



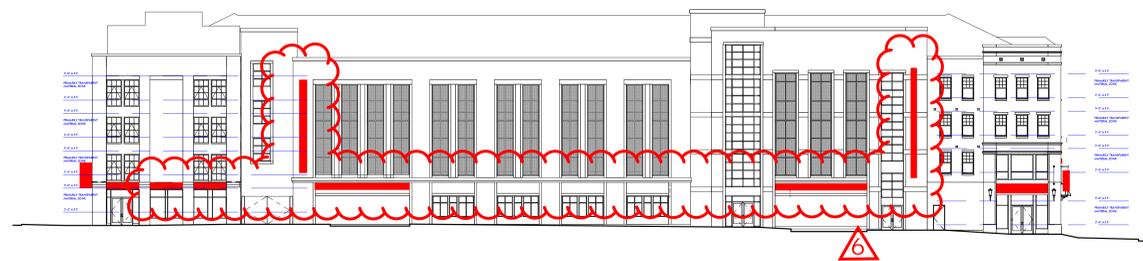
1 BUILDING 5 - RESIDENTIAL - SOUTH ELEVATION
5-A300-S SCALE 1" = 20'-0"



2 BUILDING 5 - RESIDENTIAL - NORTH ELEVATION
5-A300-S SCALE 1" = 20'-0"



3 BUILDING 5 - RESIDENTIAL - EAST ELEVATION
5-A300-S SCALE 1" = 20'-0"



4 BUILDING 5 - RESIDENTIAL - WEST ELEVATION
5-A300-S SCALE 1" = 20'-0"

M-U-TC GUIDELINES (SIGN SECTION):
MAY 12, 2015

INTENT

ENCOURAGE A POSITIVE AND ATTRACTIVE IDENTITY FOR BUSINESSES AND THE TOWN CENTER AND MAKE THE STREET MORE INTERESTING FOR PEDESTRIANS. ALLOW CREATIVE COMMERCIAL EXPRESSION AND VISUAL VARIETY WITHOUT CREATING CLUTTER OR OVERWHELMING THE STREETScape.

STANDARDS

1. COMMERCIAL SIGNS MAY ONLY IDENTIFY BUSINESSES AND PRODUCTS LOCATED ON SITE, EXCEPT IN CASES WHERE PREEXISTING COMMERCIAL SIGNS HOLD HISTORIC OR AESTHETIC VALUE THAT ENHANCES THE STREETScape.
2. COMMERCIAL SIGNS SHALL BE BUILDING MOUNTED ONLY. FREESTANDING SIGNS SHALL NOT BE ALLOWED, UNLESS THEY PROVIDE DIRECTIONAL INFORMATION MARKING THE WAY TO PARKING, HISTORIC SITES, MAPS OF THE AREA, AND OTHER AMENITIES. IN THESE CASES, SUCH SIGNAGE MAY ONLY BE PROVIDED IN COORDINATION WITH THE TOWN OF RIVERDALE PARK AND ANY OTHER APPLICABLE AGENCY AND MAY NOT INCLUDE COMMERCIAL OR PRODUCT INFORMATION.
3. ONE TEMPORARY A-FRAME/SANDWICH BOARD PER BUSINESS, APPROXIMATELY 2.5 BY 3.5 FEET AND LOCATED ON THE SIDEWALK ADJACENT TO A COMMERCIAL ENTRANCE OR OUTDOOR CAFE SEATING, MAY BE PROVIDED.
4. MOVABLE STANDS (WITH THE BUSINESS LOGO AND NAME), CONTAINING MENUS AS PART OF AN OUTDOOR CAFE ARE ALLOWED AND SHALL BE APPROXIMATELY 2 BY 2.5 FEET.
5. UNIQUE NEON SIGNS, INTERNALLY LIT SIGNS, AND SIGNS WITH MOVING PARTS OR BLINKING LIGHTS MAY ONLY BE APPROVED FOR CREATIVE VALUE THAT ENHANCES THE TOWN CENTER IN AREAS OUTSIDE OF THE HISTORIC CORE.
6. ALL COMMERCIAL ENTERPRISES SHALL HAVE A MINIMUM OF ONE PERMANENT SIGN ORIENTED TOWARD PEDESTRIANS. BLADE AND BRACKET SIGNS ARE STRONGLY ENCOURAGED.
7. FACADE AND REAR PUBLIC ENTRY SIGNAGE SHALL INCLUDE FLAT BOARD, RELIEF SCULPTURE, BLADE AND BRACKET, OR PIN LETTERS THAT FIT INTO THE ARCHITECTURAL DESIGN OF THE BUILDING, BE LOCATED ABOVE THE STOREFRONT OR ADJACENT TO THE DOOR, SOLIDLY ATTACHED TO THE BUILDING FACADE, AND NOT OBSCURE OR INTERFERE WITH ARCHITECTURAL DETAILING OF THE FACADE.
8. BLADE AND BRACKET SIGNS SHOULD NOT EXCEED THREE FEET BY THREE FEET.
9. SIGNAGE SHALL BE LIT EXTERNALLY, SO THAT THE LIGHT DOES NOT EXCEED THE AREA OF THE SIGN OR SPILL ONTO THE BUILDING FACADE.
10. VERTICALLY SUSPENDED COMMERCIAL BANNERS BRACED PERPENDICULAR TO THE BUILDING ARE APPROPRIATE. BANNER SIGNS SHOULD USE LOGOS OR OTHER GRAPHICS RATHER THAN WORDS. BANNERS TEMPORARILY SUSPENDED FROM THE EXTERIOR OF THE BUILDING (WITHOUT PERMANENT BRACES TO HOLD THE BANNERS PERPENDICULAR TO THE FACADE) SHALL NOT BE ALLOWED.
11. SIGNS MOUNTED ABOVE THE BUILDING SHALL BE ALLOWED ONLY IF THE SIGN ENHANCES THE APPEARANCE AND PEDESTRIAN ORIENTATION OF THE TOWN CENTER, AND THE SIGN DOES NOT EXCEED THE HEIGHT OF THE ROOFLINE BY MORE THAN THREE FEET.
12. SIGNS PAINTED ONTO SIDE FACADES MAY COVER A MAXIMUM OF 50 PERCENT OF THE FACADE AREA; MURALS WITHOUT LETTERS MAY COVER THE ENTIRE WALL.
13. AWNINGS MAY HAVE NO MORE THAN 30 PERCENT OF ITS SURFACE AREA COVERED BY A BUSINESS LOGO AND NAME THAT IS AN INTEGRAL PART OF THE DESIGN.
14. METAL AWNINGS THAT SIMULATE CLOTH AWNINGS ARE NOT APPROPRIATE AND SHALL NOT BE ALLOWED.
15. LETTERS AND LOGOS PAINTED ON STOREFRONT WINDOWS/ DOORS SHALL NOT EXCEED 25 PERCENT OF THE WINDOW/DOOR AREA.

GENERAL NOTES:

- ALL SIGNS CONFORM TO M-U-TC GUIDELINES REFERENCED ABOVE.
- SIGN LOCATIONS ARE APPROXIMATE & MAY CHANGE DEPENDING UPON INDIVIDUAL TENANTS
- NUMBER OF SIGNS PER BUILDING & INDIVIDUAL SIGN AREA WILL DEPEND ON TENANT QUANTITY.

PROJECT SIGN TYPES:

THE FOLLOWING ARE DEFINITIONS AND EXAMPLES OF SIGNS TO BE USED ON THE PROJECT.

1. AWNINGS
HORIZONTAL PROJECTIONS ALONG TENANT'S STOREFRONTS MADE OUT OF EXTERIOR FABRIC STRETCHED OVER A METAL FRAME. TRADITIONALLY USED TO PROVIDE SHADE AND AS AN OPPORTUNITY FOR TENANT IDENTITY TO BE DISPLAYED ALONG TENANT FACADES.



2. BLADE / PROJECTING SIGNS
PROJECTING SIGNS TO BE SEEN AT PEDESTRIAN OR VEHICULAR LEVEL, MOUNTED PERPENDICULAR TO THE STOREFRONT WALLS. THESE SIGNS ARE USUALLY BUILT OUT OF RIGID MATERIALS WITH DISTINCTIVE MOUNTING.



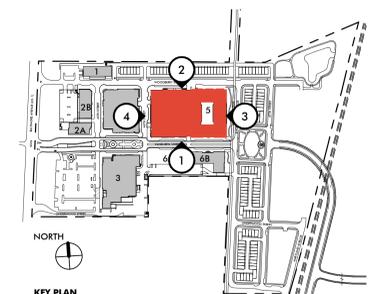
3. CANOPY OR MARQUEE
HORIZONTAL PROJECTIONS ALONG TENANT'S STOREFRONT OFTEN BUILT OUT OF RIGID CONSTRUCTION MATERIALS SUCH AS METAL, GLASS OR WOOD. ARCHITECTURAL CANOPIES ARE PROVIDED AS PART OF THE BASE BUILDING CONSTRUCTION.



4. WALL MOUNTED SIGNS
A SIGN THAT IS ATTACHED TO THE EXTERIOR OF THE STOREFRONT OR BASE BUILDING WITH THE DISPLAY SURFACE APPROXIMATELY PARALLEL TO THE BUILDING OR STOREFRONT.



5. WINDOW SIGNS
VINYL ON GLASS OR GRAPHICS MOUNTED OR ETCHED ON THE STOREFRONT GLASS OF THE TENANT. WINDOW SIGNS ALSO INCLUDE TENANT SIGNAGE OR LOGOS DIRECTLY IN FRONT OF A WINDOW AND USED FOR ADVERTISING PURPOSES.



REVISION

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REV.	ISSUE:	DATE
	DSP SUBMISSION	03.26.13
	DSP REVISION	04.30.13
	DSP-Revised per conditions of approval.	11.25.13
	DSP REVISION	09.30.15

M-NCPPC APPROVALS

PROJECT NAME: CAFRTZ PROPERTY			
PROJECT NUMBER: DSP-1305PS130002			
For Conditions of Approval see the Plan Cover Sheet or Approval Sheet. Revised Labels Below Apply to This Sheet.			
Approval or Revision #	Approval Date	Business Entity	Certification Date

DRAWING STAMP

SHEET NAME

BUILDING 5 SIGNAGE

SHEET NUMBER

5-A300-S