

EAGLE BAY - SIGNAGE PACKAGE

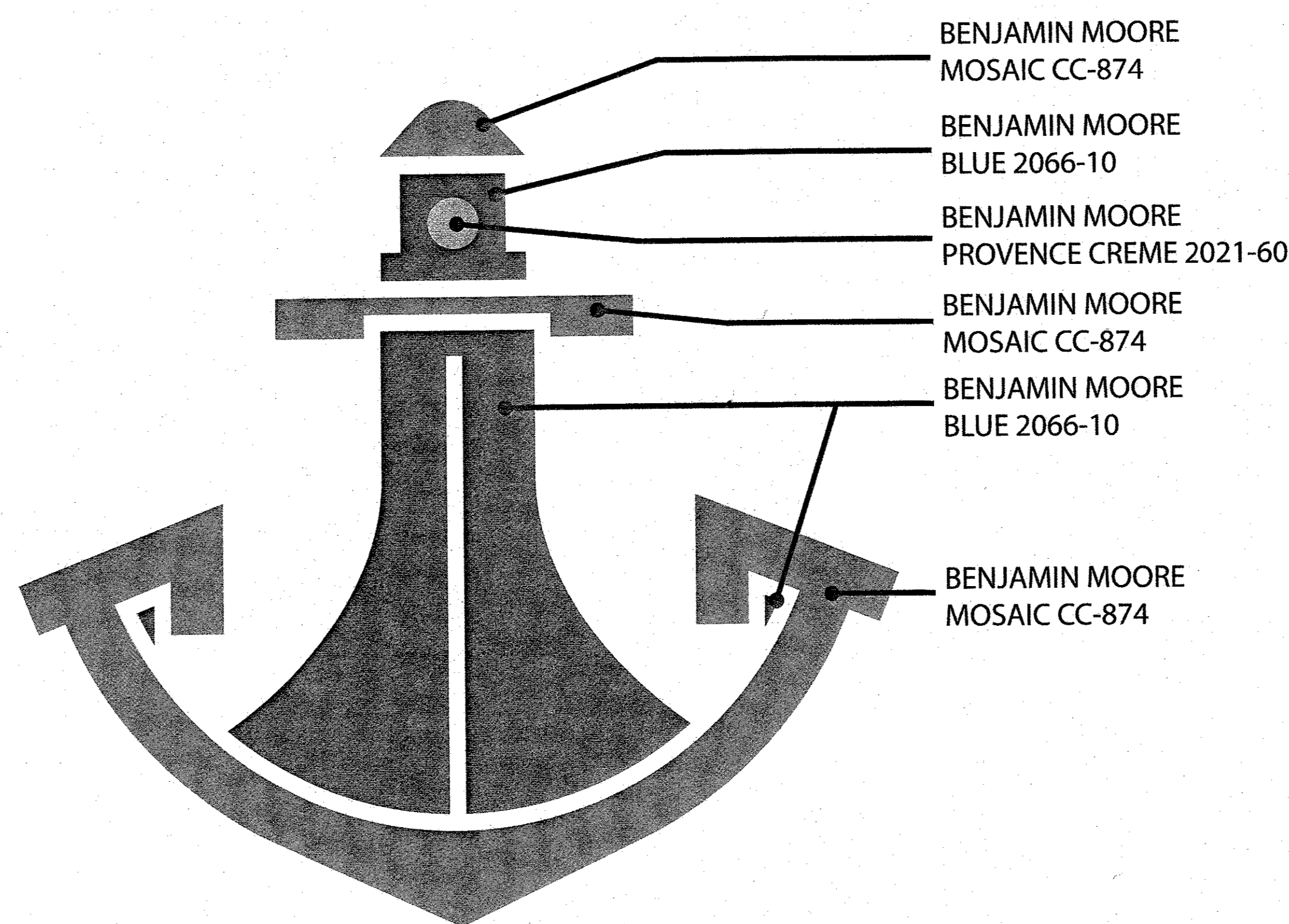
HUDSON DRIVE
STONY POINT, NY 10980

OWNER

THE BREAKERS STONY POINT, LP
5 Eastview Road
Monsey, NY 10952
845.352.3299

DESIGN DEVELOPMENT ARCHITECTS PLLC

165 Mamaroneck Ave. FL 2
White Plains, NY 10601
914-949-4272
www.ddpllc.com

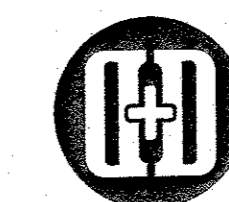


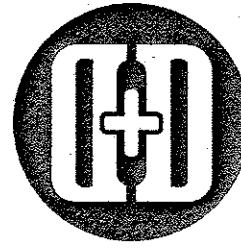
EAGLE BAY
O N H U D S O N

NOTE: COLORS FOR LOGO ARE
TYPICAL THROUGHOUT PROJECT

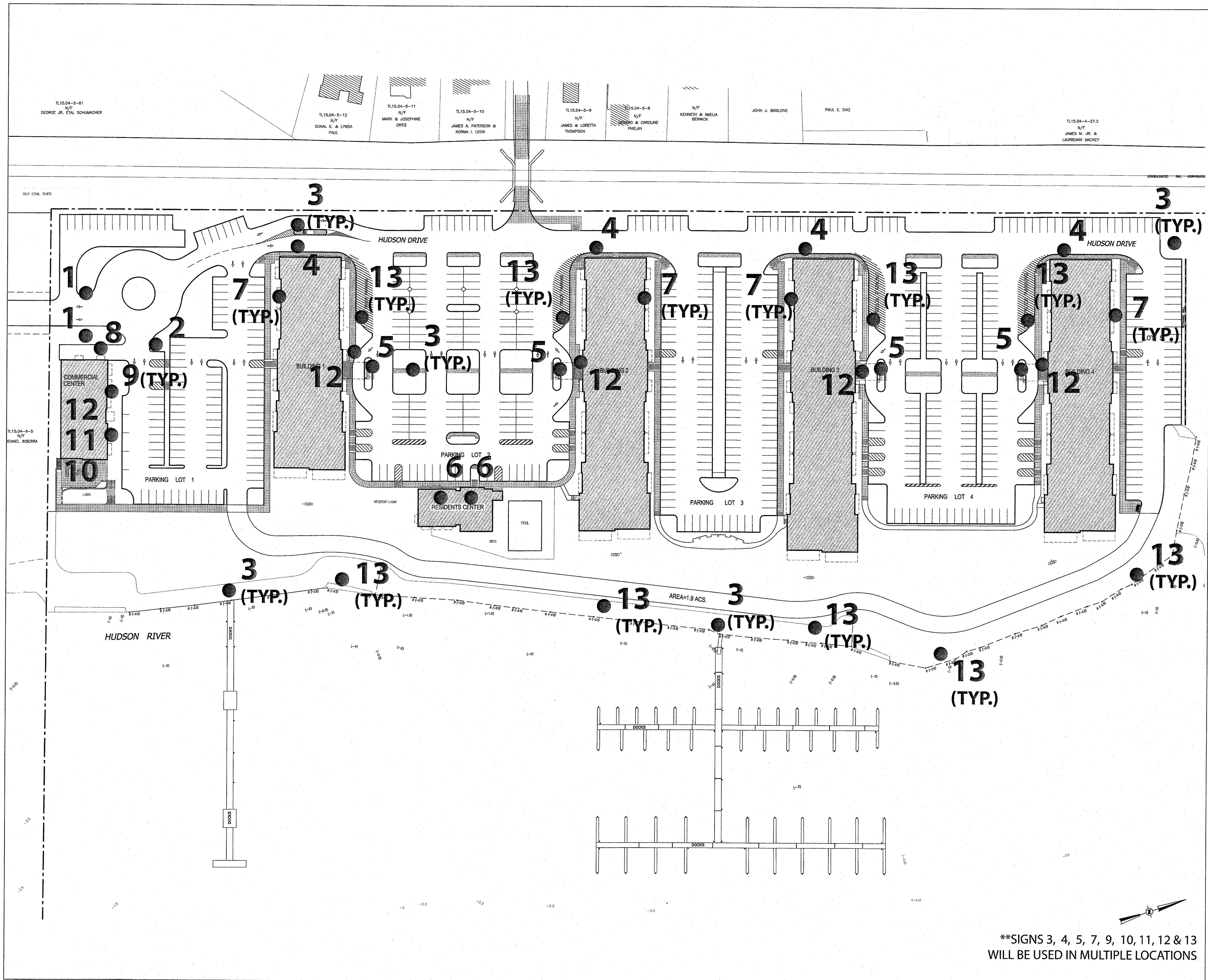
ARB APPROVED SIGNAGE PACKAGE

11.09.20

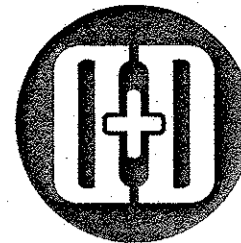




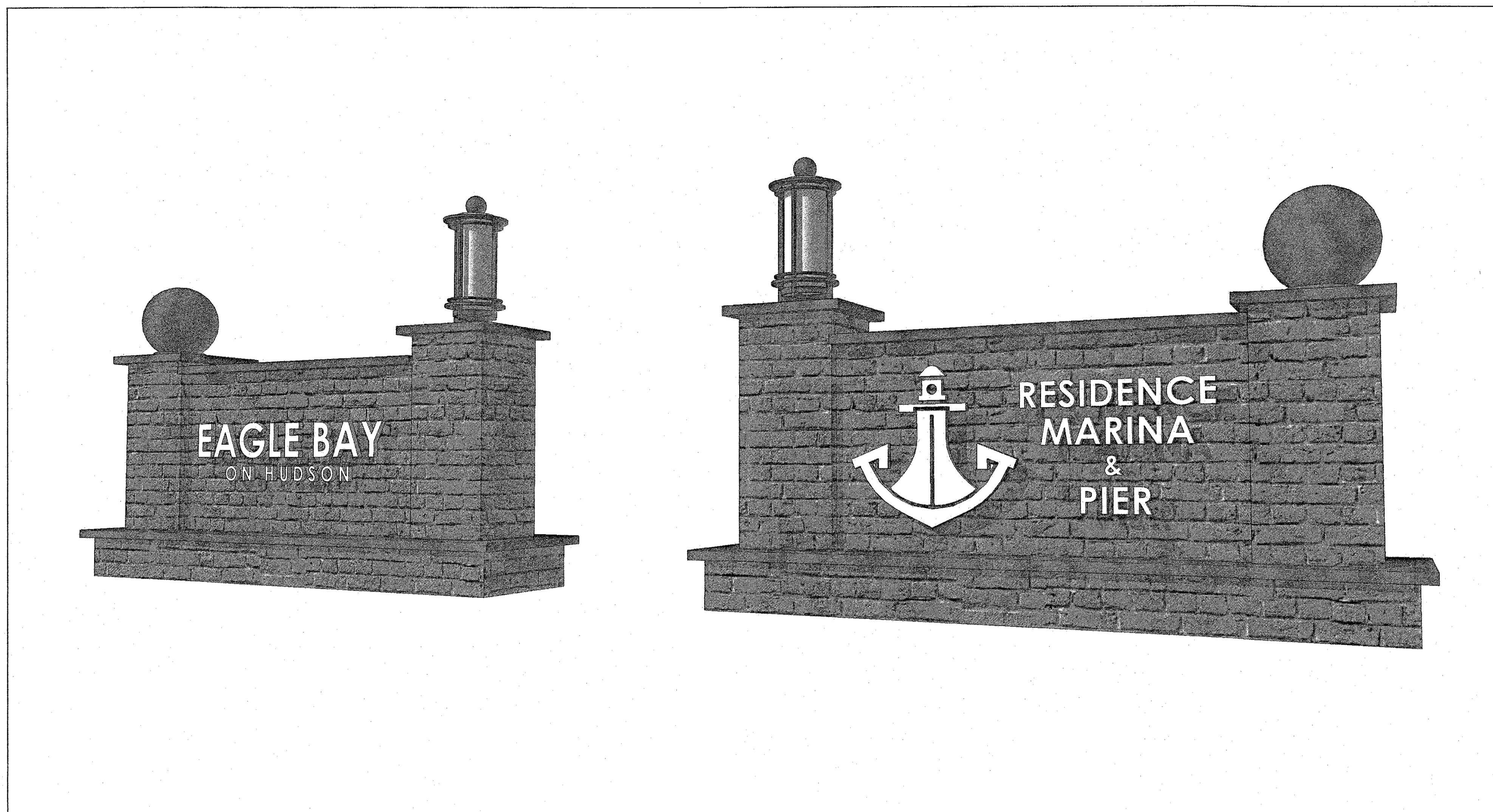
OVERALL SITE KEY PLAN EAGLE BAY



**SIGNS 3, 4, 5, 7, 9, 10, 11, 12 & 13
WILL BE USED IN MULTIPLE LOCATIONS



SIGN 1 - MONUMENT SIGN EAGLE BAY



ZONING SIGN ORDINANCE:

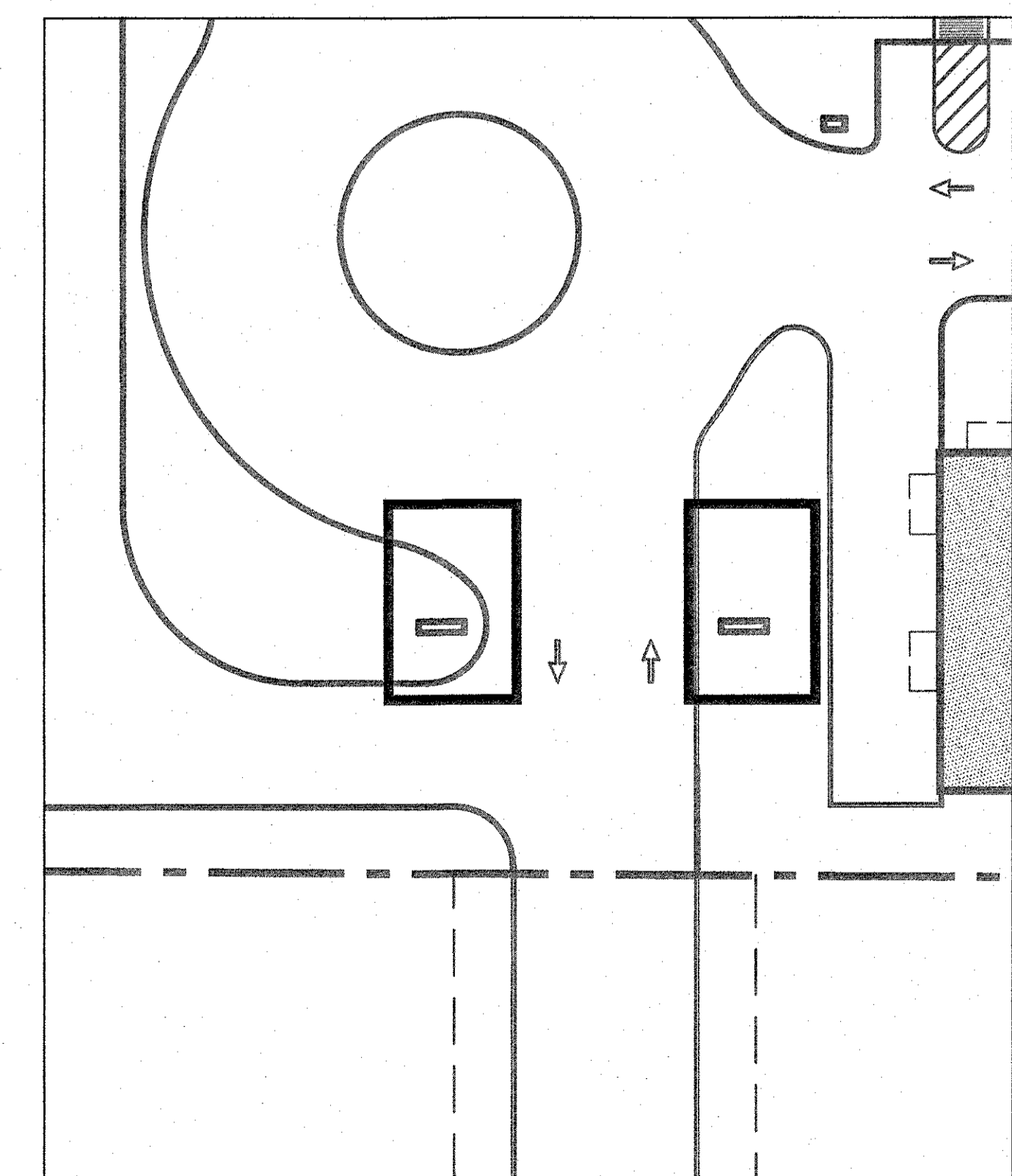
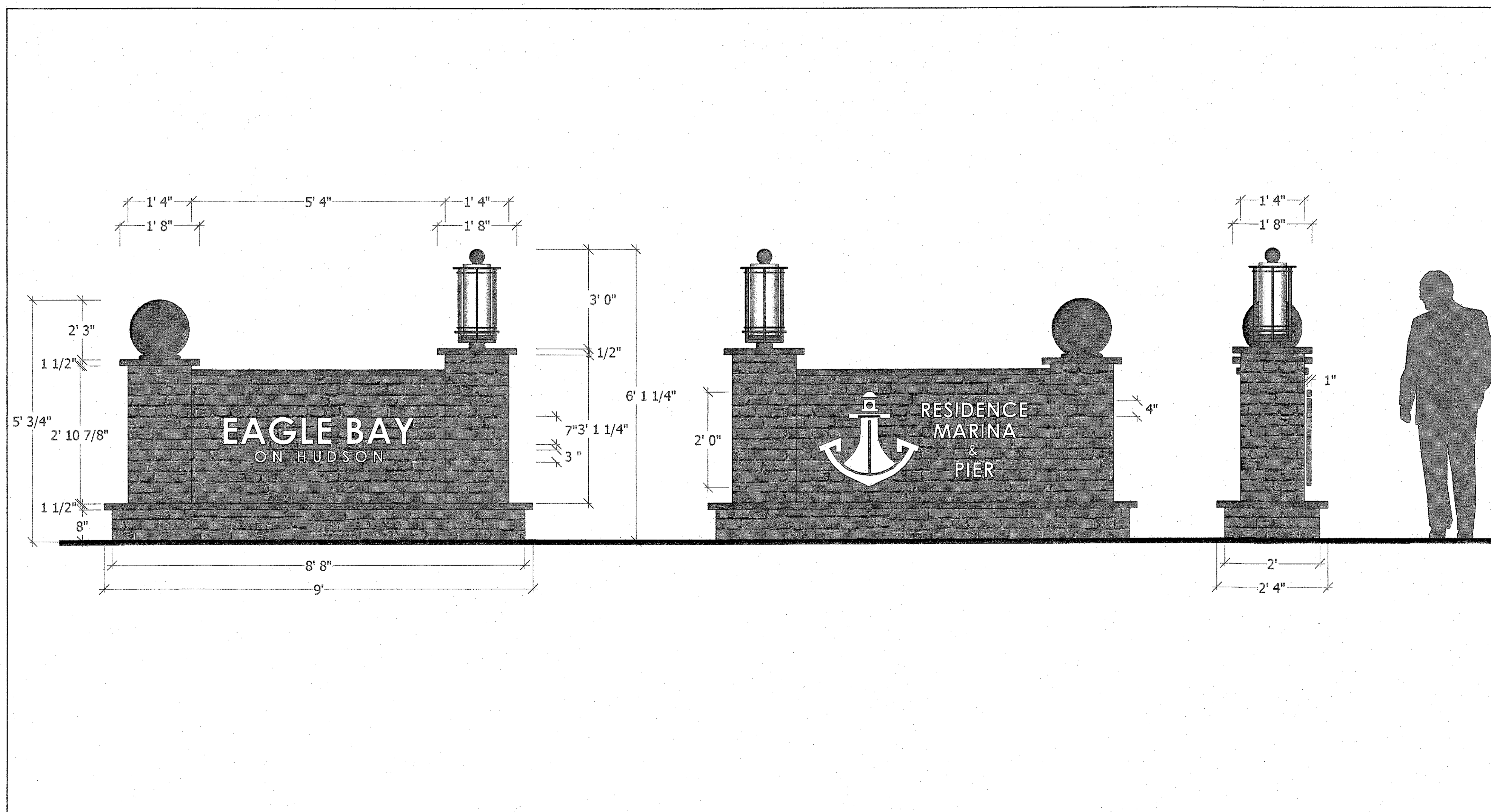
CHAPTER 215. ZONING

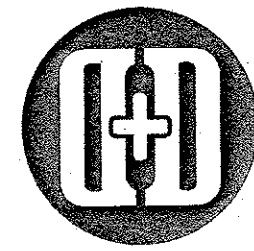
ARTICLE IX. SIGNS 215-47. DEFINITIONS.

- "A FREESTANDING SIGN CONSTRUCTED ON GROUND LEVEL, NOT MORE THAN FOUR (4) FEET ABOVE AVERAGE FINISHED GRADE, SET BACK A MINIMUM OF 10 FEET FROM THE DESIGNATED STREET LINE."

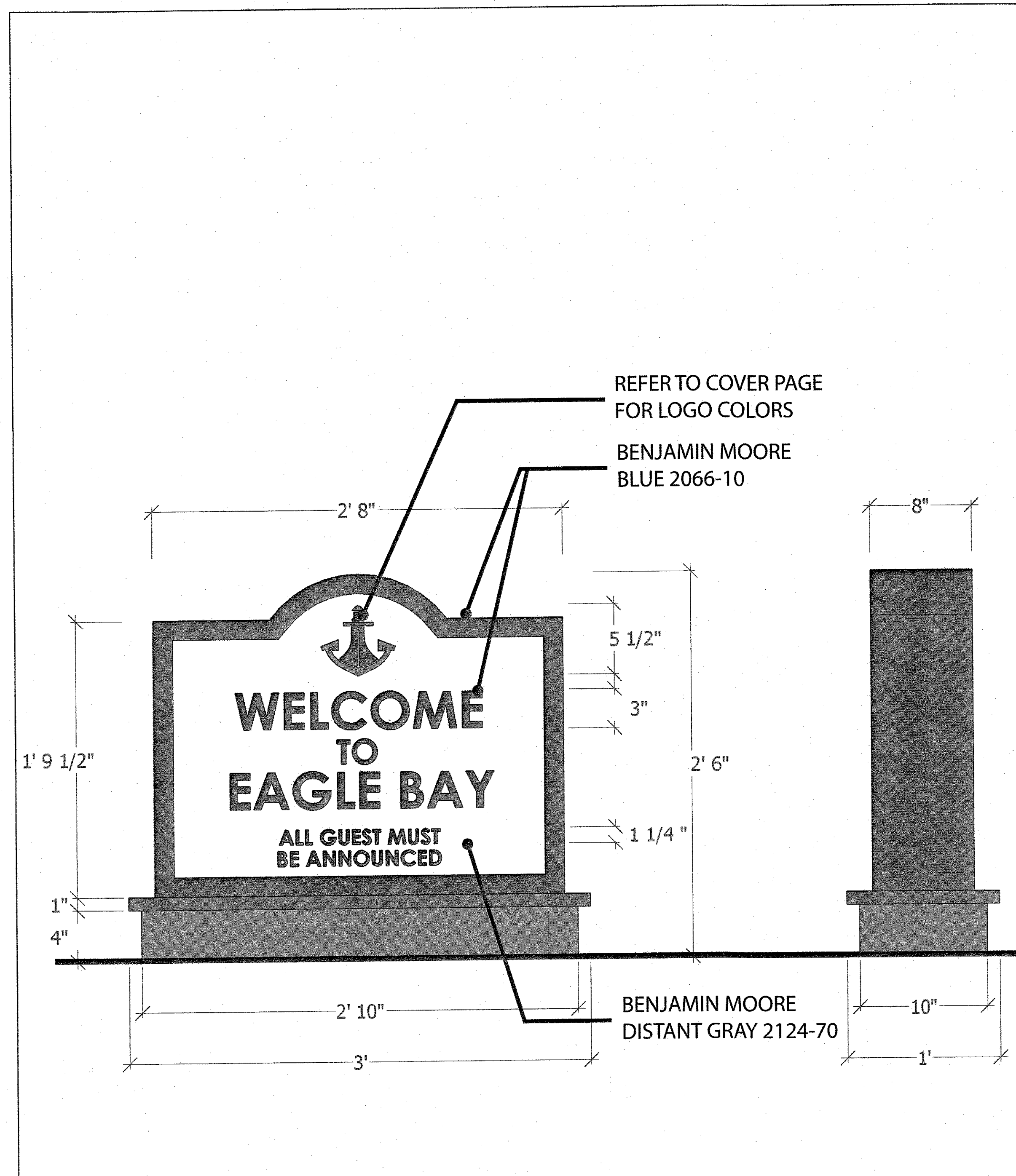
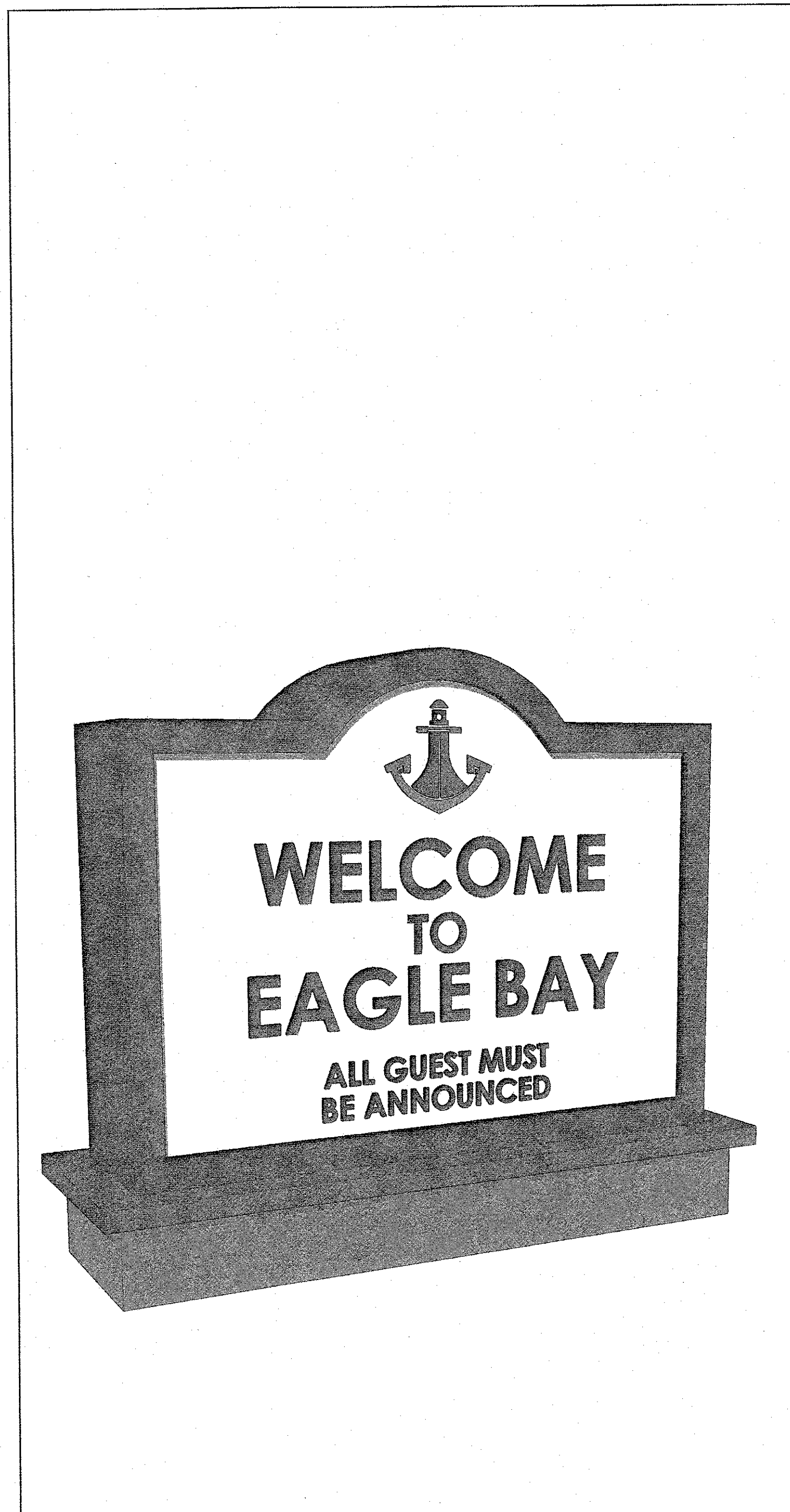
SPECIFICATION:

- PIN MOUNTED ALUMINUM LETTERS
- 1 1/2" THICK SLATE STONE CAP
- ASSORTED BRICK COLORS
- "CENTURY GOTHIC" LETTER FONT
- 7" LETTER HEIGHT (EAGLE BAY)
- 3" LETTER HEIGHT (ON HUDSON)
- 4" LETTER HEIGHT (RESIDENCE, MARINA & PIER)
- EXTERNALLY ILLUMINATED
- LOGO AND LETTERS TO BE BENJAMIN MOORE DISTANT GRAY 2124-70





SIGN 3 - ANNOUNCEMENT SIGN EAGLE BAY



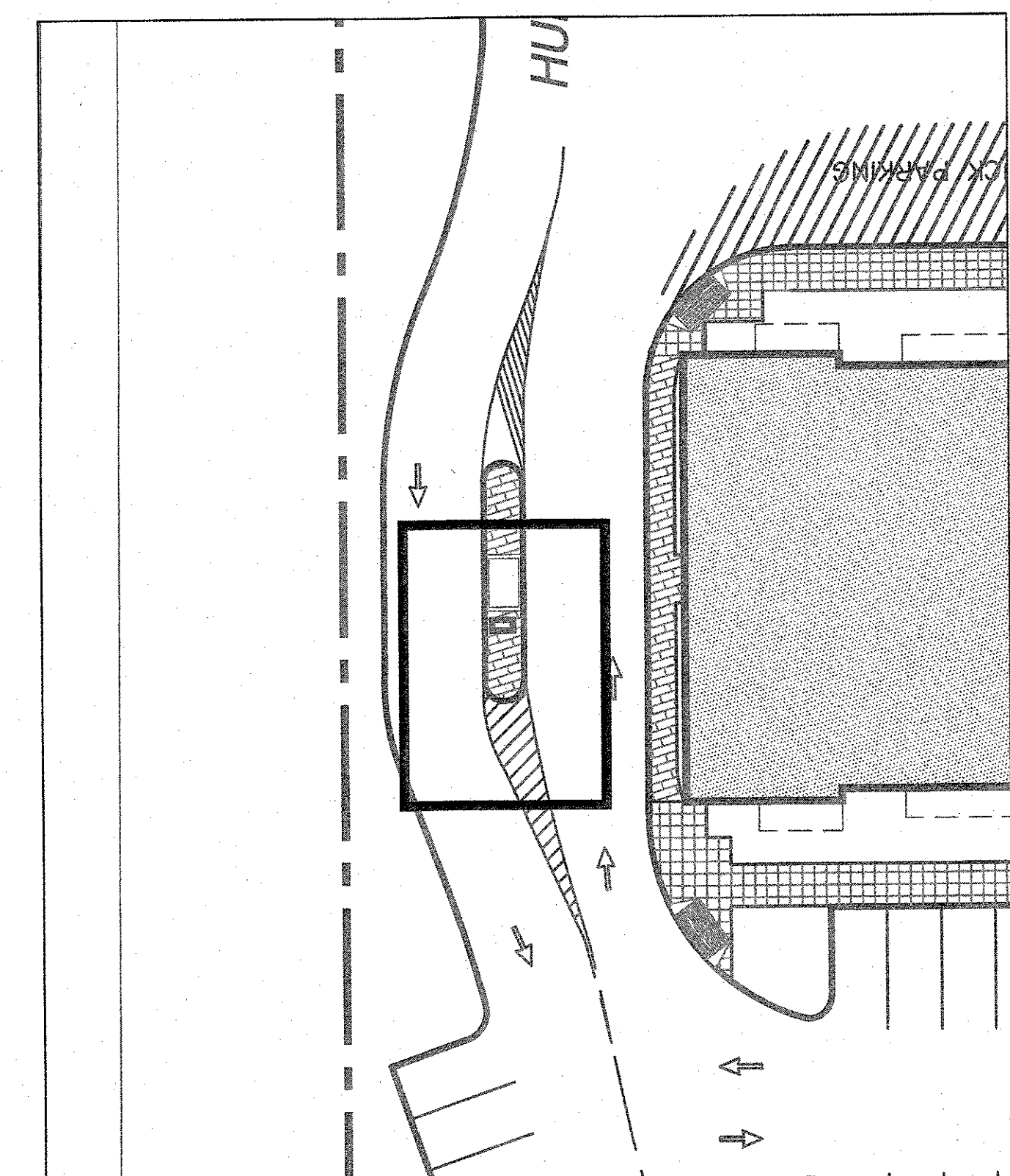
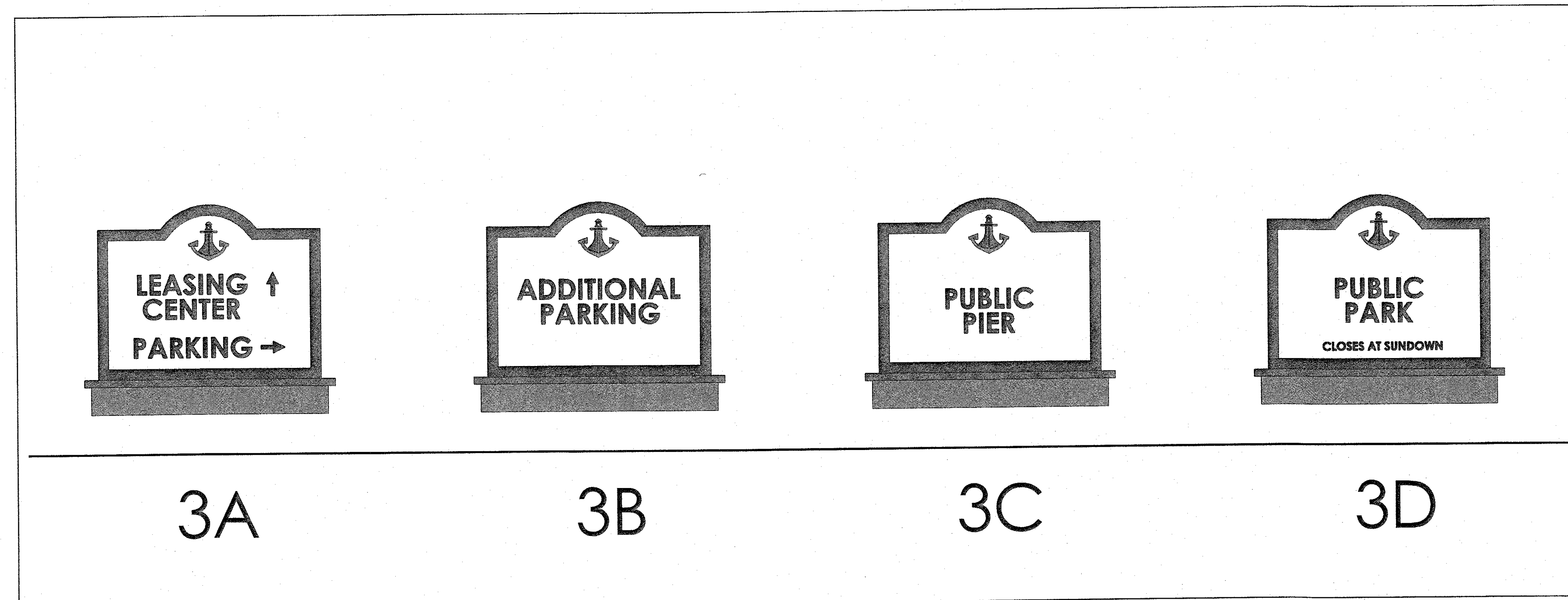
ZONING SIGN ORDINANCE:

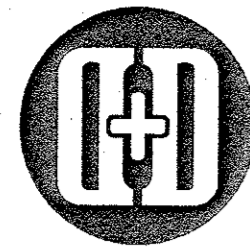
CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-47. DEFINITIONS.

- "ANY SIGN USED TO ANNOUNCE THE USE OF THE LOT OR DIRECTION OR LOCATION OF BUILDINGS AND STRUCTURES ON THE LOT FOR AN OFFICE, HOME OCCUPATION, RELIGIOUS, CHARITABLE OR OTHER INSTITUTIONAL USE."

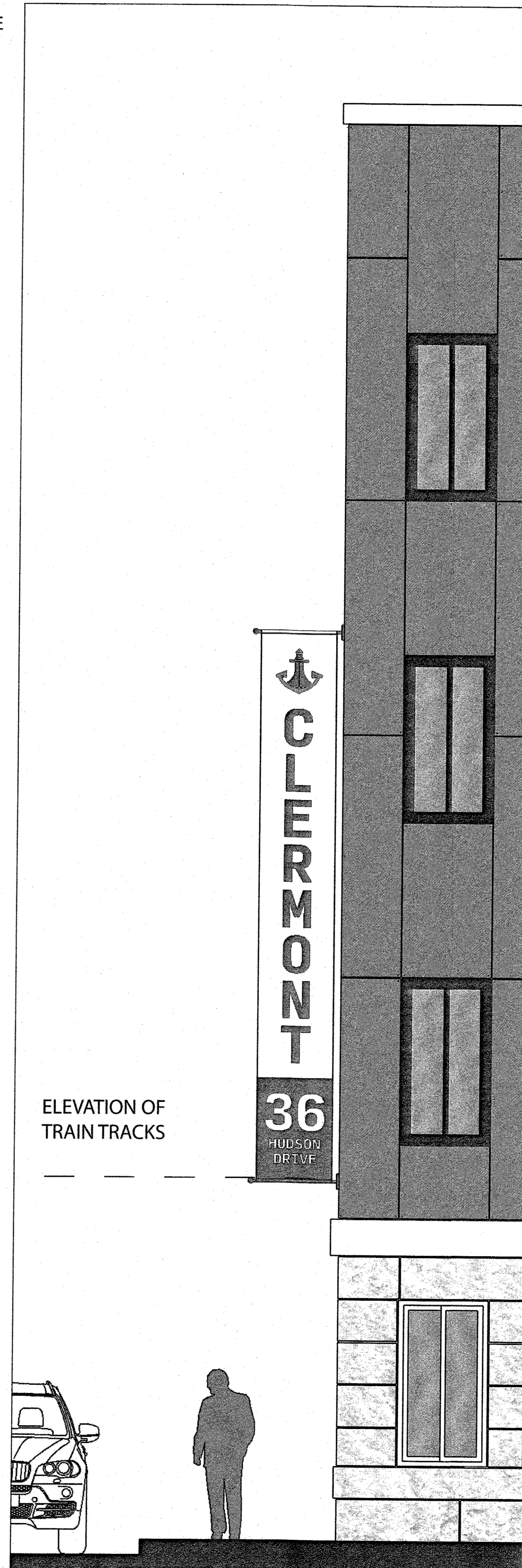
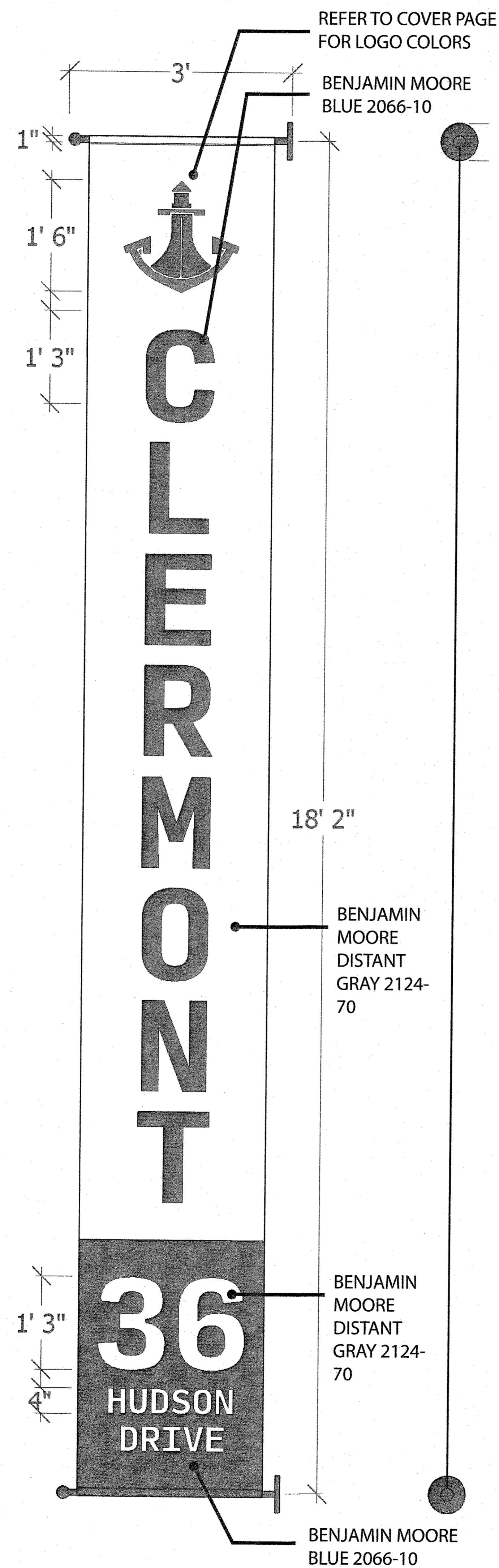
SPECIFICATION:

- CUT-OUT PAINTED METAL FOR BENJAMIN MOORE BLUE LETTERING
- "CENTURY GOTHIC" LETTER FONT
- 3" LETTER HEIGHT (WELCOME TO EAGLE BAY)
- 1 1/4" LETTER HEIGHT (ALL GUESTS MUST BE ANNOUNCED)
- INTERNALLY ILLUMINATED





SIGN 4 - PROJECTING SIGN EAGLE BAY



ZONING SIGN ORDNANCE:

CHAPTER 215. ZONING

ARTICLE IX. SIGNS 215-47. DEFINITIONS.

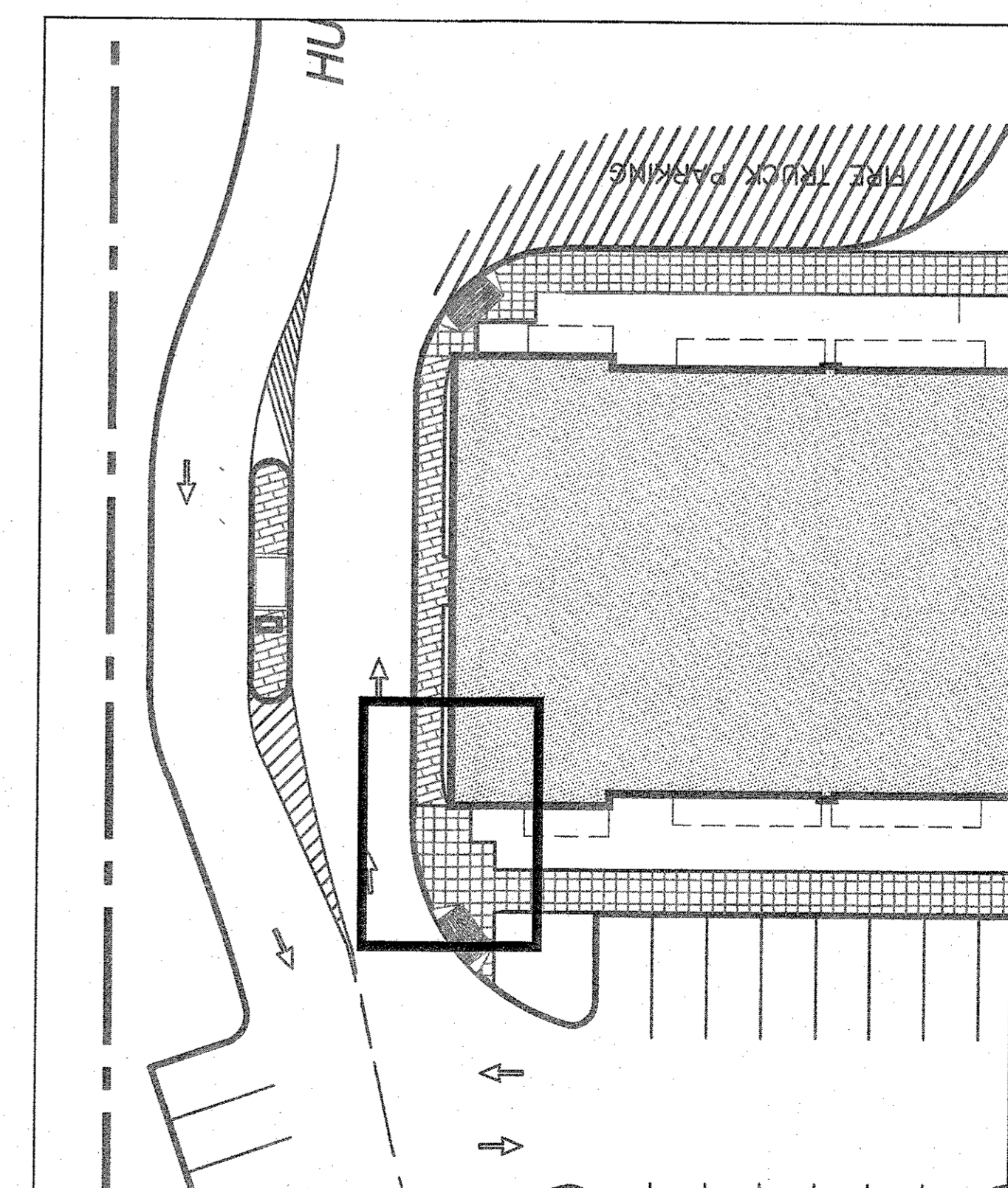
• "A SIGN THAT IS ATTACHED TO THE BUILDING WALL OR STRUCTURE AND WHICH EXTENDS HORIZONTALLY 15 INCHES FROM THE PLANE OF SUCH WALL OR A SIGN THAT IS PERPENDICULAR TO THE FACE OF SUCH WALL OR STRUCTURE."

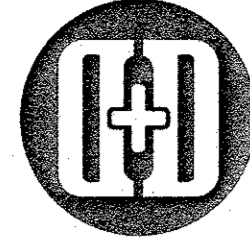
SIGNS 215-49. PROHIBITED SIGNS.

• "A SIGN ATTACHED TO A BUILDING EXTENDING MORE THAN THREE (3) FEET FROM THE BUILDING WALL."

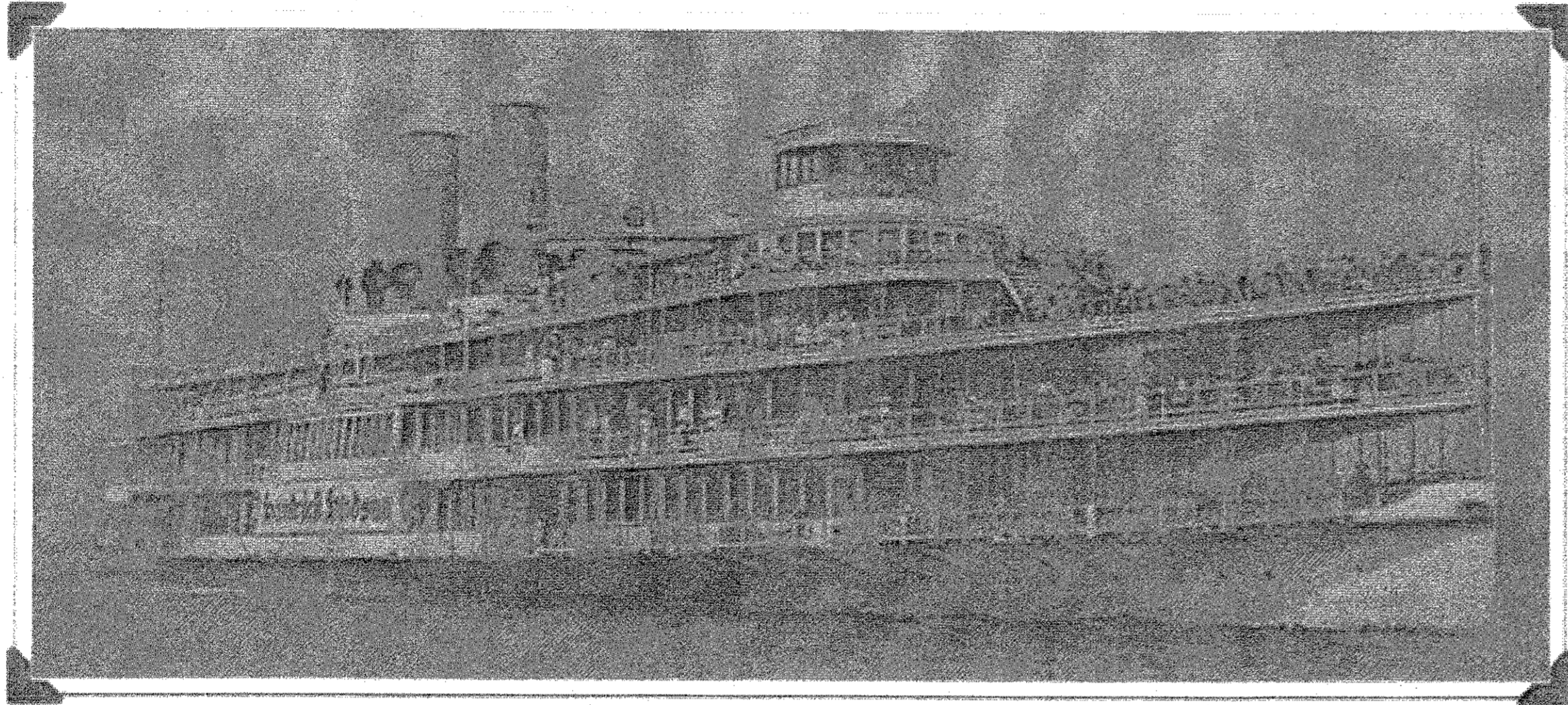
SPECIFICATION:

- PRINTED BANNER SIGN
- "INPUT MONO" LETTER FONT
- 1'-3" NUMBER HEIGHT
- NON-ILLUMINATED

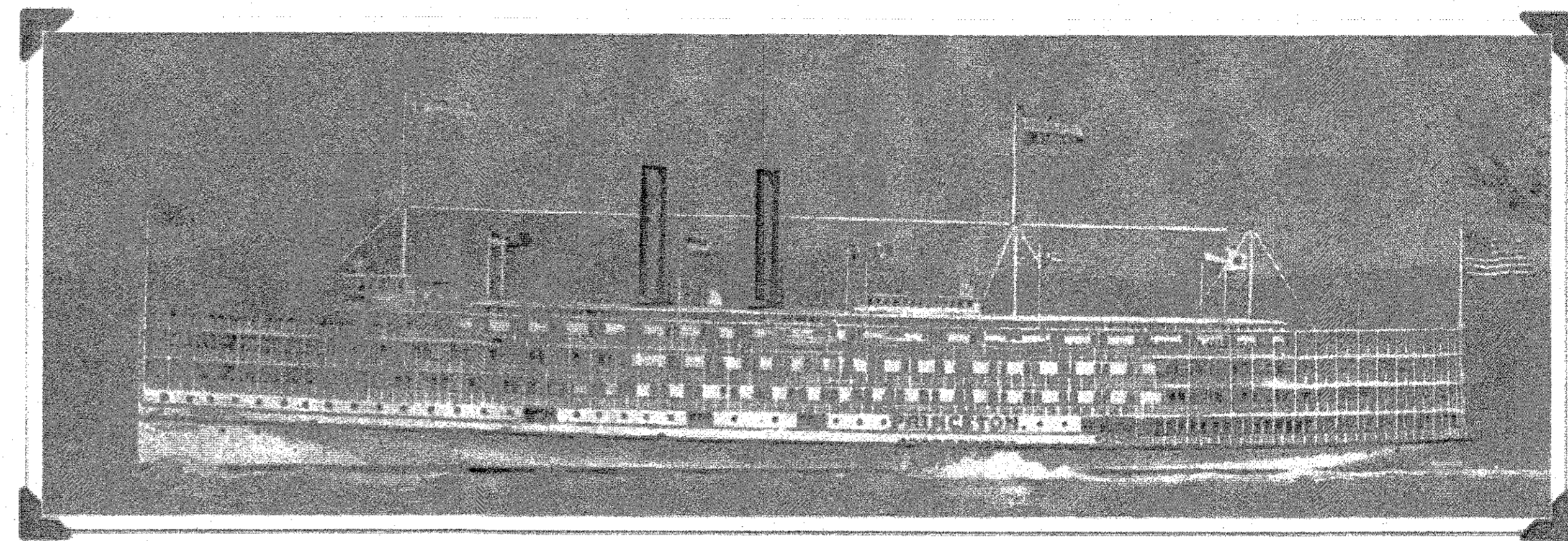




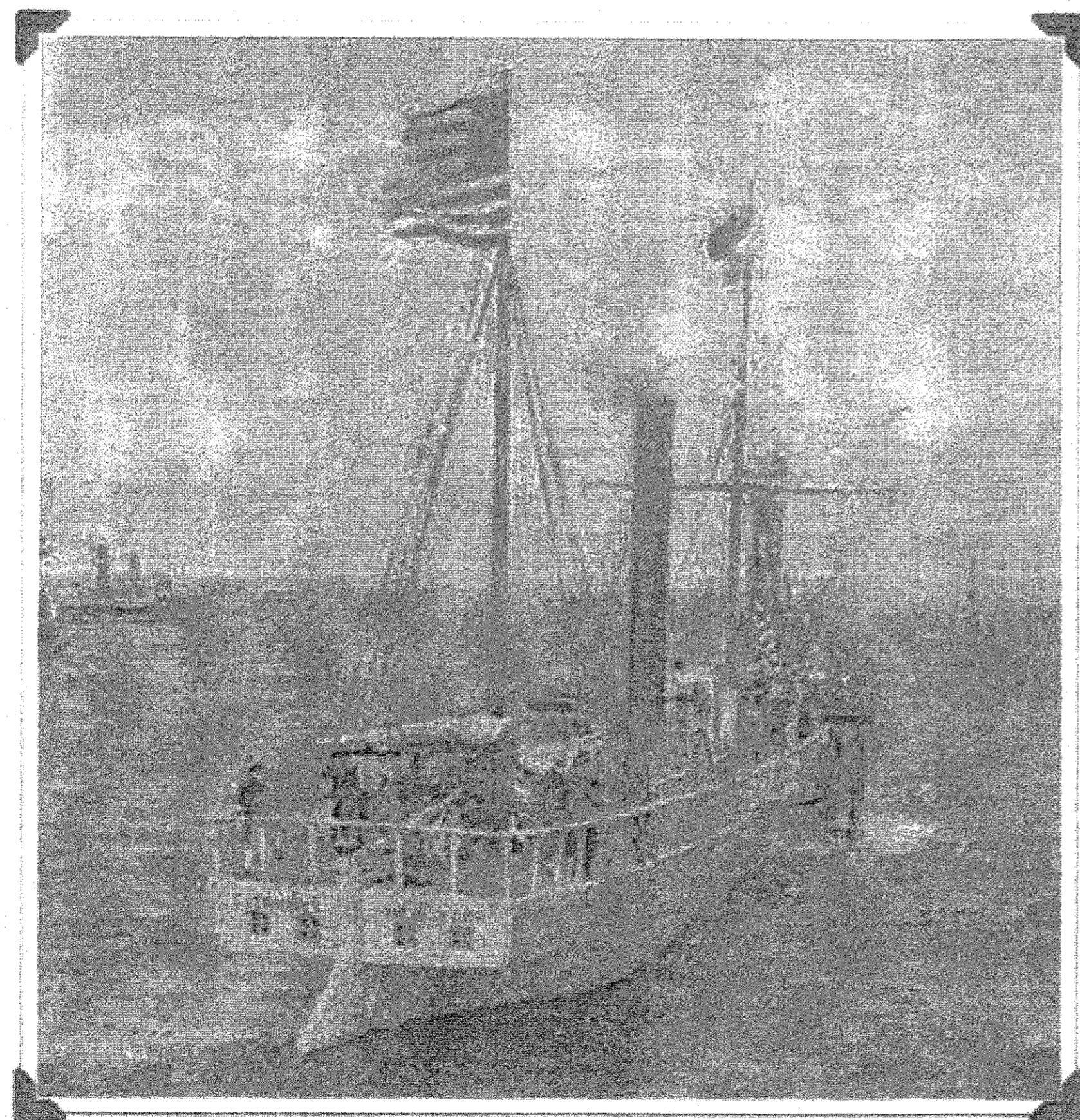
BUILDING NAMES EAGLE BAY



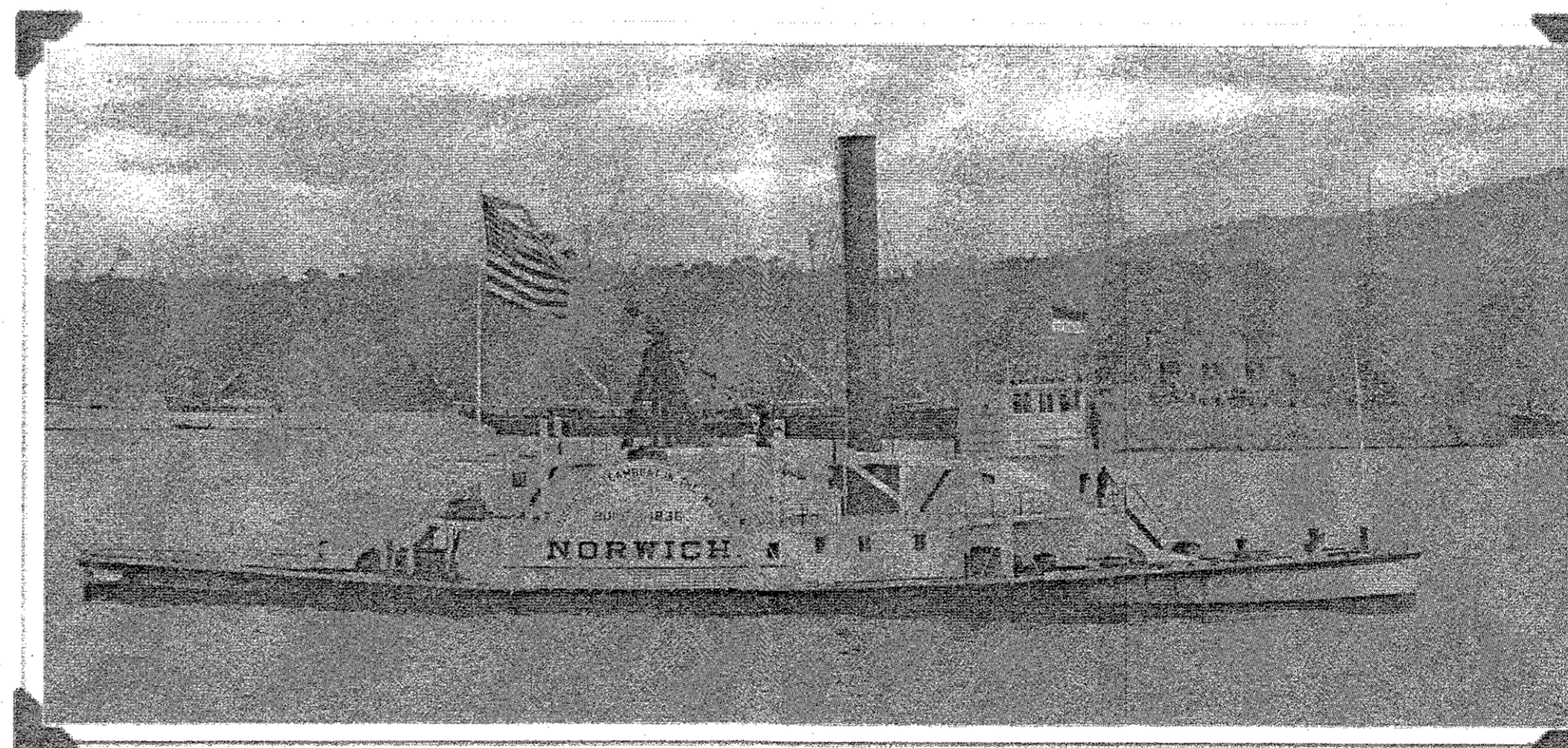
HENDRICK HUDSON 1863



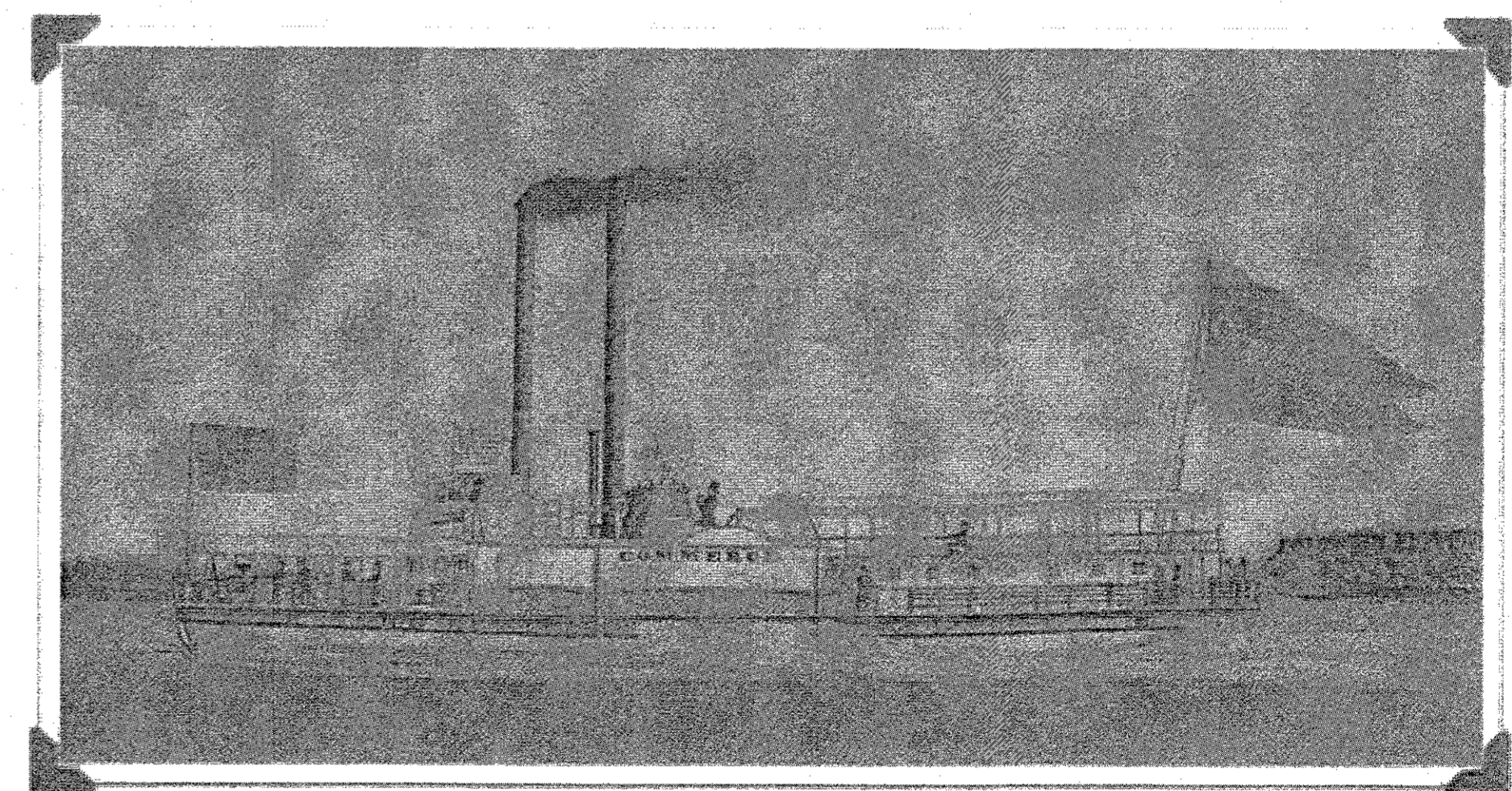
PRINCETON 1907



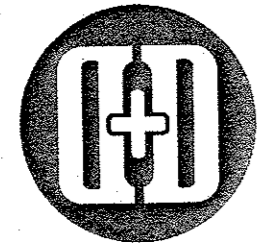
CLERMONT 1807



NORWICH 1836



COMMERCE 1825



SIGN 5 - WALL SIGN EAGLE BAY

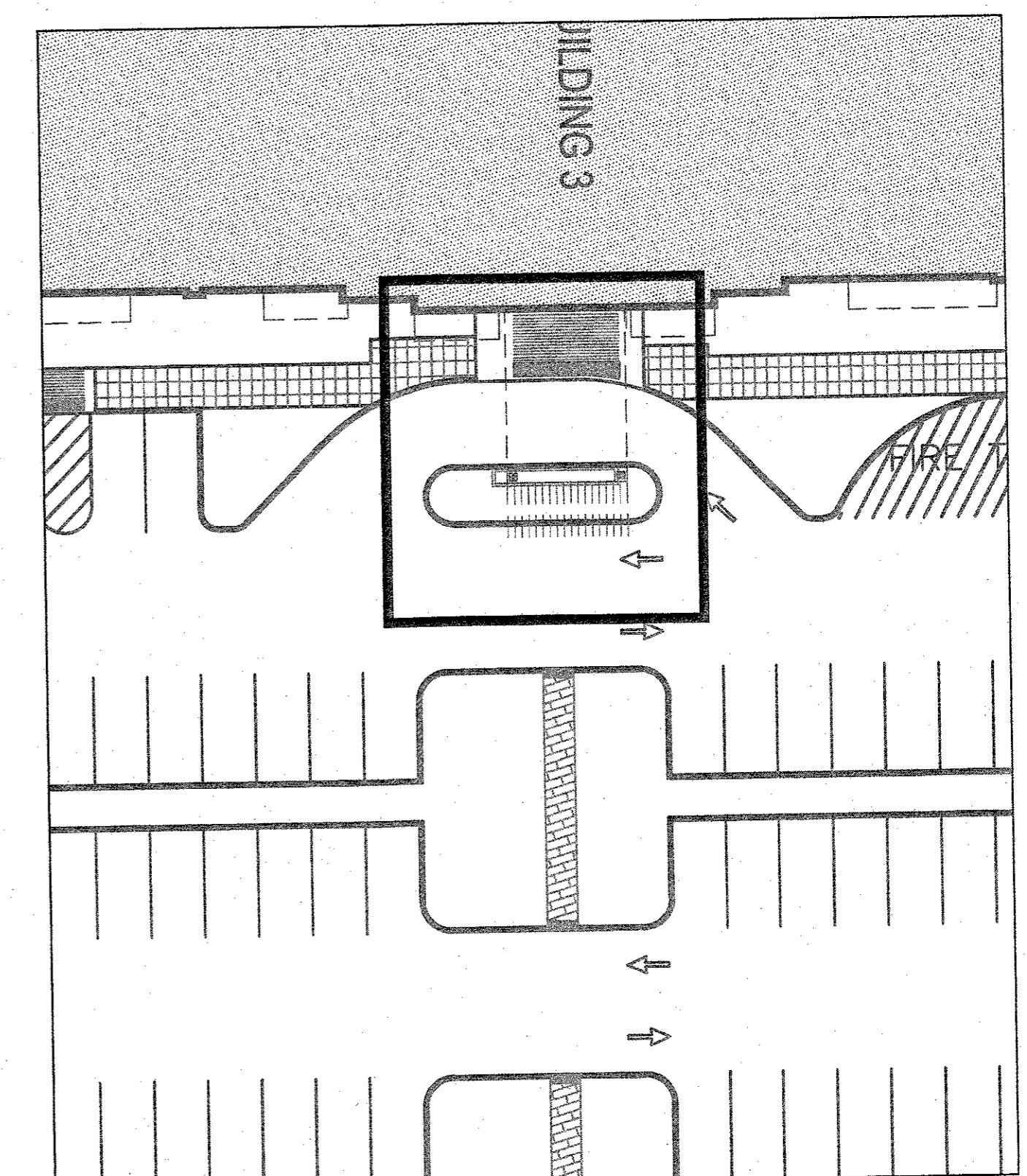
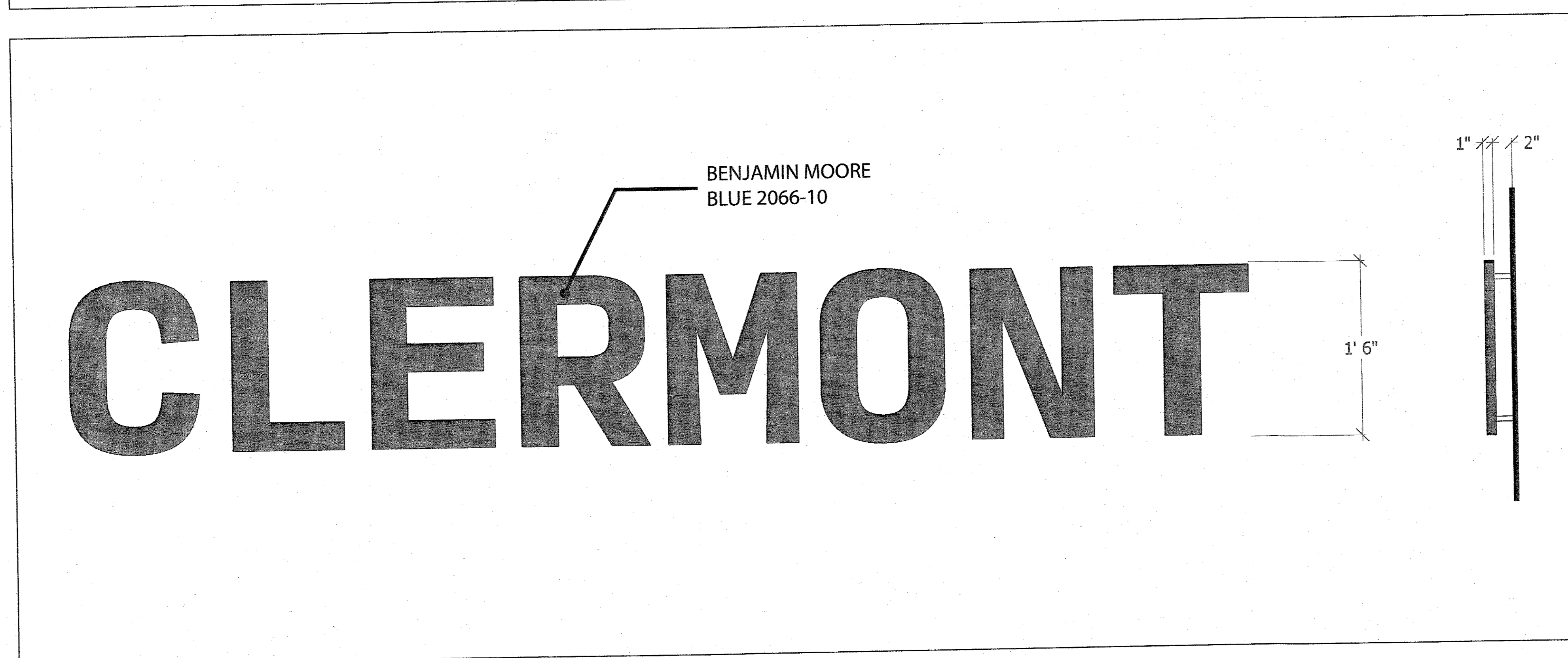


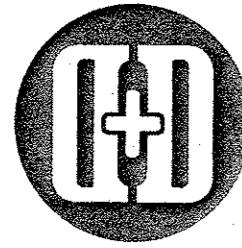
ZONING SIGN ORDNANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-47. DEFINITIONS.
• "A SIGN THAT IS PAINTED ON OR ATTACHED TO THE OUTSIDE WALL OF A BUILDING, WITH THE FACE OF THE SIGN IN THE PLAN PARALLEL TO SUCH WALL AND NOT EXTENDING MORE THAN 15 INCHES FROM THE FACE OF EACH WALL."

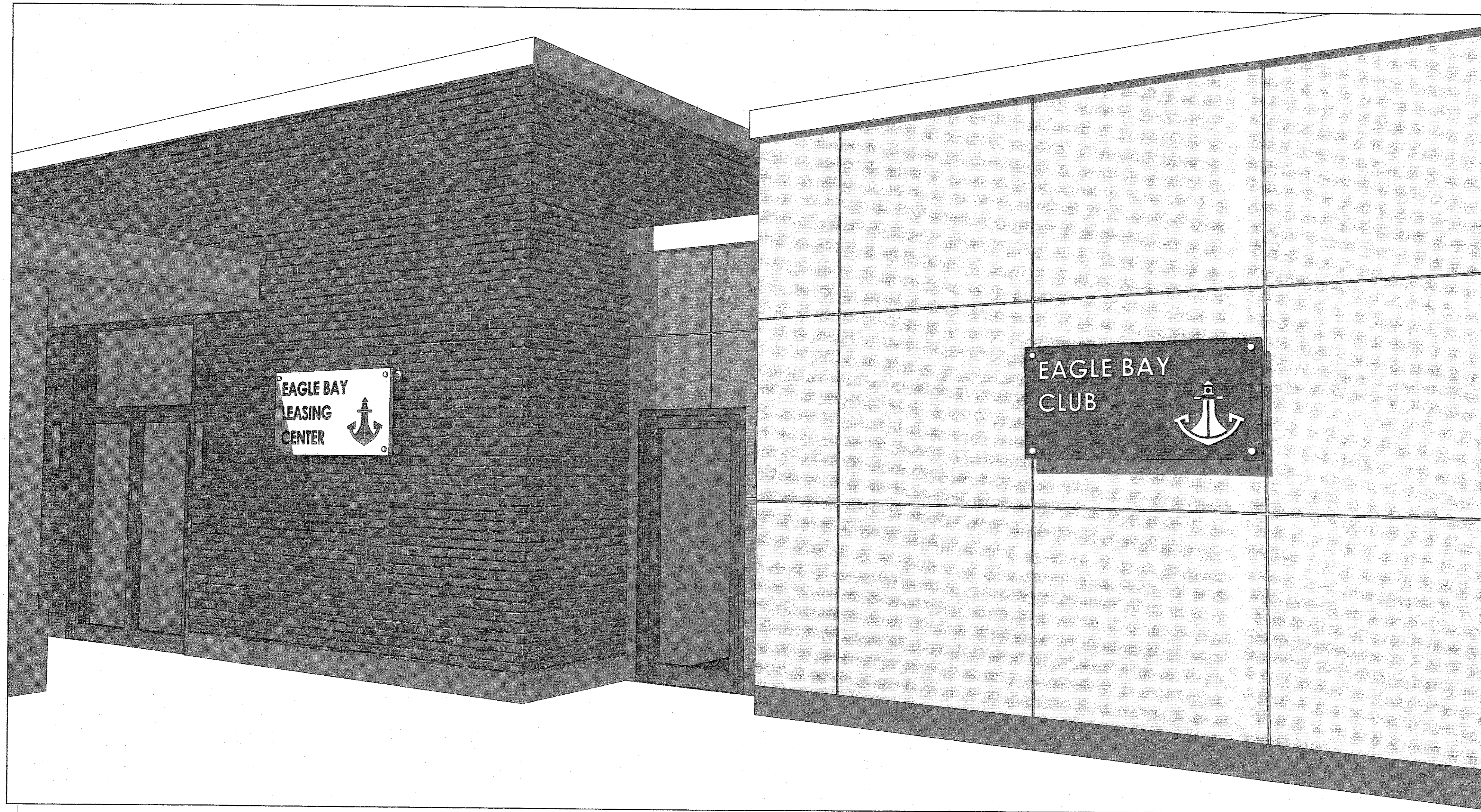
SPECIFICATION:

- PIN MOUNTED ALUMINUM LETTERS
- "INPUT MONO" LETTER FONT
- 1'-6" NUMBER HEIGHT
- NON-ILLUMINATED
- BUILDING NUMBER SIGN IN REFERENCE TO SIGN 12.
- SIGN LOCATED ON BOTH SIDES OF PORTE-COCHERE





SIGN 6 - WALL SIGN EAGLE BAY

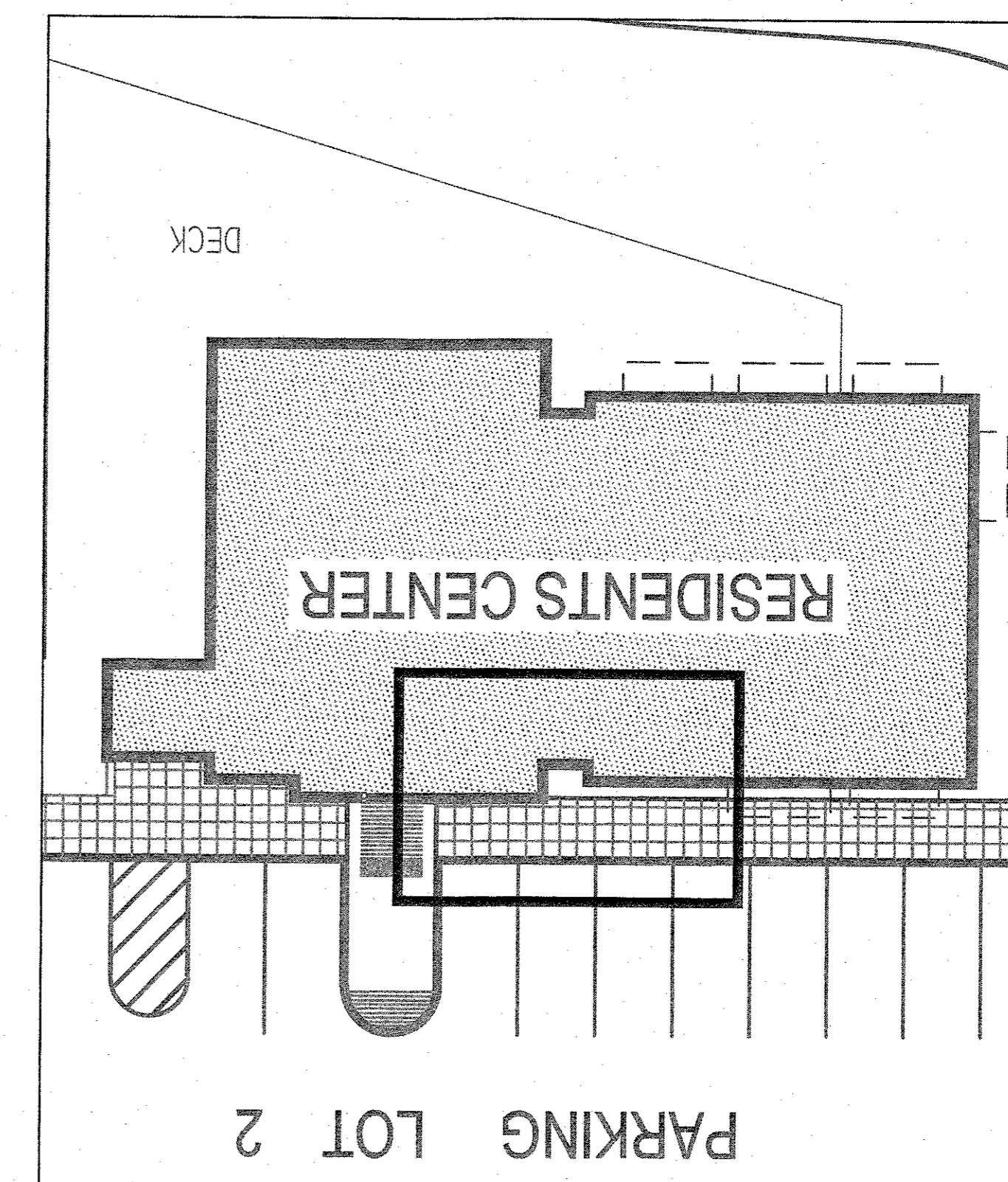
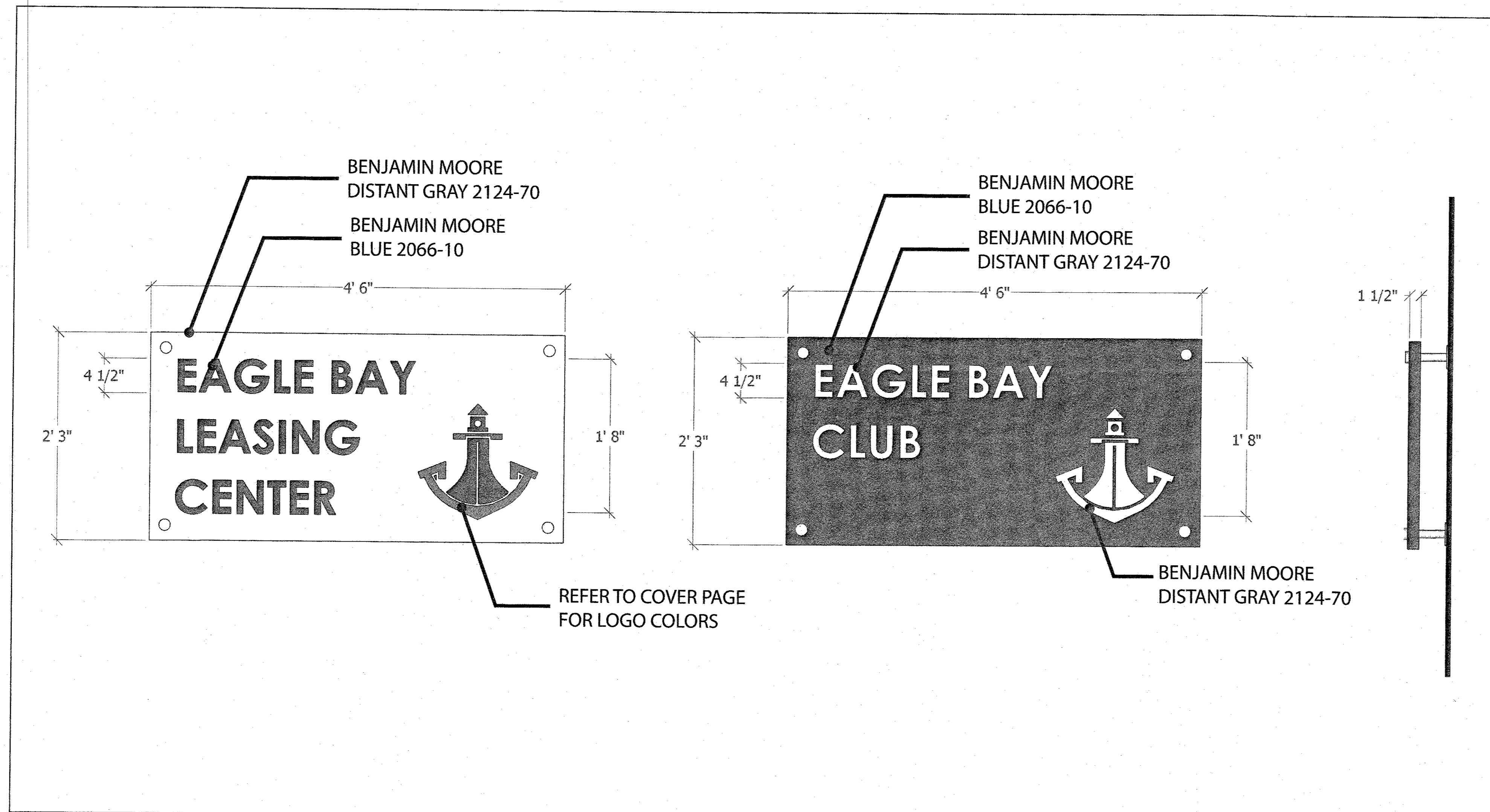


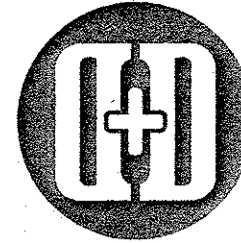
ZONING SIGN ORDNANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-47. DEFINITIONS.
• "A SIGN THAT IS PAINTED ON OR ATTACHED TO THE OUTSIDE WALL OF A BUILDING, WITH THE FACE OF THE SIGN IN THE PLAN PARALLEL TO SUCH WALL AND NOT EXTENDING MORE THAN 15 INCHES FROM THE FACE OF EACH WALL."

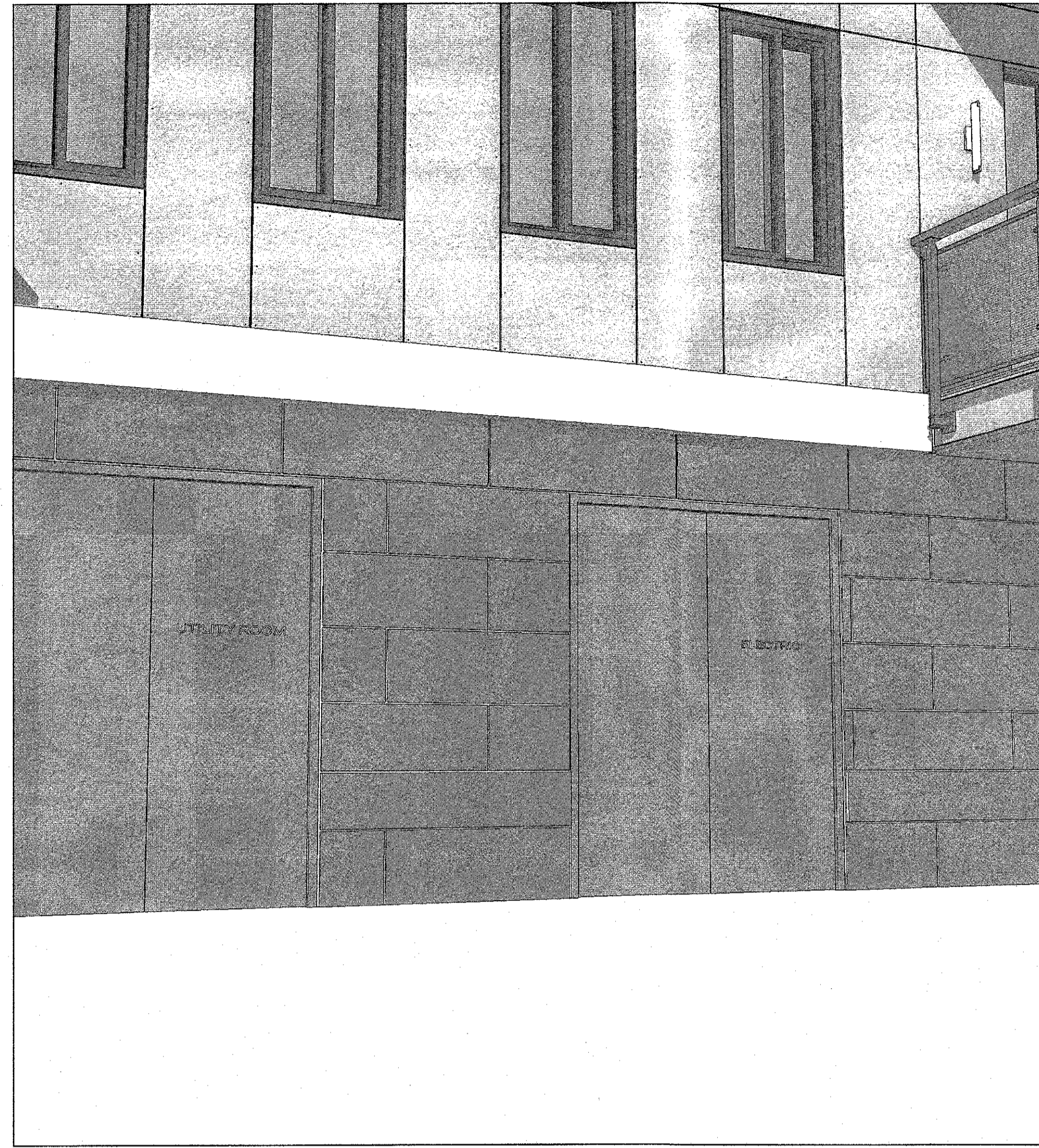
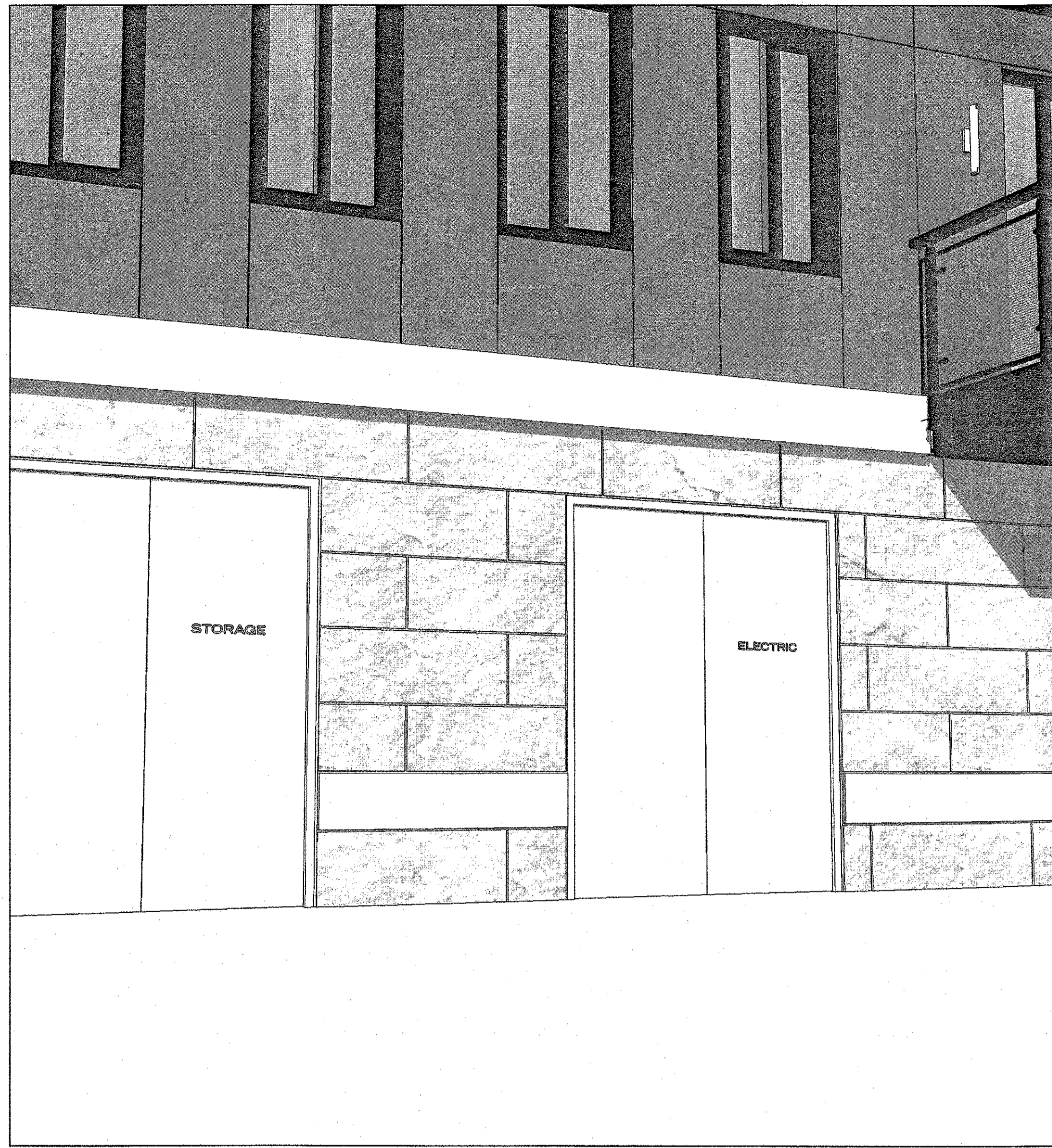
SPECIFICATION:

- CUT-OUT PAINTED METAL FOR ACRYLIC LETTERING
- "CENTURY GOTHIC" LETTER FONT
- 6" LETTER HEIGHT
- NON-ILLUMINATED





SIGN 7 - UTILITY SPACE DOOR SIGN EAGLE BAY



ZONING SIGN ORDINANCE:

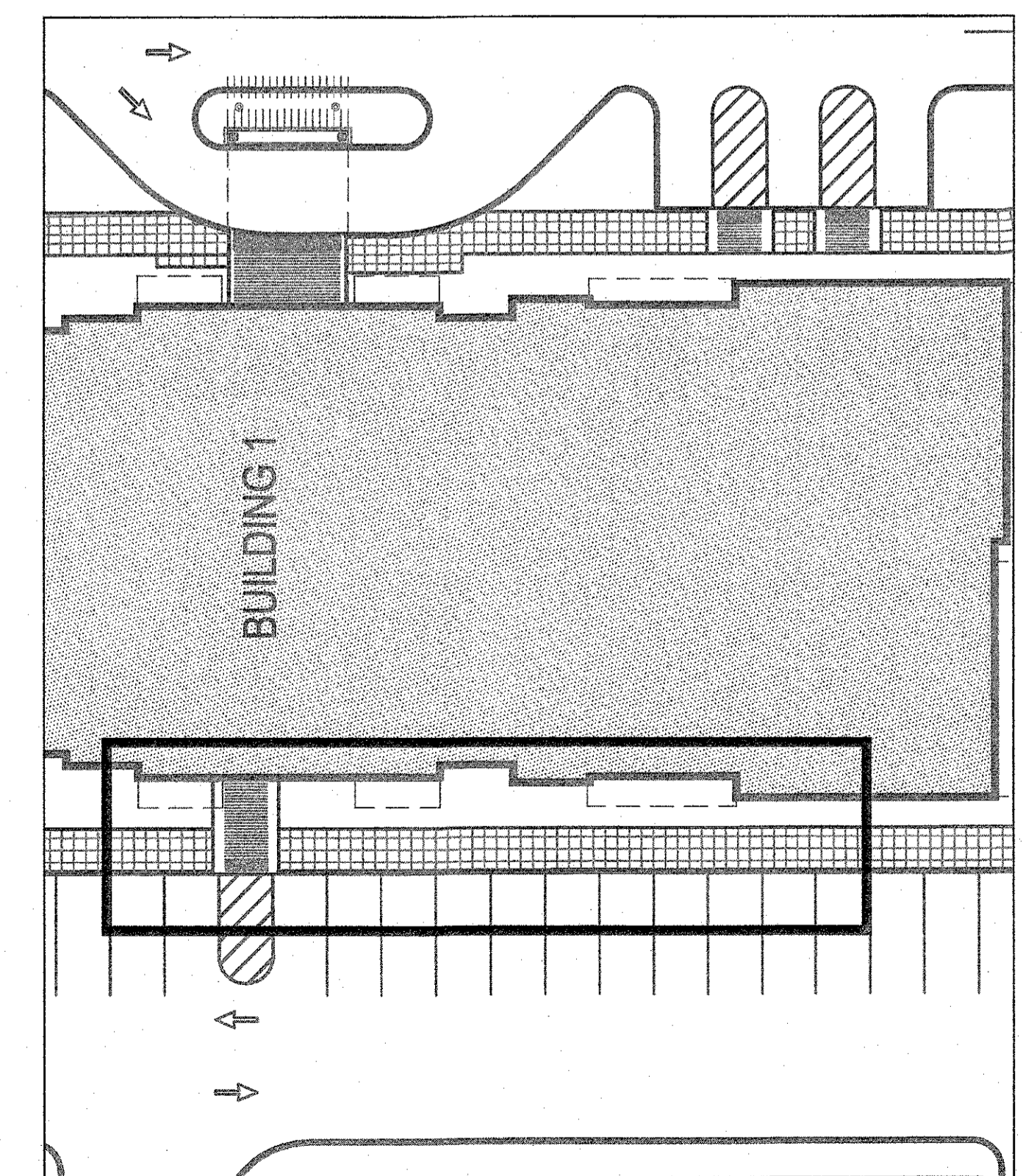
CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-47. DEFINITIONS.

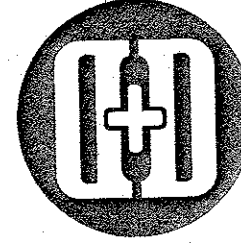
- "A SIGN THAT IS PAINTED ON OR ATTACHED TO THE OUTSIDE WALL OF A BUILDING, WITH THE FACE OF THE SIGN IN THE PLAN PARALLEL TO SUCH WALL AND NOT EXTENDING MORE THAN 15 INCHES FROM THE FACE OF EACH WALL."

SPECIFICATION:

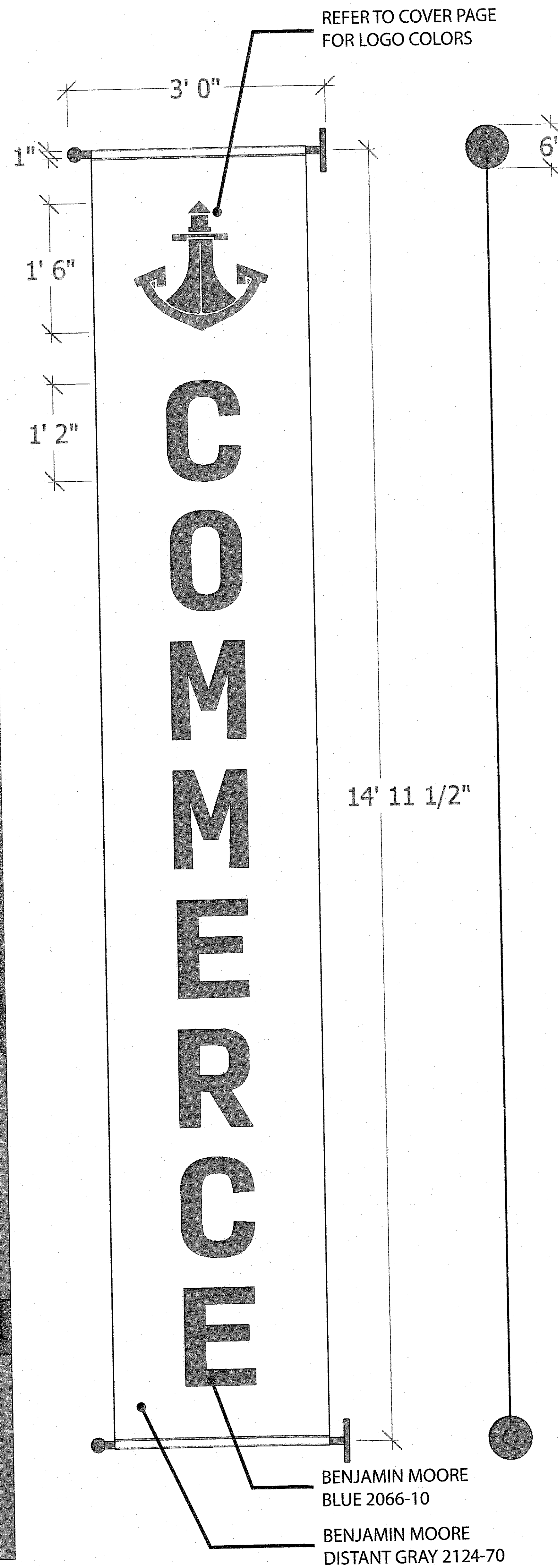
- PAINTED LETTERS
- COLOR: GUN METAL GREY & BONE WHITE
- "BENTO SANS WIDE" LETTER FONT
- 2" LETTER HEIGHT
- NON-ILLUMINATED

<p>BENJAMIN MOORE CINDER AF-705</p> <p>RESTROOMS</p> <p>ELECTRIC</p> <p>UTILITY ROOM</p> <p>STORAGE</p>	<p>BENJAMIN MOORE DISTANT GRAY 2124-70</p> <p>RESTROOMS</p> <p>ELECTRIC</p> <p>UTILITY ROOM</p> <p>STORAGE</p>
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SIGN 8 - PROJECTING SIGN EAGLE BAY



ZONING SIGN ORDINANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-47. DEFINITIONS.

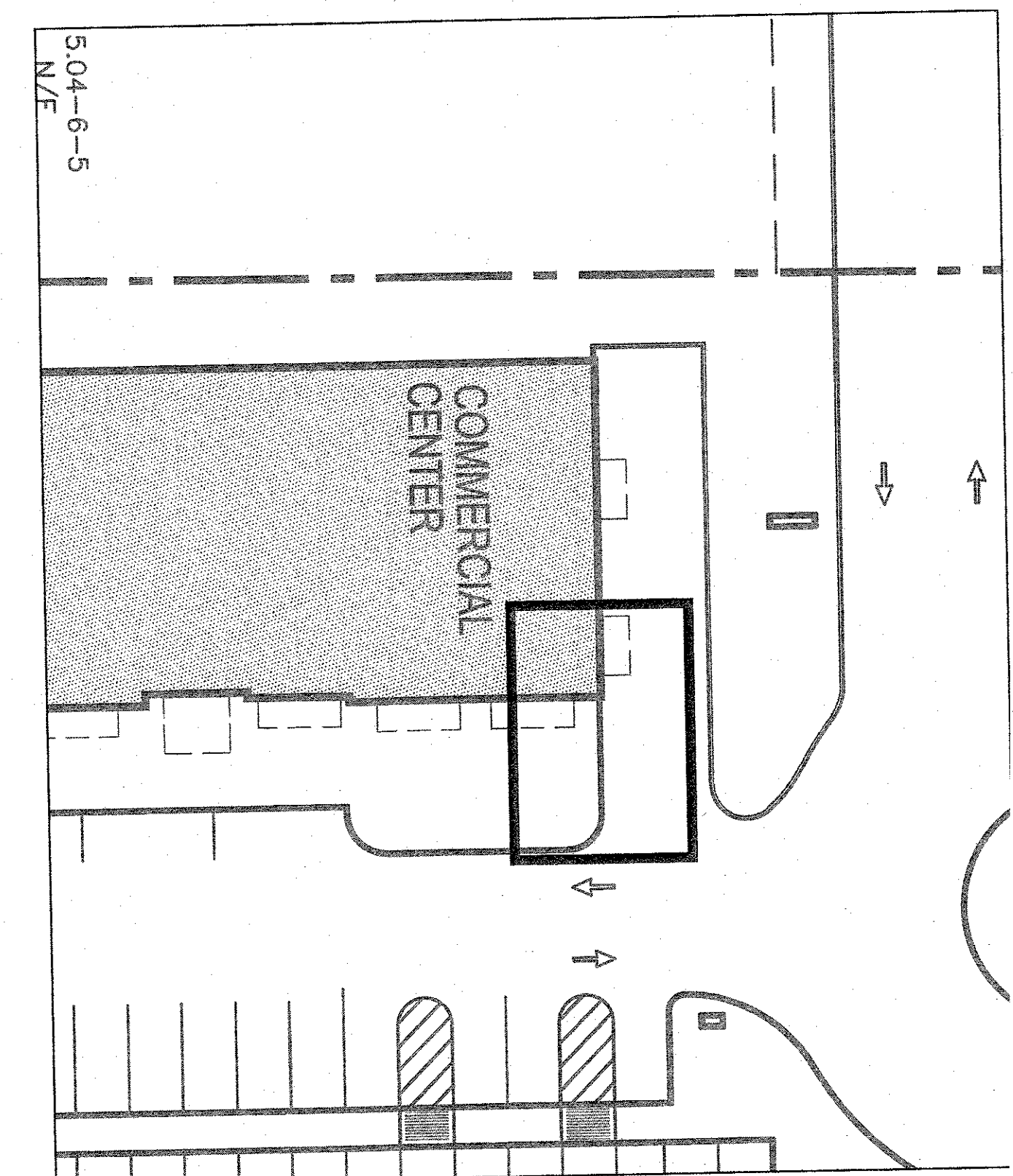
- "A SIGN THAT IS ATTACHED TO THE BUILDING WALL OR STRUCTURE AND WHICH EXTENDS HORIZONTALLY 15 INCHES FROM THE PLANE OF SUCH WALL OR A SIGN THAT IS PERPENDICULAR TO THE FACE OF SUCH WALL OR STRUCTURE."

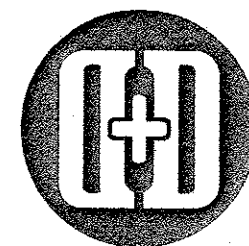
SIGNS 215-49. PROHIBITED SIGNS.

- "A SIGN ATTACHED TO A BUILDING EXTENDING MORE THAN THREE (3) FEET FROM THE BUILDING WALL."

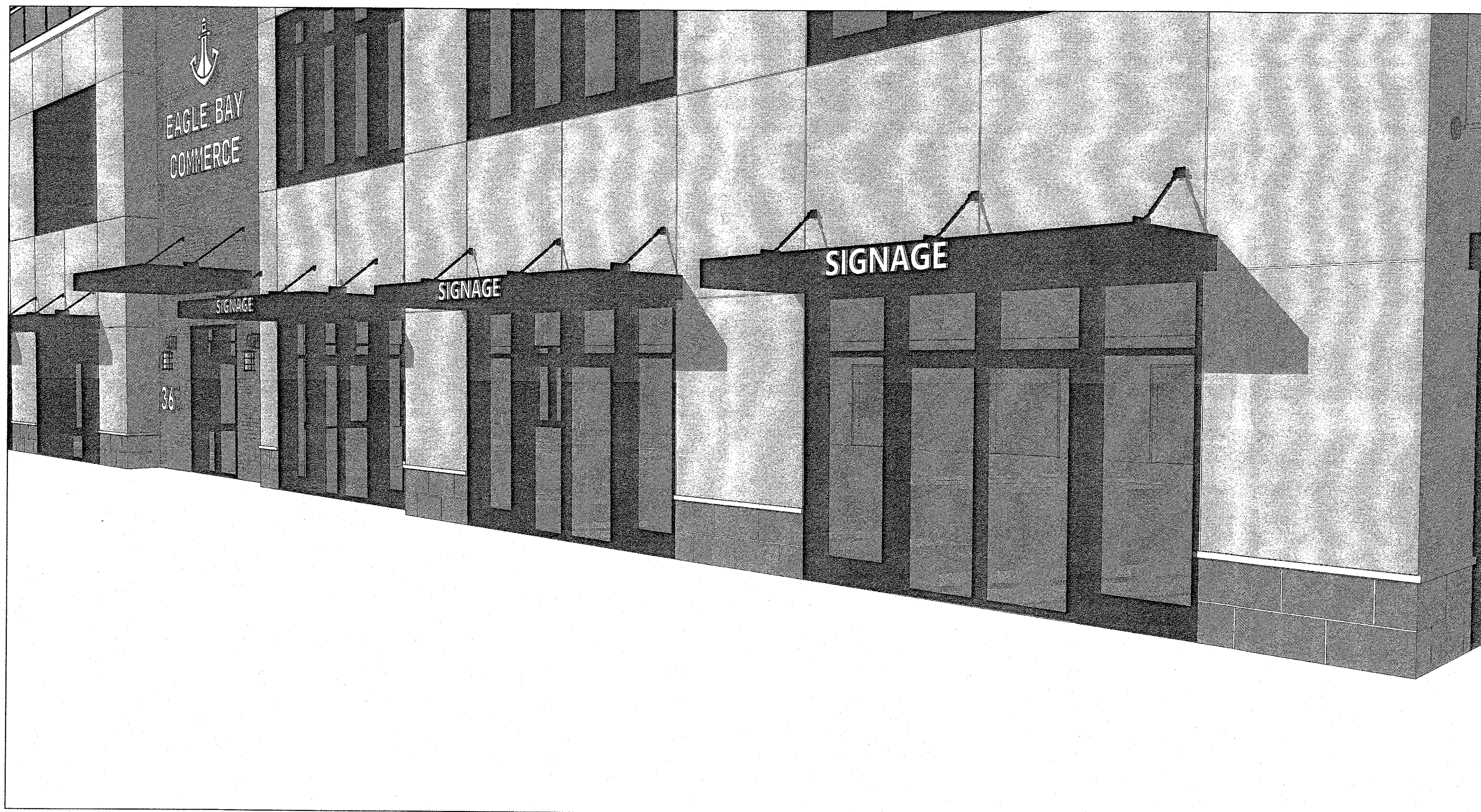
SPECIFICATION:

- PRINTED BANNER SIGN
- "INPUT MONO" LETTER FONT
- 1'-2" LETTER HEIGHT
- NON-ILLUMINATED





SIGN 9 - WALL SIGN EAGLE BAY



ZONING SIGN ORDNANCE:

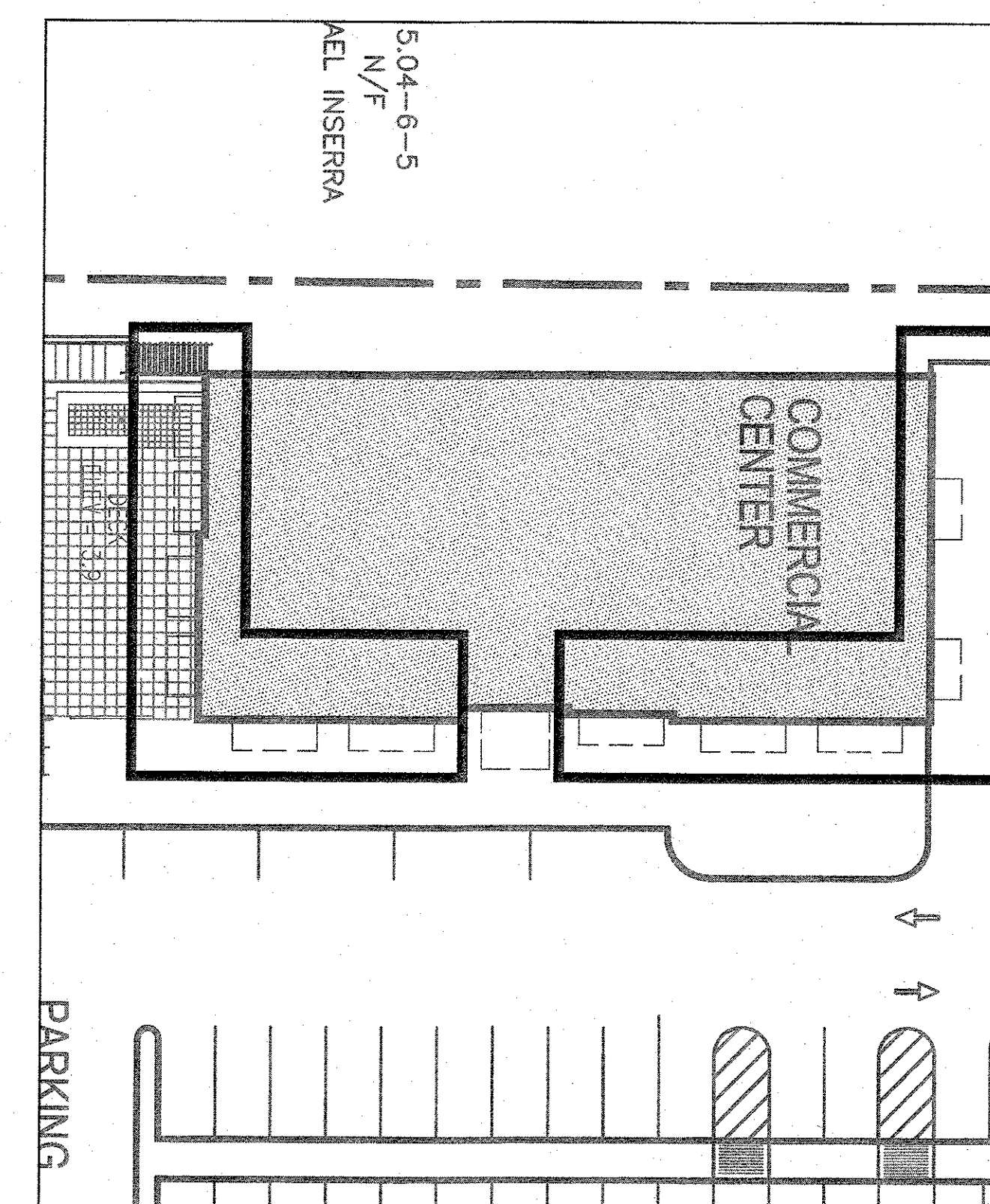
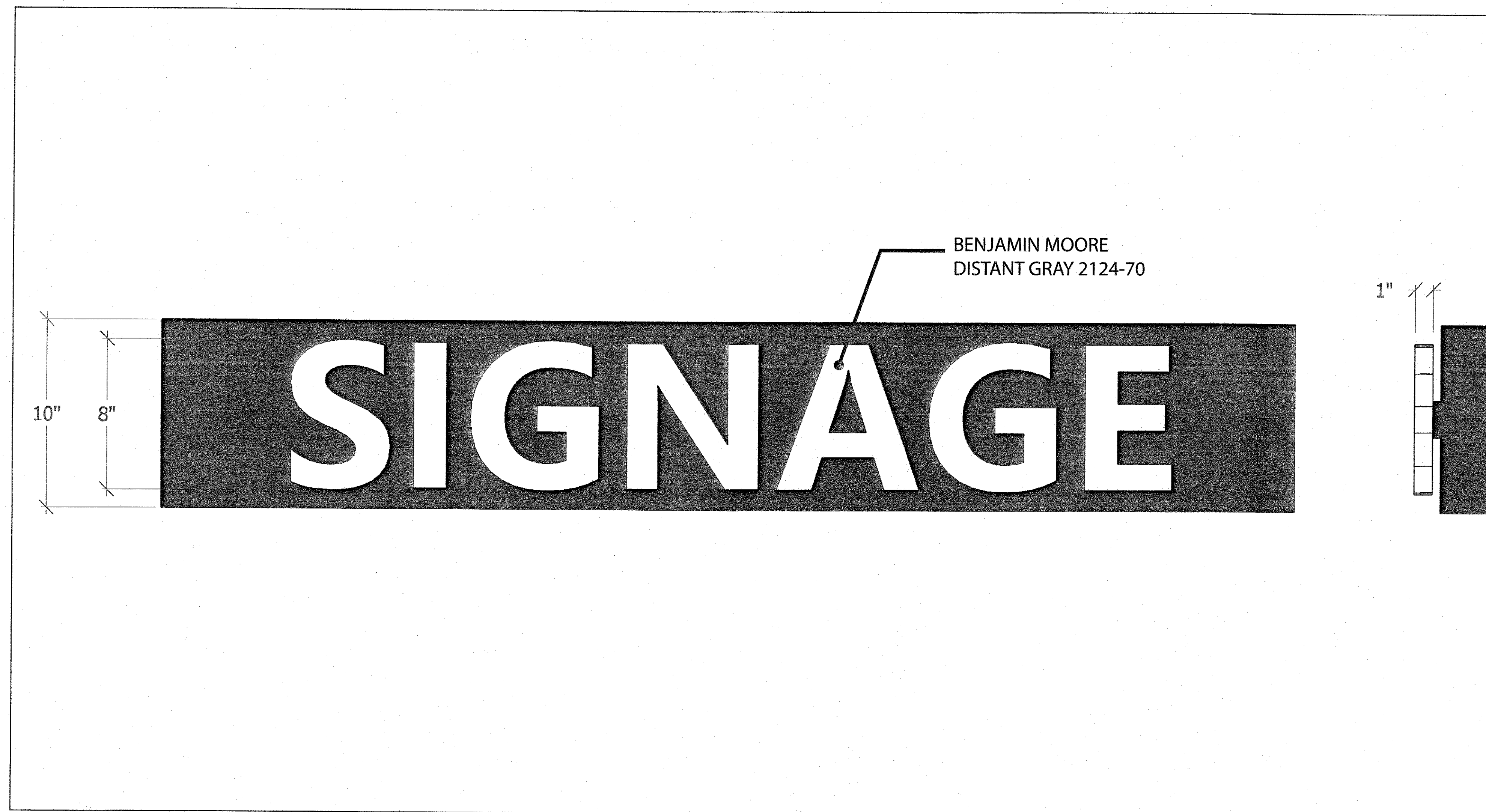
CHAPTER 215. ZONING

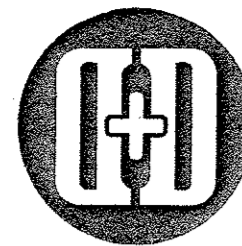
ARTICLE IX. SIGNS 215-47. DEFINITIONS.

- "A SIGN THAT IS PAINTED ON OR ATTACHED TO THE OUTSIDE WALL OF A BUILDING, WITH THE FACE OF THE SIGN IN THE PLAN PARALLEL TO SUCH WALL AND NOT EXTENDING MORE THAN 15 INCHES FROM THE FACE OF EACH WALL."

SPECIFICATION:

- RAIL MOUNTED WHITE ALUMINUM LETTERING
- "CENTURY GOTHIC" LETTER FONT
- 8" LETTER HEIGHT
- NON-ILLUMINATED





SIGN 10 - WALL SIGN EAGLE BAY



ZONING SIGN ORDNANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-52. PERMANENT
SIGNS C(1).

• "ONE SIGN AFFIXED TO THE FRONT
FACADE OF THE PRINCIPLE BUILDING
MAY BE PROVIDED AND SHALL NOT
EXCEED 5% OF SAID BUILDING FACADE
SIGN WALL AREA BUT IN NO EVENT
MORE THAN 50 SQUARE FEET.

C(2)

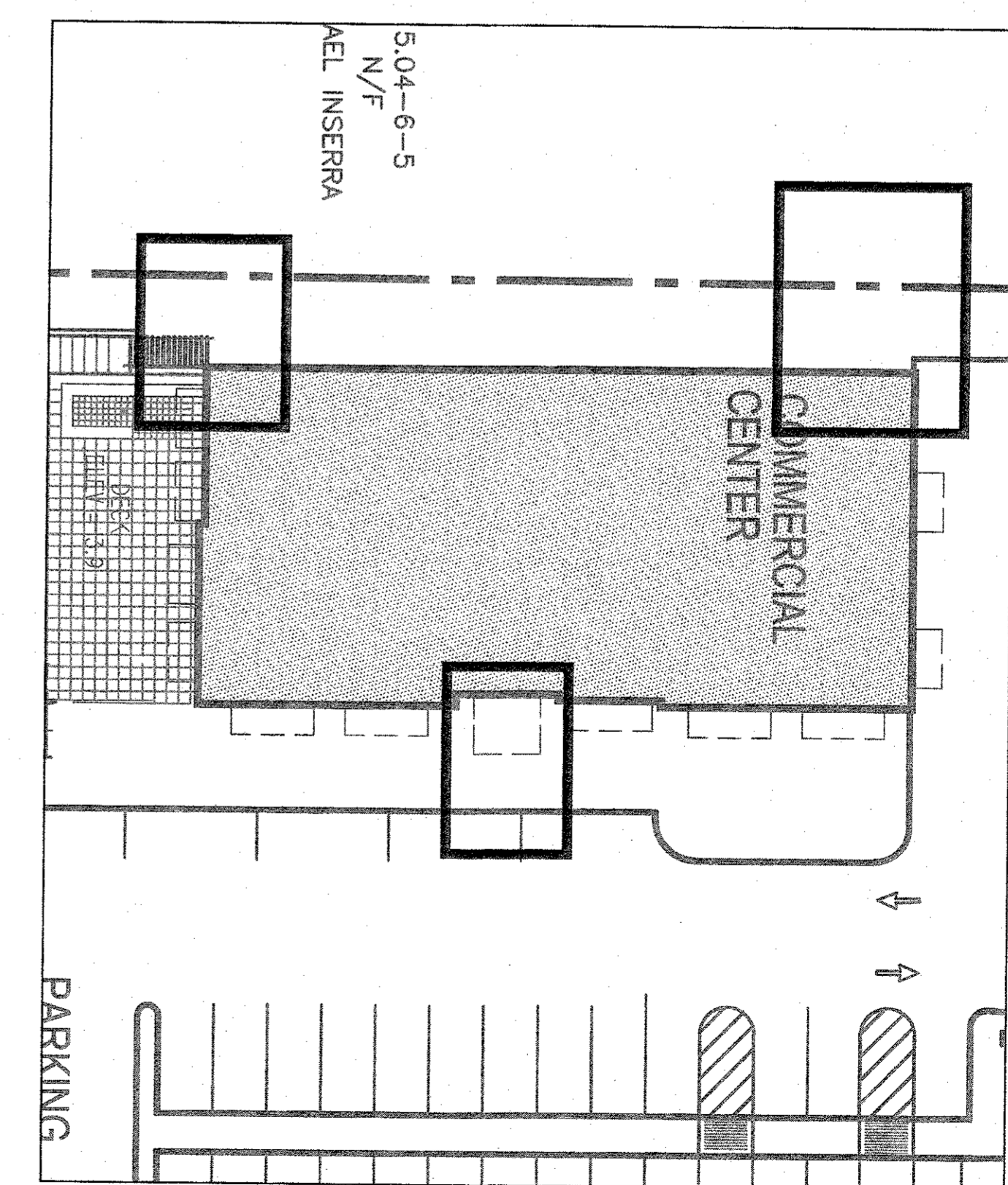
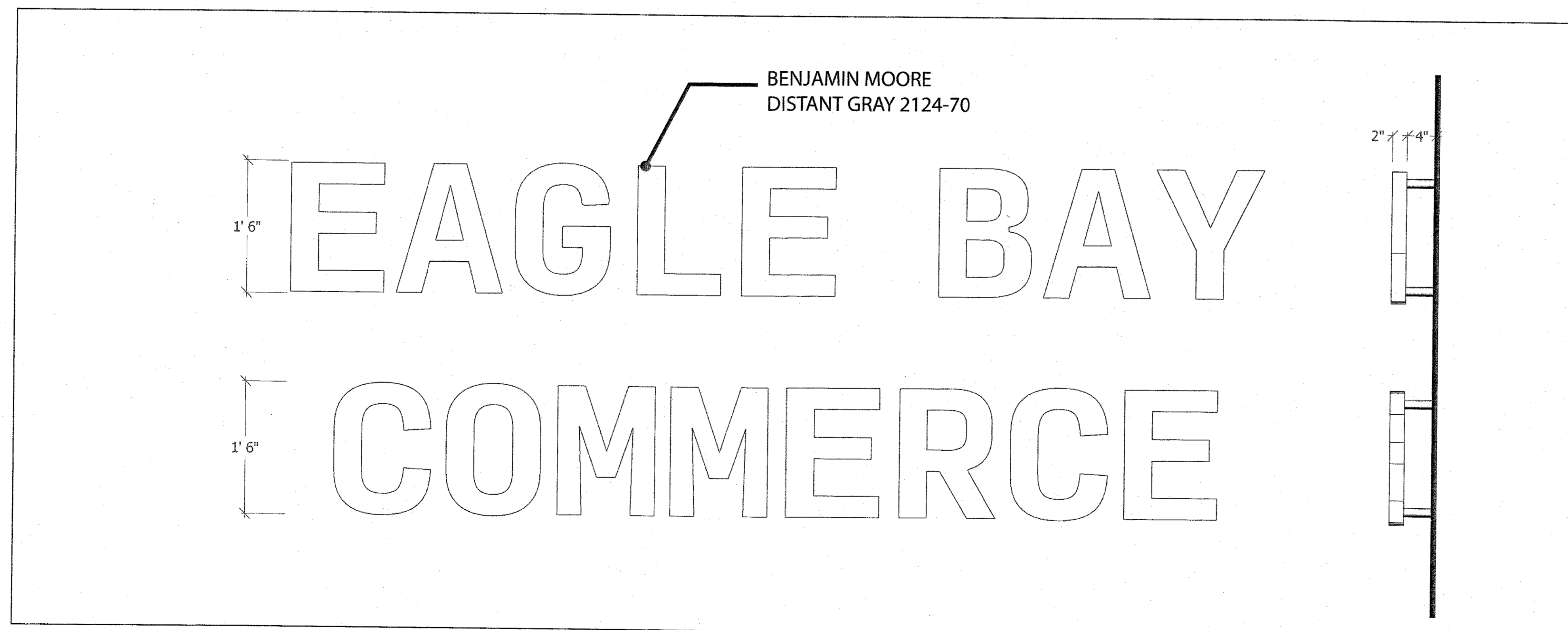
• "THE VERTICAL DIMENSION OF ALL
BUSINESS IDENTIFICATION SIGNS IN
A RESIDENTIAL DISTRICT SHALL NOT
EXCEED FOUR (4) FEET."

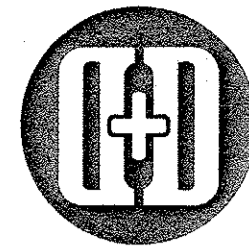
C(3)

• "A SIGN ATTACHED TO A BUILDING
SHALL NOT EXCEED MORE THAN THREE
(3) FEET FROM THE BUILDING WALL."

SPECIFICATION:

- PIN MOUNTED WHITE ALUMINUM LETTERING
- "CENTURY GOTHIC" LETTER FONT
- 1'- 6" NUMBER HEIGHT
- NON-ILLUMINATED





SIGN 11 - WALL SIGN EAGLE BAY



ZONING SIGN ORDNANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-52. PERMANENT
SIGNS C(1).

• "ONE SIGN AFFIXED TO THE FRONT
FACADE OF THE PRINCIPLE BUILDING
MAY BE PROVIDED AND SHALL NOT
EXCEED 5% OF SAID BUILDING FACADE
SIGN WALL AREA BUT IN NO EVENT
MORE THAN 50 SQUARE FEET.

C(2)

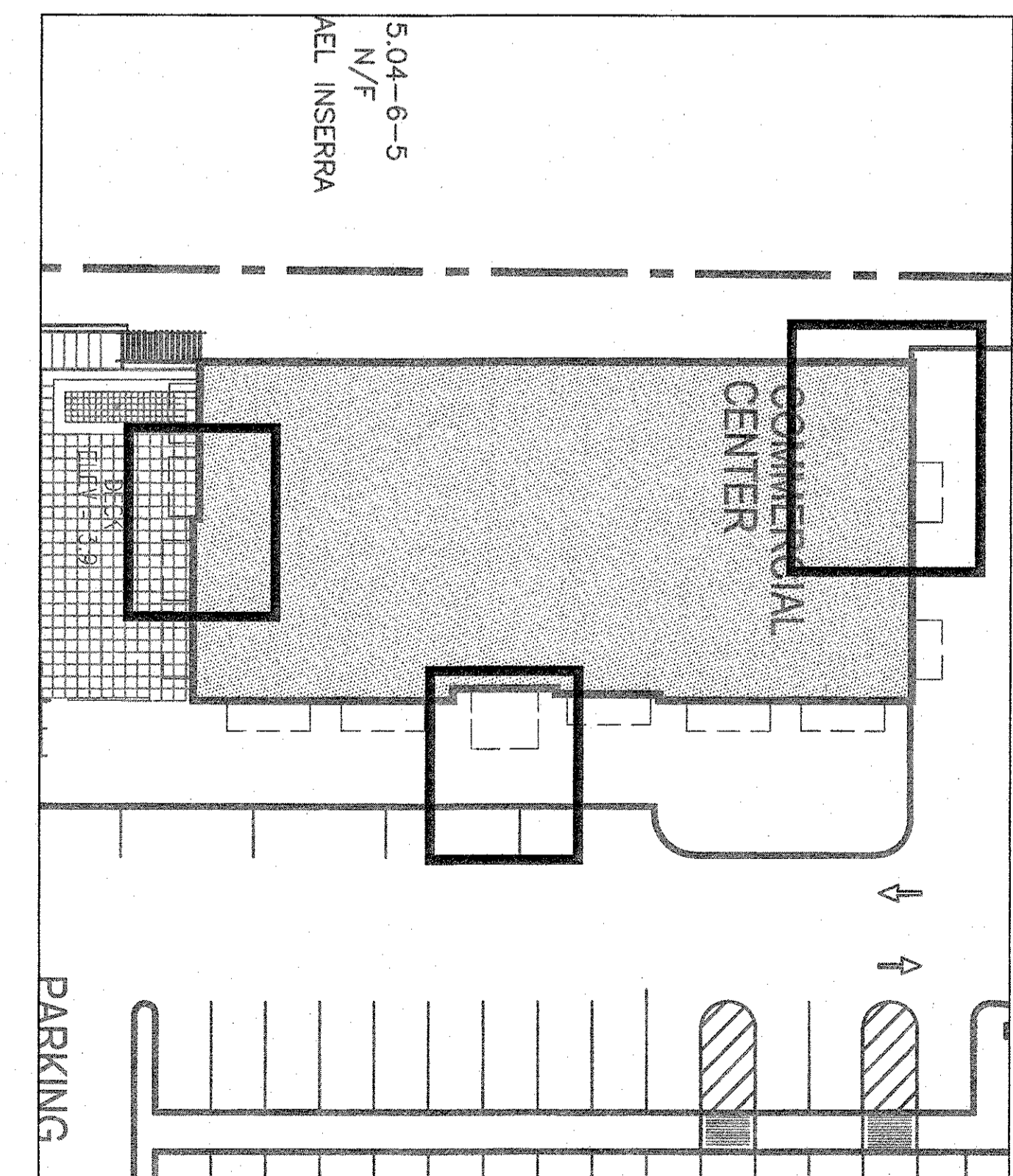
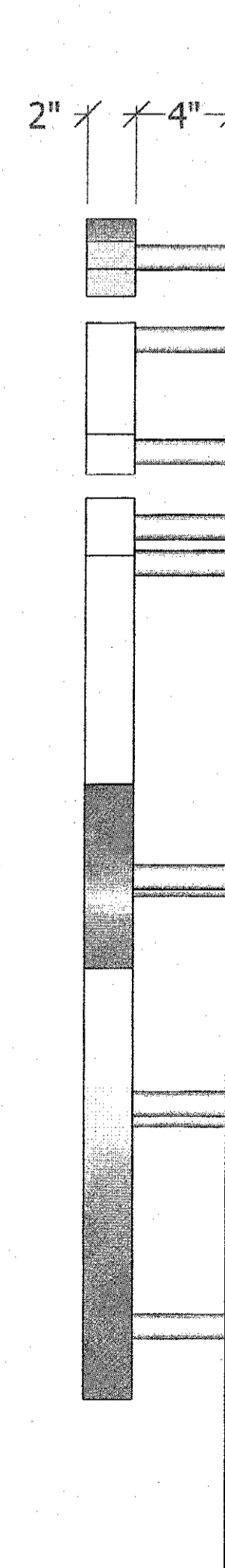
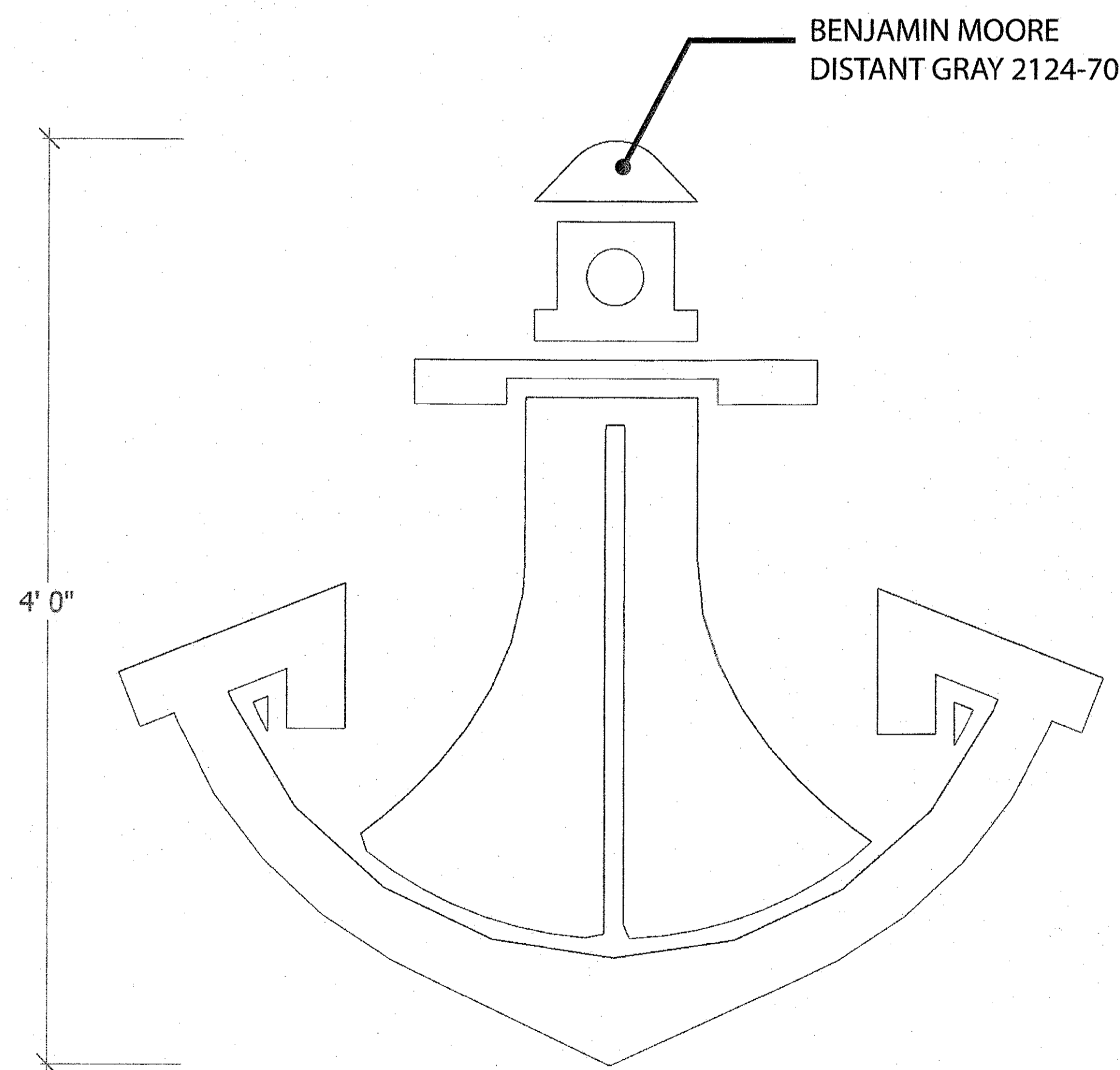
• "THE VERTICAL DIMENSION OF ALL
BUSINESS IDENTIFICATION SIGNS IN
A RESIDENTIAL DISTRICT SHALL NOT
EXCEED FOUR (4) FEET."

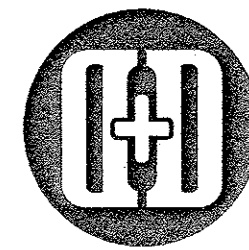
C(3)

• "A SIGN ATTACHED TO A BUILDING
SHALL NOT EXCEED MORE THAN THREE
(3) FEET FROM THE BUILDING WALL."

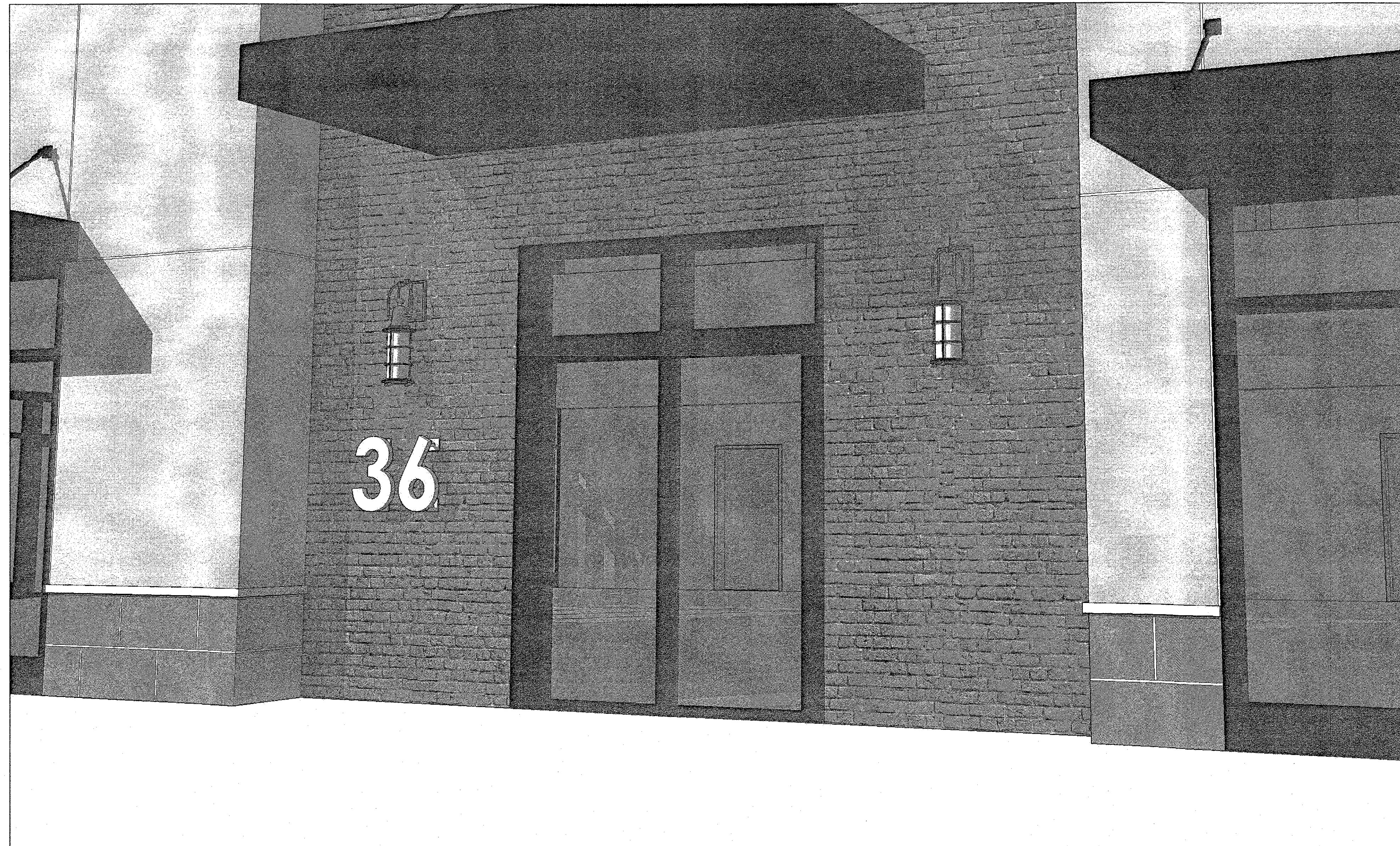
SPECIFICATION:

- PIN MOUNTED WHITE ALUMINUM LOGO
- 4'-0" TALL LOGO
- NON-ILLUMINATED





SIGN 12 - WALL SIGN EAGLE BAY



ZONING SIGN ORDINANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-52. PERMANENT
SIGNS C(1).

• "ONE SIGN AFFIXED TO THE FRONT
FACADE OF THE PRINCIPLE BUILDING
MAY BE PROVIDED AND SHALL NOT
EXCEED 5% OF SAID BUILDING FACADE
SIGN WALL AREA BUT IN NO EVENT
MORE THAN 50 SQUARE FEET.

C(2)

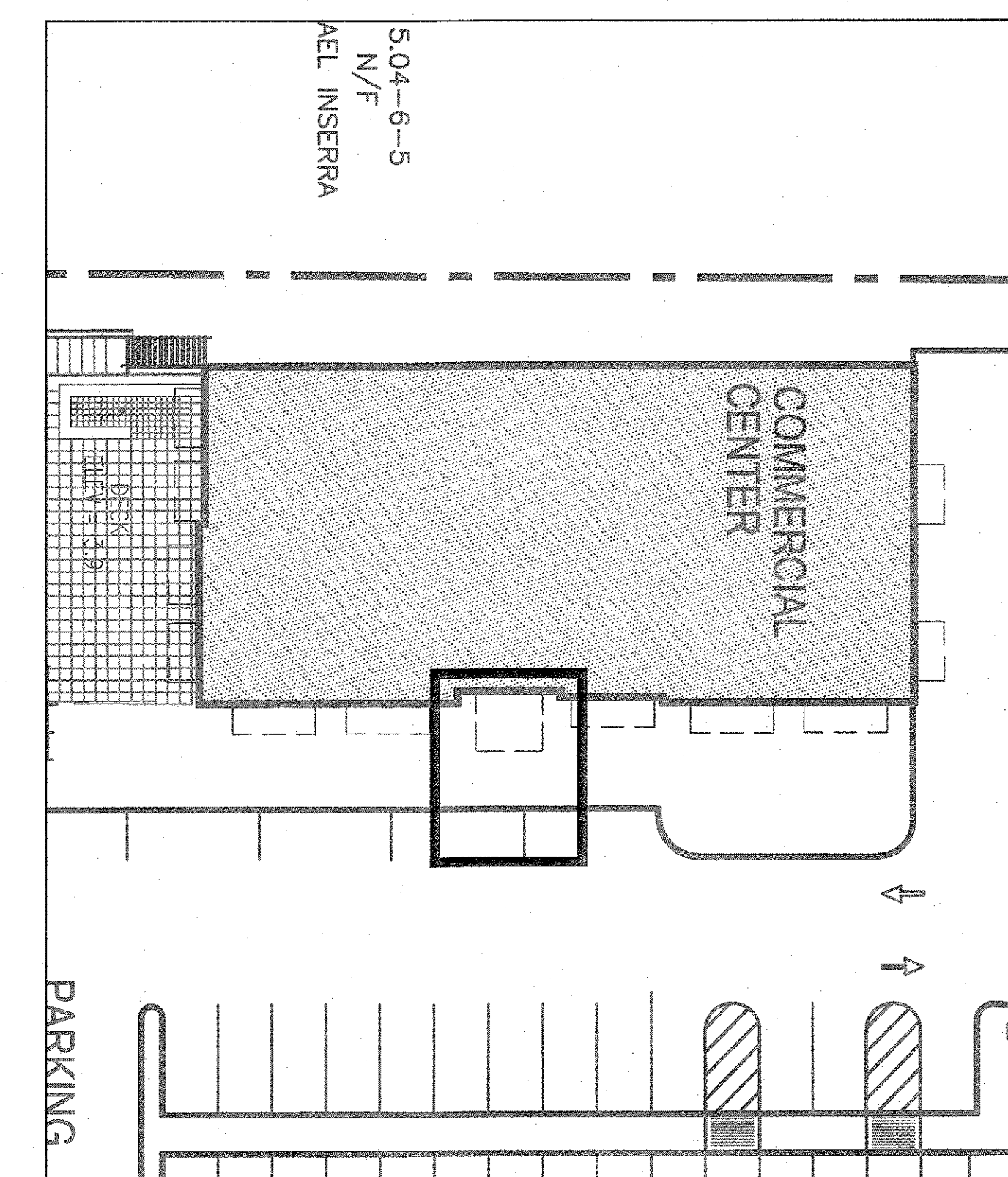
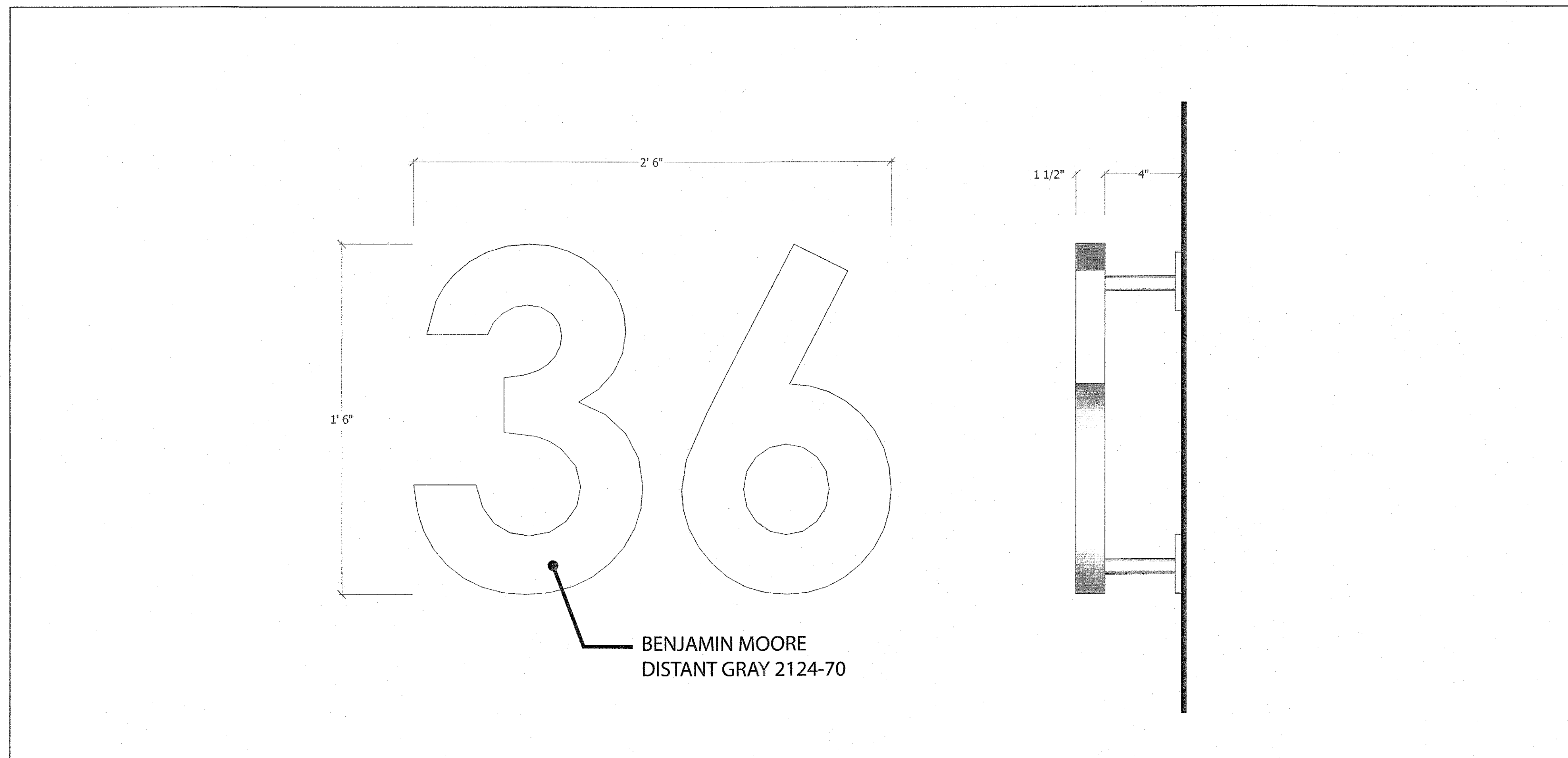
• "THE VERTICAL DIMENSION OF ALL
BUSINESS IDENTIFICATION SIGNS IN
A RESIDENTIAL DISTRICT SHALL NOT
EXCEED FOUR (4) FEET."

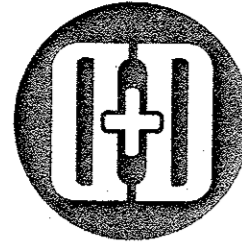
C(3)

• "A SIGN ATTACHED TO A BUILDING
SHALL NOT EXCEED MORE THAN THREE
(3) FEET FROM THE BUILDING WALL."

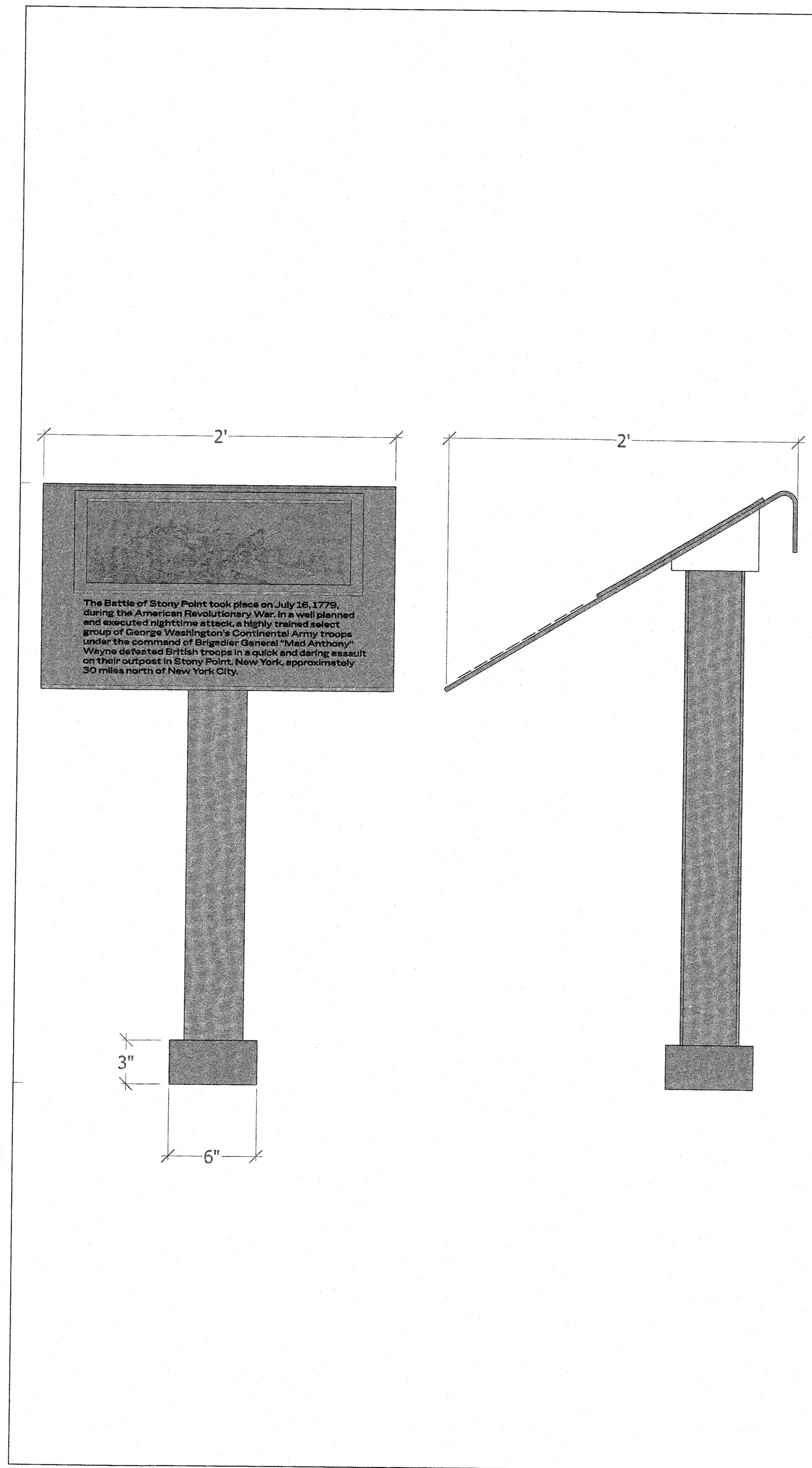
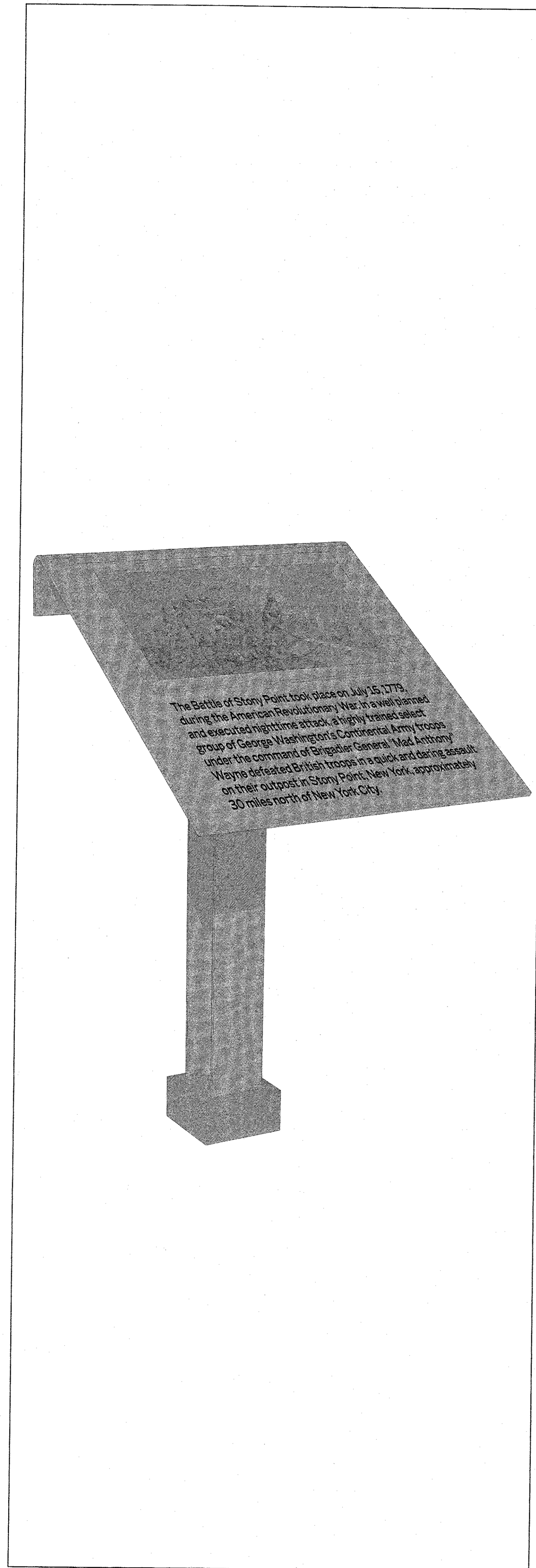
SPECIFICATION:

- PIN MOUNTED WHITE ALUMINUM LETTERING
- "CENTURY GOTHIC" LETTER FONT
- 1'- 6" NUMBER HEIGHT
- NON-ILLUMINATED





SIGN 13 - ANNOUNCEMENT (EDUCATION) EAGLE BAY



ZONING SIGN ORDINANCE:

CHAPTER 215. ZONING
ARTICLE IX. SIGNS 215-47. DEFINITIONS.

- "ANY SIGN USED TO ANNOUNCE THE USE OF THE LOT OR DIRECTION OR LOCATION OF BUILDINGS AND STRUCTURES ON THE LOT FOR AN OFFICE, HOME OCCUPATION, RELIGIOUS, CHARITABLE OR OTHER INSTITUTIONAL USE."

SPECIFICATION:

- ALUMINUM
- WHITE LETTERING
- "CENTURY GOTHIC" LETTER FONT
- 1/2" LETTER HEIGHT
- FOR ANY HISTORICAL INFORMATION
- NON-ILLUMINATED
- SIGN MIGHT BE LOCATED IN OTHER LOCATIONS

