



BANNERMAN *Crossings*



Design Manual

July 20, 2016

Revision #1: January 20, 2017

Revision #2: March 9, 2021



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BANNERMAN CROSSINGS – INTRODUCTION

1.00 ORIENTATION

- A. Originally established in 2004, **Bannerman Crossings**, included the development of several outparcels along Bannerman Road and Thomasville Road that are occupied by retail and restaurant uses. In 2008, the development added 30,000 square feet of commercial strip constructed along the southern boundary of the property to enable additional retail, restaurants and services in a traditional shopping center plan.
- B. In 2013, planning began for a new component of **Bannerman Crossings**, a concept intended to break the mold of traditional shopping center design by limiting the impact of the automobile and, rather, placing emphasis on the pedestrian. Through master site planning, quick and convenient shopping typical of a traditional center is replaced by the establishment of a leisurely environment for window shopping, dining and entertainment. This is best exemplified by the pedestrian plaza running north-south through the main buildings. Along this axis, buildings are provided with structured outdoor seating areas, unique architectural forms, material and colors that are further accentuated with robust hardscaping and landscaping. The pavilion on the north end of the plaza forms the focal point for gathering and provides opportunity community activities and entertainment. This component of **Bannerman Crossings** is served with a center, east-west vehicular drive with limited storefront parking. The majority of parking is available in fields surrounding the buildings and can be accessed from the main drive aisle.
- C. The **Bannerman Crossings** development proudly resides in Bradfordville, an unincorporated community of northern Leon County, Florida. Bradfordville, originally founded by the Bradford brothers in the early 1800's, has a long, distinctive history that was cultivated by the Bradford's descendants and large plantation tracts they established.
- D. The physical characteristics of the region include rolling hills and large natural lakes including Lake McBride to the west and Lake Iamonia to the north.
- E. In January of 2002, Leon County's Board of County Commissioners recognized the need to protect the unique character of Bradfordville and adopted the *Bradfordville Site and Building Design Standards Manual* as a component of the Bradfordville Sector Plan. This document establishes site planning and building design guidelines in an effort to achieve cohesiveness and compatibility with the surroundings.
- F. By incorporating design strategies set forth by the County and offering a variety of uses including dining, retail, offices, professional services, and unique amenity features, the new features of **Bannerman Crossings** will continue provide unparalleled service to the neighboring residential communities including Killlearn Lakes Plantation. In doing so, **Bannerman Crossings** will make tremendous use of the last remaining property in the area with commercial retail entitlements.

1.01 CONTACTS

Developer

Developer
Summit Group
2073 Summit Lake Drive
Suite 155
Tallahassee, Florida 32317

Tenant Coordinator
TBD



Developer's Design Team

Civil Engineer

Moore Bass Consulting, Inc.
805 North Gadsen Street
Tallahassee, Florida 32303
(850) 222-5678

Architect

FWH Architects, Inc
3336 Grand Boulevard, Suite 201
Holiday, Florida 34690
(727) 815-3336

Landscape Architect

The Patrick Hodges Land Studio
715 Middlebrooks Circle
Tallahassee, Florida 32312
(850) 528-1925

Structural Engineer

France Engineering, LLC
2920 Meginnis Arm Road
Tallahassee, FL 32312
(850) 386-7100

Electrical Engineer

Chehayeb & Associates
3702 Azeele Street
Tampa, Florida 33607
(813) 876-1415

Mechanical/Plumbing Engineer

Renna Enterprises, Inc.
3231 Drane Field Road
Lakeland, Florida 33811
(863) 646-1258

Developer's Construction Team

General Contractor

Mad Dog Construction
1203 Miccosukee Road
Tallahassee, Florida 32308
(850) 878-8272

Fire Alarm Contractor

Lawson & Lawson Electrical Services, Inc.
5019 Metzke Lane
Tallahassee, FL 32303
(850) 562-4111

Sign Vendor

5765 Mandy Lane
Tallahassee, FL 32304
(850) 576-6847

Fire Sprinkler Contractor

Phoenix Fire Protection Inc.
1211 Commercial Park Drive
Tallahassee, FL 32303
(850) 562-0999

Roofing Contractor

Tallahassee Roofing Co., Inc.
5521 Tower Rd
Tallahassee, FL 32303
(850) 562-8366

Site Contractor

M Inc.
4223 Capital Circle NW
Tallahassee, FL 32303
(850) 562-1022

Permitting Jurisdiction

Leon County Development Support & Environmental Management

Development Services Division
435 North Macomb Street
Renaissance Center, 2nd Floor
Tallahassee, Florida 32301
(850) 606-1300



BANNERMAN CROSSINGS – ARCHITECTURAL DESIGN GUIDELINES

2.00 VISION STATEMENT

- A. The newest component of **Bannerman Crossings** provides an upmarket addition to the original development that features destination dining, food retail, leisurely shopping, entertainment and office uses. Through a combination of planning, architecture and amenity features, an enclave from typical retail developments has been created, designed specifically to establish a pedestrian-friendly atmosphere with intimacy and, overall, a sense of place that is unique to North Tallahassee.
- B. As encouraged by the Bradfordville Design Guidelines, the architecture for this element of **Bannerman Crossings** can be characterized as a blend of architectural styles rather than one of a single, unifying theme. Within the development, building designs include influences of Southern Vernacular and Florida Coastal Architecture. The mixture of styles has enabled the use of unique combinations of materials including traditional brick, lap siding, cement plaster and standing seam metal roofing. The blend of styles also allows tremendous opportunity for variation in colors and textures and, additionally, decorative trim details, bracket details and awning components. All of these are vital to the creation of the sense of place envisioned by the Developer as a goal for the new center.
- C. The architectural features of the new components of **Bannerman Crossings** will establish the precedent for the future re-imagining of the original **Bannerman Crossings** strip center as well as the future development of the Bannerman Outparcels on the north side of Bannerman Road.
- D. The Architectural Design Guidelines are comprised of two principal components as follows:
 - 1) Guidelines for **Bannerman Crossings** Tenant Design, principally including requirements necessary for Tenant improvements within the new component of **Bannerman Crossings**.
 - 2) Guidelines for **Bannerman Crossings** Outparcels that include requirements necessary for the complete site and building development of the outparcels on the north side of Bannerman Road.

2.01 BANNERMAN CROSSINGS TENANT DESIGN GUIDELINES

- A. The primary objective of the **Bannerman Crossings Tenant Design Guidelines** is to define the requirements for Tenant interior improvements.
 - 1) Each Tenant will be given access to current Construction Drawings in both electronic PDF and AutoCad formats for review and use in the development of Tenant Plans.
 - 2) Sign Design Guidelines for **Bannerman Crossings** have been prepared to preserve and enhance the vision for exterior improvements by guiding and directing the design and implementation of Tenant provided exterior elements such as signage, awnings and graphics. Refer to Section 3.00.
- B. **Submittal Requirements**
 - 1) Preliminary Design Drawings – Prior to starting construction documents for interior improvements, tenants are encouraged to provide Preliminary Design Drawings to the Developer for review and comment. Preliminary Design Drawings will acquaint the Developer with the Tenant’s intentions and allow for Developer commentary before commencement of Construction Documents.
 - a) Preliminary Design Drawings shall include the following in electronic PDF format:
 - i. Preliminary Floor Plan



- ii. Preliminary Reflected Ceiling Plan
 - iii. Preliminary Exterior Elevations any improvements or alterations proposed to the existing exterior construction including, but not limited to, exterior doors, glazing and lighting.
 - iv. Preliminary Roof Plan (as applicable) showing any penetration or alteration required to the existing roof.
 - v. Preliminary HVAC Plan
 - vi. Preliminary Plumbing Plans showing tie-ins to water, sewer and grease waste as applicable.
 - vii. Preliminary Electric Plans
 - b) Refer to Section 3.00 for submittal requirements regarding signage and exterior improvements.
 - c) The Developer shall provide review and commentary in electronic PDF format to the Tenant within seven (7) business days.
- 2) Construction Documents – Prior to submittal to the jurisdiction for permitting, the Tenant shall submit permit ready Construction Documents to the Developer for review and comment.
- a) Construction Document Submittals shall include the following in electronic PDF format.
 - i. Cover Sheet including Tenant Name, Design Team, Suite Number, Table of Contents, Bannerman Crossings Contractor Regulations, Name and contact information for Developer’s Fire Alarm, Fire Sprinkler and Roofing Subcontractors
 - ii. Life Safety Plan showing requirements for egress path, egress doors, fire extinguishers, exit and emergency lighting
 - iii. Floor Plan showing all interior improvements for toilet rooms, interior partitions, doors and associated details.
 - iv. Reflected Ceiling Plan showing ceiling finishes, ceiling mounted lighting and automatic fire sprinkler layout.
 - v. Roof Plan and Details
 - vi. Exterior Elevation(s) and Details showing any improvements or alterations proposed to the existing exterior construction including, but not limited to, exterior doors, glazing and lighting.
 - vii. Mechanical Plan(s) and Details showing all necessary improvements or alterations required for HVAC systems, duct distribution and exhaust. Include any necessary connection and support details
 - viii. Plumbing Floor Plan(s) and Details including sanitary sewer plan, domestic water plan, grease waste and point of connection to existing utilities
 - ix. Electrical Plan(s) and Details including power plan, lighting plan, fixture schedules, panel schedules, and electric load calculations.
 - x. Automatic Fire Sprinkler Plans
 - b) Refer to Section 3.00 for submittal requirements regarding signage and exterior improvements.
 - c) The Developer shall provide review and commentary in electronic PDF format to the Outparcel Owner within seven (10) business days.



2.02 BANNERMAN CROSSINGS OUTPARCEL DESIGN GUIDELINES

- A.** The primary objective of the *Bannerman Crossings Outparcel Design Guidelines* is to direct the site and building development of outparcels on the north side of Bannerman Road in a manner that is harmonious to *Bannerman Crossings*. The goal is achieve consistency with respect to architectural style, massing, materials, colors, building and site signage, and site lighting. Accordingly, all buildings and related improvements within the property, including the initial construction or any alternations, additions or exterior remodels, shall be performed in accordance with these guidelines as approved by the Developer.
- B.** In addition to requirements set forth in the *Bannerman Crossings Outparcel Design Guidelines*, all building and related improvements shall conform to any additional requirements of the Bradfordville Commercial Auto-Oriented District (BC-1; Sec. 10-6.673) or the Bradfordville Commercial Services District (BCS; Sec. 10-6.675) as well as those found within the Bradfordville Commercial Center District (BCCD; Sec. 10-6.680) and in the Bradfordville Site and Building Design Standards Guidelines Manual. Lastly, all Outparcel developments shall be constructed in accordance with all local, state and federal laws, codes and ordinances.
- C. Building Design**
- 1) **Architectural Style:** Outparcel building designs shall follow precedents established at *Bannerman Crossings* including influences of Southern Vernacular and Florida Coastal Architecture. Alternate styles will be evaluated by the Developer and may be approved at the Developer's discretion.
 - 2) **Massing:** For the purpose of these guidelines, buildings are to be defined with Primary and Secondary Façade components. A Primary Façade is any building façade facing a main road. If a building is located at an intersection of two arterial roads, then each of the two (2) building facades shall be deemed a Primary Façade. All other façades are to be considered Secondary Façades.
 - a) Primary Façades shall have the following architectural elements:
 - i. Primary Façades longer than forty (40) feet shall be broken into smaller units, such as offsets, recesses, staggered walls, stepped walls, pitched or stepped roof line. Varying roof/parapet lines shall have a change of height greater than two feet. Simply changing colors and materials is not enough to achieve this goal.
 - ii. Awning or canopy over public entrances
 - iii. Distinct architectural elements such as a trellis, tower or raised roof feature
 - iv. Projecting cornices at least twelve inches in height
 - v. Minimum 30% glazing across overall length of the façade
 - vi. An architectural element not listed above, that is approved as meeting the intent.
 - b) Secondary Façades shall incorporate at least two of the above listed items.
 - c) Rooftop screening
 - i. Roof mounted equipment including vents and hoods shall be concealed from view with by parapet walls
 - d) Miscellaneous Construction
 - i. Dumpsters, loading areas and ground mounted equipment shall be adequately screened from public view with screen walls constructed of materials matching the building exterior of and/or opaque fencing material materials.

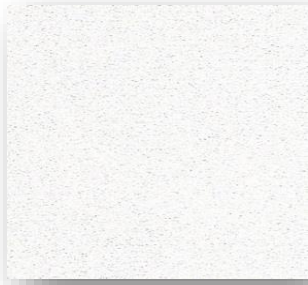
3) Exterior Building Materials:



- a) Buildings shall have a distinct base at ground level running for at least sixty (60%) of the overall length of primary facades, unless consistent with the chosen architectural style.
 - b) The primary facades shall be comprised of the highest quality materials within the building. The remaining building facades shall compliment the main façade materials.
 - c) Each façade must incorporate a minimum of two materials, covering at least thirty (30%) of the façade area.
 - d) Approved Building Materials:
 - i. Brick Veneer to match or compliment **Bannerman Crossings**
 - ii. Natural or Manufactured Stone Veneer
 - iii. Cement Plaster or EIFS
 - iv. Lap Siding, Fiber Cement or Wood
 - v. Prefinished Standing Seam Metal Roofing or Awning Covering
 - vi. Fabric Covered Awnings
 - vii. Aluminum Storefront Entrance Systems
 - viii. Other materials: May be permitted provided they complement the architecture of Bannerman Crossings
 - e) Prohibited Building Materials:
 - i. Spilt Faced Concrete Masonry Units
 - ii. Concrete Masonry Units, Painted
 - iii. Metal Wall Cladding
 - iv. Exposed Steel Framing (unless integral to design)
 - v. Vinyl Covered Awnings
 - vi. Glass Block Glazing Units
 - vii. Vinyl or Aluminum Siding
 - viii. Corrugated Tin Roofing
 - ix. Single-ply Roofing (when exposed at rear face of parapets)
- 4) **Exterior Building Colors:**
- a) A façade feature should be limited to one field color and two accent colors
 - b) Very bright and/or dark colors shall be avoided and, if used, only as accents.
 - c) Proposed colored elevations and materials palette shall be submitted for approval by the Developer.
 - d) The following five color palettes have been established for **Bannerman Crossings**. Although it is recommended that color schemes for proposed outparcels stay within the confines of these schemes, alternate schemes are allowed pending approval by the Developer.



- i. Palette A:**
- A-1 Dryvit #101 Super White
 - A-2 Dryvit #614 Smoke Signal
 - A-3 Dryvit #620 Pewter
 - A-4 Dryvit #608A Cobalt
 - A-5 Benjamin Moore HC-171 Wickham Gray
 - A-6 Benjamin Moore HC-165 Boothbay Gray
 - A-7 Benjamin Moore AC-26 Ozark Shadows
 - A-8 Benjamin Moore 2129-40 Normandy



A-1



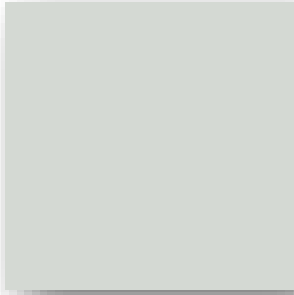
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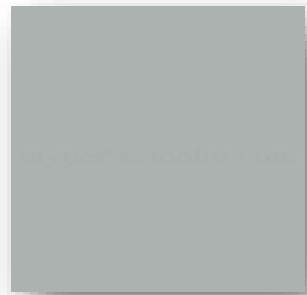
A-3



A-4



A-5



A-6



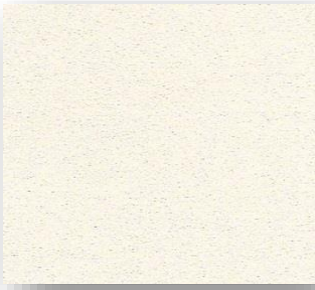
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A-8



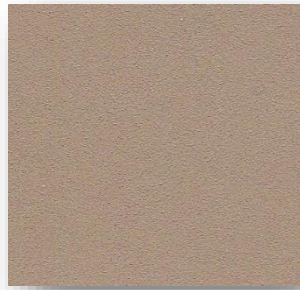
- ii. Palette B:**
- B-1 Dryvit #442 Cotton
 - B-2 Dryvit #481A Clay
 - B-3 Dryvit #142 Spectrum Brown
 - B-4 Benjamin Moore HC-35 Powell Buff
 - B-5 Benjamin Moore OC-87 Capri Coast
 - B-6 Benjamin Moore HC-86 Kingsport Gray



B-1



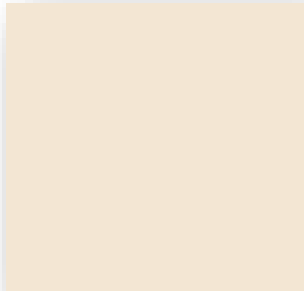
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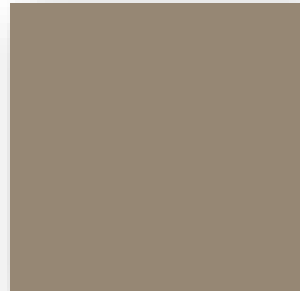
B-3



B-4



B-5



B-6



- iii. Palette C:**
- C-1 Dryvit #102 Brite White
 - C-2 Dryvit #423A French Vanilla
 - C-3 Dryvit #111 Prairie Clay
 - C-4 Benjamin Moore 2023-70 Crème Fraiche
 - C-5 Benjamin Moore HC-5 Weston Flax
 - C-6 Benjamin Moore HC-105 Rockport Gray



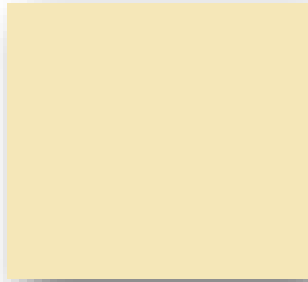
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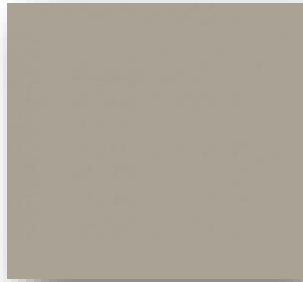
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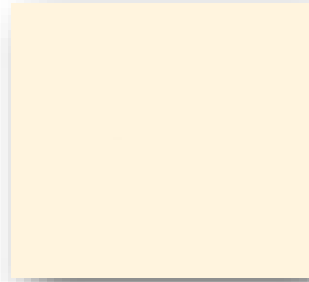
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C-4



C-5



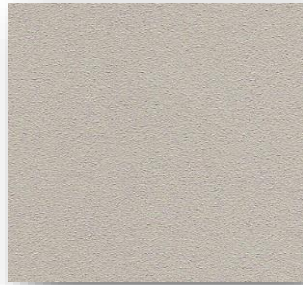
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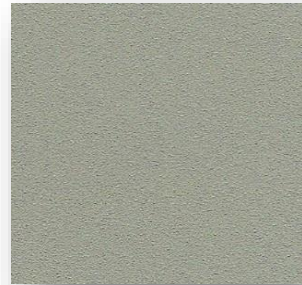
- iv. Palette D:**
- D-1 Dryvit #522 Lite Gray
 - D-2 Dryvit #131 Gull Gray
 - D-3 Dryvit #526B Fern Ridge
 - D-4 Benjamin Moore HC-141 Hollingsworth Green
 - D-5 Benjamin Moore 2138-50 Misted Green
 - D-6 Benjamin Moore HC-168 Chelsea Gray



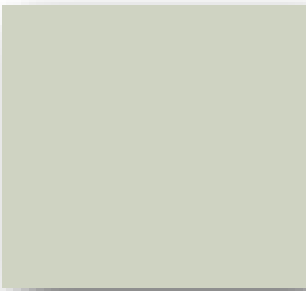
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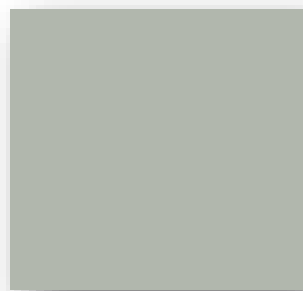
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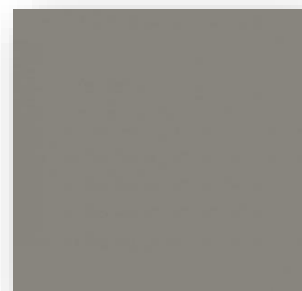
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D-4



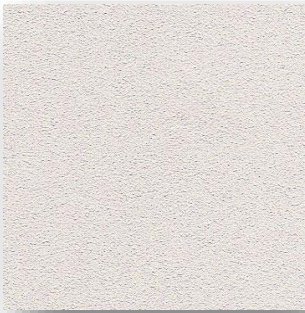
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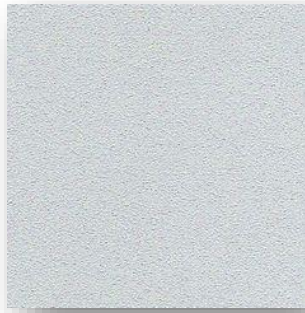
D-6



- v. Palette E:**
- E-1 Dryvit #104 Dover Sky
 - E-2 Dryvit #619A Foggy Day
 - E-3 Dryvit #412 Moonlight
 - E-4 Benjamin Moore OC-26 Silver Satin
 - E-5 Benjamin Moore 2136-60 Harbor Haze
 - E-6 Benjamin Moore HC-162 Brewster Gray



E-1



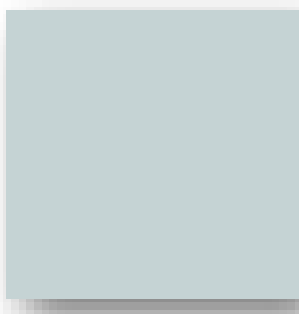
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E-3



E-4



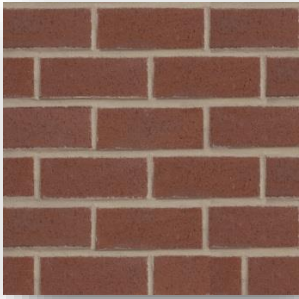
E-5



E-6



- vi. Masonry:**
- BR-1 Boral Brick "Manhattan" with "Magnolia Buff" Mortar
 - BR-2 Boral Brick "Spanish Moss" with "Magnolia Buff" Mortar
 - BR-3 Boral Brick "Ortega" with "Magnolia Buff" Mortar



BR-1



BR-2



BR-3



D. Outparcel Site Design

- 1) **Layout:** Site Planning and Design for the Outparcel properties shall be required to follow strategies defined in the Bradfordville Site and Building Design Standards. Emphasis shall be placed on the relationship of each building to Bannerman Road with limits for parking allowed between the street and building. In addition, pedestrian circulation from the street and between outparcels shall be a principal design element.
- 2) **Landscaping, Plant Materials, Hardscaping and Site Furnishings:** Landscaping shall be provided in accordance with the requirements of the governing jurisdiction. It is encouraged that selected plant materials are consistent those provided at **Bannerman Crossings**. In addition, it is strongly encouraged the outparcel development includes Hardscaping and Site Furnishings that will be consistent with those of **Bannerman Crossings**. Refer to Exhibit A for description.
- 3) **Site Lighting:** All site lighting must be designed in compliance with ordinances of Leon County and must be “dark sky” friendly. It is encouraged site lighting fixtures and poles are provided to match those found at the new component of Bannerman Crossings. These are comprised of a fixture for illumination to general parking fields and another fixture for illumination of pedestrian areas. Refer to Exhibit B for description.

E. Submittal Requirements

- 1) Preliminary Design Drawings – Prior to starting construction documents for the site and building, the Outparcel Owner is encouraged to provide Preliminary Design Drawings to the Developer for review and comment. Design Drawings will acquaint the Developer with the Outparcel Owner’s intentions and allow for Developer’s review and/or revisions before starting Construction Documents
 - a) Preliminary Design Drawings shall include the following in electronic PDF format:
 - i. Preliminary Site Plan Layout showing vehicular circulation, parking, pedestrian circulation, building placement and site signage
 - ii. Preliminary Site Lighting Plan with Photometrics, Light Fixture specifications
 - iii. Preliminary Landscape Plan
 - iv. Building Floor Plan
 - v. Building Exterior Elevations with proposed color, material selections and building mounted signage
 - vi. Monument sign design, size and colors/materials
 - b) Refer to Section 3.00 for submittal requirements regarding signage and exterior improvements
 - c) The Developer shall provide review and commentary in electronic PDF format to the Outparcel Owner within seven (7) business days
- 2) Construction Documents – Prior to submittal to the jurisdiction for permitting, the Outparcel Owner shall submit permit ready Construction Documents to the Developer for review and comment.
 - a) Construction Document Submittals shall include the following in electronic PDF format.
 - i. Topographic Boundary Survey
 - ii. Site Plan showing size and location of proposed building(s) and all other improvements including, but not limited to trash enclosures, compactors, service areas, exterior mechanical and electrical areas, electrical transformer, above



- ground waterline assemblies, fencing, parking spaces (size and quantity), handicapped parking spaces, drive aisles/widths, curb cuts, outdoor dining/seating areas, drive-throughs, sidewalks, fascia and freestanding sign(s) and curbing.
- iii. Paving, Grading and Drainage Plan showing all contours, spot elevations, stormwater piping, catch basins, swale, manholes, or other drainage structure locations and sizes. Provide profile/cross-section of all asphalt and concrete designs (light and heavy duty).
 - iv. Utility Plan showing all domestic, fire and irrigation water lines and related meters/backflows from points of connection to building footprint. All gas, phone, cable TV and power routing with utility pedestals, pull boxes and transformers clearly labeled. Show all sanitary sewer lines, routing and sizes from point of connection to building footprint.
 - v. Landscape and Irrigation Plans
 1. Landscape Plan graphically indicating existing and proposed trees and shrubs on the Outparcel. Provide table listing species common and scientific name, quantity, size, and spacing.
 2. Irrigation Plan showing sprinkler heads, control box and waterline point of connection. Provide name of intended manufacturer.
 - vi. Site Lighting Plan – Provide site lighting layout plan with specifications for pole and fixture manufacturer, model, wattage, height, shape, color and material. Provide photometric plan in foot-candles on 10' x 10' grid.
 - vii. Architectural Cover Sheet including Tenant Name, Design Team, Address, Table of Contents
 - viii. Life Safety Plan showing requirements for egress path, egress doors, fire extinguishers, exit and emergency lighting
 - ix. Floor Plan showing all interior improvements for toilet rooms, interior partitions, doors and associated details and finishes
 - x. Reflected Ceiling Plan showing ceiling finishes, ceiling mounted lighting and automatic fire sprinkler layout
 - xi. Roof Plan and Details
 - xii. Exterior Elevation(s) and Details showing all sides of the building(s) dimensioned to all roof heights, mechanical unit screening (if applicable) and call out all materials used in the construction of the exterior of the building(s) by indicating material common name, manufacturer, finish and color.
 - xiii. Mechanical Plan(s) and Details showing all proposed HVAC systems, duct distribution and exhaust. Include any necessary connection and support details
 - xiv. Plumbing Floor Plan(s) and Details including sanitary sewer plan, domestic water plan, grease waste and point of connection for each
 - xv. Electrical Plan(s) and Details including power plan, lighting plan, fixture schedules, panel schedules, and electric load calculations.
 - xvi. Automatic Fire Sprinkler Plans and Calculations
- b) Refer to Section 3.00 for submittal requirements regarding signage and exterior improvements
- c) The Developer shall provide review and commentary in electronic PDF format to the Outparcel Owner within seven (10) business days.



BANNERMAN CROSSINGS – SIGN DESIGN AND LOCATION GUIDELINES

3.00 SIGN APPROVALS AND PERMITS

A. Governing Jurisdiction – Leon County

- 1) Signage within **Bannerman Crossings** is regulated by Leon County Land Development Code and, specifically, requirements of the (BC-1) Bradfordville Commercial Auto-Oriented District (Sec. 10-6.673) as well as those found within the Bradfordville Commercial Center District (Sec. 10-6.680). In order to meet intended goals of the development, the above-mentioned standards have been superseded by the sign design guidelines presented in this section.
 - a. Refer to the Master Sign Plan at the end of this section for graphic depiction of the Tenant structure defined herein and, additionally, Project Identity Signage locations.
 - b. See section 3.01 for Sign Classifications and allowable areas for each.
- 2) **Tenants shall obtain Developer’s written approval prior to the erection of any temporary or permanent sign as described below. The Developer’s written letter of approval and set of stamped approved plans must accompany the Tenant’s Sign Permit Application to Leon County.**

B. Developer Review and Approval

- 1) Prior to submittal to Leon County for permit, each Tenant shall be required to submit all proposed signage to the Developer for review and approval. Such approval is necessary to ensure compliance with additional sign requirements established in **Bannerman Crossings-Sign Design and Location Guidelines**. The Developer review and approval process shall include a preliminary and final submittal as follows:
- 2) **Preliminary Sign Submittals** to the Developer shall include the following in electronic PDF format:
 - a. Dimensioned drawings of all proposed signage including wall signs, blade signs, under canopy signs, awning graphics, awning valence signs, windows signs and sandwich boards
 - b. Proposed materials, colors and graphics for all signs
 - c. Exterior elevation drawing(s) of the Tenant Space with depictions of all proposed signage to scale
- 3) **Final Sign Submittals** to the Developer shall include the following in electronic PDF format:
 - a. Fully dimensioned drawings of all proposed signage including wall signs, blade signs, under canopy signs, awning graphics, awning valence signs, window signs and sandwich boards
 - b. Materials, colors, graphics and specifications
 - c. Installation methods and connection details
 - d. Electrical requirements including any necessary modifications to existing exterior lighting
 - e. Exterior elevation drawing(s) of the Tenant Space with depictions of all proposed signage to scale
- 4) The Developer shall review Preliminary and Final Sign Submittals and will provide commentary in electronic PDF format within seven (7) business days. Final approval shall be at the Developer’s sole discretion. **Upon the Developer’s final approval, the Developer shall provide the Tenant with a Letter of Approval and set of stamped approved plans which must accompany the Tenant’s Sign Permit Application to Leon County.**



- 5) Tenants shall provide written notification to the Developer of any and all post-construction changes to temporary or permanent signage and shall obtain Developer and, as applicable, Leon County approval & permit prior to installation.

3.01 TENANT SIGN CRITERIA OVERVIEW

A. Intent

- 1) The intent of developing Tenant Sign Criteria for **Bannerman Crossings** is to achieve a unified Sign Plan within the development amid various Tenant types and exposures. The objective is to provide the unified execution of Tenant signs within a framework that allows visual diversity and interest to both internal vehicular and pedestrian users.
- 2) Refer to Section 3.02 Signage Requirements for specifics regarding General Sign Requirements, Prohibited Signs, Restricted Signs and Sign Types referenced below.

B. Sign Classifications

- 1) **Bannerman Crossings** incorporates seven classifications of signage in the Sign Plan as follows:
 - I. Major Anchor Tenant Identity
 - II. Junior Tenant Identity
 - III. Primary Tenant Identity
 - IV. Secondary Tenant Identity
 - V. Outparcel Tenant Identity
 - VI. Project Identity
 - VII. Project Identity Wayfinding

C. Definitions of Sign Classifications: Sign classifications and allowable signage for each are defined below. Refer also to Master Sign Plan for graphic depiction showing locations.

I. Major Anchor Tenant Identity: identified on the Master Sign Plan and consist of main tenant spaces at the intersection of the Plaza and Main Street.

- A. Major Anchor Tenants are permitted up to **200 square feet of aggregate sign area** comprised of the following sign types:
 - 1) Wall Fascia Signs or Channel Letter Signs
 - a. Maximum wall sign letter height shall not exceed 36 inches in height.
 - b. Where Tenant logos are provided, the logo height shall not exceed 72 inches in height.
 - 2) Blade Signs
 - 3) Awning Face or Valance Signs (only if their assigned exterior façade already has fabric awnings).
 - a. Tenant is only permitted to replace the Developer provided fabric with flame retardant fabric by Firesist® or approved alternate, at the Tenants expense and must reuse the existing Developer provided awning frame, unless otherwise approved by the Developer.
 - 4) Project Identity Signs (as negotiated with the with the Developer and defined in the Tenant's lease terms)
- B. Sign areas are to be determined by calculating the area of rectangle placed around text of a letter sign. Where multiple lines of text or multiple types of signs are grouped



together, sign area is to be determined by a constructing irregular geometric form at the perimeter of combined sign components and calculating the interior area.

C. Major Anchor Tenants are permitted the following additional signs not included in the allowable aggregate sign area:

- 1) Window Signs (restricted to 25% of the window glass area)
- 2) Under Canopy Signs (restricted to one sign per public entrance)
- 3) Sandwich Boards (restricted to one sign only for restaurant and food retail establishments)

II. Junior Anchor Tenant Identity: defined on the Master Sign Plan and principally consist of endcap tenant spaces that have multiple exposures.

A. Junior Anchor Tenants are permitted up to **150 square feet of aggregate sign area** comprised of the following sign types:

- 1) Wall Fascia Signs or Channel Letter Signs
 - a. Maximum wall sign height letter shall not exceed 24 inches in height.
 - b. Where Tenant logos are provided, the logo height shall not exceed 48 inches in height.
- 2) Blade Signs
- 3) Awning Face or Valance Signs (only if their assigned exterior façade already has fabric awnings).
 - a. Tenant is only permitted to replace the Developer provided fabric with flame retardant fabric by Firesist® or approved alternate, at the Tenants expense and must reuse the existing Developer provided awning frame, unless otherwise approved by the Developer.
- 4) Project Identity Signs (as negotiated with the with the Developer and defined in the Tenant’s lease terms)

B. Sign areas are to be determined by calculating the area of rectangle placed around text of a letter sign. Where multiple lines of text or multiple types of signs are grouped together, sign area is to be determined by a constructing irregular geometric form at the perimeter of combined sign components and calculating the interior area.

C. Junior Anchor Tenants are permitted the following additional signs not included in the allowable aggregate sign area:

- 1) Window Signs (restricted to 25% of the window glass area)
- 2) Under Canopy Signs (restricted to one sign per public entrance)
- 3) Sandwich Boards (restricted to one sign only for restaurant and food retail establishments)

III. Primary Tenant Identity: defined on the Master Sign Plan and principally consist of tenant spaces residing between Major Anchor Tenants and Junior Anchor Tenants.

A. Primary Tenants are permitted up to **100 square feet of aggregate sign area** comprised of the following sign types:

- 1) Wall Fascia Signs or Channel Letter Signs
 - a. Maximum wall sign height shall not exceed 18 inches in height
 - b. Where Tenant logos are provided, the logo height shall not exceed 48 inches in height.
- 2) Blade Signs
- 3) Awning Face or Valance Signs (only if their assigned exterior façade already has fabric awnings).



- a. Tenant is only permitted to replace the Developer provided fabric with flame retardant fabric by Firesist® or approved alternate, at the Tenants expense and must reuse the existing Developer provided awning frame, unless otherwise approved by the Developer.
 - 4) Project Identity Signs are not permitted
 - B. Sign areas are to be determined by placing a calculating the area of rectangle placed around text of a letter sign. Where multiple lines of text or multiple types of signs are grouped together, sign area is to be determined by a constructing irregular geometric form at the perimeter of combined sign components and calculating the interior area.
 - C. Primary Tenants are permitted the following additional signs not included in the allowable aggregate sign area:
 - I. Window Signs (restricted to 25% of the window glass area)
 - II. Under Canopy Signs (restricted to one sign per public entrance)
 - III. Sandwich Boards (restricted to one sign only for restaurant and food retail establishments)
- IV. Secondary Tenant Identity:** defined on the Master Sign Plan and consist of Professional Office Tenants and Retail Tenants that reside at the second floor levels (Buildings C & D only).
- A. Retail Tenants will be permitted up to 30 square feet of aggregate sign area per frontage comprised of the following sign types:
 - 1) Wall Signs
 - a. Maximum total wall sign height including the logo or multiple lines of text shall not exceed 24 inches in height.
 - b. Blade Signs.
 - c. Awning Signs, Window Signs, Under Canopy Signs, Sandwich Boards and Project Identity Signs shall not be permitted.
 - d. Sign areas are to be determined by calculating the area within a rectangular-shaped form around the sign face. Where multiple lines of text or multiple types of signs are grouped closely together, the sign area is to be determined by calculating the area of the irregular geometric forms from the perimeter of the combined sign components and calculating the interior area.
 - B. Professional Office Tenants will ONLY be permitted a placard on the Developer's Directory Sign to be located at the First Floor Entrance to the Elevator Lobby. The placard shall indicate the Tenant's business name and suite number.
 - 1) The following signs for Secondary Tenants will not be permitted:
 - e. Fascia Signs
 - f. Channel Lettering Signs
 - g. Window Signs
 - h. Blade Signs
 - i. Awning Signs
- V. Outparcel Tenant Identity**
- A. Outparcel Tenants are identified on the Master Sign Plan and consist of the parcels on the north side of Bannerman Road.
 - B. Tenants/Buyers, at their sole cost and expense, shall install exterior building signage subject to approval of the Developer and Leon County.



- C. Signage for Outparcel tenants shall strictly conform to the Leon County Land Development Code (LDC) and, specifically, any additional requirements of the Bradfordville Commercial Auto-Oriented District (BC-1; Sec. 10-6.673) or Bradfordville Commercial Services (BCS; Section 10-6.675), the Bradfordville Commercial Center District (BCCD; Section 10-6.680) and Article IX (Signs), Chapter 10 of the LDC.
- D. Ground monument signs shall be consistent with the existing Bannerman Crossings ground signs. In no instance shall ground monument sign be taller than (6) six feet.
- E. In addition, all signage shall comply with the applicable Construction Requirements and Restrictions set forth in this document. See “General Signage Requirements” and “Sign Types” below.

VI. Project Identity

- A. Project Identity Signs are defined as monument, ground signs or wall mounted signs that exhibit the name of the development. Locations and graphic depictions of Project Identity Signs are provided in the attached Master Sign Plan and sign exhibits.
- B. Where applicable, Tenant panels may be included on Project Identity Signs. Such tenant panels will be determined at the discretion of the Developer and/or predetermined during lease negotiations.
- C. Tenant panels of Project Identity Signs shall be included in the aggregate sign area for each Tenant.
- D. As agreed to in the Lease Agreement, Tenant Panels will be of uniform size, color and typeface. Tenant panels shall consist of an opaque field in an effort to control glare.
- E. Tenant panels will be provided and maintained by the Developer at Tenant’s cost.

VII. Project Wayfinding

- A. Wayfinding Signs are defined as signs that inform pedestrians as to the locations of Tenants, parking, and site amenities within the development. Locations and graphic depictions of Wayfinding Signs are provided in the attached Master Sign Plan and sign exhibits.
- B. Where applicable, Tenant panels may be included on Wayfinding Signs. Such tenant panels will be determined at the discretion of the Developer and/or predetermined during lease negotiations.
- A. As agreed to in the Lease Agreement, Tenant Panels will be of uniform size, color and typeface. Tenant panels shall consist of an opaque field in an effort to control glare.
- C. Tenant panels will be provided and maintained by the Developer at Tenant’s cost.

3.02 SIGNAGE REQUIREMENTS:

- A. Sign Placement / Location
 - 1) In no case shall any ground sign be located in a Right-Of-Way.
 - 2) No portion of any building mounted sign shall extend above the parapet or roofline of a building.
- B. General Sign Requirements
 - 1) Internally Illuminated Wall Signs and Blade Signs are permissible, except for the following locations:
 - a. Wall and Blade Signs that face Bannerman Road (North Elevations of Buildings A, B & E)



- b. Wall and Blade Signs that face the main drive leading south into the site from the Bannerman Road round-a-bout (East Elevations of Buildings E & F and West Elevation of Building G). **Wall signs at these locations shall be limited to 10 square feet in area.**
 - c. Wall and Blade Signs that face the residential property to the west (West Elevations of Buildings A & C)
 - d. Wall and Blade Signs that face the residential property to the south (South Elevations of Buildings C, D, F & G)
- 2) Externally Illuminated Wall Signs must be illuminated from an external light source placed above the sign in order to illuminate the sign in a downward direction.
 - a. Exception: Externally Illuminated Wall Signs may be illuminated from an external light source from below the sign to illuminate the sign in an upward direction where overhanging rooflines exist and may act to contain light spill.
 - b. Approval of Externally Illuminated Wall Signs from a source below the sign and in an upward direction are subject to the discretion of the Developer and Leon County.
 - 3) Blade Signs which are not permitted to be internally illuminated may be illuminated from an external source in a downward direction or horizontal direction, provided the light is directed toward the sign face.
 - 4) Illuminated signage to be controlled via time clock and illuminated only during center hours
 - 5) Signs subject to Developer approval include interior signs visible from the exterior.
 - 6) All tenants with generic, non-trademarked business names must use one of the typefaces identified under "Project Typefaces" as their typeface for storefront sign letters. All deviations must be submitted and approved by the Developer.
 - 7) Contrasting colors should be used between the color of the background and the color(s) of the signs/logo.
 - 8) Sign design should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
 - 9) The cost, fabrication, installation and maintenance of all signs shall be the sole responsibility of the Tenant except those of the above noted Project Identity Signs and Wayfinding Signs.
 - 10) Creativity in sign design is encouraged; however, all designs must be consistent with the architectural theme of the development.
 - 11) The Developer has the right to grant or refuse approval of any sign regardless of whether or not it meets the above listed guidelines.
 - 12) The name of the sign vendor/manufacturer shall not be visible on Tenant signs.

C. Prohibited Signs:

- 1) Painted Wall Signs
- 2) Marquee Signs
- 3) Rear Illuminated "Halo" Channel Letter Signs
- 4) Above Canopy Signs (Signs that are mounted to top of structure)
- 5) Animated Wall signs such as flashing, moving or changing lights
- 6) Box/Cabinet type signs
- 7) Roof mounted signs
- 8) Paper, cardboard, Foamcore, and Cloth signs
- 9) Signs fabricated with acrylic letters
- 10) Changeable copy signs
- 11) Pennants and flags



- 12) Inflatable signs
- 13) Neon signs

D. **Temporary Signs:**

- 1) Grand Opening banners (restricted to 21 days in any 12 months)
- 2) Seasonal / Promotional Signs (restricted to 14 days in any 3 months)
- 3) Seasonal decorations, if allowed, shall be at the sole and absolute discretion of the Developer.

E. **Sign Types:**

- 1) **Channel Letter Signs:** are signs made of individual letters and are located on and parallel to a building wall.



- a. Channel Letter Signs shall not be mounted more than eight (8") inches from face of wall
 - b. The overall size and area requirements for Channel Letter Signs shall comply with the maximum allotted sign size and area requirements listed in the Sign Classifications for each tenant.
 - c. Channel Letter Signs shall not be mounted to a cabinet
 - d. Individual letters should be three dimensional, with a minimum depth of three (3) inches
 - e. Channel Lettering Signs can be either externally illuminated or internally illuminated subject to restrictions noted in 3.02 (B) above.
- 2) **Wall Fascia (Panel) Signs:** are signs that are incorporated within a larger panel mounted on or parallel to a building wall and do not fall under the category of Individual Channel Lettering signs.



- a. Wall Fascia Signs shall not be mounted more than eight (8") inches from face of wall



- b. The overall size and area of Fascia Signs shall count towards the maximum allotted sign size and area requirements listed in the Sign Classifications for each tenant
 - c. Wall Fascia Signs can be either externally illuminated or internally illuminated subject to restrictions noted in 3.02 (B) above.
- 3) **Blade Signs:** are signs that are oriented perpendicularly to the building and are suspended from a bracket or armature that is structurally affixed the building.



- a. Blade Signs shall only be mounted on wall areas below the second floor
 - b. Blade Signs shall not exceed sixteen (16) square feet in size
 - c. No portion of Blade Signs shall project more than four (4) feet from face of wall
 - d. No portion of Blade Signs shall be lower than eight (8) feet from top of sidewalk or grade
 - e. Materials for Blade Signs shall be restricted to wood, metal and paint and shall be complimentary to the architectural character and details of the development
 - f. Blade Signs may be internally illuminated subject to compliance with Section 3.02B
- 4) **Awning Face Signs:** are signs applied to the sloped face of a fabric awning.



- a. Awning face signs shall be limited to 20% of the face area of the awning
- b. Awning Face Signs should not exceed two third of the horizontal width of the awning
- c. Awning Face Signs materials are limited to vinyl or paint directly applied to awning fabric
- d. Awning Face Signs shall only be externally illuminated



5) **Awning Valance Signs:** are signs applied to the awning valance.



- a. Awning Valance Signs shall not exceed two third of the vertical height of the valance or twelve (12) inches maximum, whichever is less
- b. Awning Valance Signs should not exceed two third of the horizontal width of the awning
- c. No portion of the Awning Valance Sign shall be lower than eight (8) feet from top of sidewalk or grade
- d. Awning Valance Signs materials are limited to metal, vinyl or paint directly applied to awning

6) **Under Canopy Signs:** are signs that are suspended from under the canopy, perpendicular to the building façade near a doorway.



- a. Every tenant is allowed only one Under Canopy Sign per each public entrance
- b. Under Canopy Signs shall not exceed four (4) square feet in area
- c. Under Canopy Signs must have a two inch maximum thickness
- d. The area for Under Canopy Signs shall not count towards the total sign area permitted for each tenant
- e. No portion of Under Canopy Signs shall be lower than eight (8) feet from top of sidewalk
- f. Under Canopy Signs shall not be internally illuminated
- g. Materials for Under Canopy Signs shall be restricted to wood, metal and paint only



7) **Window Signs:** are permanent signs mounted to the inside face of storefront glazing.



- Tenants are permitted watermark type window lettering consisting of the Tenant's brand or logo, centered in the Tenant's windows, 36" to horizontal center, in translucent frosted vinyl 4" lettering only
- Typical store hours/charge card acceptance decals are permitted, in white lettering centered at bottom of the Tenant space entry door or in the lower corner of the storefront window next to the store entrance
- Window Signs shall not be illuminated
- The area for Window Signs shall not count towards the total sign area permitted for each tenant but shall be restricted to 25% of the glass area.

8) **Sandwich Board Signs:** are temporary free standing A-frame signs that display information related to Tenant sales.



- Only Restaurant and food retail tenants are allowed to use Sandwich Board Signs
- A maximum of one Sandwich Board Sign is allowed per tenant
- Only wood frames with black chalk boards are allowed to be used
- Maximum allowable area not to exceed six (6) square feet per sign side



F. Project Typefaces:

Helvetica

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

Helvetica Italic

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

Garamond

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

1234567890

Garamond Italic

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

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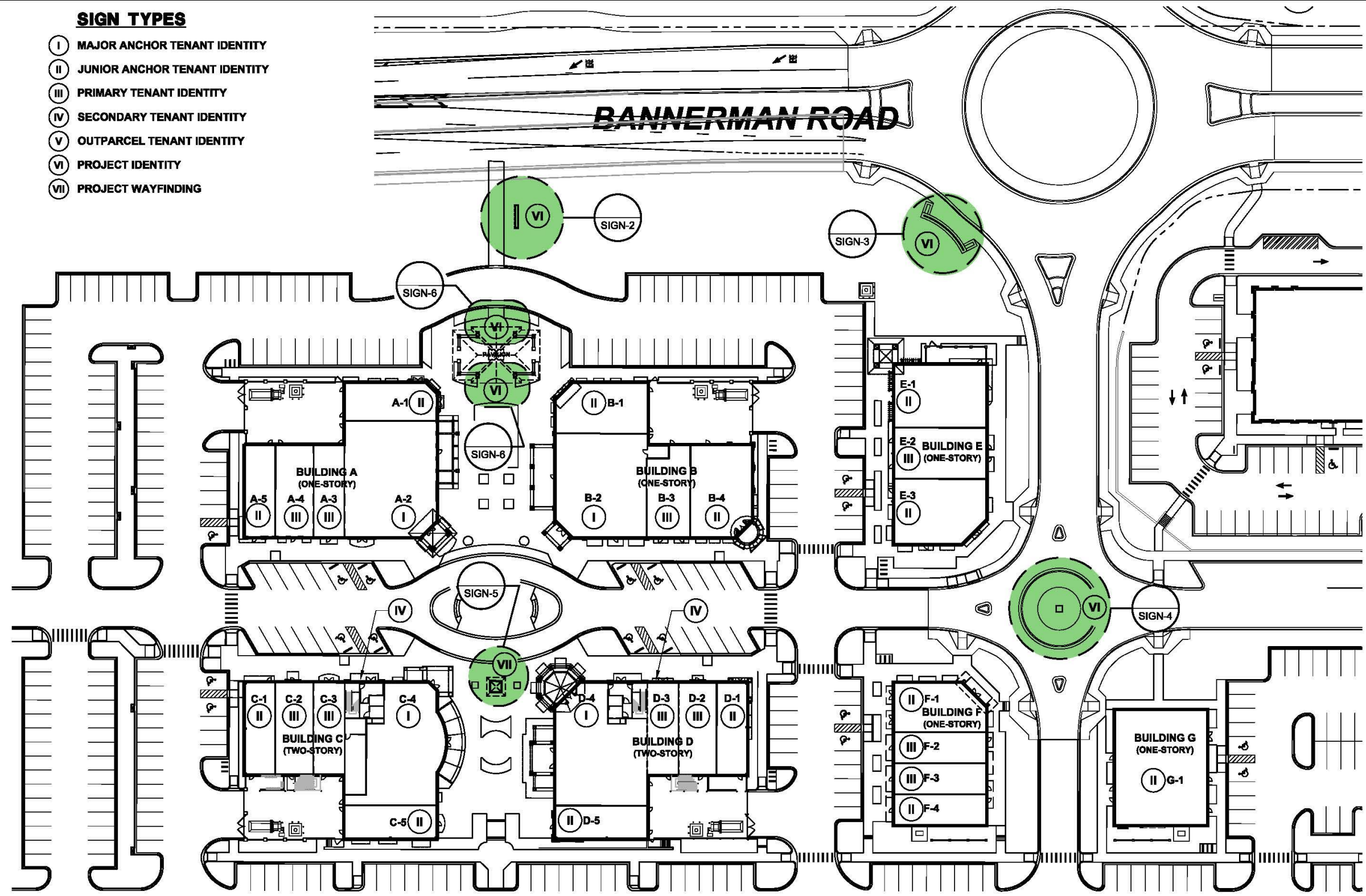
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1234567890



SIGN TYPES

- I MAJOR ANCHOR TENANT IDENTITY
- II JUNIOR ANCHOR TENANT IDENTITY
- III PRIMARY TENANT IDENTITY
- IV SECONDARY TENANT IDENTITY
- V OUTPARCEL TENANT IDENTITY
- VI PROJECT IDENTITY
- VII PROJECT WAYFINDING



1 MASTER SIGN PLAN
NO SCALE SOUTH COMMERCIAL

FWH Architects
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no.	date	revision descriptions

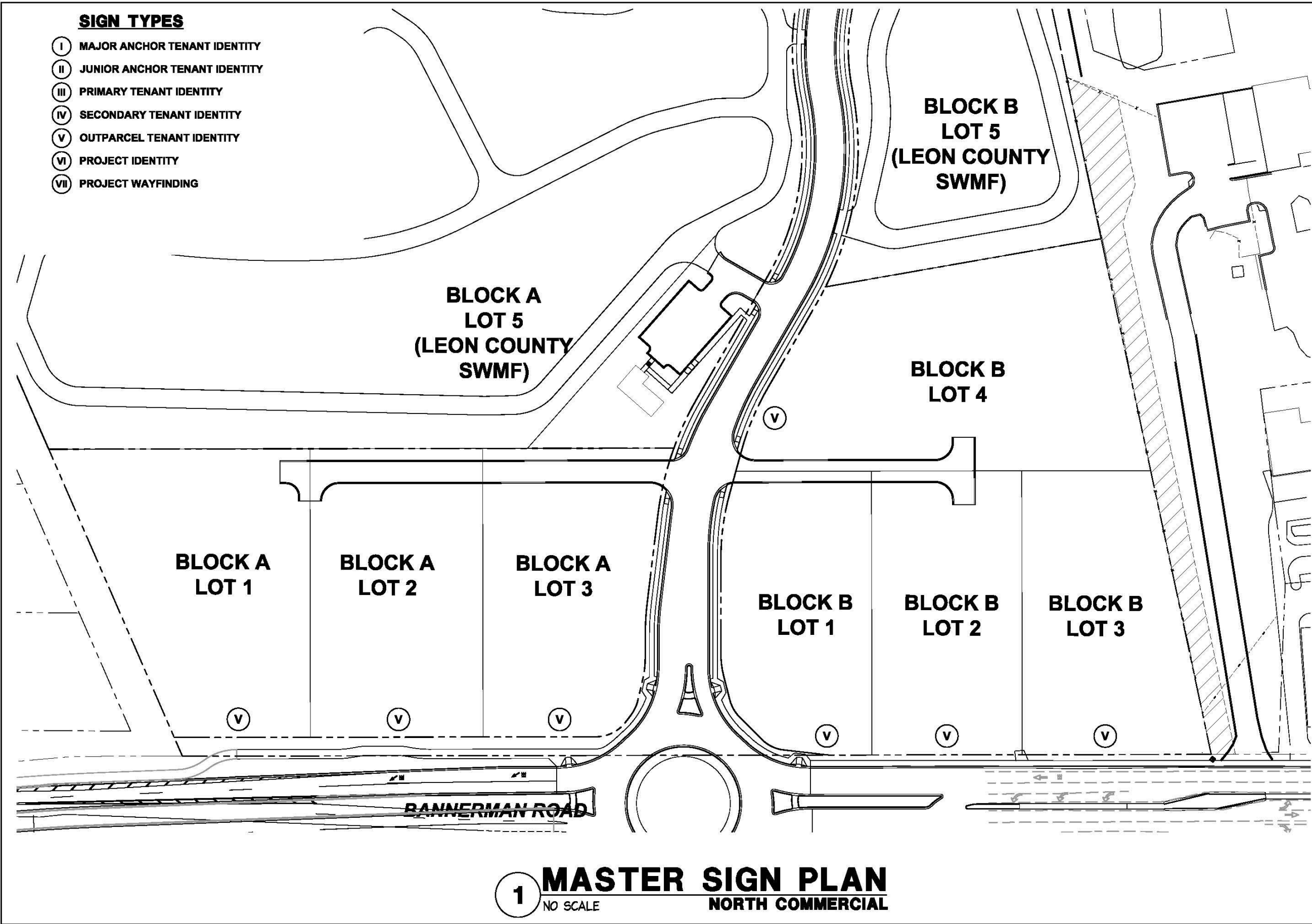
BANNERMAN CROSSINGS
SWC OF THOMASVILLE ROAD
AND BANNERMAN ROAD
TALLAHASSEE, FLORIDA

02.12.16
date
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comm. no.
MASTER
SIGN PLAN
SOUTH COMMERCIAL

SIGN-1a

SIGN TYPES

- I MAJOR ANCHOR TENANT IDENTITY
- II JUNIOR ANCHOR TENANT IDENTITY
- III PRIMARY TENANT IDENTITY
- IV SECONDARY TENANT IDENTITY
- V OUTPARCEL TENANT IDENTITY
- VI PROJECT IDENTITY
- VII PROJECT WAYFINDING



1 MASTER SIGN PLAN
NO SCALE
NORTH COMMERCIAL

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no.	date	revision description

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SWC OF THOMASVILLE ROAD
AND BANNERMAN ROAD
TALLAHASSEE, FLORIDA

02.12.16
date
13075
controll. no.
MASTER SIGN PLAN
NORTH COMMERCIAL

SIGN-1b



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no.	date	revision description

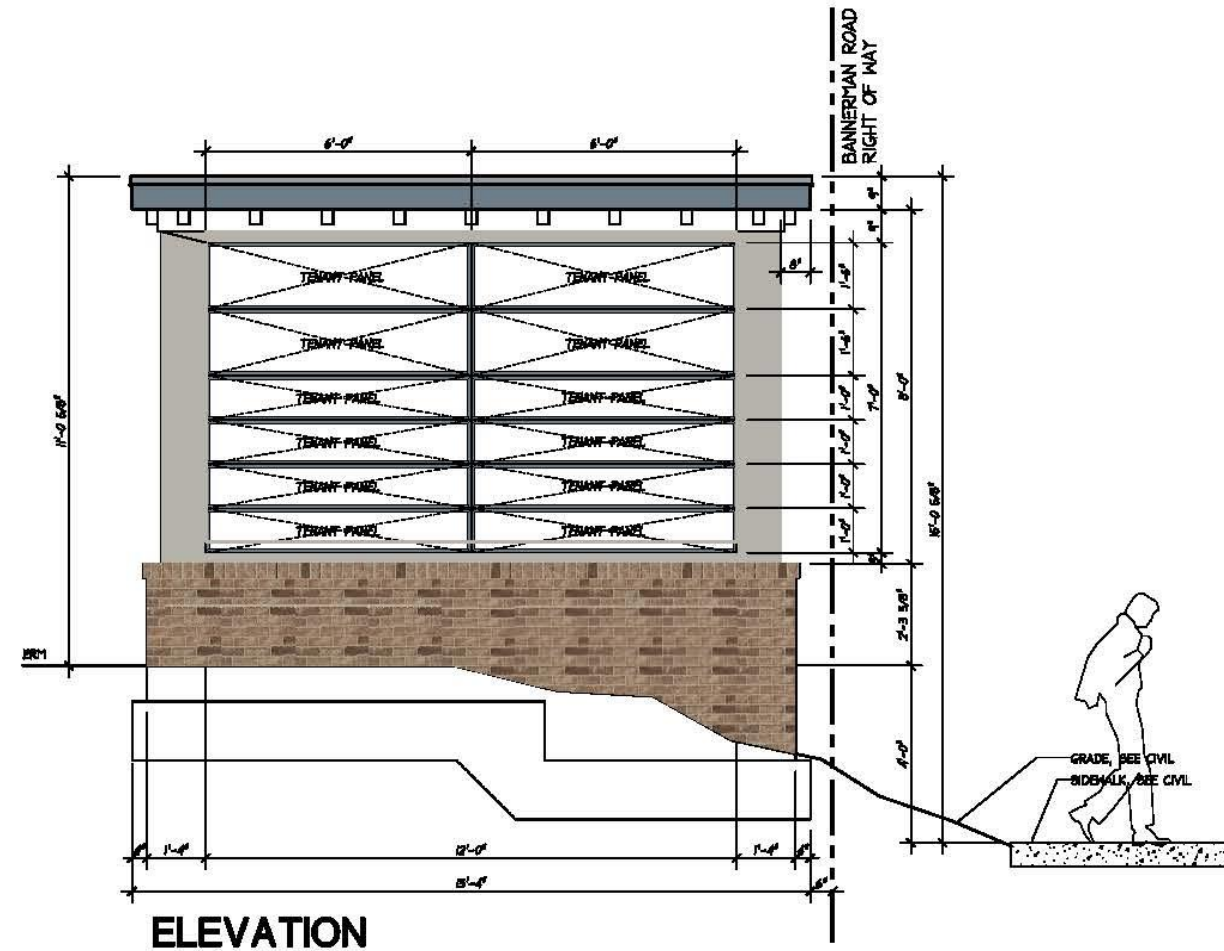
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 AND BANNERMAN ROAD
 TALLAHASSEE, FLORIDA

02.12.16
DATE

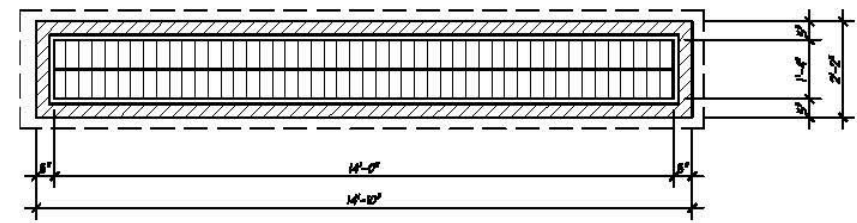
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CONTR. NO.

PROJECT IDENTITY
 SIGN

SIGN-2



ELEVATION



PLAN VIEW

**PROJECT IDENTITY SIGN
 AT BANNERMAN ROAD**

2 SCALE: 1/4" = 1'-0"



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no.	date	revision description

BANNERMAN CROSSINGS
 SWC OF THOMASVILLE ROAD
 AND BANNERMAN ROAD
 TALLAHASSEE, FLORIDA

02.12.16
 date

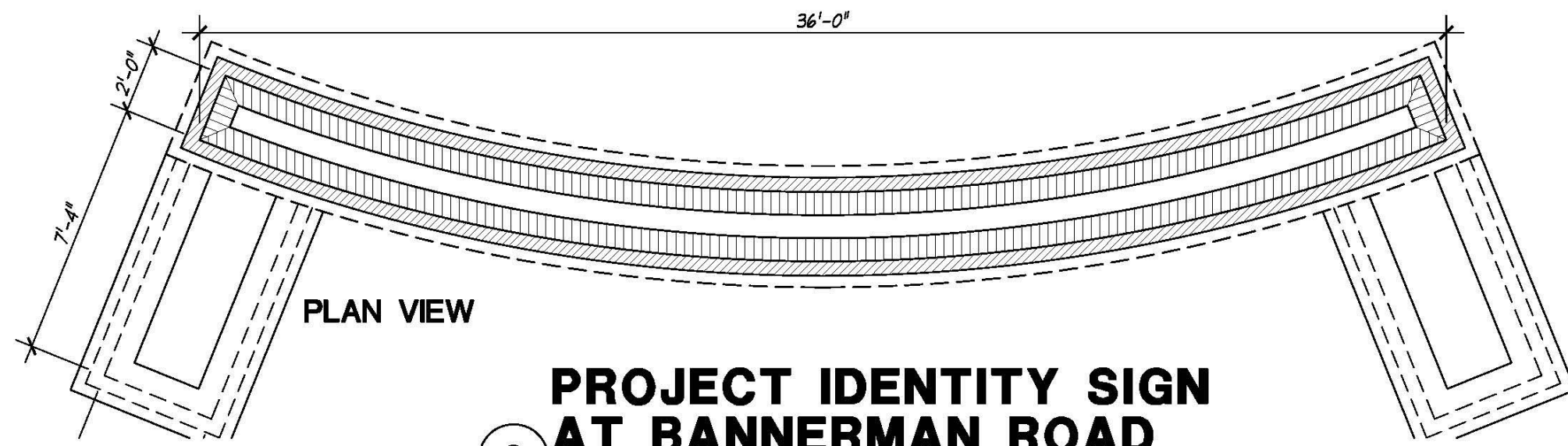
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PROJECT IDENTITY
 SIGN

SIGN-3



ELEVATION



PLAN VIEW

**PROJECT IDENTITY SIGN
 AT BANNERMAN ROAD**

3

SCALE: 1/4" = 1'-0"



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no.	date	revision description

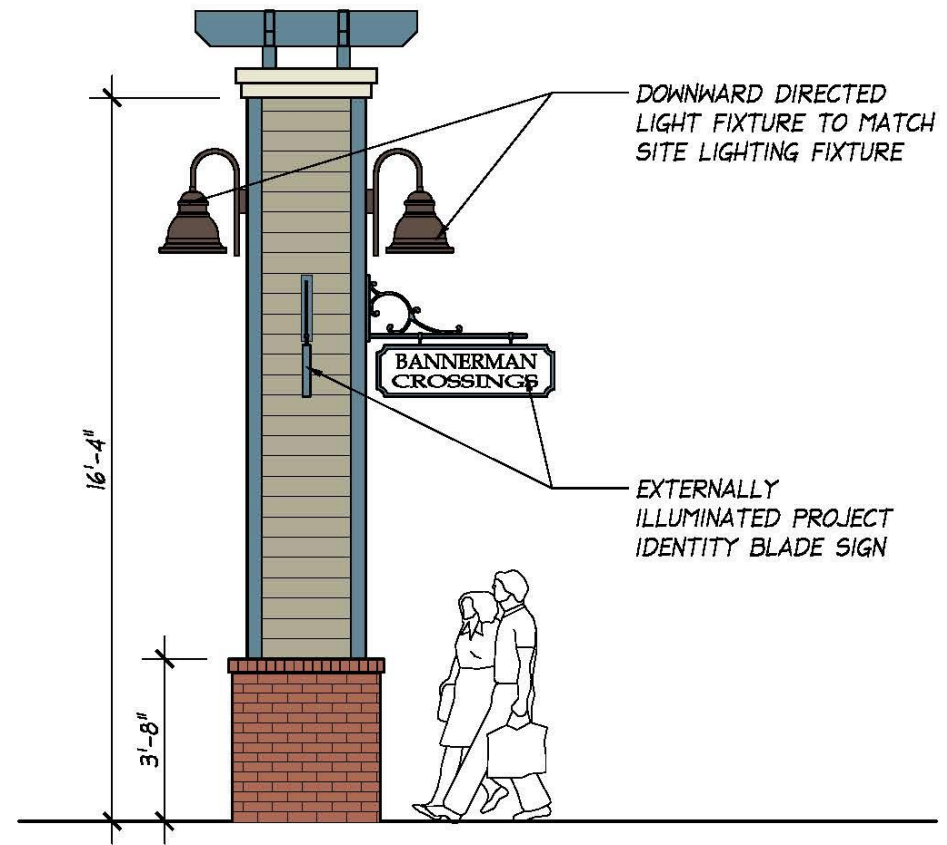
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 CROSSINGS**
 SWC OF THOMASVILLE ROAD
 AND BANNERMAN ROAD
 TALLAHASSEE, FLORIDA

02.12.16
date

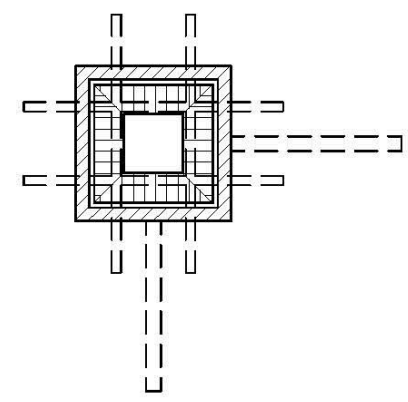
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PROJECT IDENTITY
 SIGN

SIGN-4



ELEVATION



PLAN VIEW

**PROJECT IDENTITY SIGN
 AT INTERIOR ROUND-A-BOUT**

4 SCALE: 1/4" = 1'-0"



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no.	date	revision descriptions

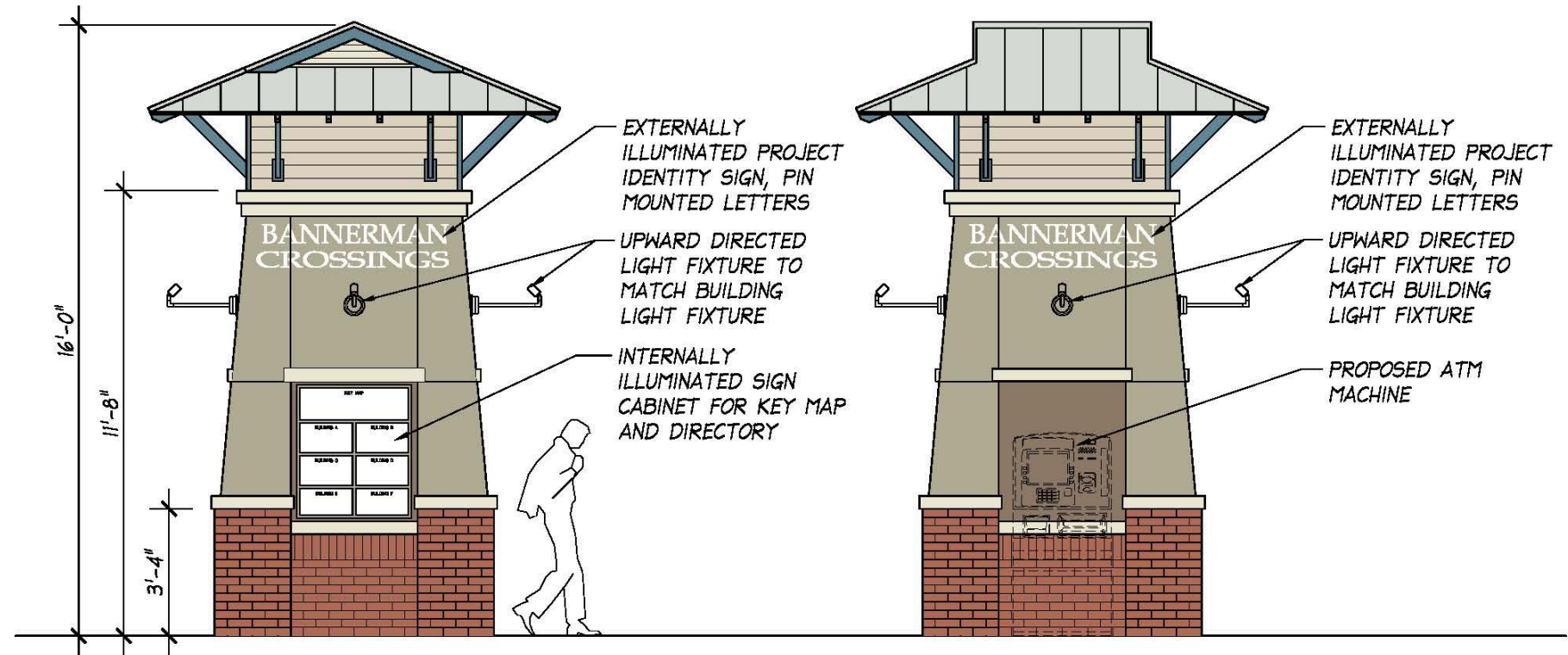
**BANNERMAN
 CROSSINGS**
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 AND BANNERMAN ROAD
 TALLAHASSEE, FLORIDA

02.12.16
 date

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 contr. no.

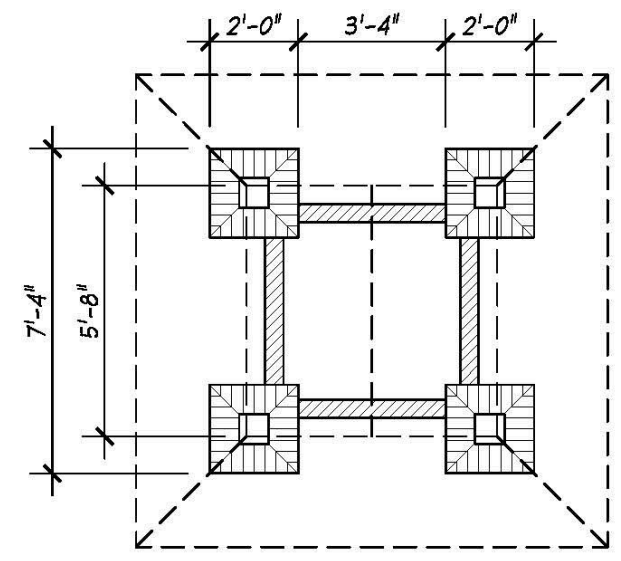
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 SIGN

SIGN-5

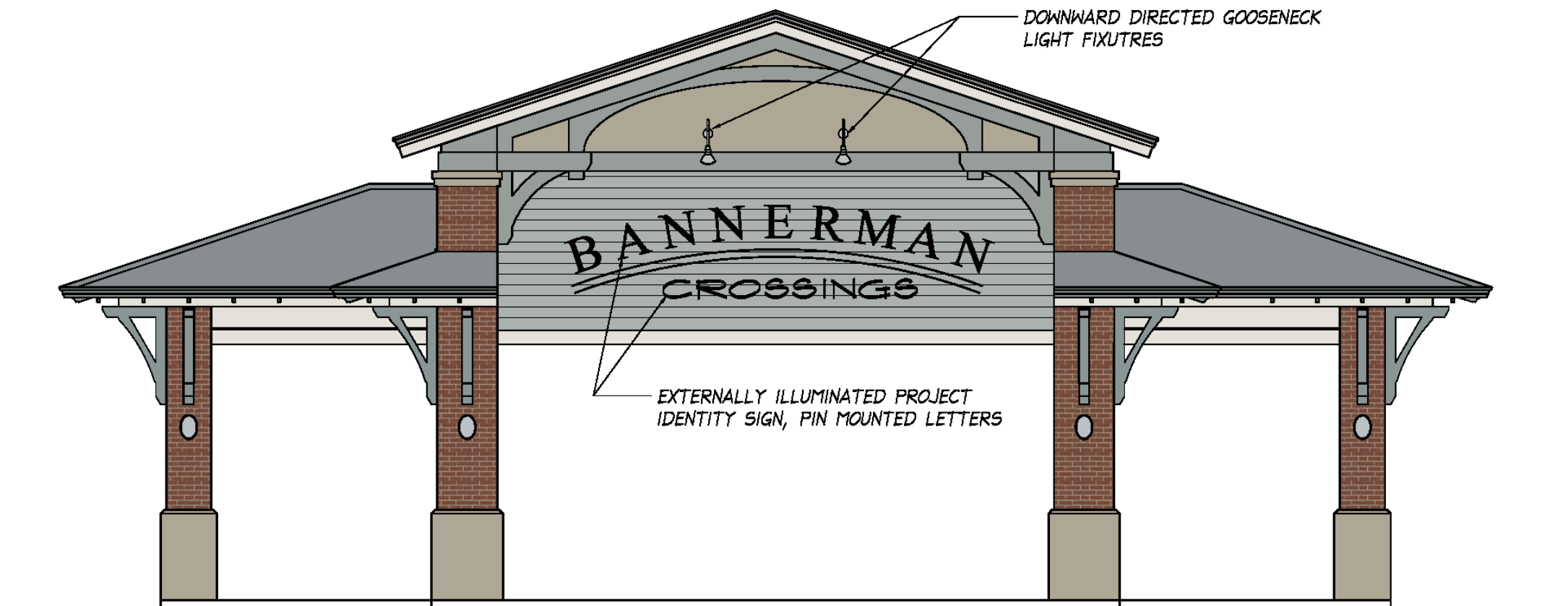


FRONT ELEVATION

SIDE ELEVATION



5 WAYFINDING SIGN AT PLAZA
 SCALE: 1/4" = 1'-0"



6 WALL MOUNTED
PROJECT IDENTITY AT PAVILION
 SCALE: 3/16" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION

**BANNERMAN
 CROSSINGS**
 SWC OF THOMASVILLE ROAD
 AND BANNERMAN ROAD
 TALLAHASSEE, FLORIDA

02.12.16
 date
 13075
 control no.
 PROJECT IDENTITY
 SIGN

SIGN-6

BANNERMAN CROSSINGS – EXHIBIT A SITE STANDARDS

4.00 BENCHES



4.01 TRASH RECEPTACLES



4.02 BIKE RACKS



4.03 BOLLARDS



4.04 PLANT CONTAINERS



4.05 HARDSCAPING

Type 1

Bremen 4x8 (aka Brickstone)
60MM Thickness
Pattern- 45 degree herringbone
Color- Seawatch Blend
Location- pedestrian plazas/
sidewalks



Type 2

Cobblestone- Large Rectangle
Units only
80MM Thickness
Pattern- 45 degree herringbone
Color- Slate Blend
Location- Vehicular use areas



Type 3

American Cobble- Tumbled
70MM Thickness
Color- Buff/Charcoal Blend
Location- Parking Stalls



Type 4

Grand American Cobble-Tumbled
70MM Thickness
Color- Buff/Charcoal/ Dark Brown
Blend
Location- Vehicular Use Areas



4.06 LANDSCAPE PLANTING

Trees



Tulip Poplar



Red Maple



Southern Magnolia



Bald Cypress



Nellie Stevens Holly

Shrubs



Needlepoint Holly



Camellia Sasanqua Shishi Gashira



Dwarf Loropetalum

Groundcovers



Arachis (Eco – Turf)



Lily of the Nile – Agapanthus



Asiatic Jasmine

Turf grass lawns



Tifway 419 Bermuda Grass



BANNERMAN CROSSINGS – EXHIBIT B BUILDING & SITE LIGHTING

5.00 WALL MOUNTED ACCENT LIGHTING



W1



W7



W9



W11



W16



W18



W4



W12



W8



5.01 WALL MOUNTED GOOSENECK ACCENT LIGHTING



W2



W5



W3



5.02 CEILING MOUNTED LIGHTING



W15



W19



W10



W14



5.03 SITE LIGHTING

