



City of
SANTA CLARITA

23920 Valencia Boulevard • Santa Clarita, California 91355-2196
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**CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT DEPARTMENT
MASTER CASE NO. 18-040
SIGN REVIEW 18-009
PER CODE SECTION 17.23.190 OF THE
UNIFIED DEVELOPMENT CODE**

- Date:** March 23, 2018
- Applicant:** Signs & Services Co.
c/o: Matt DeRuyter
10980 Boatman Avenue
Stanton, CA 90680
- Location:** The Promenade Town Center Shopping Center
Assessor's Parcel No. 2811-083-019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, and -034
- Request:** The applicant is requesting a Sign Review to amend a previously approved master sign program for The Promenade Town Center. The master sign program would be revised to include new demised tenant spaces and façade enhancements, approved under Master Case No. 17-136. The shopping center is located within the Commercial (COM) zone of the North Valencia I Specific Plan (NVI-SP) in the community of Valencia.
- Findings:** In granting this approval, the Director of Community Development finds that the required Burden of Proof set forth in Section 17.23.190 of the Santa Clarita Municipal Code has been met by the applicant. The Director further finds that the use is categorically exempt since it meets the criteria set forth in Class 11 of Section 15311(a) of the California Environmental Quality Act Guidelines. This approval is granted pursuant to the following conditions:



CONDITIONS OF APPROVAL

GENERAL CONDITIONS

- GC1. The approval of this project shall be utilized within two (2) years from the date of conditional approval, unless it is extended in accordance with the terms and provisions of the City of Santa Clarita's Unified Development Code.
- GC2. To the extent the use approved with this project is a different use than previously approved for the property, the prior approval shall be terminated along with any associated vested rights to such use, unless such prior approved use is still in operation, or is still within the initial pre-commencement approval period. Once commenced, any discontinuation of the use approved with this project for a continuous period of one hundred eighty (180) calendar days or more shall terminate the approval of this use along with any associated vested rights to such use. The pre-existing legal use shall not be re-established or resumed after the one hundred eighty (180) day period. Discontinuation shall include cessation of a use regardless of intent to resume.
- GC3. The applicant may file for an extension of the conditionally approved project prior to the date of expiration. If such an extension is requested, it must be filed no later than 60 days prior to expiration.
- GC4. The applicant shall be responsible for notifying the Director of Community Development, in writing, of any change in ownership, designation of a new engineer, or change in the status of the developer, within 30 days of said change.
- GC5. Unless otherwise apparent from the context, the term "applicant" shall include the applicant and any other persons, corporation, or other entity making use of this grant. The applicant shall defend, indemnify, and hold harmless the City of Santa Clarita, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of this project, including any related environmental approvals. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant, or if the city fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this Condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: 1) the City bears its own attorney's fees and costs; and 2) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.
- GC6. The property shall be developed and maintained in substantial conformance with the approvals granted by the City. Any modifications shall be subject to further review by the City.

- GC7. The applicant shall comply with all inspection requirements as deemed necessary by the City of Santa Clarita.
- GC8. The owner, at the time of issuance of permits or other grants of approval, agrees to develop the property in accordance with City codes and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Code, Highway Permit Ordinance, Mechanical Code, Unified Development Code, Sanitary Sewer and Industrial Waste Ordinance, Electrical Ordinance and Fire Code.
- GC9. Details shown on the site plan are not necessarily approved. Any details which are inconsistent with the requirements of state or local ordinances, general conditions of approval, or City policies and not modified by this permit must be specifically approved in writing.
- GC10. It is hereby declared and made a condition of this permit that if any condition hereof is violated, or if any law, statute, or ordinance is violated, the City may commence proceedings to revoke this approval.
- GC11. The applicant must sign and notarize the attached affidavit to confirm acceptance of the conditions of this grant. The notarized affidavit must then be returned to the Planning Division before occupancy.

PLANNING DIVISION

- PL1. The applicant shall be permitted to install appropriate signage for the various tenant spaces as shown in the approved master sign program for The Promenade Town Center commercial plaza, located at the northwest corner of McBean Parkway and Magic Mountain Parkway. All proposed signage shall comply with the updated master sign program on file with the Planning Division, dated March 15, 2018. Any further modifications to the master sign program shall be subject to review and approval by the Director of Community Development, and may require a subsequent Sign Review.
- PL2. The commercial center shall be permitted to have five monument signs as identified in The Promenade Town Center master sign program. All monument signs shall be maintained in substantial conformance with the approved master sign program. The following monument signs are located at the shopping center:
- A. One monument sign shall be permitted at the northwest corner of Magic Mountain Parkway and McBean Parkway (Assessor's Parcel No. 2811-083-030). The monument sign shall not exceed five feet in height and may have up to 24 square feet of sign area for tenants;
 - B. One monument sign shall be permitted on the north side of the commercial center driveway entrance on McBean Parkway (Assessor's Parcel No. 2811-083-024). This monument sign shall not exceed six feet, four inches in height and 27 square feet of sign area;

- C. One monument sign shall be permitted on the south side of the commercial center driveway entrance on McBean Parkway (Assessor's Parcel No. 2811-083-027). This monument sign shall not exceed six feet, four inches in height and 27 square feet of sign area;
 - D. One monument sign shall be permitted along Magic Mountain Parkway, east of the driveway entrance (Assessor's Parcel No. 2811-083-020). The monument sign shall not exceed six feet in height and 54 square feet of sign area; and
 - E. One monument sign shall be permitted along McBean Parkway, north of the main driveway entrance (Assessor's Parcel No. 2811-083-034). The monument sign shall not exceed four feet in height with a four-inch architectural feature the top and base of the sign. The monument sign shall not exceed 24 square feet of sign area.
- PL3. The commercial center is permitted to have one project gateway entry sign identifying "The Promenade", located over the main driveway between the two rear buildings on the west of the project site (Assessor's Parcel No. 2811-083-019). No tenant identification signs is permitted on the gateway entry sign.
- PL4. No tenant shall be allowed more than one sign per elevation having street or parking lot frontage, unless otherwise indicated in the master sign program. Signs may be placed on either an awning or wall surface.
- PL5. The maximum square-footage permitted for all wall signs is one and a half (1½) square feet per linear foot of tenant store frontage.
- PL6. The maximum sign length for all wall signs shall not exceed 75 percent of the storefront.
- PL7. Maximum sign height permitted for major tenants with a minimum of 20,000 square feet of building area is five feet for a single line of copy and seven feet for two lines of copy.
- PL8. Maximum sign height permitted for secondary tenants with between 9,500 and 19,999 square feet of building area is three feet for single line of copy and four feet for two lines of copy.
- PL9. Maximum sign height permitted for tenants with less than 9,500 square feet of building area is two feet for a single line of copy and three feet for two lines of copy.
- PL10. All tenants are permitted to have one non-illuminated under canopy/blade sign as indicated in the master sign program on file with the Planning Division. The canopy/blade sign shall not be permitted to exceed eight square feet.
- PL11. All tenants are permitted to have one sign on the entrance door and one sign on the rear entry door for each tenant space. Door signs shall not be permitted to exceed two and a half (2½) square feet.

PL12. The proposed signs shall be developed in conformance with the approved plans on file with the Planning Division. Any changes shall be subject to further review and approval by the Director of Community Development.

PL13. This approval does not supersede the requirements of any other affected agency or of any requirements or prohibitions in the Unified Development Code not addressed above.

PL14. The signs shall not be located in such a manner as to impede traffic or sight visibility.

PL15. No exposed or open neon is allowed.

If you have any questions regarding this application, I can be reached at (661) 255-4330 or by email at mmanion@santa-clarita.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mikaela Manion".

Mikaela Manion
Assistant Planner I



THE PROMENADE TOWN CENTER

VALENCIA, CALIFORNIA

SIGN PROGRAM

August 8, 2001

APROJECT FOR:
RKR, INC.
15315 Magnolia Blvd., Suite 415
Sherman Oaks, CA 91403



00-3420

MAR 23 2008

PLANNING APPROVAL AS MARKED
SUBJECT TO ALL APPLICABLE SECTIONS
OF THE UNIFIED DEVELOPMENT CODE
CITY OF SANTA CLARITA
COMMUNITY DEVELOPMENT

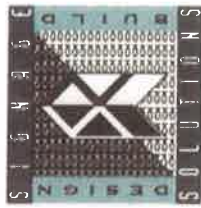
PLANNING DIVISION *M.P.M.*

MC# 18-040/SR18-007



THE ROMENADE TOWN CENTER

VALENCIA, CALIFORNIA



00-3420
8-8-01

PROJECT DIRECTORY

Owner:
RKR, INC.
15315 Magnolia Blvd., Suite 415
Sherman Oaks, CA 91403
Contact: Ron Rasak
(818) 907-6644
(fax) 907-6684

Project Architect:
Nadel Architects, Inc.
1990 So. Bundy Dr.
Los Angeles, CA 90025
Contact: Greg Beesley
(310) 826-2100
(fax) 826-0182

Signage Consultant:
Signage Solutions
1336 Allec Street
Anaheim, CA 92805
(714) 491-0299
(fax) 491-0439

Governing Agent:
Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, CA 91355-2194
Contact: Keith D. Herren
(661) 255-4000
(fax) 661-255-3960

City Planning:
City of Santa Clarita
Planning and Building Services
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355
(661) 259-2489

LandscAPE Architects:
Hirsh & Associates
2221 E. Winston Road, Suite A
Anaheim, CA 92806
Contact: Chuck Foley
(714) 776-4340
(fax) 776-4395

GROUND MOUNTED SIGNS

Item	Signage Type	Page
M1	Corner Project ID	2.1
M2	Project / Tenant Entry	2.3
M3	Multi-Tenant Monument	2.5
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SIGNTYPE SCHEDULE

ITEM SIGNTYPE PAGE

TENANT WALL SIGNS

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WS	Shop Tenant Signage	1.2
WP	Pad Tenant Signage	1.3
AW	Tenant Awnings	1.4
U	Under / Blade Canopy Sign	1.5
E1	Tenant Entry Info ID	1.6
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PARKING STRUCTURE / REGULATORY SIGNS

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SUBMITTALS & APPROVALS

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There is a formal process for the creation, review and approval of Tenant signs at The Promenade. All Tenant's signage is subject to the Owners', or his managing agent (hereinafter referred to as "Owner"), written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for The Promenade.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Santa Clarita Planning and Building Department.

Submittals shall include the following:

1. STOREFRONT ELEVATION:
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
2. SHOP DRAWINGS:
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
3. SAMPLE BOARD:
Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Santa Clarita, CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO NEWHALL LAND AND FARMING COMPANY

Summittal requirements to be same as submittal to owner. See section A.

C. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Santa Clarita, CA, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance.

3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense.

D. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

E. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for this center after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code.

TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable)
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- All costs relating to sign removal, including repair of any damage to the building.

DESIGN GUIDELINES

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The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors. Encouraged sign treatments include:

A) MIXED MEDIA FORMS AND EMBELLISHMENTS

- Dimensional, geometric shapes or Icon representing a tenant's product or service.
- Sculpted wood, metal or Sign foam forms.
- Painted, polished, etched, or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Gold, silver or copper leaf or metallic Paint finish.
- Oxidized and patina finishes.

B) ILLUMINATION

Tenant signage should incorporate two or more of the following acceptable lighting methods:

- Reverse/halo channel neon.
- Channel letters with neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.

All front lighting should be baffled and obscured in channels where possible. Any exposed fixtures, shades or other elements should be designed to

contribute to the design of the storefront.

All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

The following are prohibited:

- Exposed conduits and raceways.
- Electrified neon attached to glass tubing surrounds or crossbars.
- Front lighting fixtures that compete with storefront design.
- Cansigns or cabinets.

C) SIGN COLORS AND FINISHES

All Tenants' colors must be approved by the Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the center, the following guidelines are to be adhered to:

- Colors must be selected from Tenant Color Palette.
- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
- Colors within each sign should be compatible.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability.
- Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should complement related signage elements.

D) TYPESTYLES

The use of logos and distinctive type styles is encouraged for all tenant signs. Tenants may adapt established type styles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. This images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two

(2) lines of copy and may consist of upper and/or lower case letters.

E) SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

PROHIBITED SIGNS

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Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited:

- Outdoor advertising or advertising structures.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise signs: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Owner approval.
- No billboard signs.
- Open or exposed neon.
- No cabinets or can signs.

FABRICATION REQUIREMENTS

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The fabrication and installation of all signs shall be subject to the following restrictions:

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
 - B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
 - C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
 - D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
 - E. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
 - F. All signs shall be fabricated and installed with no visible screws, seams, rivets, or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
 - G. Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
 - H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips attached to letter sides will not be permitted.
- Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- I. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
 - K. Letter returns shall be painted to contrast with color of letter faces.
 - L. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
 - M. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
 - N. The backs of all exposed neon are to be painted opaque.

MAJOR TENANT SIGNAGE (20,000 TO 39,000 SF)

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below

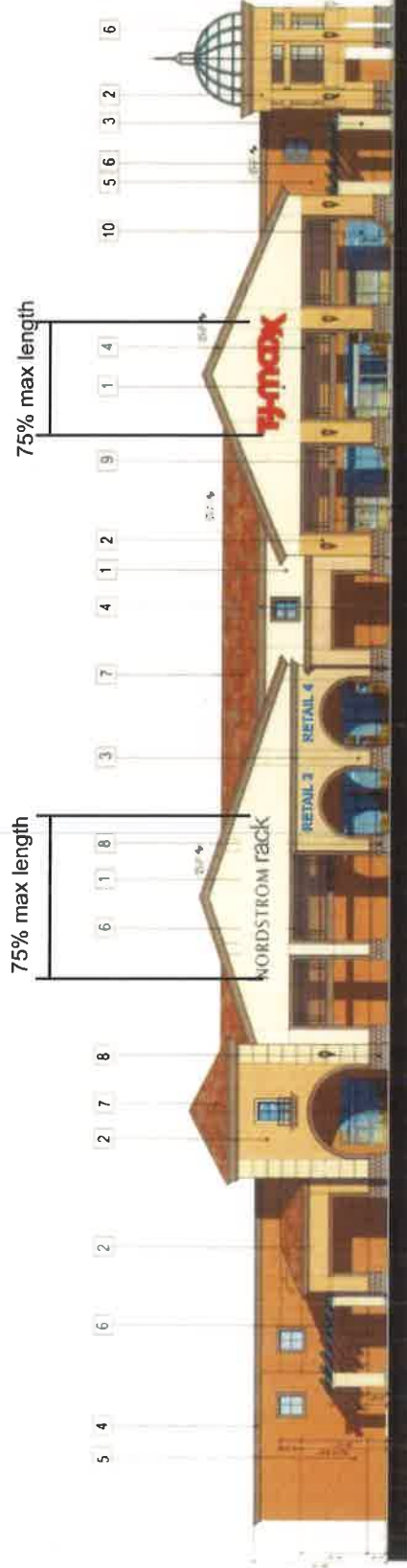
COPY: Tenant name/ logo.

SIGN AREA: Internally illuminated channel letters.
 The maximum allowable letter height is not to exceed five feet (60") for a single line, ascenders or descenders are not applicable to letter height calculations. Maximum sign length not to exceed seventy five percent (75%) of storefront.
 Maximum sign height not to exceed seven feet (84") for two lines of copy. Maximum sign length not to exceed seventy five percent (75%) of storefront.
 The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage.

One (1) major tenant storefront identification sign is allowed per elevation facing street or parking lot up to a maximum of two (2) signs per building.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



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8-8-01

ROMENADE
TOWN CENTER



SHOP TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: Internally illuminated channel letters. The maximum allowable letter height is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the shop tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

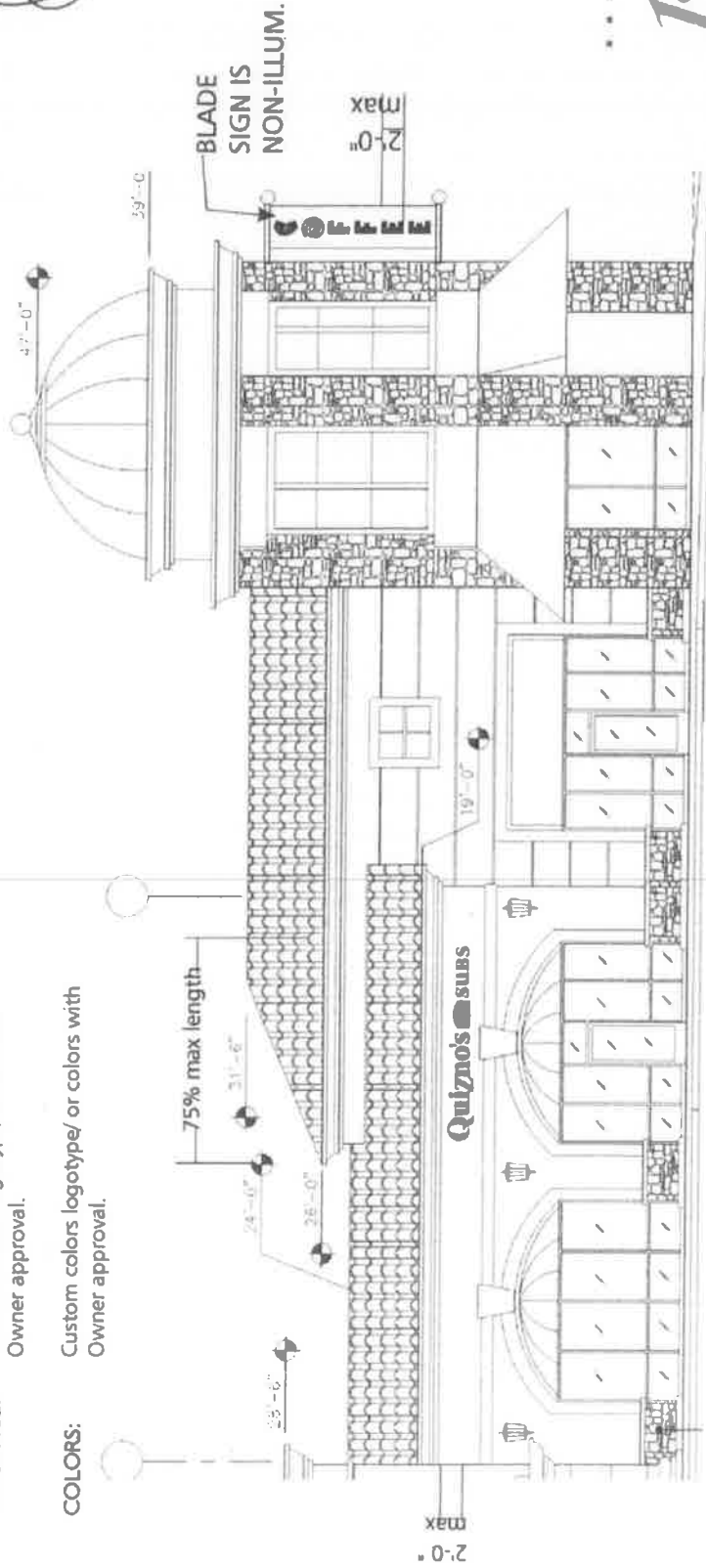
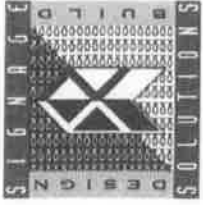
The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs..

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



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8-8-01



Scale: 3/32" = 1'-0"

SHOP TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

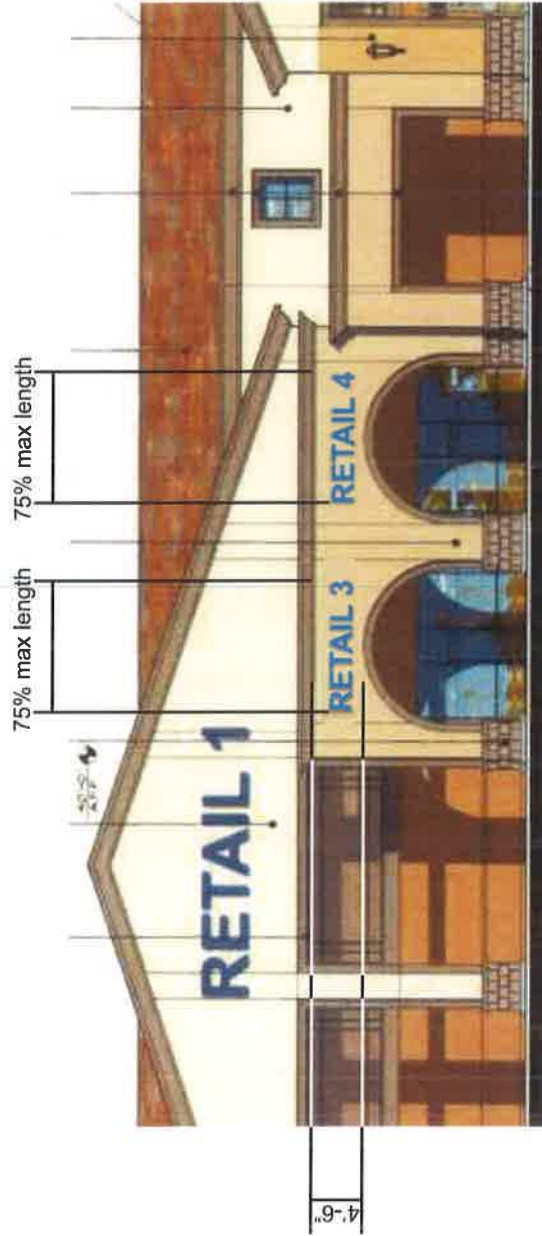
SIGN AREA: Internally illuminated channel letters. The maximum allowable letter height is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the shop tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs..

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



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8-8-01

THE
ROMENADE
ATOWN CENTER



PAD TENANT SIGNAGE

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/ logo.

SIGN AREA: Internally illuminated channel letters. The maximum allowable letter height is not to exceed two feet (24") for a single line. Double line of copy shall not exceed thirty six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

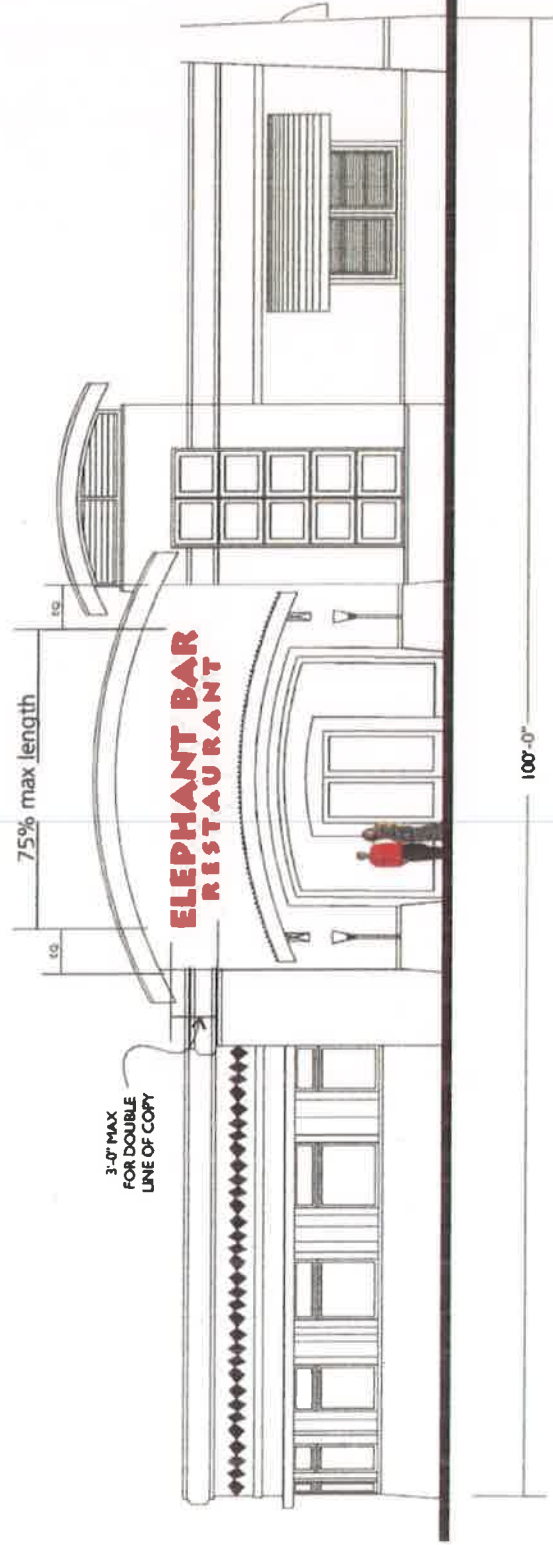
Pad Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the pad tenant sign, it must be confined with an area of thirty six inches (36"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1 1/2 sf) per lineal foot of tenant store frontage.

One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs per building.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



100'-0"

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8-8-01

THE
ROMENADE
AT TOWN CENTER



TENANT AWNING SIGNAGE

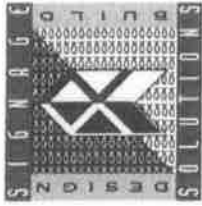
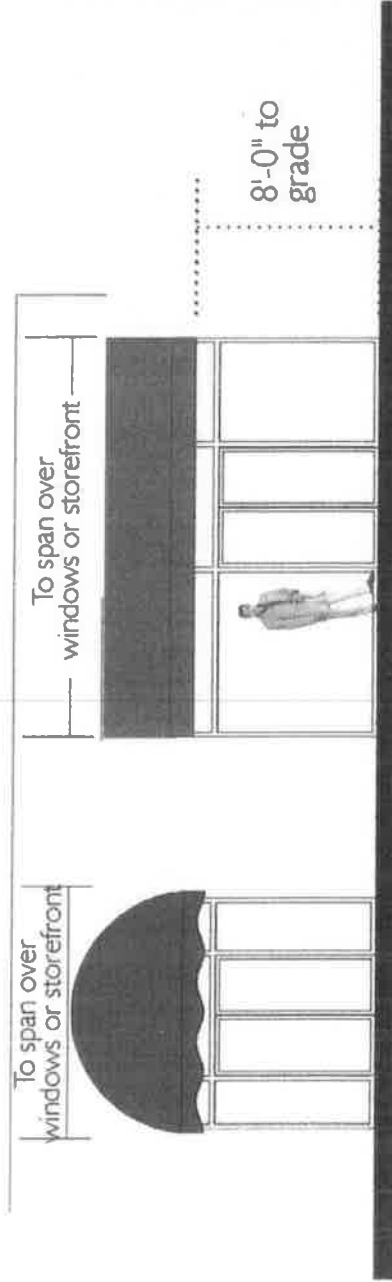
MATERIALS: Fabricated awning frame from 1" x 1" square tube. Frame to have a powder coat finish to match awning material. Awning to be fire retardant fabric material. All awnings are subject to Landlord approval in select areas.

COPY: None.

SIGN AREA: No graphics allowed on awnings.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.



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8-8-01

THE
ROMENADE
AT TOWN CENTER



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UNDER CANOPY/BLADE SIGNAGE

MATERIALS: A Variety of materials can be used to build a blade sign. It is encouraged that blade signs be as two or three dimensional and iconic as possible.

COPY: Tenant name/ logo.

SIGN AREA: 8 sq. Ft. maximum sign area per tenant

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom colors logotype/ or colors with Owner approval.

All Blade Signs to be non-illuminated.

**SIGN AREA
8SF MAX**



SCALE: 3/32" = 1'-0"

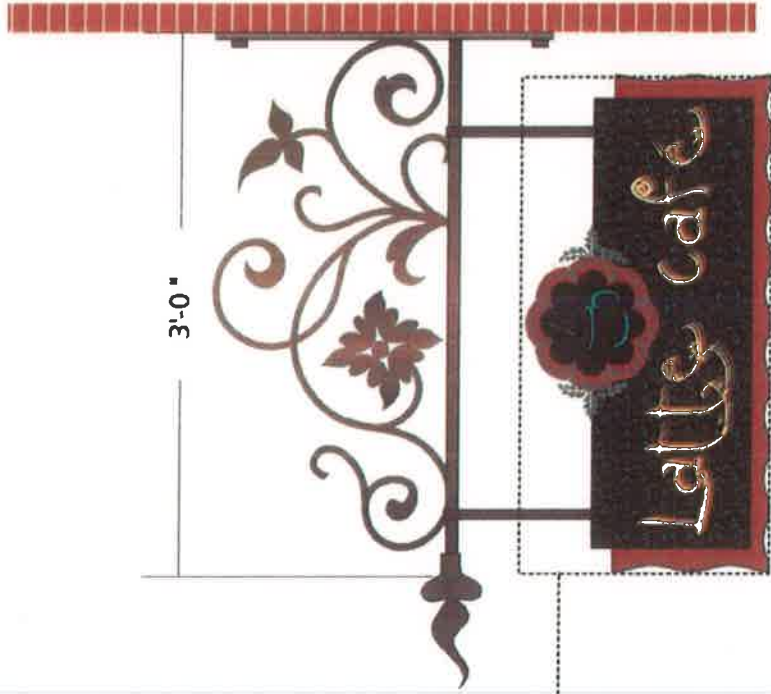


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2'-10" max

SCALE: 1" = 1'-0"

REAR ENTRY ID

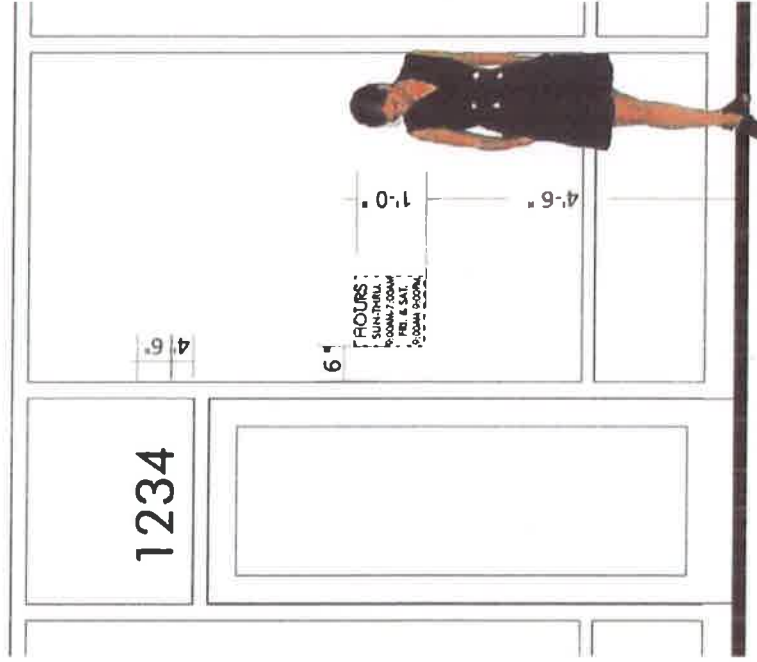
MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12"

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL ELEVATION

TENANT ENTRY INFORMATION

MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

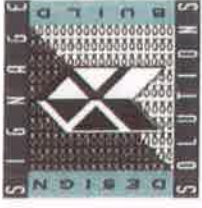
SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery side of building.



TYPICAL ELEVATION



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