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JAN 13 2010

CITY OF COCONUT CREEK
DEPT. OF SUSTAINABLE DEVELOPMENT

Sign Criteria

Village Shoppes of Coconut Creek
Coconut Creek Florida
Revised 1-12-10

APPROVED

DATE: 1/7/10 BY: [Signature]
ADMINISTRATIVE APPROVAL

This sign plan shall serve as the new standard for all tenants requesting signage not typical to what was previously approved. The original approved sign plan shall be amended. All signs shall be designed, constructed and located in accordance with the following design criteria and shall be subject to the approval of the owner or authorized agent of the building. This sign criterion has been established for the purposes of assuring a uniform building signage program. Conformance will be strictly enforced and any non-conforming signs will be disapproved.

WALL SIGNS REQUIREMENTS

1. Owner or agent shall require two prints of detailed professional shop drawings indicating the location, size, layout, design and color of the proposed sign(s), including all lettering and/or graphics, and include the exact relation to the store front fascia.
2. All permits for sign(s) and their installation shall be obtained by the Tenant or its representatives from the city in which the business is located, and a copy forwarded to owner or authorized agent.
3. All signs shall be constructed and installed at Tenant's expense, include removal of existing signs.
4. Tenants shall be responsible for the fulfillment of all requirements of this criterion, and shall submit samples of sign materials if requested by the property owner or authorized agent.
5. Signage: Allowable letter sizes for primary store fronts are to be no larger than 24 inches and no smaller than 18 inches on front and first story building elevations second story or above signs are limited to fifty (50) percent of the base sign area and seventy-five (75) percent of the base letter height as noted in Sec.13-461. In this instance the 2nd story sign proposed on the SR7 elevation is limited to 22.5" in height and fifty (50) square feet in addition to other standards in the Land Development Code as previously provided.
6. National tenants, tenants with trademarked logos and letter fonts are not limited to any specific color or font type for their general sign, trademark and logo. Logo's that are symbols shall not be larger than the height of the adjacent letters and logos. Non trademark registered
7. Non corner tenants are allowed 1 wall sign per leased space. Tenants within a corner bay are permitted up to three (3) signs. One (1) sign on the primary store-front and the secondary and third signs (where applicable) shall be allotted fifty (50%) percent of the fascia width.
8. Wall signs shall not extend beyond 75% of the width of the tenants leased area.
9. All signs shall be single faced individually mounted flat to the wall illuminated or non illuminated channel letters.
10. Channel lettering shall be located as to be centered on the building façade of the prime signage area of the building as noted in proposed sign area sheet. Signs should be centered vertically and horizontally with a minimum of 6" top and bottom of the façade in which the sign is proposed.

11. Signage located at the Wiles Road end and 441 ends will have dedicated areas for the signs to be installed upon. This will allow an open building area for the signs to be placed upon without the encroachment of foliage upon the signage. The dedicated section of the meshing will be removed to accommodate new signage at time of signage approval. Removal of the sections will not affect the meshing structurally. The meshing will be removed by unbolting the structural supports and removing the section from the building all wall penetrations will be repaired and painted to like new conditions. It will be at owners expense to have these sections removed and inspected if needed.
12. tenants signage copy should be of all the same font type throughout the center” Helvetica Bold “ as per attached letter style sheet
13. Lettering color to be as stated White face, Durodonic bronze trim and return
14. Lettering illumination color to be white LED or NEON
15. Electrical service to all signs shall be on Tenant’s expense unless otherwise stipulated within the tenants lease

APPROVED FONT STYLE “HELVETICA BOLD “

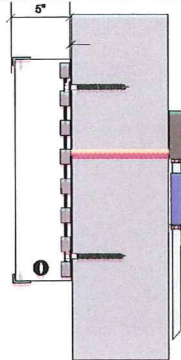
**ABCDEFGHIJKLMN
OPQRSTUVWXYZ**

SIGN INSTALL

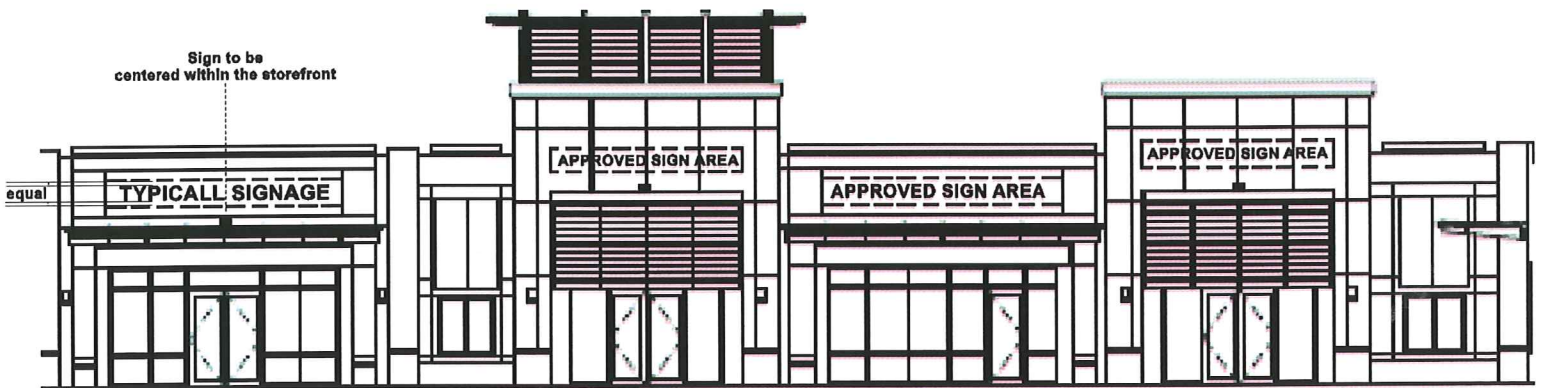
1. All signs, bolts, fastenings and clips shall be of a non corrosive material.
2. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner. Any damage resulting from installation including secondary water damages shall be the owners or tenant’s responsibility. Repairs will be performed by Property or tenant’s whoever had executed contract with contractor or subcontractor under the direction of the Owner or the authorized agent. All costs shall be paid for by the responsible party.
3. No labels will be permitted on the expressed surface of signs except those required by local ordinance which shall be applied in an inconspicuous location.
4. Sign contractor shall repair and/or replace any damage to work of others caused by this work.

5. Owner, authorized agent and or tenant shall be fully responsible for work performed by the hired sign contractor. All sign contractors must be licensed and insured.

APPROVED TYPICAL SIGN INSTALLATION TYPE

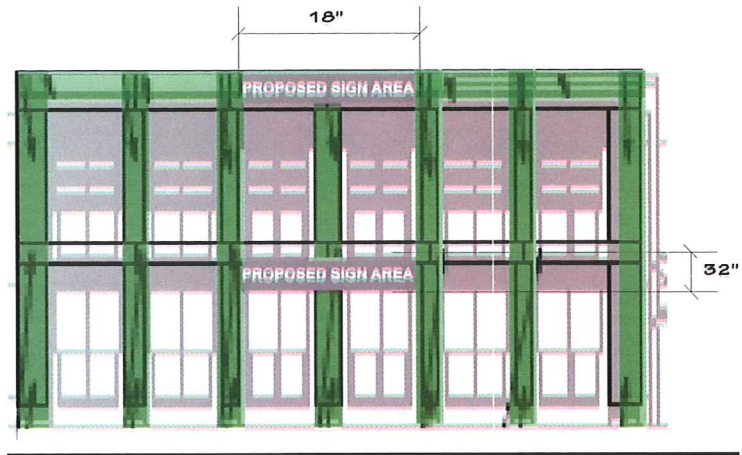


TYPICAL SIGN INSTALLATION AREA ON STOREFRONT



END BUILDING FACADES DESIGNATED SIGN AREA

West end elevation



South end elevation

