

CENTERPOINT DISTRIBUTION CENTER COMMON SIGNAGE PLAN

Project Location: 1733, 1757, 1805 TW Alexander Drive

Sign Plan Prepared by: Modulex Carolinas 873 Perry Rd, Apex NC 27502 Lauren Sapikowski lauren@modulexamericas.com 704-450-1082

Regulatory Jurisdiction: City of Durham Planning Department

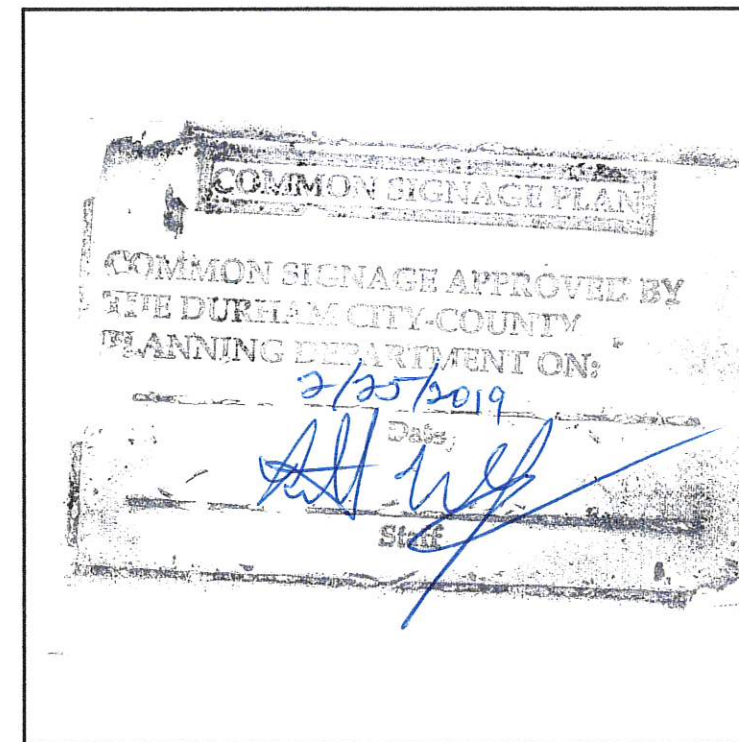
Parcel Numbers: 208056, 196821, 157366

Tax District: County/City Durham

No Subdivision

Owners: Bluebird Bio Inc Address: Chief Legal Officer 60 Binney St Cambridge, MA 02142
Duke Raleigh Alexander Drive LP 600 East 96th St. STE 100 Indianapolis IN 46240
Duke Realty Limited Partnership Real Estate Tax Advisors LLC PO Box 40509 Indianapolis IN 46240

Case Number: CS1900003



Common Sign Plan Required due to shared access road. Plan provides the following:

- A) Consistency among signs on the premises with regard to location of each sign on the building(s), size of the signage allotted per use, business or outparcel, color scheme (including signs otherwise exempt from regulation), lettering or graphic style, materials and lighting.
- B) The allocation of signage among the various uses, businesses, or outparcels shall be determined by the owner of the lot or building, or their authorized agent, but shall in no case exceed the limitations established in this Section.
- C) The Master Sign Plan shall be approved by the Planning Director prior to the issuance of any sign permits.
- D) The Master Sign Plan may be modified by the owner or their authorized agent, so long as any nonconformities thereby created are brought into compliance with the revised Master Sign Plan and the current requirements of this Article within 90 days of its approval by the Planning Department.

modulex



No Signs to be placed in Right of Way which is along TW Alexander Only. Private access drive is not considered part of right of way. Any sign not visible from right of way further into property does not need a sign permit.

Additional signs are allowed in a development with an approved common signage plan for a street frontage that exceeds 300 feet. If multiple ground signs are placed on a single street frontage, no individual sign shall exceed 80 square feet in area and there shall be a minimum of 150 feet between the signs.

Setbacks

- a. If the sign height is six feet or less, there shall be no minimum setback required from the property line.
- b. If the sign height is over six feet:

- (1) For sign areas of 32 square feet or less, a minimum setback of five feet from all property lines shall be required.

- (2) For sign areas of more than 32 square feet, a minimum setback of 10 feet from all property lines shall be required.

Signs in this Plan pertain to those ground signs placed along the visible right of way indicated in Red along TW Alexander and those wall signs on building faces facing TW Alexander indicated by hard red line.

Any other signage on the property that is not visible from the right of way is exempt from City signage regulations.

Signage within the visible right of way includes:

- Development Site sign
- Tenant Ground Signs
- Tenant Wall signs

Wayfinding signage is not supported in these areas as there is not enough distance (150' min) between Development and Tenant ground signs. Non permit incidental signs are only type of signs that can be placed in the red area.

(This information taken from Durham UDO Sections 11.2, 11.6)



modulex

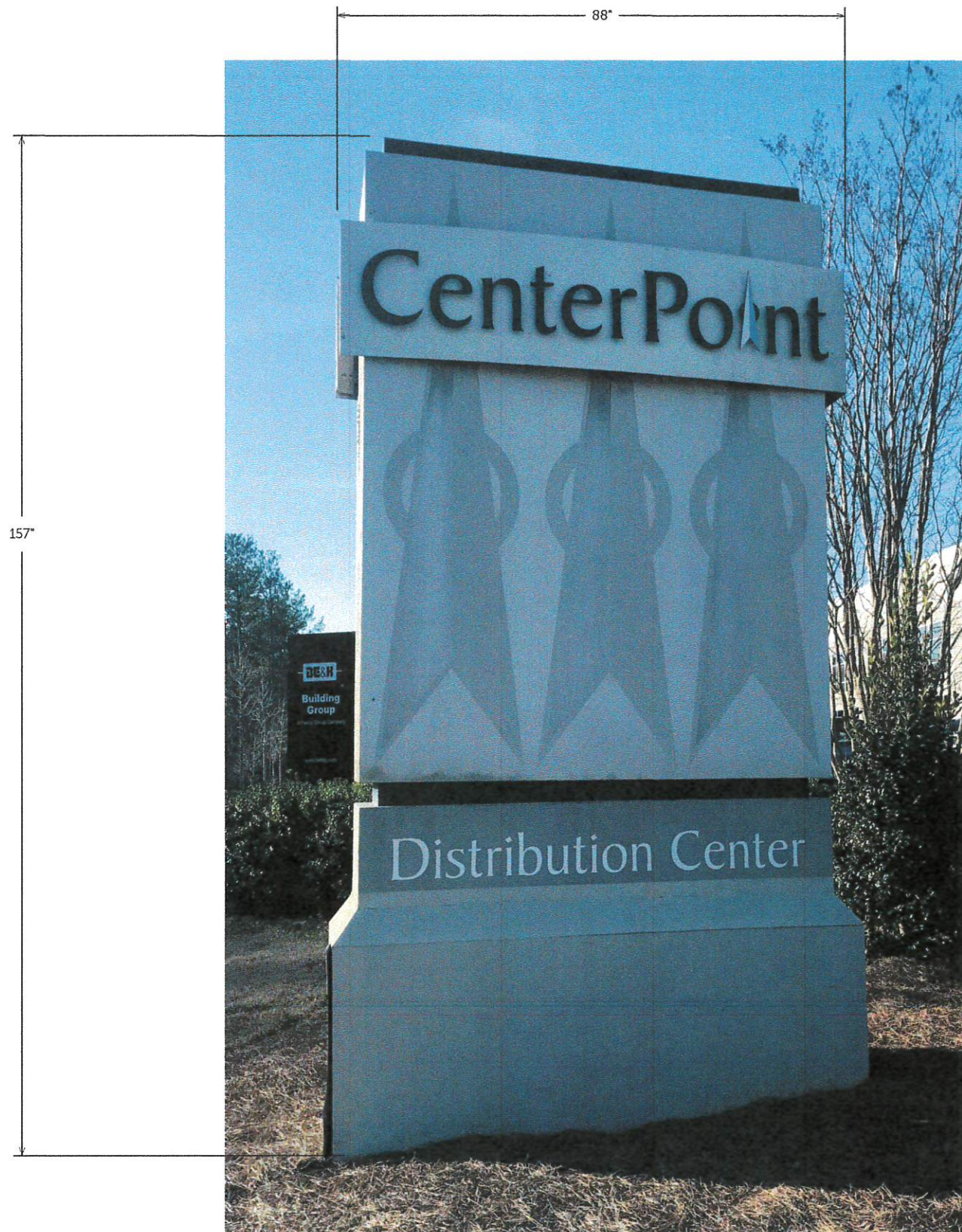
This drawing is the property of Modulex. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from Modulex.

PROJECT: CenterPoint Distribution Center
1733, 1757, 1805 TW Alexander Drive

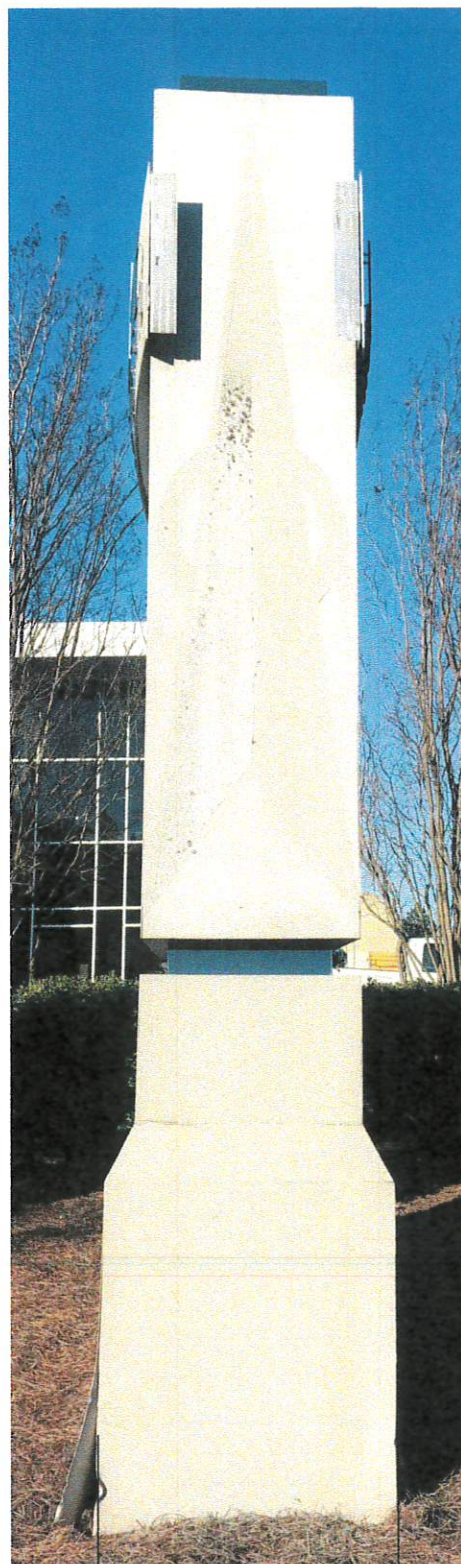
DATE: February 8, 2019
REVISION: Original

LOCATION PLAN - SITE

96 sq ft



Face View

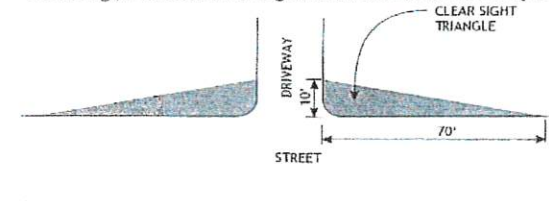


Side View

Site Triangle -See setback rules on location plan page

Driveways

For any driveway, a sight triangle measuring ten feet from the back of curb and extending 70 feet from the edge of each side of the driveway shall be required.



Tenant Names and addresses can be added to this sign as long as they are in compliance with fonts. No trademarked tenant logos are allowed.

Back side view



SIGNAGE SPECIFICATIONS

Signage based on existing conditions Feb 8, 2019

Location: QTy 2 Location at each private entrance off TW Alexander Dr.

Material: aluminum cabinet with painted graphic accents, dimensional cut aluminum lettering and vinyl text.

Illumination: Current sign is not illumination but external spotlight or internal illumination with face lit translucent acrylic and vinyl or reverse halo illumination in future is acceptable.

Letter Style: Development Font: Classico URW Regular
Supplementary Tenant Font: Gotham Rounded medium

Colors: Building Color: Light Charcoal
Accent Color: Dark Blue
Supplementary Color: Medium Charcoal
White
Black

DATE: February 8, 2019
DRAWN BY: LS
REVISION: Original



* Colors shown in this drawing are for presentation purposes only. For actual colors, refer to color match sample. * Modulex does not check for errors in production artwork provided by client, including logos. Clients are responsible for any production errors as a result of artwork discrepancies or mistakes.

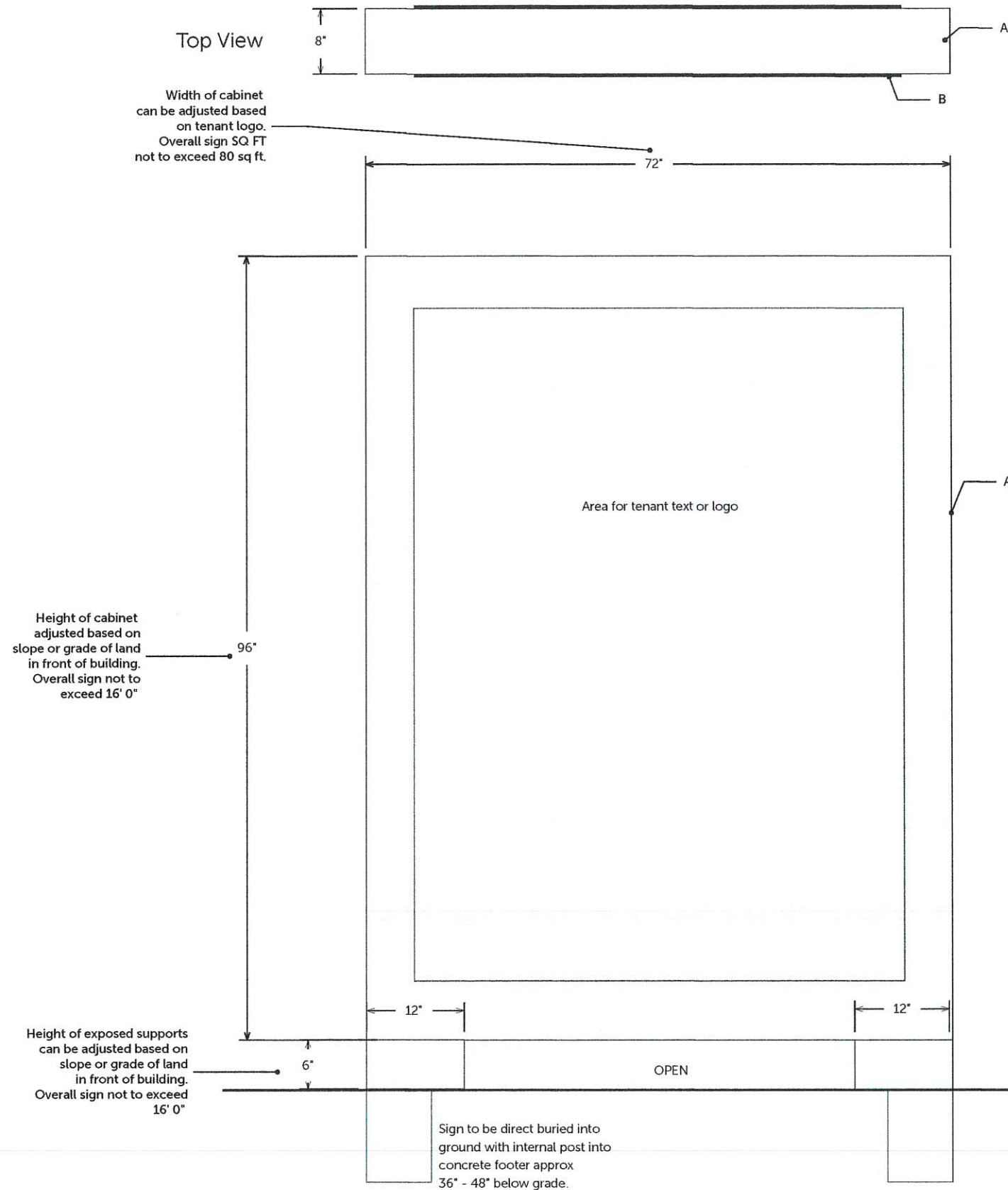
This drawing is the property of Modulex. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from Modulex.

PROJECT: CenterPoint Distribution Center **FUNCTION OF SIGN:** Development ID
1733, 1757, 1805 TW Alexander Drive

SCALE: NTS

SIGN TYPE **DI**

All ground sign applications must include landscaping plan per City Requirements.



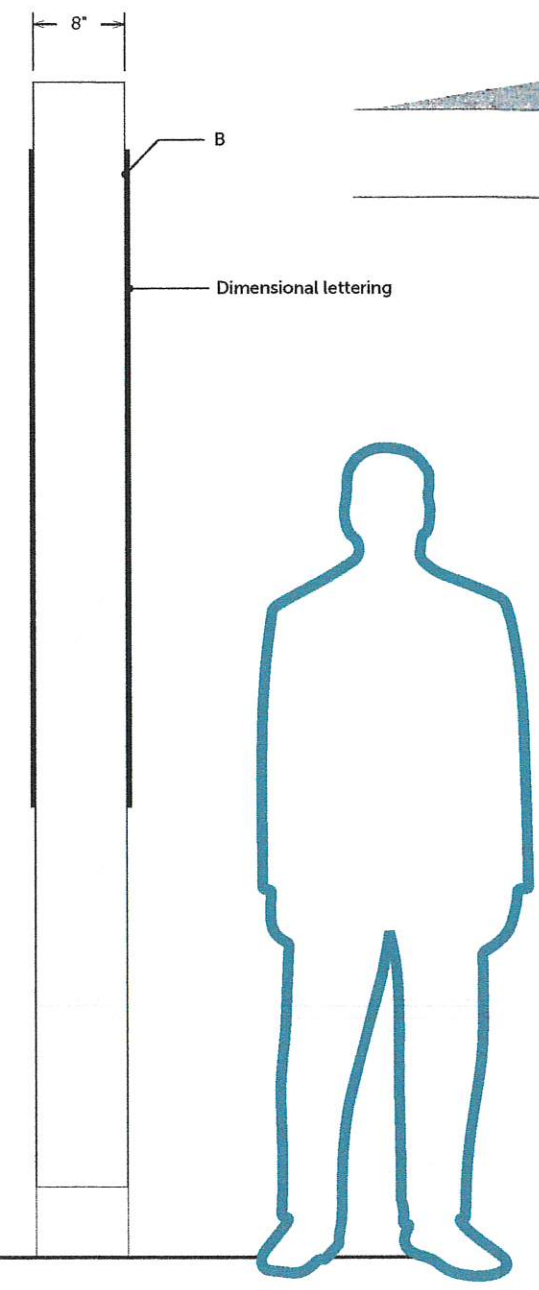
Width of cabinet can be adjusted based on tenant logo. Overall sign SQ FT not to exceed 80 sq ft.

Height of cabinet adjusted based on slope or grade of land in front of building. Overall sign not to exceed 16' 0"

Height of exposed supports can be adjusted based on slope or grade of land in front of building. Overall sign not to exceed 16' 0"

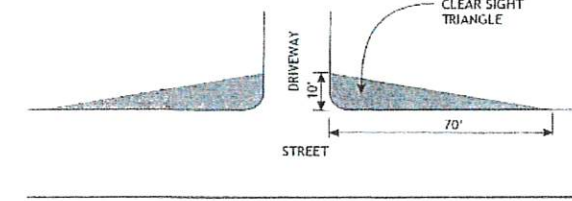
Pylon sign supports shall consist of at least 30% of the total sign width; each single support shall consist of at least 15% of the total sign width.

Side View



Site Triangle - See setback rules on location plan page

Driveways
For any driveway, a sight triangle measuring ten feet from the back of curb and extending 70 feet from the edge of each side of the driveway shall be required.



SIGNAGE SPECIFICATIONS

Tenant ID- Ground

Location: 1 for each address 1733 and 1805 TW Alexander

Material: aluminum cabinet with dimensional cut aluminum or acrylic lettering for tenant text or trademarked logo.

Illumination: external spotlight or internal illumination with translucent acrylic and vinyl or reverse halo illumination is acceptable.

Letter Style: Development Font: Classico URW Regular
Supplementary Tenant Font: Gotham Rounded medium

The Planning Director, or designee, may allow deviations to the lettering style of proposed or existing common signage plans to accommodate state and federally registered trademarks (logos) if the Planning Director, or designee, determines that the intent of the common signage plan requirements will be maintained. In allowing deviations, the Planning Director, or designee, may limit the logo size.

Colors: Cabinet Color: Light Charcoal OR Dark Blue
Graphics Colors, White, Black, Dark Blue OR trademarked logo colors as indicated above.

DATE: February 8, 2019
DRAWN BY: LS
REVISION: Original



* Colors shown in this drawing are for presentation purposes only. For actual colors, refer to color match sample. * Modulex does not check for errors in production artwork provided by client, including logos. Clients are responsible for any production errors as a result of artwork discrepancies or mistakes.

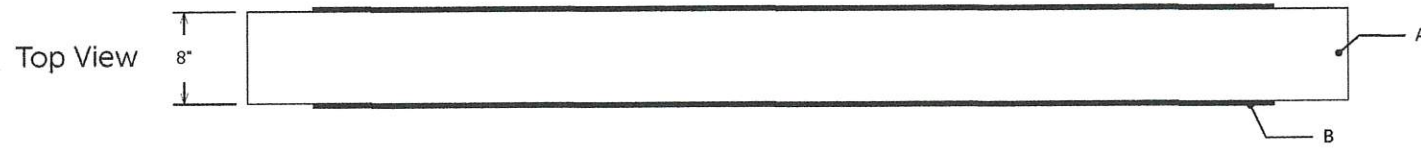
This drawing is the property of Modulex. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from Modulex.

PROJECT: CenterPoint Distribution Center **FUNCTION OF SIGN:** Tenant ID-Pylon
1733, 1757, 1805 TW Alexander Drive

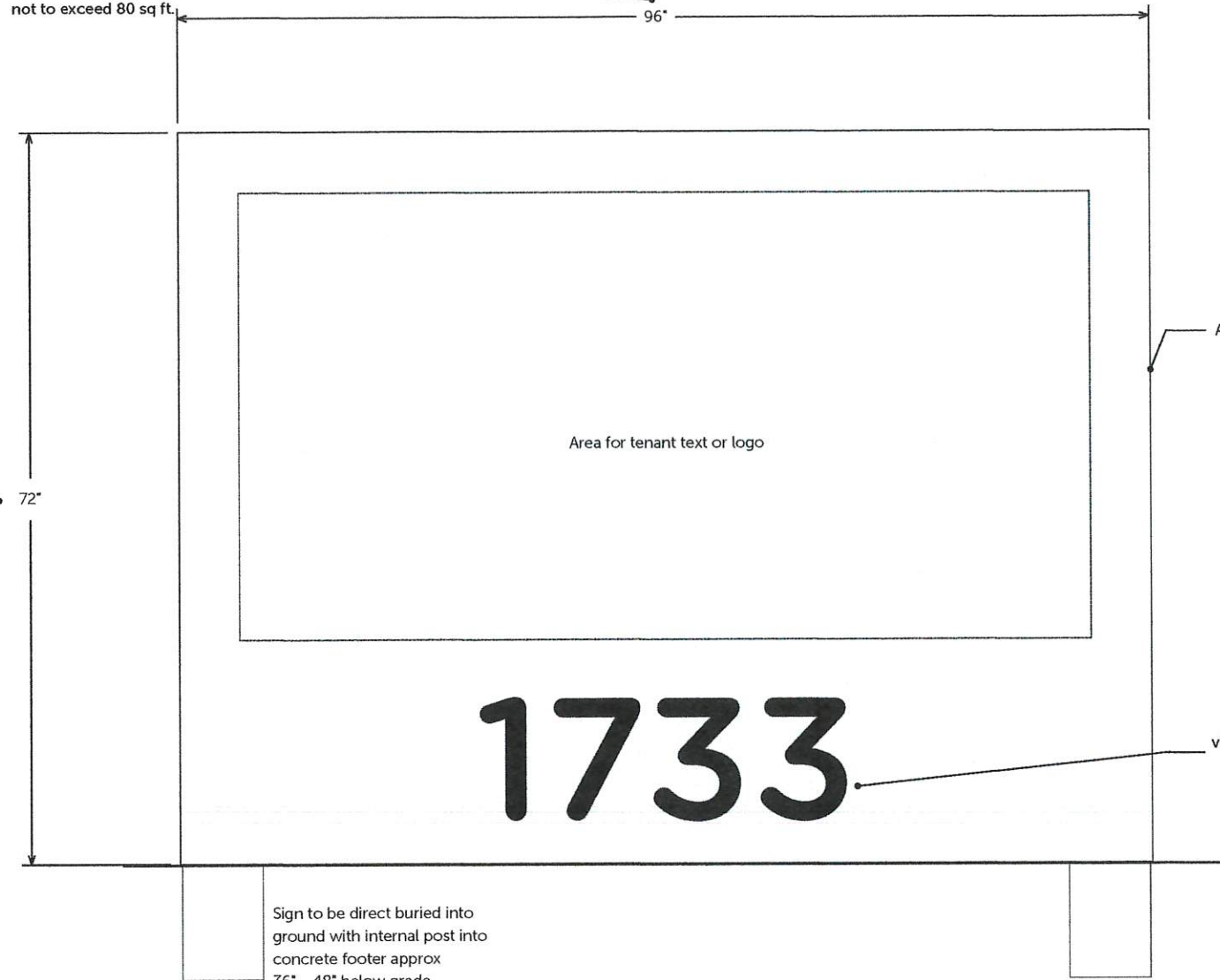
SCALE: 1/16" = 1"

SIGN TYPE TIP

All ground sign applications must include landscaping plan per City Requirements.



Width of cabinet can adjusted based on tenant logo. Overall sign SQ FT not to exceed 80 sq ft.

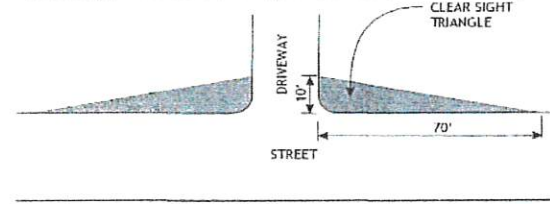


Height of cabinet not to exceed 6' 0"

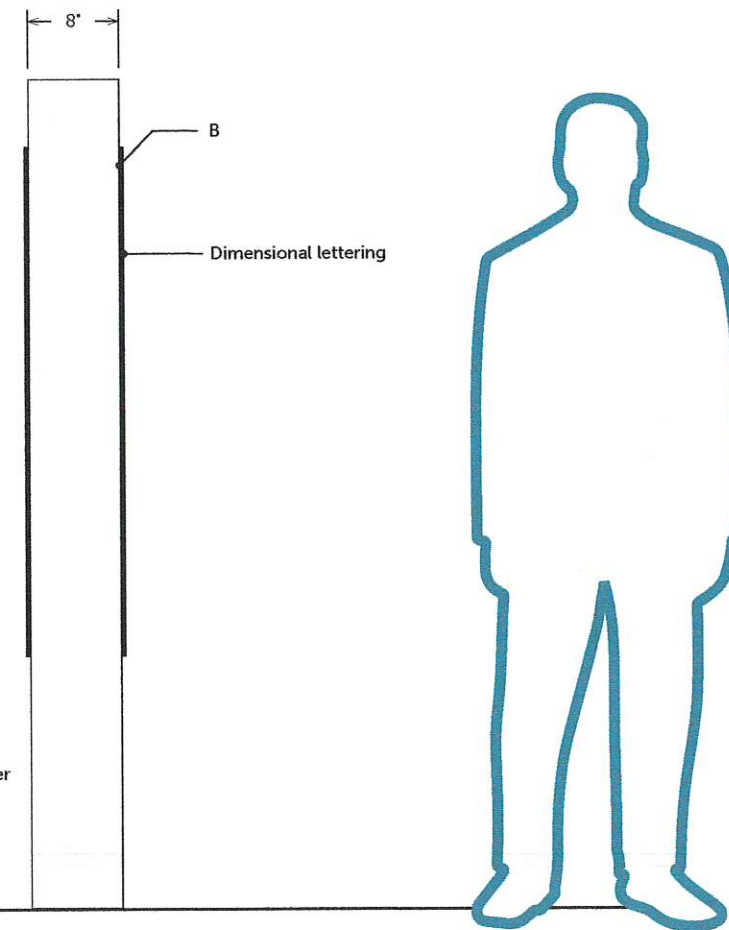
Site Triangle -See setback rules on location plan page

Driveways

For any driveway, a sight triangle measuring ten feet from the back of curb and extending 70 feet from the edge of each side of the driveway shall be required.



Side View



SIGNAGE SPECIFICATIONS

Tenant ID- Ground

Location: 1 for each address 1733 and 1805 TW Alexander

Material: aluminum cabinet with dimensional cut aluminum or acrylic lettering for tenant text or trademarked logo. Vinyl copy for address number.

Illumination: external spotlight or internal face lit illumination with translucent acrylic and vinyl or reverse halo illumination is acceptable.

Letter Style: Development Font: Classico URW Regular
Supplementary Tenant Font: Gotham Rounded medium

The Planning Director, or designee, may allow deviations to the lettering style of proposed or existing common signage plans to accommodate state and federally registered trademarks (logos) if the Planning Director, or designee, determines that the intent of the common signage plan requirements will be maintained. In allowing deviations, the Planning Director, or designee, may limit the logo size.

Colors: Cabinet Color: Light Charcoal OR Dark Blue
Graphics Colors, White, Black, Dark Blue OR trademarked logo colors as indicated above.

DATE: February 8, 2019

DRAWN BY: LS

REVISION: Original



* Colors shown in this drawing are for presentation purposes only. For actual colors, refer to color match sample. * Modulex does not check for errors in production artwork provided by client, including logos. Clients are responsible for any production errors as a result of artwork discrepancies or mistakes.

This drawing is the property of Modulex. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from Modulex.

PROJECT: CenterPoint Distribution Center **FUNCTION OF SIGN:** Tenant ID-Monument
1733, 1757, 1805 TW Alexander Drive

SCALE: 1/16" = 1"



Wall Signs

Defined as Any sign, other than a projecting sign, which is permanently attached to or painted on any wall of a building.

A sign attached to the lower slope of a mansard or canopy roof, or a sign affixed to or forming an awning or a canopy, shall be considered a wall sign for purposes of this Ordinance.

For purposes of this section only, a "wall" shall include any permanent architectural extension of a wall, including parapets, unless that extension serves solely as the framing for a sign support structure or sign face, even if such extension projects beyond or above the enclosed portions of the building.

Wall signs may not exceed 15% of the wall area in size. Where the area of the wall is less than 167 square feet, a minimum of 25 square feet of wall sign area is allowed.

The total sign area shall be the sum of all signs on the wall including signs on the wall surface, signs affixed to the wall parallel and in the same plane as the wall, signs on awnings or canopies, window signs, door signs, signs on the lower slopes of roofs or canopy roofs, and signs on parapets above roofs.

(See Durham UDO Sections 11.2, 11.6 for full listing of signage requirements) - No restrictions on locations of wall signs on elevation of building called out in this package.

SIGNAGE SPECIFICATIONS

Tenant ID- Wall

Location: 1 for each address 1733 and 1805 TW Alexander. If building is subdivided into multiple tenants, each tenant is allowed 1 wall sign based on the wall area that faces TW Alexander that the tenant occupies.

Material: Fabricated aluminum cabinets or Individually mounted letters are allowed. Acrylic and vinyls materials also allowed.

Illumination: external spotlight or internal face lit illumination with translucent acrylic and vinyl or reverse halo illumination is acceptable.

Letter Style: Development Font: Classico URW Regular
Supplementary Tenant Font: Gotham Rounded medium

The Planning Director, or designee, may allow deviations to the lettering style of proposed or existing common signage plans to accommodate state and federally registered trademarks (logos) if the Planning Director, or designee, determines that the intent of the common signage plan requirements will be maintained. In allowing deviations, the Planning Director, or designee, may limit the logo size.

Colors:
Building Color: Light Charcoal to be used on raceways or cabinets where the intent is to blend in with wall surface.
Accent Color: Dark Blue
Supplementary Color: Medium Charcoal, White, Black OR trademarked logo colors as indicated above.

DATE: February 8, 2019
DRAWN BY: LS
REVISION: Original



1733 - Front Elevation



1805 - Left Elevation



1733 - Entrance Corner View



1805 - Right Elevation
Wall sign will only be visible if trees are removed

* Colors shown in this drawing are for presentation purposes only. For actual colors, refer to color match sample. * Modulex does not check for errors in production artwork provided by client, including logos. Clients are responsible for any production errors as a result of artwork discrepancies or mistakes.

This drawing is the property of Modulex. This drawing is submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered without express written permission from Modulex.

PROJECT: CenterPoint Distribution Center **FUNCTION OF SIGN:** Tenant ID-Wall
1733, 1757, 1805 TW Alexander Drive

SCALE: 1/16" = 1"

SIGN TYPE **TIW**