
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S-401	SCHEDULES
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Master Sign Plan

Total Sign Allowance Calculations

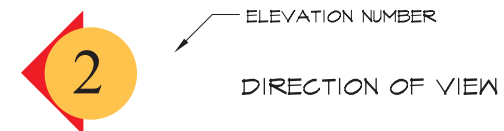
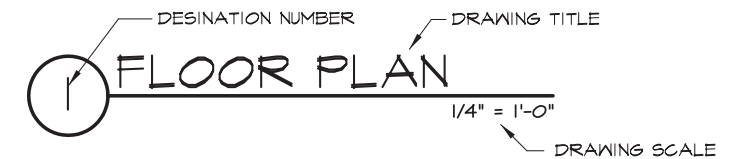
55 West Building Street Frontage on Pine Street
136 Ln. Ft. x 2= 272 Sq. Ft. of sign allowance.

55 West Building Street Frontage on Church Street
221 Ln. Ft. x 1= 221 Sq. Ft. of sign allowance.

TOTAL SIGN ALLOWANCE 493 Sq. Ft.

REFERENCE SYMBOLS

S-201



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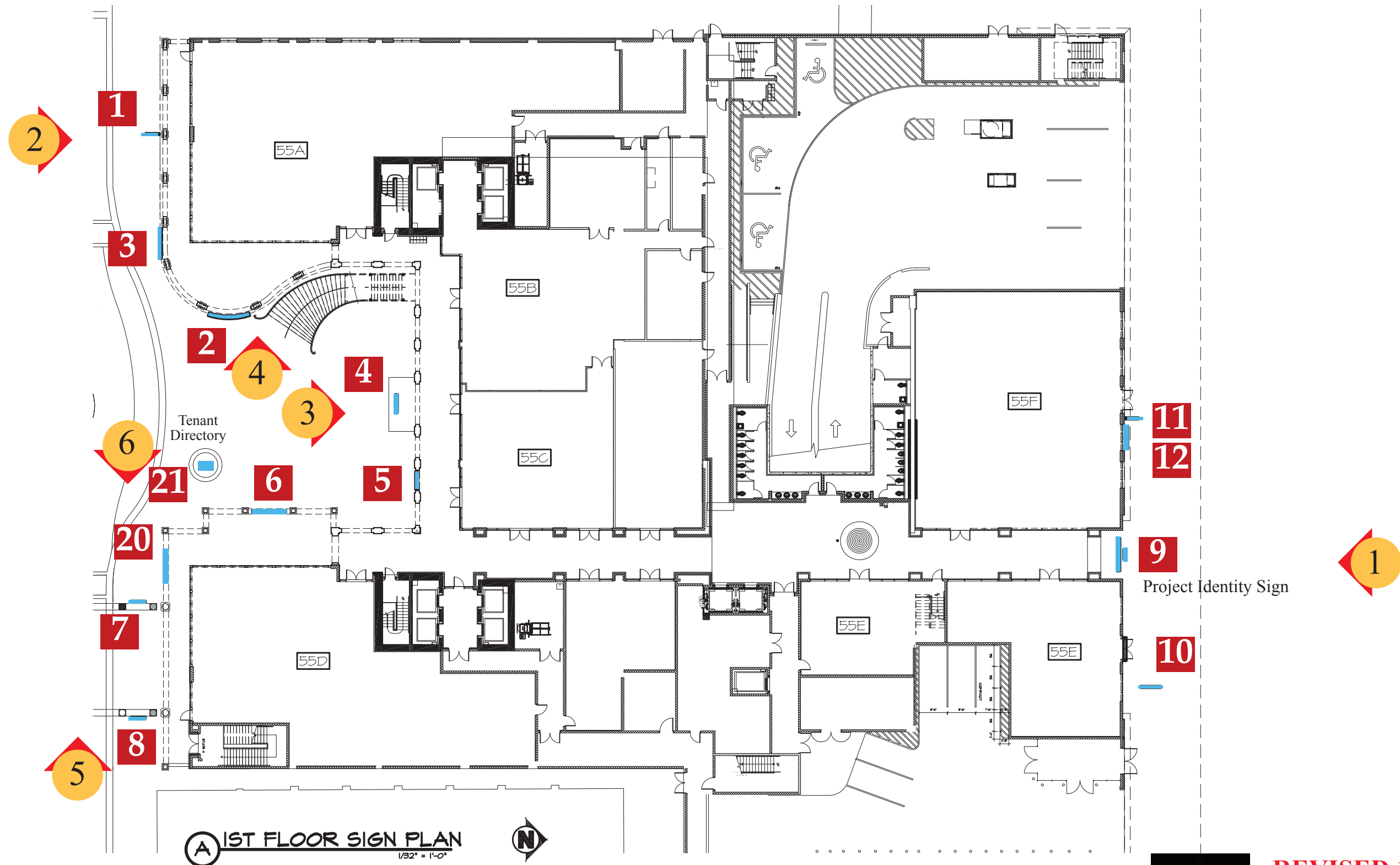
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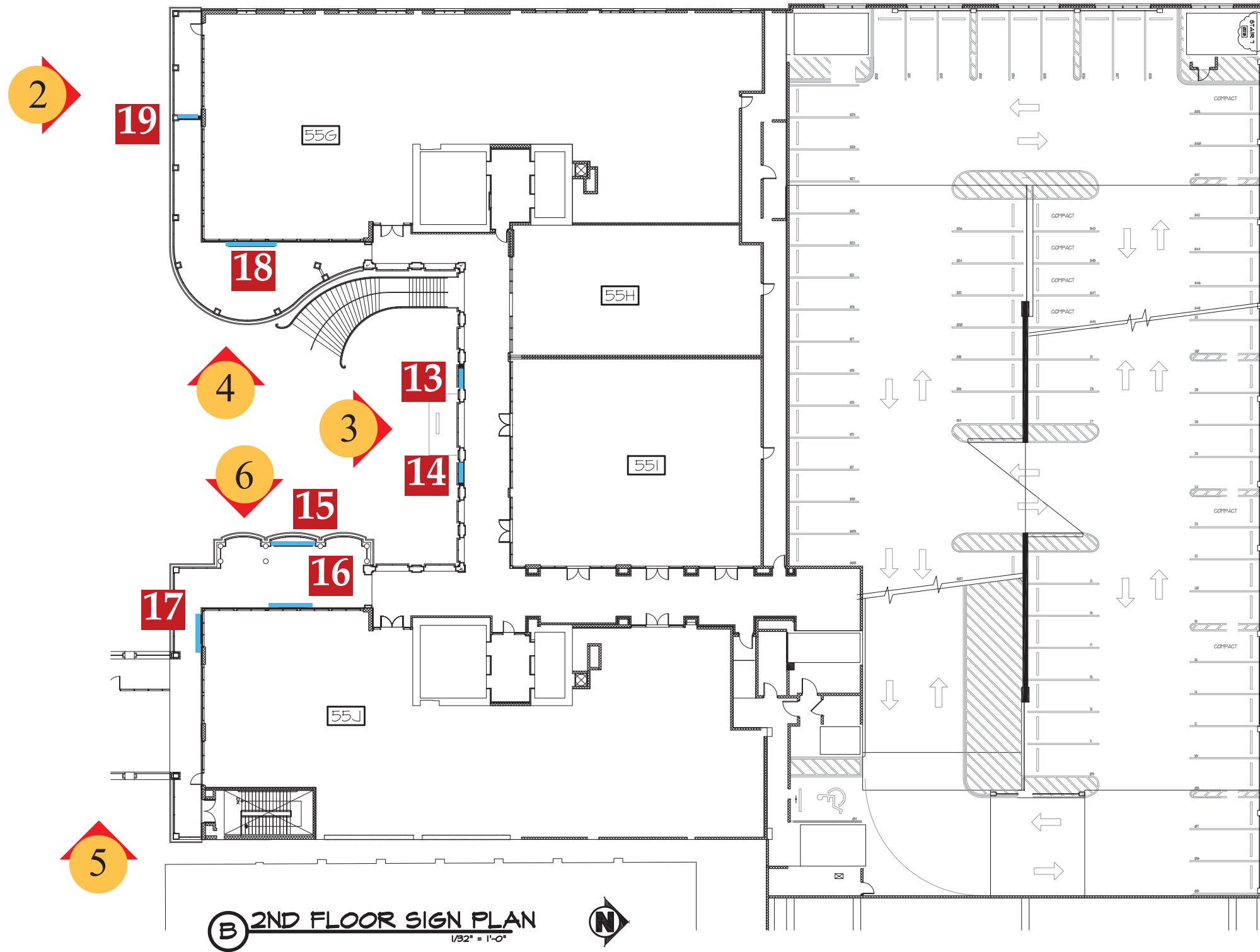


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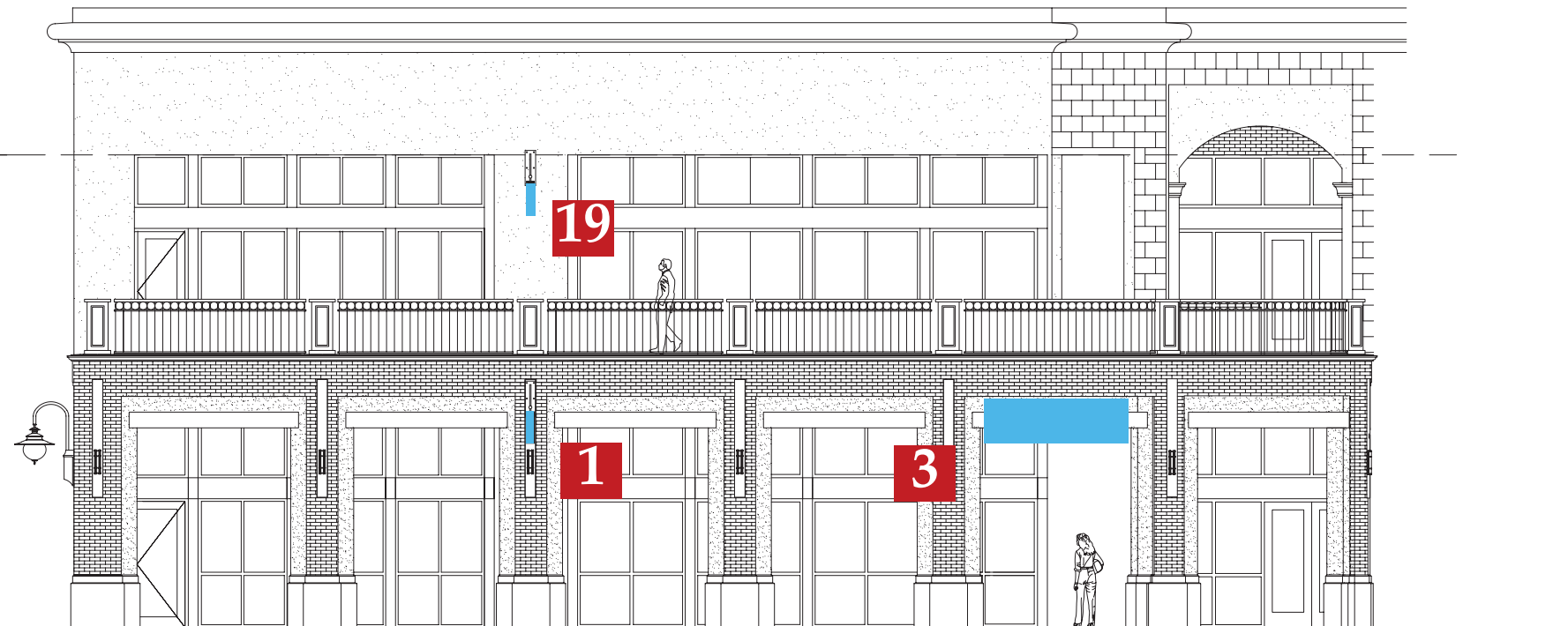
① NORTH ELEVATION NTS 

PINE STREET ELEVATIONS

- 9** PROJECT I.D. WALL SIGN 3' OH X 8' OW
- 10** HANGING BRACKET SIGN UNDER CANOPY AT ENTRANCE, NOT TO EXCEED 2' OH X 8' OW
- 11** PROJECTING ARM BRACKET SIGN, NOT TO EXCEED 3' OH X 4' OW
- 12** CHANNEL LETTERS ON RACEWAY OR NON-ILLUMINATED LETTERS, NOT TO EXCEED 1'-2" OH X 7' OW



Reference
EL. 30'-0"

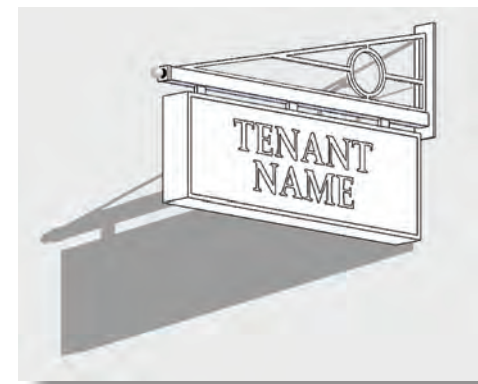


② SOUTH WEST ELEV

TYPICAL



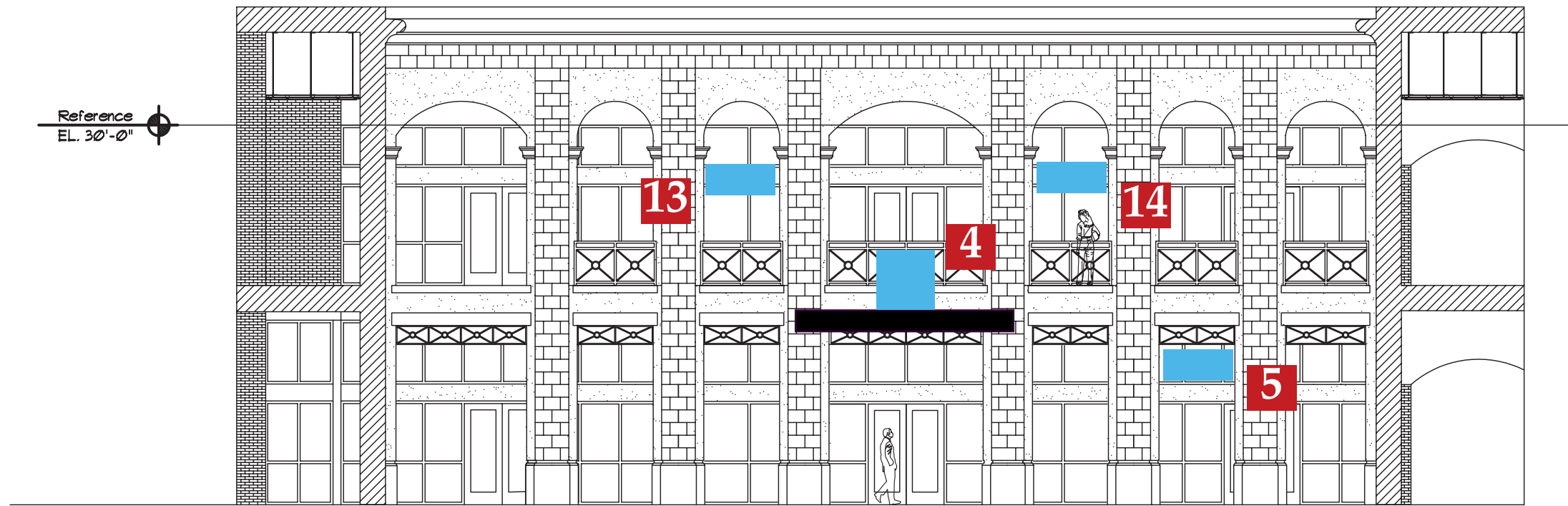
PROJECTING ARM BRACKET DETAIL



1 PROJECTING ARM BRACKET SIGN ON COLUMN ABOVE LIGHT, NOT TO EXCEED 3' OH X 4' OW

3 SINGLE SIDED SIGN CENTERED ON OPENING, NOT TO EXCEED 3' OH X 10' OW

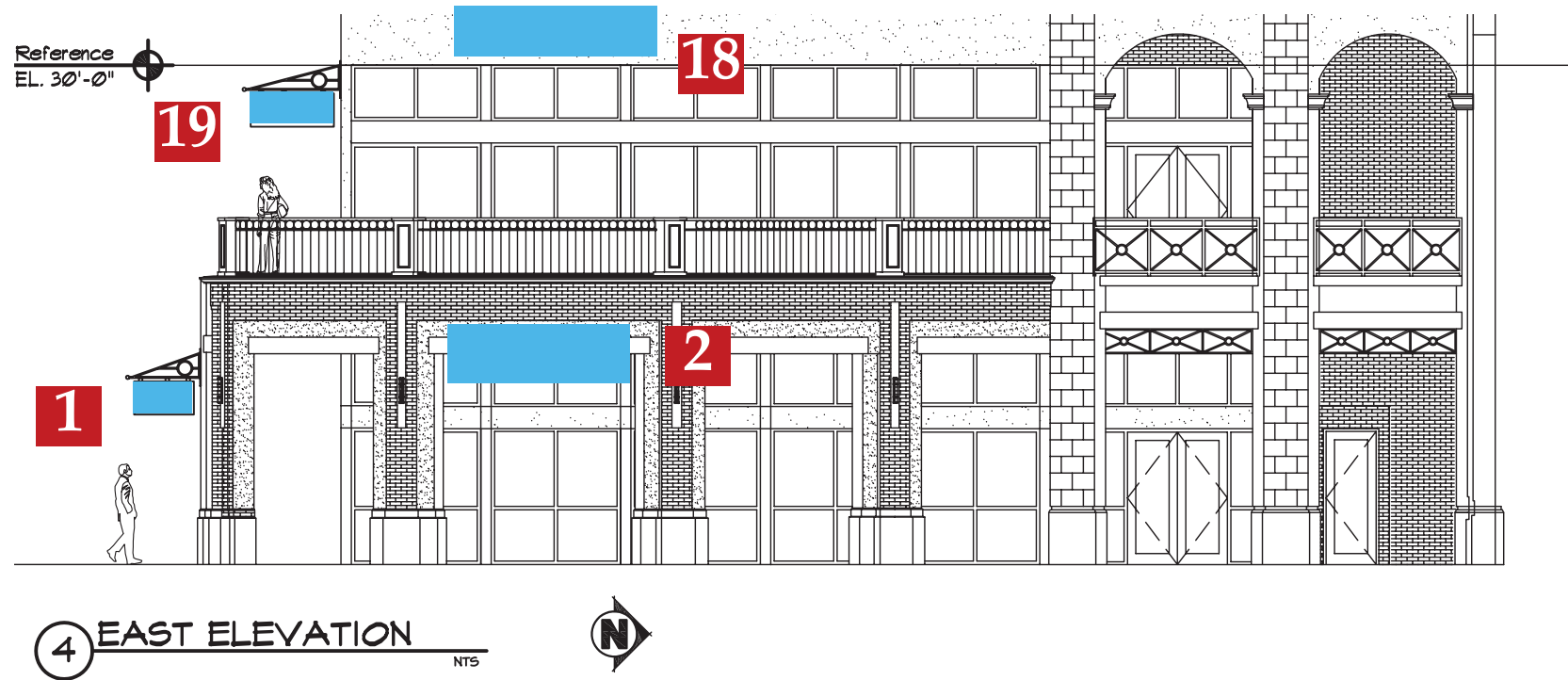
19 PROJECTING ARM BRACKET SIGN, NOT TO EXCEED 3' OH X 5' OW OR EQUIVELENT



3 SOUTH ELEVATION NTS

- 4** CABINET SIGN MOUNTED CANOPY 4' OH X 5' OW
- 5** HANGING BRACKET SIGN BETWEEN COLUMNS, NOT TO EXCEED 3'-0" OH X 5'-6" OW
- 13** HANGING BRACKET SIGN BETWEEN COLUMNS, NOT TO EXCEED 2'-6" OH X 5'-6" OW
- 14** HANGING BRACKET SIGN BETWEEN COLUMNS, NOT TO EXCEED 2'-6" OH X 5'-6" OW

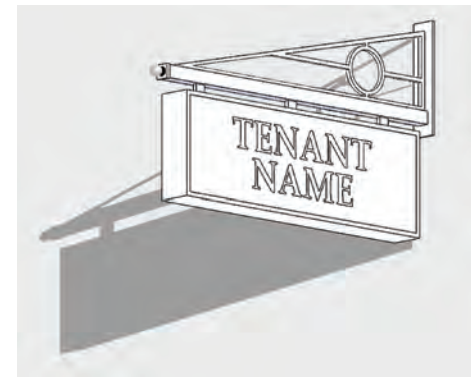




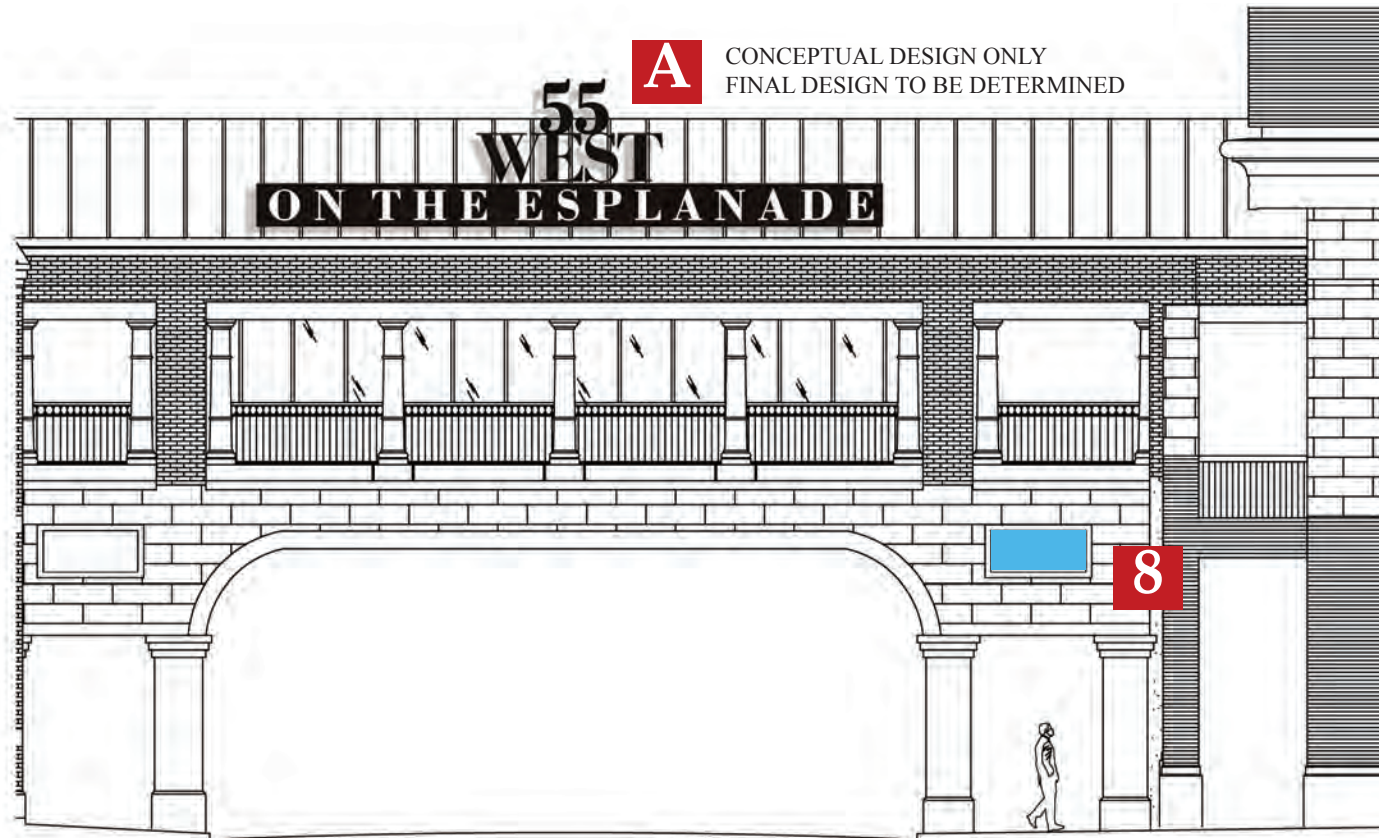
TYPICAL



PROJECTING ARM BRACKET DETAIL



- 1** PROJECTING ARM BRACKET SIGN ON COLUMN ABOVE LIGHT, NOT TO EXCEED 3' OH X 4' OW
- 2** SINGLE SIDED SIGN CENTERED ABOVE ARCHWAY OR SUSPENDED, NOT TO EXCEED 3' OH X 10' OW
- 18** WALL SIGN, NOT TO EXCEED 3' OH X 10' OW OR EQUIVALENT
- 19** PROJECTING ARM BRACKET SIGN, NOT TO EXCEED 3' OH X 5' OW OR EQUIVALENT



5 EAST BRIDGE ELEVATION N
NTS

A CONCEPTUAL DESIGN ONLY
FINAL DESIGN TO BE DETERMINED



7 SOUTH EAST ELEV NTS

8 WALL SIGN WITHIN DECORATIVE BORDER,
NOT TO EXCEED 3' OH X 5' OW

A PRIMARY PROJECT IDENTITY SIGN - TO REPLACE EX-
ISTING PROJECT I.D. SIGNS ON BOTH SIDES OF BRIDGE.
INTERIOR ILLUMINATED CHANNEL LETTERS AND /
OR REVERSE ILLUMINATED CHANNEL LETTERS WITH
INTERIOR ILLUMINATED SIGN CABINET. MOUNTED ON
EXISTING SUPPORT FRAME. OVERALL SIZE NOT TO EX-
CEED TOTAL SQUARE FOOTAGE OF EXISTING CHURCH
STREET MARKETPLACE SIGN.

17 CHANNEL LETTERS ON RACEWAY OR
NON-ILLUMINATED LETTERS,
NOT TO EXCEED 1'-2" OH X 8' OW

20 SINGLE SIDED CABINET SIGN CENTERED IN OPENING
& SUSPENDED, NOT TO EXCEED 3' OH X 10' OW



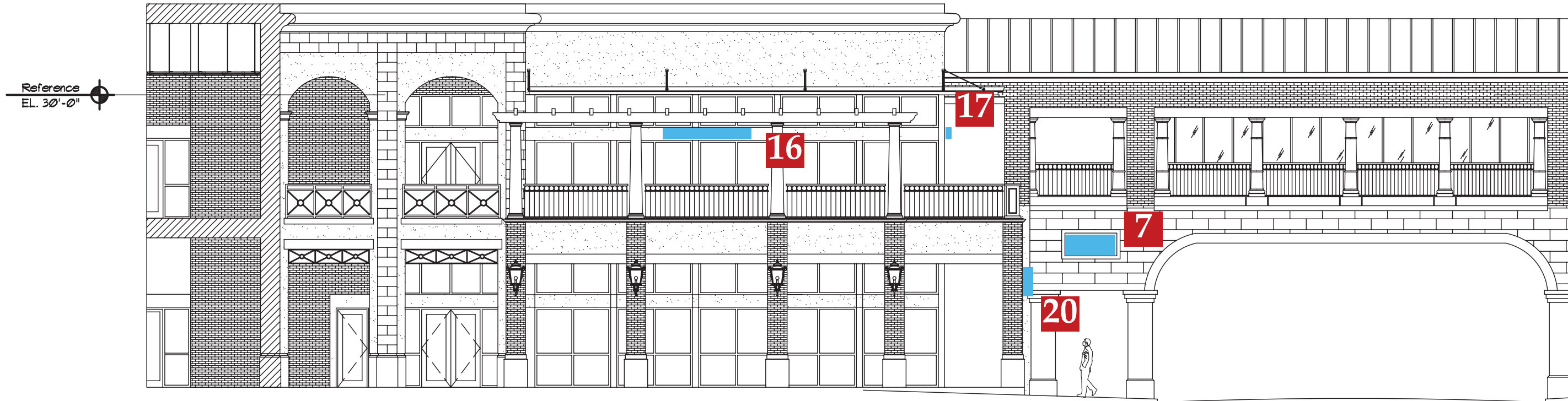
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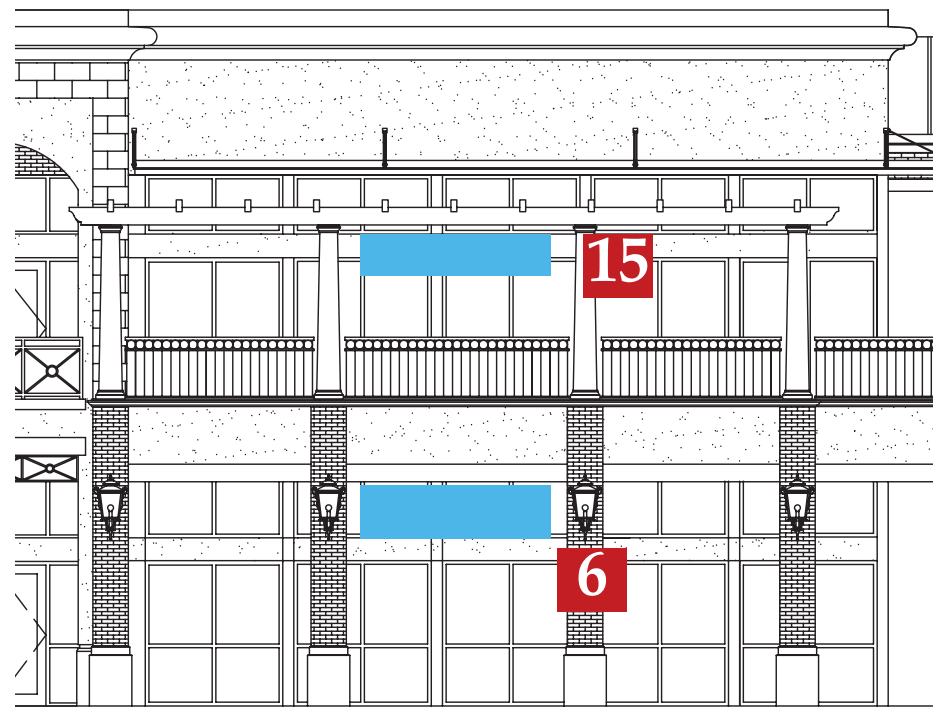
S-305



6 WEST ELEVATION NTS

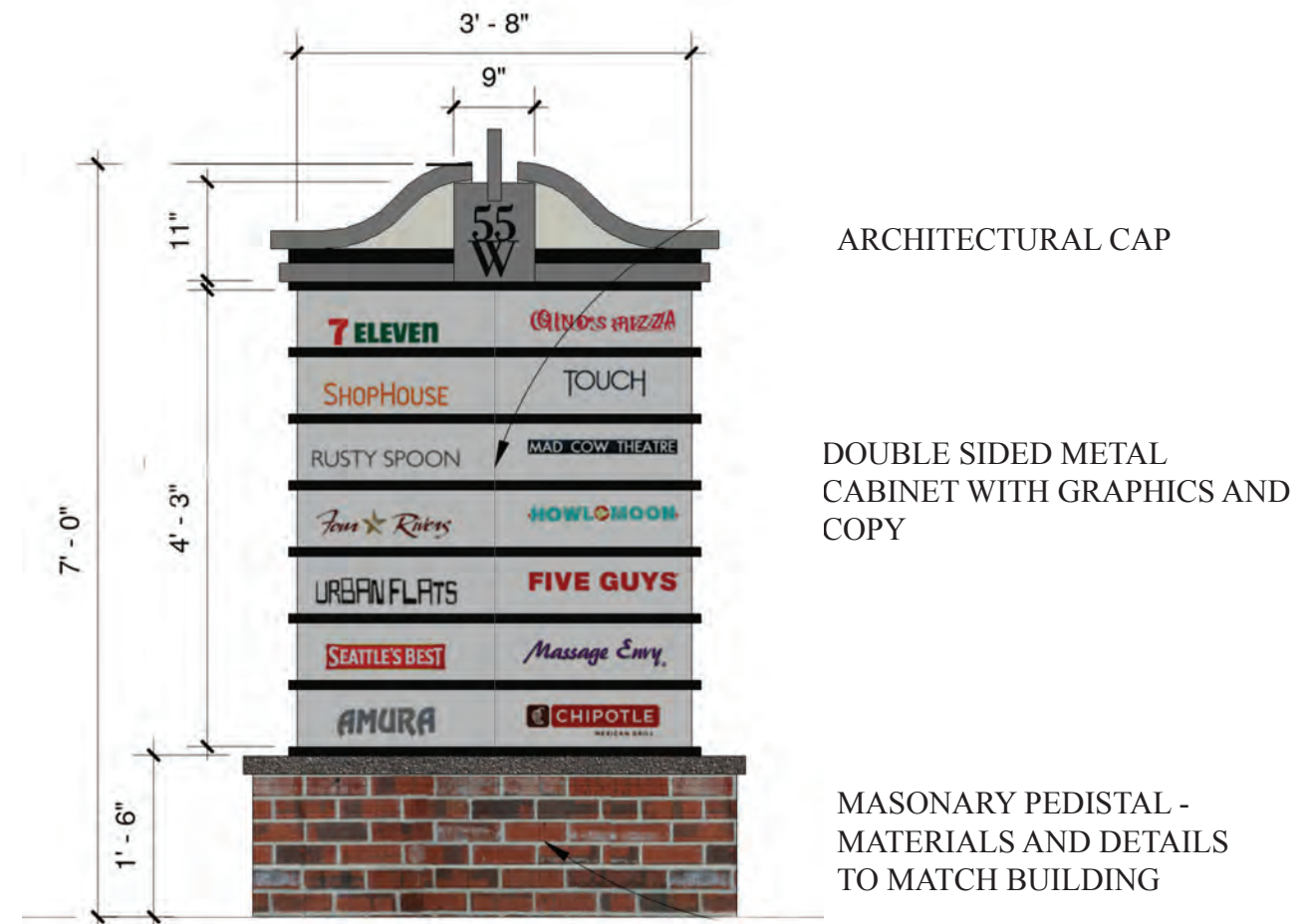


- 6** SINGLE SIDED CABINET SIGN CENTERED IN OPENING & SUSPENDED, NOT TO EXCEED 3' OH X 10' OW
- 7** WALL SIGN WITHIN DECORATIVE BORDER, NOT TO EXCEED 3' OH X 5' OW
- 15** SINGLE SIDED HANGING ARM BRACKET SIGN SUSPENDED FROM PERGOLA, NOT TO EXCEED 2'-6" OH X 10' OW
- 16** CHANNEL LETTERS ON RACEWAY OR NON-ILLUMINATED LETTERS, NOT TO EXCEED 1'-2" OH X 8' OW
- 17** CHANNEL LETTERS ON RACEWAY OR NON-ILLUMINATED LETTERS, NOT TO EXCEED 1'-2" OH X 8' OW
- 20** WALL SIGN, NOT TO EXCEED 2'-6" OH X 10' OW



SIGN CRITERIA

1. Tenant must submit drawings of proposed sign(s) to the property manager for approval prior to manufacturing or applying for sign permits. Drawings shall be to scale and show materials, colors, location(s) and method of attachment on building.
2. Sign installation shall meet all applicable codes, sign ordinances and be in accordance with the property's master sign plan.
3. All signs shall be manufactured to UL standards.
4. All mounting fasteners shall be stainless steel.
5. All penetrations to building from mounting hardware and electrical conduit shall be weather sealed to prevent any water intrusion. Tenant shall be liable for any type of damage that occurs to the building due to water damage.
6. Tenant shall be responsible for bringing electrical power to their sign location and final electrical connections.
7. Electrical service to the tenant's sign shall be on their responsibility. Connecting to common area electric service is prohibited.
8. Tenant agrees to maintain their sign(s) at all times, including lights, faces and painted surfaces. If tenant does not make repairs in a timely manor the property manager reserves the right to make necessary repairs and tenant agrees to pay of such repairs.
9. Tenant shall obtain approval from the property manager for all signs including those that can be seen from outside of their space.
10. Upon removal of any tenant sign the tenant agrees to restore the building surface to the same condition as it was prior to their sign being installed.



TENANT DIRECTORY

TENANT COPY SHOWN FOR EXAMPLE ONLY
COPY AREA 4'-9" HIGH X 3'-6" WIDE - TOTAL 17 SQ. FT.

SIGN SCHEDULE - 55 WEST

SIGN KEY	TENANT LOC.	TOTAL SIGN ALLOCATION	SIGN PLACEMENT LOCATION	SIGN TYPE
1	55A	12 SQ. FT.	PROJECTING ARM BRACKET SIGN ON COLUMN ABOVE LIGHT, 3' OH X 4' OW	A, B
2	55A	30 SQ. FT.	SINGLE SIDED WALL SIGN CENTERED ABOVE ARCHWAY OR SUSPENDED, 3' OH X 10' OW	C, G
3	55A	30 SQ. FT.	SINGLE SIDED WALL SIGN CENTERED ABOVE ARCHWAY OR SUSPENDED, 3' OH X 10' OW	C, G
4	55B	20 SQ. FT.	CABINET SIGN MOUNTED ON CANOPY, 4'-0" OH X 5'-0" OW	F
5	55C	16.5 SQ. FT.	HANGING BRACKET SIGN BETWEEN COLUMNS, 3'-0" OH X 5'-6" OW	D
6	55D	30 SQ. FT.	SINGLE SIDED WALL SIGN CENTERED ABOVE ARCHWAY OR SUSPENDED, 3' OH X 10' OW	C
7	NA	15 SQ. FT.	WALL SIGN WITHIN DECORATIVE BORDER, 3' OH X 5' OW	G, H
8	NA	15 SQ. FT.	WALL SIGN WITHIN DECORATIVE BORDER, 3' OH X 5' OW	G, H
9	NA	24 SQ. FT.	WALL SIGN, 3'-0" OH X 8'-0" OW	C, F, G
10	55E	16 SQ. FT.	HANGING BRACKET SIGN UNDER CANOPY AT ENTRANCE, 2'-0" OH X 8'-0" OW	C
11	55F	12 SQ. FT.	PROJECTING ARM BRACKET SIGN AT ENTRANCE, 3' OH X 4' OW	A, B
12	55F	8.2 SQ. FT.	CHANNEL LETTERS ON RACEWAY OR NON-ILLUMINATED LETTERS, 1'-2" OH X 7'-0" OW	G, H
13	55H	16.5 SQ. FT.	HANGING BRACKET SIGN BETWEEN COLUMNS, 2'-6" OH X 5'-6" OW	D
14	55I	16.5 SQ. FT.	HANGING BRACKET SIGN BETWEEN COLUMNS, 2'-6" OH X 5'-6" OW	D
15	55J	25 SQ. FT.	SINGLE SIDED HANGING ARM BRACKET SIGN SUSPENDED FROM PERGOLA, 2'-6" OH X 10'-0" OW	C
16	55J	9.5 SQ. FT.	CHANNEL LETTERS ON RACEWAY OR NON-ILLUMINATED LETTERS, 1'-2" OH X 8'-0" OW	G, H
17	55J	9.5 SQ. FT.	CHANNEL LETTERS ON RACEWAY OR NON-ILLUMINATED LETTERS, 1'-2" OH X 8'-0" OW	G, H
18	55G	30 SQ. FT.	WALL SIGN, 3'-0" OH X 10'-0" OW OR EQUIVALENT (SEE NOTE #5 BELOW)	F, G
19	55G	21 SQ. FT.	PROJECTING ARM BRACKET SIGN, 3'-0" OH X 7'-0" OW	A, B
20	55D	30 SQ. FT.	WALL SIGN, 3'-0" OH X 10'-0" OW	C
21	COMMON	17 SQ. FT.	TWO SIDED MONUMENT DIRECTORY SIGN - 7' OVERALL HEIGHT - COPY AREA 3'-6" X 4'-9" OH	N/A

NOTES:

- Tenants shall submit proposed sign design drawings to the property manager or the property owner's designated representative, and obtain written approval prior to applying for building permits and/or beginning manufacturing. Drawings shall show all manufacturing specifications, including materials, colors, dimensions, lighting, mounting details and exact location(s) of proposed sign(s).
- The master sign plan identifies allowable sign location(s) for each tenant space. The maximum height and width of each sign location area may not accommodate certain tenant logo sign shapes, prohibiting the tenant from utilizing all their allocated square footage of sign allowance. It shall be at the discretion of the property manager or the property owner's designated representative to give written approval of variations in the maximum height and width of the proposed tenant's sign location area. Such variations shall not change the overall square footage of the tenant's sign allowance. Such variations shall not violate city sign ordinances and shall be subject to approval by city regulatory departments and/or boards.
- It is the design intent within the master sign plan guidelines that tenant sign(s) shall be centered within their designated sign location(s), equally spaced from top to bottom and left to right unless otherwise indicated. Additionally, tenant sign(s) shall maintain distances, where indicated in guidelines, from all architectural moldings and wall joints. Abbreviations "OW" and "OH" indicate overall width and overall height.
- Window signs are allowed. Tenant must provide property manager with design layout of any proposed window sign (s) showing copy, graphics, colors, size and location for written approval prior to manufacturing and installation. All window signs must be in accordance with City of Orlando Sign Codes. Total size of all tenant exterior building signs and window signs shall not exceed the tenant's total sign allowance as shown above. No window signs shall be allowed on the bridge windows.
- Placement of sign #18 on facade will be determined through ARB minor review at the time of submittal based on the sign width.
- The total square foot allocation supersedes the maximum allowable dimensions for a sign area when the maximum allowable dimensions equate to a greater square footage than the square footage allocation.

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S-402

ALLOWABLE SIGN TYPES

BRACKET SIGNS

A. Projecting Arm Bracket Sign:

Double sided hanging sign cabinet. Interior illuminated with LED lights. Faces to be routed aluminum with push through acrylic copy and graphics or acrylic faces with translucent vinyl copy and graphics.

B. Projecting Arm Bracket Sign:

Double sided hanging sign panel with dimensional letters and graphics or 3 dimensional formed elements and spot illuminated with goose neck lights.

C. Hanging Arm Bracket Sign:

Double sided interior illuminated cabinet with LED lights. Sign faces to be acrylic with translucent vinyl copy and graphics.

D. Hanging Arm Bracket Sign:

Single sided interior illuminated cabinet with LED lights. Face to be routed aluminum with push through acrylic copy and graphics or acrylic face with translucent vinyl copy and graphics.

E. Hanging Arm Bracket Sign:

Single sided sign cabinet and /or channel letters. Face of cabinet can have routed copy and or graphics backed with acrylic and internally illuminated with LEDs. Channel letters can be internally illuminated with LEDs faces and/or reverse channel (halo) illuminated. Reverse channel letters must have a backing panel following the outline of letters/graphics on which letter/graphics are mounted with stand off supports. Backing panel shall be at least 2” wider around perimeter of letters/graphics to provide a light reflecting surface.

WALL SIGNS

F. Cabinet Sign:

Single sided interior illuminated with LED lights. Face to be routed aluminum with push through acrylic copy and graphics or acrylic with translucent vinyl copy and graphics

G. Channel Letters:

Channel letters shall be mounted on a raceway. Letters, including symbols and graphics to be internally illuminated with LED lights and with acrylic faces. Reverse channel illumination is allowed but sign must have a backing panel. Backing panels shall be at least 2” wider around perimeter of letters/graphics to provide a light reflecting surface. Raceways shall be 5” in depth and an overall height to adequately support letters and graphics. Raceways shall be painted in color to match the surface of the building face at the sign mounting location.

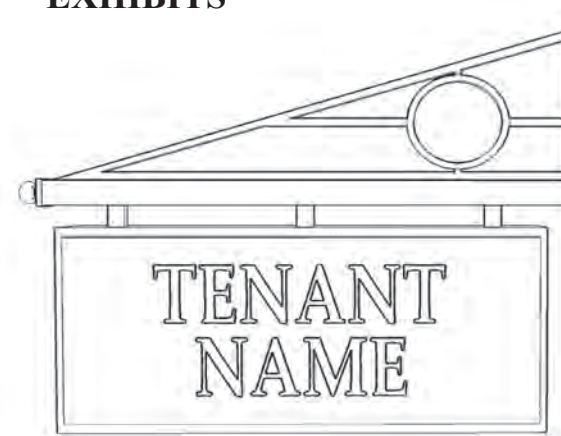
H. Dimensional Letters - Non-Illuminated:

To be fabricated from aluminum or acrylic materials and surface mounted on building.

NOTES:

1. Sign cabinets can be any shape to accommodate graphics.
2. Wall sign cabinets may have reverse channel (halo) lighting around the outside perimeter of the cabinet
3. All metal components of signs shall be aluminum or stainless steel. Painted finishes shall be powder coated.
4. Structural steel may be used on arm brackets as required by engineer for support but must have satin black powder coated finish.
5. Tenants that have been assigned wall sign locations may elect to use a combination of sign cabinets, three dimensional graphic elements and channel letters within their allotted sign space providing that the total square footage of the signs does not exceed their allowance.

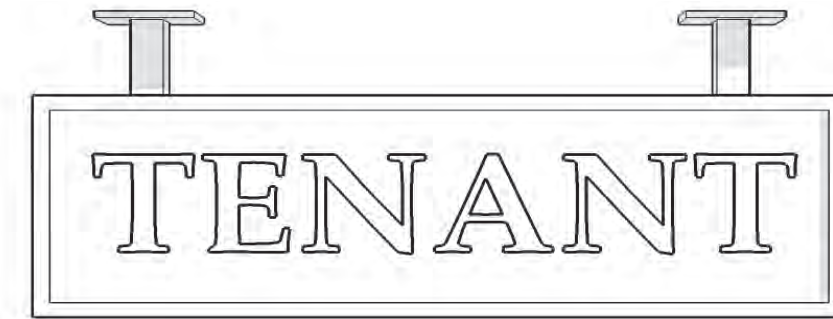
EXHIBITS



A & B. Projecting Arm Bracket Sign



D. Hanging Arm Bracket Sign



C & E. Hanging Arm Bracket Sign



F. Cabinet Sign



G. Channel Letters