

# UNIVERSITY COMMONS

## University Commons Common Sign Plan 3709-3721 University Dr

PIN: 0810-10-46-6646.008

Zone: OI

Jurisdiction: City of Durham

Development Tier:

Overlay District:

Development Plan Approval:

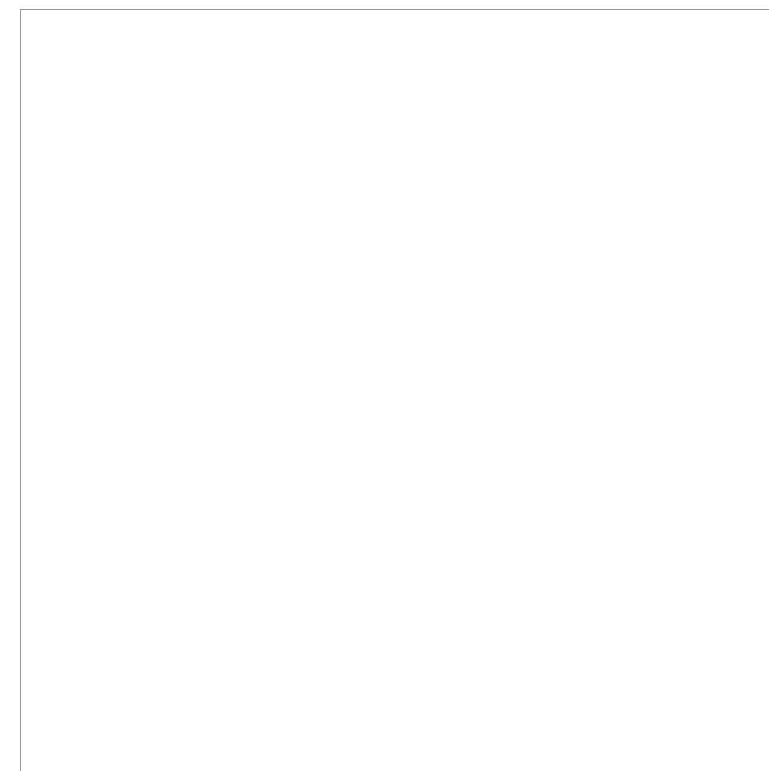
Zoning Map Change Case #:

Owner:

Arnold Spell  
University Commons  
Owners' Association, Inc  
919-490-9050

Prepared by:

Signarama/DesignElement  
972 Trinity Rd  
Raleigh, NC 27607  
919-851-2066



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# University Commons Tenant Signage Criteria

The purpose of signage criteria is to establish guidelines and criteria for informational, directional and identification signage to be used at University Commons at 3709-3721 University Drive in Durham, and to provide a framework for its tenants to develop a graphic identity. The signage is intended to adequately address all tenant needs and provide for the needs of their customers.

All graphics in the University Commons standard signage exterior graphics package are approved as part of these signage criteria.

## University Commons Tenant Signage

Signage construction and installation shall comply with applicable codes. All necessary access panels shall be located at the building side of signage and designed as an integral part of the graphic design. Threaded rods or anchor bolts – concealed from public view shall be used to ‘float’ elements from a ‘mounting surface’. Angle clips are not acceptable for this purpose.

Federal and state trademarked logos are not allowed per CSP.

All tenant signage is required to be approved by the owner or property manager. All tenant signage on shared multi-tenant directories is required to meet the standards within this criteria, and is only allowed per lease agreements with the owner or property manager.

## Allowable Sign Types

**Type: B: PROJECT ENTRANCE MONUMENT \*** - Existing Monument

**Type T: TENANT IDENTIFIER – NON-ILLUMINATED, WALL-MOUNTED PAN SIGN \***

**TEMPORARY BANNERS** – Can be mounted in place of permanent sign for up to 30 days before permanent sign is installed. Can be at least 6 square feet but no larger than 36 square feet. All banners must be consistent in color for all tenants.

**WINDOW VINYL GRAPHICS** – Shall not exceed 10% of the window area on each facade as stated in City of Durham UDO.

(\*) Requires City of Durham Sign Permit

The City of Durham Code requires that a unified sign criteria be placed on file with the City by the owner(s) of any building which has more than one establishment or any unified development such as an office or industrial park, shopping center, shopping area, etc. this form contains the minimum information required for any unified sign criteria. All signs erected on this premise must comply with the requirements set forth below as well as all requirements of the City of Durham’s Code. Any changes to this document will require that all signs permitted under this common signage plan be brought into compliance with the changes within six months of approval of the amended plan.

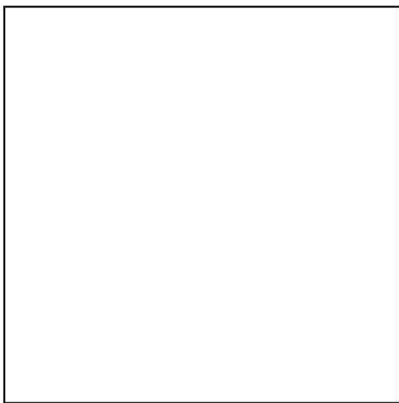
**Address(es) :** 3709 – 3721 University Drive, Durham, NC

**Signage Locations:** Per Attached Drawings

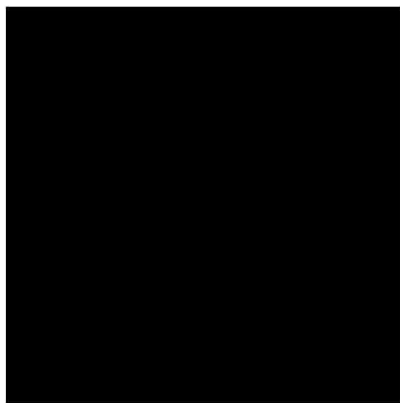
# STANDARD SIGN TYPEFACE RESTRICTIONS

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FONT CAN BE NO LESS OR MORE THAN 4" HEIGHT



SIGN PANEL COLOR  
PURE WHITE



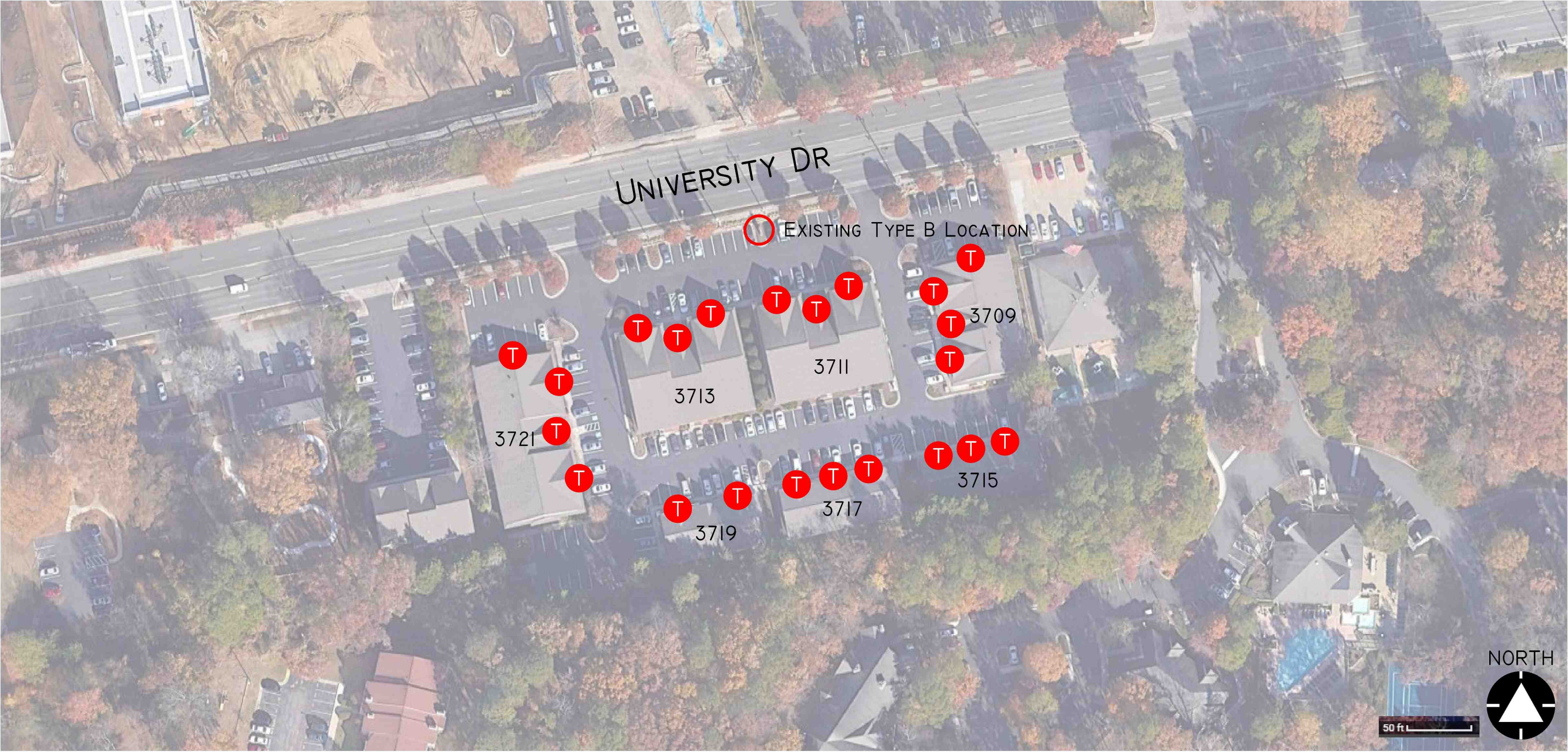
PMS BLACK

**AVIANO BOLD**  
**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**ABCDEFGHIJKLMNOPQRSTUVWXYZ**  
**0123456789**

## TRADEMARKED LOGOS

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FEDERAL AND STATE TRADEMARKED LOGOS ARE NOT ALLOWED PER CSP.



UNIVERSITY COMMONS  
3709-3721 UNIVERSITY DR

SIGN TYPE B AND T - SIGNAGE ALLOWANCES AND PLACEMENT FOR UNIVERSITY COMMONS RETAIL TENANTS



972 Trinity Rd, Raleigh, NC 27607  
919.851.2066 DESIGNELEMENT-US.COM

Parcel ID: 121840

Parcel Information

Parcel ID

0810-10-46-6646.008

PIN

0810-10-46-6646.008

In City of Durham?

Yes

Land Use

COM/ OFFICE CONDO

Subdivision

UNIV CMNS CONDOS PH 1/2/3

ZIP Code

27707

Area

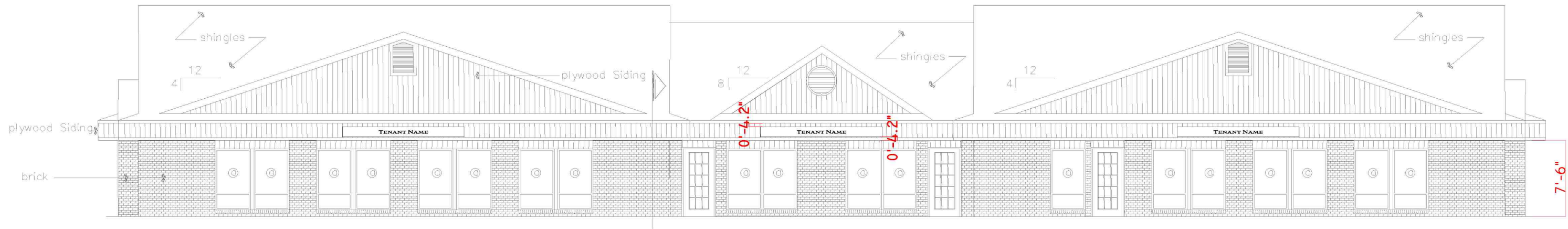
3.31 acres (144,145 ft²)

Addresses on Parcel

3709 UNIVERSITY DR  
3709 UNIVERSITY DR B101  
3709 UNIVERSITY DR B102  
3709 UNIVERSITY DR D  
3709 UNIVERSITY DR E  
3711 UNIVERSITY DR D  
3713 UNIVERSITY DR A  
3713 UNIVERSITY DR B  
3713 UNIVERSITY DR C  
3713 UNIVERSITY DR D  
3715 UNIVERSITY DR  
3717 UNIVERSITY DR  
3717 UNIVERSITY DR A  
3719 UNIVERSITY DR B  
3721 UNIVERSITY DR C  
3721 UNIVERSITY DR D



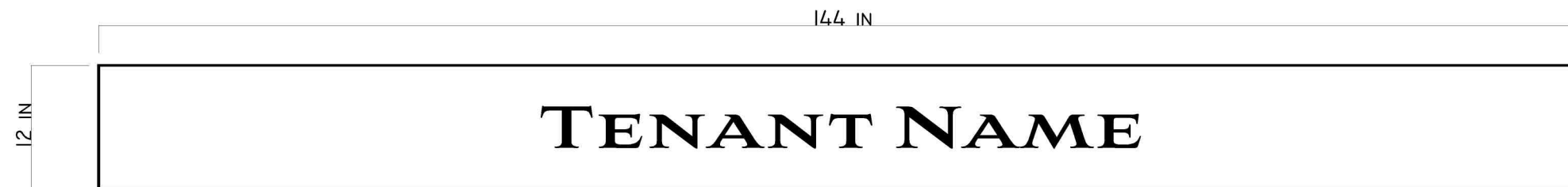
OBJECTID	PARCEL_ID	PIN	FRONT_DIM	ACCT_	DIST_CODE	LAND_USE	LANDUSE_DES\NBR_CLASS	NBR_CODE	EXEMPT_CODE	LAND_VALUE	BLDG_VALUE	TOTAL_VALU	DEED_BOOK	DEED_PAGE	PLAT_BOOK	PLAT_PAGE	SUBD_ID	SUBD_DESC	OWNER_NAME	CLASS_CODE	SITE_ADDRE	Shape.STArea()	Shape.STLength()
5671452	121832	0810-10-46-6646.000		38401	1	347	VAC COM/ CONDO ASSOC	M810J	HOA		0	1	1901	233	CD0005	143	C057	UNIV CMNS CONDOS I SUNBURST PROPERTIES		M810J	3709 UNIVERSITY DR	144145.4476	1560.670709
5731847	121851	0810-10-46-6646.017		8678903	1	466	COM/ OFFICE CONDO	M810J			342680	342680	8896	32	CD0005	143	C057	UNIV CMNS CONDOS I DAVID D KORMAN REVOCABLE TRUST		M810J	3709 UNIVERSITY DR Unit 3709A	144145.4476	1560.670709
5731583	121852	0810-10-46-6646.018		8639351	1	466	COM/ OFFICE CONDO	M810J			229112	229112	8129	673	CD0005	143	C057	UNIV CMNS CONDOS I CUNNINGHAM HOLDINGS LLC		M810J	3709 UNIVERSITY DR Unit 3709D	144145.4476	1560.670709
5731848	121853	0810-10-46-6646.019		8639351	1	466	COM/ OFFICE CONDO	M810J			106308	106308	8129	673	CD0005	143	C057	UNIV CMNS CONDOS I CUNNINGHAM HOLDINGS LLC		M810J	3709 UNIVERSITY DR Unit 3709E	144145.4476	1560.670709
5731580	121833	0810-10-46-6646.001		8629954	1	466	COM/ OFFICE CONDO	M810J			181862	181862	7888	549	CD0005	110	C057	UNIV CMNS CONDOS I AMPULE LLC		M810J	3711 UNIVERSITY DR Unit 3711A	144145.4476	1560.670709
5731845	121834	0810-10-46-6646.002		8236077	1	466	COM/ OFFICE CONDO	M810J			332539	332539	5223	267	CD0005	110	C057	UNIV CMNS CONDOS I CAPSTONE VENTURES LLC		M810J	3711 UNIVERSITY DR Unit 3711B	144145.4476	1560.670709
5731539	121849	0810-10-46-6646.020		8693209	1	466	COM/ OFFICE CONDO	M810J			226225	226225	9384	109	CD0005	110	C057	UNIV CMNS CONDOS I GHODRAT PROPERTIES LLC		M810J	3711 UNIVERSITY DR Unit 3711C	144145.4476	1560.670709
5731582	121850	0810-10-46-6646.021		8693209	1	466	COM/ OFFICE CONDO	M810J			135422	135422	9384	109	CD0005	110	C057	UNIV CMNS CONDOS I GHODRAT PROPERTIES LLC		M810J	3711 UNIVERSITY DR Unit 3711D	144145.4476	1560.670709
5731581	121835	0810-10-46-6646.003		8446942	1	466	COM/ OFFICE CONDO	M810J			122979	122979	6104	831	CD0005	104	C057	UNIV CMNS CONDOS I DORNS SHERRI SUTTON TRUSTEE SUTTON PAMELA MONIQUE TRUSTEE		M810J	3713 UNIVERSITY DR Unit 3713A	144145.4476	1560.670709
5731846	121836	0810-10-46-6646.004		8621609	1	466	COM/ OFFICE CONDO	M810J			327176	327176	6884	727	CD0005	109	C057	UNIV CMNS CONDOS I NEAL RALPH J TRUST EST THE NEAL SYBIL WHITE TRUST THE		M810J	3713 UNIVERSITY DR Unit 3713B	144145.4476	1560.670709
5731651	121837	0810-10-46-6646.005		8637025	1	466	COM/ OFFICE CONDO	M810J			255558	255558	8068	72	CD0005	110	C057	UNIV CMNS CONDOS I PELION BENEFITS INC		M810J	3713 UNIVERSITY DR Unit 3713C	144145.4476	1560.670709
5731536	121838	0810-10-46-6646.006		8637025	1	466	COM/ OFFICE CONDO	M810J			76345	76345	8538	478	CD0005	110	C057	UNIV CMNS CONDOS I PELION BENEFITS INC		M810J	3713 UNIVERSITY DR Unit 3713D	144145.4476	1560.670709
5734715	121839	0810-10-46-6646.007		303089	1	466	COM/ OFFICE CONDO	M810J			408836	408836	2186	978	CD0005	110	C057	UNIV CMNS CONDOS I BLUEPRINT PROPERTIES LLC		M810J	3715 UNIVERSITY DR Unit 3715A	144145.4476	1560.670709
5731537	121840	0810-10-46-6646.008		8639214	1	466	COM/ OFFICE CONDO	M810J			129774	129774	9095	810	CD0005	110	C057	UNIV CMNS CONDOS I ONATE HOMES LLC		M810J	3717 UNIVERSITY DR Unit 3717A	144145.4476	1560.670709
5731424	121841	0810-10-46-6646.009		8668111	1	466	COM/ OFFICE CONDO	M810J			182978	182978	8633	987	CD0005	110	C057	UNIV CMNS CONDOS I HSM HOLDINGS LLC		M810J	3717 UNIVERSITY DR Unit 3717B	144145.4476	1560.670709
5731315	121842	0810-10-46-6646.010		8663120	1	466	COM/ OFFICE CONDO	M810J			168625	168625	8564	680	CD0005	110	C057	UNIV CMNS CONDOS I PPA REAL ESTATE LLC		M810J	3717 UNIVERSITY DR Unit 3717C	144145.4476	1560.670709
5731316	121843	0810-10-46-6646.011		1913840	1	466	COM/ OFFICE CONDO	M810J			178733	178733	2029	135	CD0005	102	C057	UNIV CMNS CONDOS I DONNER SCOTT M DONNER JENNIFER H		M810J	3719 UNIVERSITY DR Unit 3719A	144145.4476	1560.670709
5731425	121844	0810-10-46-6646.012		8663062	1	466	COM/ OFFICE CONDO	M810J			178733	178733	8562	487	CD0005	102	C057	UNIV CMNS CONDOS I PRINCIPLE REAL ESTATE LLC		M810J	3719 UNIVERSITY DR Unit 3719B	144145.4476	1560.670709
5731426	121845	0810-10-46-6646.013		8148354	1	466	COM/ OFFICE CONDO	M810J			160029	160029	9413	989	CD0005	99	C057	UNIV CMNS CONDOS I MONCREE DAVID MONCREE PAMELA		M810J	3721 UNIVERSITY DR Unit 3721A	144145.4476	1560.670709
5734716	121846	0810-10-46-6646.014		8090325	1	466	COM/ OFFICE CONDO	M810J			199143	199143 2017-E		228	CD0005	99	C057	UNIV CMNS CONDOS I JOHNSTON MARGARET G		M810J	3721 UNIVERSITY DR Unit 3721B	144145.4476	1560.670709
5731538	121847	0810-10-46-6646.015		45033	1	466	COM/ OFFICE CONDO	M810J			135934	135934	2034	542	CD0005	99	C057	UNIV CMNS CONDOS I JAZMEAR LIMITED LIABILITY COMP		M810J	3721 UNIVERSITY DR Unit 3721C	144145.4476	1560.670709
5731652	121848	0810-10-46-6646.016		8678240	1	466	COM/ OFFICE CONDO	M810J			392263	392263	8863	980	CD0005	99	C057	UNIV CMNS CONDOS I RIEMANN-AMERICUS LLC		M810J	3721 UNIVERSITY DR Unit 3721D	144145.4476	1560.670709



# 3.01 Front Elevation

scale: 1/8" = 1'-0"

TYPICAL SIGN PLACEMENT (TYPE T)  
TENANT SIGNAGE NOT TO EXTEND BELOW 8'-9"  
4.2" FROM TOP AND BOTTOM, AS SHOWN ABOVE



SIGN TYPE T  
MAXIMUM DIMENSIONS  
TYPE T FOR FRONT ELEVATION, MAXIMUM (1) SIGN PER TENANT  
CAN ONLY BE INSTALLED AS SHOWN ABOVE (LEFT, RIGHT, CENTER)

SIGN TYPE B AND T - SIGNAGE ALLOWANCES AND PLACEMENT FOR UNIVERSITY COMMONS RETAIL TENANTS



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IMAGE SCALE (APPROX) 1" = 12'-0"

TYPICAL SIGN PLACEMENT (TYPE T) FOR BUILDING 3709  
TENANT SIGNAGE NOT TO EXTEND BELOW 8'-9" ON LEFT ELEVATION FACING STREET



SIGN TYPE T  
MAXIMUM DIMENSIONS  
FOR BUILDING 3709 ONLY, ELEVATION FACING STREET  
ONLY (1) ONE SIGN PER TENANT, (1) SIGN PER THIS SIDE OF THE BUILDING

SIGN TYPE T - SIGNAGE ALLOWANCES AND PLACEMENT FOR UNIVERSITY COMMONS RETAIL TENANTS



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VISUALIZATION (NOT TO SCALE - DIMENSIONS AS NOTED)

SIGN TYPE B: EXISTING MONUMENT  
\*WILL NOT BE CHANGED OR REMOVED

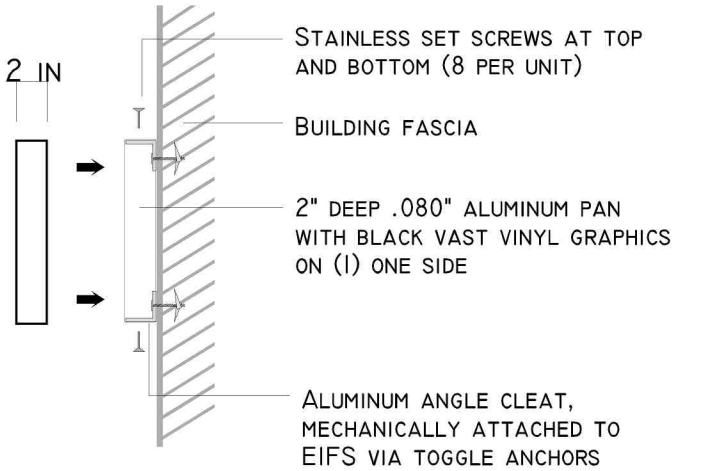
SIGN TYPE B - EXISTING MONUMENT FOR UNIVERSITY COMMONS

WILL NOT BE CHANGED OR REMOVED

TEXT HEIGHT - 10" CAPITALS, 8" LOWER, 6" NUMBERS, LOGO IS 24"W x 19"H

LARGE SIGN AREA - 120.75"W x 51"H  
SMALL SIGN AREA - 44"W x 24"H

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SIGN TYPE T  
NON-ILLUMINATED WALL MOUNTED PAN SIGN  
144"W x 12"H  
W/ BLACK CAST VINYL LETTERING FOR NAME/LOGO  
LETTER HEIGHT - 4"H  
FONT TO MATCH EXISTING MONUMENT  
FINISHED SIGN MOUNTS FLUSH MECHANICALLY VIA SCREWS INTO ALUMINUM ANGLE RAILS  
---  
FOR FRONT ELEVATION ONLY, (1) MAXIMUM SIGN PER TENANT, CENTER UNIT AS SHOWN