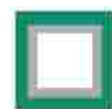


# *Riverside Plaza*

## SIGN PROGRAM



## PROJECT DIRECTORY

**LANDLORD:** VESTAR DEVELOPMENT  
7575 CARSON BLVD.  
LONG BEACH, CA 90808  
562-938-1722

**ARCHITECT:** ARCHITECTS ORANGE  
144 NORTH ORANGE ST.  
ORANGE, CA 92866  
714-639-9860

**CONSULTANT:** ULTRASIGNS ELECTRICAL ADVERTISING  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520  
TEL (858) 569-1400 x106  
FAX (858) 569-1453  
ATTN: JOHN HADAYA

SIGN ADVANTAGE  
2062 BUSINESS CENTER DRIVE SUITE 130  
IRVINE, CA 92612  
TEL (949) 553-2433  
FAX (949) 553-2436  
ATTN: CONNIE O'CONNOR



## TABLE OF CONTENTS

TITLE	1
PROJECT DIRECTORY	2
SUBMITTALS & APPROVALS	3
CONSTRUCTION REQUIREMENTS	4
SIGNAGE SPECIFICATIONS	5
PROHIBITED SIGNS	6
SIGN OPTIONS	7
SITE PLAN	8
<b>WALL SIGNS</b>	
ANCHOR TENANTS	9
SUB-ANCHOR TENANTS	10
PAD TENANTS	11
M3 BUILDING TENANTS	12-14
MAIN STREET TENANTS	15-16
THEATRE	17
<b>GROUND SIGNS</b>	
PYLON DISPLAY	18
MONUMENT DISPLAY	19
CORNER MONUMENT DISPLAY	20
<b>MISC.</b>	
M3 PROJECTING SIGN	21
DIRECTIONAL SIGN	22
ARCHWAY SIGNS	23
PROJECTING SIGNS	24
UNDER CANOPY	25
DIRECTORY PANELS	26
LIFESTYLE GRAPHICS	27
M3 TENANT BLADE SIGNS	28
M3 TENANT DIRECTORY	29

## A. INTRODUCTION

The intent of this sign program is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment that is harmonious with the architecture of the project, sufficient to provide clear information to patrons of the shopping center and provides for individual graphic expression for individual retail tenants.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and may require approval of a modification to the sign program by the city.

Accordingly, the Landlord will retain full rights of approval for any sign used in the project.

No sign shall be installed without the written approval of the Landlord and the required City permits.

## B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of the proposed sign, indicating conformance with the sign program herein outlined.
2. The Landlord shall determine and approve the availability and position of a tenant name on any ground sign(s).
3. The tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The tenant shall obtain all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements of this sign program.
6. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the tenant's responsibility to repair all damage including patching all holes and painting surface to match the existing color.



C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall have full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed, waterproofed and in colors to match exterior of building.
5. Internal illumination to be LED or Neon, installed and labeled in accordance with the "National Board of Fire Underwriters Specifications" (except as noted otherwise).
6. Painted surfaces to have a semi gloss finish. Only paint containing acrylic polyurethane products can be used (except as noted otherwise).
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal letter of a type font exclusive of swashes, ascenders, and descenders as shown below.



**Ascender:** (The part of the lowercase letters, such as **b**, **d**, and **h**, that extends above the other lowercase letters),  
**Descender:** (The part of the lowercase letters, such as **g**, **p**, and **q**, that extends below the other lowercase letters)

8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. The Landlord reserves the right to reject any fabrication work deemed to be below standard .
9. All lighting must match the exact specification of the approved working drawings. No exposed conduits or race ways will be allowed with out specific approval by the Landlord.
10. Signs must be made of durable rust –inhibited materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles..
15. Exposed junction boxes, lamps, tubing, or neon crossovers of any type are not permitted.



D. SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project.

The following types of construction will be allowed:(see page 7 for details)

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Open pan channel letters
- Push thru letters and logos in aluminum cabinets
- Logo modules with applied vinyl graphics
- Flat cut out dimensional shapes and accents
- Metal screen mesh

The use of at least two types of the above to be incorporated into each sign design is encouraged.

The use of dissimilar materials and creating signs with varying colors, layers and textures will create an exciting and appealing retail environment.

The use of dimensional and layered icons is also encouraged.

Stacked copy is permitted.



1. Wall/Building Signs:

Identifying signs shall be permitted on the exterior of each side of any tenant occupied building that faces a street, freeway, a project driveway or a parking lot. Each such side shall be deemed a building frontage.

The maximum sign area permitted on the tenant designated primary building/freeway frontage shall be 2.5 square feet for each 1 linear foot of the applicable elevation.

On each of the other elevations, the maximum sign area shall be 2.5 square foot per linear foot of the applicable frontage elevation.

In no event shall a sign be permitted to exceed 75 percent of the length of the elevation upon which it is located.

a) Multi-Tenant Buildings: The maximum sign area for any multi-tenant building shall be calculated as if the building housed a single tenant. Each tenant occupying a multi-tenant building shall be permitted maximum sign area calculated based upon that tenant's pro rata share of the lineal footage of the applicable exterior.

Building M3- Each floor is treated as a single or mutli-tenant building for calculating sign area.

b) Secondary Signage: Tenants shall be permitted to display secondary signage identifying uses or activities within the premises, provided, however, that the total sign area of the primary and the secondary signage for any elevation may not exceed the maximum set forth above.

2. Freestanding Signs:

Freestanding signs that identify the shopping center, and/or individual tenants shall be permitted at such locations and sizes and with such design as set forth in this criteria document.

The rights of any tenant to participate in a freestanding sign shall be determined by the Landlord in his sole discretion.

E. PROHIBITED SIGNS:

1. Signs constituting a traffic hazard

No person shall install or maintain, or cause to be installed or maintained, any 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. Painted letters will not be permitted.

4. Wall signs may not project above the top of a parapet, the roof line at the wall.

5. There shall be no signs that are flashing, moving or audible unless approved by the Landlord and City of Riverside

6. Signs must be architecturally compatible with the entire center.

7. Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity are prohibited. Also, vehicle signs shall not be used as an additional advertising mechanism for tenants.

8. Light Bulb Strings:

External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

9. Banners used for advertising purposes:

Temporary banners may be permitted subject to Riverside Zoning Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent sale sign is prohibited. The temporary use of these signs is limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% 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.

F. ABANDONMENT OF SIGNS:

Any tenant sign left more than thirty (30) days after the tenant vacates the premises shall become the property of Landlord.

□ **Section A**  
 Illuminated LEXAN FACED CHANNEL display with THROUGH FACE ILLUMINATION.  
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Faces use translucent Lexan with trim cap.  
 Illuminate with LED  
 Paint returns any color.

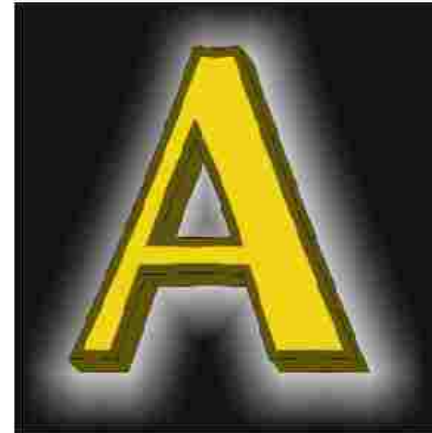
□ **Section B**  
 Illuminated REVERSE PAN CHANNEL display with HALO ILLUMINATION.  
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Illuminate with LED  
 Paint faces and returns any color.

□ **Section C**  
 Illuminated LEXAN FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.  
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Faces use Lexan with trim cap.  
 Illuminate with LED  
 Paint returns any color.

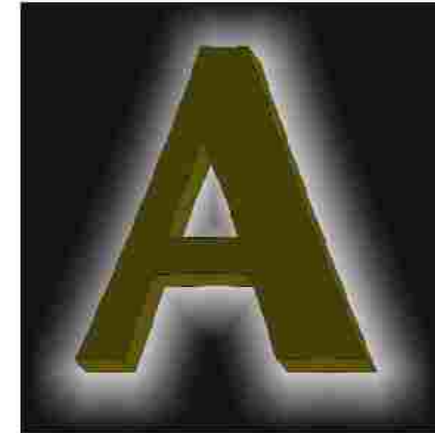
□ **Section D**  
 Illuminated ALUMINUM FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.  
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Route out aluminum faces where graphics occur and push through lexan graphics.  
 Illuminate with LED.  
 Paint face and returns any color.

□ **Section E**  
 Illuminated ALUMINUM FACED CHANNEL display with THROUGH FACE AND HALO ILLUMINATION.  
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Route out aluminum faces where graphics occur and back up with lexan graphics.  
 Illuminate with LED  
 Paint face and returns any color.

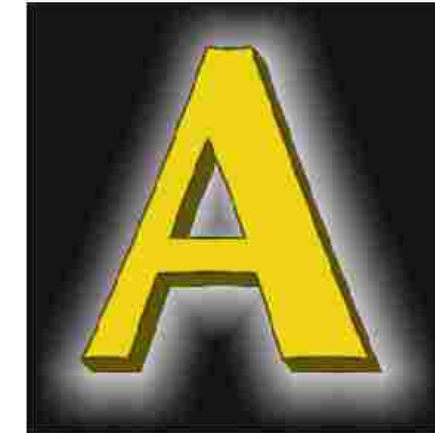
□ **Section F**  
 Illuminated OPEN PAN CHANNEL display with EXPOSED NEON ILLUMINATION.  
 Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Illuminate with 30 ma neon.  
 Paint face and returns any color.



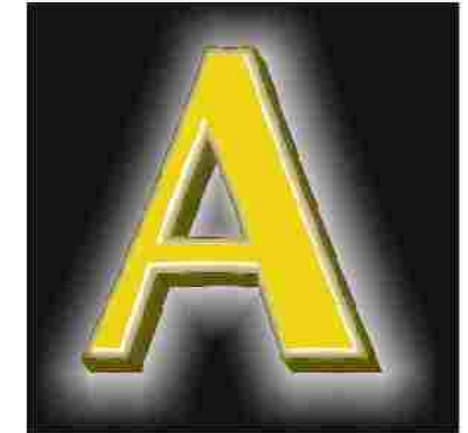
**Section A**  
 LEXAN FACED CHANNEL WITH THROUGH FACE ILLUMINATION.



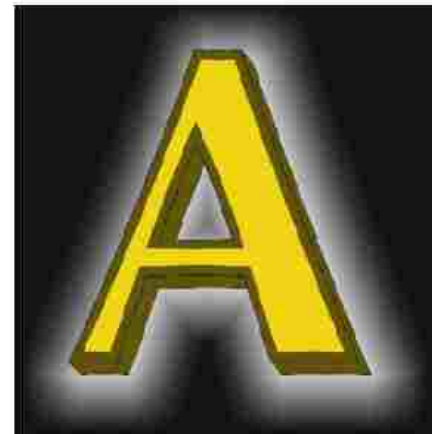
**Section B**  
 REVERSE PAN CHANNEL WITH HALO ILLUMINATION



**Section C**  
 LEXAN FACED CHANNEL WITH THROUGH FACE AND HALO ILLUMINATION.



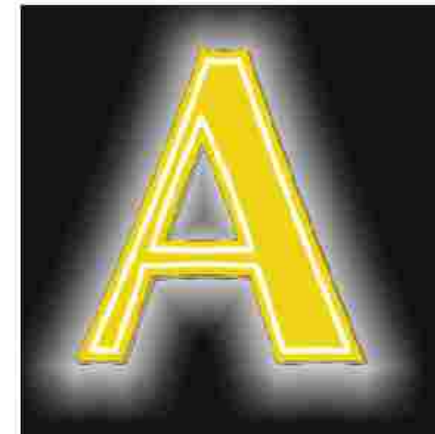
**Section D**  
 ALUMINUM FACED CHANNEL WITH PUSH THROUGH GRAPHICS AND THROUGH FACE & HALO ILLUMINATION



**Section E**  
 ALUMINUM FACED CHANNEL WITH BACKED UP GRAPHICS AND THROUGH FACE & HALO ILLUMINATION



**Section F**  
 OPEN PAN CHANNEL WITH EXPOSED NEON ILLUMINATION



**Section G**  
 FLAT CUT OUT GRAPHICS WITH EXPOSED NEON ILLUMINATION



**Section H**  
 FLAT CUT OUT GRAPHICS WITH HALO ILLUMINATION

□ **Section G**  
 Illuminated FLAT CUT OUT GRAPHIC display with EXPOSED NEON ILLUMINATION.  
 Use standard aluminum, acrylic or sintra construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Illuminate with 30 ma neon overlays.  
 Paint faces and returns any color.

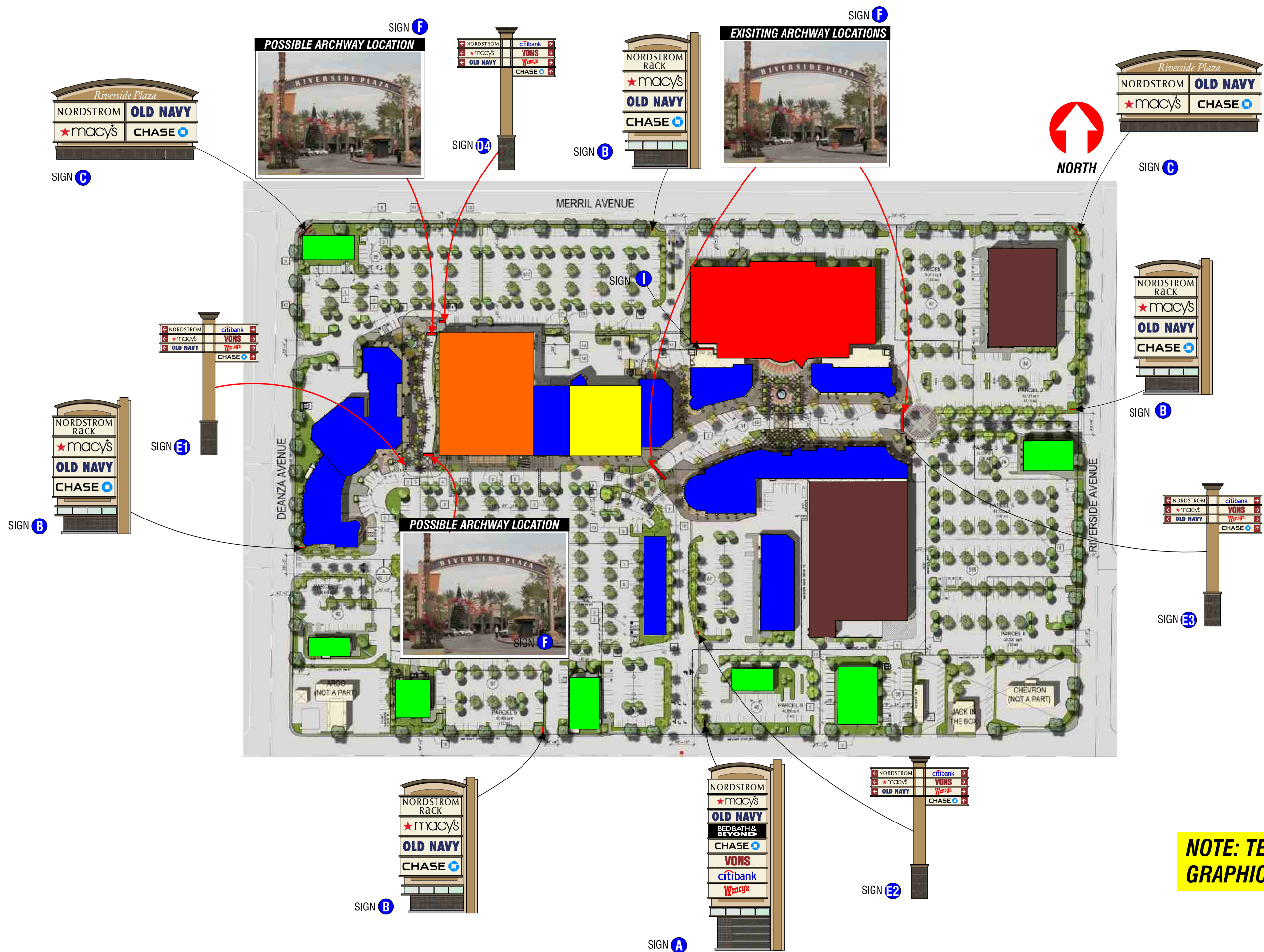
□ **Section H**  
 Illuminated FLAT CUT OUT GRAPHIC display with HALO ILLUMINATION.  
 Use standard aluminum, acrylic or sintra construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
 Illuminate with LED.  
 Paint faces and returns any color.

NOTE: All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.

TENANT SIGN OPTIONS

**LEGEND**

- THEATER ZONE
- MAIN STREET TENANTS
- ANCHOR TENANTS
- SUB-ANCHOR TENANTS
- M3 BUILDING TENANTS
- PAD TENANTS



**NOTE: TENANT NAMES ARE FOR GRAPHIC REPRESENTATION ONLY**

**RIVERSIDE PLAZA**

**SITE PLAN**



# ANCHOR TENANTS(50,000 SQ. FT OR LARGER)



- SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE.  
MAXIMUM OF 350 SQUARE FEET TOTAL PER ELEVATION.
- CONSTRUCTION:** SEE PG. 7 FOR AVAILABLE TYPES.
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** 7'-0" MAX LETTER HEIGHT
- LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- SECONDARY SIGNS:** YES( SIGN AREA MUST FALL WITHIN TOTAL SIGN AREA ALLOWED)
- QUANTITY:** 1 PRIMARY WALL SIGN PER ELEVATION (PER TENANT)  
AND 1 SECONDARY WALL SIGN PER ELEVATION(PER TENANT)



TYPICAL MAJOR TENANT ELEVATION      SCALE: NO SCALE

# SUB-ANCHOR TENANTS(15,000 SQ. FT- 49,000)

MAXIMUM 75%  
OF ADJACENT SURFACE

6'-0" MAX  
LETTER HEIGHT

# SUB-ANCHOR TENANT



**SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE.

MAXIMUM OF 350 SQUARE FEET TOTAL PER ELEVATION.

**CONSTRUCTION:** SEE PG. 7 FOR AVAILABLE TYPES.

**ILLUMINATION:** YES

**COPY:** TENANT NAME AND / OR LOGO

**HEIGHT:** 6'-0" MAX LETTER HEIGHT

**LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK

**SECONDARY SIGNS:** YES( SIGN AREA MUST FALL WITHIN TOTAL SIGN AREA ALLOWED)

**QUANTITY:** 1 PRIMARY WALL SIGN PER ELEVATION (PER TENANT)  
AND 1 SECONDARY WALL SIGN PER ELEVATION(PER TENANT)



TYPICAL MAJOR TENANT ELEVATION

SCALE: NO SCALE

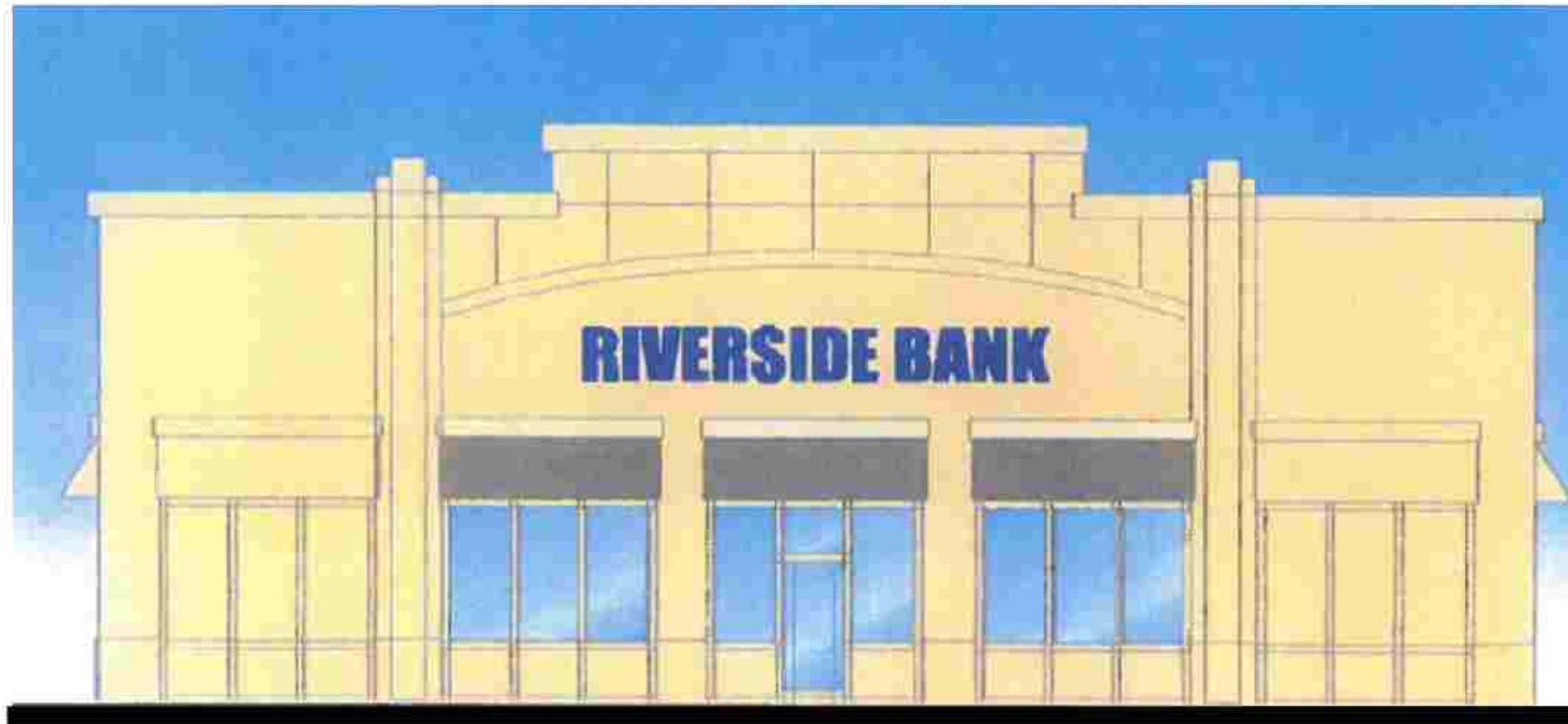
4'-0" MAX  
LETTER HEIGHT

MAXIMUM 75%  
OF ADJACENT SURFACE

**PAD TENANT**



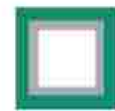
- SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE  
MAXIMUM OF 150 SQUARE FEET TOTAL PER ELEVATION.
- CONSTRUCTION:** SEE PG. 7 FOR AVAILABLE TYPES.
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** 4FT MAXIMUM HEIGHT
- LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- SECONDARY SIGNS:** YES( SIGN AREA MUST FALL WITHIN TOTAL SIGN AREA ALLOWED)
- QUANTITY:** 1 PRIMARY WALL SIGN PER ELEVATION (PER TENANT)  
AND 1 SECONDARY WALL SIGN PER ELEVATION(PER TENANT)



TYPICAL PAD TENANT ELEVATION

SCALE 1/8" = 1'-0"

# M3 BUILDING TENANTS



- SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE
- MAXIMUM OF 600 SF ON SOUTH ELEVATION
- MAXIMUM OF 375 SF ON NORTH ELEVATION
- MAXIMUM OF 375 SF ON EAST ELEVATION
- CONSTRUCTION:** SEE PAGE 13 FOR AVAILABLE TYPES
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** 5 FT MAXIMUM LETTER HEIGHT
- LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK - NO GOLD TRIM CAP
- SECONDARY SIGNS:** ARE NOT ALLOWED
- QUANTITY:** 1 PRIMARY WALL SIGN PER ELEVATION (PER TENANT)



**MAJOR TENANT SOUTH ELEVATION** SCALE 1/16" = 1'-0"

**NOTE: TOTAL SIGN AREA ALLOWED IS CALCULATED ON LINEAL FOOT OF FRONTAGE PER FLOOR LEVEL IN MULTI-LEVEL BUILDINGS AND NOT THE TOTAL LINEAL FOOT OF FRONTAGE FOR THE BUILDING**

## RIVERSIDE PLAZA

## SIGN CONSTRUCTION

Illuminated PLEX FACED CHANNELS with THROUGH FACE ILLUMINATION.

Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.

Faces use any color of translucent Lexan with any color of trim cap.

Illuminate with any color of LEDs.

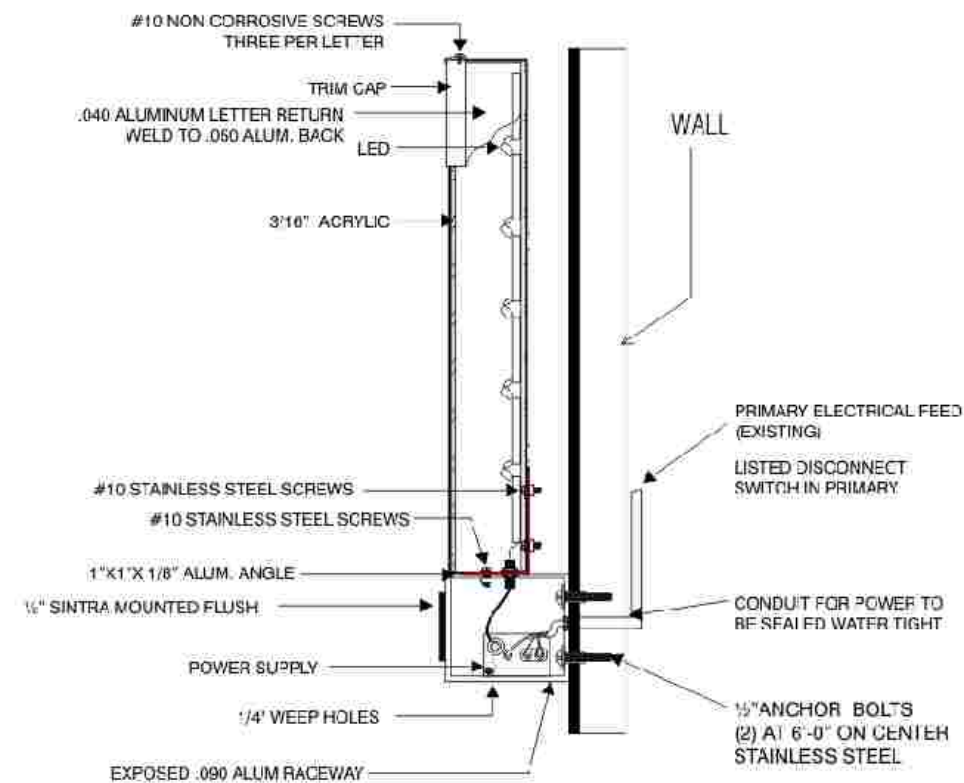
Paint aluminum channel any color.

Trim cap to be any color

**NOTE:** Letters must be mounted to external raceway. See diagram below

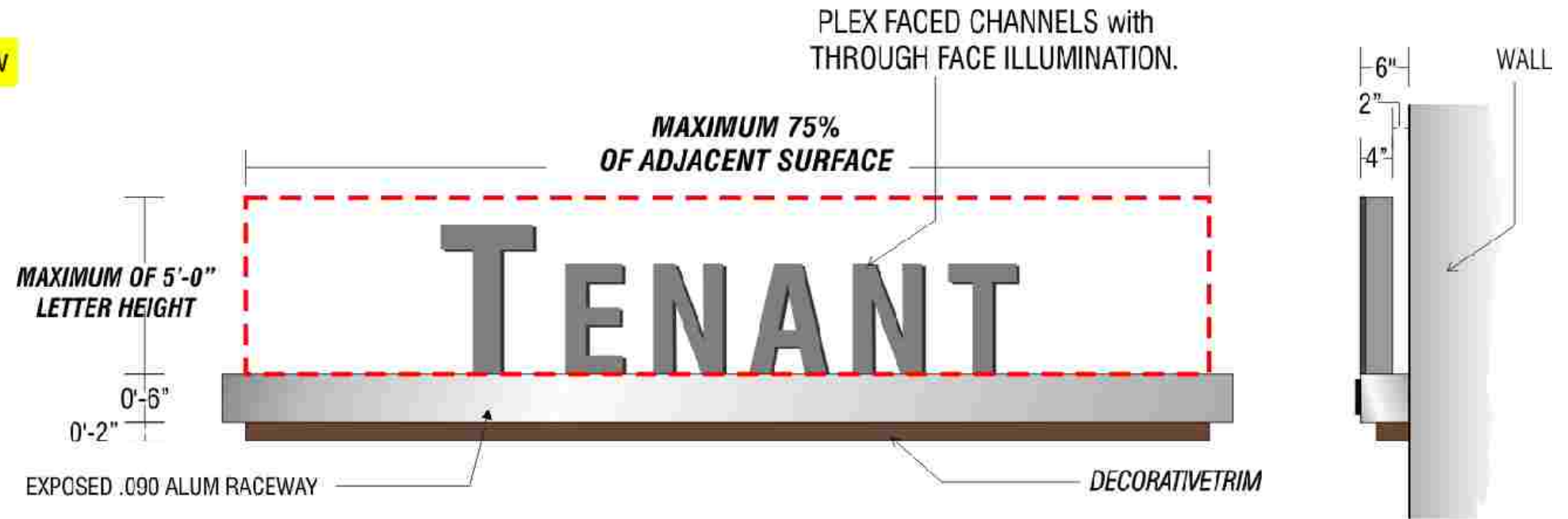
**NOTE:** All signs may utilize digital vinyl printing on faces of illuminated or non illuminated surfaces.

- ALL SIGNS MUST BE INTERNALLY ILLUMINATED LETTERS AND MOUNTED ON EXTERNAL RACEWAY
- PLEX FACED CABINETS WILL NOT BE ALLOWED.



**UL APPROVED INSTALLATION DETAIL  
CHANNEL LETTER WITH LED & POWER SUPPLY  
EXPOSED RACEWAY**

## PRIMARY SIGN DETAILS





**SHOP TENANT NORTH ELEVATION** SCALE 1/16"=1'-0"



**SHOP TENANT WEST ELEVATION** SCALE 1/16"=1'-0"

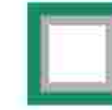


**SHOP TENANT EAST ELEVATION** SCALE 1/16"=1'-0"

**RIVERSIDE PLAZA**

MAXIMUM 75%  
OF ADJACENT SURFACE

## MAIN STREET TENANT



**SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE

**CONSTRUCTION:** SEE PAGE 7 FOR AVAILABLE TYPES

**ILLUMINATION:** YES

**COPY:** TENANT NAME AND / OR LOGO

**HEIGHT:** 3'-6" MAXIMUM LETTER HEIGHT

**LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK - NO GOLD TRIM CAP

**SECONDARY SIGNS:** NO

**QUANTITY:** 1 WALL SIGN PER ELEVATION

MAXIMUM OF 3'-6"  
LETTER HEIGHT  
(SINGLE LINE)

# TENANT

MAXIMUM 75%  
OF ADJACENT SURFACE

MAXIMUM OF 7'-6"  
OVERALL HEIGHT  
(DOUBLE LINE)

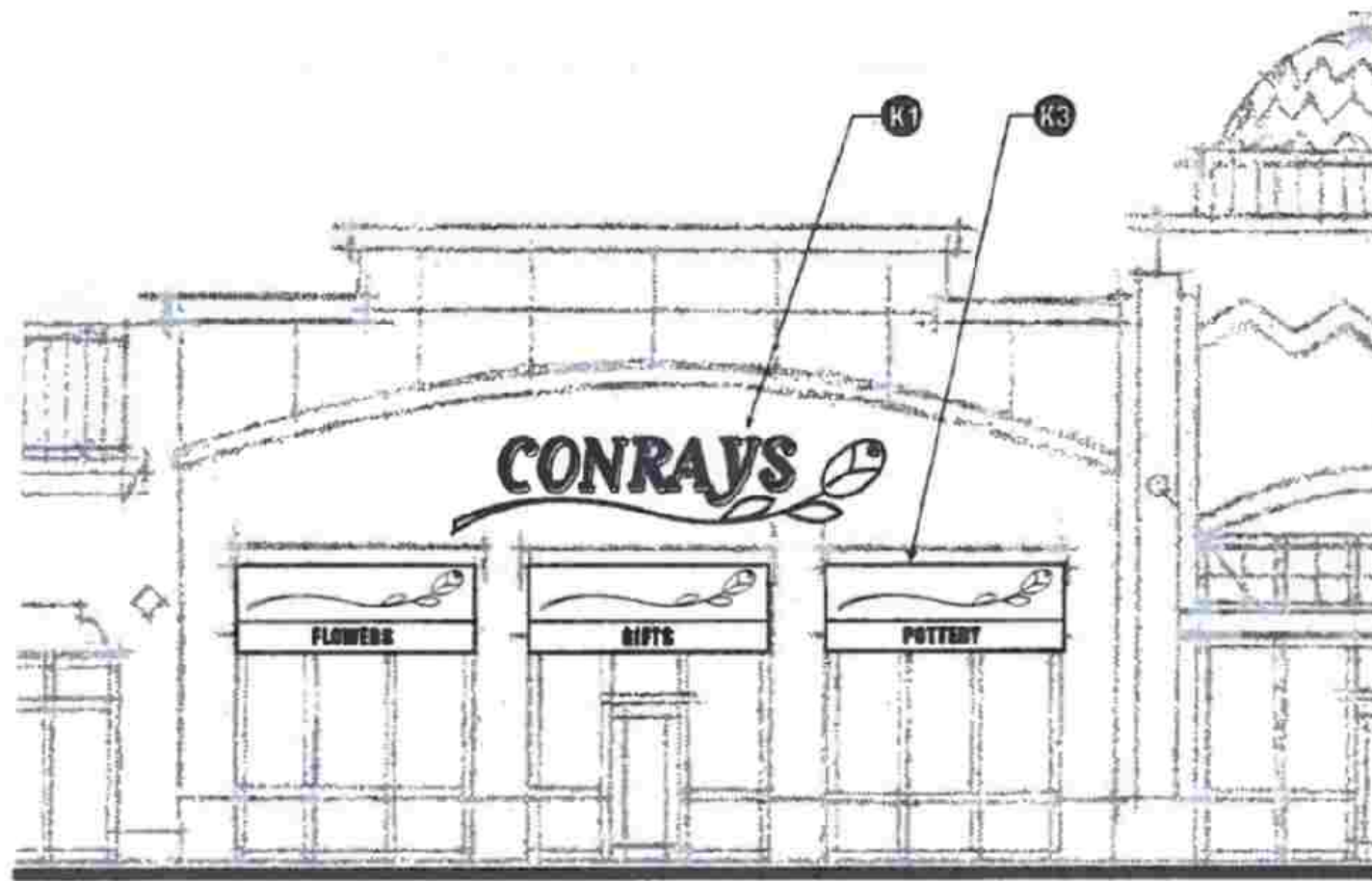
# TENANT NAME



MAIN STREET TENANT ELEVATION

SCALE 1/16" = 1'-0"

## RIVERSIDE PLAZA



- K1** MAIN STREET TENANT WALL / BUILDING SIGN  
TYPICAL
- K3** MAIN STREET TENANT CANOPY SIGN / BUILDING SIGN (ON TEXTILE CANOPY)  
TYPICAL

## MAIN STREET TENANT WALL OR CANOPY BUILDING SIGN



**SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE  
(COMBINED AREA OF TEXTILE CANOPY, BUILDING SIGN IS CONSIDERED ONE SIGN)

**LOCATION:** K1 AND K2. ON WALL OR CANOPY ABOVE TENANT LEASE SPACE.

K3: LETTERING ON VALANCE

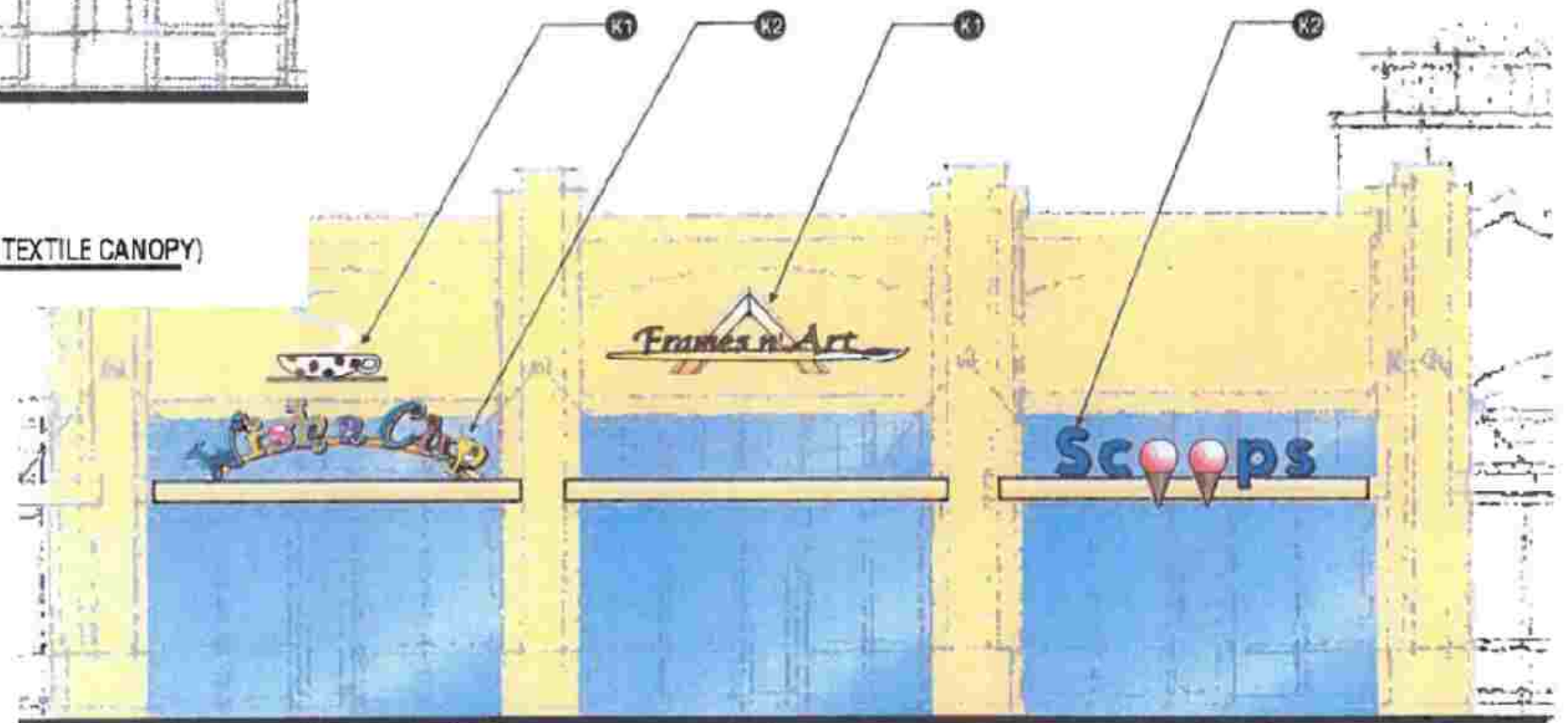
**ILLUMINATION:** YES

**COPY:** TENANT NAME, LOGO, SERVICES, OR PRODUCTS

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK -

**SECONDARY SIGNS:** YES (CANOPY SIGN)



- K1** MAIN STREET TENANT WALL / BUILDING SIGN  
TYPICAL (MAIN STREET ZONE)

- K2** MAIN STREET TENANT CANOPY / BUILDING SIGN  
TYPICAL (MAIN STREET ZONE)



# THEATRE I.D/ BUILDING SIGN

MAXIMUM OF 6'-0"  
LETTER HEIGHT



**SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE

MAX. 350 SQ. FT OF SIGN AREA PER BUILDING ELEVATION

**CONSTRUCTION:** SEE PAGE 7 FOR AVAILABLE TYPES

**ILLUMINATION:** YES

**COPY:** TENANT NAME AND / OR LOGO

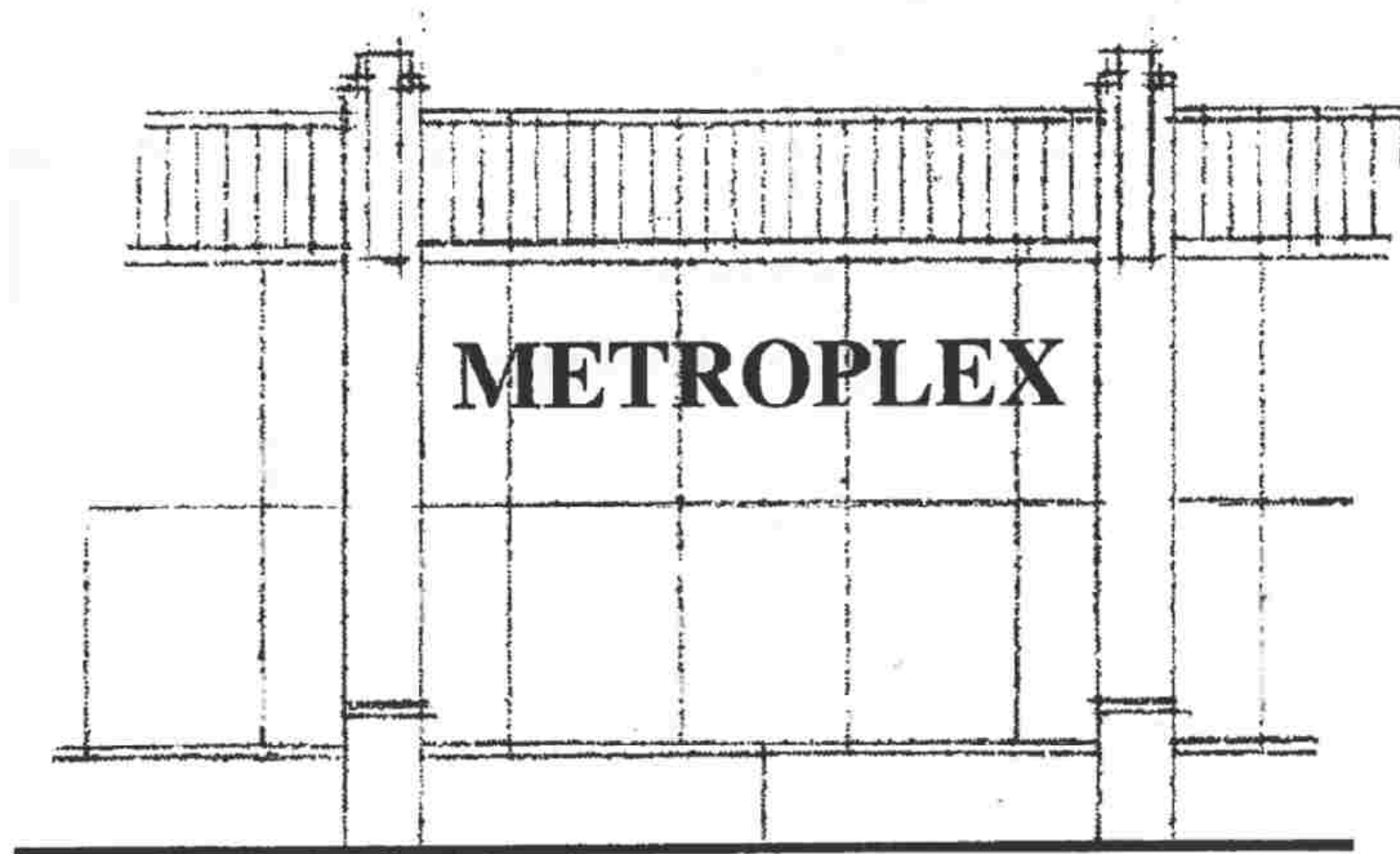
**HEIGHT:** 6'-0" MAXIMUM LETTER HEIGHT

**LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK - NO GOLD TRIM CAP

**SECONDARY SIGNS:** NO

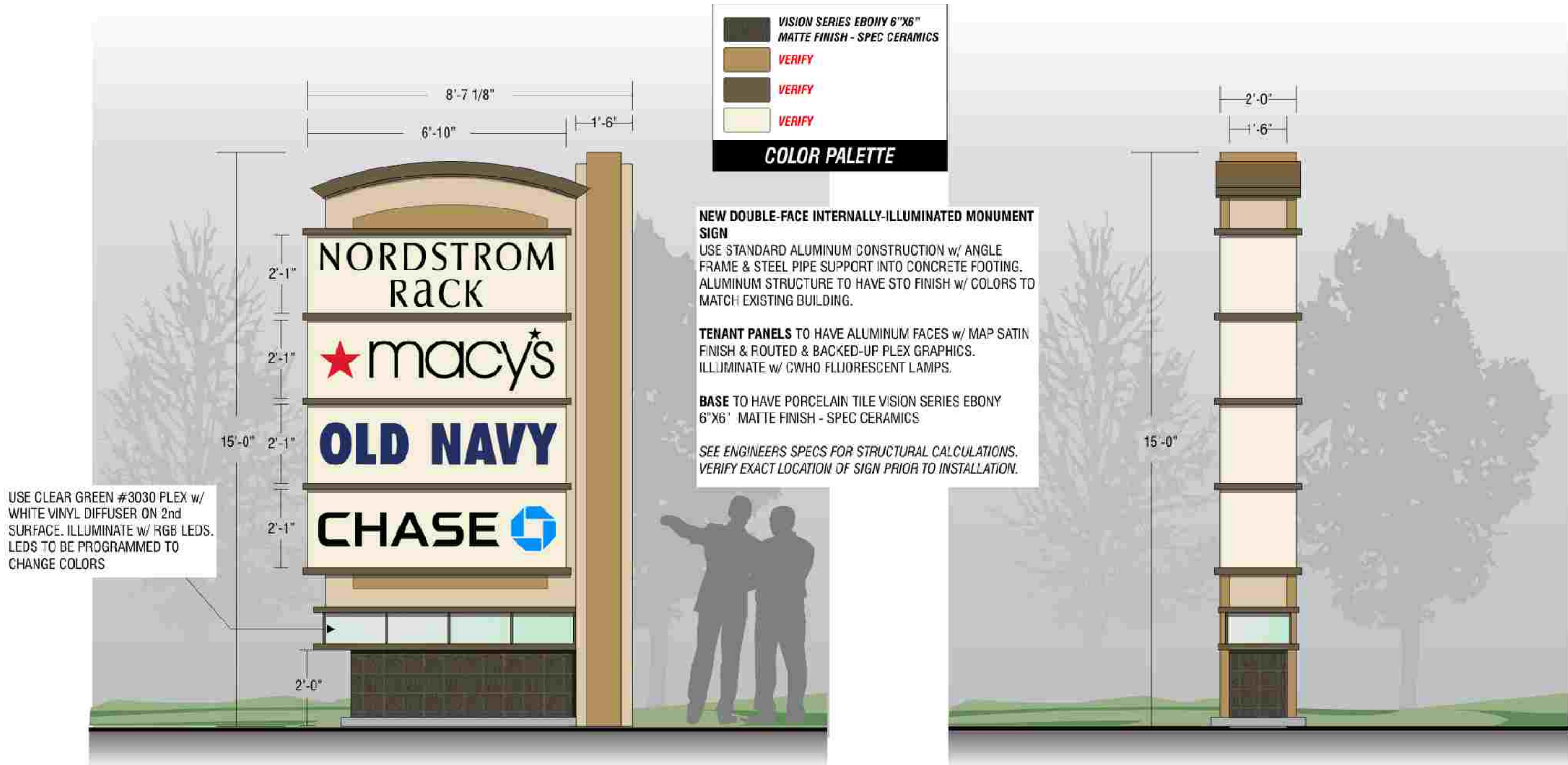


THEATER IDENTIFICATION / BUILDING SIGN  
TYPICAL



**A** NEW DOUBLE FACED INTERNALLY ILLUMINATED PYLON SIGN  
 SCALE: 3/16" = 1'-0" **MAKE 1**

**RIVERSIDE PLAZA**



USE CLEAR GREEN #3030 PLEX w/ WHITE VINYL DIFFUSER ON 2nd SURFACE. ILLUMINATE w/ RGB LEDS. LEDS TO BE PROGRAMMED TO CHANGE COLORS

	VISION SERIES EBONY 6"X6" MATTE FINISH - SPEC CERAMICS
	VERIFY
	VERIFY
	VERIFY

**COLOR PALETTE**





**NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN**  
 USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH w/ COLORS TO MATCH EXISTING BUILDING.

**TENANT PANELS** TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

**BASE** TO HAVE PORCELAIN TILE VISION SERIES EBONY 6"X6" MATTE FINISH - SPEC CERAMICS

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

**B** NEW DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN  
 SCALE: 3/8" = 1'-0" **MAKE 4**

	VISION SERIES EBONY 6"X6" MATTE FINISH - SPEC CERAMICS
	VERIFY
	VERIFY
	VERIFY
<b>COLOR PALETTE</b>	

**NEW SINGLE-FACE INTERNALLY-ILLUMINATED CORNER MONUMENT SIGN**

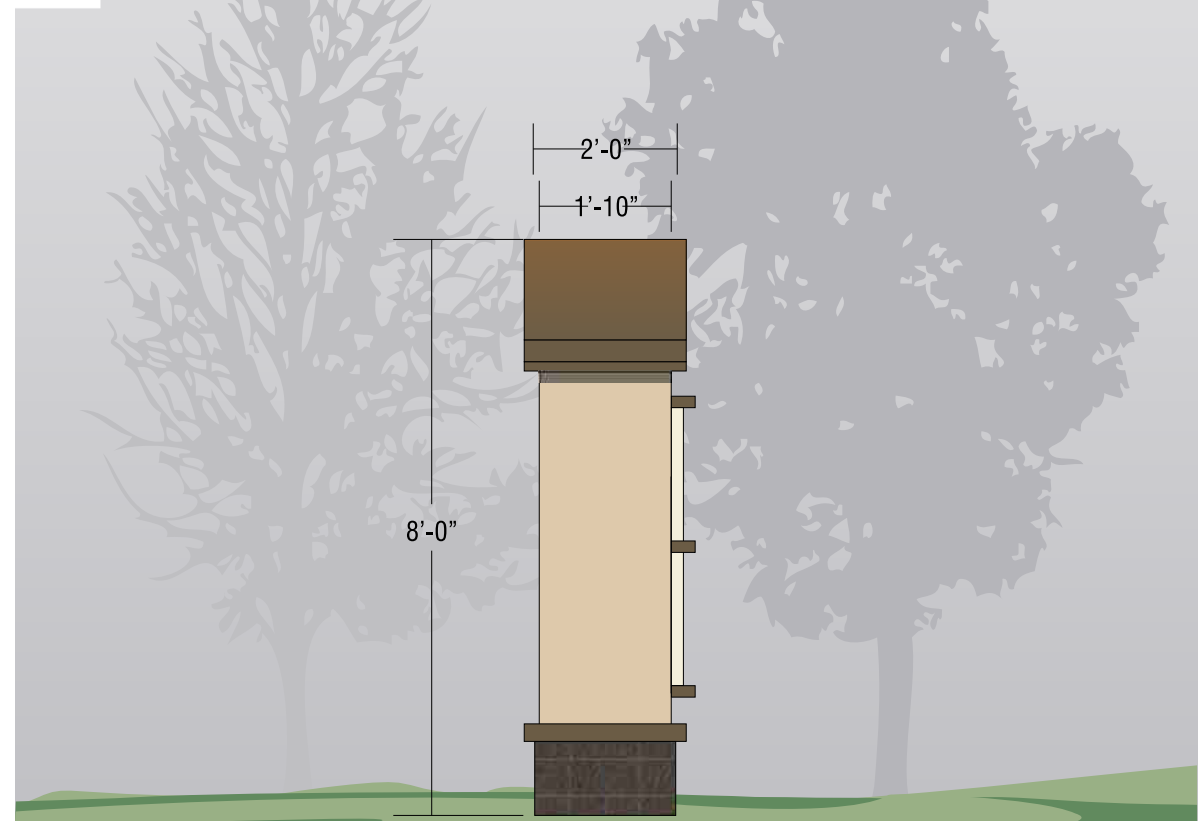
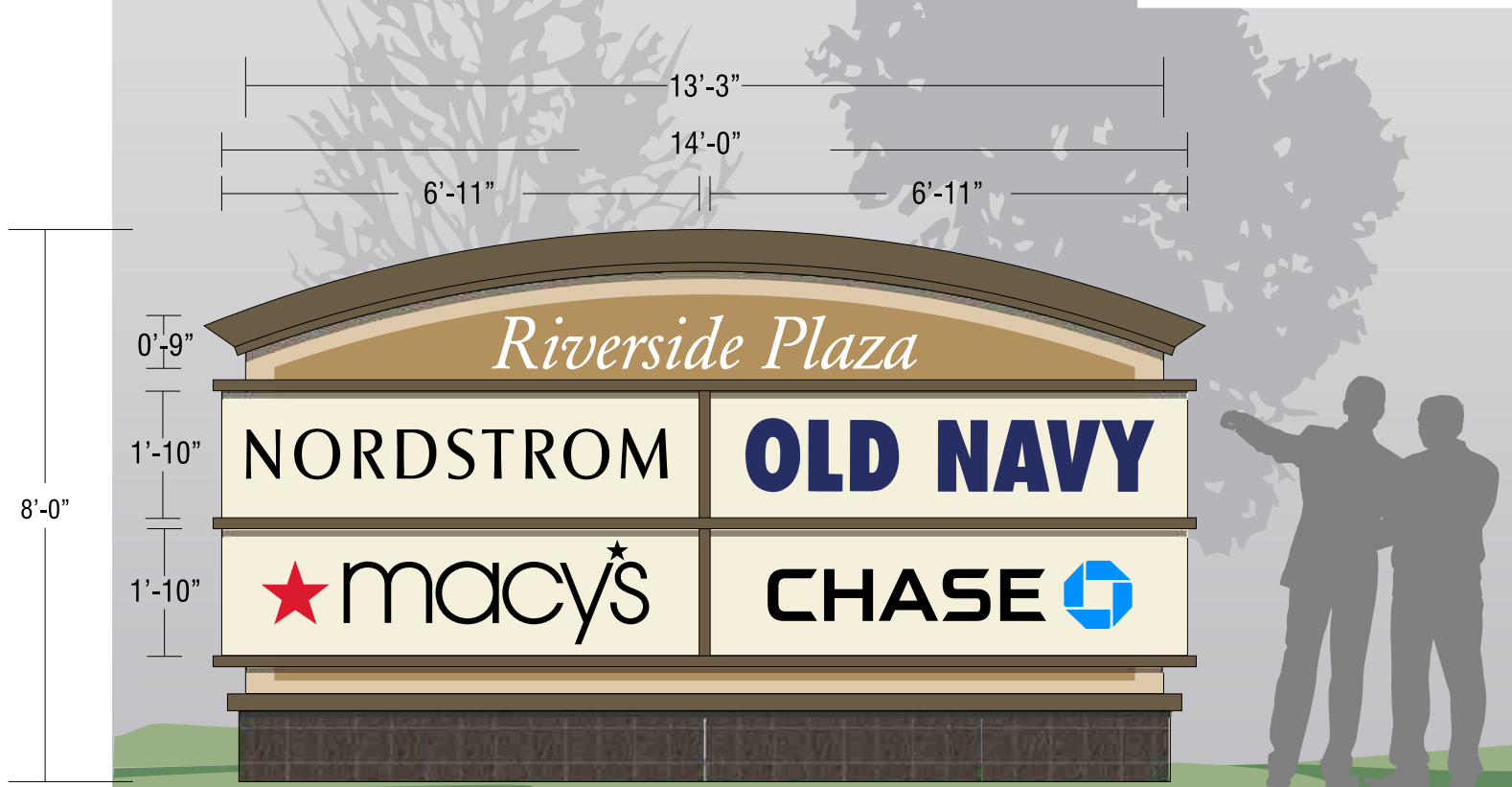
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH w/ COLORS TO MATCH EXISTING BUILDING.

"CENTER ID" TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ CWHO FLUORESCENT LAMPS.

BASE TO HAVE PORCELAIN TILE VISION SERIES EBONY 6"X6" MATTE FINISH - SPEC CERAMICS

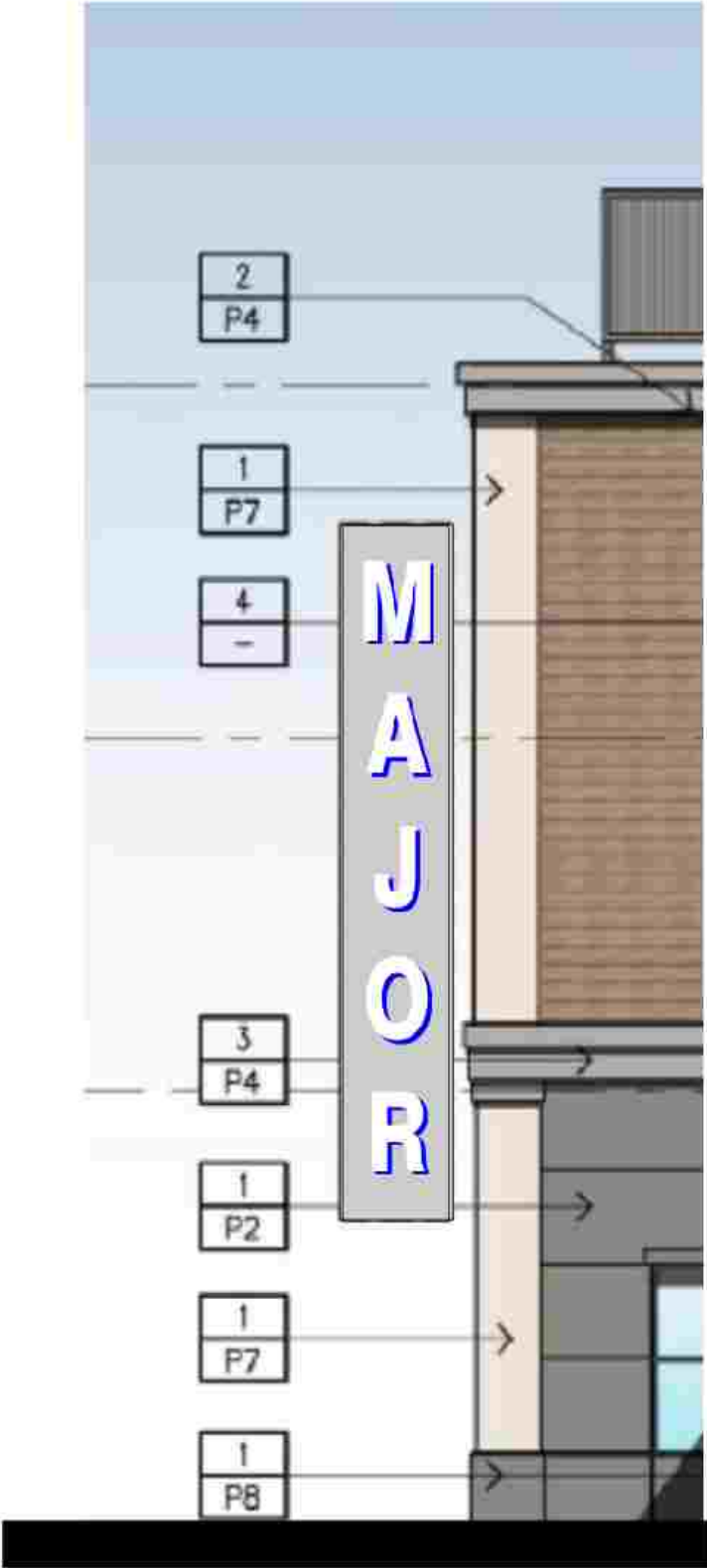
SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



**C** NEW SINGLE FACED INTERNALLY ILLUMINATED CORNER MONUMENT SIGN  
SCALE: 3/8" = 1'-0"

**MAKE 2**

**BUILDING M3 PROJECTING SIGN**



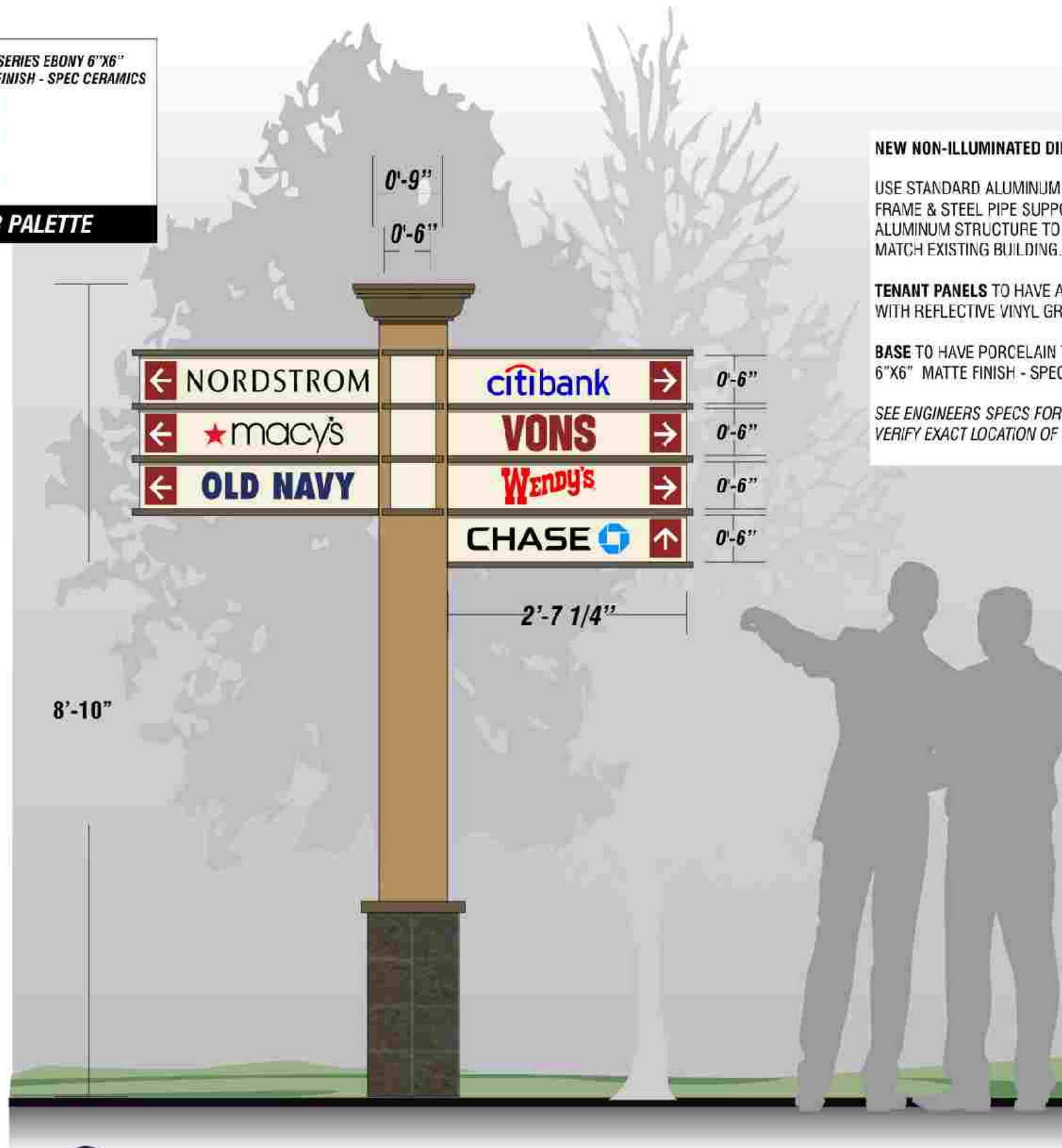
**LOCATION:** PROJECTING OR HANGING FROM LEASE SPACE WALL  
**QUANTITY:** 1 ON WEST ELEVATION  
**SIGN AREA:** MAXIMUM OF 120 SQUARE FEET  
**LIGHTING:** INTERNAL AND/OR EXTERNAL ILLUMINATION

**NOTE: THE SIGN AREA IS PART OF THE ALLOWED TENANT SIGN AREA**

**D** BUILDING M3 PROJECTING SIGN SCALE: NO SCALE

VISION SERIES EBONY 6"X6"  
 MATTE FINISH - SPEC CERAMICS  
 VERIFY  
 VERIFY  
 VERIFY

**COLOR PALETTE**



**NEW NON-ILLUMINATED DIRECTIONAL SIGN**

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

**TENANT PANELS** TO HAVE ALUMINUM FACES WITH REFLECTIVE VINYL GRAPHICS

**BASE** TO HAVE PORCELAIN TILE VISION SERIES EBONY 6"X6" MATTE FINISH - SPEC CERAMICS

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

SIGN **E** NEW NON-ILLUMINATED DIRECTIONAL SIGN SCALE: 3/4" = 1'-0"

**RIVERSIDE PLAZA**

# MAIN STREET ARCHWAY SIGN



REFURBISHED

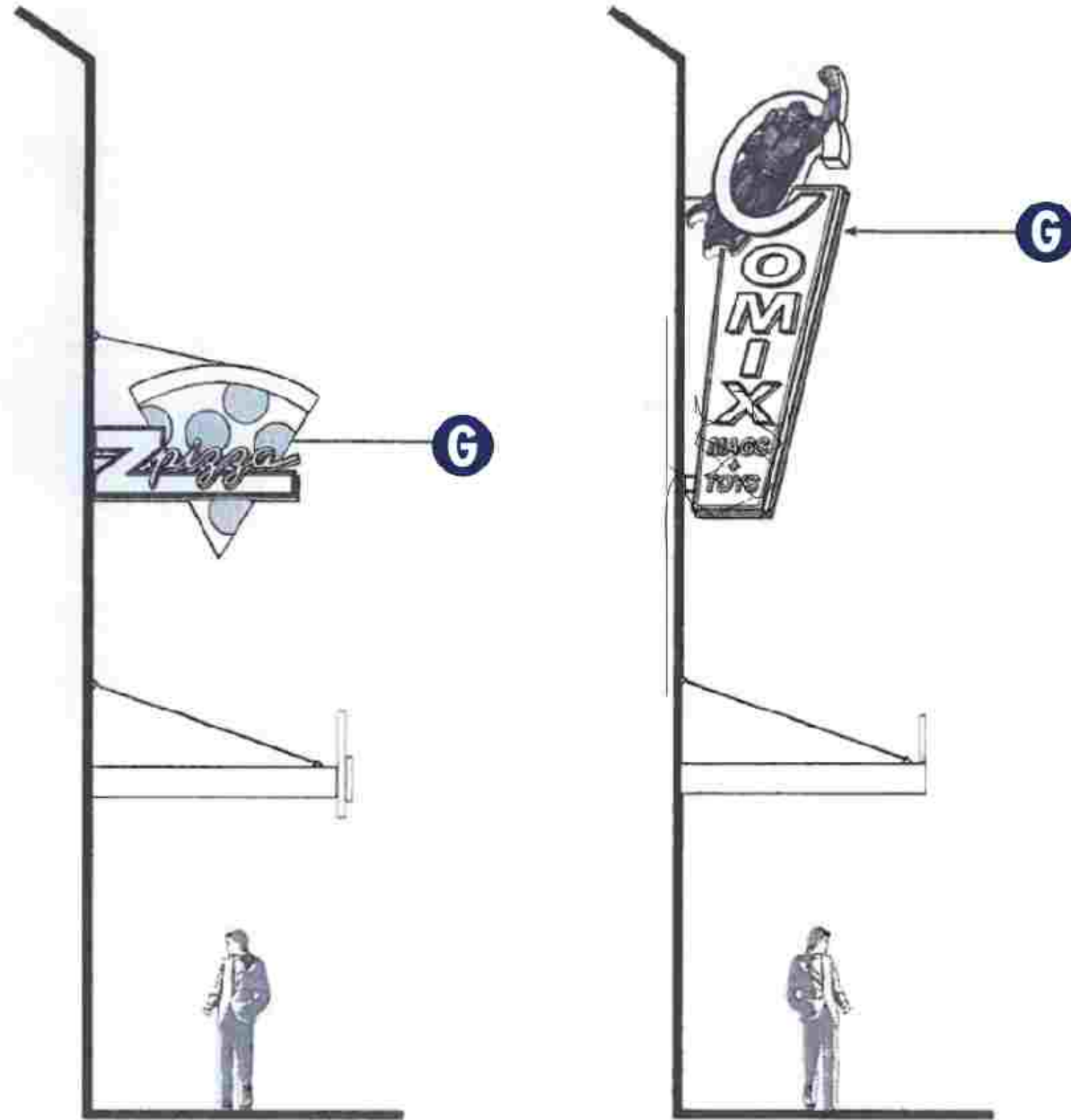
	VISION SERIES EBONY 6"X6" MATTE FINISH - SPEC CERAMICS
	RAL 7030-38/70027 TIGER DRYLAC
	RAL 8019-38/60019 TIGER DRYLAC
<b>COLOR PALETTE</b>	

REFURBISHED

**F** "MAIN STREET" ARCH/FREESTANDING SIGNS  
SCALE: NO SCALE

**QUANTITY:** (2) OVER ENTRANCE AT EACH END OF THE MAIN STREET ZONE  
UP TO (2) ADDITIONAL SIGNS IN FUTURE PHASES FOR WEST CUT THROUGH DRIVE  
**SIGN AREA:** MAXIMUM HEIGHT OF 20'-0" ; 130 SQUARE FEET  
**LIGHTING:** INTERNAL AND/OR EXTERNAL ILLUMINATION

# MAIN STREET TENANT PROJECTING SIGN



**LOCATION:** PROJECTING OR HANGING FROM LEASE SPACE WALL

**QUANTITY:** 1 PER FRONTAGE- MAY BE USED IN COMBINATION WITH WALL OR CANOPY SIGN

**SIGN AREA:** MAXIMUM OF 60 SQUARE FEET

**LIGHTING:** INTERNAL AND/OR EXTERNAL ILLUMINATION

**NOTE: THE SIGN AREA IS PART OF THE ALLOWED TENANT SIGN AREA**

**G** "MAIN STREET" TYPICAL TENANT PROJECTING SIGN  
SCALE: NO SCALE



# UNDER CANOPY TENANT SIGNS

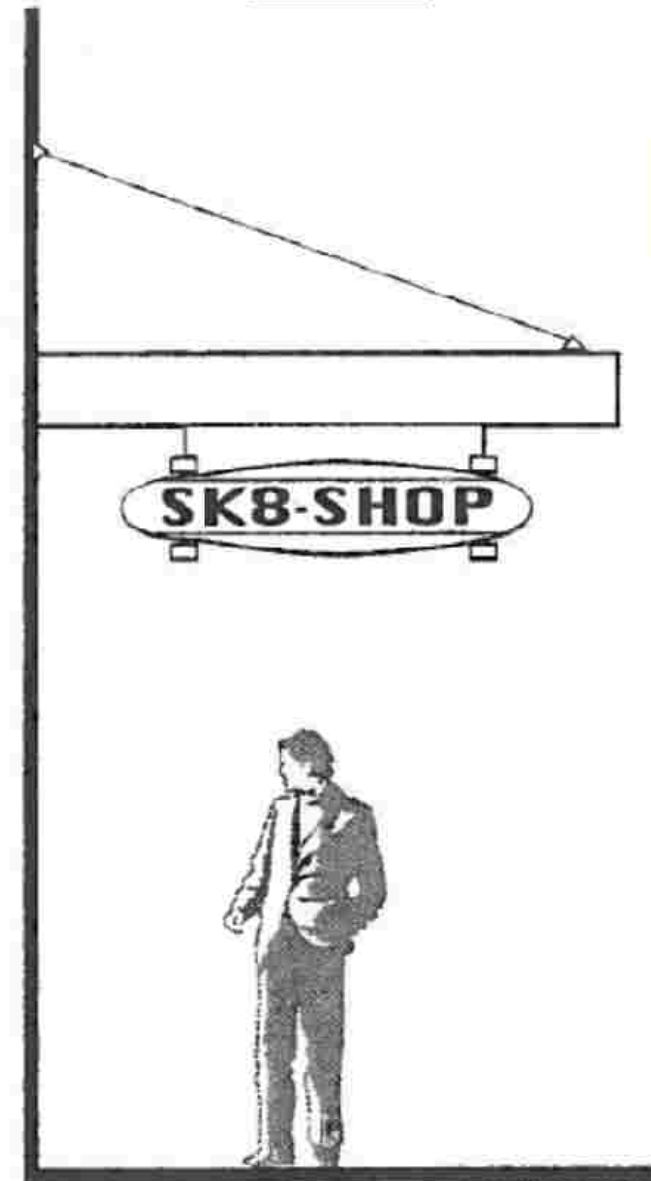
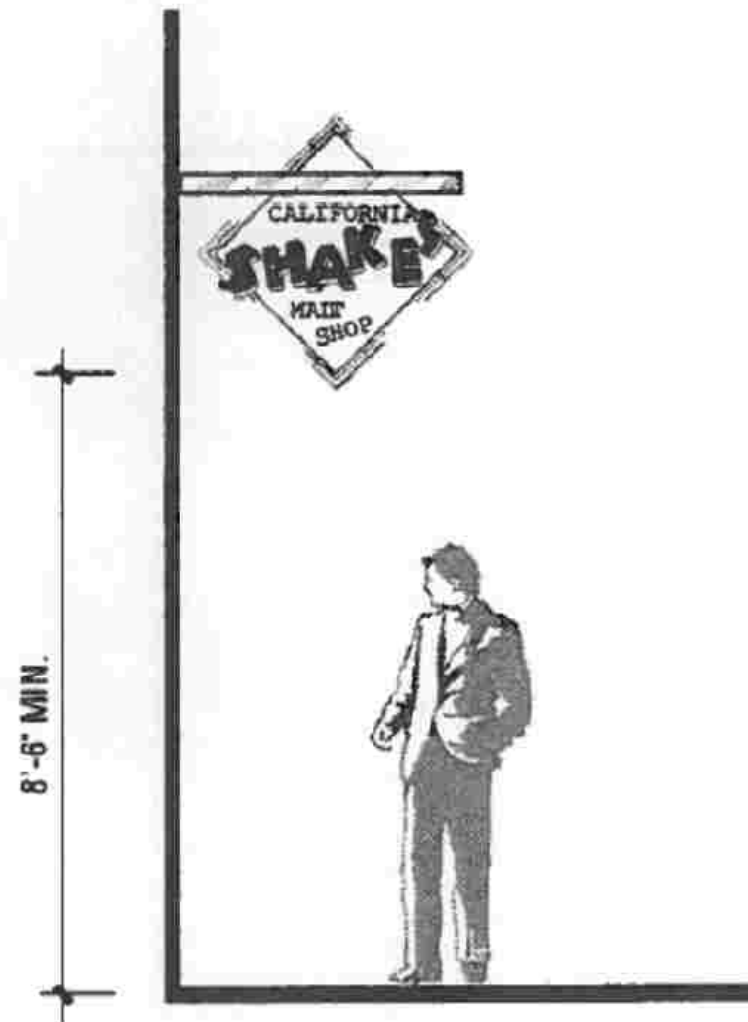
**LOCATION:** PROJECTING OR HANGING FROM LEASE SPACE WALL OR HANGING UNDER CANOPY

**QUANTITY:** 1 PER FRONTAGE

**COPY:** TENANT NAME/LOGO, GRAPHICS, SYMBOLS. DOUBLE FACED

**SIGN AREA:** MAXIMUM OF 12 SQUARE FEET

**LIGHTING:** INTERNAL AND/OR EXTERNAL ILLUMINATION, NON-ILLUMINATED

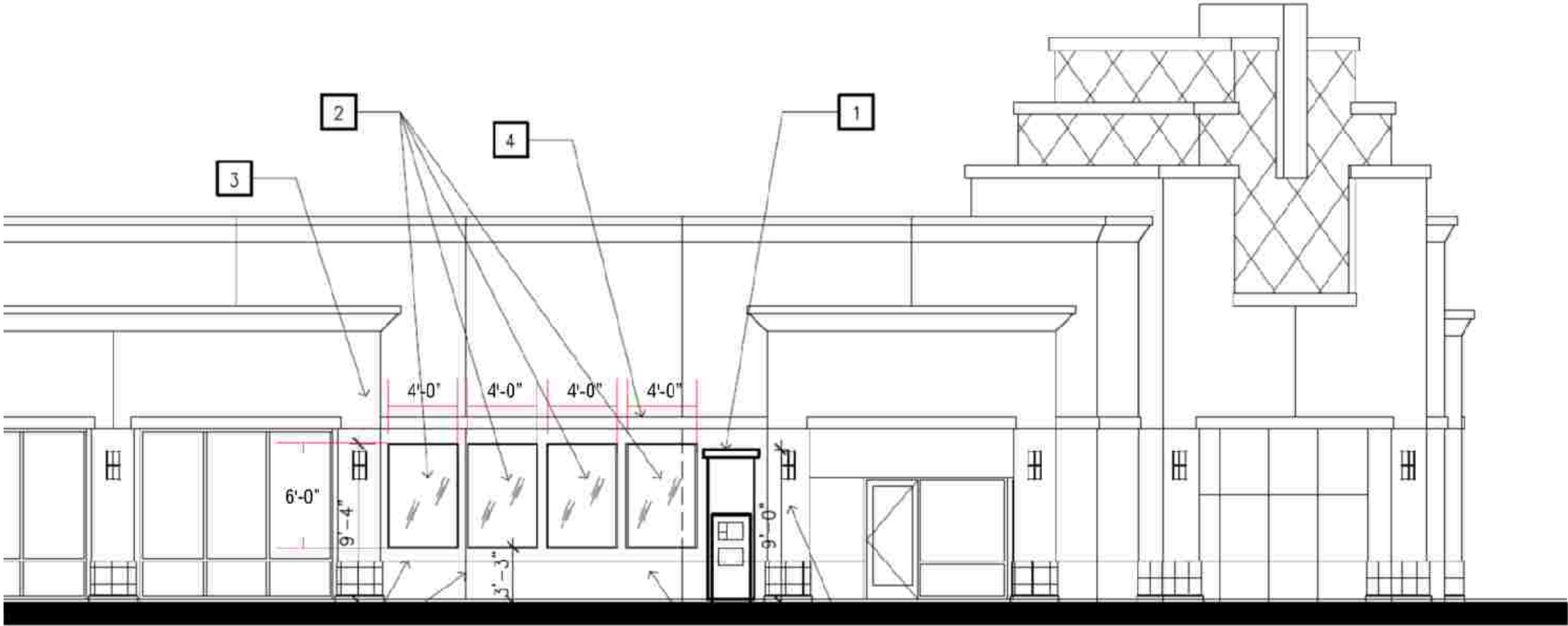


**NOTE: THE SIGN AREA IS PART OF THE ALLOWED TENANT SIGN AREA**

**H** PEDESTRIAN UNDER CANOPY TENANT SIGN  
SCALE: NO SCALE

# **DIRECTORY GRAPHIC PANELS**

**QUANTITY:** 4  
**COPY:** DIRECTORY MAP  
**SIGN AREA:** MAXIMUM OF 96 SQUARE FEET, MAXIMUM HEIGHT 6'-0"  
**LIGHTING:** INTERNAL AND/OR EXTERNAL ILLUMINATION



**1** **DIRECTORY GRAPHIC PANELS**  
SCALE: NO SCALE



**J** **NEW SINGLE FACED EXTERANLLY-ILLUMINATED GRAPHIC DISPLAY (QTY-4)**  
 SCALE 1/4" = 1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH,  
 DIGITALLY PRINTED GRAPHICS

**LOCATION:** WEST ELEVATION OF M3 BUILDING

**QUANTITY:** 4

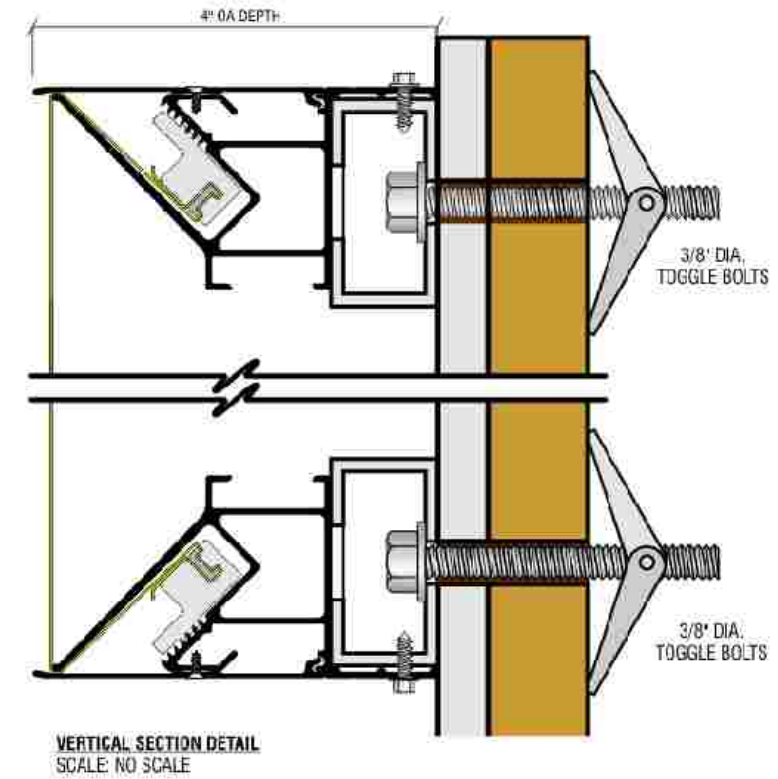
**LIGHTING:** EXTERNAL ILLUMINATION

**DISPLAY:** LIFE STYLE GRAPHICS ONLY

**DISPLAY AREA:** MAXIMUM DISPLAY AREA OF 216 SF EACH  
 TOTAL SF NOT TO EXCEED 864

**NOTE: GRAPHIC DISPLAY WILL NOT DISPLAY COMMERCIAL SIGNAGE**

## LIFESTYLE GRAPHICS "BUILDING M3"

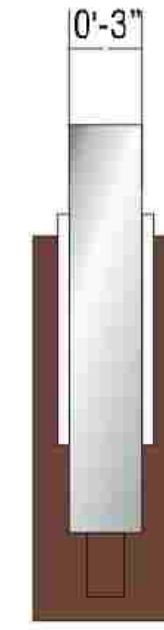


**SHOP TENANT WEST ELEVATION**

**SCALE 1/16" = 1'-0"**

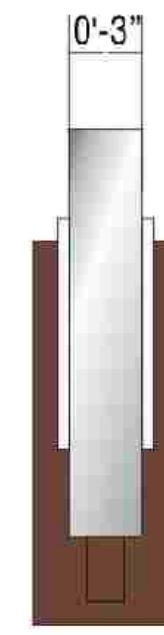
## RIVERSIDE PLAZA

**TENANT BLADE SIGNS "BUILDING M3"**



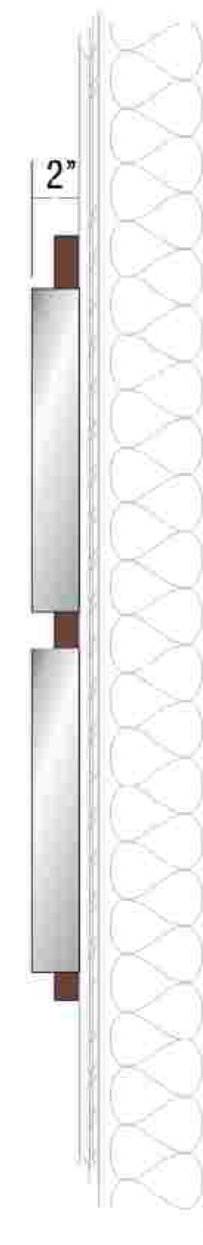
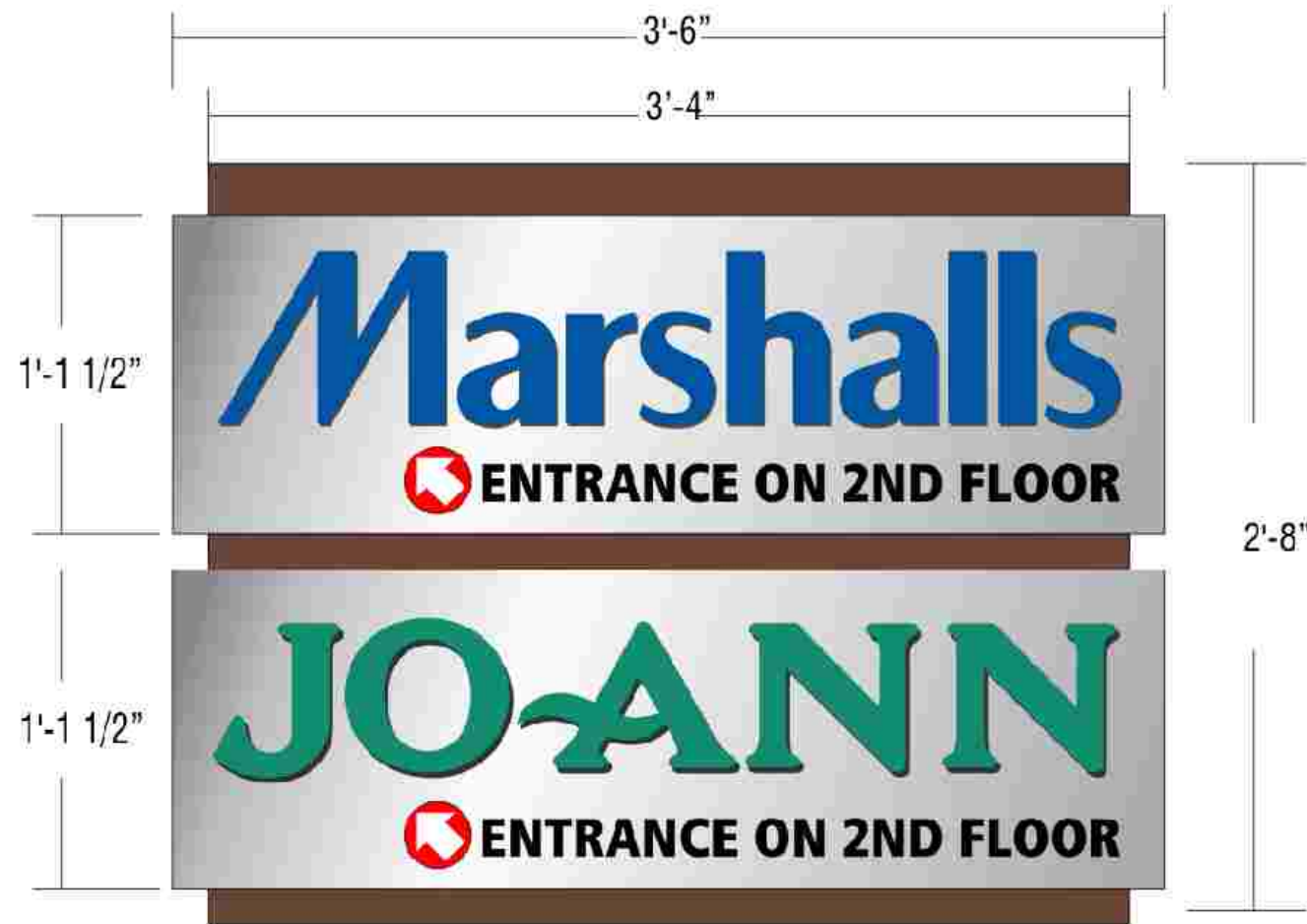
**NOTE: THE SIGN AREA IS PART OF THE ALLOWED TENANT SIGN AREA**

**K1** NEW DOUBLE FACED INTERNALLY ILLUMINATED BLADE SIGNS (QTY-1) SCALE 1 1/2"=1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH,



**LOCATION:** PROJECTING FROM LEASE SPACE WALL  
**QUANTITY:** 2 ON SOUTH ELEVATION  
**SIGN AREA:** MAXIMUM OF 7 SQUARE FEET EACH  
**LIGHTING:** INTERNAL ILLUMINATION

**K2** NEW DOUBLE FACED INTERNALLY ILLUMINATED BLADE SIGNS (QTY-1) SCALE 1 1/2"=1'-0"  
 USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH,



**L** **NEW SINGLE FACED INTERNALLY ILLUMINATED DIRECTORY (QTY-1) SCALE 1 1/2"=1'-0"**  
**USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH,**

**QUANTITY:** 1 ON SOUTH ELEVATION

**SIGN AREA:** MAXIMUM OF 9.5 SQUARE FEET

**LIGHTING:** INTERNAL ILLUMINATION

# M3 BUILDING TENANTS

**SIZE:** 2.5 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF BUILDING FRONTAGE  
 MAXIMUM OF 600 SF ON SOUTH ELEVATION  
 MAXIMUM OF 375 SF ON NORTH ELEVATION  
 MAXIMUM OF 375 SF ON EAST ELEVATION

**CONSTRUCTION:** SEE PAGE 13 FOR AVAILABLE TYPES

**ILLUMINATION:** YES

**COPY:** TENANT NAME AND / OR LOGO

**HEIGHT:** 5 FT MAXIMUM LETTER HEIGHT

**LENGTH:** SEVENTY FIVE PERCENT OF ADJACENT SURFACE

**TYPEFACE:** CUSTOM LOGO AND TYPE OK

**COLORS:** CUSTOM COLORS OK - NO GOLD TRIM CAP

**SECONDARY SIGNS:** ARE NOT ALLOWED

**QUANTITY:** 1 PRIMARY WALL SIGN PER ELEVATION (PER TENANT)



MAJOR TENANT SOUTH ELEVATION

SCALE 1/16" = 1'-0"

**NOTE:** TOTAL SIGN AREA ALLOWED IS CALCULATED ON LINEAL FOOT OF FRONTAGE PER FLOOR LEVEL IN MULTI-LEVEL BUILDINGS AND NOT THE TOTAL LINEAL FOOT OF FRONTAGE FOR THE BUILDING

## RIVERSIDE PLAZA