



# Gainesville Retail

## Thompson Bridge Rd & Price Rd/ SR136 Gainesville, GA. (Hall County)

### MASTER SIGN DEVELOPMENT PLAN



PROJECT REVISIONS		
DATE:	REV #	NOTES:
08/21/23	1	Sign P1 Relocation Increase in Total Sign Face Area to Add Residential Property Identifications
00/00/00	2	XX
00/00/00	3	XX
00/00/00	4	XX

**BENDERSON  
DEVELOPMENT**  
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

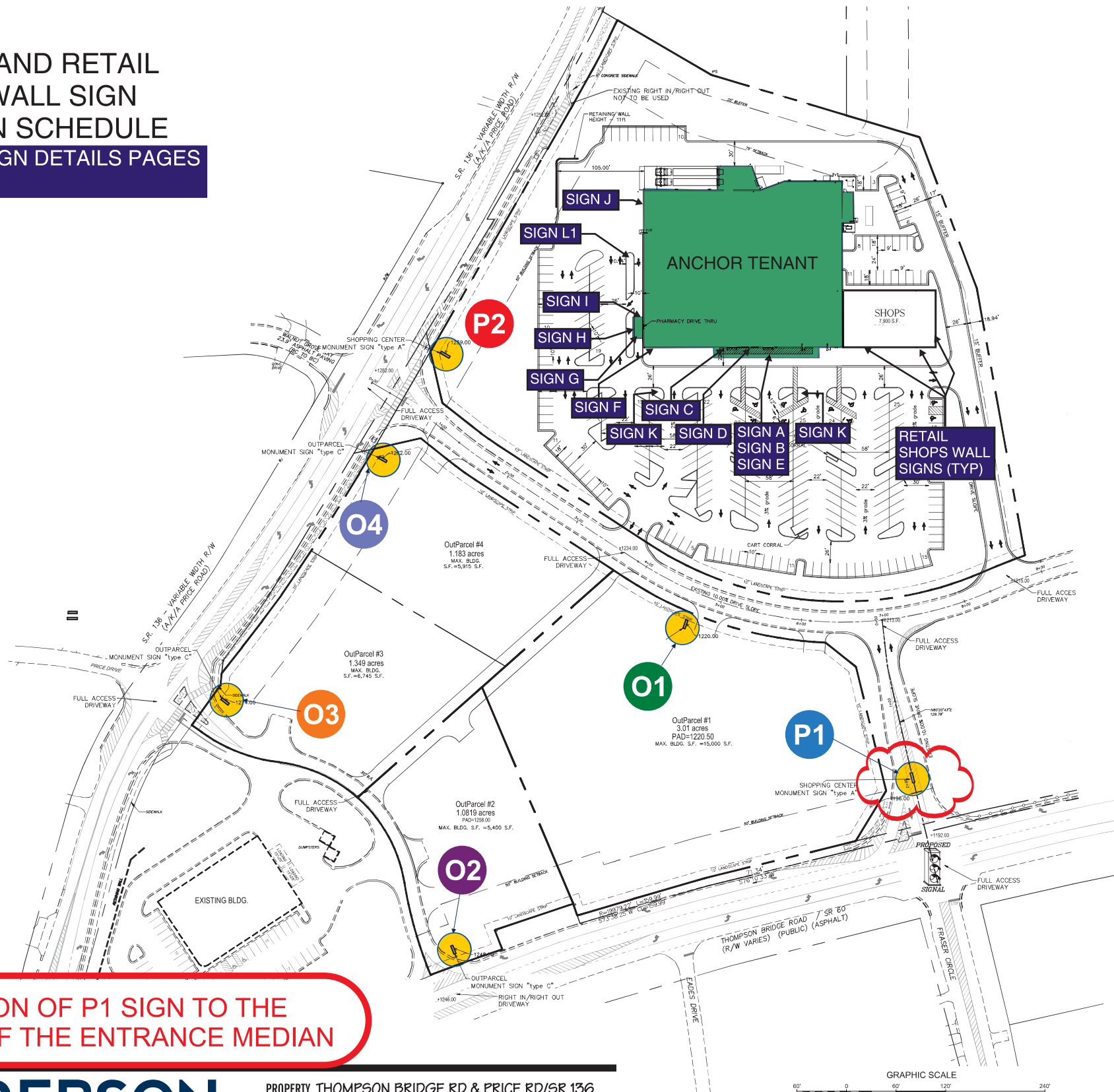
PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136  
GAINESVILLE, GA  
PROP.#5468 DRWG.#5468 MSP  
BY P. EWING DATE 8.21.23 REVISION

PROPOSED: SITE PLAN

THOMPSON BRIDGE RD & PRICE RD/ SR136

ANCHOR AND RETAIL  
TENANT WALL SIGN  
LOCATION SCHEDULE

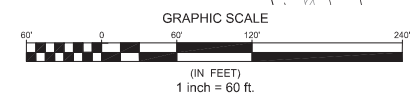
REF WALL SIGN DETAILS PAGES  
6-11



**RELOCATION OF P1 SIGN TO THE  
CENTER OF THE ENTRANCE MEDIAN**

**BENDERSON  
DEVELOPMENT**  
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136  
GAINESVILLE, GA  
PROP.#5468 DRWG.#5468 MSP  
BY P. EWING DATE 8.21.23 REVISION



FREESTANDING  
SIGN LOCATION SCHEDULE

EXHIBITS: P1 P2 01 02 03 04



Qty & Placement of Directional Sign TBD



MFG / Nat'l Account Svcs:  
4806 Wright Drive, Bldg. A  
Smyrna, GA, 30082  
(O) 770.989.1290  
Corporate:  
3548 Atlanta Rd.  
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PROJECT ADDRESS:  
THOMPSON BRIDGE RD.  
& PRICE RD/SR136  
GAINESVILLE, GA.

SIGN CODE INFO:  
N/A

SQ. FT. ALLOWED:  
N/A

SQ. FT. SHOWN:  
N/A

SALES REP:  
DAVID FRUSHTICK  
David@Comsigns.com  
404-502-6336

PM INITIALS:  
SF

DRAWN BY INITIALS:  
MM

DATE: 08/24/21

FINAL APPROVAL	Authorized Signature	DATE	PAGE
X			1
X			



PROPOSED: QTY 1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT

THOMPSON BRIDGE RD

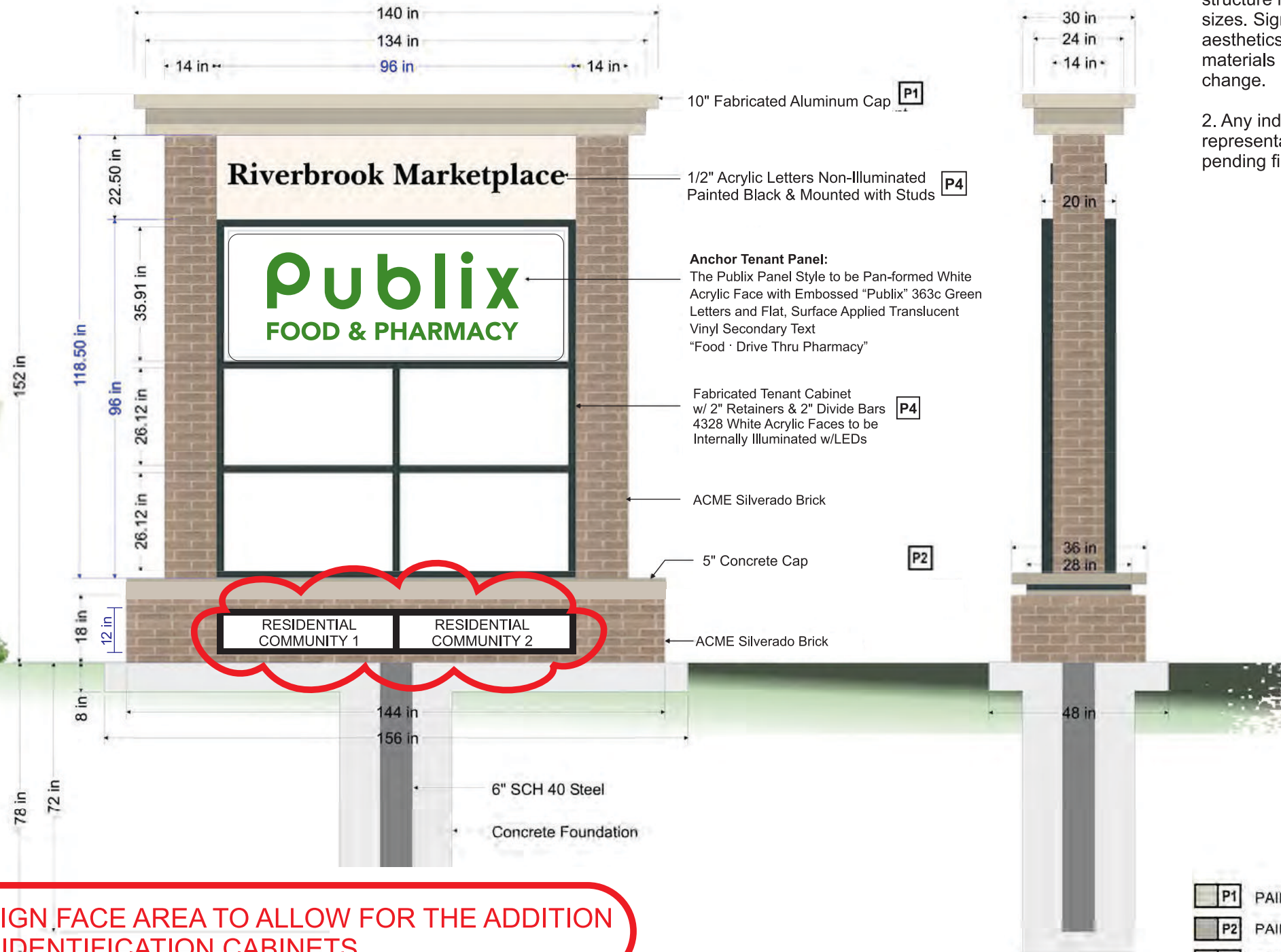
Total Sign Face Area = 87 sf  
 Tenant Sign Face Area = 72 sf  
 Indicated by dimensions in blue

PRINCIPAL IDENTIFICATION SIGN P1

GENERAL NOTES:

1. Signs depicted are to convey proposed structure height and sign panel overall sizes. Signage architectural design aesthetics, colors and finish materials are representative and subject to change.

2. Any indicated delineation of panels is representative only and subject to change pending final design.



INCREASE IN TOTAL SIGN FACE AREA TO ALLOW FOR THE ADDITION OF THE RESIDENTIAL IDENTIFICATION CABINETS



MFG / Nat'l Account Svcs:  
 4806 Wright Drive, Bldg. A  
 Smyrna, GA, 30082  
 (O) 770.989.1290  
 Corporate:  
 3548 Atlanta Rd.  
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 & PRICE RD/SR136  
 GAINESVILLE, GA.

SIGN CODE INFO:  
 N/A

SQ. FT. ALLOWED:  
 N/A

SQ. FT. SHOWN:  
 N/A

SALES REP:  
 DAVID FRUSHTICK  
 David@Comsigns.com  
 404-502-6336

PM INITIALS:  
 SF

DRAWN BY INITIALS:  
 MM

DATE: 08/24/21

FINAL APPROVAL	Signature	PAGE
X		2

- P1 PAINT TO MATCH SW 7638 GRECIAN IVORY
- P2 PAINT TO MATCH SW 7644 GATEWAY GRAY
- P3 PAINT TO MATCH SW 7551 CREEK VILLA
- P4 PAINT TO MATCH SW 7069 IRON ORE
- V1 VINYL GRAPHICS TBD



PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136

GAINESVILLE, GA

PROP.#5468 DRWG.#5468 MSP

BY P. EWING DATE 8.21.23 REVISION

7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201



PROPOSED: QTY 1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT

PRICE RD / SR 136

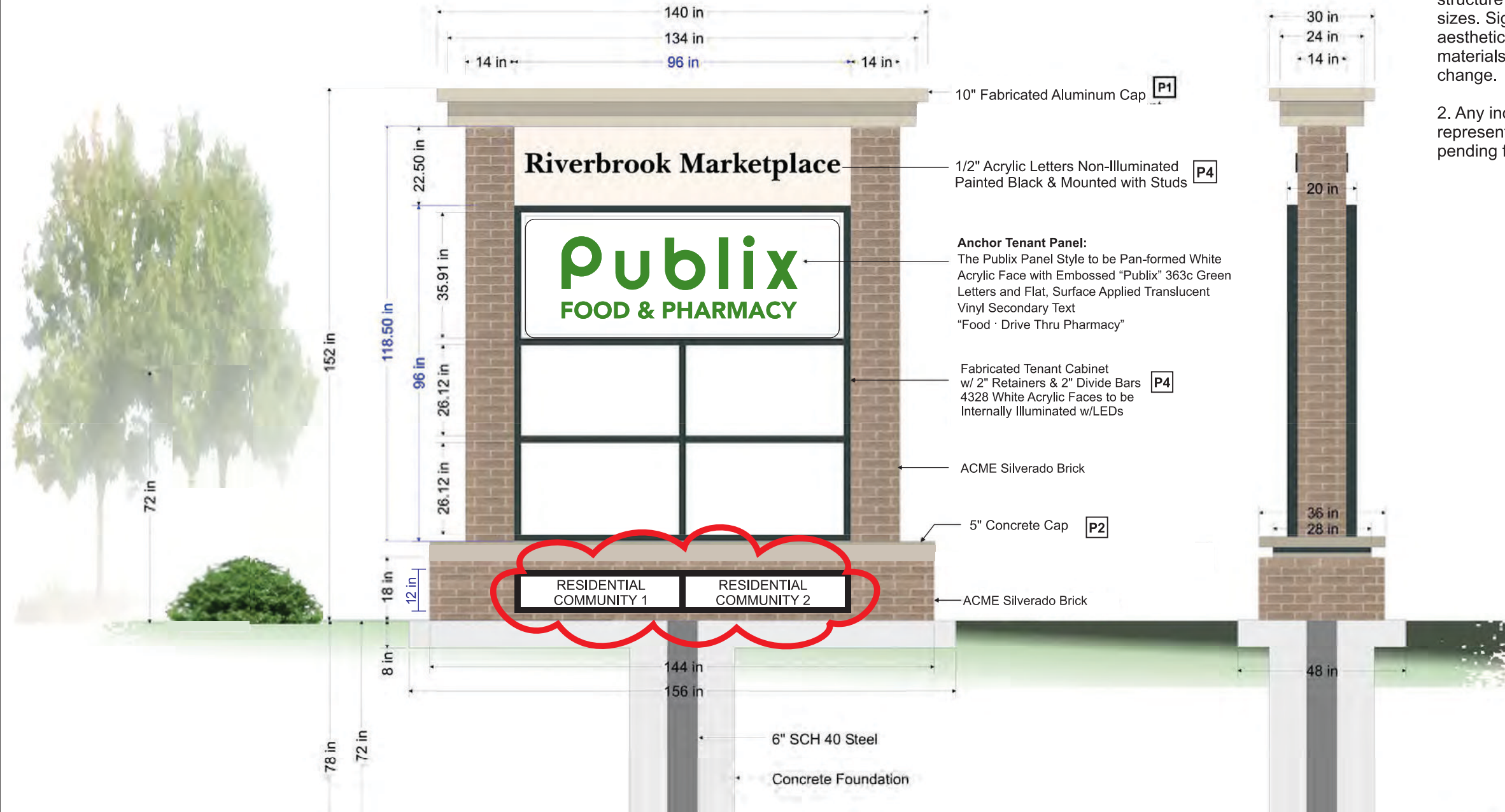
Total Sign Face Area = 87 sf  
 Tenant Sign Face Area = 72 sf  
 Indicated by dimensions in blue

PRINCIPAL IDENTIFICATION SIGN **P2**

GENERAL NOTES:

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 GAINESVILLE, GA.

SIGN CODE INFO:  
 N/A

SQ. FT. ALLOWED:  
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SQ. FT. SHOWN:  
 N/A

SALES REP:  
 DAVID FRUSHTICK  
 David@Comsigns.com  
 404-502-6336

PM INITIALS:  
 SF

DRAWN BY INITIALS:  
 MM

DATE: 08/24/21

- P1** PAINT TO MATCH SW 7638 GRECIAN IVORY
- P2** PAINT TO MATCH SW 7644 GATEWAY GRAY
- P3** PAINT TO MATCH SW 7551 CREEK VILLA
- P4** PAINT TO MATCH SW 7069 IRON ORE
- V1** VINYL GRAPHICS TBD



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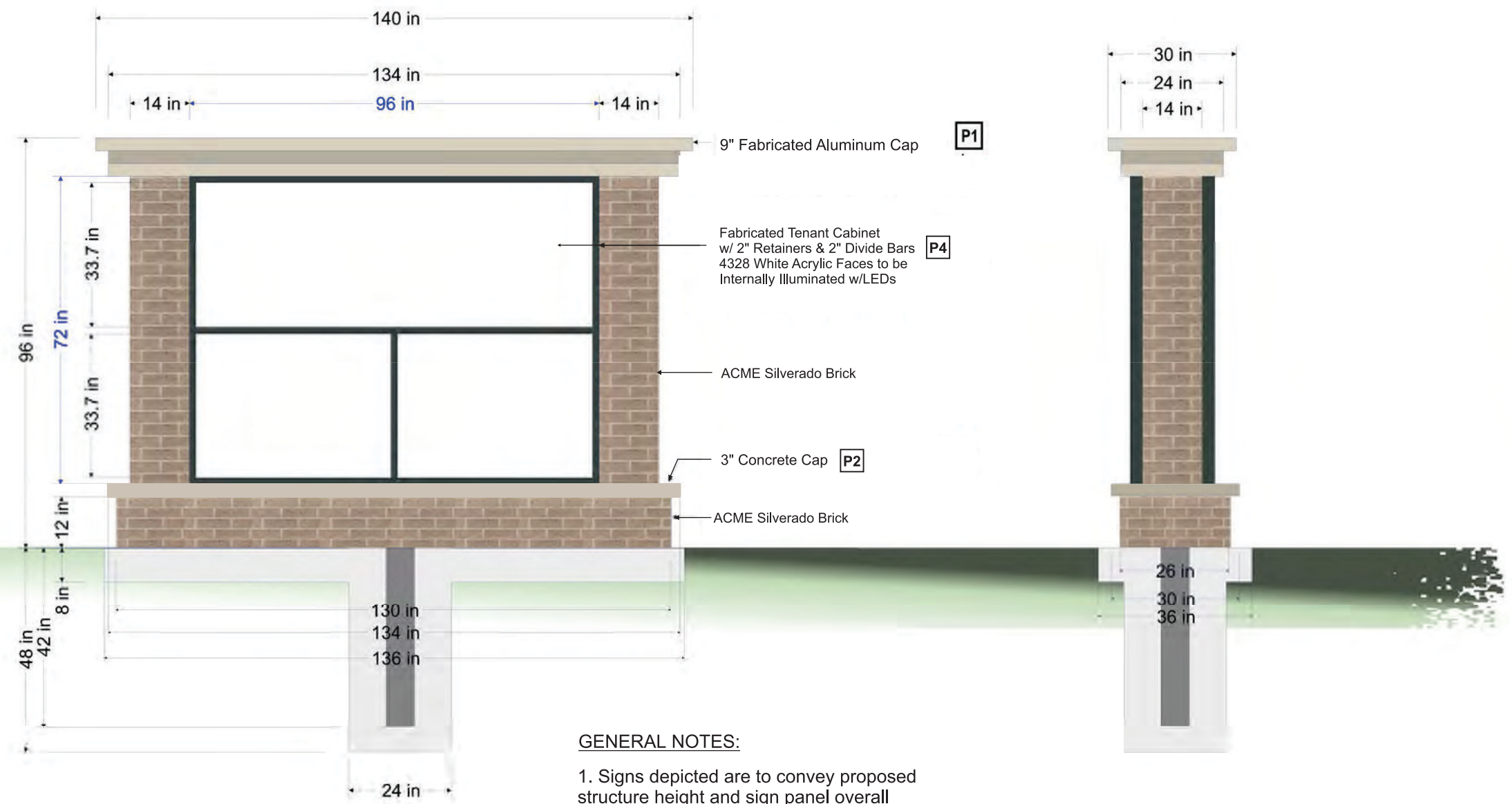
FINAL APPROVAL	DATE	PAGE
X		3

PROPOSED: QTY 1 D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT **01**

**OUTPARCEL 01**

Total Sign Face Area = 48 sf  
Indicated by dimensions in blue

OUTPARCEL IDENTIFICATION SIGN **01**



GENERAL NOTES:

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- P4** PAINT TO MATCH SW 7069 IRON ORE
- V1** VINYL GRAPHICS TBD



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David@Comsigns.com  
404-502-6336

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SF

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FINAL APPROVAL	Signature	PAGE
X		4



**BENDERSON DEVELOPMENT**  
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BY P. EWING DATE 8.21.23 REVISION

**OUTPARCEL O2,O3,O4 - QTY 3**

Tenant Sign Face Area = 32 sf  
Indicated by dimensions in blue

OUTPARCEL IDENTIFICATION SIGN



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SIGN CODE INFO:  
N/A

SQ. FT. ALLOWED:  
N/A

SQ. FT. SHOWN:  
N/A

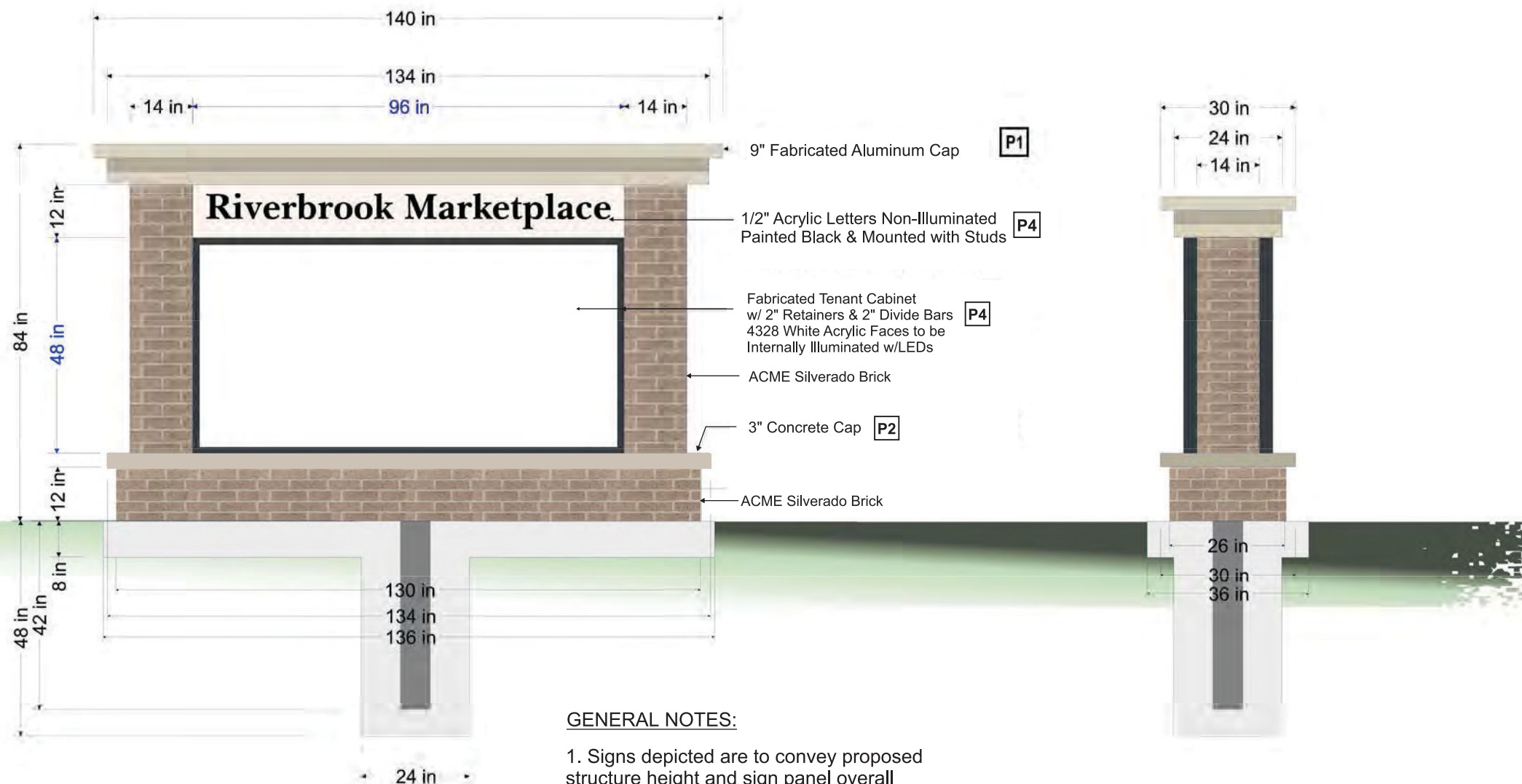
SALES REP:  
DAVID FRUSHTICK  
David@Comsigns.com  
404-502-6336

PM INITIALS:  
SF

DRAWN BY INITIALS:  
MM

DATE: 08/24/21

FINAL APPROVAL  
\_\_\_\_\_  
DATE: \_\_\_\_\_ PAGE: 5



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- [P2] PAINT TO MATCH SW 7644 GATEWAY GRAY
- [P4] PAINT TO MATCH SW 7069 IRON ORE
- [V1] VINYL GRAPHICS TBD

NO CHANGE

**BENDERSON DEVELOPMENT**

7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136

GAINESVILLE, GA

PROP.#5468 DRWG.#5468 MSP

BY:P. EWING DATE 8.21.23 REVISION

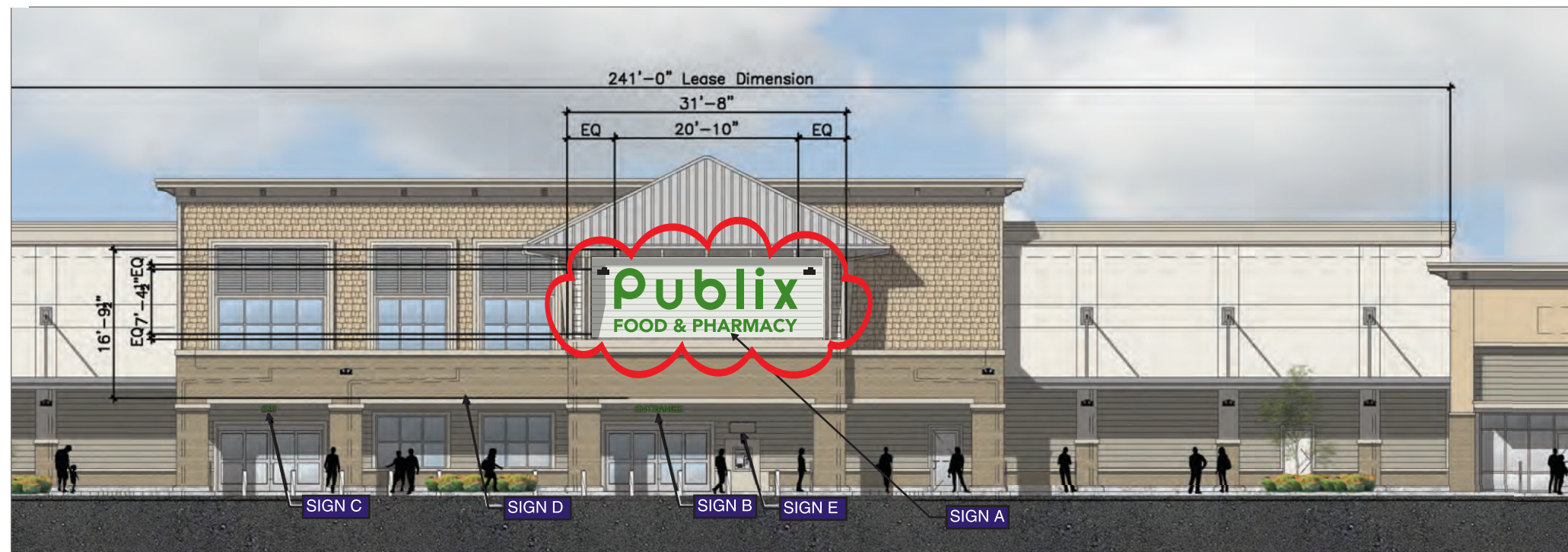


ANCHOR TENANT : FRONT ELEVATION

<b>SIGN A</b>	54 Publix 15 3/4 Food & Pharmacy	<b>SIGN B</b>	8" ENTRY
Type:	Front-lit Channel Letters w/ Tagline	Type:	Routed PVC Letters
Illumination:	Internally Illuminated LED	Illumination:	Non-Illuminated
Square Footage:	153.21	Square Footage:	2.04
To Grade:	Top of Sign To Grade = 25' - 2 1/2' Bottom of Sign To Grade = 17' - 10 1/2'	To Grade:	Top of Sign To Grade = 9' - 9' Bottom of Sign To Grade = 9' - 1'
<b>SIGN C</b>	8" EXIT	<b>SIGN D</b>	Address Number
Type:	Routed PVC Letters	Type:	Routed PVC Letters
Illumination:	Non-Illuminated	Illumination:	Non-Illuminated
Square Footage:	1.32	Square Footage:	1.32
To Grade:	Top of Sign To Grade = 9' - 9' Bottom of Sign To Grade = 9' - 1'	To Grade:	Top of Sign To Grade = 11' - 10' Bottom of Sign To Grade = 11' - 2'
<b>SIGN E</b>	ATM		
Type:	Wall Sign		
Illumination:	Internally Illuminated LED		
Square Footage:	3.88		
To Grade:	Top of Sign to Grade = 8'-0 1/2" Bottom of Sign to Grade = 6'-9"		



ENTIRE STOREFRONT ELEVATION



FRONT (RIGHT) GROCERY ELEVATION

TENANT IDENTIFICATION SHOWN



MFG / Nat'l Account Svcs:  
4806 Wright Drive, Bldg. A  
Smyrna, GA, 30082  
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SALES REP:  
DAVID FRUSHTICK  
David@Comsigns.com  
404-502-6336

PM INITIALS:  
SF

DRAWN BY INITIALS:  
MM

DATE: 08/24/21

Authorized Signature	
Date	PAGE
X	6

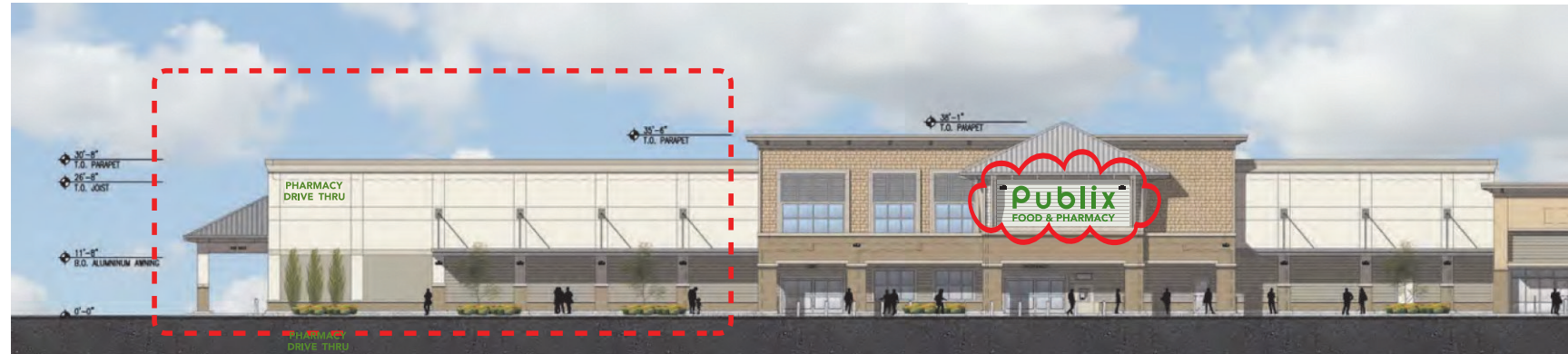
**BENDERSON DEVELOPMENT**  
7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136  
GAINESVILLE, GA  
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BY:P. EWING DATE 8.21.23 REVISION

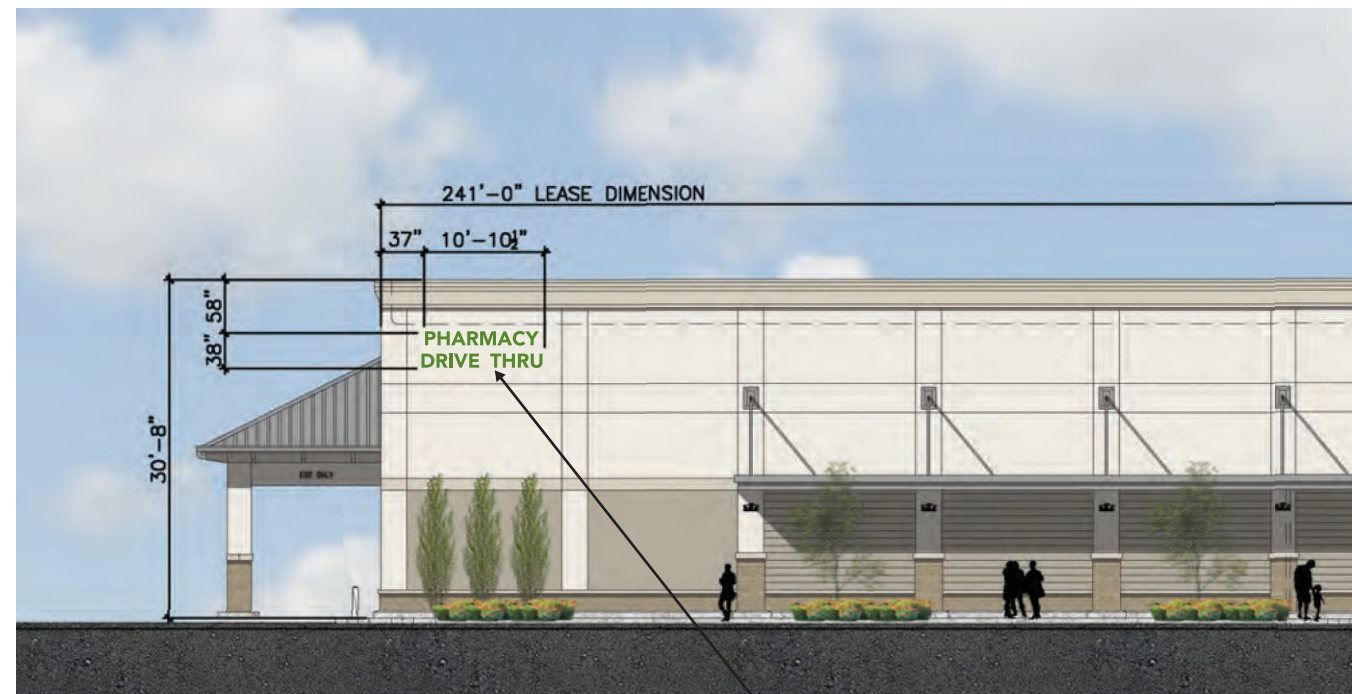


ANCHOR TENANT : FRONT ELEVATION

<b>SIGN F</b>	16" PHARMACY DRIVE THRU
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	34.37
To Grade:	Top of Sign To Grade = 25' - 10" Bottom of Sign To Grade = 22' - 3 1/2"



ENTIRE STOREFRONT ELEVATION



FRONT (LEFT) GROCERY ELEVATION

SIGN F

NO CHANGE

**BENDERSON  
DEVELOPMENT**

7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136

GAINESVILLE, GA

PROP.#5468 DRWG.#5468 MSP

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Smyrna, GA, 30082  
(O) 770.989.1290

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3548 Atlanta Rd.  
Smyrna, GA, 30080  
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THOMPSON BRIDGE RD.  
& PRICE RD/SR136  
GAINESVILLE, GA.

SIGN CODE INFO:  
N/A

SQ. FT. ALLOWED:  
N/A

SQ. FT. SHOWN:  
N/A

SALES REP:  
DAVID FRUSHTICK  
David@Comsigns.com  
404-502-6336

PM INITIALS:  
SF

DRAWN BY INITIALS:  
MM

DATE: 08/24/21

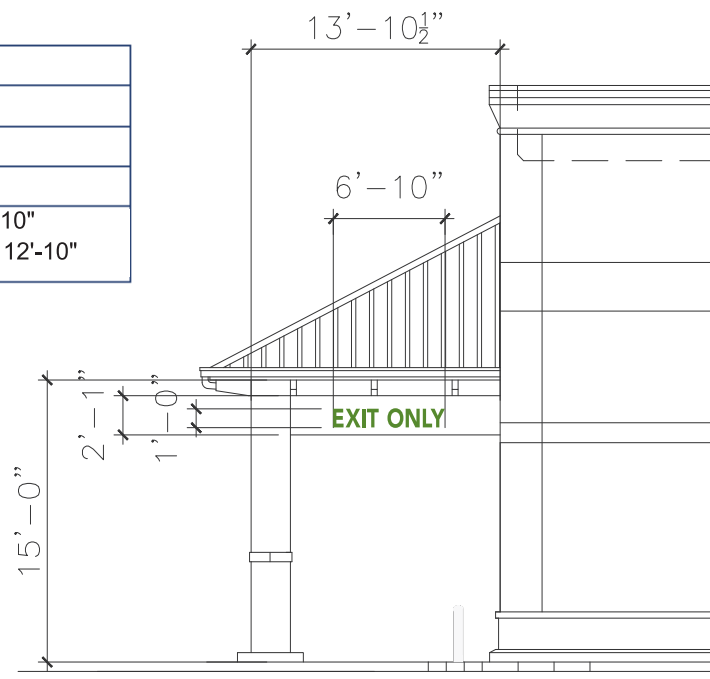
FINAL APPROVAL	Authorized Signature
X _____	Date: _____
X _____	PAGE 7





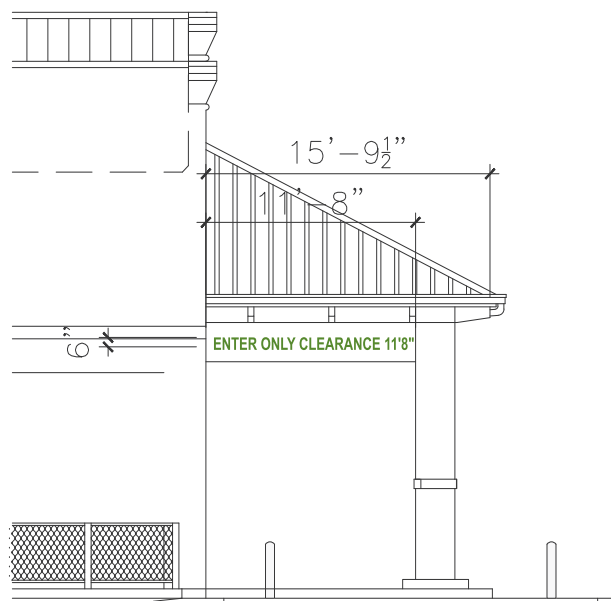
ANCHOR TENANT : PHARMACY FRONT, SIDE AND REAR ELEVATIONS

<b>SIGN G</b>	12" EXIT ONLY
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	6.90
To Grade:	Top of Sign To Grade = 13'-10" Bottom of Sign To Grade = 12'-10"



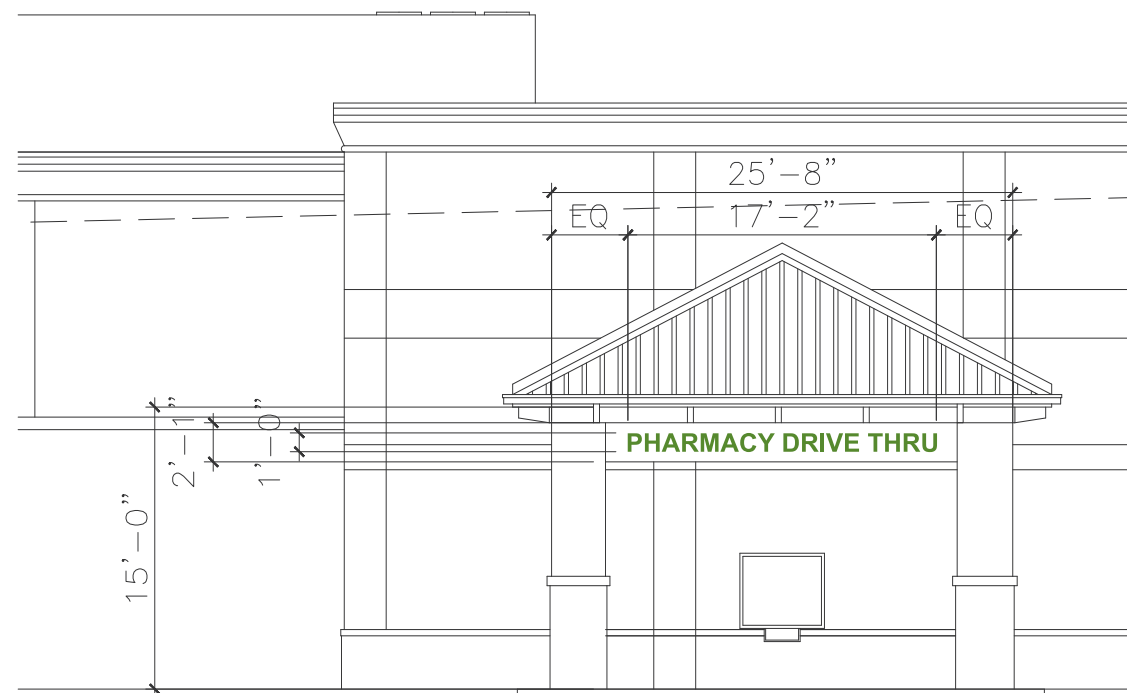
FRONT CANOPY ELEVATION

<b>SIGN I</b>	6" ENTER ONLY..
Type:	Routed PVC Letters
Illumination:	Non-Illuminated
Square Footage:	TBD
To Grade:	Top of Sign To Grade = 13'-10" Bottom of Sign To Grade = 12'-10"



REAR CANOPY ELEVATION

<b>SIGN H</b>	12" PHARMACY DRIVE THRU
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	34.37
To Grade:	Top of Sign To Grade = 13'-10" Bottom of Sign To Grade = 12'-10"



WEST CANOPY ELEVATION

NO CHANGE

**BENDERSON  
DEVELOPMENT**

7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136

GAINESVILLE, GA

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MFG / Nat'l Account Svcs:  
4806 Wright Drive, Bldg. A  
Smyrna, GA. 30082  
(O) 770.989.1290

Corporate:  
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GAINESVILLE, GA.

SIGN CODE INFO:  
N/A

SQ. FT. ALLOWED:  
N/A

SQ. FT. SHOWN:  
N/A

SALES REP:  
DAVID FRUSHTICK  
David@Comsigns.com  
404-502-6336

PM INITIALS:  
SF

DRAWN BY INITIALS:  
MM

DATE: 08/24/21

Authorized Signature

X \_\_\_\_\_

Date: \_\_\_\_\_ PAGE

X \_\_\_\_\_ 8



FINAL APPROVAL

ANCHOR TENANT : LEFT SIDE ELEVATION

<b>SIGN J</b>	48" Grocery   14" Food . Drive Thru Pharmacy
Type:	Individual Self-contained Channel Letters w/ Tagline
Illumination:	Internally Illuminated LED
Square Footage:	129.82
To Grade:	Top of Sign To Grade = 22' - 8" Bottom of Sign To Grade = 14' - 9 1/2"



ENTIRE WEST GROCERY ELEVATION



WEST GROCERY ELEVATION

SIGN J

TENANT IDENTIFICATION SHOWN



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4806 Wright Drive, Bldg. A  
Smyrna, GA, 30082  
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N/A

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PM INITIALS:  
SF

DRAWN BY INITIALS:  
MM

DATE: 08/24/21

APPROVAL	DATE	PAGE
X		9
X		

**BENDERSON DEVELOPMENT**  
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GAINESVILLE, GA

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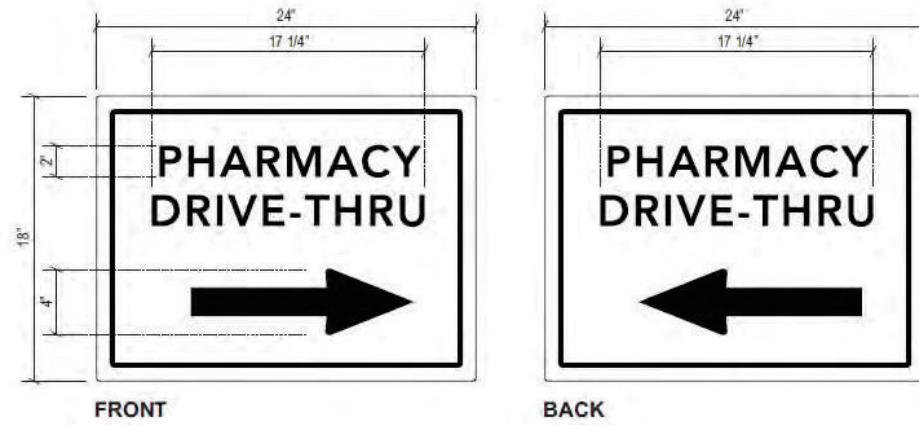
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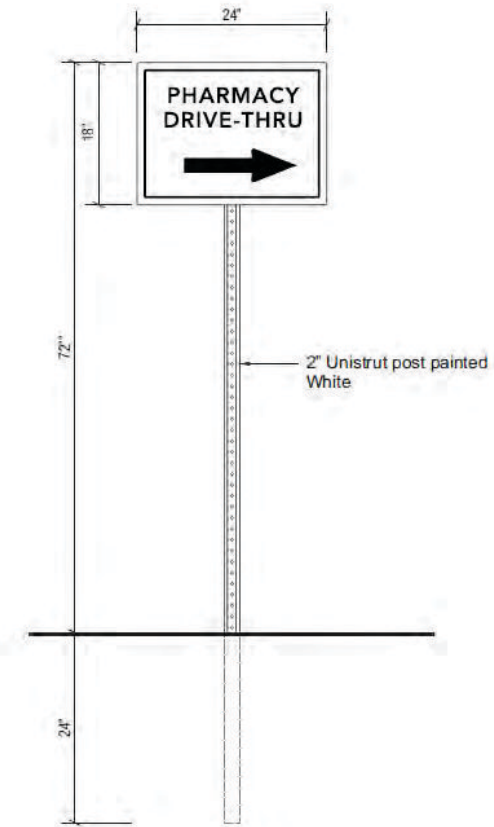
ANCHOR TENANT : PHARMACY DIRECTIONAL SIGNAGE



<b>SIGN K</b>	Publix	<b>QTY 2</b>
Sign Type:	D/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	3.00	

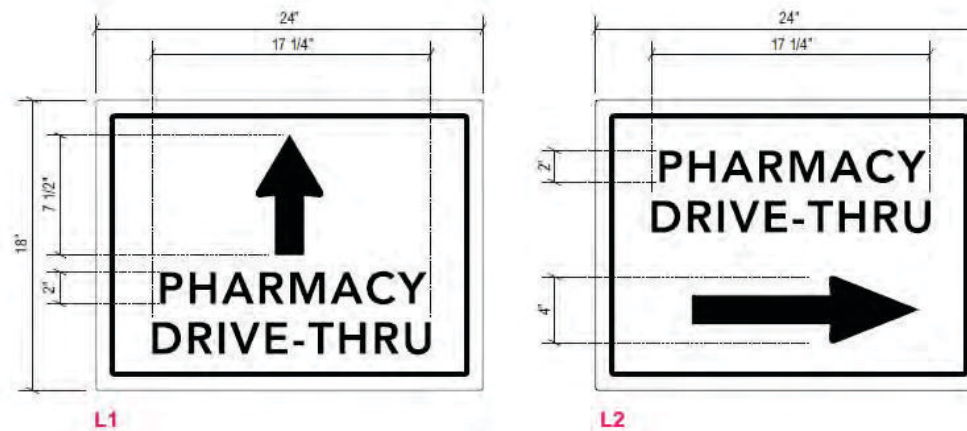


**Sign Layout Detail** .080" Pre-finished White aluminum panel w/ first surface Black vinyl  
**QTY: 2** Scale: 1 1/2" = 1'-0"

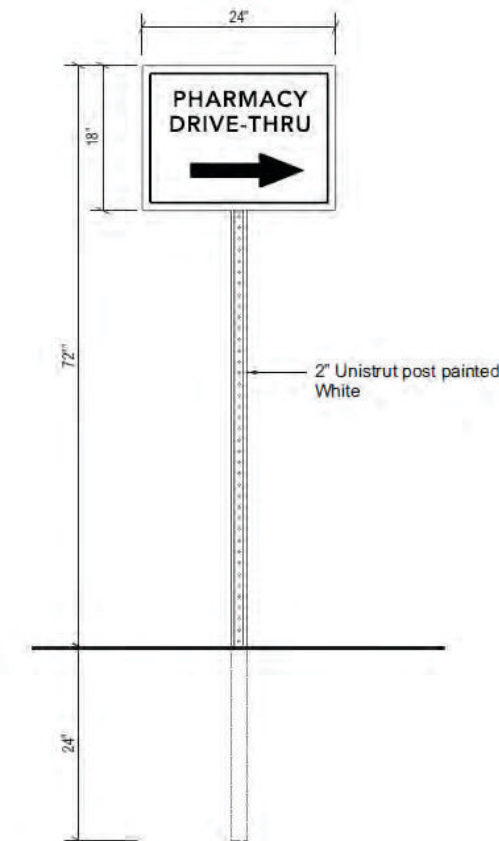


**Installation Detail**  
 Scale: 3/4" = 1'-0"

<b>SIGN L</b>	Publix	<b>QTY 2</b>
Sign Type:	S/F Directional	
Illumination:	Non-Illuminated	
Square Footage:	3.00	



**Sign Layout Detail** .080" Pre-finished White aluminum panel w/ first surface Black vinyl  
**QTY: 2** Scale: 1 1/2" = 1'-0"



**Installation Detail**  
 Scale: 3/4" = 1'-0"

**MFG / Nat'l Account Svcs:**  
 4806 Wright Drive, Bldg. A  
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**PM INITIALS:**  
 SF

**DRAWN BY INITIALS:**  
 MM

**DATE: 08/24/21**

FINAL APPROVAL	Authorized Signature	PAGE
X _____		10
X _____	Date	

NO CHANGE



7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34201

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GAINESVILLE, GA

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BY:P. EWING DATE 8.21.23 REVISION



RETAIL SHOPS : FRONT AND SIDE ELEVATION



**MFG / Nat'l Account Svcs:**  
4806 Wright Drive, Bldg. A  
Smyrna, GA. 30082  
(O) 770.989.1290

**Corporate:**  
3548 Atlanta Rd.  
Smyrna, GA. 30080  
(O) 770.431.0807

comSIGNS.com

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PROJECT ADDRESS:  
**THOMPSON BRIDGE RD. & PRICE RD/SR136 GAINESVILLE, GA.**

SIGN CODE INFO:  
**N/A**

SQ. FT. ALLOWED:  
**N/A**

SQ. FT. SHOWN:  
**N/A**

SALES REP:  
**DAVID FRUSHTICK**  
David@Comsigns.com  
404-502-6336

PM INITIALS:  
**SF**

DRAWN BY INITIALS:  
**MM**

DATE: **08/24/21**

FINAL APPROVAL	Authorized Signature	
	Date	PAGE
X		11
X		

Typical Retail Shops Wall Sign Placement



End Cap Tenants Permitted a Second Sign as Indicated

Secondary Tenants (i.e. Tenants of less than 40,000 SF) are permitted one (1) internally illuminated wall sign or internally illuminated marquee sign for each building or leased premises, provided however, that Tenants located on a corner, in an end-cap space, or in a freestanding building, shall be permitted a second wall sign. The maximum sign area for each user or leased premises shall be 100 square feet, or one square foot per linear foot of primary store front building elevation, whichever is greater. In the event that a second sign is warranted as noted above, said second wall signs may be installed on a secondary elevation of the building (regardless of whether or not that side of the building includes a primary or secondary entrance)

NO CHANGE



PROPERTY THOMPSON BRIDGE RD & PRICE RD/SR 136  
GAINESVILLE, GA

PROP.# 5468 DRWG.# 5468 MSP

BY: P. EWING DATE 8.21.23 REVISION

