

LUCKY SHOPPING
CENTER

CITY'S,
TECH CENTER
HWY 4
SAND CROOK RD

BRENTWOOD CENTER SIGN CRITERIA

SIGN TYPE "A" (SHOP TENANT SIGHTS)

Signs shall be internally illuminated individual letters. They shall be constructed of metal with plexiglass faces and a metal trim cap at the letter's edge. All wiring and ballast to be concealed. Color and letter type to be approved by owner. Sign location, area and letter size shall adhere to what is shown on this sheet.

SIGN TYPE "B" - MAJOR TENANT SIGNS - LUCKY & THRIFTY (INTERIOR ILLUMINATED)

Major tenants primary & secondary signs shall be a combination of logo identification and individual letters as required. Signs shall be wall mounted and interior illuminated. They shall be constructed of metal with plexiglass faces. All wiring and ballast to be concealed. Primary sign location to be as indicated on elevations. Secondary signs shall be located as required by tenants - maximum area to be 350 SF for both major tenants.

SIGN TYPE "C" (UNDER CANOPY SIGNS - OPTIONAL)

Signs shall be wood carved or painted, double-faced exterior illuminated, bracket mounted. They shall be carved from one or more pieces of wood using routing, sandblasting and/or other techniques, to include painting of sign surface. Graphics shall be in relief and painted with gloss enamels. A handcrafted effect is desired. All signs to be sized as shown on drawings. Total sign area not to exceed 5 SF per side.

SIGN TYPE "D" (STOREFRONT WINDOW SIGN - OPTIONAL)

Signs shall be silk-screened, gold leafed, painted, acid etched, or sandblasted onto the window surface, total sign area not to exceed 25% of the window area on which placed.

SIGN TYPE "E" (CENTER IDENTIFICATION SIGN)

Sign shall be double-faced and internally illuminated. It shall be constructed of metal with plexiglass faces and a metal trim cap at the edge. All wiring and ballast to be concealed. Color to be approved by owner. Total height of identification sign not to exceed 20 ft. Sign shall be supported on a wood structure. Maximum area per face shall not exceed 75 square feet.

* SIGN TYPE "F" (MONUMENT SIGN)

This sign shall be similar to sign type "A," double faced, with interior illumination. Total sign area not to exceed 25 SF, per side. One monument sign each allowed for buildings #3, 4 and 5.

PAD TENANT SIGN

- A. Maximum aggregate sign area of 100 SF - displayed on three sides at maximum of 30 SF per side, in any combination of:
Sign type A or B, or
an interior illuminated logo sign, not exceeding the base area allowed.
- B. Pad tenant shall be allotted one monument sign, Type P.

SHOP TENANTS

- A. Shops with 15 ft. of store frontage, a maximum of 25 SF of signage in any combination of: Sign A & C & D
- B. Shops with 20 ft. of store frontage, a maximum of 30 SF of signage in any combination of: Sign Type A, C, & D
- C. Shops with 25 ft. or more of store frontage, a maximum of 40 SF of signage in any combination of: Sign Type A, C, & D

This square footage limitation may be comprised of a combination of the following:

- 1. Internally illuminated individual letters located on the storefront mansard and centered between the lower horizontal beam and the top trim cap. The first letter in a word shall not exceed 36 inches in height and the other letters shall not exceed 16 inches with a 12 inch minimum letter size. Logos are permitted but shall not exceed 18 inches in height.
- 2. Under canopy signs, not to exceed 5 square feet, which are wood carved or painted, double faced and exterior illuminated (if illumination is desired).
- 3. Painted window signs, not to exceed 25% of the window area on which they are placed.

- D. Corner tenants - areas of signs indicated above would be applied for the primary frontage and 1/2 of the area of signs indicated above may be applied for secondary frontage of any tenant located on any corner.

* GENERAL NOTES

- 1. The design and graphics for each sign shall not be limited to the style shown, but should reflect the character of the shop it identifies. Design approval will be based upon compatibility with storefront design, and with regard for the character intended for the overall development.
- 2. Signs shall conform to dimensions and materials as shown hereon. Signs shall be mounted as indicated on this drawing.
- 3. All sign designs, colors, and shop drawings must be submitted to landlord for review and approval prior to construction.
- 4. All work must be of excellent quality and identical in workmanship, materials and colors to other signs. Landlord reserves the right to reject any work judged below standard by himself, or the architect.
- 5. No banners, pennants, or temporary signs may be displayed on any building or in the parking area, and no temporary signs may be placed on the inside surfaces of any window, or hung closer than 18" behind the inside surface of any window.

6. Tenant will be permitted to place in the upper window panel to the right of each entrance of its demised premises not more than 144 sq. inches of Helvetica lettering by Dennison or Equal, not to exceed 2" in height, indicating hours of business, telephone numbers for emergency contact, accepted credit cards, etc.

7. Tenant will be permitted to place a painted plexiglass identification plaque to the right of the rear entrance door. The plaque shall not exceed 144 sq. inches of Helvetica lettering by Dennison or equal, not to exceed 2" in height, indicating tenant name and address. Plaque shall be placed in a wood frame mounted on wall surface.

SIGNING TYPE AND LIMITS

* SIGN TYPE "A" (SHOP TENANT SIGNS)

SIGNS SHALL BE BEAM MOUNTED AND INTERNALLY ILLUMINATED INDIVIDUAL LETTERS. THEY SHALL BE CONSTRUCTED OF METAL WITH PLEXIGLASS FACES AND A METAL TRIM CAP AT THE LETTER'S EDGE. ALL WIRING AND BALLAST TO BE CONCEALED. COLOR AND LETTER TYPE TO BE APPROVED BY OWNER. LETTER SIZE SHALL NOT EXCEED THE MAXIMUM SHOWN ON THIS SHEET NOR A TOTAL SIGN AREA GREATER THAN 15% OF THE TENANT'S STOREFRONT WALL AREA.

SIGN TYPE "B" - MAJOR TENANT SIGNS - LUCKY & THRIFTY (INTERIOR ILLUMINATED)

MAJOR TENANTS PRIMARY & SECONDARY SIGNS SHALL BE A COMBINATION OF LOGO IDENTIFICATION AND INDIVIDUAL LETTERS AS REQUIRED. SIGNS SHALL BE WALL MOUNTED AND INTERIOR ILLUMINATED. THEY SHALL BE CONSTRUCTED OF METAL WITH PLEXIGLASS FACES. ALL WIRING AND BALLAST TO BE CONCEALED. PRIMARY SIGN LOCATION TO BE AS INDICATED ON ELEVATIONS. SECONDARY SIGNS SHALL BE LOCATED AS REQUIRED BY TENANTS - MAXIMUM AREA TO BE 350 SF FOR BOTH MAJOR TENANTS.

SIGN TYPE "C" (UNDER CANOPY SIGNS - OPTIONAL)

SIGNS SHALL BE WOOD CARVED OR PAINTED, DOUBLE-FACED EXTERIOR ILLUMINATED, BRACKET MOUNTED. THEY SHALL BE CARVED FROM ONE OR MORE PIECES OF WOOD USING ROUTING, SANDBLASTING AND/OR OTHER TECHNIQUES, TO INCLUDE PAINTING OF SIGN SURFACE. GRAPHICS SHALL BE IN RELIEF AND PAINTED WITH GLOSS ENAMELS. A HANDCRAFTED EFFECT IS DESIRED. ALL SIGNS TO BE SIZED AS SHOWN ON DRAWINGS. TOTAL SIGN AREA NOT TO EXCEED 5 SF PER SIDE.

SIGN TYPE "D" (STOREFRONT WINDOW SIGN - OPTIONAL)

SIGNS SHALL BE SILK-SCREENED, GOLD LEAFED, PAINTED, ACID ETCHED, OR SANDBLASTED ONTO THE WINDOW SURFACE. TOTAL SIGN AREA NOT TO EXCEED 25% OF THE WINDOW AREA ON WHICH PLACED.

SIGN TYPE "E" (CENTER IDENTIFICATION SIGN)

SIGN SHALL BE DOUBLE FACED AND INTERNALLY ILLUMINATED. IT SHALL BE CONSTRUCTED OF METAL WITH PLEXIGLASS FACES AND A METAL TRIM CAP AT THE EDGE. ALL WIRING AND BALLAST TO BE CONCEALED. COLOR TO BE APPROVED BY OWNER. TOTAL HEIGHT OF IDENTIFICATION SIGN NOT TO EXCEED 20 FT. SIGN SHALL BE SUPPORTED ON A WOOD STRUCTURE. MAXIMUM AREA PER FACE SHALL NOT EXCEED 75 SQUARE FEET.

* SIGN TYPE "F" (MONUMENT SIGN)

THIS SIGN SHALL BE SIMILAR TO SIGN TYPE "A". DOUBLE FACED, WITH INTERIOR ILLUMINATION. TOTAL SIGN AREA NOT TO EXCEED 25 SF, PER SIDE. ONE MONUMENT SIGN EACH ALLOWED FOR BUILDINGS #3, 4 AND 5.

PAD TENANT SIGN

- A. MAXIMUM AGGREGATE SIGN AREA OF 100 SF DISPLAYED ON THREE SIDES AT MAXIMUM OF 50 SF PER SIDE, IN ANY COMBINATION OF: SIGN TYPE A OR B, OR AN INTERIOR ILLUMINATED LOGO SIGN, NOT EXCEEDING THE BASE AREA ALLOWED.
- B. PAD TENANT SHALL BE ALLOTTED ONE MONUMENT SIGN, TYPE F.

SHOP TENANTS

- A. SHOPS WITH 15 FT. OF FRONTAGE, A MAXIMUM OF 75 SF OF SIGNAGE IN ANY COMBINATION OF: SIGN TYPE A & C & D
- B. SHOPS WITH 20 FT. OF FRONTAGE, A MAXIMUM OF 100 SF OF SIGNAGE IN ANY COMBINATION OF: SIGN TYPE A, C, & D
- C. SHOPS WITH 25 FT. OR MORE OF FRONTAGE, A MAXIMUM OF 40 SF OF SIGNAGE IN ANY COMBINATION OF: SIGN TYPE A, C, & D
- D. CORNER TENANTS - AREAS OF SIGNS INDICATED ABOVE WOULD BE APPLIED FOR THE PRIMARY FRONTAGE AND 75% OF THE AREA OF SIGNS INDICATED WOULD BE APPLIED FOR SECONDARY FRONTAGE. TENANT LOCATED ON ANY CORNER.

GENERAL NOTES

1. THE DESIGN AND GRAPHICS FOR EACH SIGN SHALL NOT BE LIMITED TO THE STYLE SHOWN, BUT SHOULD REFLECT THE CHARACTER OF THE SHOP IT IDENTIFIES. DESIGN APPROVAL WILL BE BASED UPON COMPATIBILITY WITH STOREFRONT DESIGN, AND WITH REGARD FOR THE CHARACTER INTENDED FOR THE OVERALL DEVELOPMENT.
2. SIGNS SHALL CONFORM TO DIMENSIONS AND MATERIALS AS SHOWN HEREON. SIGNS SHALL BE MOUNTED AS INDICATED ON THIS DRAWING.
3. ALL SIGN DESIGNS, COLORS, AND SHOP DRAWINGS MUST BE SUBMITTED TO LANDLORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. ALL WORK MUST BE OF EXCELLENT QUALITY AND IDENTICAL IN WORKMANSHIP, MATERIALS AND COLORS TO OTHER SIGNS. LANDLORD RESERVES THE RIGHT TO REJECT ANY WORK JUDGED BELOW STANDARD BY HIMSELF, OR THE ARCHITECT.
5. NO BANNERS, PENNANTS, OR TEMPORARY SIGNS MAY BE DISPLAYED ON ANY BUILDING OR IN THE PARKING AREA. TEMPORARY SIGNS SHALL BE PLACED AT LEAST 18" CLOSER THAN 18" BEHIND THE INSIDE SURFACE OF ANY WINDOW.
6. TENANT WILL BE PERMITTED TO PLACE IN THE UPPER WINDOW PANEL TO THE RIGHT OF EACH ENTRANCE OF ITS DESIRED PREMISES NOT MORE THAN 144 SQ. INCHES OF HELVETICA LETTERING BY DENNISON OR EQUAL, NOT TO EXCEED 2" IN HEIGHT, INDICATING HOURS OF BUSINESS, TELEPHONE NUMBERS FOR EMERGENCY CONTACT, ACCEPTED CREDIT CARDS, ETC.
7. TENANT WILL BE PERMITTED TO PLACE A PAINTED PLEXIGLASS IDENTIFICATION PLAQUE TO THE RIGHT OF THE REAR ENTRANCE DOOR. THE PLAQUE SHALL NOT EXCEED 144 SQ. INCHES OF HELVETICA LETTERING BY DENNISON OR EQUAL, NOT TO EXCEED 2" IN HEIGHT, INDICATING TENANT NAME AND ADDRESS. PLAQUE SHALL BE PLACED IN A WOOD FRAME MOUNTED ON WALL SURFACE.