



CITY OF CAMPBELL
Community Development Department

January 13, 2017

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **January 24, 2017**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Dave Banducci for a Master Sign Plan (PLN2016-166) with provisions to allow an additional number of signs and an increase in allowable sign area for the Kirkwood Plaza Shopping Center located at **1570-1820 W. Campbell Avenue and 75 S. San Tomas Aquino Road**. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

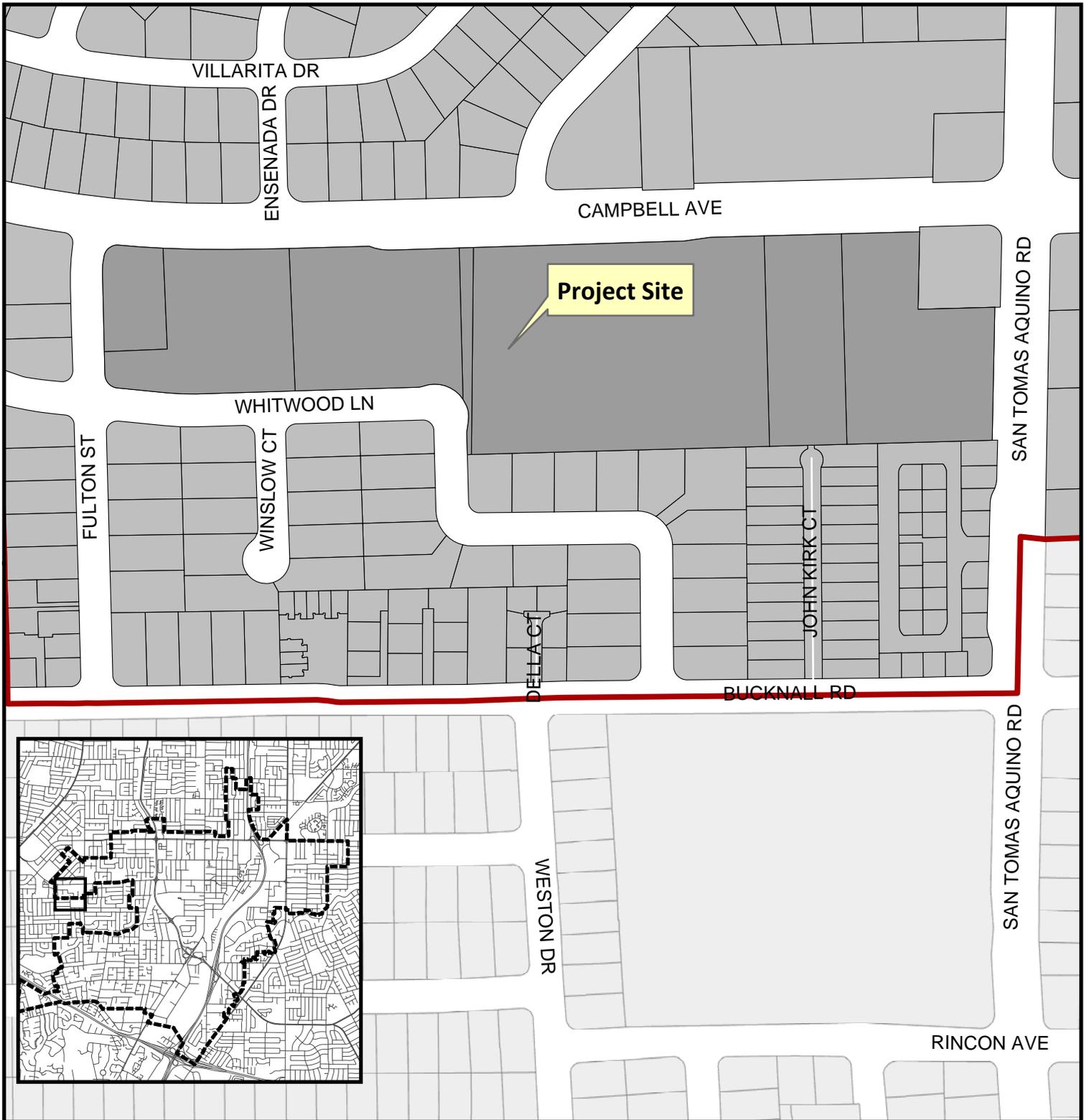
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

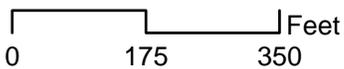
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **Kirkwood Plaza Master Sign Plan**

Project Location Map



Project Location: 1570-1820 W. Campbell Avenue
Application Type: Master Sign Plan
Planning File No.: PLN2016-166
Description: Master Sign Plan for the Kirkwood Plaza Shopping Center



Community Development Department
Planning Division

MASTER SIGN PROGRAM - DESIGN INTENT:

KIRKWOOD PLAZA

W. CAMPBELL AVE. AND S. SAN TOMAS AQUINO RD.
CAMPBELL, CA

TENANT ADDRESSES

75 S. SAN TOMAS AQUINO RD.

1570 W. CAMPBELL AVE.

1600 W. CAMPBELL AVE.

1602 W. CAMPBELL AVE.

1604 W. CAMPBELL AVE.

1606 W. CAMPBELL AVE.

1608 W. CAMPBELL AVE.

1610 W. CAMPBELL AVE.

1614 W. CAMPBELL AVE.

1616 W. CAMPBELL AVE.

1620 W. CAMPBELL AVE.

1622 W. CAMPBELL AVE.

1630 W. CAMPBELL AVE.

1632 W. CAMPBELL AVE.

1636 W. CAMPBELL AVE.

1638 W. CAMPBELL AVE.

1700 W. CAMPBELL AVE.

1710 W. CAMPBELL AVE.

1712 W. CAMPBELL AVE.

1720 W. CAMPBELL AVE.

1740 W. CAMPBELL AVE.

1806 W. CAMPBELL AVE.

1810 W. CAMPBELL AVE.

1810 W. CAMPBELL AVE.

PLANNING REVIEW RESUBMITTAL: 11.01.2016

PREPARED FOR:



PROJECT LOCATION



SCOPE OF WORK

THE PROJECT CONSISTS OF A PROPOSAL FOR A NEW MASTER SIGN PROGRAM FOR THE KIRKWOOD PLAZA SHOPPING CENTER. THE PROPOSAL INCLUDES AN INDEX LIST OF ALL EXISTING AND ALLOWED SIGNS ON THE PROPERTY, A MONUMENT IDENTIFICATION SIGN TEMPLATE, A MAJOR TENANT BUILDING MOUNTED IDENTIFICATION SIGN TEMPLATE, A MINOR TENANT BUILDING MOUNTED IDENTIFICATION SIGN TEMPLATE, AND TENANT SIGNAGE GUIDELINES.

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PROJECT CONTACT

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SIGNAGE IMPROVEMENTS FOR:
KIRKWOOD PLAZA

1602 W. CAMPBELL AVE.
CAMPBELL, CA 95008



REVISIONS
PLNG. REV. RESUBMITTAL 09.19.2016
PLNG. REV. RESUBMITTAL 11.01.2016

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David B. Banducci - JE, Architect

SHEET TITLE

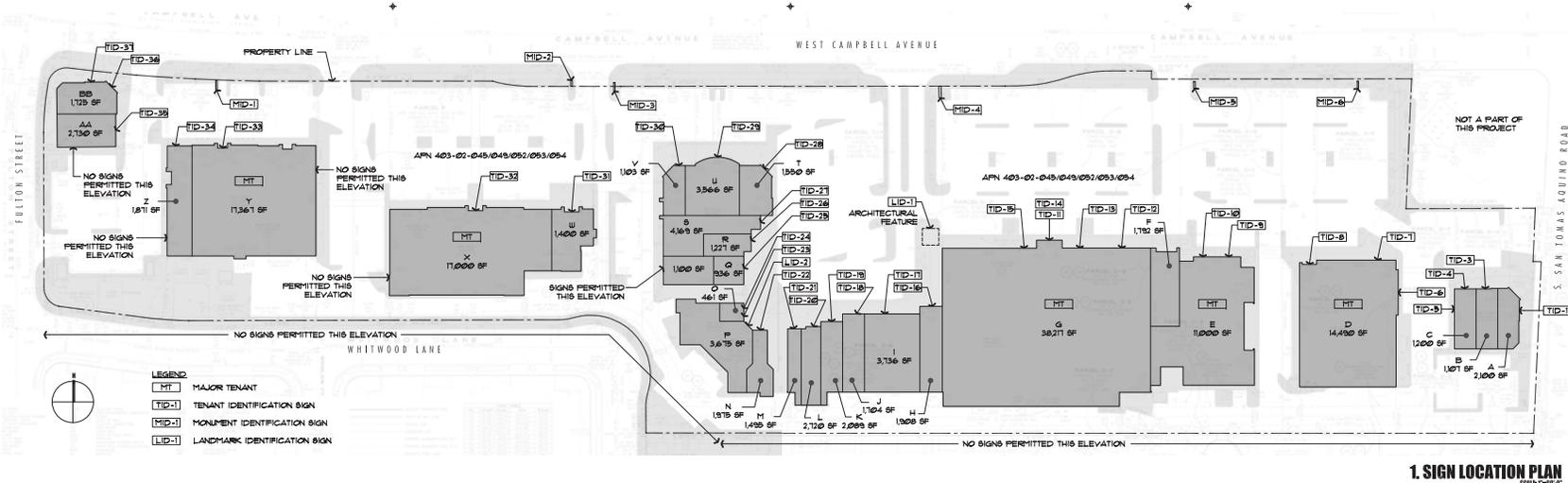
**SIGN LOCATION PLAN
SCHEMATIC**

SCALE
PROJECT NO. 16.17

DATE 11.01.2016

DRAWN BY MM

SHEET NO. **A0.2**



1. SIGN LOCATION PLAN
SHEET 1 OF 4

MONUMENT IDENTIFICATION SIGNS

SYMBOL	ADDRESS	TENANT	(E)/N	AREA	CONTENT/SIGN TYPE
[MID-1]	1810 W. CAMPBELL AVE.	STARBRIGHT MONUMENT	(E)	95 SF	BOX - DOUBLE SIDED
[MID-2]	1120 W. CAMPBELL AVE.	RIGHT STUFF/BASKIN ROBBINS	(E)	90 SF	BOX - DOUBLE SIDED
[MID-3]	1110 W. CAMPBELL AVE.	CAPERS/FORTHRIGHT/ZOOM ROOF	(E)	62 SF	BOX - DOUBLE SIDED
[MID-4]	1602 W. CAMPBELL AVE.	KIRKWOOD PLAZA SIGN	(E)	95 SF	BOX - DOUBLE SIDED
[MID-5]	1600 W. CAMPBELL AVE.	BSG B SIGN	(E)	49 SF	BOX - DOUBLE SIDED
[MID-6]	1710 W. CAMPBELL AVE.	WALGREENS/SUBWAY/DENTAL	(E)	53 SF	BOX - DOUBLE SIDED

LANDMARK IDENTIFICATION SIGNS

SYMBOL	ADDRESS	TENANT	(E)/N	AREA	CONTENT/SIGN TYPE
[LID-1]	1602 W. CAMPBELL AVE.	K SIGN MULTI-COLOR	(E)	25 SF	BOX - SINGLE SIDED
[LID-2]	1630 W. CAMPBELL AVE.	K SIGN WHITE-BLUE	(E)	6 SF	BOX - SINGLE SIDED

TENANT IDENTIFICATION SIGNS

SYMBOL	ADDRESS	TENANT	TENANT LOCATION	(E)/N	AREA	CONTENT/SIGN TYPE
[TIP-1]	75 S. SAN TOMAS AQUINO RD.	OPUS BUSHI	A	(E)	36.11 SF	CHANNEL W/ BOX ACCENT
[TIP-2]	75 S. SAN TOMAS AQUINO RD.	OPUS BUSHI	A	(E)	36.11 SF	CHANNEL W/ BOX ACCENT
[TIP-3]	75 S. SAN TOMAS AQUINO RD.	SUBWAY	B	(E)	18 SF	CHANNEL
[TIP-4]	75 S. SAN TOMAS AQUINO RD.	KIRKWOOD DENTAL	C	(E)	29.33 SF	CHANNEL W/ BOX ACCENT
[TIP-5]	75 S. SAN TOMAS AQUINO RD.	KIRKWOOD DENTAL	C	(E)	29.33 SF	CHANNEL W/ BOX ACCENT
[TIP-6]	1710 W. CAMPBELL AVE.	WALGREENS	D	(E)	55.79 SF	CHANNEL
[TIP-7]	1710 W. CAMPBELL AVE.	WALGREENS	D	(E)	55.79 SF	CHANNEL
[TIP-8]	1710 W. CAMPBELL AVE.	WALGREENS	D	(E)	1 SF	FLAT SIGN
[TIP-9]	1600 W. CAMPBELL AVE.	BSG B SPORTING GOODS	E	(E)	49.09 SF	CHANNEL
[TIP-10]	1600 W. CAMPBELL AVE.	CAMPBELL FAMILY PRACTICE	F	(E)	20.33 SF	CHANNEL
[TIP-11]	1602 W. CAMPBELL AVE.	NOB HILL	G	(E)	93.43 SF	CHANNEL
[TIP-12]	1602 W. CAMPBELL AVE.	NOB HILL	G	(E)	22.29 SF	CHANNEL
[TIP-13]	1602 W. CAMPBELL AVE.	NOB HILL	G	(E)	9.30 SF	CHANNEL
[TIP-14]	1602 W. CAMPBELL AVE.	NOB HILL	G	(E)	9.22 SF	CHANNEL
[TIP-15]	1602 W. CAMPBELL AVE.	NOB HILL	G	(E)	5.42 SF	CHANNEL
[TIP-16]	1604 W. CAMPBELL AVE.	ELEMENTS MASSAGE	H	(E)	14.72 SF	CHANNEL W/ BOX ACCENT
[TIP-17]	1606 W. CAMPBELL AVE.	INNOVATORS SALON	I	(E)	31.06 SF	CHANNEL
[TIP-18]	1608 W. CAMPBELL AVE.	RPO STORE	J	(E)	20.83 SF	CHANNEL W/ BOX ACCENT
[TIP-19]	1610 W. CAMPBELL AVE.	ONE HOUR MARTINIZING	K	(E)	20 SF	CHANNEL W/ BOX ACCENT
[TIP-20]	1614 W. CAMPBELL AVE.	ZOOM ROOM	L	(E)	42 SF	CHANNEL W/ BOX ACCENT
[TIP-21]	1616 W. CAMPBELL AVE.	DE YOUNG FLOWERS	M	(E)	23.75 SF	CHANNEL
[TIP-22]	1620 W. CAMPBELL AVE.	JAN NYGSEN OPTOMETRY	N	(E)	18.33 SF	CHANNEL W/ BOX ACCENT
[TIP-23]	1622 W. CAMPBELL AVE.	MIRACLE BAR	O	(E)	11.25 SF	CHANNEL
[TIP-24]	1630 W. CAMPBELL AVE.	CENTURY 21 ALPHA	P	(E)	215 SF	CHANNEL
[TIP-25]	1632 W. CAMPBELL AVE.	UNIQUE NAILS	Q	(E)	21.75 SF	CHANNEL W/ BOX ACCENT
[TIP-26]	1636 W. CAMPBELL AVE.	PURE WATER	R	(E)	75 SF	CHANNEL W/ BOX ACCENT
[TIP-27]	1638 W. CAMPBELL AVE.	COUNTY FEDERAL CREDIT UNION	S	(E)	11.44 SF	CHANNEL W/ BOX ACCENT
[TIP-28]	1700 W. CAMPBELL AVE.	FORTHRIGHT KITCHEN	T	(E)	14.25 SF	CHANNEL - HALO
[TIP-29]	1710 W. CAMPBELL AVE.	CAPERS EAT AND DRINK	U	(E)	54.11 SF	CHANNEL - HALO
[TIP-30]	1712 W. CAMPBELL AVE.	KIENCH	V	(E)	31.46 SF	CHANNEL W/ BOX ACCENT
[TIP-31]	1720 W. CAMPBELL AVE.	BASKIN ROBBINS	W	(E)	44.56 SF	CHANNEL
[TIP-32]	1740 W. CAMPBELL AVE.	THE RIGHT STUFF HEALTH CLUB	X	(E)	72.5 SF	CHANNEL
[TIP-33]	1806 W. CAMPBELL AVE.	STARBRIGHT SCHOOL	Y	(E)	42.9 SF	CHANNEL
[TIP-34]	1810 W. CAMPBELL AVE.	AUSTRALIAN TAN	Z	(E)	25 SF	CHANNEL
[TIP-35]	1820 W. CAMPBELL AVE.	KIRKWOOD ANIMAL HOSPITAL	AA	(E)	34 SF	CHANNEL
[TIP-36]	1820 W. CAMPBELL AVE.	STARBUCKS	BB	(E)	16 SF	BOX
[TIP-37]	1820 W. CAMPBELL AVE.	STARBUCKS	BB	(E)	402 SF	CHANNEL



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SIGNAGE IMPROVEMENTS FOR:
KIRKWOOD PLAZA

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CAMPBELL, CA 95008

KIRKORIAN
ENTERPRISES

REVISIONS
PLNG. REV. RESUBMITTAL 09.19.2016
PLNG. REV. RESUBMITTAL 11.01.2016

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David B. Banducci - BA, Architect

SHEET TITLE

SIGNAGE EXHIBITS

SCALE	
PROJECT NO.	16.17
DATE	11.01.2016
DRAWN BY	MM

1. TENANT IDENTIFICATION SIGNS
SEE SIGN LOCATION PLAN, SHEET A02

SHEET NO. **A0.3**





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David B. Banducci, AIA, Architect

SHEET TITLE

SIGNAGE EXHIBITS

SCALE	
PROJECT NO.	16.17
DATE	11.01.2016
DRAWN BY	MM

SHEET NO. **A0.4**



MIP-1



MIP-2



MIP-3



MIP-4



MIP-5



MIP-6

1. MONUMENT IDENTIFICATION SIGNS
SEE SIGN LOCATION PLAN, SHEET A0.2



LIP-1



LIP-2

2. LANDMARK IDENTIFICATION SIGNS
SEE SIGN LOCATION PLAN, SHEET A0.2



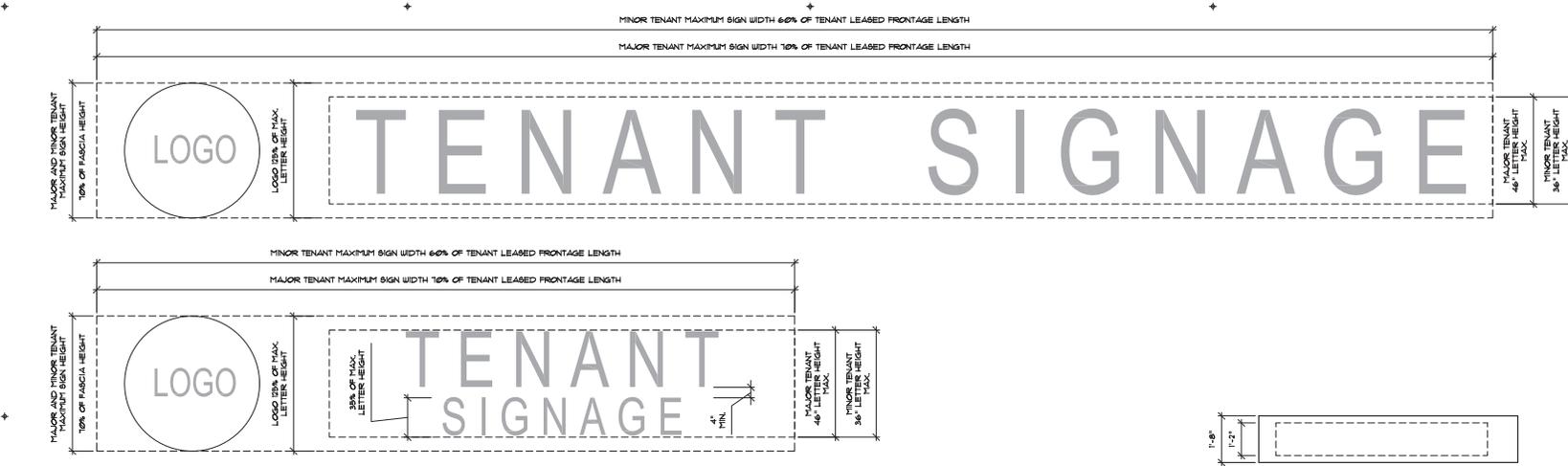
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David B. Banducci - JE, Architect

SHEET TITLE
MONUMENT AND TENANT IDENTIFICATION SIGN TEMPLATES

SCALE
PROJECT NO. 16.17
DATE 11.01.2016
DRAWN BY MM



2. MID SIGN PLAN
SCALE 1/4"=1'-0"

6. MAJOR AND MINOR TENANT SIGNS
SCALE 1/4"=1'-0"

TENANT SIGN CRITERIA

DESCRIPTION
SIGNAGE FOR THE PURPOSE OF PRIMARY RETAIL TENANT IDENTIFICATION FACING THE STREET AND/OR PARKING AREA.

- GENERAL GUIDELINES**
SIGNAGE SHALL BE INTERNALLY ILLUMINATED FABRICATED CHANNEL LETTERS AND SHAPES.
- TENANTS MAY USE THEIR CORPORATE LOGOS, COLORS, AND LAYOUTS.
 - LETTER/LOGO RETURN (EDGE) COLOR MUST BE BLACK.
 - TWO LINES OF TEXT MAY BE USED, BUT THE TOTAL HEIGHT SHALL NOT EXCEED MAXIMUM LETTER HEIGHT SET FORTH IN THE FOLLOWING TEMPLATES.
 - LOGOS MAY BE USED
 - ALL SIGNS SHALL BE U.L. APPROVED. ALL WIRING, CONDUITS, AND RACEWAYS ARE TO BE CONCEALED.
 - NO SIGNAGE SHALL BE LOCATED ON THE REAR OF THE BUILDINGS EXCEPT FOR SERVICE, RECEIVING, AND EXIT DOOR IDENTIFICATION SIGNAGE INCLUDING RECEIVING HOURS PERMITTED.
 - SIGNS MUST BE GENERALLY CENTERED IN FRONT OF TENANT SPACE UNLESS AN ARCHITECTURAL FEATURE WOULD PRECLUDE IT.

NUMBER OF SIGNS, LETTER SIZES, AND AREAS
MAJOR TENANTS (OVER 4,000 SF LEASED SPACE)
SIGN AREA: ONE SQUARE FOOT OF SIGNAGE PER LINEAL FOOT OF FRONTAGE NOT TO EXCEED ONE HUNDRED FIFTY (150) SQUARE FEET. ADDITIONAL SQUARE FOOTAGE TO BE REQUESTED AS A SIGN EXCEPTION.
LETTER HEIGHT: 46" MAXIMUM
SIGN SIZE: TENANT NAME SHALL NOT EXCEED 10% OF FASCIA HEIGHT OR 10% LEASED BUSINESS FRONTAGE LENGTH.

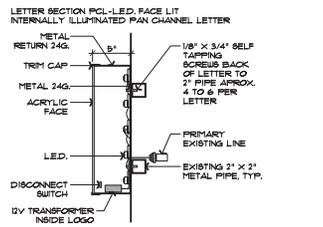
NUMBER OF SIGNS: ONE (1) WALL SIGN PER FRONTAGE. END CAP TENANTS NOT IDENTIFIED ON MONUMENT SIGNS MAY HAVE ONE (1) ADDITIONAL WALL SIGN, FOR A TOTAL OF TWO (2) SIGNS.

SIGNAGE FOR MAJOR TENANTS MAY INCLUDE A MAXIMUM OF TWO SECONDARY MESSAGE SIGNS SUCH AS TAG LINES AND SERVICES PROVIDED. THE AREA OF SECONDARY MESSAGES IS TO BE COVERED AS PART OF THE TENANT'S ALLOWABLE SIGN AREA. SECONDARY MESSAGES SHALL NOT EXCEED 40% OF THE OVERALL ALLOWABLE SIGN AREA.

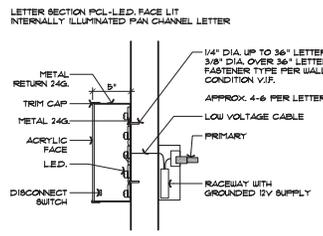
ADDITIONALLY SIGNAGE FOR SUBTENANT/SUBTENANT SERVICES SHALL FOLLOW THE MINOR TENANT SIGN CRITERIA AND SIGN TEMPLATE, NOT TO EXCEED 25% OF ALLOWABLE MAJOR TENANT SIGN AREA.

MINOR TENANTS (UNDER 4,000 SF)
SIGN AREA: ONE SQUARE FOOT OF SIGNAGE PER LINEAL FOOT OF FRONTAGE NOT TO EXCEED A MAXIMUM OF FIFTY (50) SQUARE FEET FOR EACH TENANT BUILDING FRONTAGE.
LETTER HEIGHT: 36" MAXIMUM
SIGN SIZE: TENANT NAME SHALL NOT EXCEED 10% OF FASCIA HEIGHT OR 60% LEASED BUSINESS FRONTAGE LENGTH.

NUMBER OF SIGNS: ONE (1) WALL SIGN PER FRONTAGE. END CAP TENANTS NOT IDENTIFIED ON MONUMENT SIGNS MAY HAVE ONE (1) ADDITIONAL WALL SIGN, FOR A TOTAL OF TWO (2) SIGNS.



5. LETTER SECTION THROUGH METAL FRAME
SCALE 1/4"=1'-0"



4. LETTER SECTION THROUGH WALL
SCALE 1/4"=1'-0"

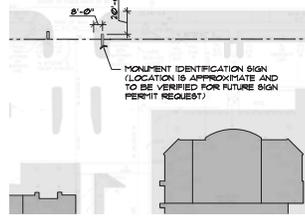
MID SIGN ELEVATION KEYNOTES

- INDICATED BY (K) ON THE DRAWINGS.
- KIRKWOOD PLAZA LOGO.
 - PAINTED ALUMINUM TRIM.
 - TEXTURED PAINT ON ALUMINUM.
 - TENANT SIGNAGE.
 - PORCELAIN STONEWARE ACCENT TILES.

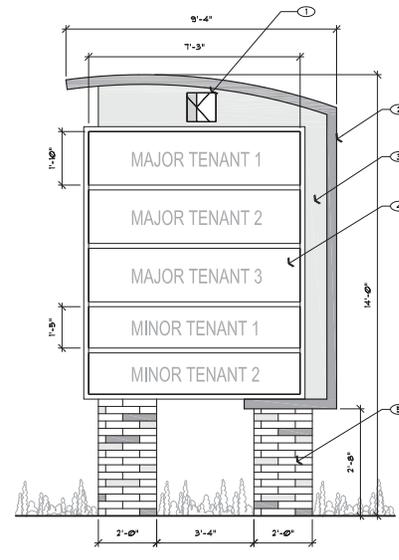
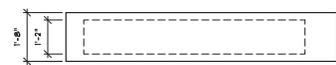
DESCRIPTION
FREE-STANDING SIGNAGE FOR THE PURPOSE OF RETAIL TENANT IDENTIFICATION ORIENTED TOWARD THE VEHICULAR TRAFFIC ON WEST CAMPBELL AVENUE.

- QUANTITY**
ONE DOUBLE SIDED SIGN FIVE (5) TENANT NAME PANELS MAXIMUM.
- TENANT ID. GUIDELINES**
- TENANTS MAY USE CORPORATE LOGOS, COLORS, AND LAYOUTS.
 - LETTERING MUST BE LIGHT COLORED ON A DARK BACKGROUND.
 - LETTERING SHALL BE MAX. 10% OF PROVIDED SPACE.
 - SIGNAGE SHALL BE INTERNALLY ILLUMINATED.
 - MONUMENT SIGNS SHALL MAINTAIN A MINIMUM OF THREE SIGN PANELS.
 - LETTERING SHALL BE CENTERED WITHIN THE PROVIDED SPACE.

SIGN AREA
60 SF. MAX. TOTAL TENANT SIGN AREA. SINGLE FACE ONLY. TENANT NAME PANELS SIZE MAY VARY, BUT NO SINGLE PANEL MAY EXCEED 20 SF.



3. MID-3 LOCATION DETAIL
SCALE 1/8"=1'-0"



1. MID SIGN ELEVATION
SCALE 1/4"=1'-0"

NOTE: MID ELEVATION TO BE USED FOR FUTURE SIGN PERMIT REQUEST.



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SIGNAGE IMPROVEMENTS FOR:

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David B. Banducci, AIA, Architect

SHEET TITLE

**TENANT SIGNAGE
GUIDELINES**

SCALE

PROJECT NO. 16.17

DATE 11.01.2016

DRAWN BY MM

SHEET NO.

A0.6

TENANT SIGNAGE GUIDELINES

1.0 INTENT

THESE TENANT SIGNAGE GUIDELINES ARE ESTABLISHED FOR THE PURPOSE OF ASSURING A SUCCESSFUL RETAIL CENTER FOR THE MUTUAL BENEFIT OF ALL TENANTS AND IN CONSIDERATION OF THE RESIDENTIAL COMMUNITY WITH WHICH IT COEXISTS, TENANTS ARE ENCOURAGED TO CONTACT THE LANDLORD TO DISCUSS SPECIFIC DESIGN INTENTIONS OR QUESTIONS BEFORE COMMENCING THE DESIGN DRAWINGS.

THE LANDLORD RETAINS APPROVAL AUTHORITY FROM A TENANT. ONCE APPROVED BY THE LANDLORD, THE TENANT MUST SEEK APPROVAL FROM THE CITY OF CAMPBELL. SPECIAL CIRCUMSTANCES MAY REQUIRE INTERPRETATION OF THESE CRITERIA. HOWEVER THESE GUIDELINES ARE APPROVED BY THE CITY OF CAMPBELL, AND ALL SIGNAGE MUST RECEIVE APPROPRIATE CITY OF CAMPBELL SIGNAGE PERMITS BEFORE BEING INSTALLED.

1.1 ORIENTATIONS

BUILDING ELEVATION:	VERTICAL WALL SURFACE OF A BUILDING.
BUILDING FRONTAGE:	EXTERIOR WALL ADJUTING A TENANT'S SPACE.
END-CAP TENANT:	TENANT LOCATED AT THE END OF A BUILDING SO THAT THEIR SPACE HAS THREE BUILDING FRONTAGES.
LANDLORD:	OWNER, DEVELOPER, OR MANAGER OF THE PROJECT.
PRIMARY INDENTITY:	TENANT'S MAIN IDENTIFICATION SIGN.
SIGN AREA:	THE SQUARE FOOTAGE OF SIGNAGE DETERMINED BY MEASURING THE AREA OF A SIGN PANEL OR FOR INDIVIDUAL LETTERS, BY ENCLOSED THE TENANT INDENTITY IN A POLYGON OF NO MORE THAN EIGHT CONTIGUOUS LINE SEGMENTS.
TENANT IDENTITY:	THE GRAPHIC THAT COMPOSES THE TENANT'S NAME AND/OR LOGO IN THEIR UNIQUE LOGO/TYPE. TAG LINES AND PRODUCT NAMES ARE NOT CONSIDERED PART OF TENANT IDENTITY.
TENANT SPACE FRONTAGE:	LENGTH OF EXTERIOR WALL BETWEEN INTERIOR TENANT DIVIDING WALLS.

3.0 SIGNAGE REVIEW, APPROVALS, PERMITS, AND INSTALLATION

3.1 LANDLORD APPROVAL

ALL CONSTRUCTION DOCUMENTS FOR SIGNAGE, PERMANENT OR TEMPORARY, MUST BE REVIEWED AND APPROVED BY AN AUTHORIZED AGENT OF KIRKWOOD PLAZA PRIOR TO SUBMITTAL TO LOCAL GOVERNING AGENCIES FOR REVIEW AND PERMITTING. THE USE OF PROFESSIONAL ENVIRONMENTAL GRAPHIC DESIGNERS AND SIGNAGE FABRICATION COMPANIES IS HIGHLY ENCOURAGED.

TENANT SHALL SUBMIT THREE (3) SETS OF DRAWINGS TO LANDLORD FOR REVIEW. LANDLORD WILL EITHER APPROVE DESIGNS, APPROVE DRAWINGS WITH STATED CONDITIONS, OR RETURN DRAWINGS WITH REQUIREMENTS FOR RESUBMITTAL.

3.2 CITY OF CAMPBELL APPROVALS AND PERMITS

ONCE LANDLORD HAS APPROVED SIGNAGE DRAWINGS, TENANT SHALL SUBMIT TO THE CITY OF CAMPBELL FOR PERMIT PROCESSING PER THE CITY'S REQUIREMENTS. ALL CITY PERMIT AND DESIGN REVIEW FEES SHALL BE THE RESPONSIBILITY OF THE TENANT.

4.0 CONSTRUCTION, INSTALLATION, AND MAINTENANCE

ALL SIGNAGE SHALL BE CONSTRUCTED AND INSTALLED AT TENANT'S EXPENSE.

THE CONTENT OF EXTERIOR SIGNAGE SHALL BE LIMITED TO TENANT'S TRADE NAME AND/OR LOGO. IN NO CASE SHALL THE WORDING OF SIGN DESCRIBE THE PRODUCTS SOLD, PRICES, ADVERTISING SLOGANS, EXCEPT AS PART OF THE OCCUPANT'S TRADE NAME OR LOGO.

SIGNAGE MUST BE CONSTRUCTED AND INSTALLED TO MEET ALL APPLICABLE CODES AND ORDINANCES.

ELECTRICAL SIGNS SHALL BEAR THE UL LABEL, AND THEIR INSTALLATION MUST COMPLY WITH ALL LOCAL BUILDING AND ELECTRICAL CODES. NO EXPOSED CONDUIT OR RACEWAYS WILL BE PERMITTED. ALL CONDUCTORS, TRANSFORMERS, AND OTHER RELATED EQUIPMENT SHALL BE CONCEALED.

EXTERIOR SIGNS SHALL BE CONSTRUCTED OF WEATHER RESISTANT MATERIALS WITH HIGH QUALITY EXTERIOR GRADE FINISHES.

ALL SIGN FASTENERS, BOLTS, AND CLIPS SHALL BE NON-CORROSIVE - GALVANIZED IRON, STAINLESS STEEL, ALUMINUM, BRASS, OR BRONZE.

LOCATION OF ALL OPENINGS FOR CONDUIT AND SLEEVES IN SIGN PANELS OF BUILDING SHALL BE INDICATED ON DRAWINGS.

NO SIGNMAKER'S LABELS OR OTHER IDENTIFICATION WILL BE PERMITTED ON THE EXPOSED SURFACE OF SIGNS, EXCEPT THOSE REQUIRED BY ORDINANCE, WHICH SHALL BE LOCATED IN AN INCONSPICUOUS LOCATION.

SIGNS FOR A BUSINESS WHICH BECOMES VACANT OR UNOCCUPIED FOR THREE MONTHS OR MORE, OR ANY SIGN FOR AN OCCUPANT OR BUSINESS UNRELATED TO THE PRESENT OCCUPANT OR BUSINESS SHALL BE DEEMED TO HAVE BEEN ABANDONED. AN ABANDONED SIGN IS PROHIBITED, AND SHALL BE PROMPTLY REMOVED BY THE OWNER OF THE SIGN OR OWNER/TENANT OF THE PREMISES.

ALL SIGNS SHALL BE MAINTAINED IN A SAFE, PRESENTABLE, AND GOOD CONDITION, INCLUDING THE REPLACEMENT OF DEFECTIVE PARTS, PAINTING, REPAINTING, CLEANING, AND OTHER ACTS REQUIRED FOR THE MAINTENANCE OF SUCH SIGN.

5.0 SIGN TYPES FOR ALL TENANTS

5.1 WINDOW GRAPHICS

DESCRIPTION: SIGNAGE APPLIED TO TENANT'S ENTRY DOOR OR ENTRY SIGHTGLASS GLASS FOR THE PURPOSE OF RETAIL, TENANT IDENTIFICATION, HOURS OF OPERATION AND COURTESY DISPLAYS (CREDIT CARDS ACCEPTED, ETC.).

QUANTITY: ONE SIGN PER TENANT ENTRY.

TENANT I.D. GUIDELINES: TENANTS MAY USE THEIR CORPORATE LOGOS AND LAYOUTS, BUT ALL GRAPHICS SHALL BE WHITE. TAG LINES AND ADDITIONAL CONTENT IS NOT PERMITTED WITHOUT LANDLORD AND CITY APPROVAL.

SIGN AREA: 9 SF MAX.

5.2 SUITE NUMBERS

DESCRIPTION: TENANTS SHALL DISPLAY ADHESIVE VINYL SUITE NUMBERS ON GLASS ABOVE ENTRY DOORS AND ON REAR SERVICE ENTRY DOOR.

QUANTITY: ONE SIGN PER TENANT ENTRY.

SIZE AND FONT: NUMBERS MUST BE 3" MIN. HEIGHT. FONT SHALL BE FUTURA BOOK.