

Sign Program

For
LAKE FOREST VILLAGE

Tenants Please Direct Signage Submittals to

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Suite 100

Anaheim, CA 92806
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Sign Program # 1995-04

CITY OF LAKE FOREST
APPROVED
SIGNATURE <i>GM 3/11/2011 JY</i>
<small>THE APPROVAL OF THIS PLAN AND SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY OR CITY LAWS OR ORDINANCES.</small> <i>Per conditions of</i>

CP 2-11-1736



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Planning & Design
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Lake Forest Village
Midlands & Ridge Route Lake Forest, California

LAKE FOREST VILLAGE TENANT SIGN PROGRAM

INTRODUCTION

THE PURPOSE OF THIS SIGN PROGRAM IS TO ENSURE THE DESIGN & PRODUCTION OF QUALITY SIGNAGE WHICH REFLECTS THE INTEGRITY OF THE ARCHITECTURE AND THE CITY OF LAKE FOREST FOR THIS CENTER. THIS SIGN PROGRAM HAS BEEN DEVELOPED TO COMMUNICATE THE PARTICULAR PARAMETERS EACH TENANT IS TO FOLLOW SO THEIR INDIVIDUAL STORE SIGNAGE MAY BE EFFECTIVE AND ALSO COMPLIMENT THE PROJECT AS A WHOLE.

TENANT SIGNS ARE ENCOURAGED TO BE DESIGNED AND PRODUCED BY STANDARDS WHICH EXCEED THE QUALITY AND THE AESTHETIC IMPACT OF MOST SHOPPING CENTER TENANT SIGNS. WITHIN THE CONTEXT OF THE SIGN PROGRAM, INNOVATIVE USE OF MATERIALS, FABRICATION TECHNIQUES, TYPOGRAPHY, AND COLOR ARE ENCOURAGED IN AN EFFORT TO CREATE AN EXCITING AND UNIQUE GRAPHIC ATMOSPHERE WHICH WILL ADD TO THE SHOPPING EXPERIENCE OF LAKE FOREST VILLAGE.

THIS SIGN PROGRAM HAS BEEN WRITTEN IN SECTIONS WITH ILLUSTRATIONS FOR EASY REFERENCE. FOR THOSE SIGN TYPES WHICH ARE TO BE EMPLOYED BY A GIVEN TENANT, THESE SECTION(S) RELATING TO EACH SIGN TYPE MUST BE REVIEWED AND ADHERED TO BY EACH TENANT AND HIS/HER SIGN CONTRACTOR.

THE PROGRAM ESTABLISHES MINIMUM AND MAXIMUM LETTER SIZES, SIGN AREA ALLOWANCES, AND LOCATIONS FOR EACH SIGN TYPE WHICH IS SUBJECT TO THE SOLE DISCRETIONARY APPROVAL OF THE LANDLORD, WITHIN THE CONTEXT OF THIS SIGN PROGRAM.

IN ADDITION TO THIS SIGN PROGRAM, ALL SIGNS ARE LIMITED TO THE STIPULATIONS OF THE CITY OF LAKE FOREST, CALIFORNIA SIGN ORDINANCE.

APPROVAL PROCEDURE

ALL TENANT SIGNS INSTALLED OR DISPLAYED ON THE PREMISES OF LAKE FOREST VILLAGE MUST HAVE WRITTEN APPROVAL BY THE LANDLORD AND BY THE CITY OF LAKE FOREST, CALIFORNIA. THE AESTHETIC CHARACTERISTICS OF THE SIGNS, EG. PLACEMENTS, SIZE, PROPORTION, COLOR, TEXTURE, AND GRAPHICS ARE SUBJECT TO THE DISCRETIONARY APPROVAL OF THE LANDLORD, WITHIN THE CONTEXT OF THIS SIGN PROGRAM. TENANT MUST SUBMIT THREE (3) SETS (ONE IN COLOR) OF PROFESSIONALLY EXECUTED DRAWINGS WHICH MEET THE CITY OF LAKE FOREST, CALIFORNIA SUBMITTAL STANDARDS. THESE DRAWINGS MUST BE SUBMITTED TO THE LANDLORD FOR REVIEW AND APPROVAL. AFTER APPROVAL BY THE LANDLORD, THE TENANT IS RESPONSIBLE FOR SUBMITTING THEM TO THE CITY OF LAKE FOREST, CALIFORNIA AND OBTAINING THE REQUIRED APPROVAL(S) AND PERMITS.

COMMON AREA SIGNS

COMMON AREA SIGNS WILL BE PROVIDED AND MAINTAINED BY THE LANDLORD PER TENANT LEASE AGREEMENT.

<u>Pg. No.</u>	<u>SIGN TYPE</u>
4.	MAJOR MONUMENTS
5.	RIDGE ROUTE MONUMENT
6.	INTERNAL & BUILDING E MONUMENT
7.	DIRECTIONAL SIGNS



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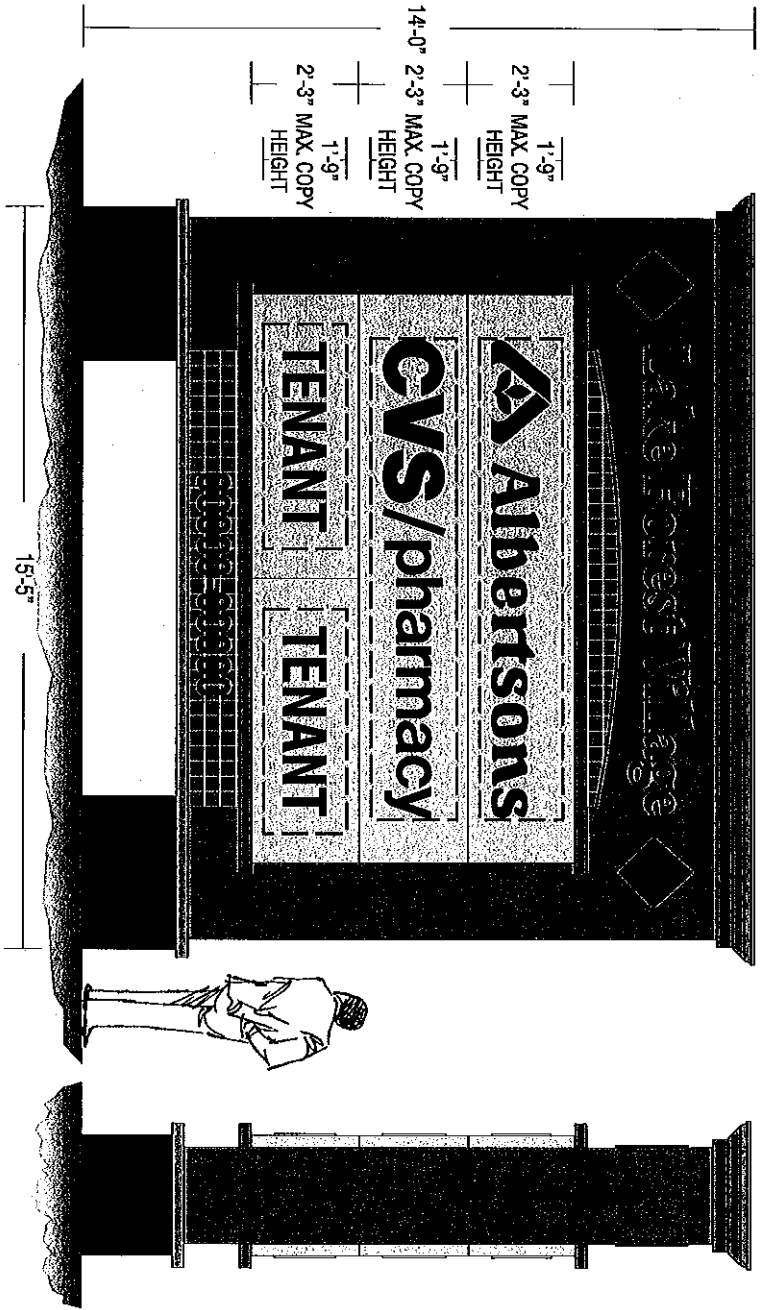
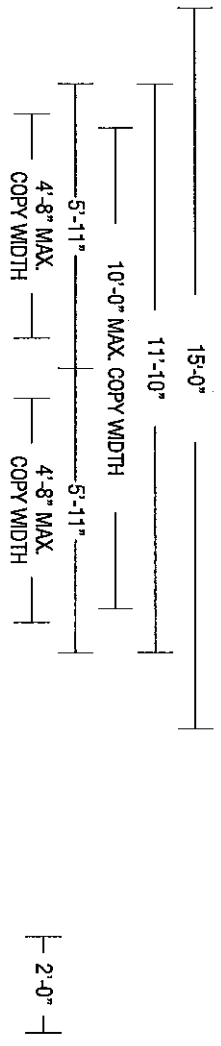
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2 MAJOR MONUMENT SIGNS

SIGN TYPE (4) ON SITE PLAN - 2 EXISTING LOCATIONS

ADDRESS SHALL BE : 23311 TO 24355 MUIRLANDS ON SIGN NO. 1
22953 TO 23082 RIDGE ROUTE ON SIGN NO. 2



NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN (MAKE TWO)

COLOR PALETTE	
[Color swatch]	TO MATCH LIGHT BEIGE #149 (VERIFY)
[Color swatch]	DUINN EDWARDS DE 6061
[Color swatch]	TRIVEY ROCKS
[Color swatch]	DUINN EDWARDS DE 5263
[Color swatch]	SONORA SHADE
[Color swatch]	DUINN EDWARDS DE 6129
[Color swatch]	"TRAIL DUST"
[Color swatch]	DUINN EDWARDS DE 6301
[Color swatch]	"HIDDEN FOREST"

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & EXISTING STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.

"CENTER ID" TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU 1/2" THK. CLEAR PLEX W/ 1st SURFACE APPLIED GRAPHICS. ILLUMINATE W/ CW/WHO FLUORESCENT LAMPS.

TENANT PANELS TO HAVE ALUMINUM FACES W/ MAP SATIN FINISH & ROUTED & PUSH-THRU 1/2" CLEAR PLEX WITH FIRST-SURFACE APPLIED VINYL OVERLAY GRAPHICS. ILLUMINATE W/ CW/WHO FLUORESCENT LAMPS.

ADDRESS NUMERALS TO BE FLAT CUT OUT 1/4" THK ALUMINUM GRAPHICS WITH PAINTED FINISH.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

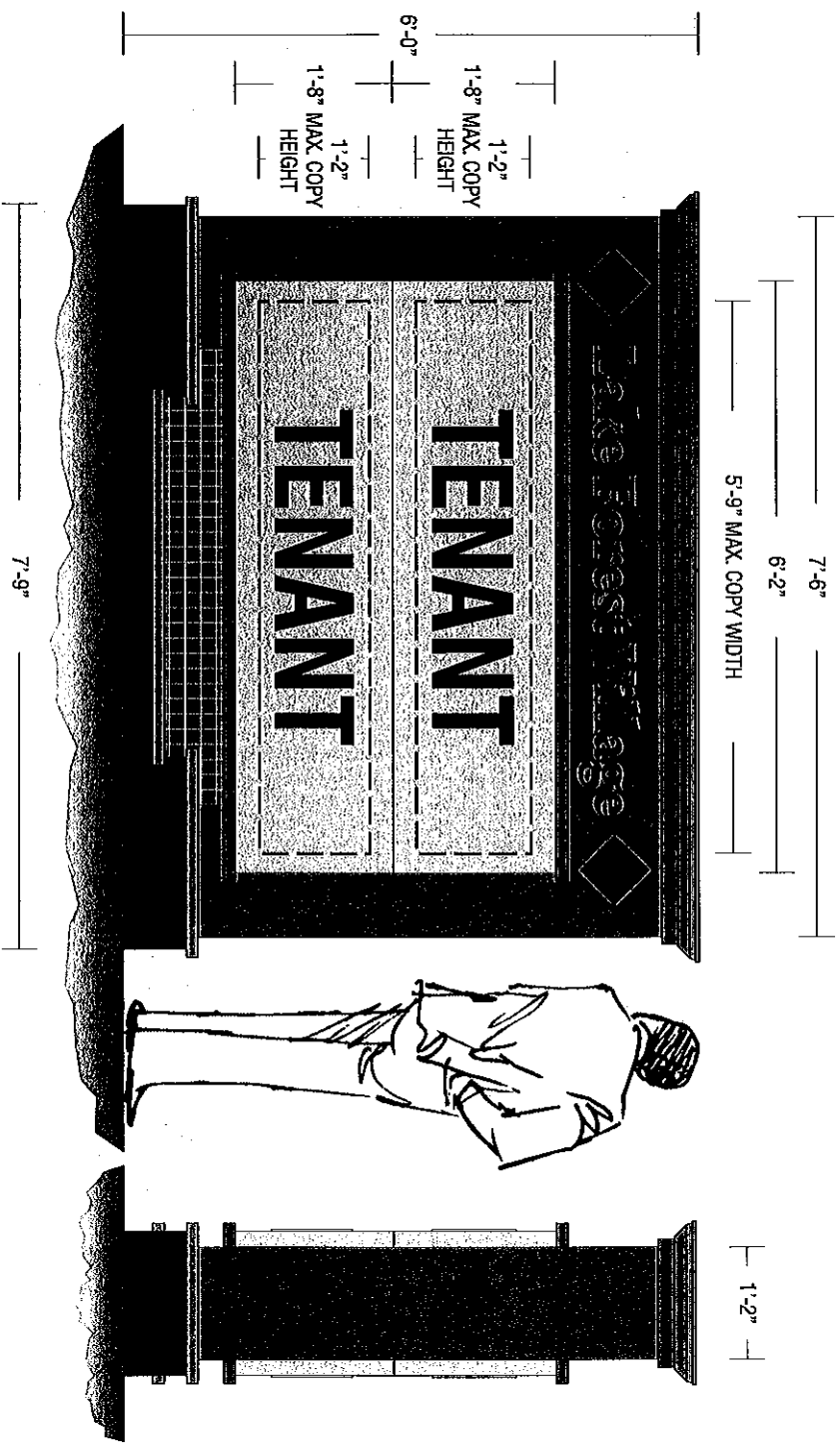
SCALE: 1/4" = 1'-0"

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RIDGE ROUTE MONUMENT

EXISTING SIGN SHALL BE REFINISHED

SIGN TYPE (6) ON SITE PLAN - ONE EXISTING LOCATION



NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN

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

COLOR PALETTE	
	TO MATCH LIGHT BEIGE
	#149 (P/EN/P)
	DUNN EDWARDS DE 6061
	RIVER ROCKS
	DUNN EDWARDS DE 5283
	SONOMA SHADE
	DUNN EDWARDS DE 6123
	TRAIL DUST
	DUNN EDWARDS DE 6301
	HIDDEN FOREST

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & EXISTING STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.

"CENTER ID" TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU 1/2" THK. CLEAR PLEX W/ 1st SURFACE APPLIED GRAPHICS. ILLUMINATE W/ CWH/O FLUORESCENT LAMPS.

TENANT PANELS TO HAVE ALUMINUM FACES W/ MAP SATIN FINISH & ROUTED & PUSH-THRU 1/2" CLEAR PLEX WITH FIRST-SURFACE APPLIED VINYL OVERLAY GRAPHICS. ILLUMINATE W/ CWH/O FLUORESCENT LAMPS.

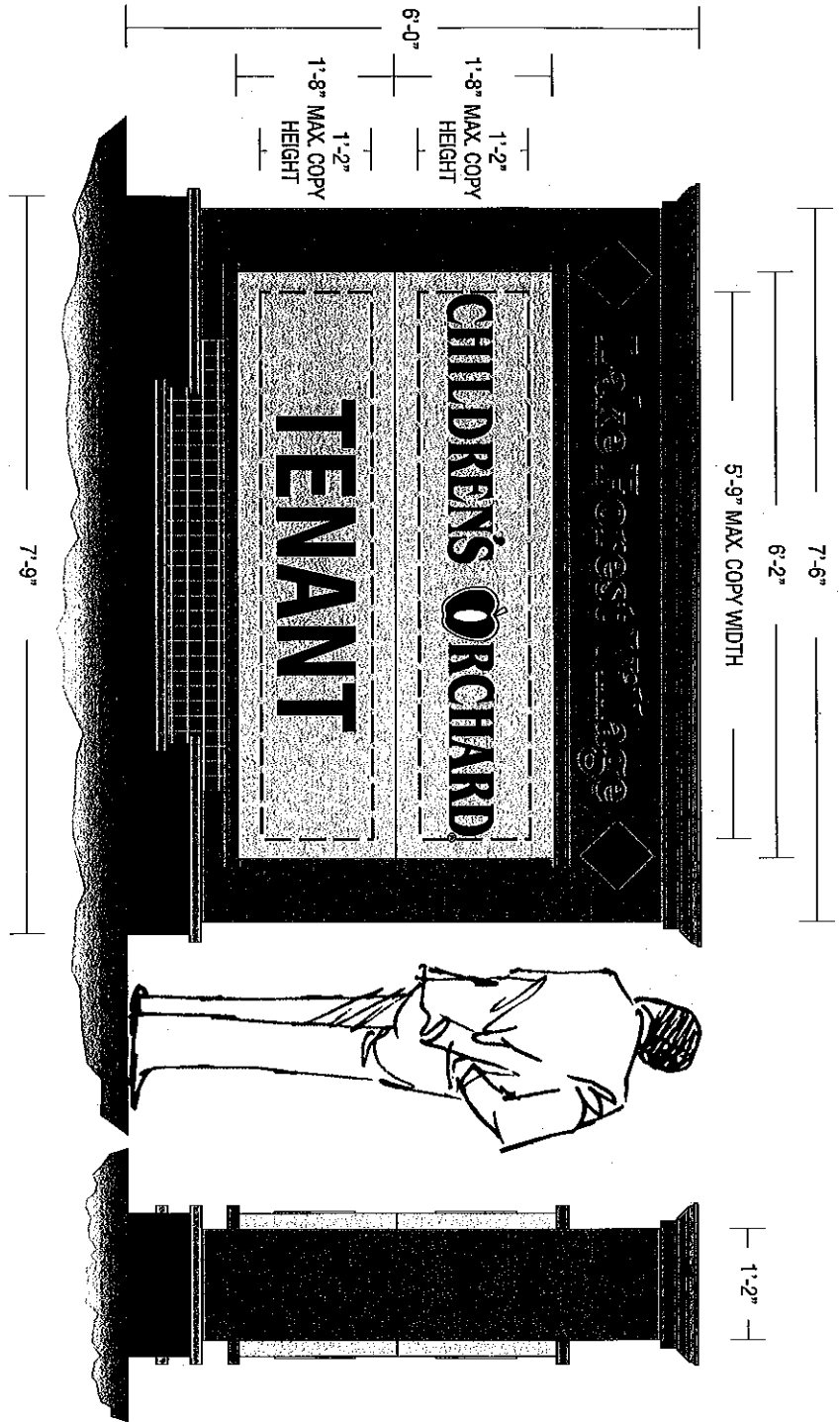
SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

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INTERNAL MONUMENT & BUILDING E MONUMENT

See Site Plan for Locations



NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN

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

COLOR PALETTE	
	TO MATCH LIGHT BEIGE #149 (VERIFI)
	DUNN EDWARDS DE 6061
	"RIVER ROCKS"
	DUNN EDWARDS DE 5283
	"SONO'SA SHADE"
	DUNN EDWARDS DE 6123
	"TRAIL DUST"
	DUNN EDWARDS DE 6301
	"HIDDEN FOREST"

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN

USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & EXISTING STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.

"CENTER ID" TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU 1/2" THK. CLEAR PLEX W/ 1st SURFACE APPLIED GRAPHICS. ILLUMINATE W/ CWHO FLOURESCENT LAMPS.

TENANT PANELS TO HAVE ALUMINUM FACES W/ MAP SATIN FINISH & ROUTED & PUSH-THRU 1/2" CLEAR PLEX WITH FIRST-SURFACE APPLIED VINYL OVERLAY GRAPHICS. ILLUMINATE W/ CWHO FLOURESCENT LAMPS.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

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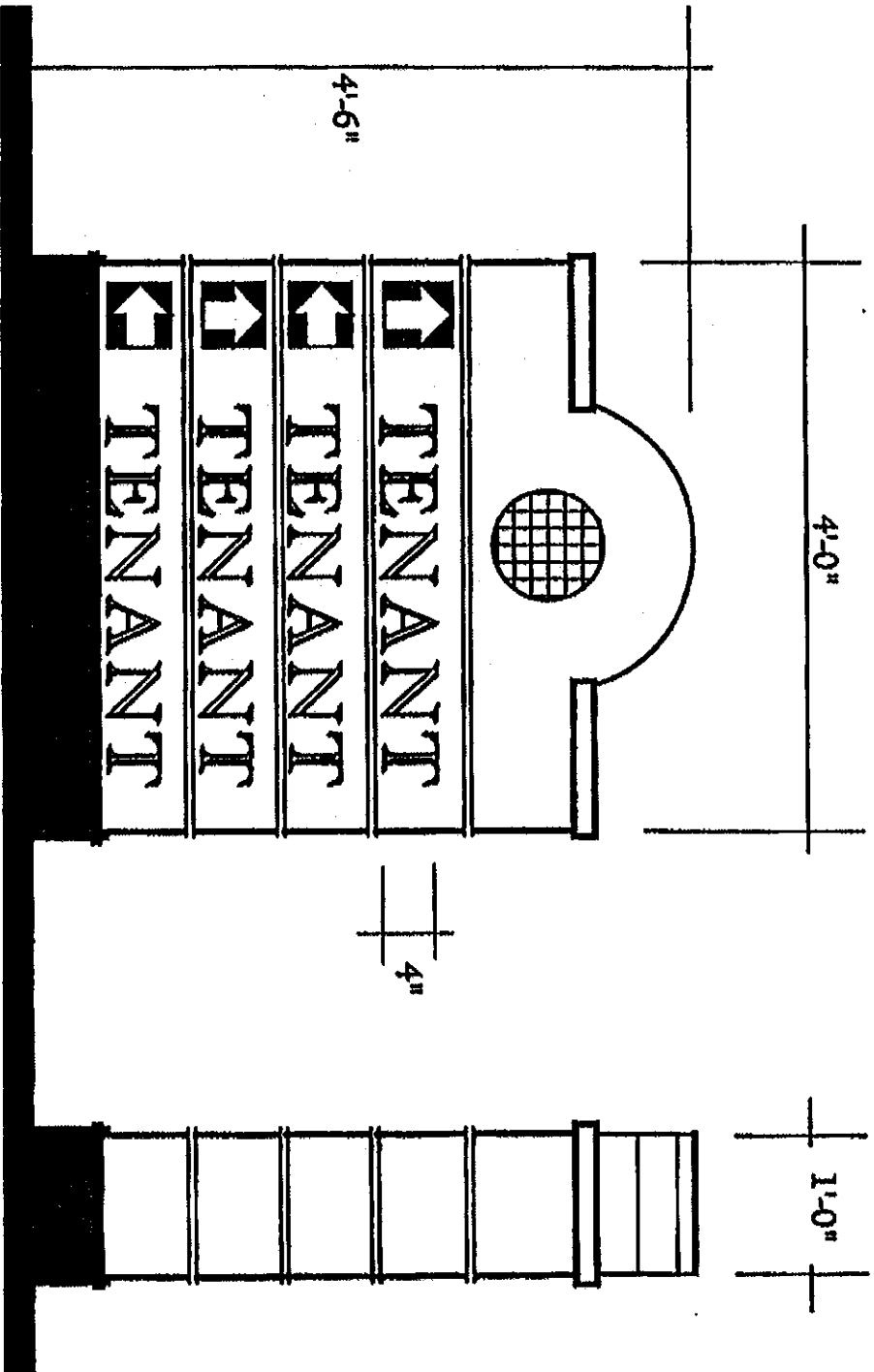
DIRECTIONAL SIGNS

See Site Plan for Locations

Sign shall have a maximum of 4 tenant names
Sign shall be plaster finish to match center architecture

Sign shall be internally-illuminated - text shall be plex-backed letters carved out of panel

SIGN TYPE (8) ON SITE PLAN - 2 OF 3 NEW LOCATIONS PROPOSED



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GENERAL CRITERIA

1. TENANT SIGNAGE SHALL INCLUDE ONLY THE BUSINESS NAME, AS REGISTERED ON THE LEASE AGREEMENT, AND ESTABLISHED LOGO SYMBOL.
2. MAINTENANCE OF EACH SIGN IS THE RESPONSIBILITY OF THE TENANT WHO ERECTED AND INSTALLED IT. LETTER FORMS OR LETTER FACES WHICH REQUIRE REPAIR WILL BE REPLACED OR REPAIRED WITHIN THIRTY (30) DAYS OF DAMAGE OR NOTICE FROM LANDLORD. IF THE SIGNAGE IS NOT RECIPIED WITHIN THE THIRTY DAY PERIOD, THE LANDLORD WILL REPAIR THE SIGN AT THE TENANT'S EXPENSE.
3. SIGNS WILL BE FREE OF ALL LABELS AND MANUFACTURERS ADVERTISING WITH THE EXCEPTION OF CODE REQUIREMENTS.
4. ROOF MOUNTED SIGNS WILL NOT BE ALLOWED.
5. NO SIGN WILL BE PAINTED DIRECTLY ONTO A WALL OR SURFACE OF ANY BUILDING.
6. REFER TO THE SECTION "TENANT FASCIA SIGN 1. D. STANDARDS" FOR PRODUCTION STANDARDS.
7. TENANTS WISHING TO INITIATE LOGO GRAPHICS FOR THEIR BUSINESS, WHICH ARE NOT CONCURRENT WITH THE TYPE STYLES OR FABRICATION TECHNIQUES STIPULATED WITHIN THIS SIGN PROGRAM, MUST SUBMIT A PROFESSIONALLY PREPARED DESIGN DRAWING (ON SCALE AND IN COLOR) OF THE PROPOSED SIGN FOR REVIEW BY THE LANDLORD. UPON THE DISCRETIONARY APPROVAL OF THE LANDLORD, THE TENANT MUST SUBMIT THE DESIGN TO THE CITY OF LAKE FOREST FOR THEIR REVIEW AND APPROVAL.
8. TENANTS WITH NATIONALLY OR REGIONALLY RECOGNIZED LOGO GRAPHICS MAY USE THEIR BUSINESS IDENTITY GRAPHICS AND COLORS UPON REVIEW AND APPROVAL OF THE LANDLORD AND THE CITY OF LAKE FOREST, CALIFORNIA.
9. BANNERS, PENNANTS, OR TEMPORARY SIGNS MAY NOT BE DISPLAYED ON ANY BUILDING; AND TEMPORARY SIGNS MAY NOT BE PLACED ON THE INSIDE SURFACE OF ANY WINDOW OR HUNG CLOSER THAN TEN FEET (10) BEHIND THE INSIDE WINDOW WITHOUT PRIOR APPROVAL OF THE LANDLORD, AND COMPLIANCE WITH THE CITY OF LAKE FOREST SIGN REGULATIONS.
10. COOPERATIVE TENANT SEASONAL PROMOTIONS SIGNING WILL BE PERMITTED ONLY UPON REVIEW AND APPROVAL OF THE LANDLORD AND THE CITY OF LAKE FOREST, CALIFORNIA.
11. TENANT SIGNS MUST BE LOCATED VISUALLY CENTERED, HORIZONTALLY AND VERTICALLY, WITHIN THE FASCIA (SIGN BAND) ABOVE THEIR STORE ENTRY.
12. THE TENANT WILL BE FULLY RESPONSIBLE FOR THE OPERATION OF HIS SIGN CONTRACTOR AND WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE OWNER AND HIS AGENTS FROM DAMAGES OR LIABILITIES RESULTING FROM HIS CONTRACTORS WORK.
13. NO MOVING AUDIBLE, OR FLASHING SIGNS WILL BE ALLOWED.
14. FASCIA SIGNS CATEGORIZED RELATIVE TO THE TENANT'S GROSS LEASABLE SPACE AS DEFINED WITHIN THIS PROGRAM FOR ANCHOR TENANTS, MAJOR TENANTS, INTERMEDIATE TENANTS (INCLUDING PAD TENANTS), AND SHOP TENANTS.
BUILDING ADDRESSING
1. SHALL COMPLY WITH LAKE FOREST BUILDING DEPARTMENT CRITERIA



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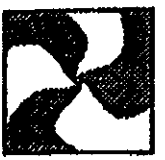
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MAJOR TENANT I.D. (BLDG. A)

1. AN ANCHOR TENANT IS DEFINED AS ANY TENANT IN BLDG. A OCCUPYING 8,000 SQUARE FEET OR MORE OF CONTIGUOUS GROSS LEASABLE SPACE BY ONE LEASE AGREEMENT.
2. THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED FIVE FEET (5'-0") FOR A SINGLE LINE. DOUBLE LINE COPY SHALL NOT EXCEED EIGHT FEET (8'-0") IN TOTAL HEIGHT.
3. ANCHOR TENANTS MAY UTILIZE THEIR BUSINESS LOGO IDENTITY GRAPHICS AND COLORS UPON APPROVAL BY THE LANDLORD AND THE CITY OF LAKE FOREST, CALIFORNIA.
4. ANCHOR TENANT WALL MOUNTED SECONDARY SIGNAGE MAY BE ALLOWED ON A CASE-BY-CASE BASIS AT THE DISCRETION OF THE LANDLORD AND THE CITY OF LAKE FOREST, CALIFORNIA (EG. "BAKERY")
5. WALL SIGNS FOR ALL TENANTS SHALL BE LIMITED TO ONE SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING OR SUITE FRONTAGE.



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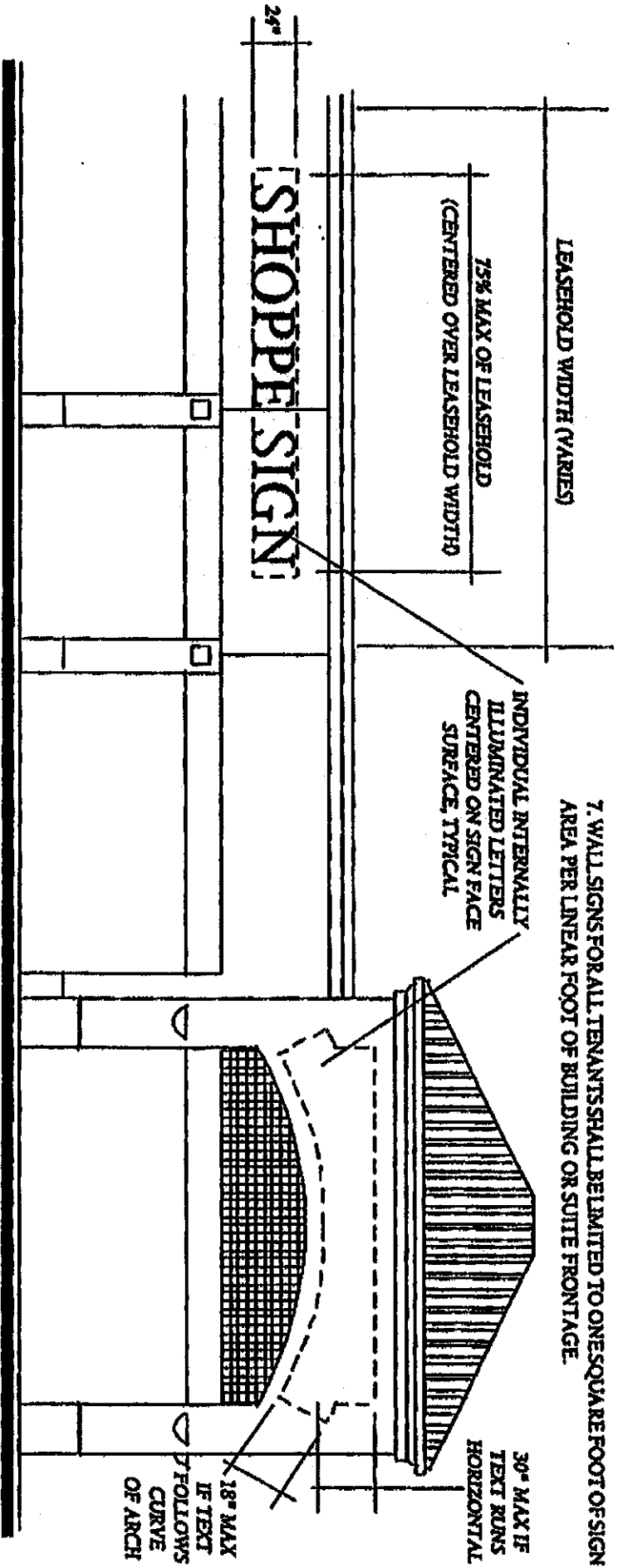
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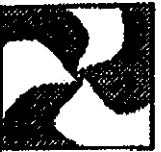
SHOP TENANT I.D.

1. A SHOP TENANT IS DEFINED AS ANY TENANT OCCUPYING 8,000 CONTIGUOUS SQUARE FEET OR LESS OF GROSS LEASABLE SPACE BY ONE LEASE AGREEMENT. TENANTS OCCUPYING MULTIPLE LEASEHOLDS MAY BE CONSIDERED A SINGLE TENANT FOR THE PURPOSE OF SIGN PLACEMENT.
2. SHOP TENANT SIGNS ARE TO BE INDIVIDUALLY MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS.
3. IN LINE TENANTS WILL BE ALLOWED A MAXIMUM LETTER HEIGHT OF TWENTY FOUR INCHES (24") AND A MINIMUM OF FOURTEEN INCHES (14"). TENANTS WHO WILL PLACE THEIR SIGN ON THE TOWER ELEMENTS MAY USE A LETTER HEIGHT OF THIRTY (30") INCHES.

4. THE MAXIMUM LENGTH OF SHOP SIGNS SHALL NOT EXCEED SEVENTY FIVE PERCENT (75%) OF THE SHOP TENANT'S LEASEHOLD WIDTH.
5. ALL SHOP TENANTS WITHOUT ESTABLISHED BUSINESS GRAPHICS SHALL SELECT THEIR TYPE STYLE FROM THE TWO (2) TYPE STYLES SHOWN WITHIN THE DESIGN PACKAGE (PAGE 14 OF 17). THE LAYOUT SHALL BE A ONE (1) LINE FORMAT FOR STOREFRONT IDENTIFICATION. COLORS SHALL BE SELECTED FROM THE COLOR PALETTE WITHIN THE TENANT SIGN PROGRAM.
6. IF A LOGO SYMBOL IS USED ON THE SHOP TENANT SIGN, IT MUST BE CONFINED WITHIN AN AREA TWO TIMES (2X) THE CAPITAL LETTER HEIGHT IN WIDTH, AND MUST NOT EXCEED THE HEIGHT OF THE CAPITAL LETTER COPY.
7. WALL SIGNS FOR ALL TENANTS SHALL BE LIMITED TO ONE SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING OR SUITE FRONTAGE.



Typical Shop Entry



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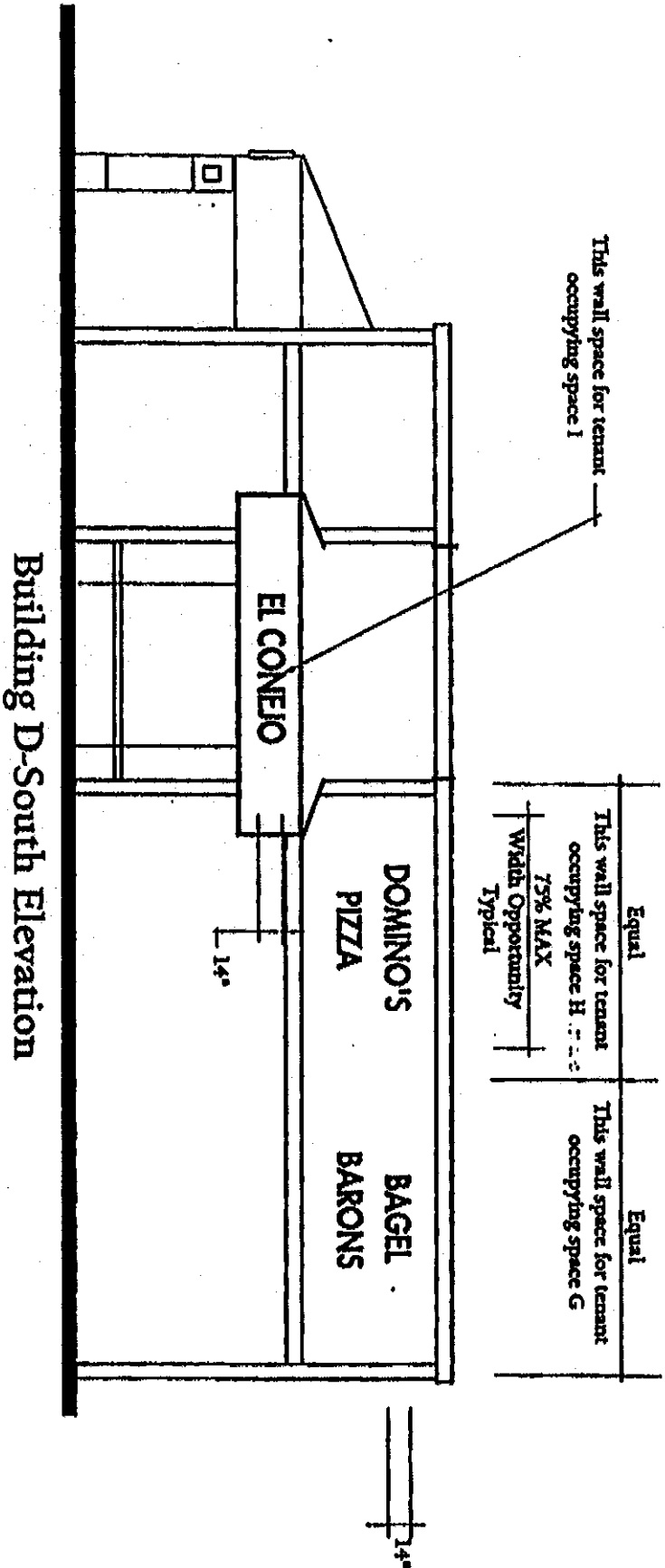
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BLDG. D (SOUTH FACE ONLY) SHOP TENANT I.D.

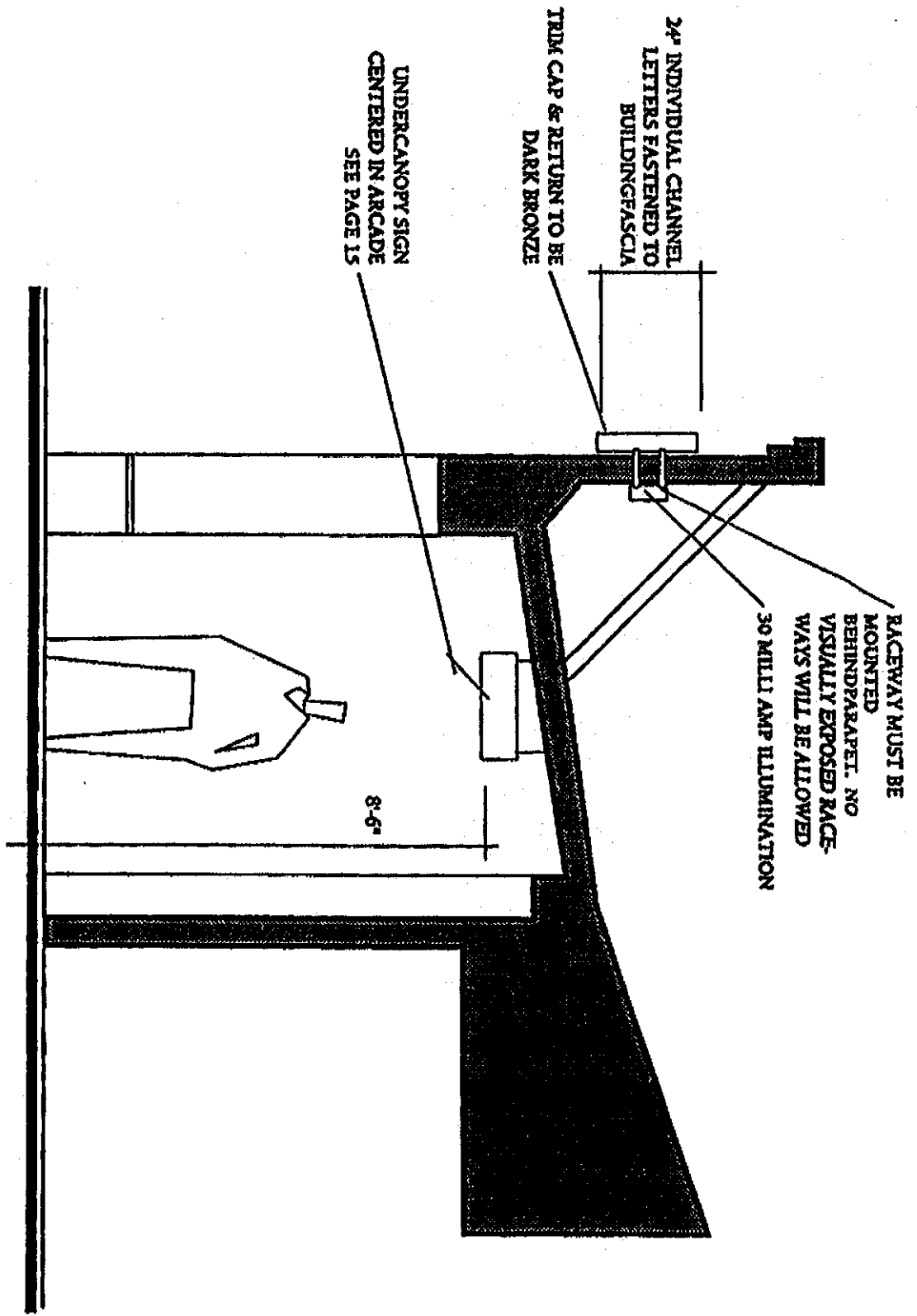


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CANOPY SECTION AT FASCIA SIGN



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TENANT FASCIA SIGN I.D. STANDARDS

THE FOLLOWING STANDARDS FURTHER SPECIFY THE DESIGN AND PRODUCTION REQUIREMENTS FOR TENANT STOREFRONT SIGNS.

1. TENANT FASCIA IDENTIFICATION SIGNS MUST BE FABRICATED AS INDIVIDUAL MOUNTED INTERNALLY ILLUMINATED CLOSED PAN, MOCK OPEN PAN, AND REVERSE PAN (HALO) CHANNEL LETTERS. MOCK OPEN PAN CHANNEL LETTERS ARE TO BE CLOSED PAN CHANNEL LETTERS WITH A CLEAR ACRYLIC FACE.
2. ALL TENANT SIGNS ARE TO BE ILLUMINATED SIGNS WHICH ARE CONNECTED TO AN ASSIGNED J-BOX PROVIDED BY THE LANDLORD WHICH MUST BE CONTROLLED BY A DEDICATED TIME CLOCK AND HAVE A DISCONNECT MEANS (SWITCH) WITHIN VISUAL PROXIMITY TO THE SIGN.
3. IN NO CASE WILL THERE BE ANY EXPOSED ELECTRICAL RACEWAYS, CONDUIT, TRANSFORMERS, JUNCTION BOXES, CONDUCTORS, OR CROSSOVERS. EXPOSED HARDWARE WILL BE FINISHED IN A MANNER CONSISTENT WITH QUALITY FABRICATION PRACTICES AND THE INSTALLATION WILL BE APPROVED BY THE LANDLORD.
4. ANCHOR TENANT STOREFRONT IDENTIFICATION SIGNS MAY BE FABRICATED AS INDIVIDUALLY MOUNTED CLOSED PAN OR REVERSE PAN CHANNEL LETTERS TO BE FLOODLIT.
5. CHANNEL LETTER AND LOGO FORMS ARE TO BE FABRICATED FROM MINIMUM 24 GAUGE SHEET METAL OR .063 ALUMINUM FORMED INTO A PAN CHANNEL CONFIGURATION WITH A FIVE INCH (5") RETURN. EACH LETTER MUST HAVE A MINIMUM OF TWO (2) 1/4" DIA. SEEP HOLES FOR DRAINAGE OF WATER. THE INSIDE OF THE SHEET METAL LETTER AND LOGO FORM ARE TO BE PAINTED WHITE. LOGO AND LOGO FACES ARE TO BE FABRICATED FROM 1/8" THICK (MINIMUM) ACRYLIC AND BE ATTACHED TO THE METAL RETURN WITH 3/4" WIDE TRIM CAP. INTERVAL ILLUMINATION TO BE 30 OR 60 MILL AMP NEON TUBE LIGHTING, MANUFACTURED, LABELED, AND INSTALLED IN ACCORDANCE WITH UL (UNDERWRITERS LABORATORY) STANDARDS.
6. ALL PENETRATIONS OF THE EXTERIOR FASCIA ARE TO BE SEALED WATERTIGHT, THEN PAINTED TO MATCH THE EXISTING FASCIA COLOR.
7. TENANT AND/OR TENANT'S SIGN CONTRACTOR SHALL NOT, IN COURSE OF SIGN INSTALLATION OR REMOVAL, DAMAGE ANY OF THE BUILDINGS EXTERIOR OR STRUCTURE. TENANT WILL BE HELD FULLY RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR ANY DAMAGE, AT THE SOLE DISCRETION OF THE LANDLORD.

COLORS:

1. ANCHOR TENANTS WITH ESTABLISHED LOGO GRAPHICS MAY UTILIZE THEIR CUSTOM COLORS UPON APPROVAL BY THE LANDLORD AND THE CITY OF LAKE FOREST, CALIFORNIA.

SHOP TENANTS:

1. ALL TENANTS ARE TO SELECT FROM THE FOLLOWING SIGN FACE COLORS:

- D) GREEN (ARISTECH #2030)
- HD) RED (ARISTECH #2415)
- IID) YELLOW (ARISTECH #2037)
- IV) BLUE (ARISTECH #2114)

2. ALL SHOP TENANT LETTER RETURNS & TRIM CARS ARE TO BE PAINTED BLACK.

3. SHOP TENANTS ARE TO SELECT FROM THE TWO LETTER TYPES BELOW FOR SIGN DESIGN, UNLESS THE TENANT HAS ESTABLISHED BUSINESS GRAPHICS (PG. 9 #7):

Clearface Bold

ABCDEFGHIJKLMN OPQRSTUVWXYZ

abcdefghijklmno pqrstuvwxyz

0123456789 !@#% ^ &* () _ + ? {} |] ~ ` " /

Frutiger Bold

ABCDEFGHIJKLMN OPQRSTUVWXYZ

abcdefghijklmno pqrstuvwxyz

0123456789 !@#% ^ &* 0 _ + ? {} |] ~ ` " /



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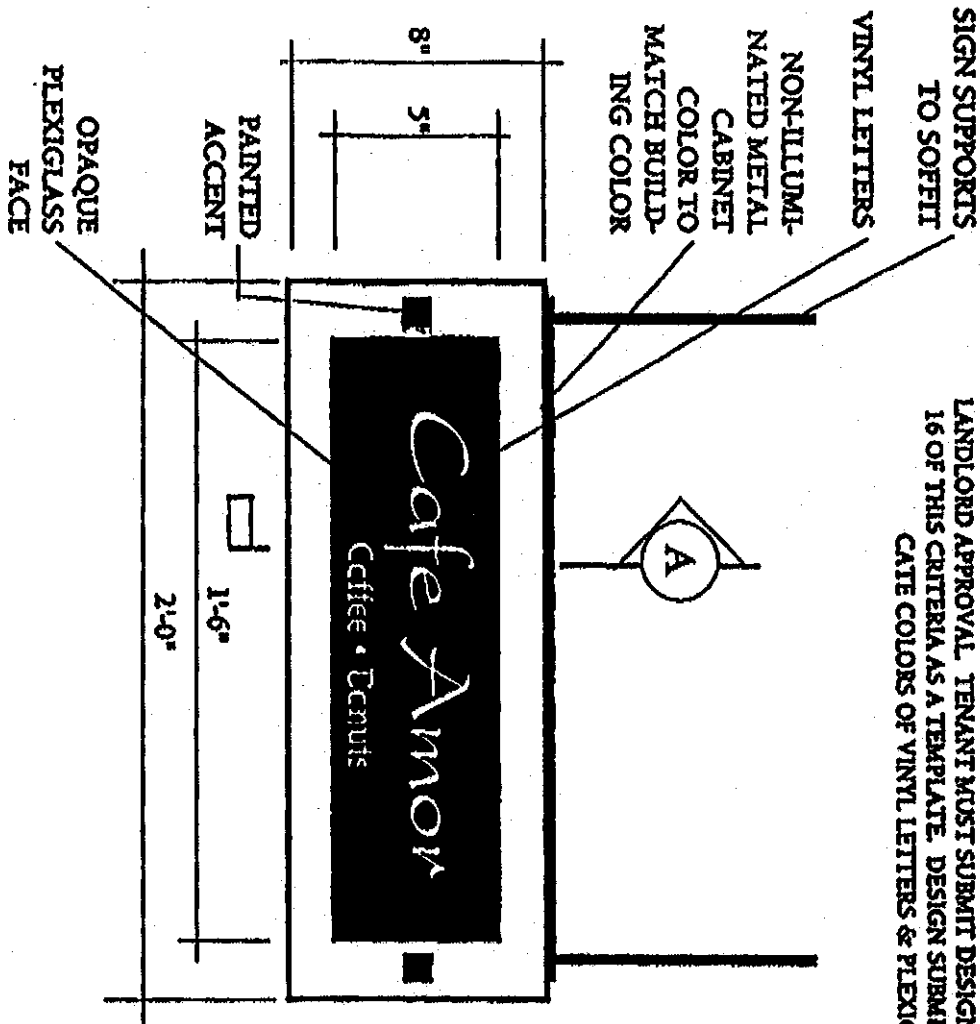
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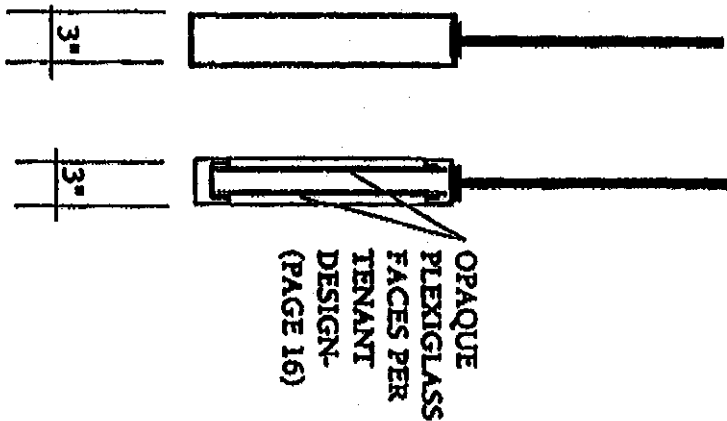
2 SIDED UNDERCANOPY SIGN

ONE SIGN IS PERMITTED PER ENTRY WALL PER TENANT

UNDERCANOPY SIGN TO BE NON-ILLUMINATED METAL CABINET WITH OPAQUE PLEXIGLASS FACE & HIGH PERFORMANCE VINYL LETTERS. TENANT DESIGN FOR PLEXIGLASS FACE & VINYL LETTERING IS SUBJECT TO LANDLORD APPROVAL. TENANT MUST SUBMIT DESIGN CONCEPT USING PAGE 16 OF THIS CRITERIA AS A TEMPLATE. DESIGN SUBMITTAL MUST ALSO INDICATE COLORS OF VINYL LETTERS & PLEXIGLASS FACE.



Front



Side Section A



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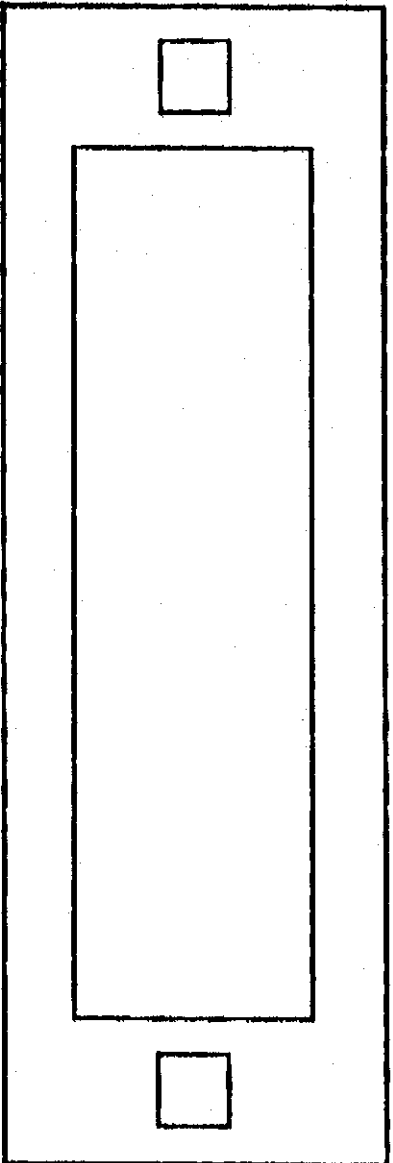
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UNDERCANOPY SIGN
USE THE TEMPLATE BELOW FOR PROPOSED DESIGN



Undercanopy Sign Template

Scale: 3" = 1'-0"



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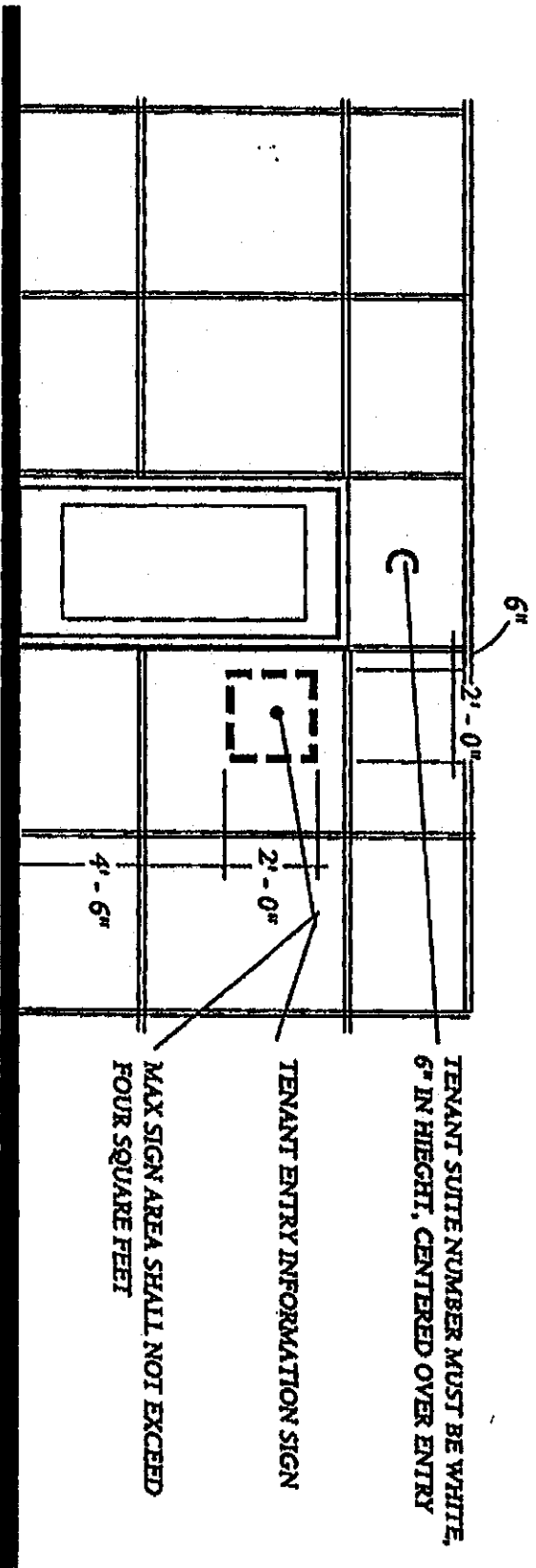
TENANT SUITE NUMBER & INFORMATION SIGN

1. EACH TENANT MUST INSTALL A SUITE NUMBER, AS ASSIGNED BY THE LANDLORD, OVER THE ENTRY DOOR. THESE NUMBERS MUST BE WHITE, SIX INCHES (6") IN HEIGHT, UTILIZING THE PROJECT TYPE STYLE. IF THE STOREFRONT IS GLASS, THE NUMBERS SHALL BE VINYL MACHINE CUT. IF THE STOREFRONT IS WOOD OR PLASTER, THE NUMBERS SHALL BE MADE OF WOOD. THE NUMBERS ARE TO BE INSTALLED CENTERED BOTH VERTICALLY AND HORIZONTALLY WITHIN THE PLANE OF THE AREA OVER THE DOOR.

2. EACH TENANT IS ALLOWED ONE (1) INFORMATION SIGN AT THE ENTRY TO THEIR STORE. THE COPY FOR THIS SIGN IS LIMITED TO PERTINENT BUSINESS INFORMATION SUCH AS STORE HOURS, TELEPHONE NUMBERS, EMERGENCY INFORMATION OR OTHER BUSINESS INSTRUCTION.

3. THIS SIGN IS TO BE WHITE COPY IN PROJECT TYPE STYLE "HELVETICA" APPLIED TO THE STOREFRONT ADJACENT TO THE ENTRY DOOR.

4. THE MAXIMUM AREA ALLOWED FOR THIS SIGN IS (2'X2') 144 SQUARE INCHES AND THE MAXIMUM LETTER HEIGHT ALLOWED IS TWO INCHES (2").



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