

PROPOSED EXTERIOR BUILDING SIGNAGE

200 CONNECTICUT AVENUE · NORWALK, CONNECTICUT 06854

CORNICE SIGN — “SUMMIT 200” — HALO-LIT CHANNEL LETTERS — LOCATION B — UPPER BAND

SUMMIT 200

1 LOCATION

AERIAL VIEW · SIGN ON PENTHOUSE FACADE FACING CONNECTICUT AVENUE · N.T.S.



PROJECT DATA	
PROPERTY	200 Connecticut Avenue, Norwalk, CT 06854
BUILDING	7 stories + penthouse level, office (upper floors proposed for residential conversion)
ZONING DISTRICT	CD-3C — Community (to be confirmed)
STREET FRONTAGE	Connecticut Avenue (U.S. Route 1)
REGULATION	Norwalk Zoning Regs. Art. 7, Table 7.1.2.B-2 eff. 02/19/2024, rev. eff. 07/10/2026; Sec. 8.4.8
SIGN TYPE	Cornice sign, horizontal — 1 sign
COPY	“SUMMIT 200” + open-peak mark (building name)
LOCATION	Penthouse (top story) facade, below roofline
POSITION	Upper band, ±1'-6" below roofline; centered over middle window
SIZE	29'-11" W × 2'-10" H
SIGN AREA	±84.8 SF (allowance ±87.3 SF)
LETTER HEIGHT	34 in. (cap height 32¾ in.)
PROJECTION	6½ in. from wall (12 in. max.)
ILLUMINATION	Halo (reverse-pan) LED, 3000K, 200 nits max., static
HOURS	Dimmable; timer off 11 PM – 6 AM (proposed)
APPROVALS	Zoning permit; Special Permit per §8.4.8 if halo lighting is classified as backlighting

PARTIES	
OWNER	Owner entity T.B.D. — authorization letter to follow
APPLICANT	Owner of 200 Connecticut Avenue
PRESENTER	Paul Lisi, Antinozzi Associates (for the owner)
DESIGN & GRAPHICS	Inna Agujen, Inna-Realtor.com, Leasing Office for 200CT Coldwell Banker Realty · 917-607-6385 · inna.agujen@gmail.com
SIGN CONTRACTOR	Licensed CT sign contractor (T.B.D.)
ENGINEER	Licensed CT P.E. for structure & electrical (T.B.D.)

DESIGN & GRAPHICS

INNA AGUJEN

Inna-Realtor.com · Leasing Office for 200CT
Coldwell Banker Realty · CT lic. RES.0801545

917-607-6385

inna.agujen@gmail.com
Inna-Realtor.com

SHEET INDEX	
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SG-1	PHOTO SIMULATIONS — DAY, DUSK & EXISTING
SG-2	SIGN LOCATION — KEY PLAN & BUILDING ELEVATION
SG-3	SIGN ELEVATION — DIMENSIONS, AREA & FINISHES
SG-4	CONSTRUCTION & MOUNTING DETAILS
SG-5	ILLUMINATION & ELECTRICAL
SG-6	ZONING COMPLIANCE — ART. 7, TABLE 7.1.2.B-2

Attached: Statement of Use (narrative), following the drawing sheets.

- GENERAL NOTES
- Drawings are for Planning & Zoning review only and are not for construction.
 - All existing dimensions are approximate and shall be verified in the field (V.I.F.) before fabrication.
 - Sign fabrication, structural attachment and electrical work shall be designed by a licensed sign contractor and engineer and installed under separate building and electrical permits.
 - Electrical work per NEC Art. 600; components UL-listed and wet-location rated; sign to bear UL label.
 - Photo simulations are illustrative and are drawn to the dimensions shown.
 - Existing building, glazing and architectural features are unchanged.
 - Sign replaces no existing sign. No other signage is proposed under this application.

FRONT VIEW FROM CONNECTICUT AVENUE (EXISTING)



200 CONNECTICUT AVENUE, NORWALK, CT 06854

PROPOSED EXTERIOR BUILDING SIGNAGE — “SUMMIT 200” (BUILDING NAME)
CORNICE SIGN · HALO-LIT CHANNEL LETTERS · LOCATION B — UPPER BAND

FOR PLANNING & ZONING REVIEW — NOT FOR CONSTRUCTION

OWNER: 200 CONNECTICUT AVENUE (OWNER ENTITY T.B.D.)
PRESENTED BY: PAUL LISI, ANTINOZZI ASSOCIATES — ON BEHALF OF THE OWNER
DESIGN & GRAPHICS: INNA AGUJEN · INNA-REALTOR.COM, LEASING OFFICE FOR 200CT · 917-607-6385
FABRICATION, STRUCTURAL & ELECTRICAL DESIGN: LICENSED SIGN VENDOR / ENGINEER (T.B.D.)

SHEET TITLE
COVER SHEET, PROJECT DATA & SHEET INDEX

SCALE: AS NOTED · ALL DIMENSIONS V.I.F.

DATE
OCTOBER 23, 2026
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ISSUE 1 — P&Z SUBMISSION

SHEET

G-0

10F7

1 PHOTO SIMULATION – PROPOSED SIGN (DAY)
EXISTING-CONDITIONS PHOTOGRAPH WITH SIGN DRAWN TO SCALE - 29'-11" × 2'-10"



2 DETAIL – PROPOSED SIGN (DAY)
PENTHOUSE FACADE - N.T.S.



3 EXISTING CONDITIONS
PENTHOUSE FACADE – NO SIGNAGE



4 HALO ILLUMINATION (DUSK)
3000K WHITE - 200 max. NITS - STATIC - N.T.S.



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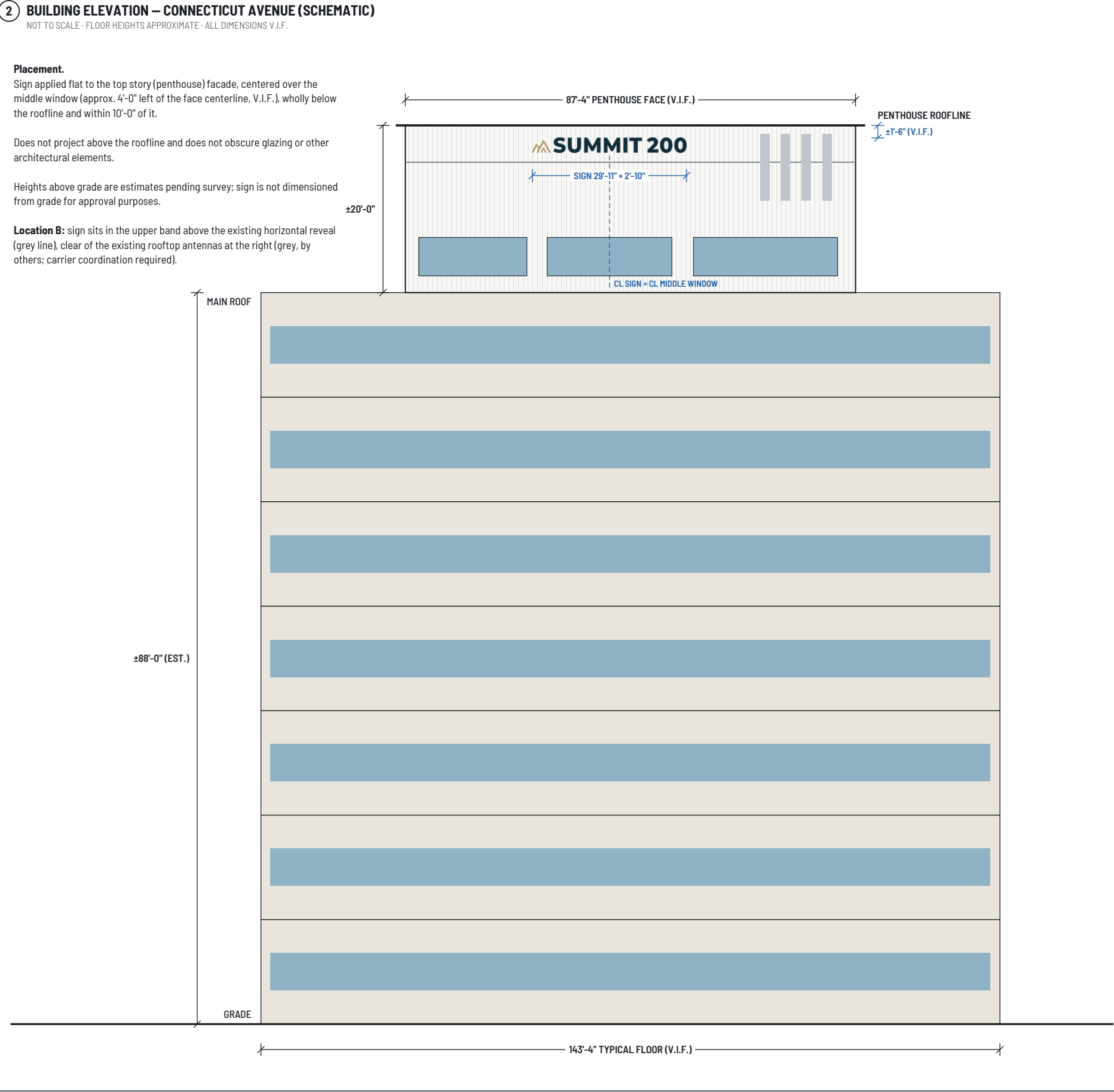
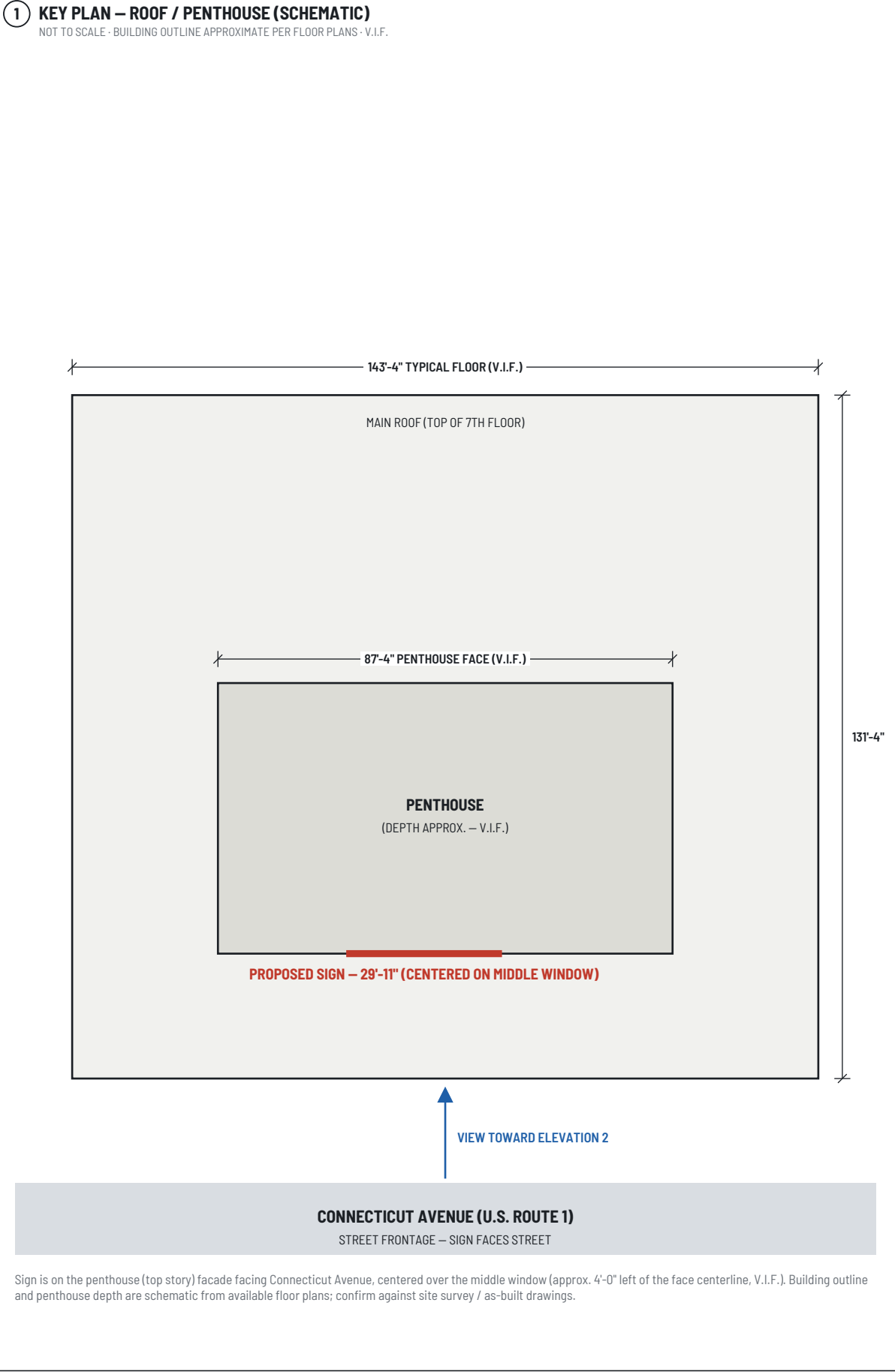
SHEET TITLE
PHOTO SIMULATIONS – DAY, DUSK & EXISTING

SCALE: AS NOTED - ALL DIMENSIONS V.I.F.

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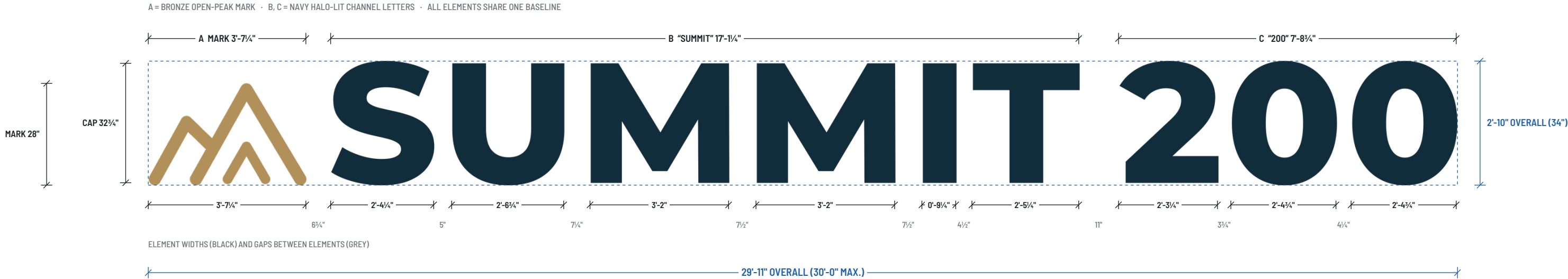
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SG-1
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1 SIGN ELEVATION — DIMENSIONED

NOT TO SCALE — DIMENSIONS GOVERN · ALL DIMENSIONS V.I.F. BY SIGN VENDOR



2 SIGN AREA CALCULATION

ONE RECTANGLE ENCLOSING ALL ELEMENTS (CONSERVATIVE)

OVERALL RECTANGLE	29'-11" × 2'-10" (29.92 ft × 2.83 ft)
SIGN AREA	±84.8 SF
ALLOWABLE (1 SF/LF × 87'-4")	±87.3 SF — 97% used
MAX. WIDTH	30'-0" — 29'-11" proposed
MAX. HEIGHT	48 in. — 34 in. proposed

Reference: the sum of individual element boxes (mark + 9 letters) is approx. 68 SF. The application uses the larger single-rectangle figure.
Letter schedule (W × H): mark 43¼" × 28" · S 28¼" × 34" · U 30¾" × 33½" · M 38" × 32¾" (2) · I 19¼" × 32¾" · T 29¼" × 32¾" · 2 27" × 33½" · 0 28¾" × 34" (2). Round letters overshoot the 32¾" cap by about ¾".

3 FINISH & COLOR SCHEDULE

FINAL COLORS BY APPROVED SAMPLE

- NAVY**
Letter faces & returns, "SUMMIT" and "200"
Painted aluminum, satin; match brand navy (PMS T.B.D.)
- BRONZE**
Open-peak mark faces & returns
Anodized or painted bronze, satin metallic
- WHITE LED**
Halo light behind letters & mark
3000K, 200 nits max., static
- WALL**
Existing penthouse siding
No change

4 TYPEFACE & ARTWORK

Lettering: geometric sans-serif, extra-bold capitals (Montserrat ExtraBold or equal); one word-space between SUMMIT and 200.
Mark: open-peak symbol — two line-drawn peaks with an inner ridge line; stroke approx. 3½ in.; fabricated as a channel stroke.
Artwork: production vectors redrawn by the sign vendor at full size; proportions as shown.

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FOR PLANNING & ZONING REVIEW — NOT FOR CONSTRUCTION

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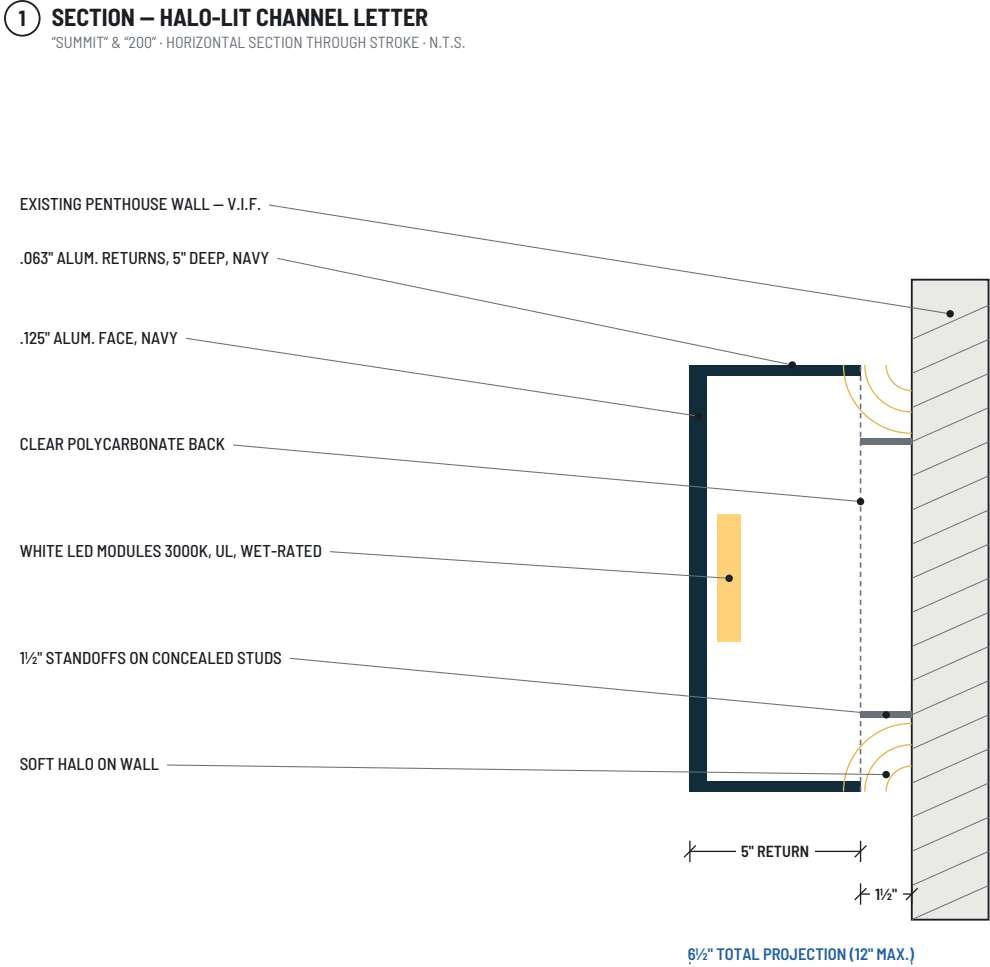
SHEET TITLE
SIGN ELEVATION — DIMENSIONS, AREA & FINISHES

SCALE: AS NOTED · ALL DIMENSIONS V.I.F.

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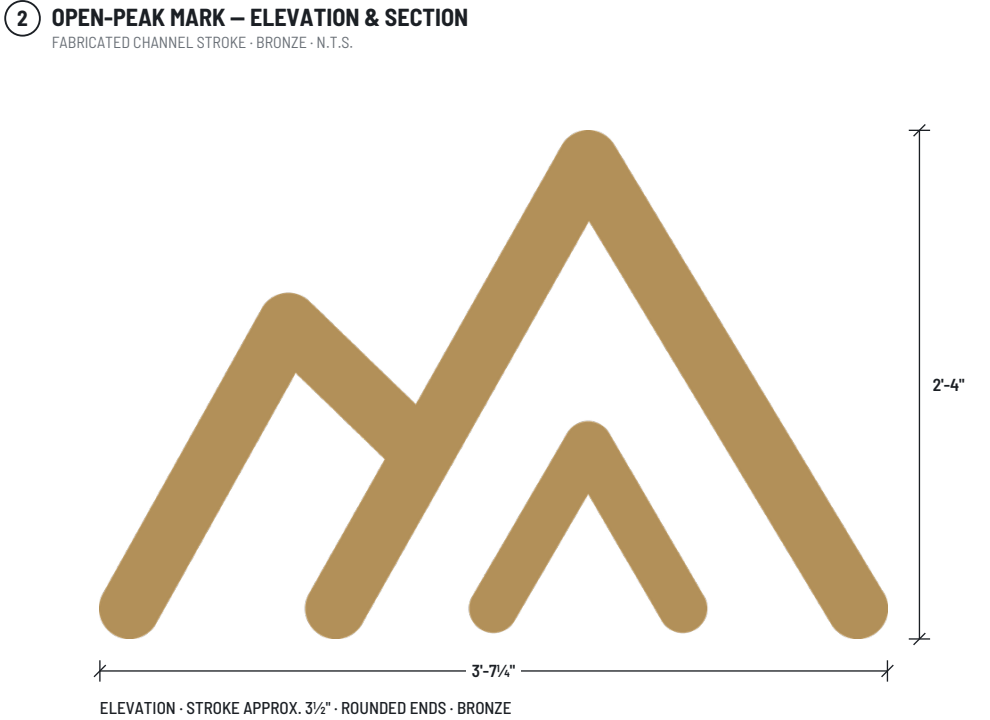
SHEET

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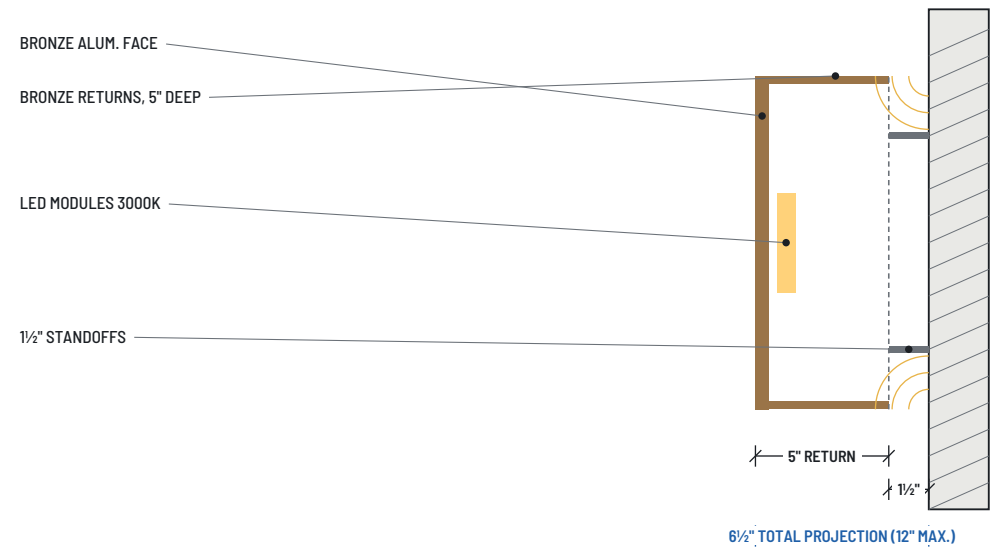


Notes. Reverse-pan (halo) letters: LEDs face the wall; light washes the wall behind each letter. No exposed lamps, no flashing, animation or changeable copy. Weep holes at bottom of returns. Stainless-steel fasteners. Letters individually attached; no exposed raceway.

Fabrication tolerances and final stud layout by the sign vendor from full-size patterns; penetrations sealed watertight.



SECTION THROUGH STROKE – SAME CONSTRUCTION AS LETTERS



Strokes joined at the peaks with internal welded splices; halo-lit as the letters.



TYPICAL LETTER BACK – STUD / STANDOFF LOCATIONS (RED), MIN. 3 PER LETTER

1. Attach to the existing penthouse wall structure (framing / substrate verified by field investigation). No attachment to siding alone.
2. Anchors, embedment and spacing designed by a CT-licensed professional engineer for wind load per the CT State Building Code; calculations submitted with the building permit.
3. Wiring penetrations sealed and flashed. LED power supplies inside the penthouse or in a weatherproof, serviceable enclosure.
4. Permanent, individually attached sign; no cabinet, raceway or background panel.
5. Estimated total weight 250–400 lb (all elements); final by sign vendor.

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ELECTRICAL ONE-LINE DIAGRAM (SCHEMATIC)

FINAL DESIGN BY LICENSED ELECTRICIAN · NEC ART. 600 · N.T.S.

EXISTING BUILDING PANEL

Spare 20A 1-pole breaker, dedicated

→

ASTRONOMICAL TIME SWITCH

ON at dusk
OFF 11 PM – 6 AM

→

0-10V DIMMER

Set to approved level, 200 nits max.

→

WP SIGN DISCONNECT

Within sight of sign, NEC 600.6

→

CLASS 2 LED POWER SUPPLIES

Remote, inside penthouse / NEMA 3R

→

HALO-LIT LETTERS + MARK

3000K LED modules
UL 48 listed sign

120V 1Ø 20A DEDICATED CIRCUIT · EST. CONNECTED LOAD ±500 W (FINAL BY SIGN VENDOR) · LOW-VOLTAGE SECONDARY TO LETTERS THROUGH SEALED PENETRATIONS
SEPARATE ELECTRICAL PERMIT · GROUNDING & BONDING PER NEC 600.7 · ALL COMPONENTS UL-LISTED, WET-LOCATION RATED

2

ILLUMINATION SPECIFICATION

LIGHTING DATA

METHOD	Halo (reverse-pan): LEDs inside letters aimed at the wall; letter faces opaque
COLOR TEMPERATURE	3000K warm white
MAXIMUM LUMINANCE	200 nits at the wall behind letters; vendor to certify; field-adjustable by 0-10V dimmer
OPERATION	Static only – no flashing, motion, animation, color change or changeable copy
HOURS (PROPOSED)	Dusk to 11:00 PM by astronomical time switch; off 11 PM – 6 AM
GLARE CONTROL	No exposed light source; soft halo on the wall within inches of each letter
RESIDENTIAL CONSIDERATION	Dimming and curfew offered for the proposed residential use of the upper floors

PROPOSED OPERATING SCHEDULE (TYPICAL DAY)

OFF	OFF (DAYLIGHT)	ON (DUSK – 11 PM)	OFF	
12 AM	6 AM	12 PM	6 PM	11 PM

Dusk varies by season; the astronomical time switch follows local sunset.

3

NIGHT APPEARANCE (SIMULATION)

HALO ILLUMINATION AT PROPOSED SIZE · N.T.S.

At night the navy letters read as dark silhouettes outlined by a soft warm halo on the wall. The letter faces are not lit, which keeps brightness low and avoids glare toward neighboring properties and the proposed apartments.

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SG-5

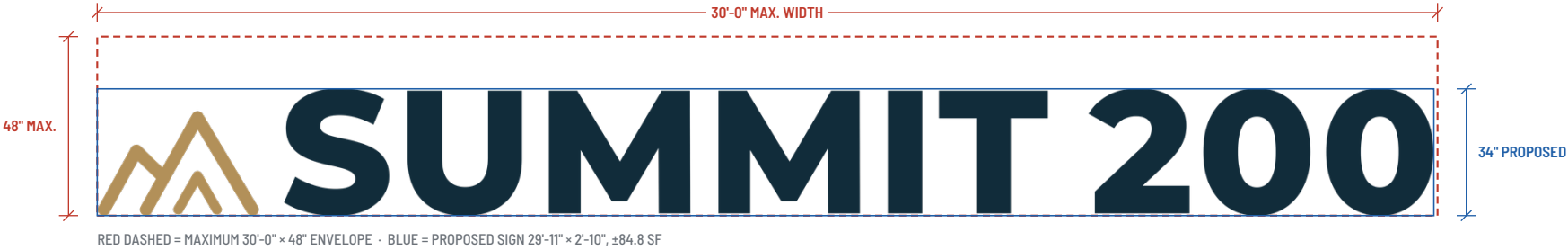
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ZONING COMPLIANCE – NORWALK ZONING REGULATIONS, ART. 7, TABLE 7.1.2.B-2 (CORNICE SIGN)			
	REQUIREMENT	PERMITTED	PROPOSED
1	Stories in structure	4 or more	7 stories + penthouse level
2	Sign may identify	Building name, or corporate tenant	“SUMMIT 200” – building name
3	Quantity	1 per street frontage; 2 max.	1 (Connecticut Avenue)
4	Max. sign area	1 SF per lin. ft. of facade = ±87.3 SF	±84.8 SF (single enclosing rectangle)
5	Max. width (horizontal)	50% of facade (43'-8"), not over 30'-0"	29'-11"
6	Max. height (horizontal)	48 in.	34 in. (2'-10")
7	Max. projection	12 in.	6½ in.
8	Max. illumination	200 nits	200 nits max. – vendor to certify; dimmable
9	Placement	Top story facade; not above roofline	Penthouse facade, wholly below roofline
10	Letter attachment	Individually attached, or on background	Individually attached channel letters & mark
11	Architectural elements	Shall not obscure	Upper band below roofline; clear of glazing & antennas
12	Backlighting	Permitted; Special Permit per §8.4.8	Halo – Special Permit requested if so classified

OK = complies · CONFIRM = complies subject to City confirmation · SP = Special Permit may be required (§8.4.8)

SIGN AREA & WIDTH CALCULATION	
APPLICABLE FACADE (penthouse face, V.I.F.)	87'-4" = 87.3 LF
ALLOWABLE AREA	87.3 LF × 1 SF/LF = ±87.3 SF
PROPOSED AREA	29'-11" × 2'-10" = ±84.8 SF (97% of allowance)
ALLOWABLE WIDTH	lesser of 43'-8" (50% of facade) and 30'-0" = 30'-0"
PROPOSED WIDTH / HEIGHT	29'-11" wide · 34 in. high (48 in. max.)
MINIMUM FACADE NEEDED FOR THIS SIGN	84'-10" at 1 SF/LF

ENVELOPE DIAGRAM – PROPOSED SIGN WITHIN MAXIMUM CORNICE-SIGN LIMITS



REQUESTS / ITEMS FOR CITY CONFIRMATION

- Confirm the ±87'-4" penthouse face is the applicable **Facade** and qualifies as the **top Story Facade** for a cornice sign.
- Confirm whether reverse-pan **halo lighting** is treated as backlighting. If so, Special Permit is requested under §8.4.8 with the dimming and 11 PM – 6 AM curfew conditions on SG-5.
- Approval is requested for the sign **location, envelope and construction** as shown. Applicant asks whether a later change of copy within the same envelope (building name or corporate tenant) may be handled administratively.
- Zoning district designation (shown CD-3C) to be confirmed.
- All dimensions to be field-verified prior to fabrication.

SEPARATE SUBMITTALS (BY OTHERS)

- Owner authorization letter
- Zoning permit application form and fee
- Site survey or plot plan, if required by staff
- Building & electrical permits by licensed sign contractor, with engineer's structural calculations
- Sign contractor license and insurance certificate

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SG-6

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STATEMENT OF USE – PROPOSED CORNICE SIGN

200 Connecticut Avenue, Norwalk, CT 06854 · Submitted to the City of Norwalk Planning & Zoning

Request. The applicant requests approval of one (1) cornice sign on the penthouse (top story) facade of 200 Connecticut Avenue facing Connecticut Avenue, identifying the building by name: **"SUMMIT 200"**, with an open-peak symbol. The sign is shown on drawing sheets G-0 and SG-1 through SG-6.

Description. The sign consists of individually attached, reverse-pan (halo-lit) aluminum channel letters in navy and a bronze open-peak mark, centered over the middle window of the penthouse face and wholly below the roofline. Overall dimensions are 29'-11" wide by 2'-10" high (± 84.8 SF measured as one enclosing rectangle), with 34-inch letters projecting 6½ inches from the wall.

Conformance with Article 7. The building has more than four stories; the sign identifies the building name; one sign is proposed on the single street frontage; the sign area (± 84.8 SF) is within the allowance of one square foot per linear foot of the $\pm 87'-4"$ facade (± 87.3 SF); the width (29'-11") is within the 30'-0" maximum and 50% of the facade; the height (34 in.) is within the 48-inch maximum; and the projection (6½ in.) is within the 12-inch maximum. No variance is requested.

Illumination. Lighting is static white LED at 3000K, concealed inside each letter and aimed at the wall to create a soft halo. Luminance will not exceed 200 nits and will be field-adjustable by dimmer. There are no exposed lamps and no flashing, animation or changeable copy. If the City classifies halo illumination as backlighting, the applicant requests a Special Permit under Section 8.4.8 and offers, as conditions, dimming to the approved level and an automatic time switch turning the sign off from 11:00 PM to 6:00 AM.

Compatibility. The sign is scaled to the penthouse facade, uses a restrained navy and bronze palette that complements the existing white penthouse and precast building, and does not obscure windows or architectural features. The low-glare halo lighting and curfew are proposed with the planned residential use of the upper floors and nearby residences in mind.

Construction. Fabrication, structural attachment and electrical work will be performed by a licensed sign contractor under separate building and electrical permits, with structural attachment designed by a Connecticut-licensed engineer. All components will be UL-listed and wet-location rated, and installed per NEC Article 600.

Copy. The applicant respectfully asks whether, once the sign location, envelope and construction are approved, a future change of copy within the same approved envelope may be reviewed administratively.

Respectfully submitted,

Paul Lisi, Antinozzi Associates

On behalf of the owner of 200 Connecticut Avenue