

AN ORDINANCE OF THE CITY OF ABILENE, TEXAS, AMENDING CHAPTER 23, "LAND DEVELOPMENT CODE," OF THE ABILENE MUNICIPAL CODE, CONCERNING PD-157 A PLANNED DEVELOPMENT; CALLING A PUBLIC HEARING; PROVIDING A PENALTY AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABILENE, TEXAS:

PART 1: That Chapter 23, part known as the Land Development Code of the City of Abilene, is hereby amended by changing the zoning district boundaries as set out in Exhibit "A," attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense.

PASSED ON FIRST READING this 25<sup>th</sup> day of August A.D. 2016.

A notice of the time and place, where and when said ordinance would be given a public hearing and considered for final passage, was published in the Abilene Reporter-News, a daily newspaper of general circulation in the City of Abilene, said publication being on the 19<sup>th</sup> day of August, 2016, the same being more than fifteen (15) days prior to a public hearing to be held in the Council Chamber of the City Hall in Abilene, Texas, at 8:30 p.m., on the 8<sup>th</sup> day of September, 2016, to permit the public to be heard prior to final consideration of this ordinance. Said ordinance, being a penal ordinance, becomes effective ten (10) days after its publication in the newspaper, as provided by Section 19 of the Charter of the City of Abilene.

PASSED ON SECOND AND FINAL READING THIS 8<sup>th</sup> day of September, A.D. 2016.

ATTEST:

  
CITY SECRETARY

  
MAYOR

APPROVED:

  
CITY ATTORNEY

ORDINANCE NO. 44-2016

Exhibit "A"

PART 1: Land Title. Title to land not dedicated to public use and services or for utility purposes and not otherwise designated for development purposes shall remain in possession of the owner thereof, his heirs, assigns, lessees and successors in interest and shall not be the responsibility of the City of Abilene for any purpose.

PART 2: Development Specifications. All development in the Planned Development shall be in accordance with any maps, topographical and drainage plans, utility plans, architectural drawings, site plan, plat, and any other required plans filed in connection with this requested Planned Development, which are hereby incorporated by reference and included as part of this ordinance. All use and development within the Planned Development must be in compliance with the general Comprehensive Zoning Ordinance of the City of Abilene except as otherwise specifically provided herein.

PART 3: Building Specifications. All structures in the herein said Planned Development shall be constructed in accordance with all pertinent building and construction codes of the City of Abilene.

PART 4: Zoning. That Chapter 23, Abilene Municipal Code, part known as the Land Development Code of the City of Abilene, is hereby further amended by changing the zoning district boundaries, as hereinafter set forth: From CU/COR (Neighborhood Retail/Corridor Overlay) to PD/COR (Planned Development/Corridor Overlay) zoning.

That the Planning Director be, and is hereby authorized and directed to change the official Zoning Map of the City of Abilene to correctly reflect the amendments thereto.

ORDINANCE NO. 44-2016  
EXHIBIT "A"  
PAGE 2

PART 5: Legal Description. The legal description of this PD is as follows:

ACU DRIVE ADDITION, BLOCK A, LOT 1  
A0956 SUR 24 B A L SW/4, ACRES 84.23  
A0956 SUR 24 B A L SW/4, ACRES 0.35



Location:  
The northeast & the northwest corners of Ambler Avenue & N. Judge Ely Boulevard  
2209 N JUDGE ELY, 1450 E AMBLER AV

PART 6: Purpose. The purpose of the Planned Development (PD) request is to allow for GR (General Retail), MF (Multi-Family), and TH (Town House) uses, mixed-use development encompassing, office, restaurant retail, multi-family housing, single family residential and parks at the property. Additionally, the conditions shown in the attached exhibits.

PART 7: Specific Modifications. This Planned Development shall be subject to the requirements of the GR (General Retail), MF (Multi-Family), and TH (Town House) zoning districts, except as modified below:

1) PERMITTED USES:

- a. All the land uses permitted in the GR (General Retail), MF (Multi-Family), and TH (Town Home) districts. MF (Multi-Family) shall be allowed in GR (General Retail).

2) DEVELOPMENT REGULATIONS:

A. Setbacks

1. 0' Setback along Judge Ely Boulevard to accommodate ground floor street-oriented retail.
2. 10' Setback along Ambler Avenue.
3. 60' Side and Rear Setbacks abutting Residential Single-Family Districts to the West of Judge Ely Boulevard to provide additional privacy for the existing adjacent residential uses.

B. Height

1. Height approved to not more than 4 stories (55 feet) on the West side of Judge Ely Boulevard, and 4 stories (55 feet) and 7 stories on the East side of Judge Ely Boulevard

C. FAR. 2:1 FAR to accommodate a pedestrian-oriented mixed use district.

D. Landscaping

1. 10' Landscaped buffer along Ambler Avenue to satisfy the COR overlay requirements.
2. Waiving of Landscape requirements along property lines adjacent to a street where ground floor retail is provided to accommodate street oriented retail.

E. Multi-Family. All Multi-family per the Residential Multiple-Family (MF) Standards with the following exceptions:

1. 10' front setback to accommodate for a more urban frontage condition.
2. 60' side and rear setbacks abutting Residential Single-Family Districts to provide additional privacy for the existing adjacent residential uses.
3. Buildings longer than 200' are permitted with approval of the Planning Director upon recommendation of the Development Review Committee provided there is adequate relief on the façade.
4. 30 units permitted per acre.

F. Townhomes. All Townhomes per the Residential Townhome (TH) District with the following exceptions:

1. 25' x 75'; 1875 s.f. minimum lot size to accommodate for a smaller, more urban townhome product.
2. 10' Front Setback to accommodate a more urban frontage.
3. 5' Rear Setback along an alley to accommodate a more urban alley condition.

3) SIGNAGE: Signage within this Planned Development District shall generally comply with provisions and limitations of sign regulations adopted by the City of Abilene and

ORDINANCE NO. 44-2016  
EXHIBIT "A"  
PAGE 4

generally applicable to General Retail zoning districts, except as modified in attachment labeled "Exhibit B" Comprehensive Sign Plan.

-END-

# COMPREHENSIVE SIGN PLAN



## The Village at Allen Ridge







Design #	
0612846AR5	
Sheet	2 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
R1(05/27/16)PA: CHANGES TO GUIDELINES	
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.	
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.	
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; PORTABLE SIGNS; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.	
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.	

## TENANT SIGNAGE CRITERIA

### Project Description:

The Village at Allen Ridge is a first class open-air retail development that preserves the essence of its natural surroundings. The Village at Allen Ridge will transcend conventional mixed-use developments; it will be constantly alive with activity and commerce. It will contain 180,000 square feet of inspired mixed-use space.

### Purpose of Tenant Signage Design Criteria:

This Signage Design Criteria is provided to guide designers, architects, and Tenants in the development of Tenant identity signs at Village at Allen Ridge.

#### A. The objectives are:

- To generate varied and creative Tenant signage through application of imaginative design treatments and distinctive logos and typestyles.
- To establish signage as a design element that contributes to a "shopping district" environment unique to Village at Allen Ridge.
- To provide standards of acceptability for signs in order to facilitate the review and approval process.

B. A map of designated areas is located on the Tenant Signage Zoning Plan. Tenants and their designers are to refer to that map and select a combination of at least two sign types, and no more than three, from the designated district assigned to their store.

### Tenant Signage Within Village at Allen Ridge, Abilene:

All Tenants are encouraged to push the boundaries and design exciting signage. Every signage submission approval is at the discretion of the Landlord and the Landlord may approve signage that exceeds the limits listed in the following criteria on a case-by-case basis. Tenants are required to use LED type lighting in their signage where the lighting source will be hidden from view.

The Tenant signage for Village at Allen Ridge is divided into five (5) distinct "districts" to assist the Tenant in choosing the appropriate signage type, location, and quantity for their identity. All stores and their corresponding elevations fit within a particular district. Please refer to the included Tenant Zoning Plan for the location.

All tenants in each district must abide by signage height restrictions, reference sheet 3 of 20

### Tenant Signage Allowed Within Each District:

The Tenants in each district must have certain required sign types. They are listed below. In addition to the two required sign types, Tenants are allowed to have signs selected from the "optional" signage in the indicated areas. A maximum selection of three sign types are allowed per Tenant, as noted in the zone descriptions below.

If a tenant has two distinct retail concepts and a separate entrance for each concept, they are allowed a sign above each entrance. The two concepts will be viewed independently and linear foot of storefront will be calculated based upon demising wall or other significant interior transition between the two concepts.

Variations away from these designated areas need approval from the Landlord prior to being submitted to the City for permit. The maximum allowable square footage area of each sign is to be determined based on the lineal frontage of the storefront, it's location in The Village at Allen Ridge.

Tenants Located in Multiple Districts: When a Tenant's façade is located in multiple signage "districts", each particular façade is dictated by the regulations for that district.

Note: A separate sign permit is required from the City of Abilene prior to installation. All signs require review by the City of Abilene Architectural Review Committee.

### A. Shops District Signage Guidelines:

The Shops District is premium retail in an inviting environment characterized by quality materials, soft light, natural materials and external illumination. A sense of quality is reinforced through a careful attention to scale.

The primary viewing of the Tenant signage will be from the pedestrian areas. As such, Tenant signage should respond to the appropriate scale. Tenant logos will be encouraged and are recommended. To ensure variety in the district, adjacent Tenants will be required to use different sign types, materials, and colors.

### Allowable Sign Types:

- Primary Signage: REQUIRED
  - Reverse pan channel halo lit individual dimensional letters with LED type lighting – OR –
  - Dimensional letters, externally illuminated with projecting fixtures i.e. goose neck – OR –
  - Canopy sign
- Secondary Signage: REQUIRED
  - Blade sign
- Optional Signage:
  - Wall mounted plaques
  - Identity on valance of awning

**FRONT ELEVATION.** Each tenant is allowed 40 square feet regardless of the lineal foot of frontage of the tenant space . Each linear foot of tenant space frontage in excess of twenty-five (25) feet will be allowed one point six (1.6) square feet of additional sign area.

**BACK ELEVATION.** Tenant will be allowed 80% of the front elevation total allowable square footage.

### B. Office District Signage Guidelines:

Located on the second level, over the retail signage, the office signage will be understated and elegant. As such, non-illuminated signage will be the primary signage option. Office signage will only be allowed for Tenants with over 4,000 square feet of leased area.

### Allowable Sign Types:

- Primary Signage:
  - Non-illuminated dimensional letters

### Signage Calculation Guidelines:

**FRONT ELEVATION.** For tenants over 4,000 square feet of leased area, tenant is allowed 40 square feet regardless of the lineal foot of frontage of the tenant space . Each linear foot of tenant space frontage in excess of twenty-five (25) feet will be allowed one point six (1.6) square feet of additional sign area.

**BACK ELEVATION.** Tenant will be allowed 80% of the front elevation total allowable square footage.

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

17319 San Pedro, Ste 200 San Antonio, TX 78232  
210-349-3804 Fax 210-349-8724

963 Baxter Avenue, Ste 200 Louisville, KY 40204  
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

P.O. Box 125 206 Doral Drive Portland, TX 78374  
361-563-5599 Fax 361-643-6533

1335 Park Center Drive, UNIT C Vista, CA 92081  
760-967-7003 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



**C. Out Parcel District Signage Guidelines:**

The out-parcel zone is comprised of mainly freestanding Tenants. The energy of the signage will help draw the customer to the out-parcel perimeter locations, thus the need for vibrant colors, dimensional signage, and multiple signs.

Allowable Sign Types:

1. Primary Signage: REQUIRED
  - a. Reverse pan channel halo lit individual dimensional letters with LED type lighting – OR –
  - b. Dimensional letters, externally illuminated with projecting fixtures i.e. goose neck
2. Secondary Signage: REQUIRED
  - a. Blade sign
3. Optional Signage:
  - a. Wall mounted plaques
  - b. Identity on valance of awning
  - c. Canopy sign

Allowable area for primary sign on front elevation is based upon below calculations.

**FRONT ELEVATION.** Each tenant is allowed 40 square feet regardless of linear foot of frontage of the tenant space. Each linear foot of tenant space frontage in excess of twenty five (25) feet will be allowed one point six (1.6) square feet of additional sign area.

**BACK/SIDE ELEVATIONS.** If the tenant chooses to only have two wall signs, the area of the secondary wall sign is allowed to be no greater than the primary sign. If tenant chooses to have three wall signs, the area of each secondary sign is allowed to be no greater than 70% of the primary sign.

All Tenants in the Shops / Office / Outparcel Must Comply with Maximum Logo / Letter Heights in chart referenced below:

Tenant Building Square Footage	Maximum Letter/Logo Height Allowed
0 - 2,499	24"
2,500 - 4,999	30"
5,000 - 9,999	36"

**D. Power Center District Signage Guidelines:**

The Power Center District is primarily occupied by large nationally known retailers. tenants are allowed slightly larger signage and the implementation of a vertical marquee type is encouraged and size will be as approved by Landlord and as negotiated in the lease.

Blade signs are allowed. See exhibit E (Pag. 5) for allowed sign area in Power Center District. Blade signs are not included in the square footage calculation detailed in Exhibit.

Total sign area (Per tenant Space) is 20% of the area of the wall in which the sign is attached.

End caps are allowed a sign on front elevation and either side or back elevation, in-line tenants are allowed a sign on front and back elevation.

Each tenant is allowed 40 square feet regardless of linear foot of frontage of the tenant space.

Each linear foot of tenant space frontage in excess of twenty five (25) feet will be allowed two point zero, (2.0) square feet of additional sign area.

All Tenants in Power Center District must comply with maximum logo/letter heights in chart referenced below.

Tenant Building Square Footage	Maximum Letter/Logo Height Allowed
0 - 4,999	30"
5,000 - 9,999	36"
10,000 - 14,999	40"
15,000 - 28,999	48"
29,000 - 54,999	60"
55,000 - Greater	72"

**E. Freestanding Signage:**

1. There are two (2) Two Multi-Tenant pylon signs on Interstate 20 that are 50' tall and 500 Square feet of signage area.
2. There are (3) Three Multi-Tenant entry monument signs that brand the development. These features are limited to 15' in height and each one can't exceed 250 Square Feet.
3. There will be multiple vehicular directional Signs throughout the development that will be limited to 8' in height and 50 Square Feet.
4. Up to (1) One Fuel pricing display that is limited to 8' in height and 100 Square Feet.

**Signage Details and Specifications:**

**A. Address Signage:**


The suite number or building address needs to be applied to the exterior façade as determined by the Landlord and local jurisdiction. The numbers must be visible to the street and color contrast to the façade for visibility. Please refer to design drawing for specifications.

1. Numbers to be dimensional metal.
2. Out-parcel Tenants primary building address numerals to be 12 inches high, with rear door address 6 inches in height.
3. All other Tenants to have a minimum of 6 inches in letter height.
4. ¼" Aluminum flat cut-out. Color TBD by landlord.
5. Flush to the architecture.
6. Mounted on the pier closest to the entrance.
7. Vinyl letters applied to glass not allowed.
8. Address signs are required for each Tenant and not included in square area calculations or not counted towards the three-maximum sign limit.

**B. Blade Signs:**

A double-sided sign mounted perpendicular to the building facade and suspended on a decorative metal bracket. Usually placed near the store-front entrances.


1. Each tenant is required to have one double-faced hanging sign per public/customer entrance.
2. The creative use of logo shapes is encouraged in the design of the blade sign.
3. Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create a whimsical and energetic signing solution. Painted flat forms layered to give a 3-dimensional effect are encouraged.
4. Blade signs are to be fabricated of painted metal only. Sentra and acrylic are not allowable materials for blade signs.
5. Signs are to be wall mounted from a metal bracket, or suspended from the canopy with metal supports. If suspended, sign to be centered within the walkway.
6. Placement to be reviewed with consideration of all adjacent signs and will be free from visual obstruction. The sign will not be located less than 4' to the adjacent Tenant's blade sign.
7. External illumination with Landlord approved fixtures is encouraged.
8. Signs to be mounted with minimum of 8' of clearance from finished floor.
9. Signs to project a maximum of 4', inclusive of bracket, not to exceed 10 sq. feet, blade sign square footage will not count towards tenant overall allowable area of signage.
10. Trade name or logo only, no taglines, slogans, products, services, or advertising allowed. centered within the walkway.

Design #	
0612846AR5	
Sheet	3 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
R1(05/27/16)PA: CHANGES TO GUIDELINES	
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.	
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.	
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.	
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.	
 <p>Brand Image Begins Here.</p>	
3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033
<small>This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.</small>	

<p><b>FINAL ELECTRICAL CONNECTION BY CUSTOMER</b></p>
<p><small>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING &amp; BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).</small></p>



# The Village at Allen Ridge

Design #	
0612846AR5	
Sheet	4 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
R1(05/27/16)PA: CHANGES TO GUIDELINES	
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.	
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.	
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.	
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.	
 Brand Image Begins Here.	
3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033
This drawing is the property of Chandler Signs, LLC. and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.	

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



## C. Canopy Signs:

Made from metal, the canopy projects perpendicular from the storefront façade above the entrance doors and/or display windows and acts as protection against the elements. The name and/or logo of the Tenant is applied to the canopy with individual dimensional letters either on the face of the canopy, resting on top of the canopy, or suspended below the canopy. Canopy sign size will be limited to the size of the canopy and subject to Landlord approval

1. Letters to be non-illuminated.
2. Letters to be made of cut out metals.

## D. Corner Treatments:

1. When the Tenant occupies a corner store location and there is a corner entry / architectural feature, Tenant may locate primary identity over the corner entry or a sign on each side.
2. Vertical marquees are encouraged.

## E. Interior Signage:

1. Signage is to be oriented to and viewed from the interior of the store only.
2. Signage, mounted inside the store, viewed from the pedestrian walkway is prohibited.

## F. Menu Boards:

1. Menu boards to be mounted directly next to main customer entrance doors.
2. Menus are to be enclosed in weather-proof, metal enclosure, and are to be a maximum of four square feet in size.
3. Menus can be illuminated by a concealed light source integrated into the design of the enclosure.
4. Back-lit menu boards are prohibited.

## G. Operational Signs:

Operational signage indicating hours of operation, telephone numbers, website addresses, specialty rules and regulations is specific to each Tenant. Operational signs are required. No tag lines or slogans allowed.

1. Maximum letter height of 3/4".
2. Mounted to interior surface of glass, on or adjacent to entrance door and mounted no higher than 36".
3. Total area of sign shall not exceed three (3) square feet.

## H. Storefront Signs:

Storefront signs are not to exceed 75% of the linear length of the storefront or designated sign band.

1. Individual letters – Reverse pan channel – halo illumination with LED type lighting
  - a. Reverse channel letters are to be of painted metal.
  - b. All seams are to be welded and ground smooth.
  - c. Letters are to have a clear Plexiglas backer.
  - d. Channel depth to be no more than 4".
  - e. Letter channels are to be peg mounted with 1" minimum and 2" maximum from face of wall.
  - f. Peg mounts are to be threaded anchor bolts with round cover sleeves and painted the color of the fascia.
  - g. Mounting clips are prohibited.
2. Individual letters - Open pan channel – exposed neon illumination
  - a. Open pan channel letterforms are to be of painted metal.
  - b. All seams to be welded and ground smooth.
  - c. Inside of channel letterforms are to be painted a contrasting color from the building color.
  - d. Neon tubes are to be double row or adequate number of rows to illuminate channel form.
  - e. All neon fasteners, tube stands, mounts, and crossovers are to be painted to match inside of channel letterform.
  - f. Letter channel returns are to be 4" maximum deep.
  - g. Top surface of neon is to be mounted flush with front edges of returns.
3. Individual letters - External illumination
  - a. External illumination to be provided by a separate light fixture(s) of a design that is complimentary to the overall sign design concept and the building architecture.
  - b. Fixtures with arm extensions or gooseneck extensions are encouraged.
  - c. Pre-manufactured square or rectangle light boxes/bars are not allowed.
  - d. Individual letters to be at least 1" in thickness of metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion.
  - e. If peg-mounted, the individual letters are to be peg mounted minimum 1 1/2" from face of wall.
  - f. All light fixture designs are to be submitted to the Landlord for approval prior to purchase and installation.

## I. Wall Mounted Plaque:

1. Wall-mounted plaques with concealed fasteners or exposed fasteners designed as a feature treatment approved by Landlord.
2. Allowable materials are cast or built-up metal.
3. Non-illuminated or externally illuminated only.
4. Size to be submitted for approval.
5. Location to be adjacent to entry doors and submitted for approval.
6. No taglines, slogans, service or product descriptions allowed in text.

## Prohibited Sign Types:

The following sign types and finishes shall be prohibited at

The Village of Allen Ridge. Any signs prohibited by the City of Abilene Sign Ordinance (other than sign types described below), are also prohibited from The Village at Allen Ridge.

1. Illuminated sign boxes.
2. Interior signage meant to be viewed from the exterior of the store by the pedestrian.
3. Signs with tag lines, slogans, phone numbers, products, service description, or advertising.
4. Illuminated canopies and awnings.
5. Signs with exposed conduit, junction boxes, transformers visible lamps, tubing, or neon crossovers of any type.
6. Rotating, animated and flashing signs.
7. Pole signs and other signs with exposed structural supports not intended as a design element except for code-required signs.
8. Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner.
9. Signs attached, painted on, or otherwise affixed to trees, other living vegetation and landscaping or natural materials.
10. Signs attached, painted or otherwise affixed to awnings, tents or umbrellas, however, the Landlord may permit such signs in conjunction with special design review.

11. Balloons and inflatable signs.
12. Any signs including freestanding signs advertising the availability of employment opportunities.
13. Signs, which emit sound, odor or visible matter.
14. Signs, which bear or contain statements, words or pictures of an obscene, pornographic or immoral character, as deemed so by the Landlord.
15. Fluorescent or reflective sign colors.
16. Simulated materials, i.e. wood grained plastic laminate, wall covering, paper, cardboard or foam.
17. Signs made with plastic, Lexan, or acrylic, translucent or opaque.
  - Clear faces are allowed if used to protect neon.
18. Back plates behind signage are prohibited.
19. Signage, which contains visible sign company name.
20. Portable signs, temporary signs, posters, notices, announcements, or advertisements, including posting of credit card logos.

# The Village at Allen Ridge

Design #	0612846AR5
Sheet	5 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA:	CHANGES TO GUIDELINES
R2(06/01/16)PA:	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA:	REVISED DIRECTIONAL DESIGN; DELETED LOCATION OF "I" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA:	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/21/16)PA:	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

## Chandler Signs

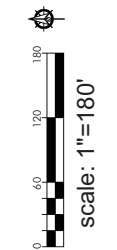
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17919 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

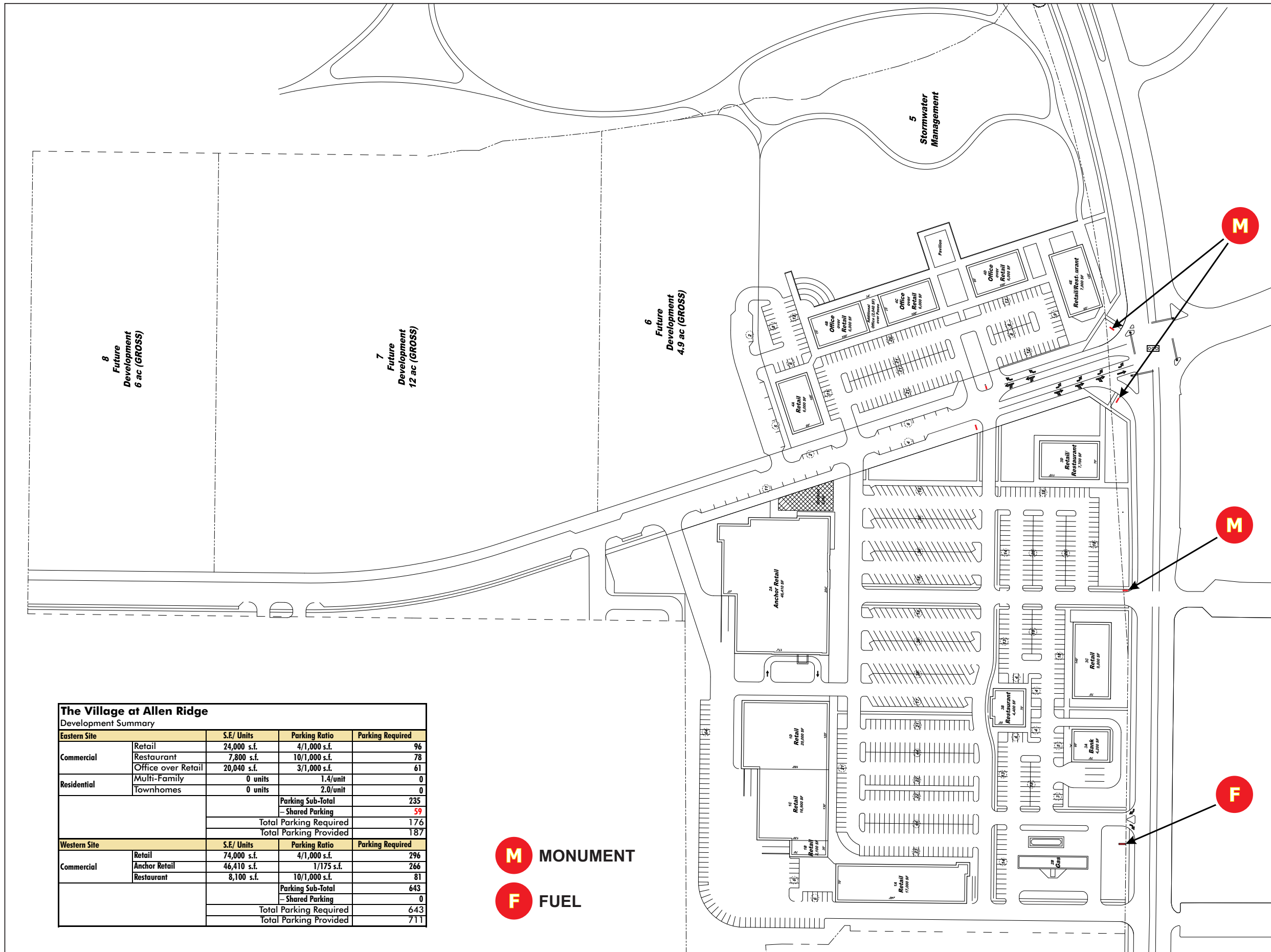
## FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).




# The Village at Allen Ridge – Concept Plan

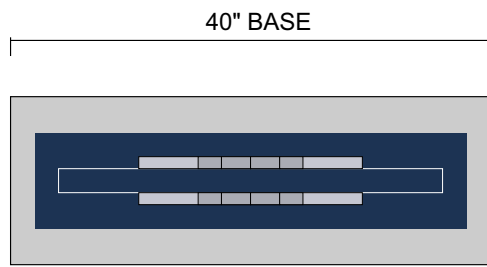
BYTD Partners • Abilene, Texas  
01.15020.00



The Village at Allen Ridge Development Summary				
Eastern Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	24,000 s.f.	4/1,000 s.f.	96
	Restaurant	7,800 s.f.	10/1,000 s.f.	78
	Office over Retail	20,040 s.f.	3/1,000 s.f.	61
Residential	Multi-Family	0 units	1.4/unit	0
	Townhomes	0 units	2.0/unit	0
			Parking Sub-Total	235
			- Shared Parking	59
			Total Parking Required	176
			Total Parking Provided	187
Western Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	74,000 s.f.	4/1,000 s.f.	296
	Anchor Retail	46,410 s.f.	1/175 s.f.	266
	Restaurant	8,100 s.f.	10/1,000 s.f.	81
			Parking Sub-Total	643
			- Shared Parking	0
			Total Parking Required	643
			Total Parking Provided	711

**M** MONUMENT  
**F** FUEL

Design #	
0612846AR5	
Sheet	6 of 18
Location	
The Village at Allen Ridge	
Address	
ABILENE, TEXAS	
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	
Revision / Date	
R1(05/27/16)PA: CHANGES TO GUIDELINES	
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.	
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.	
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.	
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.	
 Brand Image Begins Here.	
3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033
This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.	



**TOP VIEW**



**FRONT VIEW**

1" THK. FCO. ALUMINUM FABRICATED LOGO(S) WITH 1ST. SURFACE APPLIED DIGITALLY PRINTED GRAPHIC & UV OVERLAY.

ALUMINUM FABRICATED CABINET, RETURNS, RETAINERS - PAINT COLOR TO BE DETERMINED BY ARCHITECT AND LANDLORD.

DIRECTORY DOOR W/ NON GLARE GLASS FACE SWING OPEN W/ HIDDEN HINGE AND LOCK SYSTEM.

WHITE ACRYLIC FACE BEHIND DOOR W/ DIGITALLY PRINTED GRAPHICS.

**NOTE:** NON-ILLUMINATED CABINET WITH FUTURE CAPABILITY OF INTERNAL ILLUMINATION WITH WHITE LED'S.

1 1/2" RETAINERS

**DIRECTORY GRAPHIC SHOWN FOR REFERENCE ONLY ACTUAL GRAPHIC TO BE PROVIDED ON A LATER DATE DIRECTLY TO DALLAS ON SEPARATE W. O.**

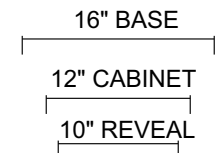
3" X 3" ALUMINUM TUBE SUPPORTS - P.T.M. PMS #553 BLUE

CONCRETE BASE TO MATCH BUILDING BY G.C.

**D PEDESTRIAN DIRECTIONAL SIGN** 3/4"=1'-0"  
(X) - T.B.D. REQ'D. - MANUFACTURE & INSTALL 18.75 SQ. FT. EA.

**ENGINEERING**

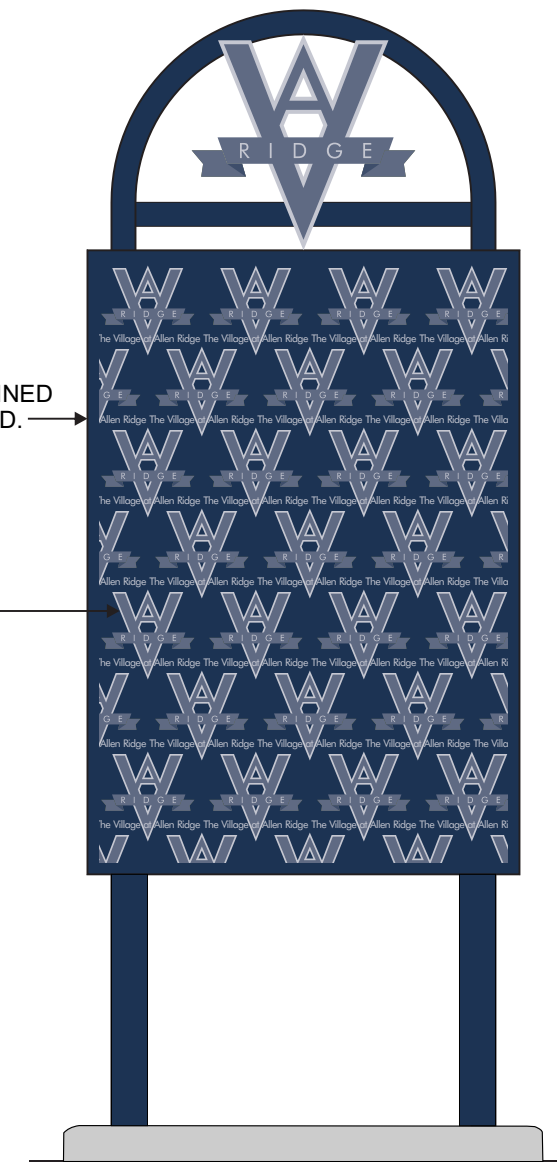
(1) x 4" (.38) O.D. .237" WALL SQ. STEEL TUBE REQUIRED  
(1) x 14" DIA. 4'-6" DEEP FOUNDATIONS REQUIRED W/ 3000 PSI CONCRETE.  
NOTE: ENGINEERING DATA IS FOR 80 MPH. WIND LOADS.



**SIDE VIEW**

CABINET BACK & RETURNS PAINT COLOR TO BE DETERMINED BY ARCHITECT AND LANDLORD.

DIGITALLY PRINTED LOGO GRAPHIC WITH UV OVERLAY.



**BACK VIEW**

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





# The Village at Allen Ridge



Town Center at Allen Ridge Development Summary				
Eastern Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	24,000 s.f.	4/1,000 s.f.	96
	Restaurant	7,800 s.f.	10/1,000 s.f.	78
	Office over Retail	20,040 s.f.	3/1,000 s.f.	61
Residential	Multi-Family	0 units	1.4/unit	0
	Townhomes	0 units	2.0/unit	0
			Parking Sub-Total	235
			Shared Parking	59
			Total Parking Required	176
			Total Parking Provided	187
Western Site		S.F./ Units	Parking Ratio	Parking Required
Commercial	Retail	74,000 s.f.	4/1,000 s.f.	296
	Anchor Retail	46,410 s.f.	1/175 s.f.	266
	Restaurant	8,100 s.f.	10/1,000 s.f.	81
			Parking Sub-Total	643
			Shared Parking	0
			Total Parking Required	643
			Total Parking Provided	711

- M** MONUMENT
- P** PYLON
- F** FUEL

Design #	0612846AR5
Sheet	7 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date

R1/05/27/16/PA: CHANGES TO GUIDELINES

R2/09/01/16/PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.

R3/16/12/16/PA: REVISED DIRECTIONAL DESIGN; DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.

R4/16/21/16/PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.

R5/16/24/16/PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

17319 San Pedro, Ste 200 San Antonio, TX 78232  
210-349-3804 Fax 210-349-8724

963 Baxter Avenue, Ste 200 Louisville, KY 40204  
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

P.O. Box 125 206 Doral Drive Portland, TX 78374  
361-563-5599 Fax 361-643-6533

1335 Park Center Drive, UNIT C Vista, CA 92081  
760-967-7003 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

## The Village at Allen Ridge – Concept Plan

BVTD Partners • Abilene, Texas  
01.15020.00



Scale: 1"=400'

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



# The Village at Allen Ridge

Design #	0612846AR5
Sheet	8 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA:	CHANGES TO GUIDELINES
R2(06/01/16)PA:	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA:	REVISED DIRECTIONAL DESIGN, DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA:	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; PORTABLE SIGNS; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA:	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

BTD Partners • Abilene, Texas  
01.1502000

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

17319 San Pedro, Ste 200 San Antonio, TX 78232  
210-349-3804 Fax 210-349-8724

963 Baxter Avenue, Ste 200 Louisville, KY 40204  
502-479-3075 Fax 502-412-0013

2584 Sand Hill Point Circle Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

P.O. Box 125 206 Doral Drive Portland, TX 78374  
361-563-5599 Fax 361-643-6533

1335 Park Center Drive, UNIT C Vista, CA 92081  
760-967-7003 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

## The Village at Allen Ridge – Concept Plan



The Village at Allen Ridge				
Development Summary				
<b>Eastern Site</b>				
	Retail	24,000 s.f.	4/1,000 s.f.	96
Commercial	Restaurant	7,800 s.f.	10/1,000 s.f.	78
	Office over Retail	20,040 s.f.	3/1,000 s.f.	61
Residential	Multi-Family	0 units	1.4/unit	0
	Townhomes	0 units	2.0/unit	0
			Parking Sub-Total	235
			- Shared Parking	59
			<b>Total Parking Required</b>	176
			<b>Total Parking Provided</b>	187
<b>Western Site</b>				
	Retail	74,000 s.f.	4/1,000 s.f.	296
Commercial	Anchor Retail	46,410 s.f.	1/1,75 s.f.	266
	Restaurant	8,100 s.f.	10/1,000 s.f.	81
			Parking Sub-Total	643
			- Shared Parking	0
			<b>Total Parking Required</b>	643
			<b>Total Parking Provided</b>	711

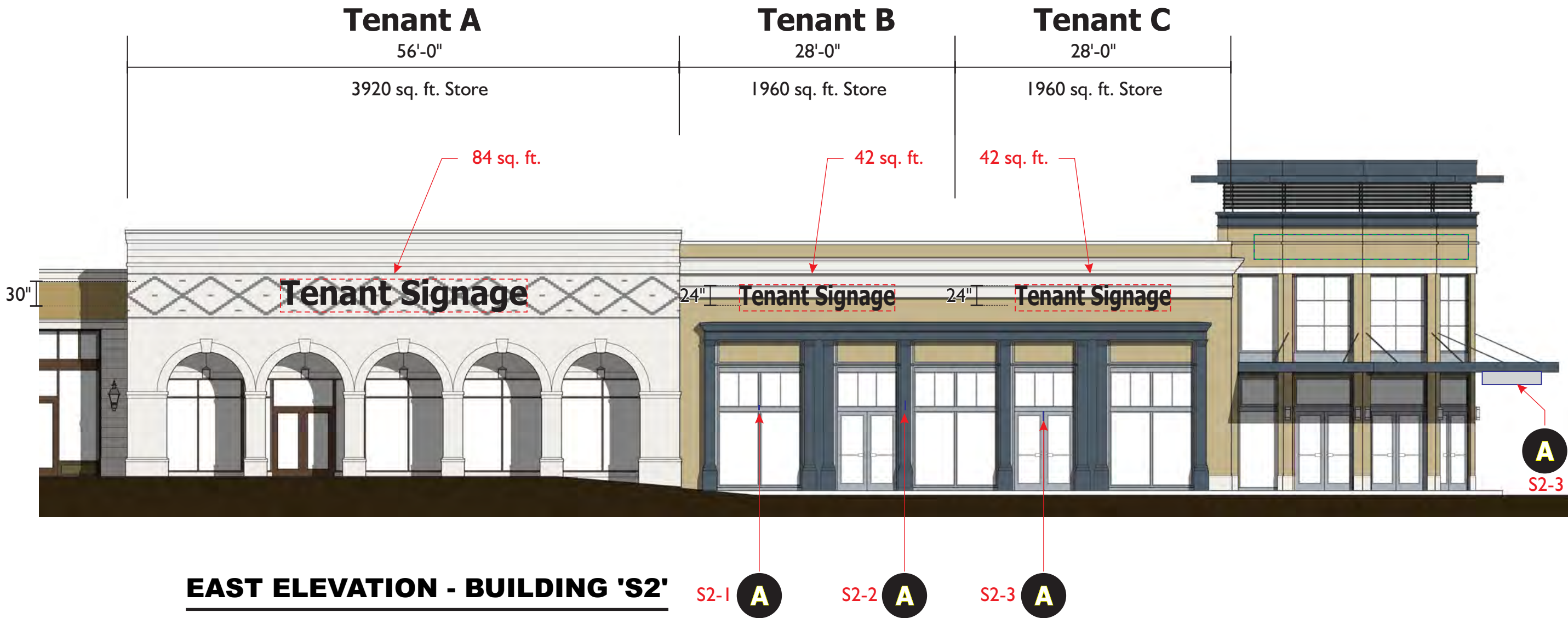
- M** MONUMENT
- P** PYLON
- F** FUEL



Design #	0612846AR5
Sheet	9 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep. / Coordinator	STAN MACRUM / NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16

Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA	CHANGES TO GUIDELINES
R2(06/01/16)PA	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA	REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.



**EAST ELEVATION - BUILDING 'S2'**

SCALE: 3/32" = 1'-0"



3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

SAMPLE

1

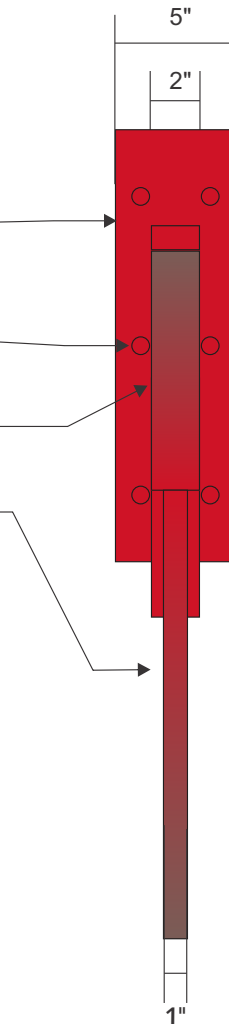


SIGN SUPPORTS 1" x 2" SQ. TUBE ALUM. W/ A 18" x 5" PLAQUE FLUSH MOUNTED TO WALL, PTD PER TENANT LAYOUT.

ATTACH TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED, PTD. PER TENANT LAYOUT.

CENTRAL SIGN ATTACHED TO BASE W/ 1"x1" WELDED SQ. PIPES PTD. PER TENANT LAYOUT.

CENTRAL FCO. ALUM. PANELS PTD PER TENANT LAYOUT.



SIDE VIEW

**A** D/F BLADE SIGN NON-ILLUM.  $1 \frac{1}{2}" = 1'-0"$   
7.31 = SQ. FT.

**NOTE:**

ALL BLADE SIGNS PER TENANT LAYOUT NOT TO PROJECT MORE THAN 4' FROM WALL & NOT TO EXCEED 10.00 SQ. FT., ALL FACES TO BE PAINTED ALUMINUM ONLY.

COPY SHOWN FOR VISUAL PURPOSES ONLY

The Village at Allen Ridge

Design #	0612846AR5
Sheet	10 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16

Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA:	CHANGES TO GUIDELINES
R2(06/01/16)PA:	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA:	REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA:	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA:	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC. and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

SAMPLE

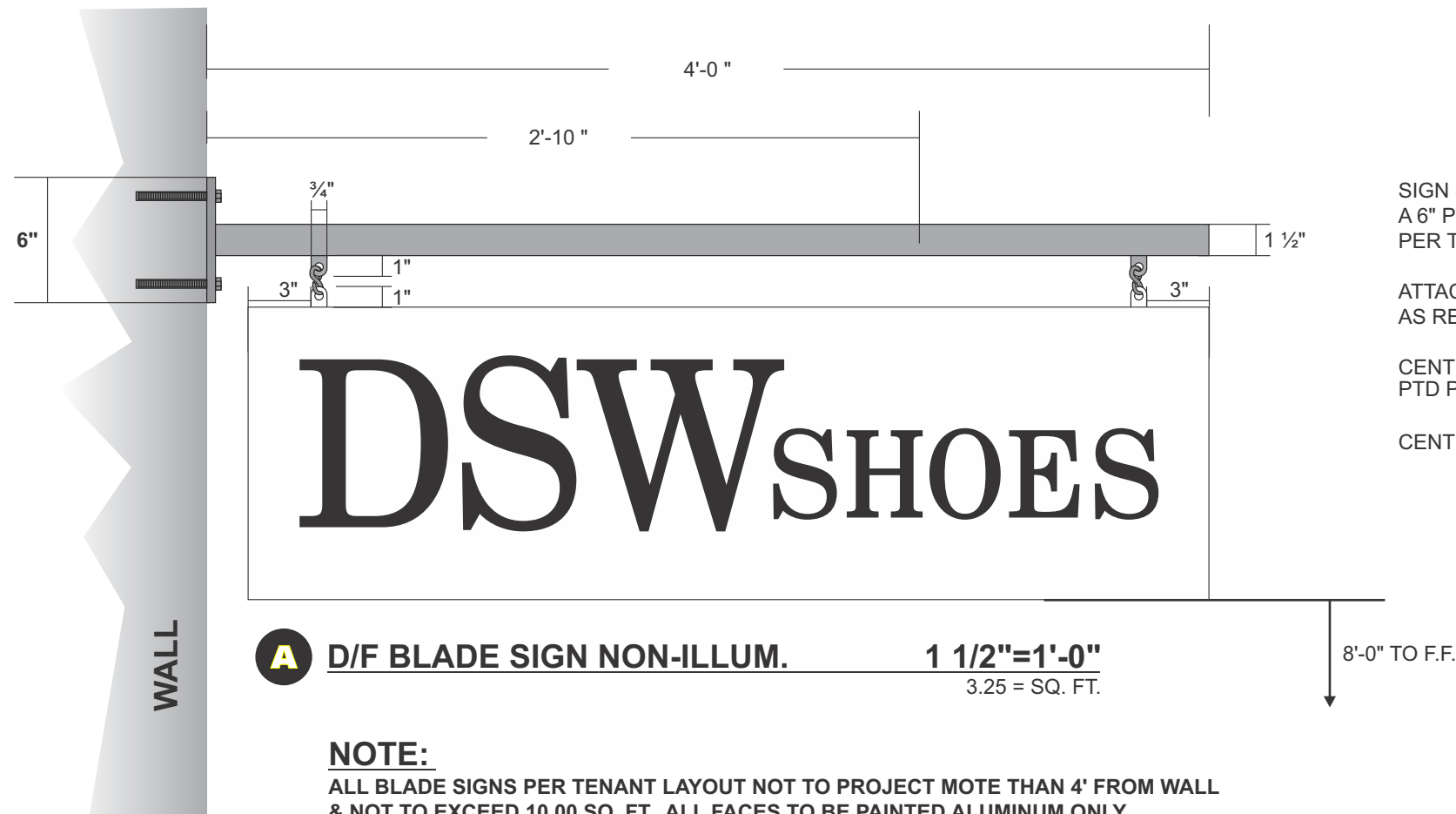
2

# The Village at Allen Ridge

Design #	0612846AR5
Sheet	11 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16

Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA:	CHANGES TO GUIDELINES
R2(06/01/16)PA:	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA:	REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA:	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA:	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.



SIGN SUPPORTS 1 1/2" SQ. TUBE ALUM. WITH A 6" PLAQUE FLUSH MOUNTED TO WALL, PTD PER TENANT LAYOUT.

ATTACH TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED, PTD. PER TENANT LAYOUT.

CENTRAL SIGN ATTACHED TO BASE WITH "S" HOOKS PTD PER TENANT LAYOUT.

CENTRAL SIGN ALUM. PANELS PTD PER TENANT LAYOUT.

**SIDE VIEW**

**A** D/F BLADE SIGN NON-ILLUM. 1 1/2"=1'-0" 3.25 = SQ. FT.

**NOTE:**

ALL BLADE SIGNS PER TENANT LAYOUT NOT TO PROJECT MORE THAN 4' FROM WALL & NOT TO EXCEED 10.00 SQ. FT., ALL FACES TO BE PAINTED ALUMINUM ONLY.

COPY SHOWN FOR VISUAL PURPOSES ONLY

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

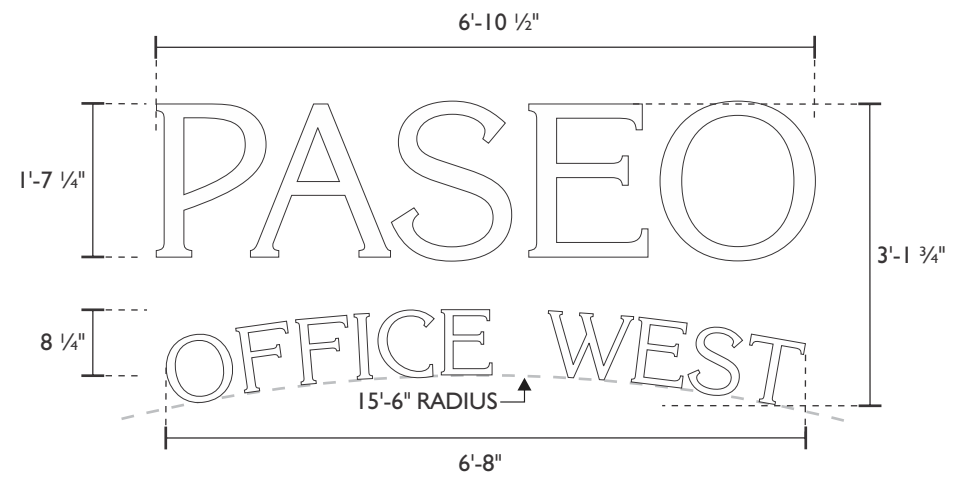
**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).





**BUILDING "K" EAST ELEVATION DETAIL** 1/4" = 1'



**B NON ILLUMINATED FLAT CUT-OUT'S**  
ONE SET REQUIRED - MANUFACTURE & INSTALL

1/2" = 1'

- 1" SPACERS PTD TO MATCH WALL
- 1/4" ALUMINUM FLAT CUT-OUT'S, FACES & RETURNS PTD WHITE (T.B.D.)
- SEAL ALL PENETRATIONS WATER-TIGHT.
- ALL RETURNS TO BE SANDED SMOOTH
- ATTACHED TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED.



Design #	0612846AR5
Sheet	12 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA:	CHANGES TO GUIDELINES
R2(06/01/16)PA:	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA:	REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA:	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA:	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



Design #	0612846AR5
Sheet	13 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date
R1(05/27/16)PA: CHANGES TO GUIDELINES
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILION TO THE ENTRY ISLAND AT PAVILION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

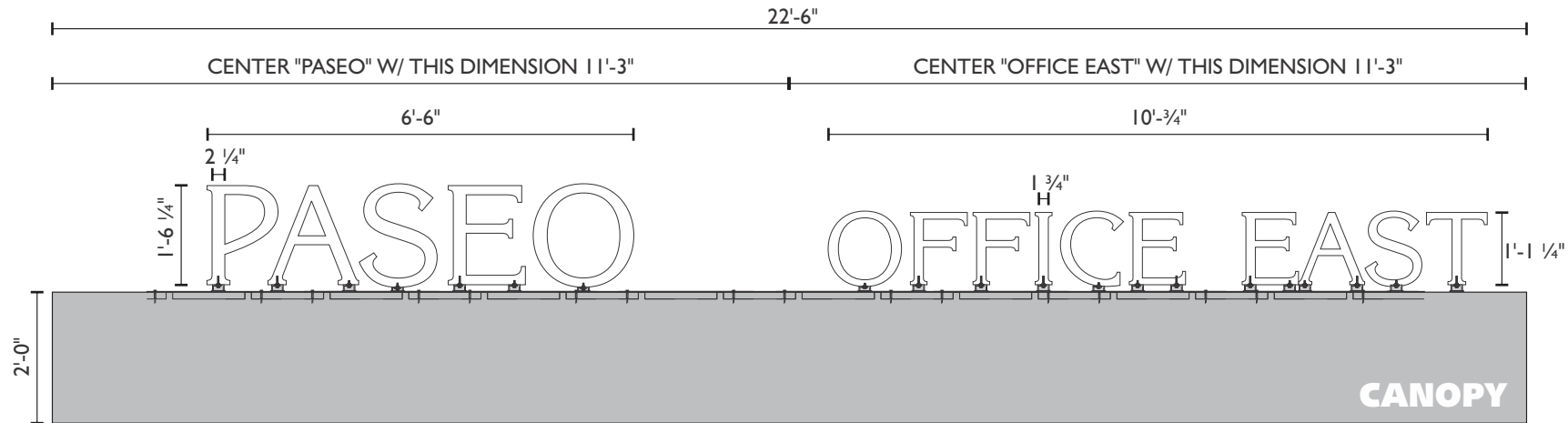
**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

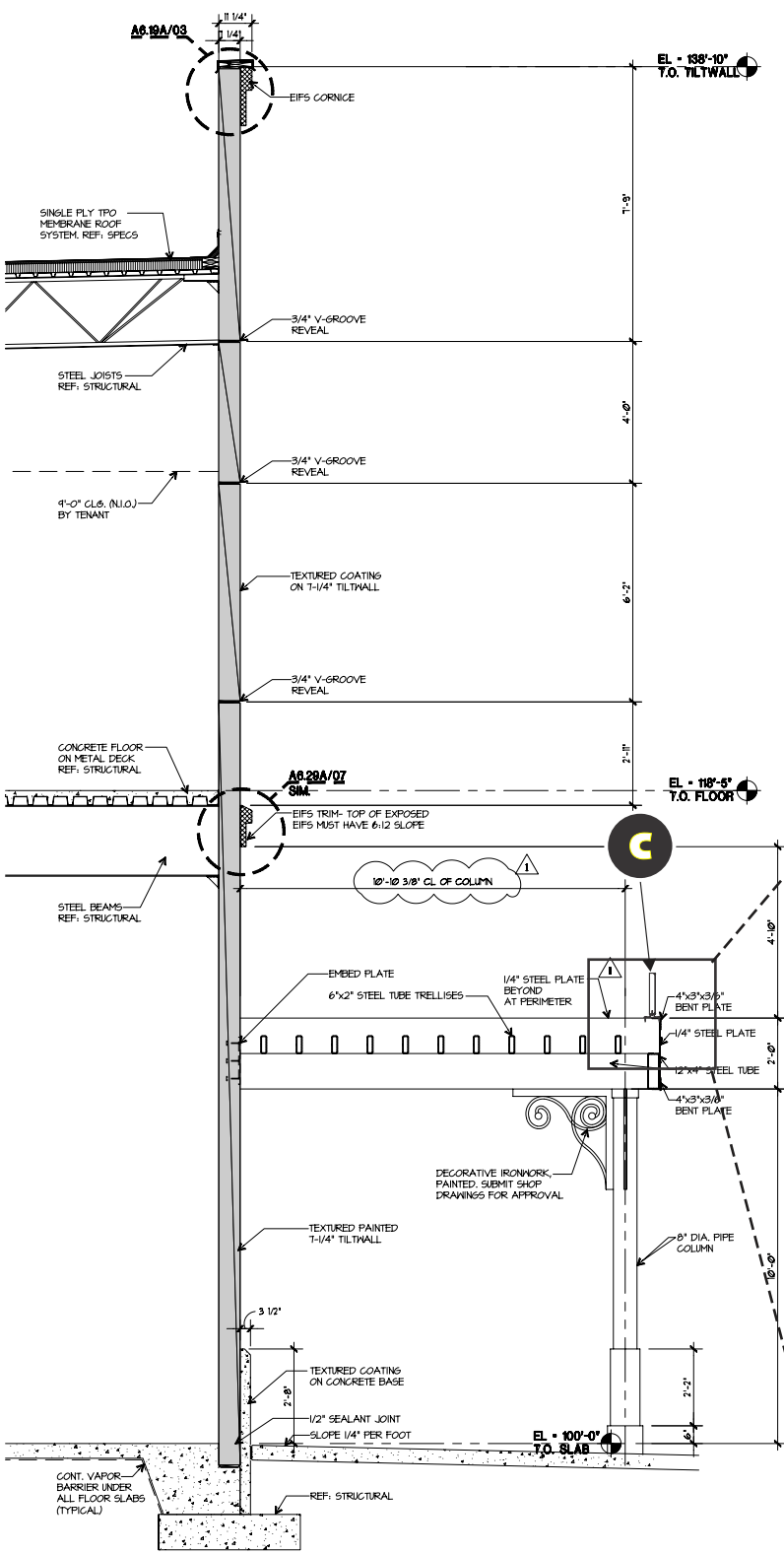
This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

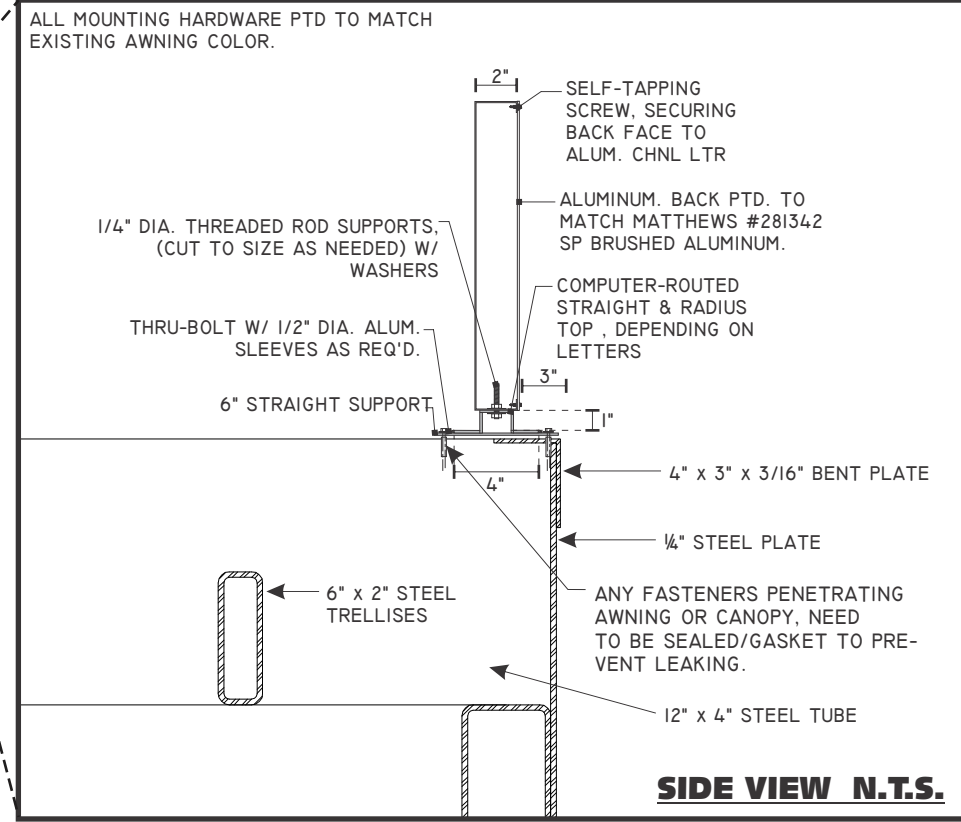
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



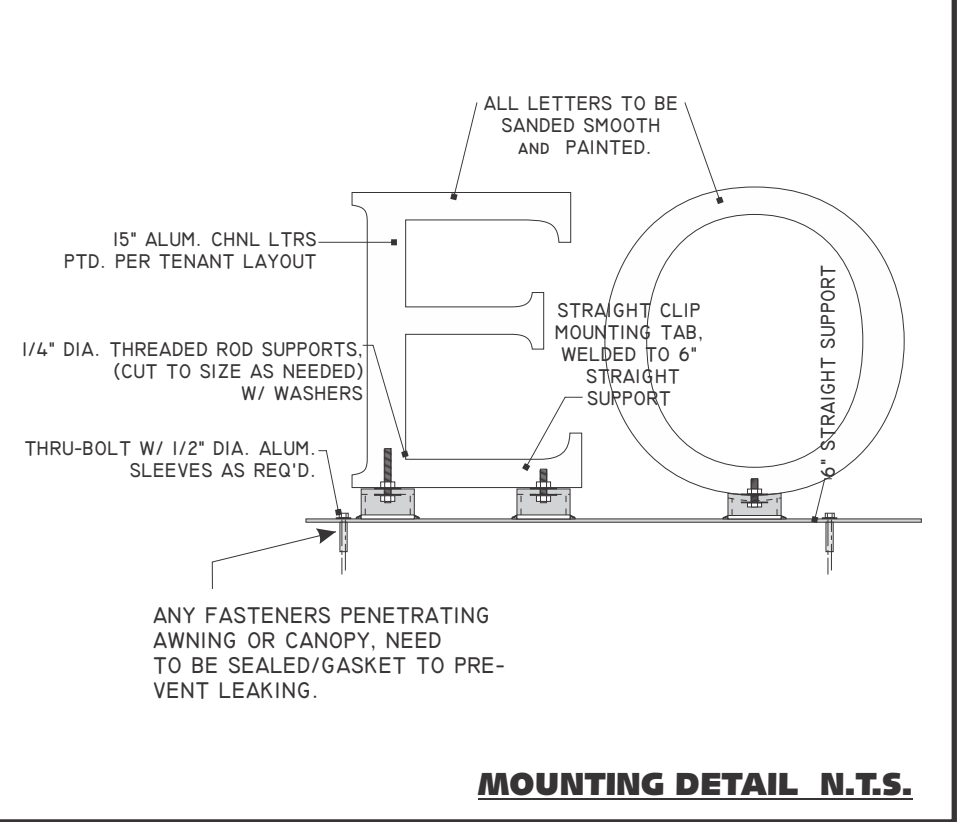
**C ALUM. NON-LIT CHNL LTRS CANOPY MOUNTED** **3/8"=1'-0"**  
 ONE SET REQUIRED - MANUFACTURE & INSTALL.  
 ALUM. NON-LIT CHANNEL LETTERS, FACES & RETURNS PTD.  
 PER TENANTS LAYOUT  
 SEAL ALL PENETRATIONS WATER-TIGHT.  
 ALL RETURNS TO BE SANDED SMOOTH  
 ATTACHED TO CANOPY W/ NON CORROSIVE HARDWARE  
 AS REQUIRED.(ALL MOUNTING HARDWARE PAINTED TOP MATCH CANOPY.



**WALL SECTION** **3/16" = 1'**



**SIDE VIEW N.T.S.**

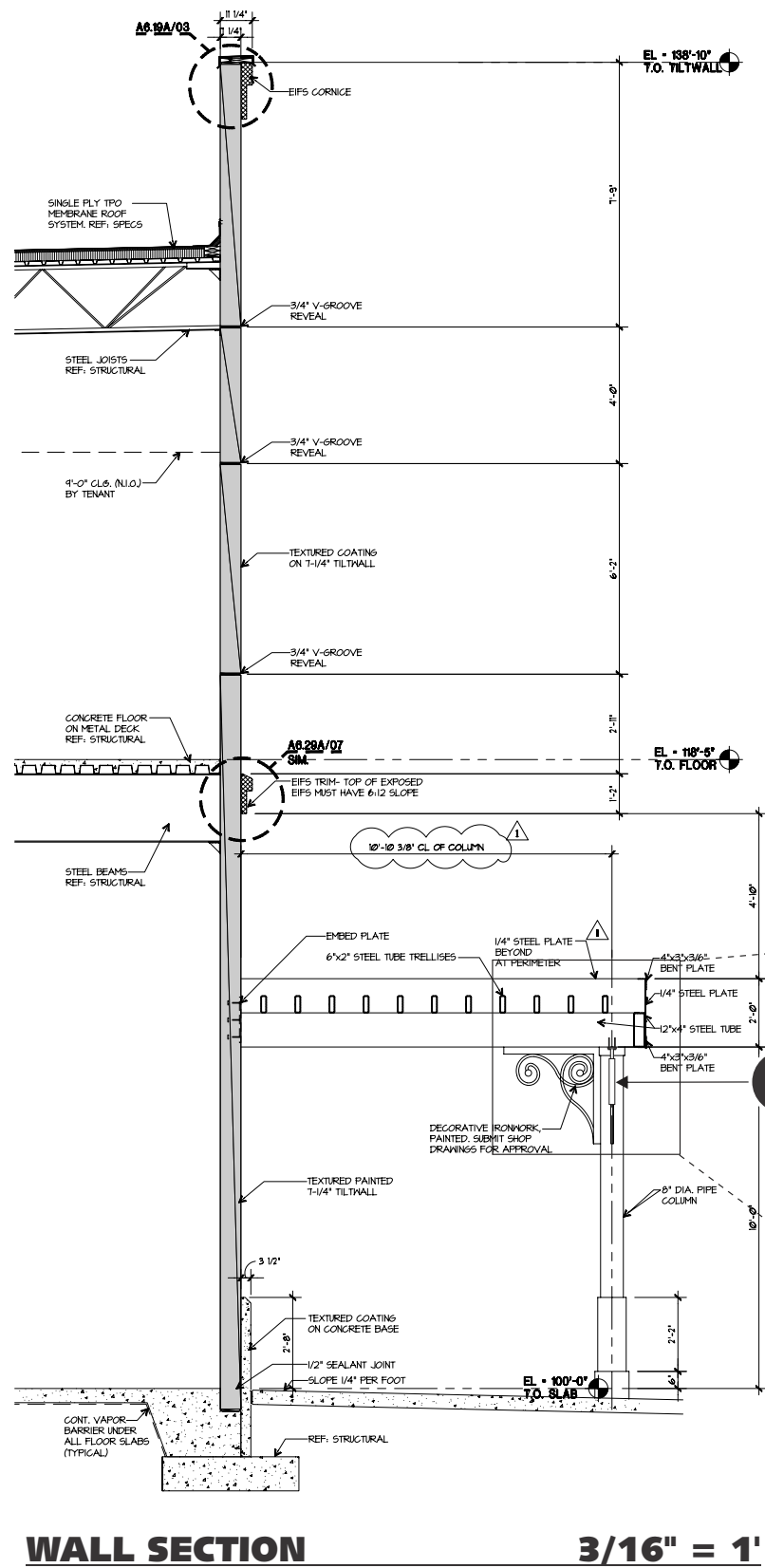


**MOUNTING DETAIL N.T.S.**

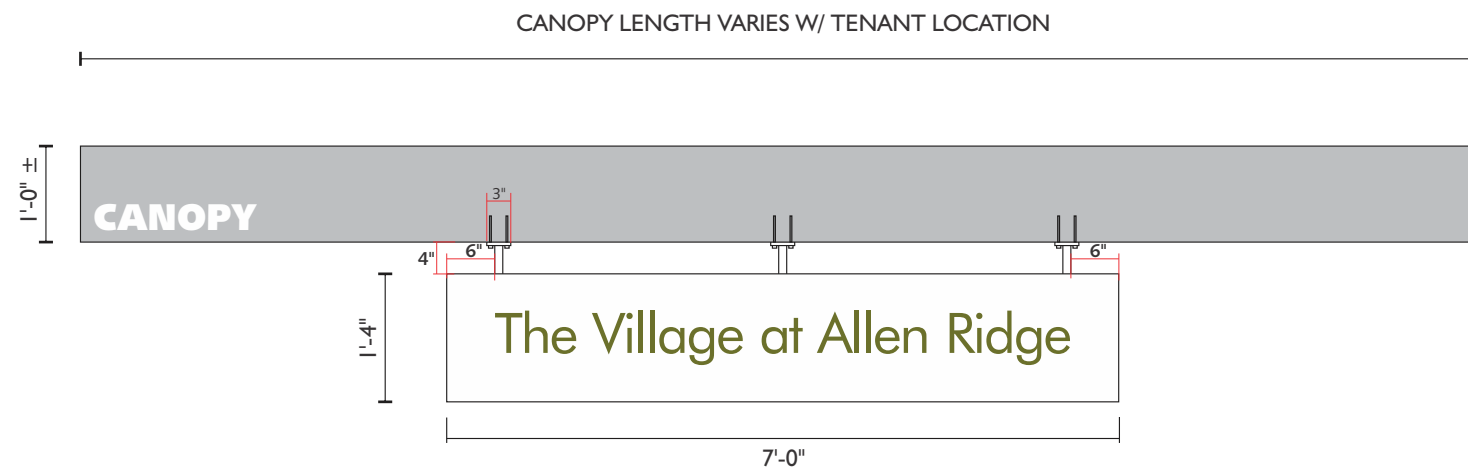
MATERIAL LIST

DISTRIBUTION OF PRINTS

Work Order



**WALL SECTION** 3/16" = 1'



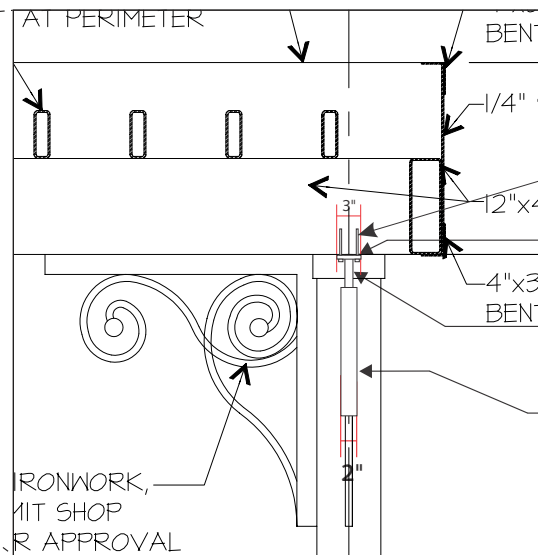
**D ALUM. FCO. NON-LIT CANOPY MOUNTED** 1/2" = 1'-0"  
9.33 SQ. FT.

ALUM. NON-LIT CHANNEL LETTERS, FACES & RETURNS PTD. PER TENANTS LAYOUT

(COPY SHOWN FOR VISUAL PURPOSES ONLY)

CANOPY SIZES VARY PER TENANT LOCATION

**NOTE:**  
ALL UNDER CANOPY SIGNS PER TENANT LAYOUT NOT TO EXCEED 10.00 SQ. FT., ALL FACES TO BE PAINTED ALUMINUM ONLY.



**SIDE VIEW** NTS

ANY FASTENERS PENETRATING AWNING OR CANOPY, NEED TO BE SEALED/GASKET TO PREVENT LEAKING.

ATTACH TO CANOPY W/ NON CORROSIVE HARDWARE AS REQUIRED, PTD. PER TENANT LAYOUT.

CENTRAL SIGN ATTACHED TO CANOPY W/ 1\"/>

CENTRAL SIGN ALUM. PANELS PTD PER TENANT LAYOUT.

Design #	0612846AR5
Sheet	14 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date
R1(05/27/16)PA: CHANGES TO GUIDELINES
R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

# The Village at Allen Ridge

Design #	0612846AR5
Sheet	15 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep.	STAN MACRUM
Coordinator	NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16

Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA:	CHANGES TO GUIDELINES
R2(06/01/16)PA:	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA:	REVISED DIRECTIONAL DESIGN; DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA:	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA:	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

## Chandler Signs

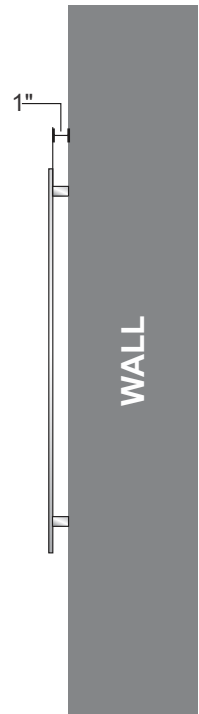
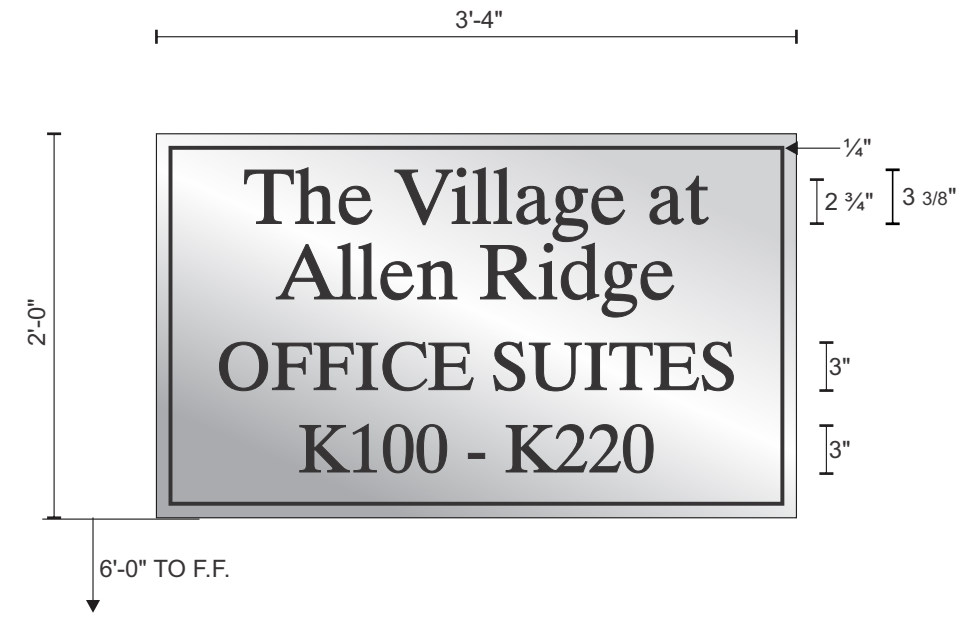
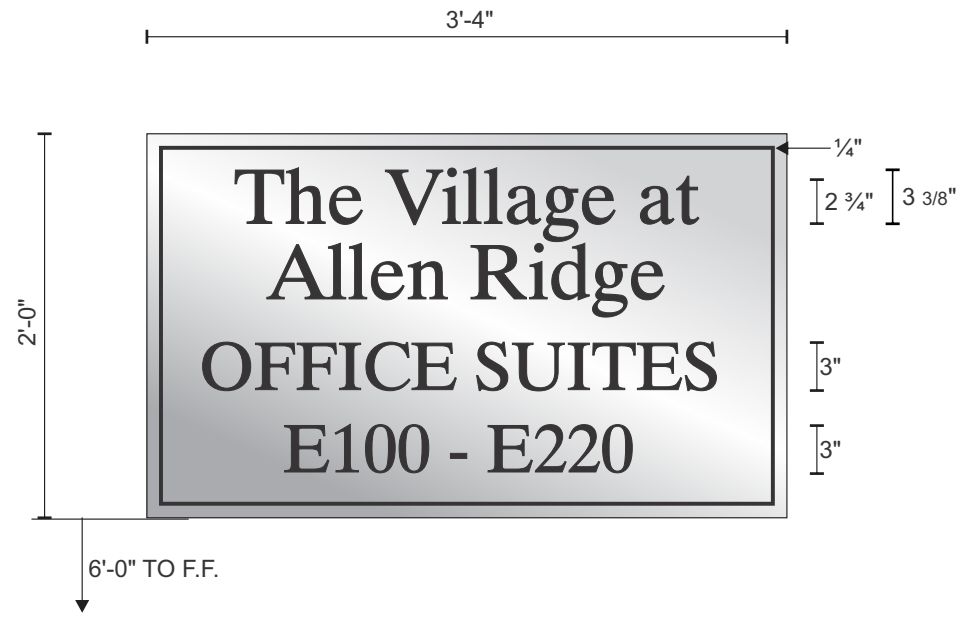
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

### FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



**E1-E2** BRUSHED STAINLESS STEEL PLAQUE NON-ILLUM. **1"=1'-0"**  
2 REQUIRED - MANUFACTURE & INSTALL. **6.6 SQ. FT.**

- BRUSHED STAINLESS STEEL PLAQUE
- 1/8" ENGRAVED COPY PTD. BLACK
- ATTACHED TO WALL W/ NON-CORROSIVE HARDWARE & 1" SPACERS PTD TO MATCH WALL.
- SEAL ALL PENETRATIONS WATER TIGHT.
- ALL CORNERS TO BE SANDED SMOOTH.

**F1-F2** BRUSHED STAINLESS STEEL PLAQUE NON-ILLUM. **1"=1'-0"**  
2 REQUIRED - MANUFACTURE & INSTALL. **6.6 SQ. FT.**

- BRUSHED STAINLESS STEEL PLAQUE
- 1/8" ENGRAVED COPY PTD. BLACK
- ATTACHED TO WALL W/ NON-CORROSIVE HARDWARE & 1" SPACERS PTD TO MATCH WALL.
- SEAL ALL PENETRATIONS WATER TIGHT.
- ALL CORNERS TO BE SANDED SMOOTH.

**SURVEY NOTE**  
CONFIRM ALL COPY PRIOR TO MANUFACTURE



**OPTION**

**1**



**G** **NON ILLUMINATED FLAT CUT-OUT'S**  
ONE SET REQUIRED - MANUFACTURE & INSTALL

**1" = 1'-0"**  
SQ. FT. = 3.33

**FIELD SURVEY REQUIRED**

CONFIRM SIGN LOCATION & DIMENSIONS OF SIGN AREA PRIOR TO MANUFACTURE.

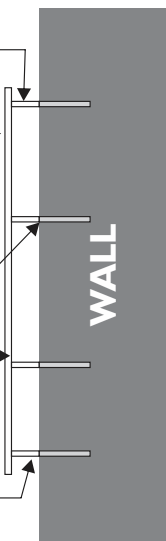
1" SPACERS PTD TO MATCH WALL

1/4" ALUMINUM FLAT CUT-OUT'S, FACES & RETURNS PTD WHITE (T.B.D.)

SEAL ALL PENETRATIONS WATER-TIGHT.

ALL RETURNS TO BE SANDED SMOOTH

ATTACHED TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED.



**OPTION**

**2**



**G** **NON ILLUMINATED FLAT CUT-OUT'S**  
ONE SET REQUIRED - MANUFACTURE & INSTALL

**1" = 1'-0"**  
SQ. FT. = 3.33

**FIELD SURVEY REQUIRED**

CONFIRM SIGN LOCATION & DIMENSIONS OF SIGN AREA PRIOR TO MANUFACTURE.

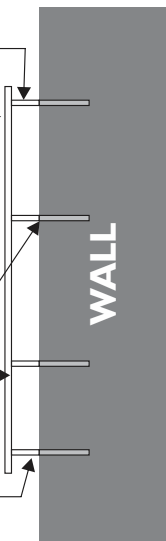
1" SPACERS PTD TO MATCH WALL

1/4" ALUMINUM FLAT CUT-OUT'S, FACES & RETURNS, FINISHED TO MATCH BUSH ALUMINUM W/ CLEAR COAT.

SEAL ALL PENETRATIONS WATER-TIGHT.

ALL RETURNS TO BE SANDED SMOOTH

ATTACHED TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED.



**The Village at Allen Ridge**

Design #	0612846AR5
Sheet	16 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date

R1(05/27/16)PA: CHANGES TO GUIDELINES

R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.

R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.

R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.

R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

**Chandler Signs**  
Brand Image Begins Here.

3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

**OPTION**

**1**



**H1 H2 NON ILLUMINATED FLAT CUT-OUT'S**  
TWO SETS REQUIRED - MANUFACTURE & INSTALL

**1" = 1'-0"**  
SQ. FT. = 3.33

**FIELD SURVEY REQUIRED**

CONFIRM SIGN LOCATION & DIMENSIONS OF SIGN AREA PRIOR TO MANUFACTURE.

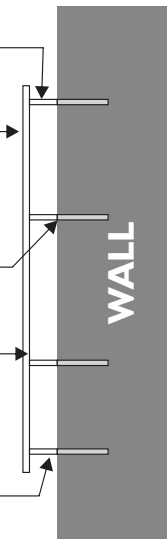
1" SPACERS PTD TO MATCH WALL

1/4" ALUMINUM FLAT CUT-OUT'S, FACES & RETURNS PTD WHITE (T.B.D.)

SEAL ALL PENETRATIONS WATER-TIGHT.

ALL RETURNS TO BE SANDED SMOOTH

ATTACHED TO WALL WITH NON CORROSIVE HARDWARE AS REQUIRED.



**OPTION**

**2**



**H1 H2 NON ILLUMINATED FLAT CUT-OUT'S**  
TWO SETS REQUIRED - MANUFACTURE & INSTALL

**1" = 1'-0"**  
SQ. FT. = 3.33

**FIELD SURVEY REQUIRED**

CONFIRM SIGN LOCATION & DIMENSIONS OF SIGN AREA PRIOR TO MANUFACTURE.

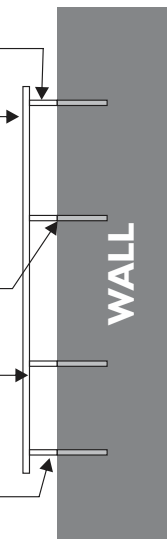
1" SPACERS PTD TO MATCH WALL

1/4" ALUMINUM FLAT CUT-OUT'S, FACES & RETURNS, FINISHED TO MATCH BUSH ALUMINUM W/ CLEAR COAT.

SEAL ALL PENETRATIONS WATER-TIGHT.

ALL RETURNS TO BE SANDED SMOOTH

ATTACHED TO WALL WITH NON CORROSIVE HARDWARE AS REQUIRED.



The Village at Allen Ridge

Design #	0612846AR5
Sheet	17 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16
Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date

R1(05/27/16)PA: CHANGES TO GUIDELINES

R2(06/01/16)PA: REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.

R3(6/13/16)PA: REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.

R4(6/21/16)PA: ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE: "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.

R5(6/24/16)PA: REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.

**Chandler Signs**  
Brand Image Begins Here.

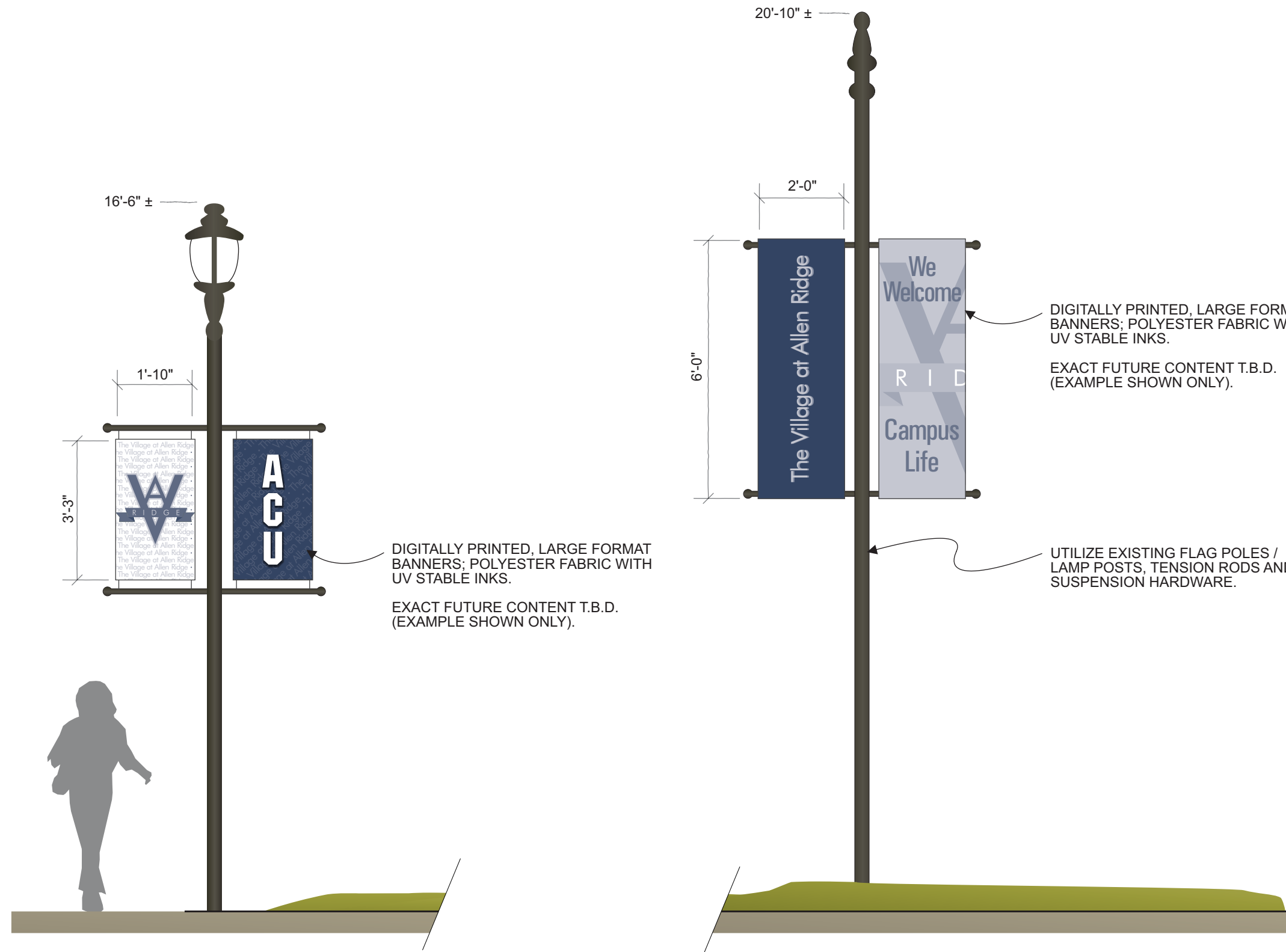
3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

# The Village at Allen Ridge



**I D/F SMALL BANNERS** 3/8" = 1'-0"  
 X ( X ) REQUIRED - MANUFACTURE AND INSTALL SQ. FT.: 5.95 EA.

**J D/F LARGE BANNERS** 3/8" = 1'-0"  
 X ( X ) REQUIRED - MANUFACTURE AND INSTALL SQ. FT.: 8.0 EA.

Design #	0612846AR5
Sheet	18 of 18
Location	The Village at Allen Ridge
Address	ABILENE, TEXAS
Acct. Rep. Coordinator	STAN MACRUM NICOLE VANCE
Designer	P. AGUIAR
Date	05/20/16

Approval / Date	
Client	
Sales	
Estimating	
Art	
Landlord	
Engineering	

Revision / Date	
R1(05/27/16)PA	CHANGES TO GUIDELINES
R2(06/01/16)PA	REVISED TENANT GUIDELINES, ADDING MORE RULES ABOUT FREESTANDING SIGNS AND TENANT LETTER / LOGO SIGN HEIGHTS PER SQUARE FOOTAGE OF LEASED.
R3(6/13/16)PA	REVISED DIRECTIONAL DESIGN: DELETED LOCATION OF "D" NEAR PAVILLION TO THE ENTRY ISLAND AT PAVILLION; ADDED MONUMENT "M" TO ENTRANCE AT ACU DRIVE; ADDED "F" FUEL SIGN.
R4(6/21/16)PA	ADDED INFORMATIONAL BANNERS (ACU BRANDED / COMMUNITY BRANDED); ADDED TO LIST OF PROHIBITED SIGNAGE; "PORTABLE SIGNS"; TOOK OUT SHEETS 9 & 10 AND SHOWED SITE PLAN WITHOUT LANDSCAPE DETAILS.
R5(6/24/16)PA	REVISED SPECIFICATIONS ON DIRECTIONALS ON SHEET 3 OF 18; REMOVED SKEWS FROM SITE PLANS ON SHEETS 5,7,8.



3201 Manor Way 214-902-2000	Dallas, TX 75235 Fax 214-902-2044
17319 San Pedro, Ste 200 210-349-3804	San Antonio, TX 78232 Fax 210-349-8724
963 Baxter Avenue, Ste 200 502-479-3075	Louisville, KY 40204 Fax 502-412-0013
2584 Sand Hill Point Circle 863-420-1100	Davenport, FL 33837 Fax 863-424-1160
37 Waterfront Park Court 800-851-7062	Dawsonville, GA 30534 Fax 210-349-8724
P.O. Box 125 206 Doral Drive 361-563-5599	Portland, TX 78374 Fax 361-643-6533
1335 Park Center Drive, UNIT C 760-967-7003	Vista, CA 92081 Fax 760-967-7033

This drawing is the property of Chandler Signs, LLC, and all rights to its use for the reproduction are reserved by Chandler Signs, LLC.

**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

