

Vineyard center

Sign Criteria

NWC 4th & Vineyard - Ontario, CA 91764



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1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
Vineyard Center

Address:
**4th & Vineyard
Ontario, CA 91764**

Account Manager:
George Adams

Designer:
Art Deshaenais 1.50

Scale: **AS NOTED**

Design No.: **07-04-8503-21**

Date: **04.23.07**

Reg. No.:

Revisions:
R17 AD (2.00) 10/02/13 Revise per City comments.
R18 AD (.50) 10/04/13 Revise per customer comments.
R19 AD (1.50) 11/28/13 Add photo survey of existing tenants.
R20 AD (1.00) 12/12/13 Revise & correct contents legend.
R21 AD (2.00) 5/22/14 Revise per City comments.

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FOR JOB CHECK DATE

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PSPG13-004



Approved By: *[Signature]*
Date: *4/23/07*

PLANNING DEPARTMENT
APPROVED
SUBJECT TO CONDITIONS

1 VICINITY MAP
SCALE: NTS

Vineyard center



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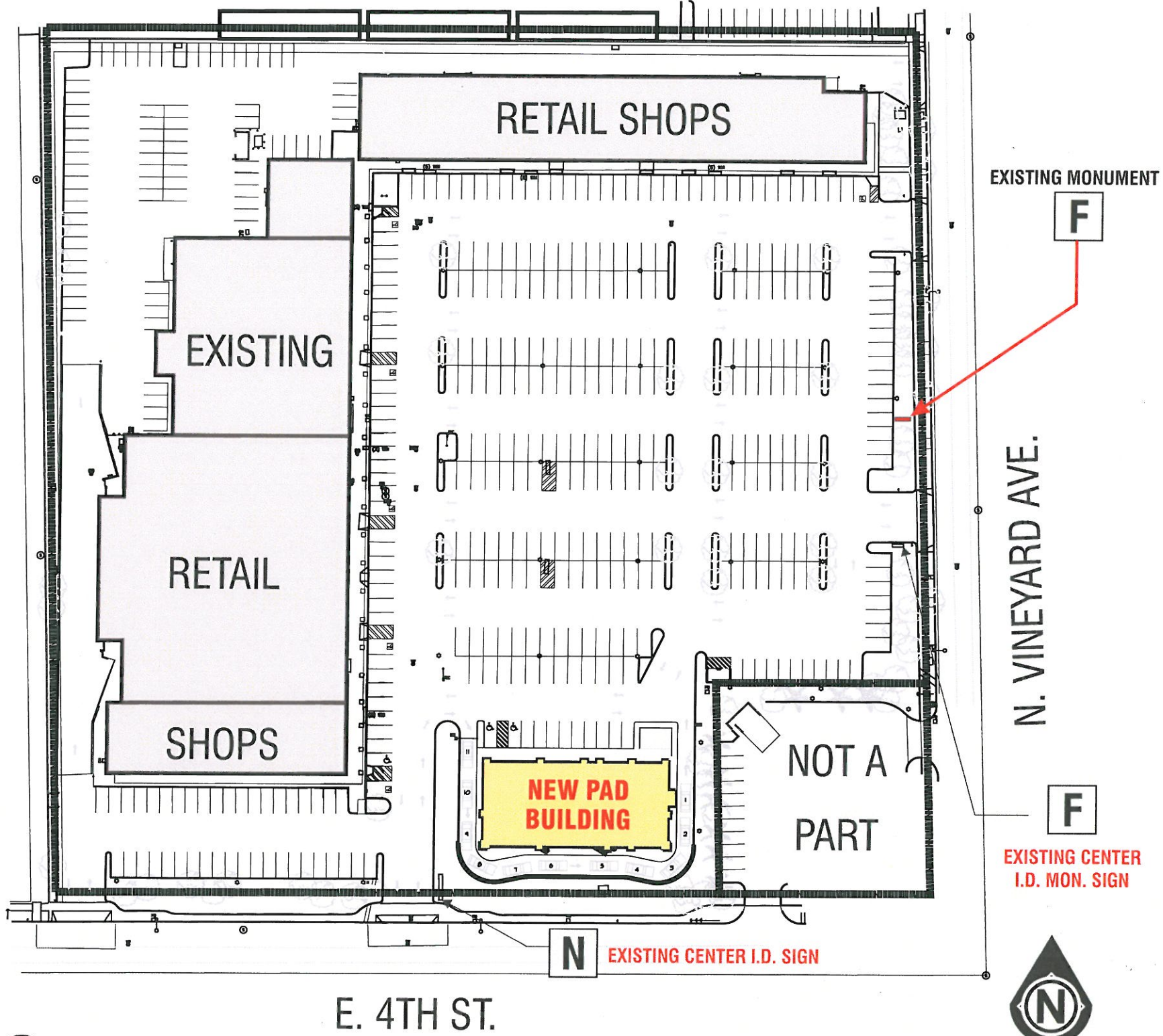
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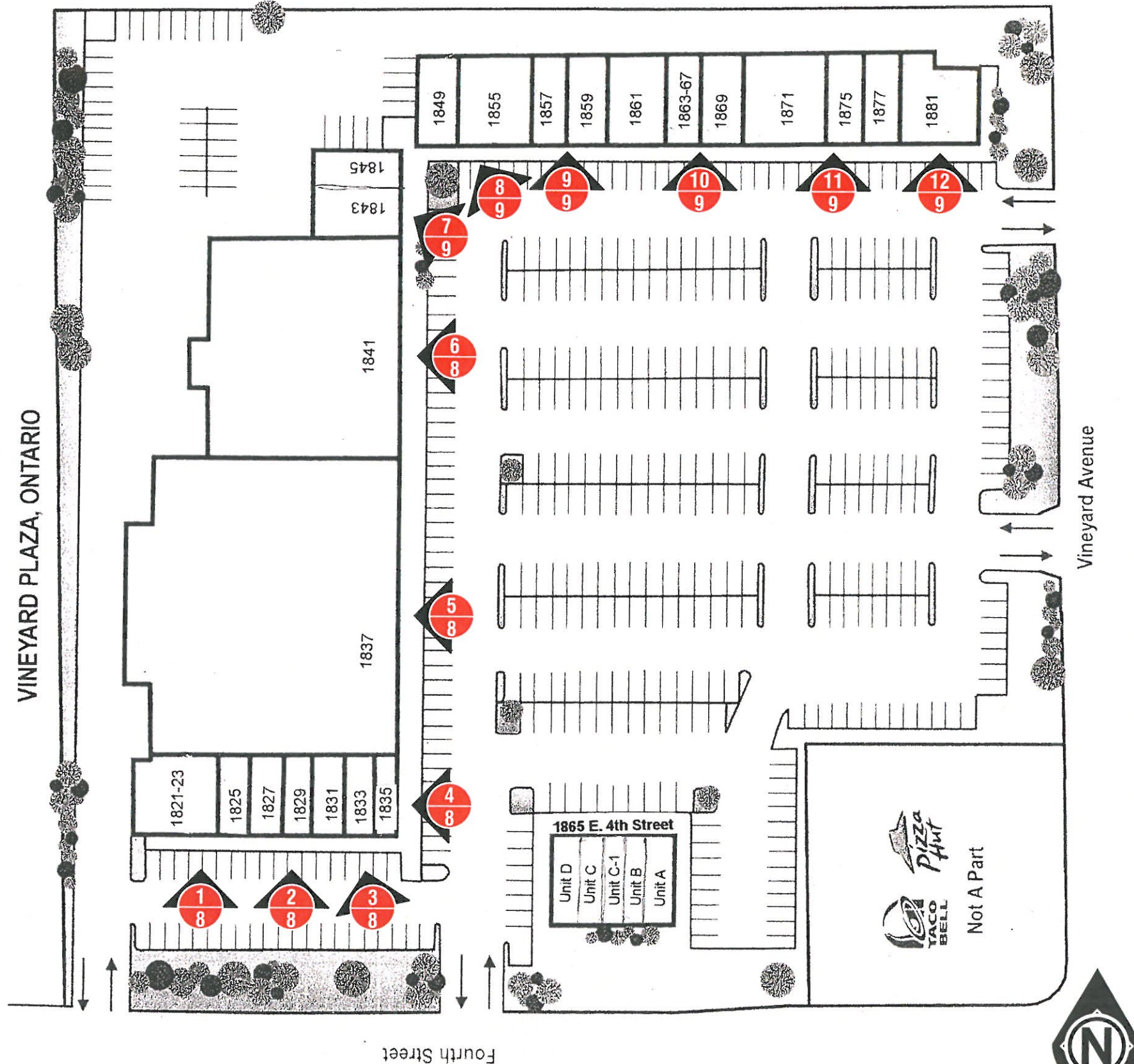
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1 SITE PLAN
SCALE: NTS



1 SITE PLAN - BUILDING ADDRESS INDEX
SCALE: NTS



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Vineyard Center ~ Master Sign Program

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I. INTRODUCTION

The purpose of these criteria is to establish sign design standards and general guidelines that assure consistency in quality and necessary to balance maximum identification within an overall harmony of design for the project.

Conformance to these criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the Tenant and/or his Sign Contractor.

II. APPROVAL PROCEDURE

All signs installed or displayed on the premises of Vineyard Center must have written approval of the Landlord/Developer. The aesthetic characteristics of the signs (i.e., placement, size, proportion, colors, textures, method of fabrication, location of transformers and electrical devices, etc.) are subject to the discretionary approval of the

Landlord/Developer & City within the context of these criteria.

Prior to submission to the City of Ontario for permits, and prior to construction and installation of any sign or graphic covered by these criteria, tenant must submit three (3) sets of professionally prepared drawings of their proposed signage meeting these criteria to Landlord/Developer for review and approval.

Drawings must:

1. Depict sign on building elevation with dimensional location and scale.
2. Include all specifications for construction and installation, including but not limited to, colors, materials, and illumination details.

Following Landlord/Developer approval, Tenant must submit approved drawings to the City of Ontario for review and permits prior to construction. All design, processing and construction shall be at the Tenant's sole cost and expense.

III. GENERAL REQUIREMENTS

1. All work to be performed by a professional sign company in possession of a current contractor's license to perform such work, in addition to a current city business license. Said sign company must maintain a minimum of \$3,000,000 insurance while working on property.

2. Each Tenant shall submit or cause to be submitted to the Landlord/Developer and the City of Ontario for approval before fabrication three (3) copies of detailed drawings, to scale, indicating the location, size, layout, design and color of the proposed signs, including all lettering and or graphics. These drawings should be submitted along with site plan indicating the location of the lease space on the site, and elevation showing sign placement and lease space width. *NOTE: All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent tenant signage, if applicable.*
3. All signs shall be reviewed and approved in writing by the Landlord/Developer for conformance with these criteria and overall design quality as well as Tenant's lease agreement. Approval or disapproval of sign submittal based on aesthetics of a design shall remain the sole right of the Landlord/Developer.
4. All signs must comply with current City of Ontario planning, zoning, building and electrical codes.

Vineyard Center ~ Master Sign Program

III. GENERAL REQUIREMENTS (cont.)

5. City approval and permits: Upon approval by the Landlord/Developer, Tenant shall secure a sign permit from the City of Ontario by bringing three (3) copies of the proposed drawings (approved by the Landlord/Developer) to the Planning Department. All permits required by the City of Ontario for signs and their installation must be obtained and paid for by the Tenant prior to installation.
6. All building signs shall be constructed and installed at Tenant's expense. Tenant is also responsible for the maintenance of building signs.
7. In the event a Tenant vacates his premises, Tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
8. Tenant's sign contractor shall repair any damage to any work caused by his actions. Incomplete repairs are the ultimate responsibility of the Tenant.
9. Upon notice by the City of Ontario or the Landlord/Developer, a Tenant shall be required to repair or refurbish their sign structure, sign face and/or sign illumination within seven (7) working days.
10. Window signs as related to logos to be allowed, shop addressing, hours of operation, approved credit card names, emergency telephone numbers, etc., not to exceed a total of 10% of the area of any single window or adjoining window on the same frontage.
11. All electrical signage shall bear the Underwriter Laboratories (UL) label of approval. All conduit, transformers, junction boxes, openings in the building surface, etc. shall be concealed. No raceways or sign cabinets (boxes) are allowed. The City of Ontario and the Landlord/Developer shall approve the method of installation.
12. Tenant is responsible for maintenance and cost of electricity for their own signage. The tenant or landlord shall be responsible to provide a designated electrical circuit from electrical panel for their signage. Tenant to provide primary wiring from electrical sub panel to J box at sign location.
13. Tenant shall be fully responsible for the operations of his sign contractor and shall indemnify, defend and hold harmless the Landlord/Developer and his agents from damages or liabilities resulting from his contractor's work.
14. Registered trademarks, herein referred to as Registered Corporate Identity, pertains to corporate logos and logotypes that have been registered and are on file with the UNITED STATES PATENT AND TRADEMARK OFFICE in Washington, D.C.
15. Signs not covered by these criteria are subject to prior review and approval of the Landlord/Developer and shall conform to the requirements of the City of Ontario Sign Standards and the Ontario Zoning Code.
16. Sign Manufacturer identification. All signs must have the sign manufacturers name, address, and telephone number conspicuously and permanently attached on the exterior of the sign.
17. Existing Tenants will not be required to conform to this Master Sign Program. All new Tenants will be required to adhere and conform to the guidelines set forth in this Master Sign Criteria.
18. All signs must be architecturally compatible with the entire center.



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IV. TYPES OF SIGNS:

1. Freestanding Sign (Existing)

One freestanding center identification sign shall be permitted at the main drive way entrance on E. Fourth Street and identify the building complex. Tenants that utilize this sign will not be penalized on total sign area. Landlord approval is required for the sign and placement.

2. Monument Signs: (2 Total)

Limited to 7 feet tall and 50 square foot total. Existing Monument signs to be painted to match new shopping center colors. Setback 5' from sidewalk and 10' from curb.

3. Wall Signs:

All wall signs in the Vineyard Center should be designed for maximum creativity and appearance. Front and Halo lit combined channel letters are encouraged with the option of Halo letters. Illuminated signs are required. One sign per inline tenant. End cap tenants and pad tenants eligible for additional signs as noted by this program.

4. Letter sizes:

Signs may use a maximum of two (2) lines of copy, including logo. Sign area is calculated based on one (1) square foot of sign area for every lineal foot of leasehold frontage (1:1). The maximum height is twenty-four inches (24") for one (1) line of copy and forty-two inches (36") for two (2) lines of copy. The maximum width of the sign may not exceed eighty percent (80%) of either leasehold width, if the leasehold is one flat wall; or architectural element the sign is to be mounted. i.e. Tower elevation.

5. Logos:

Logos may not exceed twenty-five (25%) of the sign area except for registered corporate

trademarks. In which case, logos must follow the same sign restrictions as the channel letters.

6. Taglines (Secondary Copy Channel Plaque):

Taglines must be all aluminum construction, maximum of five inches (5") deep and be internally illuminated. They must have .080 aluminum faces with minimum three-quarter inch (3/4") routed out push through clear acrylic with first surface 3M 3630 series translucent vinyl. Refer to Page-14

7. Building frontage may not be combined to permit longer signs on any one building frontage. Signs shall be attached to the building parallel to the building face. No portion of any sign or its supporting structure may project more than six and a half inches (6 1/2") from the face of the building or structure to which it is attached. No wall sign shall project above the roof line or below the bottom edge of the sign band. Bright fluorescent colors will only be accepted in cases of registered corporate trademarks.

8. Awning Signs:

Signage on awnings/canopies is not permitted.

9. Temporary Signs:

Temporary window and wall signs are allowed including covering a maximum of up to 25% of a window pane or contiguous panes or wall with a temporary sign, including paper, cardboard, cloth, banner or similar material, or directly applied to a window. Temporary window signs shall be tasteful and never appear cluttered. Painted advertisements will not be allowed. All window signs must look professional and be maintained to look as new. The window is intended to be used as a means by which pedestrians look into the store, not as an advertising canvas. "Welcoming" door vinyl shall not exceed 25"x25" with store hours not to exceed 18"x18". These graphics will not be calculated in the allowable sign area. Temporary

window signs shall be limited to a maximum of 90 days per calendar year. Windows facing public streets and or Parking lots shall comply with provisions of Article 31 Ontario Development Code, limiting window signs, logos and other displays to a maximum of twenty-five (25 percent to the window area to allow visibility into the establishment for security purposes.

10. Temporary Promotional Signs:

Banners, pennants, flags, non-metallic inflatable devices and balloons promoting grand openings, special sales, outdoor exhibitions and other temporary events shall conform to the zoning code - Section 9.1.3130. Temporary promotional signs must be kept in good condition at all time and never pose a hazard or inconvenience to adjacent tenant or consumer.

11. Directional Signs: (20 S. F. Total Max)

Directional signs allowed for food and beverage establishments with drive-thru traffic lanes. Signs may be internally illuminated or non illuminated. Signs are to be a maximum of 4'-0" in height with a maximum copy area of 3.5 square feet. Maximum of 3 directional signs per Tenant.

12. Clearance Bars / Height Detectors:

Tenants with Drive-thru facilities may be allowed one height detector or clearance bar with a maximum of 12'-6" overall height. Sign may be internally illuminated. Square footage of clearance bar copy area may not exceed 12 square feet.

13. Menu Boards:

Tenants with Drive-thru facilities will be allowed a maximum of two (2) internally illuminated freestanding or wall mounted menu boards. Menu Boards may not exceed 6'-0" overall height and 50 square feet (each) in area. One speaker post allowed per Drive-thru Tenant. Speaker post may not exceed 5'-0" in height.

Vineyard Center ~ Master Sign Program

V. SIGN RESTRICTIONS

PROHIBITED SIGNS

(Refer to Sec. 9-1.3120 & Ontario Development Code)

1. Signs constituting a Traffic Hazard: No person shall install or maintain, or cause to be installed or maintained, any building sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Signs painted directly on a wall will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line. Signs on mansard roofs and equipment screens are prohibited.
5. There shall be no signs that are rotating, revolving, flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached Exhibit for minor and major tenants.
7. Advertising or promotional signs on parked vehicles are prohibited. This includes signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity within the shopping center, and which are not related to the vehicle's lawful activity. This provision does not apply to service and delivery vehicles of Occupants when engaged in regular business activities (e.g. Trucks making deliveries to businesses within the center).
8. If either or both of the existing monument signs are structurally modified, they shall be constructed to comply with City requirements.
9. Light Bulb Strings: External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited.
10. Billboard Signs are prohibited except for Landlord leasing signs and identification signs.
11. The use of a permanent Sale sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 10% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
12. Any sign not indicated in this sign program shall be considered prohibited unless approved by Landlord and City of Ontario sign regulations.

OTHER RESTRICTIONS

1. Letter styles and colors are subject to Landlord & City approval.
2. All materials used in signage construction and installation must be new. No used materials will be allowed.
3. Temporary signs, including flags, banners or pennants, or a combination of above mentioned, may be permitted (e.g. for announcing openings and re-openings after remodels) subject to Municipal Code requirements, Parcel Owner's

ILLEGAL SIGNS

Any sign that is deemed not to be in conformance with the approved Sign Plan or erected without government approval or permits is considered an illegal sign. The Parcel Owner may, at its sole discretion and at Occupant's expense, correct, replace or remove any illegal sign.

ABANDONMENT OF SIGNS

A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days. The Parcel Owner may, at its sole discretion and at Occupant's expense, replace or remove any abandoned sign.

INSPECTION

The Parcel Owner reserves the right to hire an independent electrical engineer at the Occupant's sole expense to inspect the installation of all Occupant's signs and to require the Occupant to have any discrepancies and/or code violations corrected at the Occupant's expense.



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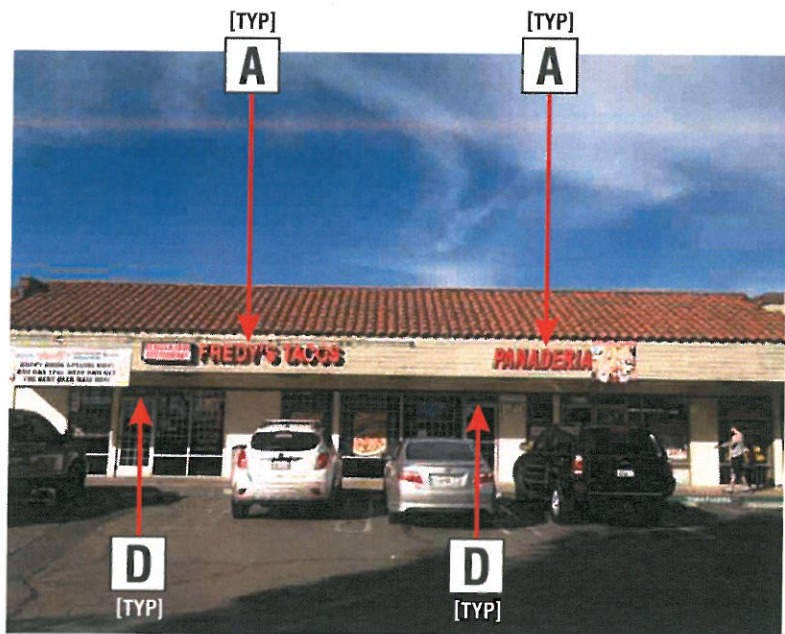
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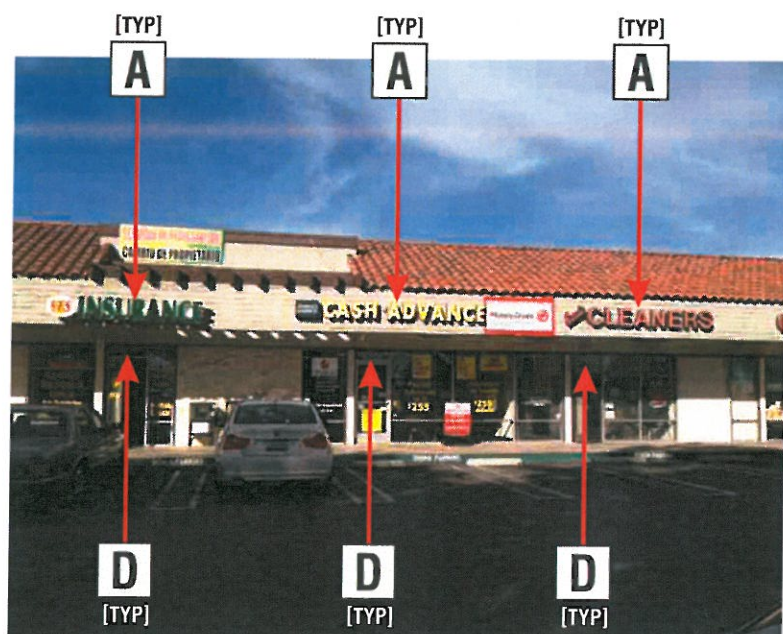
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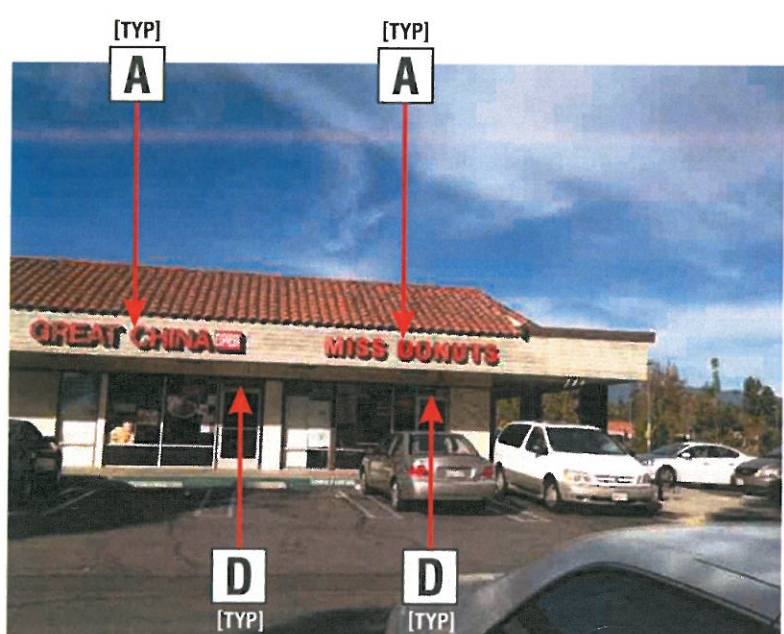
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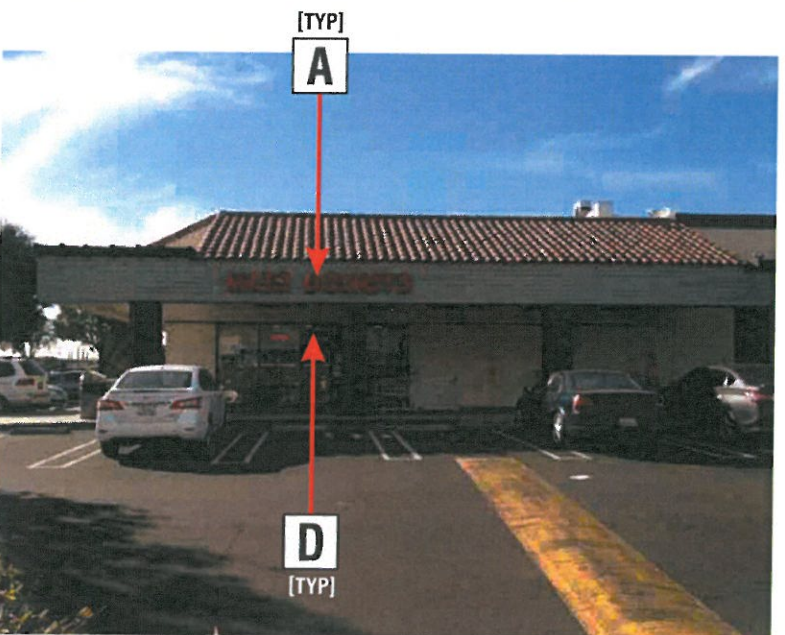
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Scale: NTS



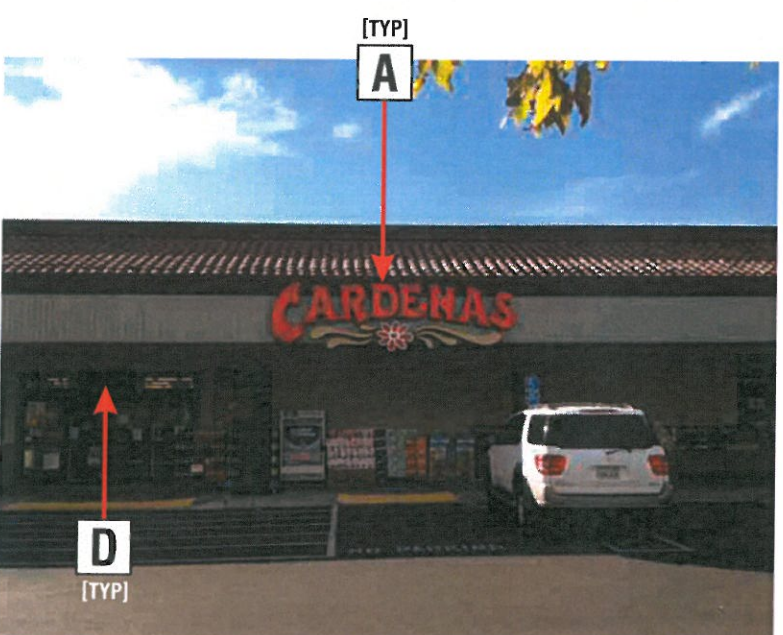
2 Insurance / Cleaners - 1827-1831 E. 4th St.
Scale: NTS



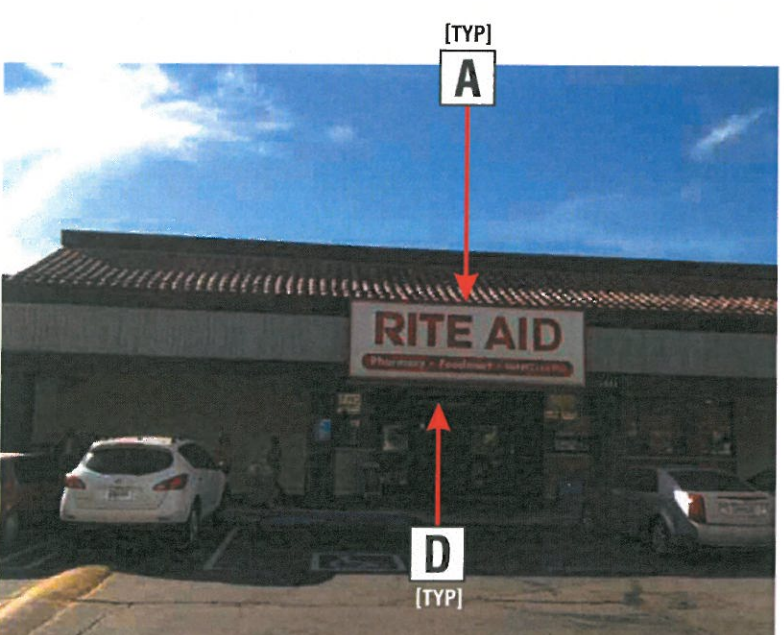
3 China Express - 1833 E. 4th St.
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4 Miss Donuts - 1835 E. 4th St.
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5 Cardenas Markets - 1837 E. 4th St.
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6 Rite Aid - 1841 E. 4th St.
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1700 West Anaheim Street
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90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
Vineyard Center

Address:
**1865 E. 4th Street
Ontario, CA 91764**

Account Manager:
George Adams

Designer:
Art Deshaenais 1.50

Scale: **AS NOTED**

Design No.: **07-04-8503-21**

Date: **04.23.07**

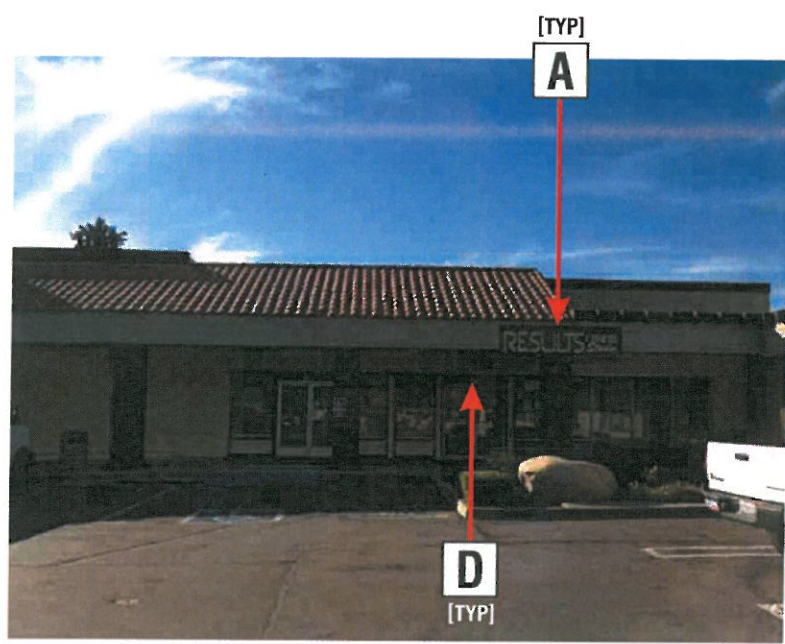
Reg. No.:

Revisions:
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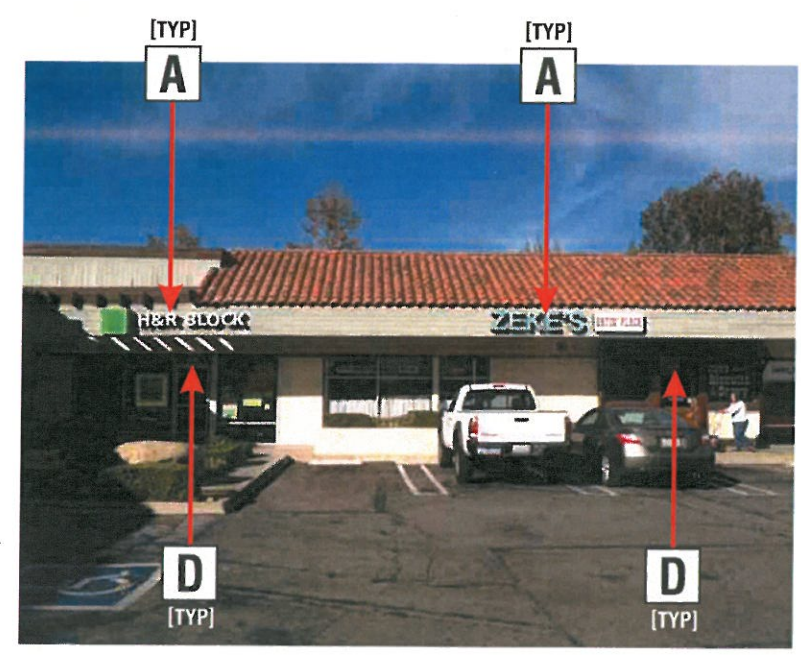
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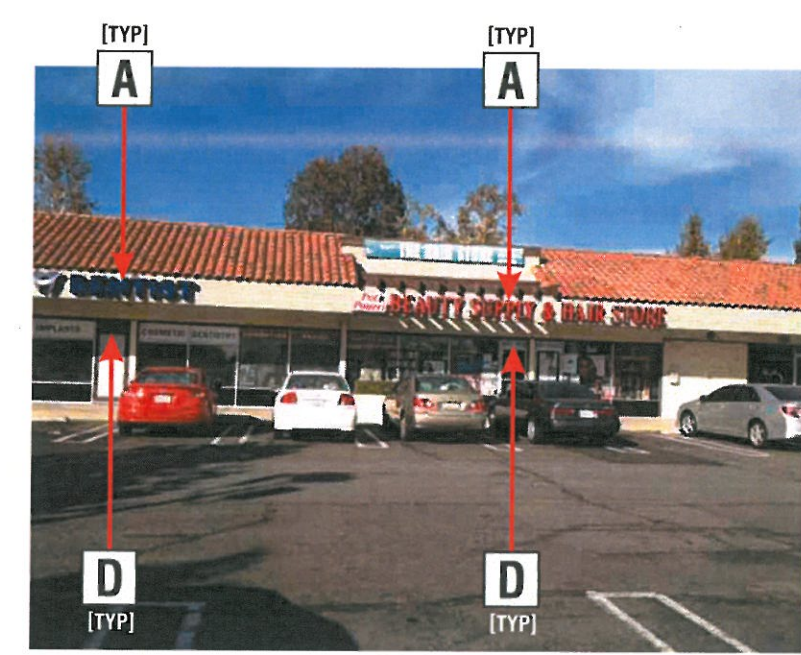
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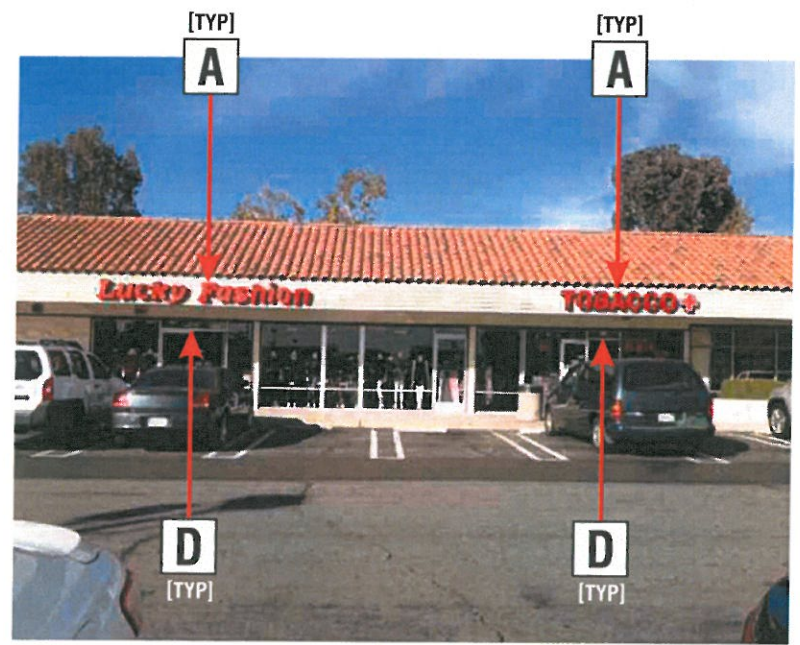
7 Herbalife / Results Studio - 1845 E. 4th St.
Scale: NTS



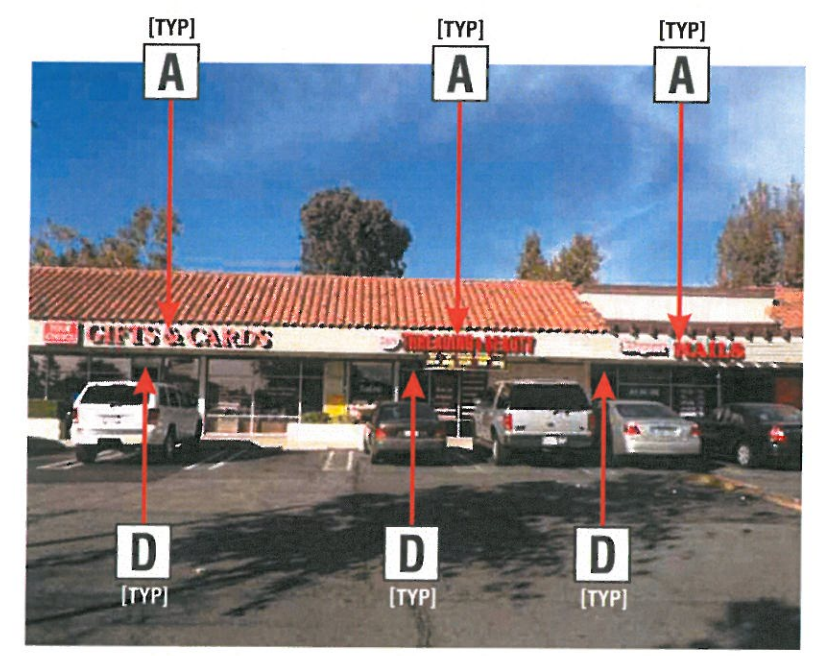
8 H & R Block / Zekes Eatn Place - 1849-1855 E. 4th St.
Scale: NTS



9 Dentist / Beauty Supply - 1857 - 1859 E. 4th St.
Scale: NTS



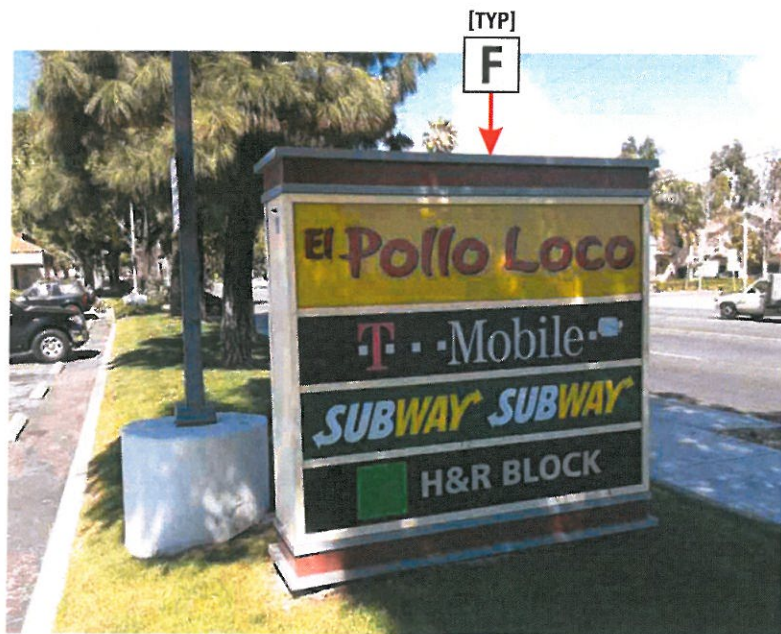
10 Lucky Fashion / Tobacco - 1863 - 1869 E. 4th St.
Scale: NTS



11 Gift Cards / Beauty Salon / Elegant Nails - 1871-1877 E. 4th St.
Scale: NTS



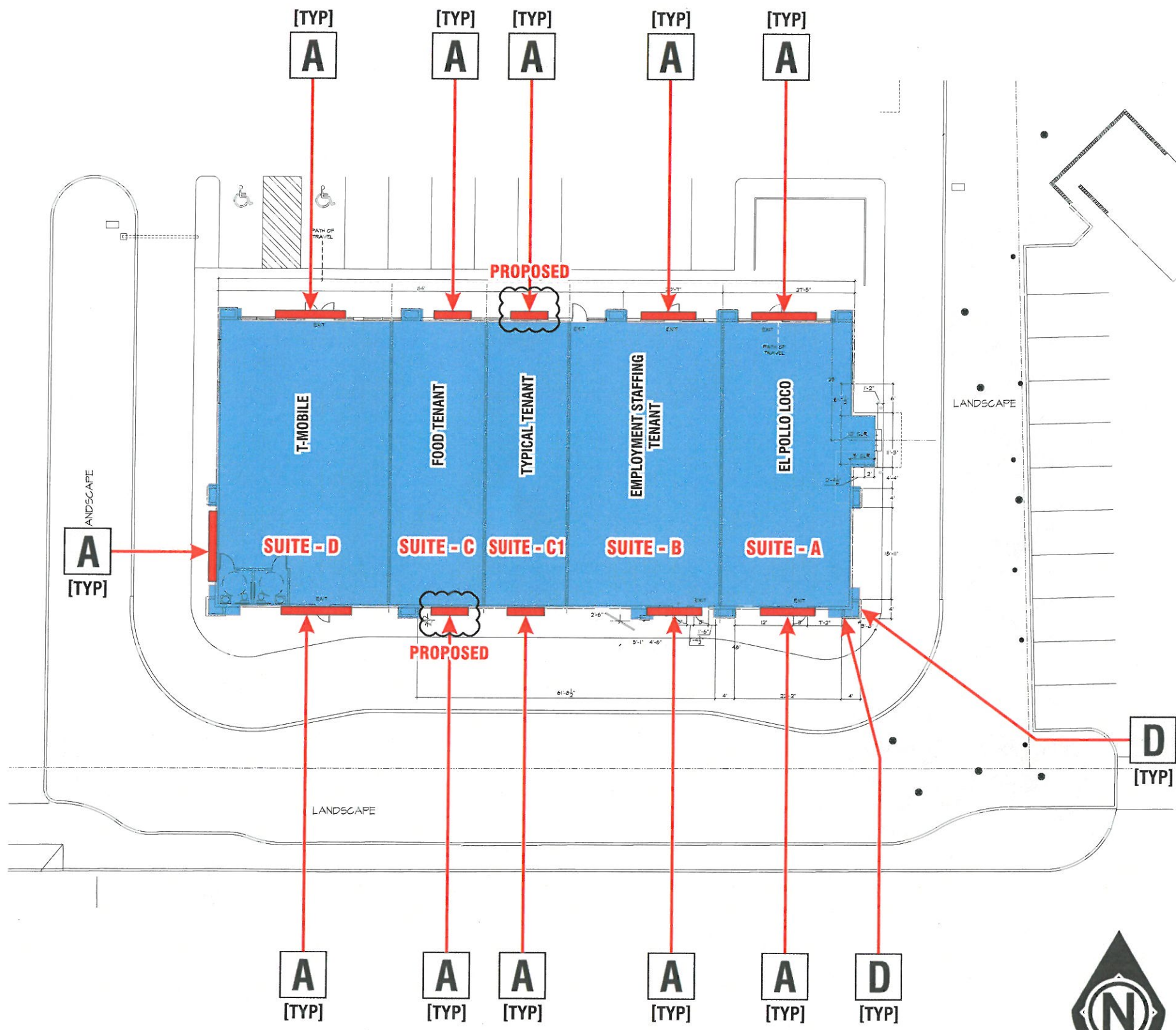
12 Auto Zone - 1881 E. 4th St.
Scale: NTS



13 Existing D/F Monument Sign along N. Vineyard Ave.
Scale: NTS



14 Existing D/F Pylon Sign along E. 4th St.
Scale: NTS



1 EXPANDED SITE PLAN
SCALE: NTS

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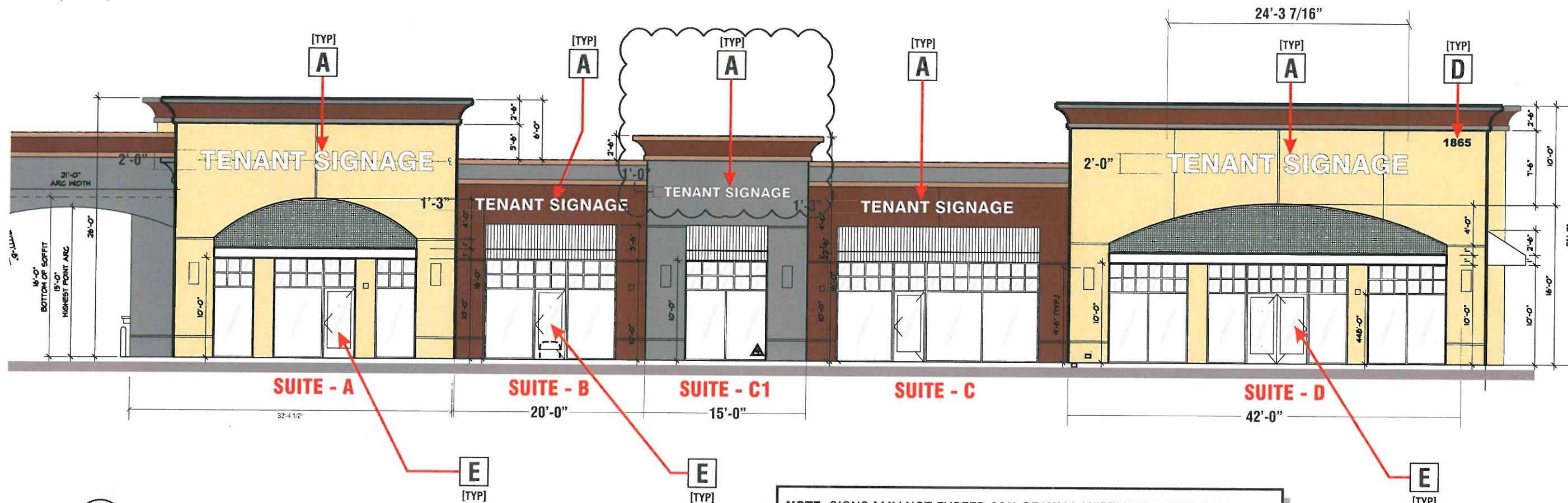
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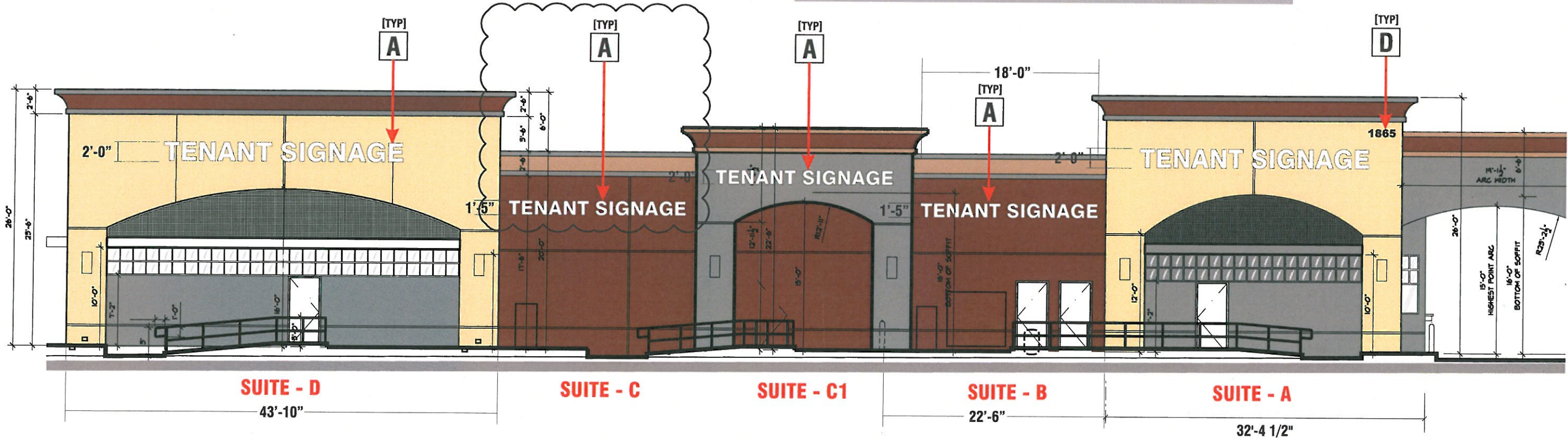
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1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTE: SIGNS MAY NOT EXCEED 80% OF WALL WIDTH WHERE PLACED
ALL SIGNS HAVE BEEN PLACED IN LOCATIONS AS SUGGESTED IN
PROVIDED ELEVATIONS AT 80% OR LESS.
VERIFY ALL SIGN TYPES, QUANTITIES & LOCATIONS PRIOR TO FABRICATION.



2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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Designer:
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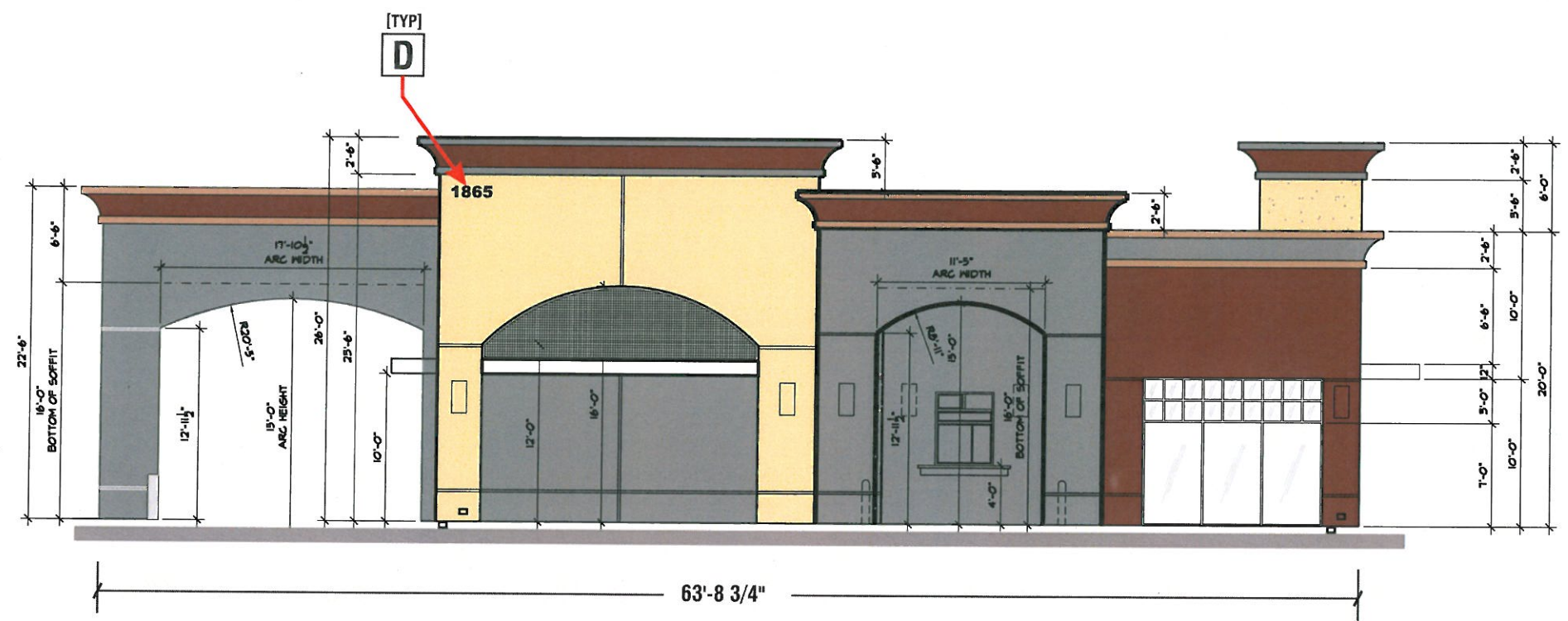
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1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

NOTE: SIGNS MAY NOT EXCEED 80% OF WALL WIDTH WHERE PLACED
ALL SIGNS HAVE BEEN PLACED IN LOCATIONS AS SUGGESTED IN PROVIDED ELEVATIONS AT 80% OR LESS.
VERIFY ALL SIGN TYPES, QUANTITIES & LOCATIONS PRIOR TO FABRICATION.

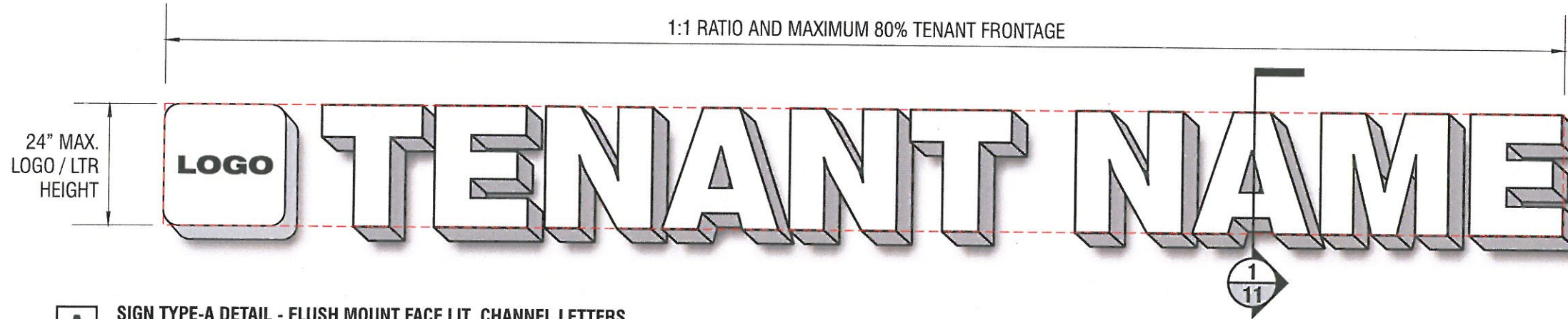


2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

Building colors specifications:

- Benjamin Moore #AC-17 Sea Pine
- Benjamin Moore #2085-10 Arroyo Red
- Benjamin Moore #2019-50 Lemon Drops
- Benjamin Moore Tudor Brown- Ext.

Vineyard Center ~ Typical Tenant Storefront Sign



A SIGN TYPE-A DETAIL - FLUSH MOUNT FACE LIT CHANNEL LETTERS

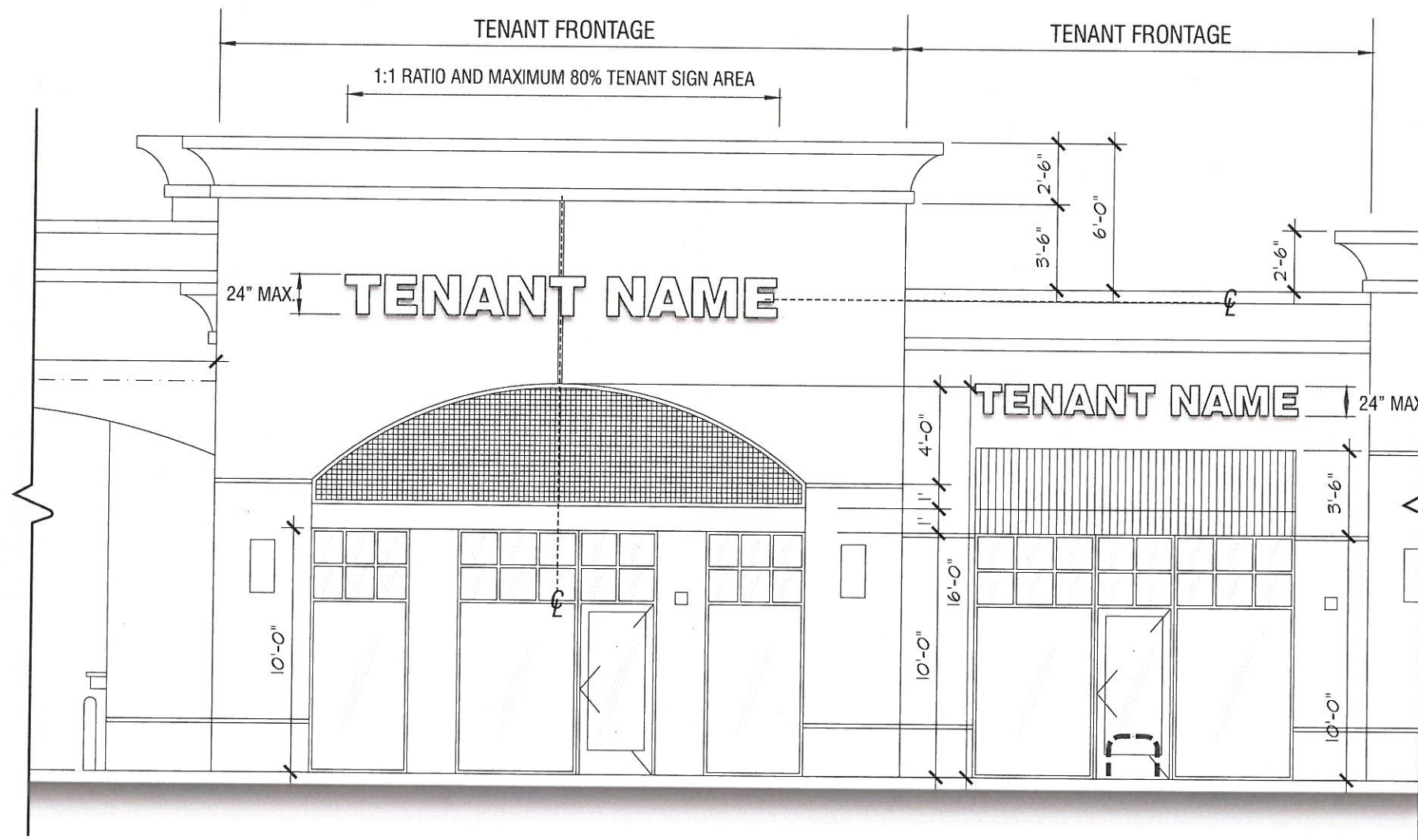
Scale: NTS

Quantity: One (1) set allowed per Tenant.

TENANT STOREFRONT ID SIGN

GENERAL SPECIFICATIONS:

- Location: Tenant Storefront Fascia
- Number Allowed: One (1) sign per elevation.
- Letters shall be illuminated and flush mounted to wall fascia.
- Letters shall be custom fabricated aluminum construction. Faces to be acrylic plastic
- Aluminum returns and trim cap.
- Logos shall not exceed 24" in height
- Backs shall be Aluminum pop riveted to letter returns.
- Illumination shall be provided by L.E.D. modules or a minimum of 13 mm neon tubing (color neon to be determined by tenant's corporate colors and Property Management requirements). Neon tubing shall be powered by 30 MA transformers which shall be remotely installed behind wall fascia.
- All letters shall conform to all UL specifications and bear a UL label.
- Allowable sign area calculation is one (1) square foot per linear foot of tenant frontage or lease space [1:1]. Tenant signs may not be greater than 70% of their total sign band length.



1 TYPICAL INSTALLATION
SCALE: NTS



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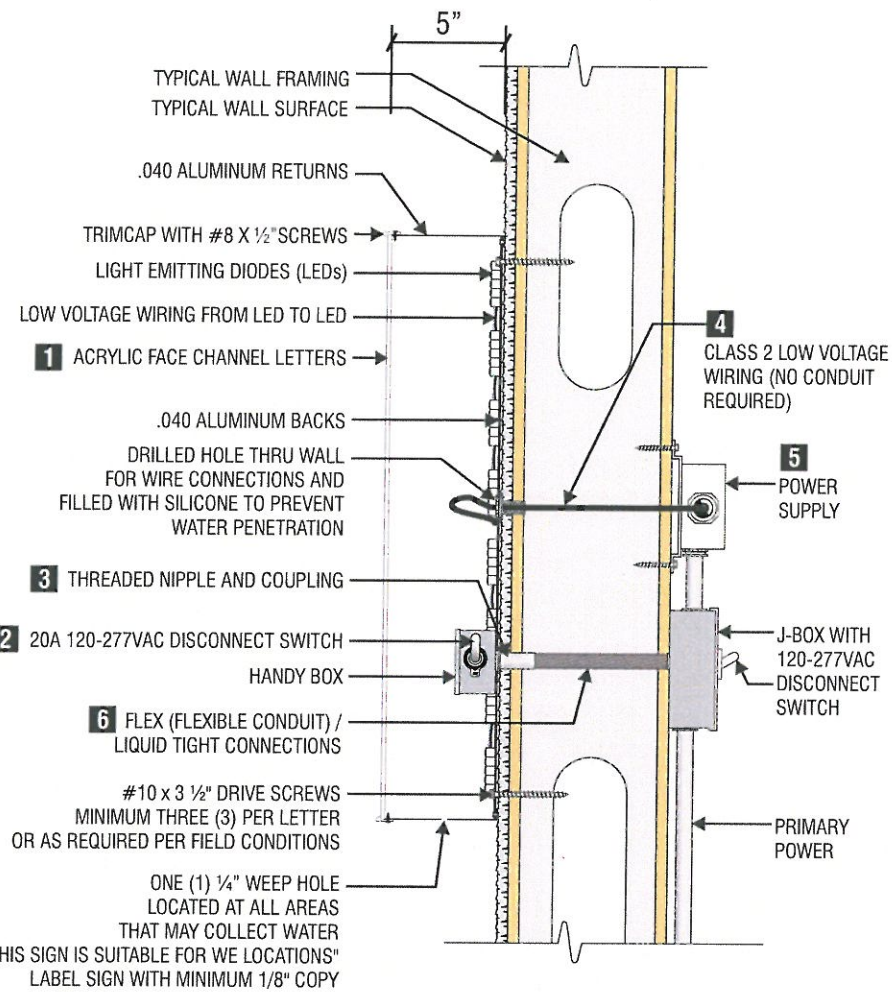
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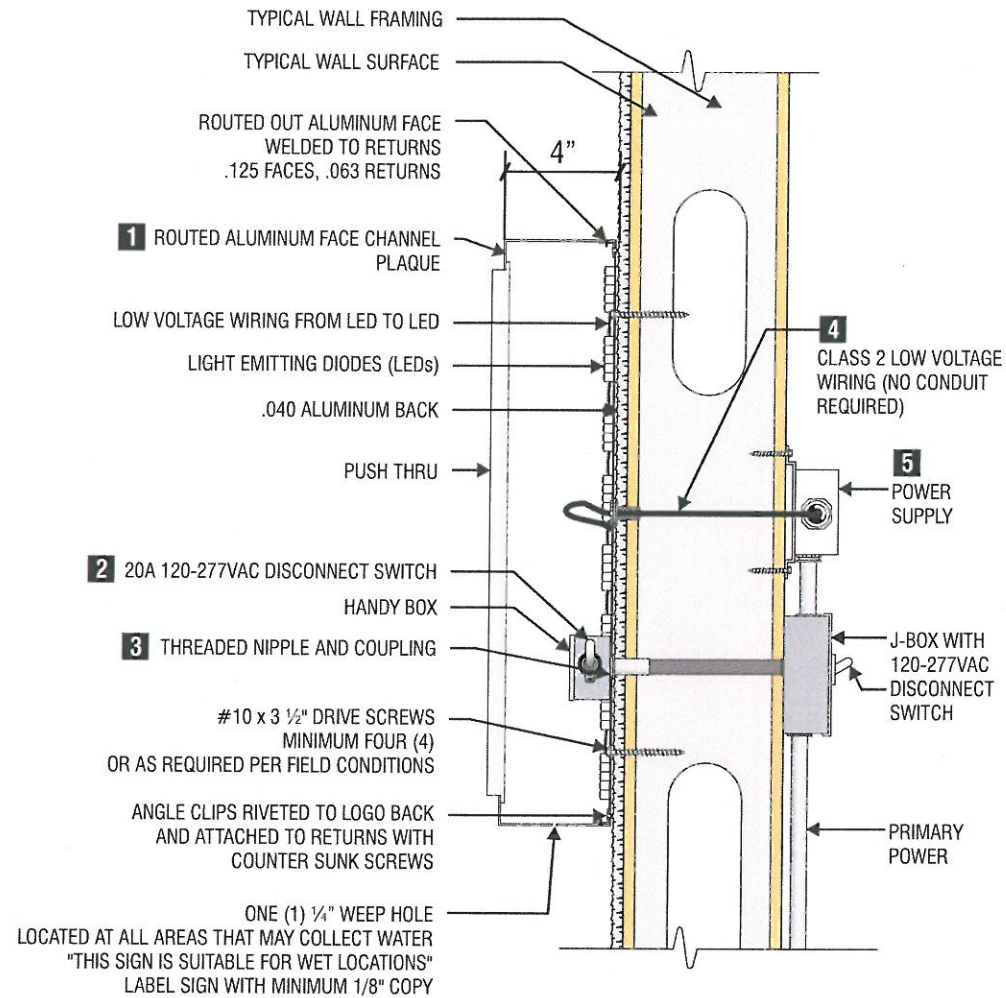
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- L.E.D. FACE LIT CHANNEL LETTERS / LOGO
- ACRYLIC FACE
- FLUSH MOUNT
- REMOTE POWER SUPPLY



1 TYPICAL SECTION DETAIL / CHANNEL LETTERS & LOGO PLAQUES
SCALE: NTS

- L.E.D. FACE LIT TAGLINE CHANNEL PLAQUE
- ROUTED ALUMINUM FACE W/PUSH-THRU ACRYLIC
- FLUSH MOUNT
- REMOTE POWER SUPPLY



2 TYPICAL SECTION DETAIL
SCALE: NTS

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

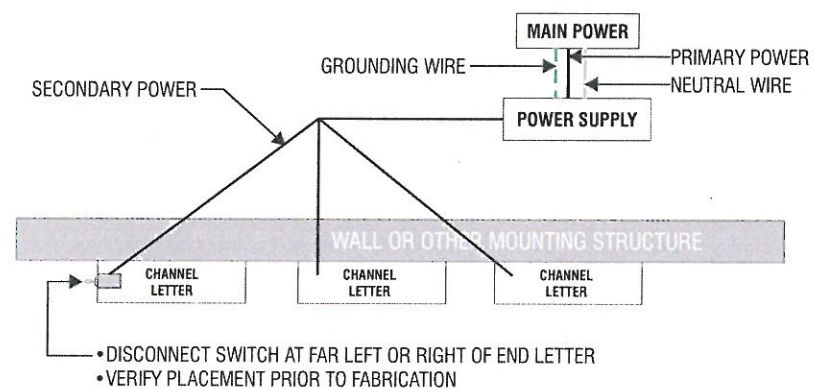
ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS

Note to All Contractors

120 Sign Voltage
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



4 EXAMPLE FOR TENANT SIGNAGE - SIGNAGE ELEMENTS PER CRITERIA
SCALE: NTS



3 LETTER LAYOUT - PLAN VIEW
NOT TO SCALE

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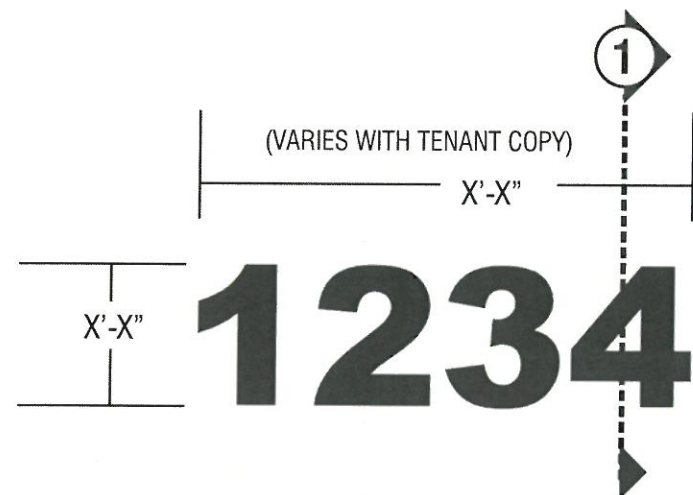
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D TYPICAL DETAIL - NON-ILLUMINATED TENANT BUILDING ADDRESS NUMBERS
Scale: NTS

NOTE: THIS REPRESENTATION IS INTENDED FOR FABRICATION REFERENCE ONLY. SIGN REQUIREMENTS WILL BE DETERMINED BY LANDLORD AND CITY SIGN CRITERIA.

VERIFY ALL MEASUREMENTS PRIOR TO FABRICATION

SIGN D SPECIFICATIONS (TYPICAL):

PAINTED FCO ALUMINUM OR ACRYLIC LETTERS PIN MOUNTED OFF WALL

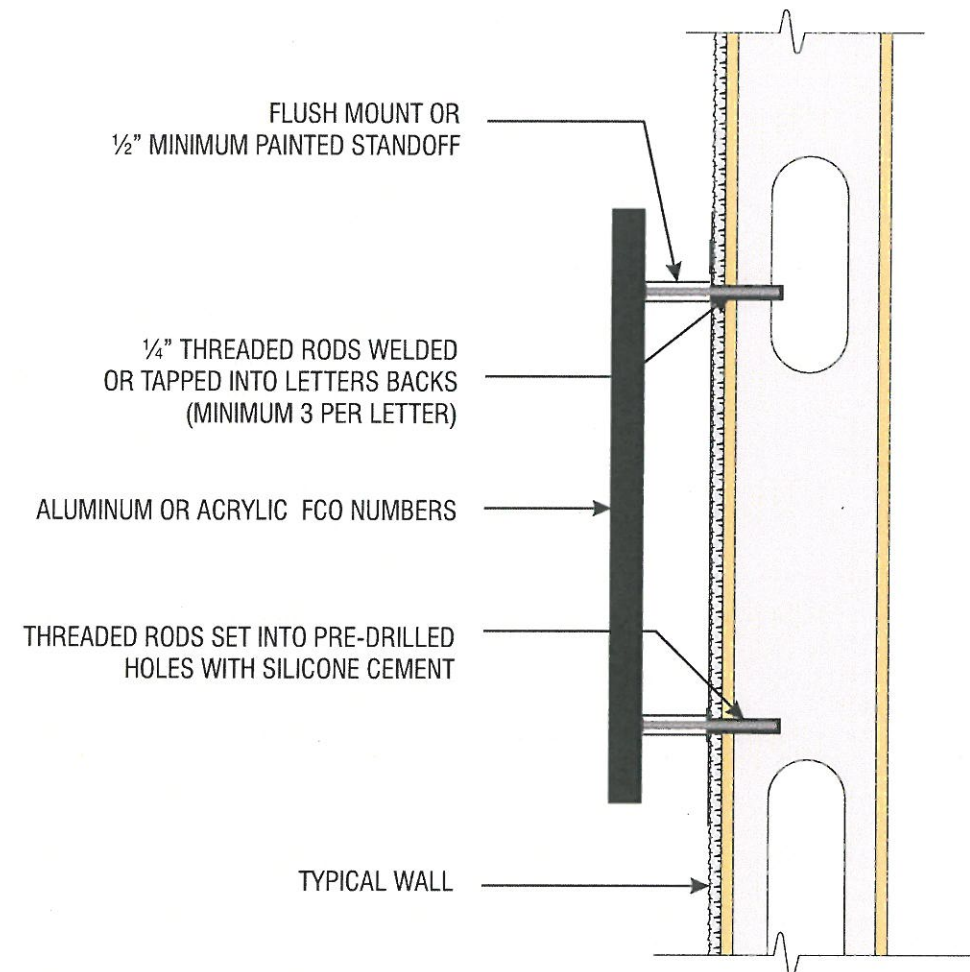
LETTERS:

FACES: 1/2" MINIMUM THICKNESS FLAT CUT OUT ALUMINUM LETTERS WITH SATIN PAINTED FINISH

MOUNTING: LETTERS FLUSH MOUNTED TO WALL WITH ALL THREAD STUDS OR WITH MINIMUM 1/2" SPACERS STUDS SECURED INTO WALL WITH SILICONE CEMENT ADHESIVE.

NOTE: ALL BUILDING IDENTIFIERS MUST BE PAINTED CONTRASTING COLORS SUCH AS TO BE EASILY VISIBLE FROM STREET DISTANCE (SEE LOCAL REGULATIONS FOR CONTRAST REQUIREMENTS)

Quantity: One (1) set allowed per Tenant.



1 TYPICAL SECTION DETAIL - FCO ALUMINUM NUMBERS
SCALE: NTS

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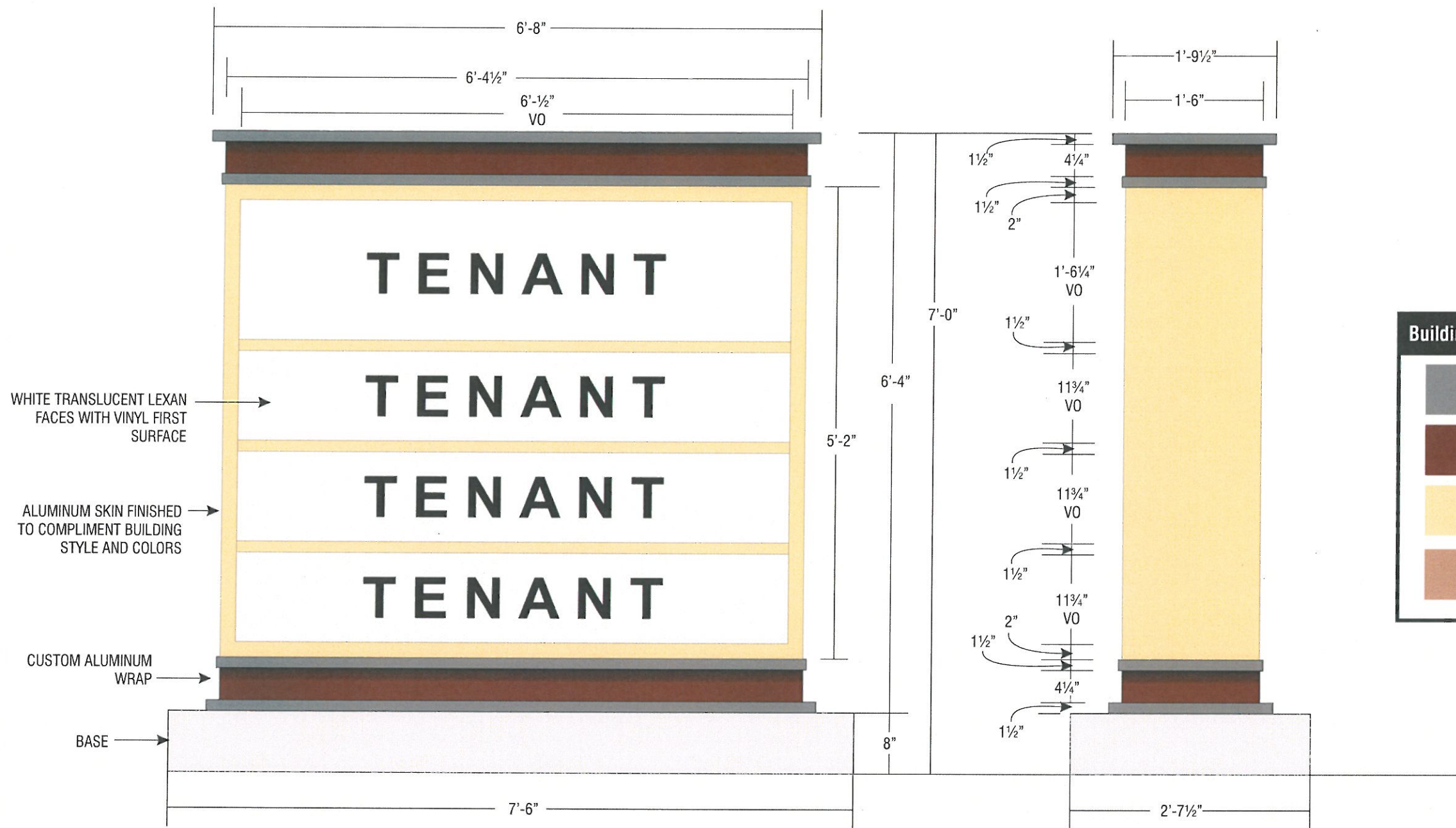
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- Benjamin Moore Tudor Brown- Ext.

F EXISTING MONUMENT SIGN FRONT ELEVATION
Scale: 3/4" = 1'-0"

44.0 Sq. Ft. (w/o base)
Quantity: One (1) Existing Unit

1 EXISTING MONUMENT END ELEVATION (TYPICAL)
Scale: 3/4" = 1'-0"

SPECIFICATIONS:

EXISTING, SINGLE POLE, DOUBLE SIDED FLUORESCENT ILLUMINATED MONUMENT SIGN

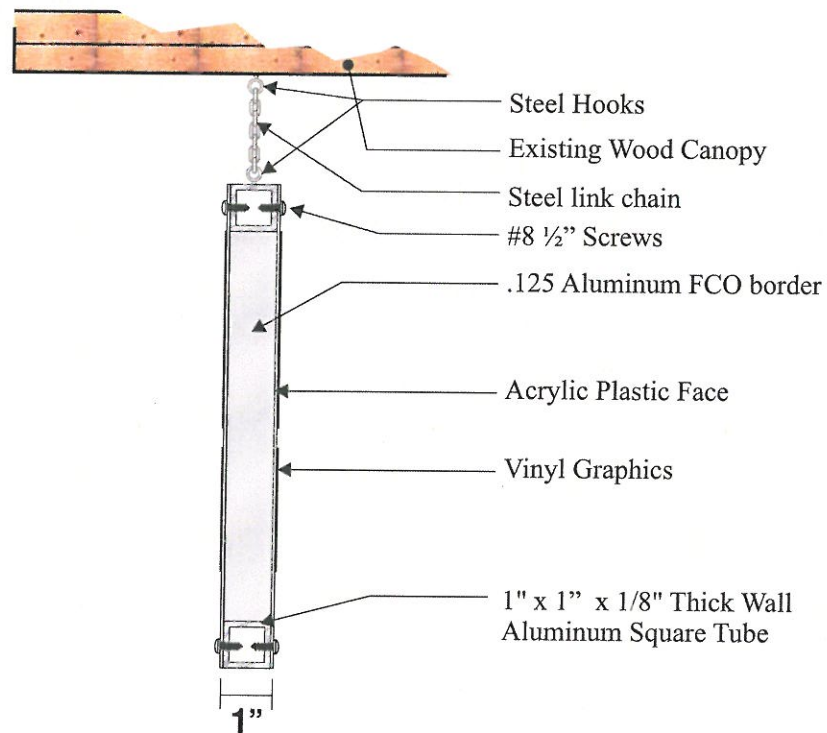
- FOOTINGS, POLE AND BASE:..... CONCRETE FOOTINGS TO MATCH BUILDING.
- ACCENTS:..... CUSTOM FABRICATED ALUMINUM WRAP ACCENTS
- CLADDING:.....063 OR GREATER ALUMINUM EXTERIOR PAINTED TO MATCH OR COMPLIMENT BUILDING COLORS.
- TENANT FACES:.....3/16" TRANSLUCENT WHITE LEXAN WITH VINYL GRAPHICS FIRST SURFACE.
- ELECTRICAL ACCESS:.....SIGN TO HAVE ELECTRICAL ACCESS THROUGH SIDE ACCESS PANELS OUT OF DIRECT STREET VIEW.



M EXISTING NON-ILLUMINATED UNDER CANOPY BLADE SIGNS - UNITS 1821 - 1881 E. 4TH ST. (EXCEPT 1865)
 Scale: 1 1/2" = 1'-0" Quantity: One (1) Existing Per Tenant

SPECIFICATIONS:

SIGN: 1" SQUARE ALUMINUM TUBE FRAME PAINTED TO MATCH PMS #7526
 FACES: #7328 ACRYLIC PLASTIC
 COPY: SUNFLOWER #3630-25 APPLIED TO FIRST SURFACE AND OVERLAY GRAPHICS WITH LIGHT RUST BROWN #3630-109
 CANOPY INSTALL: HANG FROM WOOD PANEL OR WOOD BEAM WITH STEEL CHAIN AND HOOKS



3 TYPICAL HANGING SIGNAGE
 SCALE: NTS



1 TYPICAL SIGNAGE (EXISTING)
 SCALE: NTS



2 TYPICAL SIGNAGE (EXISTING)
 SCALE: NTS

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