



PLANNING COMMISSION STAFF REPORT

DATE: May 8, 2024

TO: Members of the Planning Commission

From: Cherridah A. Weigel, Associate Planner

RE: Sign Permit Review (SGN 2024-0003) for Tractor Supply Company signage in the Mission Plaza Shopping Center

AGENDA ITEM NO. 1

Planning Commission review of proposed wall and monument signs for the Tractor Supply Company associated with an existing Sign Program in the Mission Plaza Shopping Center located at 1600 North H Street (APN: 093-490-005) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts. This action is exempt from environmental review pursuant to Section 15061 (b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

Scope of Review

The Planning Commission is being asked to Consider:

1. The sign or Sign Program complies with the standards of Chapter 17.316 (Sign Standards), and any applicable specific plan or Preliminary Development Plan requirements;
2. The sign or Sign Program is in substantial compliance with any applicable design guidelines;
3. The signs to be constructed consistent with the Sign Program will not impair pedestrian and vehicular safety;
4. The design or proposed construction of the signs constructed consistent with the Sign Program will not threaten the public health, safety, or welfare; and
5. The design will result in signs that are visually related or complementary to each other and to the buildings and/or developments they identify through the integration of predominant architectural materials, elements, or details of such buildings or developments.
6. If the required Findings in the Resolution can be made.

Staff Recommendation

1. As shown in Attachment 1, Adopt Resolution No. 1003 (24) approving Signs (SGN 2024-0003) for the Tractor Supply Company; or
2. Provide other direction.

Site Data

1. Applicant: Steve Fear, Coast Monument Signs
2. Property Owner: STNL Lompoc, LLC
3. Site Location: 1600 North H Street
4. Assessor's Parcel Number: 093-490-005
5. General Plan Designations: General Commercial (GC) & H Street In-Fill Corridor Area
6. Zoning Districts: Planned Commercial Development (PCD) & H Street Overlay (HSO)
7. Existing Use: Vacant Building
8. Proposed Signs: Two proposed signs on two existing monuments and one wall sign
9. Surrounding Uses/Zoning: North - Commercial / PCD
South - Commercial / PCD
East - Commercial / PCD
West - Commercial / PCD
10. Site Area: 5.29 acres

Background

On October 22, 1991, the Planning Commission approved a sign program (VAR 91-01) for the Mission Plaza Shopping Center located at Central Avenue and H Street Vicinity Map, Attachment 2). Since the approval of the sign program (Attachment 3), there have been four amendments to the sign program.

During the Comprehensive Zoning Code update adopted on December 17, 2019, LMC Table 17.504.020.A: Review Authority was revised for streamlining and convenience of applicants to have Sign Programs and Sign Permits be reviewed at the Administrative or Director Level unless there were extenuating circumstances, like commercial or industrial signs that face residentially zoned properties would require Commission approval.

Sign permit reviews are typically completed by the Planning and Building Division through the Building Permit application process. The proposed signage by Tractor Supply Company was submitted under Building Permit B2024-0113 and was approved by the Building Division on March 21, 2024.

The Planning Division could not approve the permit and indicated in written plan check corrections that Major Tenant signs required Planning Commission review and approval in accordance with section D (Major Tenants) of the sign program that states in pertinent part, "All signage of Major Tenants shall be reviewed and approved by the City Planning Commission."

Proposal/Staff Analysis

The Commission is reviewing the following proposed signs for the Tractor Supply Company as described below:

Sign A

Installation of one (1) sign panel on an existing one sided monument sign located on the corner of North H Street and East Central Avenue with letters measuring 12 inches by 73 ¾ inches

Sign B

Installation of two (2) sign panels on an existing two sided monument sign located on the west side of the Mission Plaza Shopping center driveway entrance off of North H Street with letters measuring 16 inches by 98 inches

Sign C

Installation of one (1) wall sign measuring 48 inches tall and 23.94 inches wide with illuminated channel letters to be located on the existing building located at 1600 North H Street in the Mission Plaza Shopping Center.

The proposed sign plan set is shown as Exhibit A to Planning Commission Resolution 1003 (24).

Signs requiring Planning Commission Approval by the Sign Program

Per the Mission Plaza Sign Program Section D (Major Tenants 1b) "*Major tenants with total square feet of more than 30,000 square feet (Albertson's, Mervyn's, and Ross respectively) shall be allowed one (1) sign which may be a maximum allowed height of 48 inches and shall not exceed letter height of 48 inches except for logo in the Albertson's sign, which shall be 60 inches.*"

Tractor Supply is proposing new panels (signs A & B) as described above on the two existing monument signs along H Street as shown on the site plan in the attached plan set. The sign letter height would be 5 inches and the letters would be black in color with a red logo. The background of the sign would be stuccoed and painted to match the existing sign cabinet. Signage on the monument signs is generally utilized to identify the major tenants in the shopping center.

Sign C is a wall sign proposed on the west face of the building visible from H Street consisting of one (1) 48 inch tall logo with a red background with TSC in white letters and text reading Tractor Supply Co on two lines of text consisting of flush mounted internally illuminated, individual black channel color-changing letters (black during daylight, and white when illuminated at night), for a total sign area of 71.9 square feet.

Staff review finds that the proposal of monument panels with the proposed text of 5 inches meet the requirements listed in the sign program that requires that letters be no more than 9 $\frac{3}{4}$ inches for the panels on the monument sign on North H Street and letters of no more than 7 $\frac{1}{4}$ inches for the panel on the monument sign on at the corner North H Street and East Central Avenue. For the proposed wall sign which contains a 48 inch logo and channel letters that are 23.94 inches in height (47.88 inches double stacked height), these dimensions do not exceed the allowed maximum of 48 inches per the sign program.

Conformance with Zoning Code

As depicted and described in the attached proposed Sign Plan Set, the proposed signs meet the Sign Standards of the Zoning Code, Mission Plaza Sign Program, and the City's Architectural Review Guidelines.

Environmental Review

This action is exempt from environmental review pursuant to Section 15061 (b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. No further environmental review is required, and a Notice of Exemption will be filed for the project following the Planning Commission's action.

Noticing

On April 24, 2024, a public hearing notice was published in the Lompoc Record. In addition, on April 26, 2024, required notices were mailed by US mail to property owners within 300 feet of the site, and a notice was posted at the project site.

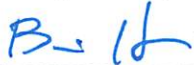
Appeal Rights

Any person has the right to appeal the Planning Commission's action to the City Council within ten days of the action. Contact a Planning Division staff member for the required appeal form and a fee of \$257.80.

Attachments

1. Resolution No. 1003 (24)
2. Vicinity Map
3. Mission Plaza Sign Program

Respectfully submitted,



Brian Halvorson, AICP
Planning Manager

APPROVED FOR SUBMITTAL TO THE PLANNING COMMISSION:



Christie Alarcon
Community Development Director

RESOLUTION NO. 1003 (24)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOMPOC APPROVING SIGNS (SGN 2024-0003) FOR THE TRACTOR SUPPLY COMPANY LOCATED IN THE MISSION PLAZA SHOPPING CENTER AT 1600 NORTH H STREET (APN: 093-490-005)

WHEREAS, the City received a request for a Sign Permit Review (SGN 2024-0003) for the Tractor Supply Company signage in the Mission Plaza Shopping Center located at 1600 North H Street (APN: 093-490-005) in the Planned Commercial Development (PCD) and H Street Overlay (HSO) zoning districts;

WHEREAS, the City's Mission Plaza Shopping Center Sign Program requires proposed major tenant signage to be reviewed and approved by the Planning Commission;

WHEREAS, On April 24, 2024 a public hearing notice was published in the Lompoc Record and on April 26, 2024 a notice was mailed by US mail to all property owners within 300 feet of the site; and

WHEREAS, the matter was considered by the Planning Commission at a duly-noticed public meeting on May 8, 2024; and

WHEREAS, at the meeting of May 8, 2024, staff was present and answered Planning Commissioner questions and addressed their concerns; and

WHEREAS, at the meeting of May 8, 2024, _____ spoke in favor of the project, and _____ expressed concerns about the project.

NOW, THEREFORE, THE LOMPOC PLANNING COMMISSION RESOLVES AS FOLLOWS:

SECTION 1: After hearing testimony, considering the evidence presented, and due deliberation of the matters presented, the Planning Commission finds that the sign proposal meets the requirements of the Mission Plaza Shopping Center Sign Program and the Planning Commission finds that:

- A. The Signs comply with the standards of Lompoc Municipal Code Chapter 17.316 (Sign Standards), and any applicable specific plan or Preliminary Development Plan requirements,
- B. The Sign Permit is in substantial compliance with any applicable design guidelines; including the Mission Plaza Sign Program,
- C. The sign or signs to be constructed consistent with the Sign Program will not impair pedestrian and vehicular safety; and

- D. The design or proposed construction of the sign or signs constructed consistent with the Sign Program will not threaten the public health, safety, or welfare.

- E. The design will result in signs that are visually related or complementary to each other and to the buildings and/or developments they identify through the integration of predominant architectural materials, elements, or details of such buildings or developments.

SECTION 2: This action is exempt from environmental review pursuant to Section 15061 (b)(3) (“Common Sense Exemption”) of the California Environmental Quality Act (CEQA) Guidelines.

SECTION 3: Based upon the foregoing, the sign proposal attached as Exhibit A for the Tractor Supply Company was approved on May 8, 2024.

The foregoing Resolution was adopted, on motion by Commissioner _____, seconded by Commissioner _____, at the Planning Commission meeting of May 8, 2024, by the following vote:

AYES:

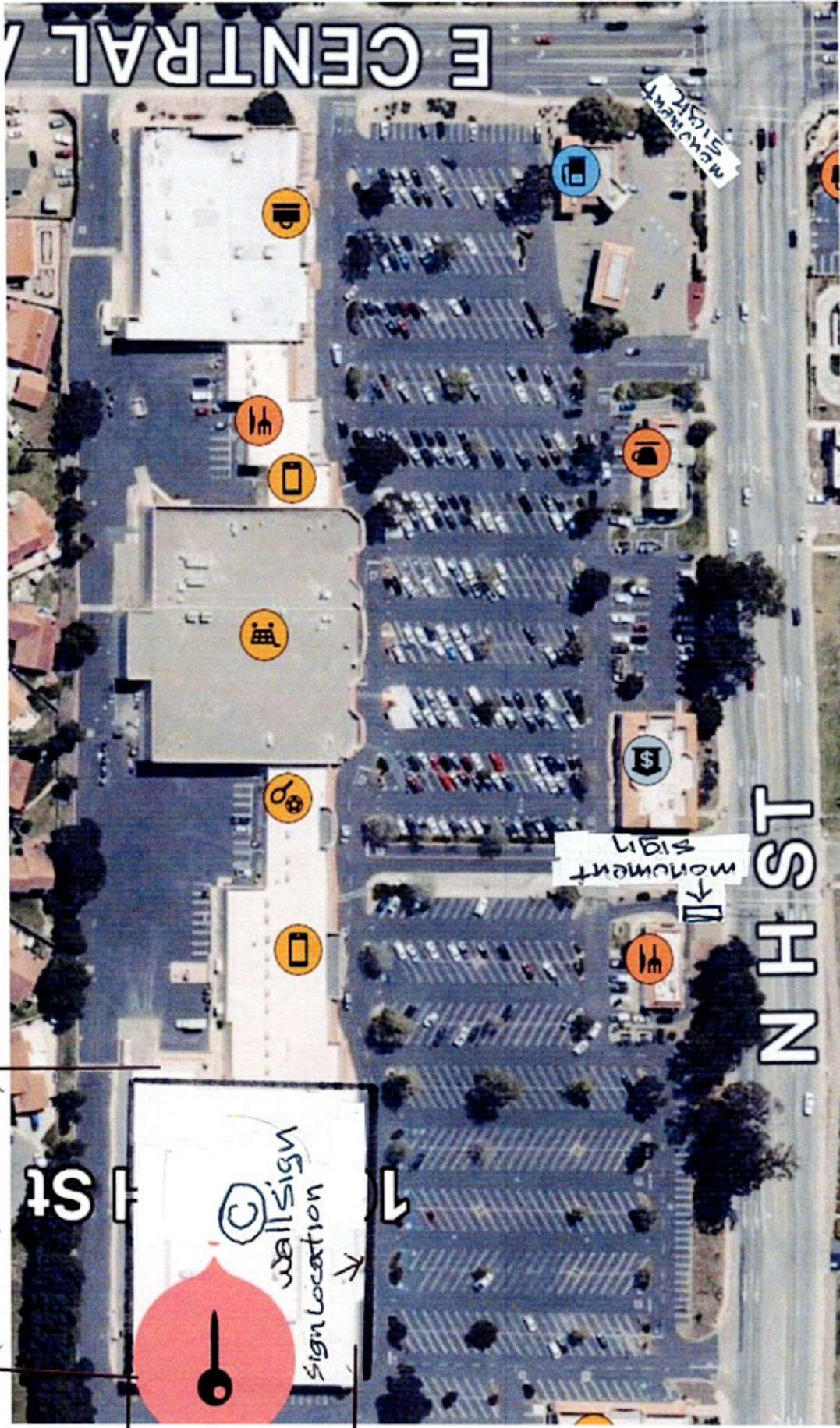
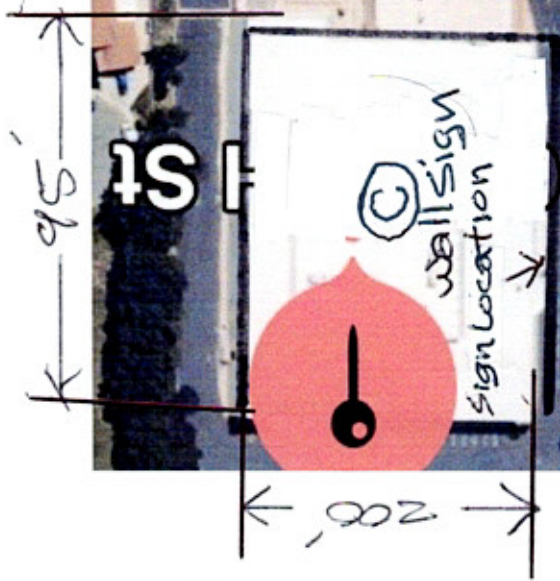
NOES:

Brian Halvorson, AICP, Secretary

Federico Cioni, Chair

Exhibit A: Tractor Supply Sign Plan Set

Tractor Supply
1600 N-H street



B Two Sided monument

A One Sided Monument



A

73 3/4"

68.77"

12" Panel
7.68"

5" Ltr Y



Proposed New Tenant Panel (1) Sign is Single Sided

General Notes:

Panel material is .125" thick, flat aluminum with stucco type textured finish.
Panel will have TSC logo & lettering routed out & backed with .125" thick acrylic.
Panel fasteners will be pan-head typ Self tapping screws place where needed by installer.
Screws will be painted to match panel color.

Colors:

Ltr. Faces are # 2283 Red Plex with 3M Dual-Color Film Series 3635-222 on front side.
Black in Day / Red at Night.
Logo face - White with Red vinyl application
...3m 3630 Red background.

Existing Mervyn's Panel are to be cut out & new panels fastened to sign frame.



Existing Condition

Suggested new panel
paint color SW. 6113 Interactive Cream



Close up of texture to match & color.

Landlord Approval Christopher J. Canarie Date: 04/16/24

Christopher J. Canarie

Client:



Location:

Lompoc, CA.

Project:

Proposed Tenant Panel

Notes:

Dwg. Date:

3-25-24

Scale:

NTS

Revisions:

Date:

Presented By:



The Sign Resource
407 N. 7th Street, Ste. 100, Denver, CO 80202
PH: 727-994-8877 www.tsr.com

Note: This drawing is property of The Sign Resource, & shall not be reproduced without written permission.

Dwg. Number: TS-9911

B

Client:

ISC TRACTOR SUPPLY CO

Location:

Lompoc, CA.

Project:

Proposed Wall Sign

Notes:

Dwg. Date:

2-28-24

Scale:

NTS.

Revisions:

Date:

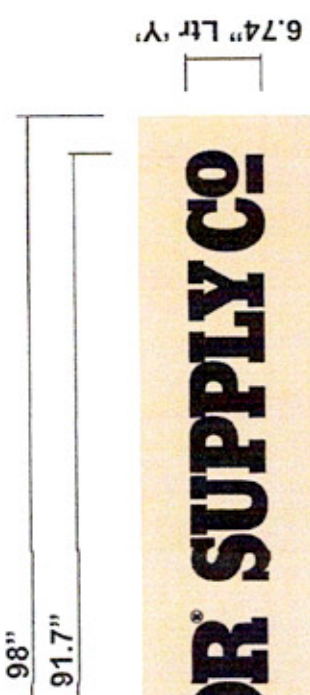
Presented By:



The Sign Resource
407 N. Fairview Rd. Orem, UT 84057
Ph: 717-666-8877 www.TSR.com

Note: This drawing is property of The Sign Resource. It shall not be reproduced without written permission.

Dwg. Number: TS-0666



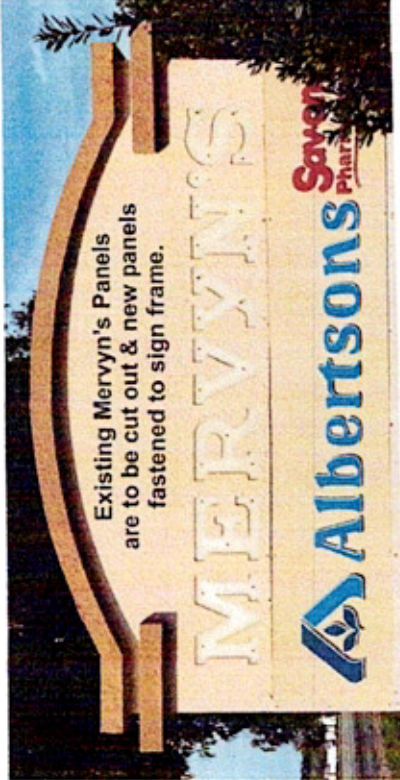
Proposed New Tenant Panels (2)

General Notes:

Panel material is .125" thick, flat aluminum with stucco type textured finish.
 Panels will have TSC logo & lettering routed out & backed with .125" thick acrylic.
 Panel fasteners will be pan-head typ Self tapping screws place where needed by installer.
 Screws will be painted to match panel color.

Colors:

Ltr. Faces are # 2283 Red Plex with 3M Dual-Color Film Series 3635-222 on front side.
 Black in Day / Red at Night.
 Logo face - White with Red vinyl application
 ...3m 3630 Red background.



Existing Condition



Close up of texture to match & color.

Suggested new panel paint color SW. 6113 Interactive Cream

Landlord Approval: Christopher J. Canarie Date: 04/16/24
 Christopher J. Canarie

C

Client:



Location:

Lompoc, CA.

Project:

Proposed Wall Sign

Notes:

Dwg. Date:

2-28-24

Scale:

NTS.

Revisions:

Date:



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Dwg. Number: TS-9865

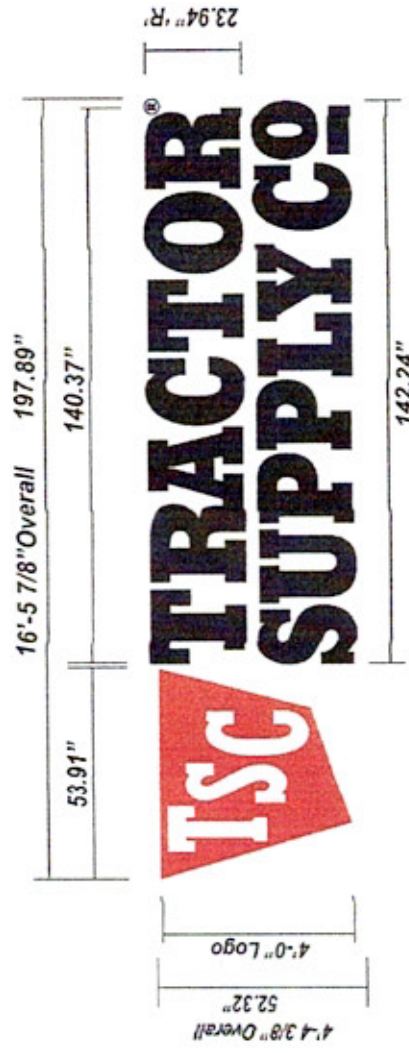
General Notes:
 Illuminated Channel Letters & Logo
 Letter construction...
 Backs - .063" Aluminum
 Returns - .040" Aluminum
 Faces for Letters - .187" flat Acrylic
 Trimcap 1" Std. Type
 Illumination - Internal Red LEDs.
 Logo is Aluminum fabricated. 1" x 1" Angle
 retainers.
 Illumination provided by White LEDs.
 Logo face is Flat, .187" Acrylic.
 UL listed, circuit breaker lockouts required for sign.

Colors:
 Letter returns are Gloss Black.
 Trimcap is Black.
 Ltr. Faces are # 2283 Red Plex with 3M Dual-
 Color Film Series 3635-222 on front side.
 Back in Day / Red at Night.
 Logo returns - Gloss White, retainers red to
 match vinyl on face.
 Logo face - White with Red vinyl application
 ...Oracal 8500 Series- #031 or 3M Equivalent.



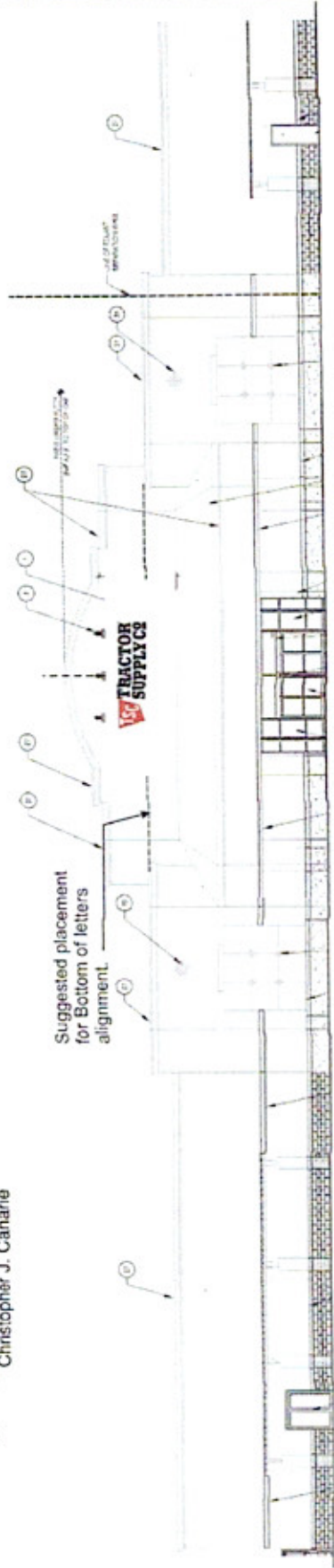
Power supplies... Multi-volt electronic type
 Sign to meet UL & current NEC code.

See section view with details on 2nd page



Proposed Illuminated / Flush Mounted Wall Letters & Logo
 Per Code Max Individual Logo Height Is 4'-0"
 Sq. Feet= 71.90

Landlord Approval: *Christopher J. Canarie*
 Christopher J. Canarie
 Date: 04/16/24



Elevation with Proposed Illuminated / Flush Mounted Wall Letters & Logo

Client:

TSC TRACTOR SUPPLY CO

Location:

Lompoc, CA.

Project:

Proposed Wall Sign

Notes:

Dwg. Date:
2-28-24

Scale:
NTS.

Revisions: Date:

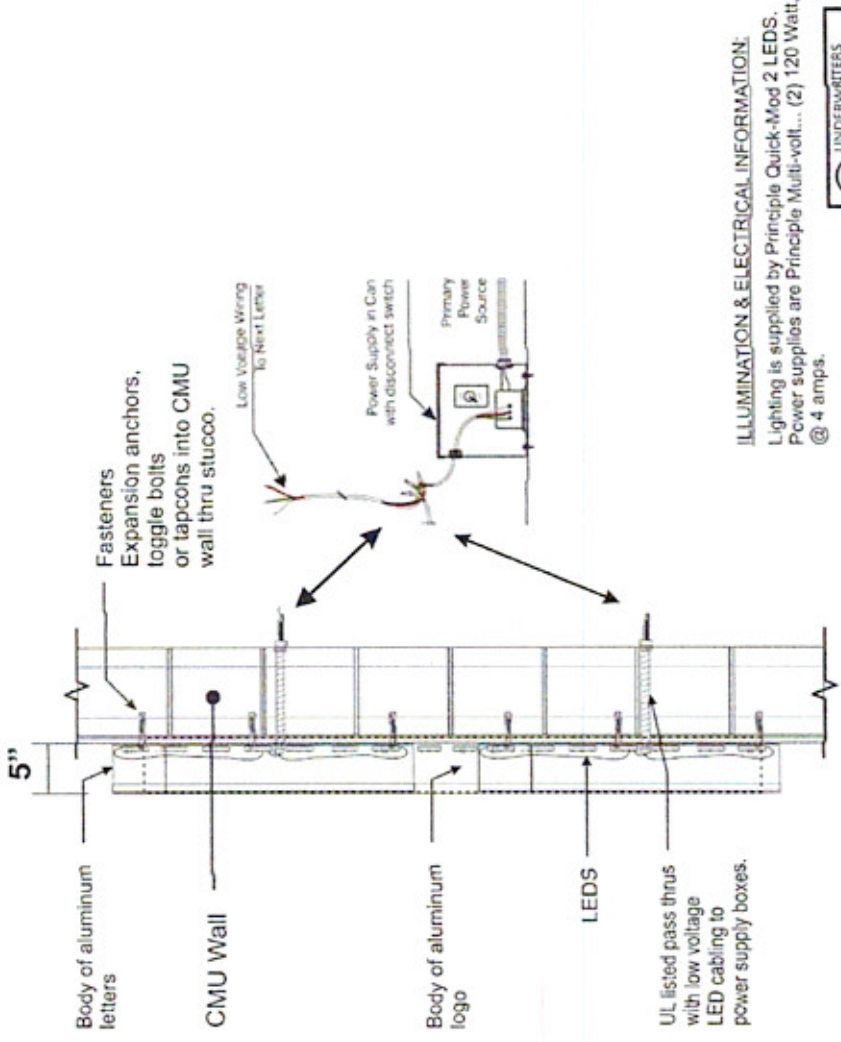
Presented By:



The Sign Resource
487 N. Rockwood Dr. Devco, NC 28027
Ph: 717-684-8877 www.TSRPL.com

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Dwg. Number: TS-0666



SECTION VIEW

ILLUMINATION & ELECTRICAL INFORMATION:

Lighting is supplied by Principle Quick-Mod 2 LEDs.
Power supplies are Principle Multi-volt... (2) 120 Watt,
@ 4 amps.



Landlord Approval: Christopher J. Canarie Date: 04/16/24



Legend

Streets

Project Site

**PLANNED
SIGN
PROGRAM
MISSION PLAZA
VAR 91-01**

**Central Avenue & H Street
Lompoc, CA 93436**

Approved: October 22, 1991
Amended: April 26, 1993 (DR 93-07)
Amended: September 26, 1994 (DR 94-30)
Amended: August 28, 1995 (DR 95-36)
Amended: January 13, 2003 (VAR 91-01)

PROJECT Mission Plaza
 North “H” & Central Avenue
 Lompoc, California 93436

REVISION DATE September 26, 1994

A INTRODUCTION

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment at the above mentioned project

Performance of this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant and his sign contractor at their expense, upon demand by owners

Exceptions to these standards shall be reviewed by the Owner. However, Based upon our field experience, deviations will generally result in serious inequities between tenants. Accordingly the Owner will retain full rights of approval of any sign used in the center. Any material deviation shall require approval by the owners pursuant to the terms and conditions of the Declaration of Restrictions and Grant of Easements

B GENERAL OWNER/TENANT REQUIREMENTS

- 1 Each tenant shall submit to Owner for written approval, three (3) copies of the detailed shop drawings of its proposed sign (one in full color), indicating conformance with the sign criteria (location, size, layout, color, illumination, materials and method of attachment) herein outlined

Send to

LOMPOC MISSION PLAZA PARTNERS
4450 California Ave , Suite K-303
Bakersfield, CA 93309

- 2 The tenant shall submit a sign drawing approved by the Owner to the City Of Lompoc for approval prior to the start of any sign construction or fabrication

- 3 The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and material) and maintenance
- 4 The tenant shall obtain all necessary permits
- 5 The tenant shall be responsible for fulfillment of all requirements of its sign criteria All work shall be of excellent quality, and must be U L approved manufacture and installed by a state licensed sign contractor Required Certificates of Insurance of said contractor must also be submitted with sign drawings and details
- 6 Tenant shall supply electrical stubs at fascia for approved internally illuminated channelized letter signs
- 7 It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and services prior to fabrication
- 8 The location of all signs shall be per the accompanying design criteria
- 9 One "sign space" shall be allowed for each tenant (except as otherwise approved in writing) The tenant shall verify its sign location and size with the Owner prior to fabrication
- 10 All shop tenants are required to have a sign per the accompanying design criteria
- 11 Address numbers shall be applied to each store front and back door by the tenant's sign company during regular course of construction, where applicable/vinyl letter style, color and size uniform and determined by Owner
- 12 If a tenant requires a deviation from the approved criteria, he may, upon approval from the Owners and Consenting Owners request an approval from the City by a sign permit
- 13 The Maximum allocated sign area for the aggregate of all permanent signs (except exempt and convenience signs) shall be noted herein

C GENERAL SIGN SPECIFICATION

- 1 No exposed crossovers, conduits, conductors, transformers, etc , shall be permitted
- 2 All lettering shall be restricted to the "net sign area" See accompanying design criteria for specific information

- 3 All tenants are allowed one (1) double-face wood sign for under canopy per accompanying design criteria
- 4 No projection above or below the “net sign area” will be permitted (except as otherwise approved in writing)
- 5 All signs and their installation must comply with all local building and electrical codes and bear a U L level placed in an inconspicuous place
- 6 For purposes of store identification, tenant will be permitted upon each entrance to its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business, emergency telephone, etc The number and letter type shall be subject to Owner’s approval
- 7 Tenant may have one interior hanging window neon sign logo not to exceed six (6) square feet in size / colors optional
- 8 Typical Internally Illuminated, Individual Letter sign Specification
 - a Tenant shall install its signs as indicated in the enclosed exhibits
 - b All signs shall be flushed mounted
 - c The face of the individual letters and logo shall be constructed of Rohm & Haas Company (or equal) acrylic plastic (3/16” thick minimum) and fastened to the individual channelized letter in an approved manner All surrounds in a single sign shall be a single color Approved plex colors #2793-Red, #2648-Blue, #2108-Green, #2308-Turquoise
 - d The “copy” (letter style), logos, and their respective colors shall be submitted to the City of Lompoc and Owner for written approval prior to fabrication Helvetica med letter style typical for in-line tenants Regional or National Companies may use their style upon approval from landlord
 - e Individual shop logos may be located anywhere within the “net Sign area”, provided their maximum total height does not exceed the height of the “net sign area” – which is 24” or is not greater than 80% of the length of the shop frontage
 - f No more than two rows of letters are permitted, provided their Maximum total height does not exceed the height of the “net sign Area

- g Tenants shall display only their established trade name, their basic product name, e g "Pete's Pizza," or combination thereof
- h Internal illumination to be 60 mill-amp neon installed and labeled in accordance with the "National Board of Fire Underwriters Specifications "
- i Signs shall be composed of 5" minimum deep aluminum individual channel letters with translucent faces and sides of letter to match dark anodized bronze Kawneer #40 Permanodic
- j In-line tenant shall use 3/4" bronze trim cap on faces

D MAJOR TENANTS All signage for Major Tenants shall be reviewed and approved by the City Planning Commission

- 1 A major tenant is a single tenant who leases or owns a single space that is more than 8,000 square feet which may be subject to Owner's final review and approval
 - a Major tenants with total square feet between 8,000 and 30,000 shall be allowed one (1) sign which may be a maximum height of 36" (except for the "5" in the BIG 5 company logo, which may be 42" in height (rev 9-26-94)), and shall not in length exceed 80% of store center façade
 - b Major tenants with total square feet more than 30,000 (Albertson's, Mervyn's, and Ross respectively) shall be allowed one (1) sign which may be a maximum allowed height of 48" and shall not exceed letter height of 48" except for logo in the Albertson's sign, which shall be 60" Signs describing product and services are not allowed for tenants

Ross is allowed a second sign on the Central Avenue frontage not to exceed 36" in height
- 2 Major tenants with two frontages may request additional signage, with approval from the CONSENTING OWNERS, by applying for a permit from the City Planning Commission
 - a Major tenants shall not have metal raceways but shall be installed flush on building fascia

- b Letter styles and colors for major tenants to vary depending upon their log City Planning Commission and Landlord approval of styles and colors is required The Parties acknowledge approval of the Standard Signage for Mervyn's, Albertson's and Ross

E IN LINE TENANTS

- 1 One (1) sign will be permitted for each In-Line Tenant
- 2 Each tenant will be allowed the maximum height of letters to be 24" and not exceed 80% of store lineal frontage
- 3 Tenant's name only No additional advertising of products or services

F PAD TENANTS

- 1 Signage review for Pad "A", "C", and the gas station shall be performed in conjunction with Development Plan applications
- 2 Pad "B" and Shopping Building #3 shall not construct individual free-standing signs

G PROHIBITED SIGNS

- 1 Signs Constituting a Traffic Hazard
No person shall install or maintain a cause to be installed or maintained any sign which simulates or imitated in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic
- 2 IMMORAL OR UNLAWFUL ADVERTISING
It shall be unlawful for any person to exhibit, post or display cause to be exhibited, posted or displayed upon any sign, anything of the obscene, indecent, or immoral nature or unlawful activity
- 3 SIGNS OR DOORS, WINDOWS OR FIRE ESCAPES
No window signs will be permitted except as noted herein No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door No sign or any kind shall be attached to a stand pipe except those signs as required by code or ordinance
- 4 ANIMATED, AUDIBLE, OR MOVING SIGNS
Signs, consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited

5 OFF-PREMISES SIGNS

Any signs installed for the purpose of advertising a project, event, person or subject not related to the premises upon which sign is located, is prohibited

6 VEHICLE SIGNS

Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited

7 LIGHT BULB STRINGS AND EXPOSED TUBING

External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by Owner when the display is an integral part of the design character of the activity to which it relates

8 BANNERS, PENNANTS, AND BALLOONS USED FOR ADVERTISING PURPOSES

Flags, banners, or pennants, or a combination of the same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Owner and City Approval

9 SIGNS IN PROXIMITY TO UTILITY LINES

Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the State of California are prohibited

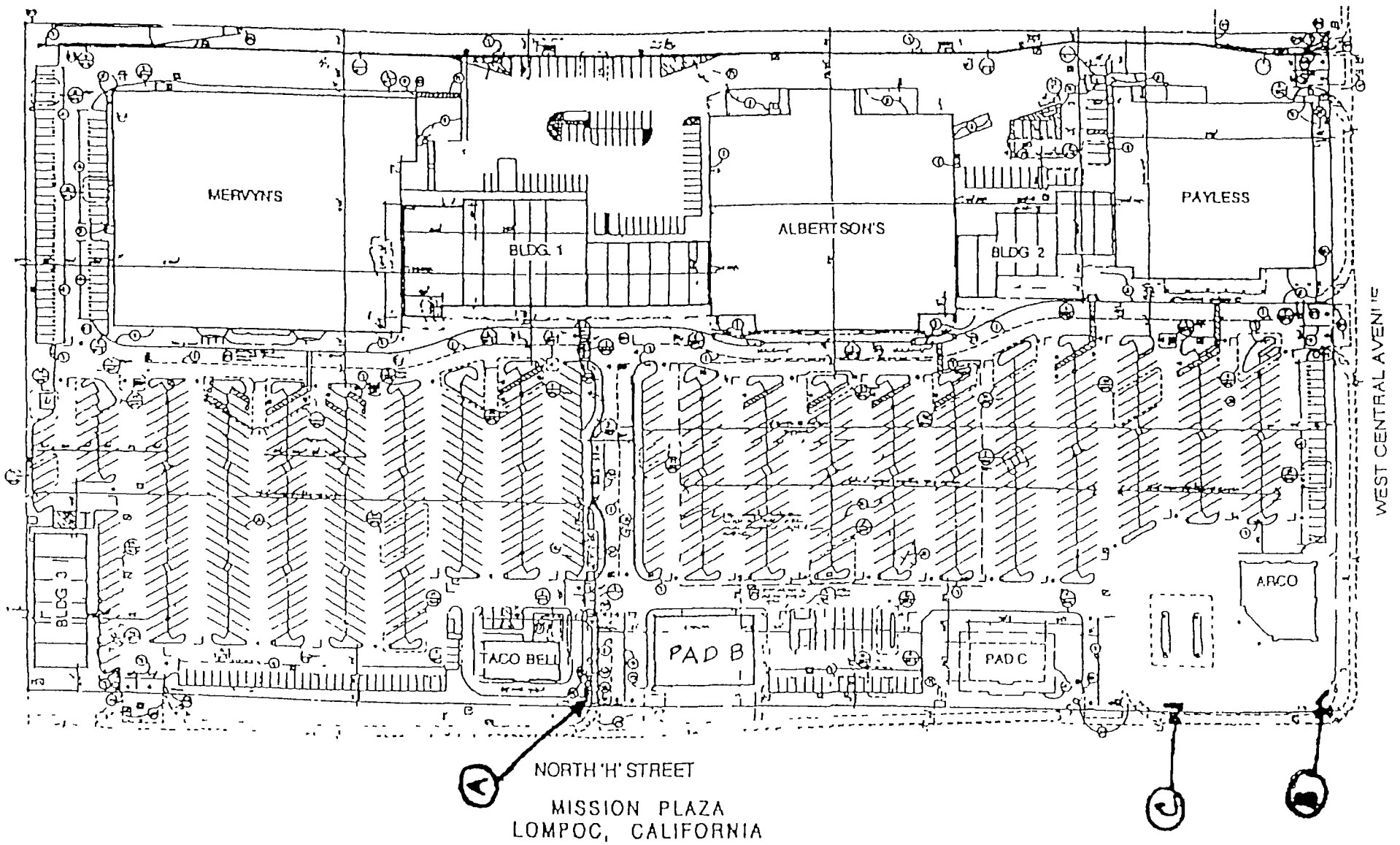
10 DIRECTIONAL SIGNS

Signs placed in parking lots including information for entry and exit are prohibited

EXHIBITS

Site Plan
Details

- Monument Sign A
- Monument Sign B
- Monument Sign C
- Under Canopy Sign
- In-Line Sign elevation
- In-Line Sign cross-section



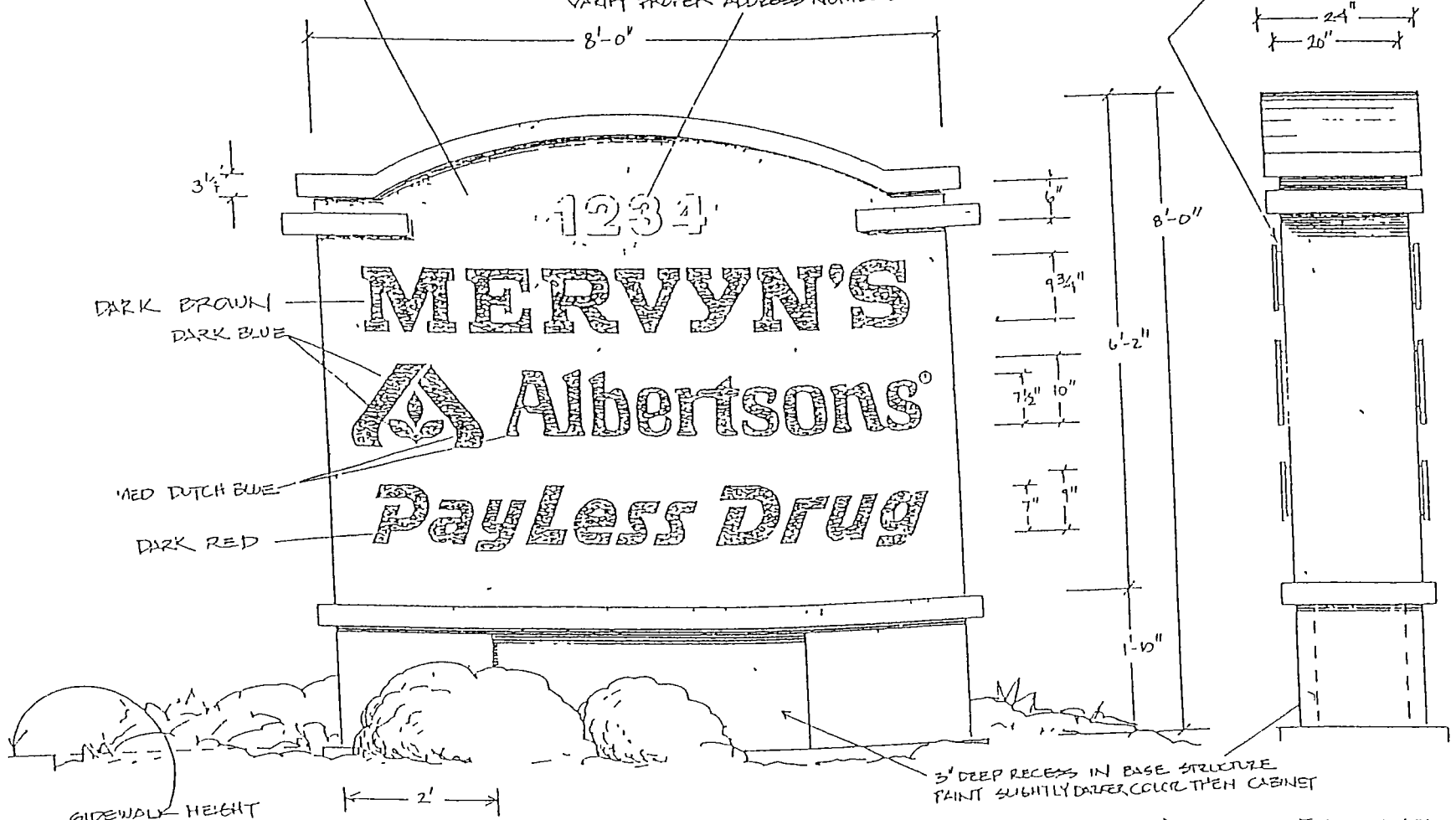
Planned Sign Program Mission Plaza

Exhibit – Site Plan

ALUMINUM CONSTRUCTION CABINET TO BE TEXTURE COATED & PAINTED TO MATCH MATTE FINISH FRAZER #4310 W

1/4" BRASS NUMBERS, FLAT CUT OUT, WITH A TARNISHED - ACID WASHED FINISH STUD MOUNT 1/2" OFF BACKGROUND VERIFY PROPER ADDRESS NUMBERS

LETTERS ARE 1/2" FLAT CUT OUT TRONICEL PLASTIC WITH A STAIN OFF OF 1/2" ROUTED AREA BEHIND LETTERS ARE BACKED WITH FROSTED CLEAR LEXAN 1/8"



MONUMENT (A)

FABRICATE & INSTALL (1) MONUMENT SIGN WITH MAJOR TENANTS DISPLAYED INTERIOR ILLUM IS BY FLUORESCENT LAMPING PLACE SIGN PERPENDICULAR TO STREET WITH LETTERING ON BOTH SIDES (SCALE 3/4" = 1')

ALUMINUM CONSTRUCTION CABINET TO BE TEXTURE COATED & PAINTED TO MATCH WHITE FINISH FLOOR #4510 11

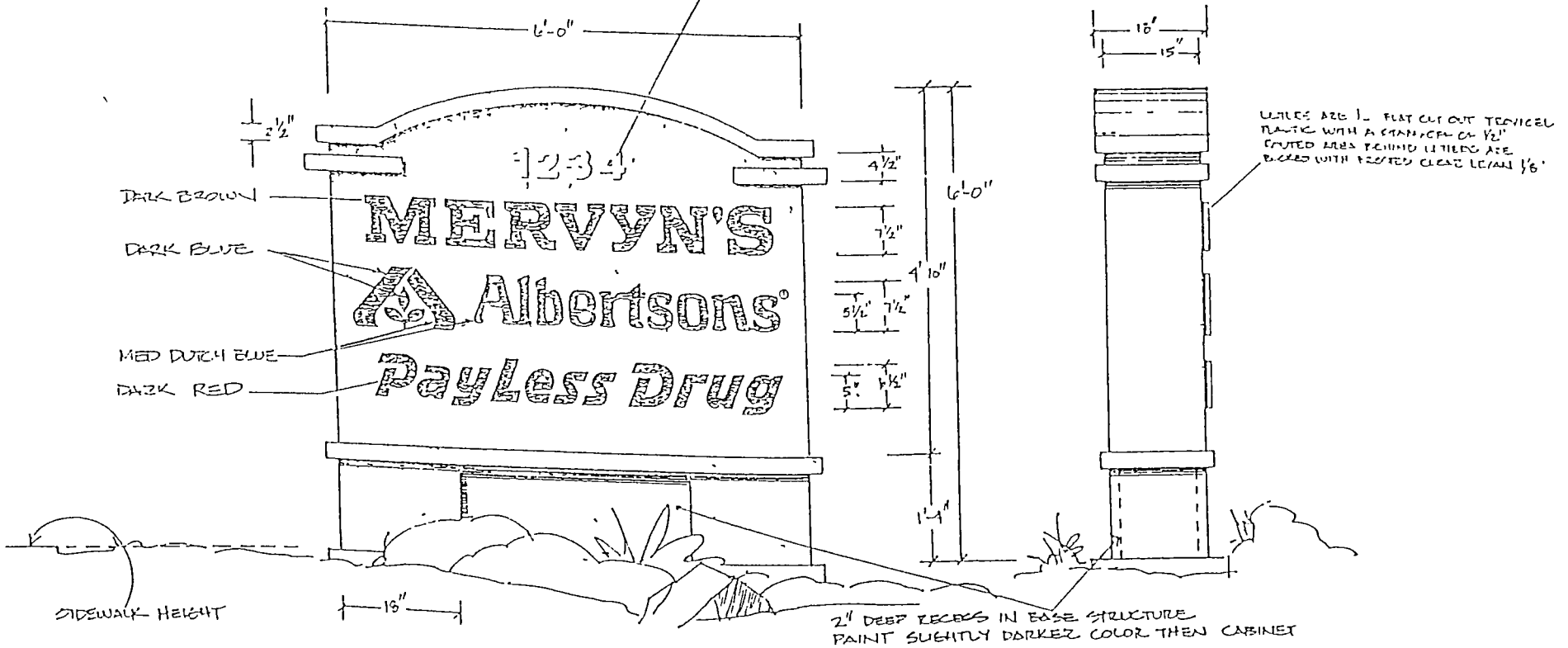
1/4" BRASS NUMBERS, FLAT CUT OUT, WITH A TERN SHED - ACID WASHED FINISH AND MOUNT 1/2" OFF BACKGROUND VERIFY PROPER ADDRESS NUMBERS

MONUMENT (B)

FABRICATE & INSTALL (1) SINGLE SIDED MONUMENT SIGN FOR MAJOR TENANT DISPLAY INTERIOR ILLUMINATED WITH FLUORESCENT LAMPS

(SCALE 3/4" = 1')

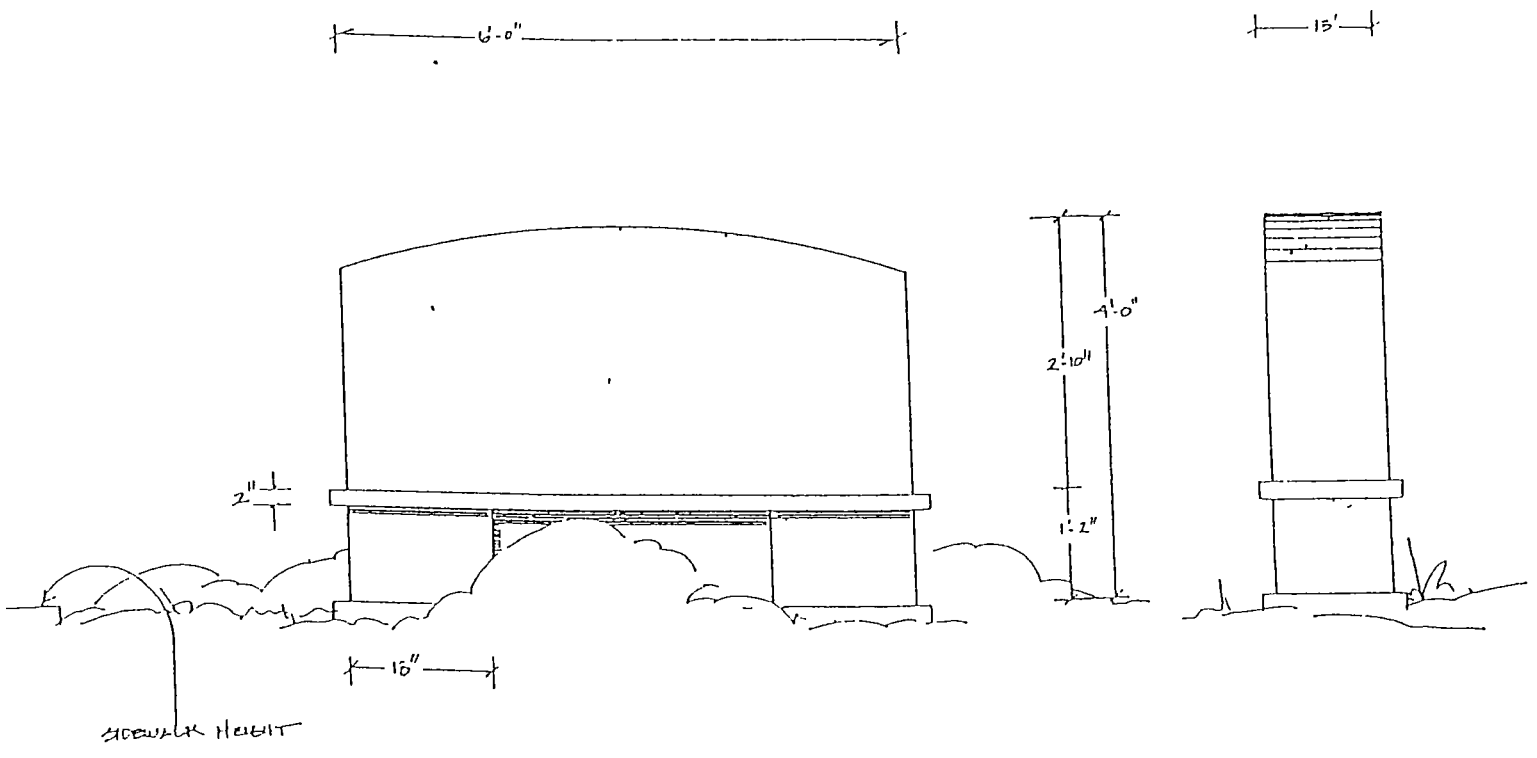
SIGN TO BE LOCATED DIAGONALLY AT THE CORNER OF PROPERTY



DOUBLE SIDED, INTERIOR ILLUMINATED
TENANT SIGNS, RESERVED FOR THOSE
WITH DETACHED PAD SITES

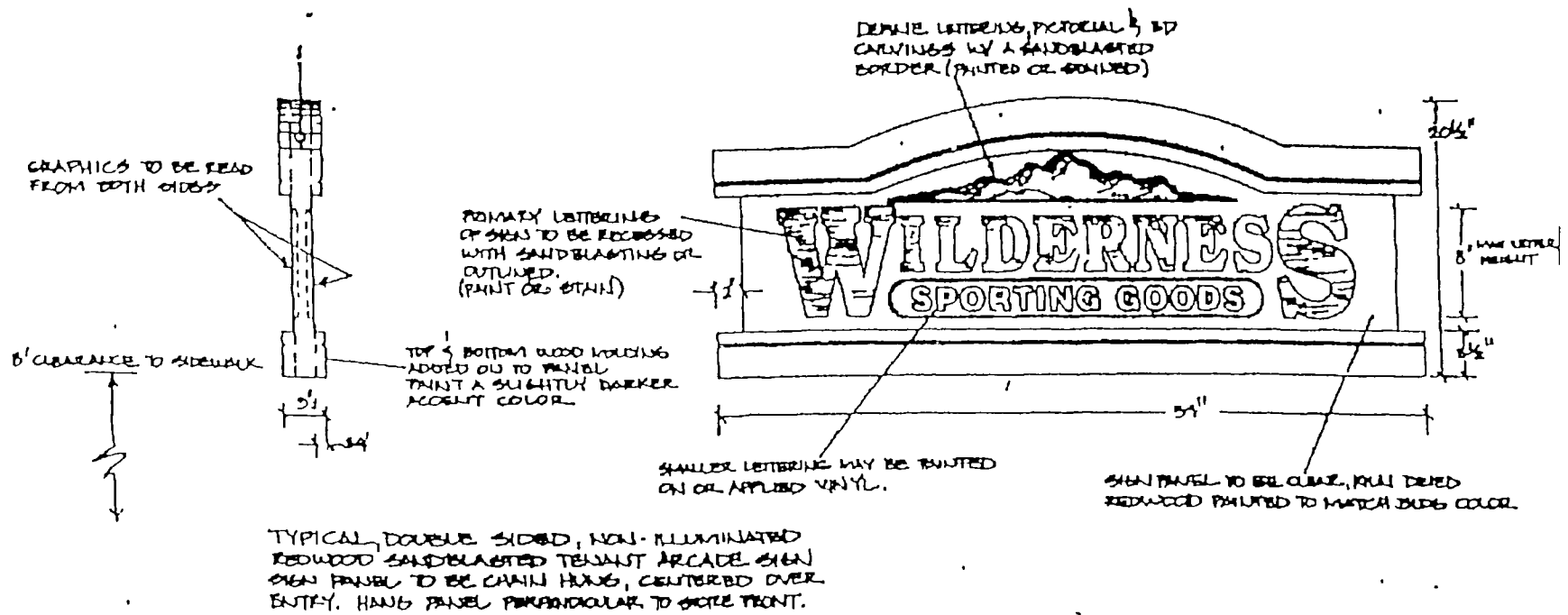
CONSTRUCTION TO BE SAME AS SIGNS A, B

MONUMENT C



Planned Sign Program Mission Plaza

Exhibit - Monument Sign C



MAXIMUM USE OF SIGN BAND
80%
OF TENANTS LEASED BLDG FACE

SCALE 1/2" = 1'

CENTER LETTERS & X-HEIGHT
ON SIGN BAND AREA

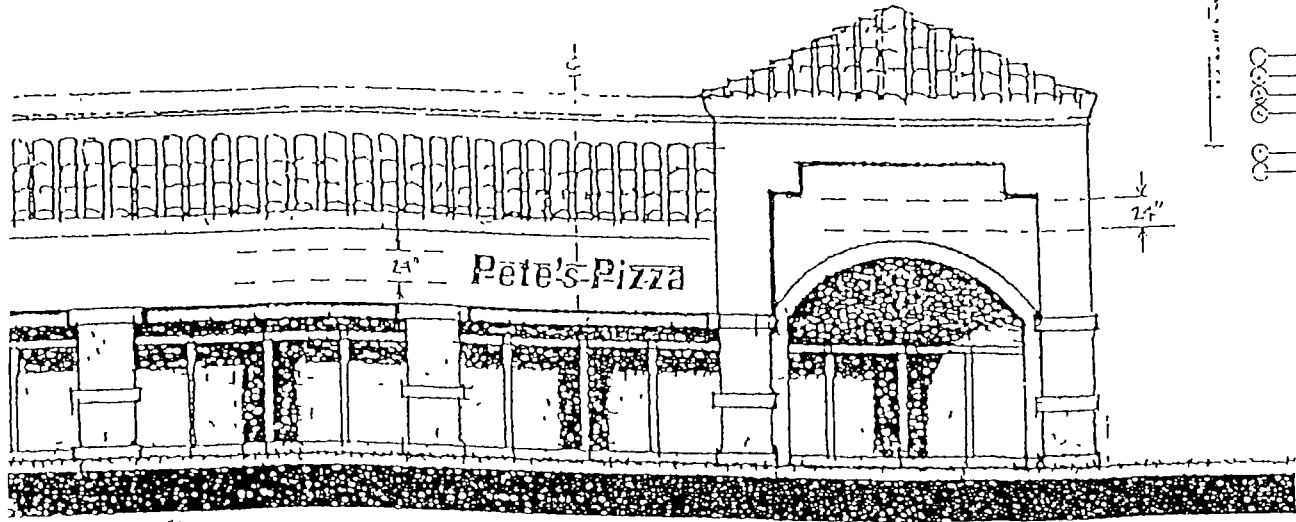
Pete's Pizza

2" MAX HEIGHT

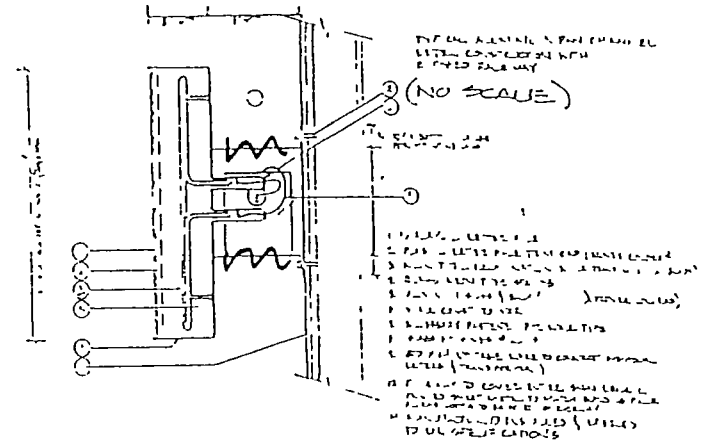
PERSONALIZED LOGO BOX IS ALLOWED
WITH A MAXIMUM HEIGHT OF 24" AND
NOT TO EXCEED 20% OF TOTAL SR
FOOTAGE ALLOWED

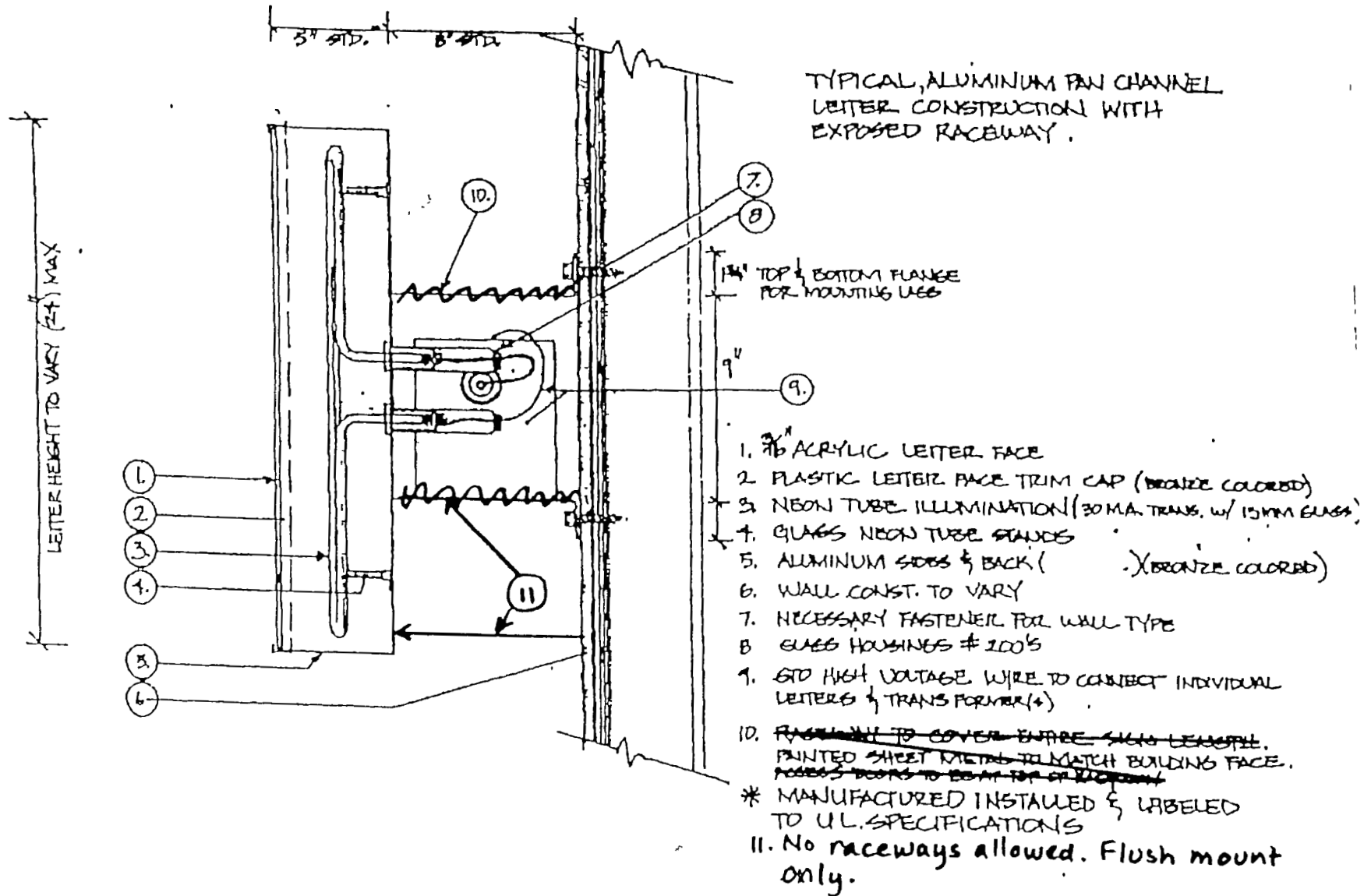
TENANTS MUST USE THE LETTER STYLE OF HELVETICA
AND ITS FAMILY OF STYLES, UNLESS SPECIAL EXCEPTION
IS GIVEN. COLORED ACRYLIC FACES CAN BE SELECTED
FROM POWN & HANS #2793 RED #2648 BLUE
#2100 GREEN & TURQUOISE #2300
GRAPHICS FOR LOGO TYPE BOXES MAY BE PAINTED,
APPLIED VINYL OR BONDED, F.C.O. FLEX

--- LOWER CASE DESCENDING
LETTERS MAY DRIP BELOW
BASELINE OF SIGN BAND



SCALE 1/8" = 1'





Planned Sign Program Mission Plaza

Exhibit - In-Line Sign cross-section