

Manteca Shopping Center

Manteca

California



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Master Sign Program

April 14, 2017

Landlord:
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Newport Beach, CA 92660
Phone 949.760.8591
Fax 949.760.8584

VISIBLE GRAPHICS

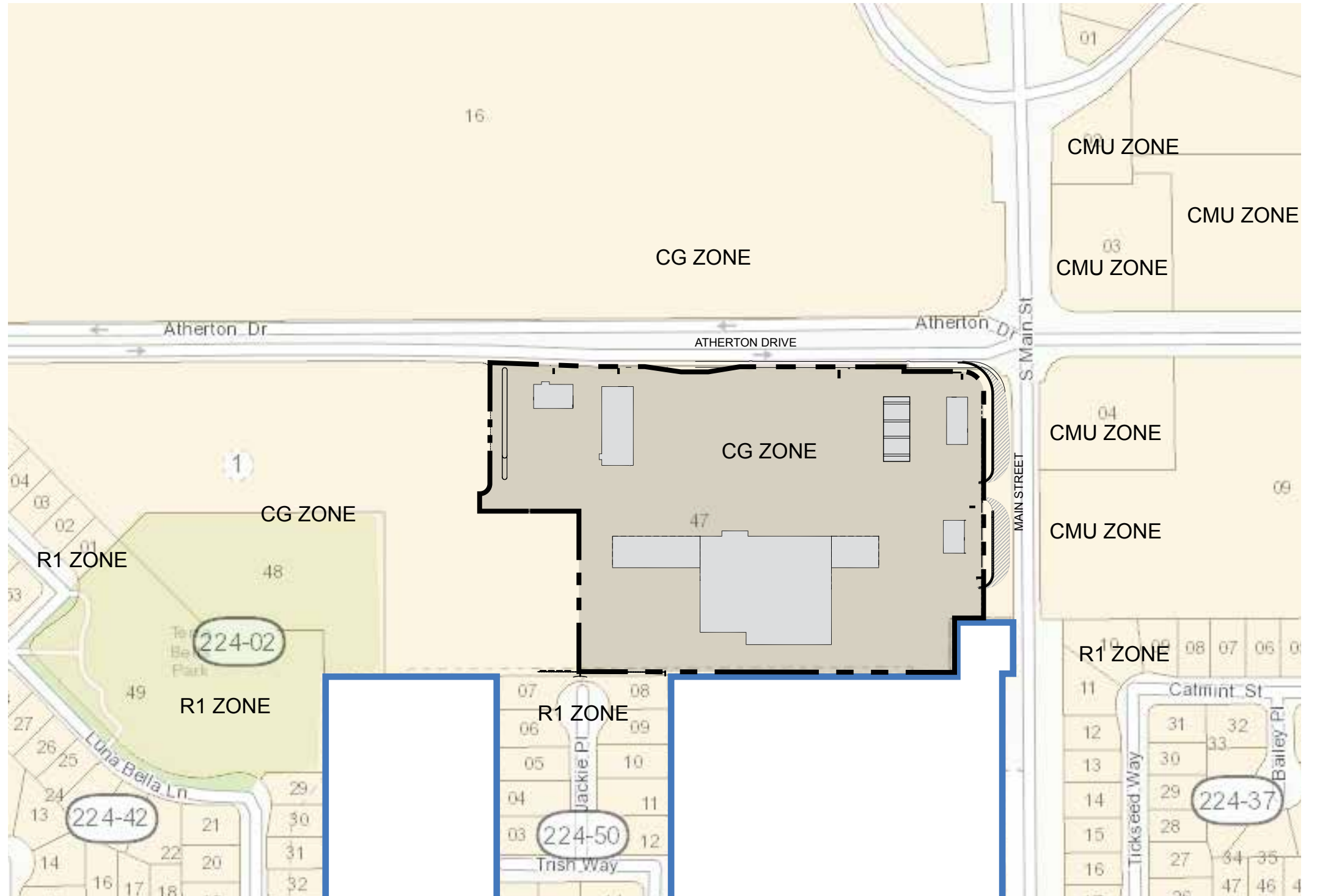
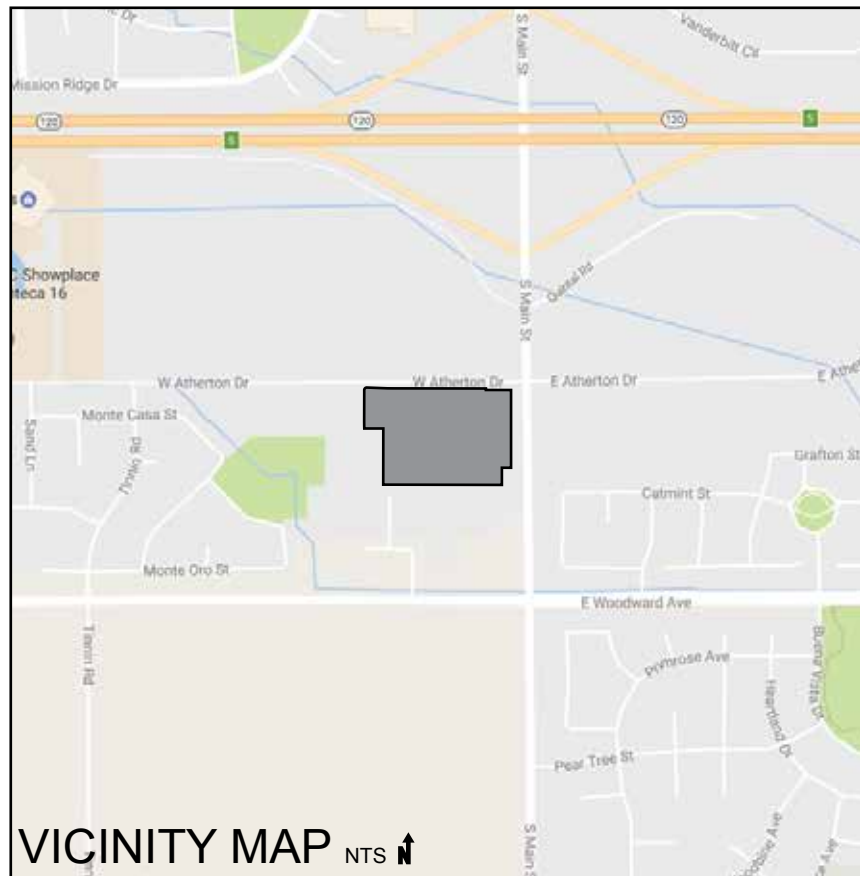
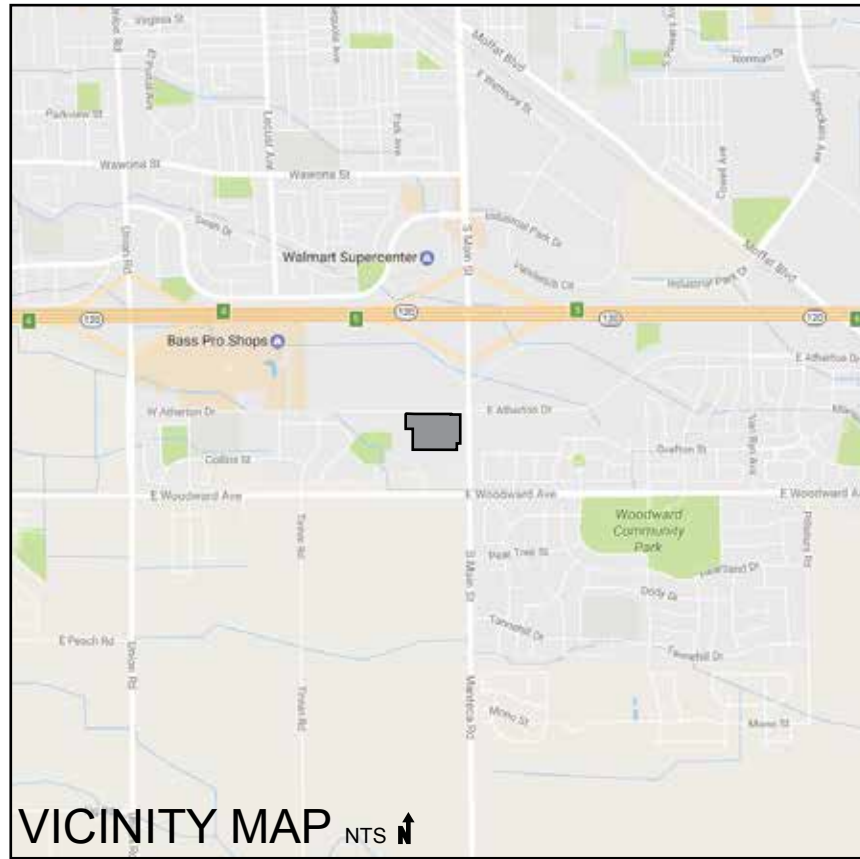
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Vicinity Maps

Neighboring Sites



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Purpose

The purpose of this program is to provide wall sign guidelines for tenants and ground sign guidelines for the property owner/manager. The overall intent is to allow the integration of all signs with the design of the structures to achieve a unified architectural statement and common sign guidelines. The program works to encourage design flexibility without circumventing the intent of this Manteca Municipal Code.

Prohibited Signs

1. Any sign not specifically in accordance with the provisions of Chapter 17.54 of the Manteca Municipal Code.
2. Signs painted or mounted on roofs or placed above the roofline.
3. Animated signs or flashing signs, with the exception of time and temperature signs approved by both the Landlord and the City of Manteca Planning Department.
4. Pennants, banners, balloons, or other paraphernalia composed of paper, cloth, or other flexible material.
5. Signs which rotate, move, reflect, blink, or incorporate elements that do so, except approved time and temperature signs.
6. Signs placed on the public right-of-way or affixed to an element or structure on the public right-of-way, or located on a publicly owned tree, fence, or utility pole, or otherwise posted on public property.
7. Inflatable balloon signs, including, but not limited to, individual balloons, balloon strings, and other inflatable objects made of a flexible material and inflated so as to be lighter than air.
8. Signs affixed to vehicles where the primary purpose of the vehicle is advertising. This does not apply to signs maintained on vehicles when such advertising is incidental to the primary purpose for which the vehicle is being used (e.g., delivery service) or is required by state or federal law (e.g., contractor's license number) as exempted in the definition of a sign. Signs included in this definition include, but are not limited to, cars parked showing signs or vehicles that drive around the city with the express intent of communicating a message displayed on the vehicle (e.g., "rolling billboards").
9. Signs attached to light standards.
10. Off-site signs.
11. On-site signs that identify an activity, product, or service no longer conducted or available at the site on which the sign is located.
12. Abandoned signs.
13. Signs on fences.

Temporary Promotional Signs

Temporary promotional signs require the issuance of a Temporary Sign Permit from the City of Manteca Community Development Director. Temporary signs may include, but are not limited to, commercial signs for grand openings, special product, sale, or event advertising.

1. No maximum quantity, size or height.
2. Minimum setback from right-of-way is 5 feet. Must be located outside of the clear visibility triangle.
3. Maximum time duration is 30 days each 3 months.

Window Signs

1. Window signs may not exceed 50 percent of the total window area of any window.
2. Permanent window signs shall count toward the total sign area allowed.
3. Temporary window shall not count toward the total sign area allowed.
4. Window signs under 4 square feet that display business identification, hours of operation, and address information are allowed without a permit.

Wall Sign Submittal Requirements

Tenant shall pay for all signs, their installation and all other labor, materials and maintenance. Tenant must file, pay and obtain any licenses, permits as required for sign installation. All permanent building signs must be approved by Landlord and permitted by the City of Manteca prior to installation. Landlord has the right to refuse approval of any sign which does not conform to the criteria set forth herein.

Approval shall be based on:

1. Conformity with this Master Sign Program, and;
2. Tenant shall email or provide hardcopies of the proposed design to Landlord for review. Upon receiving the landlord's signed approval, the tenant shall then submit three (3) copies to the City of Manteca. Drawings shall include the following as required by the City of Manteca:
 - A. The size, color and construction of all lettering and (if applicable) logos.
 - B. Scaled section drawing(s) of the sign showing its construction and installation method.
 - C. Scaled illustration(s) showing the size and location of the sign in relation to the store facade.
 - D. A site plan showing the location of the sign in relation to the surrounding businesses and streets.
(Exhibits from this sign program may be utilized to create any of the above documents)

Upon receipt of permits, Tenant shall forward one copy of permit to Landlord prior to installation of signs. Any drawings returned to Tenant marked for changes must be re-submitted with proper corrections. Any sign that is installed by a Tenant that does not conform to the drawings approved by the property owner or the City shall be corrected by tenant within thirty (30) days after written notice. In the event Tenant's sign is not brought into compliance within this period, the Landlord shall have the option to correct or replace said sign at Tenant's sole expense. Unpermitted signs are subject to removal and/or fees and fines by Landlord and/or the City of Manteca.

Installation shall be performed only by a licensed electrical contractor or electrical sign installer (Class C-45), which shall maintain Workers' Compensation Insurance and General Liability insurance in the amount of \$1 million or greater. Tenant is responsible for verifying the required coverage. Tenant is responsible for repairing any damage to building fascia caused by sign contractor or others. Nothing contained in this Master Sign Program shall constitute a representation by the Landlord in lieu of any Municipal requirements regarding signs and signage, and in the event of a conflict between the criteria set forth in this document and such requirements, the municipal requirements shall control Tenant's allowable signs and signage.

Construction & Installation

Every sign type and all parts, portions, and materials thereof shall be manufactured, assembled, and erected in compliance with all applicable State, Federal, and City of Manteca laws and regulations, including the City-adopted Building Code.

1. All transformers, equipment, programmers, and other related items shall be screened and/or painted to match the building or shall be concealed within the sign.
2. Illumination to be provided by internal LED. Only acceptable as a light source when no spotting can be seen.
3. All penetrations into building must have watertight seals.
4. All permanent signs shall be constructed of quality, low-maintenance materials such as metal, concrete, natural stone, glass, and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight or degradation due to other elements.
5. All freestanding signs that incorporate lighting shall have underground utility service.
6. All temporary signs, portable signs, and banners shall be made of a material designed to maintain an attractive appearance for as long as the sign is displayed.
7. Every sign and all parts, portions, and materials thereof shall be maintained and kept in proper repair. The display surface of all signs shall be kept clean, neatly painted, and free from rust and corrosion. Any cracked, broken surfaces, malfunctioning lights, missing sign copy, or other non-maintained or damaged portions of a sign shall be repaired or replaced within 30 days following notification by the City of Manteca. Noncompliance with such a request will constitute a nuisance condition and zoning violation from the City of Manteca may be issued.
8. The light from an illuminated sign shall not be of an intensity or brightness that will create glare or other negative impacts on residential properties in direct line of sight to the sign.

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General Wall Sign Guidelines

1. Sign cabinets shall not be permitted (Tagline bar is not a cabinet sign).
2. Tenants with more than 5000 square feet of gross floor area may have up to three signs (Subject to approval by Landlord). Total wall sign area is limited to 2.5 square feet per linear foot of tenant frontage, up to a maximum of 200 square feet per elevation. An individual sign may not exceed 200 square feet.
3. Tenants with less than 5000 square feet of gross floor area may have two signs (Landlord may grant additional signs under special circumstances). Total wall sign area is limited to 1.5 square feet per linear foot of tenant frontage, up to a maximum of 100 square feet per elevation. An individual sign may not exceed 100 square feet.
4. Note: Most tenant sign sizes are limited by height and width. Total allowable sign area does to provide a way for signs to be taller or wider than allowed for each tenant space.
5. Tenant wall signs may not exceed 70% horizontal width of the sign band area within their frontage or the sign band area where the sign is to be located, whichever is smaller.
6. Overall sign area shall be computed by drawing no more than eight (4) connected lines around the entire outer perimeter of the letters, logo and secondary sign (if applicable). Ascenders & descenders shall not be included in sign area calculations.
7. Each wall sign may utilize one logo. Such logo must follow all guidelines for channel letters.
8. Signs may use corporate colors.
9. Raceways are only allowed with written permission of Landlord if it can be proven that a raceway is required or where structural needs require it.
10. Individual channel letter text shall make up the primary sign identity for wall signs. Although there is no strict required text to logo size ratio, the designed sign should be visually balanced and attractive.
11. Channel letters & logos are to be constructed from pre-finished .063 aluminum or 24 gauge painted or enamel baked steel with recommended 3" to 5" deep returns.
12. When installed directly onto a wall, channel letters & logos must be installed flat against the wall with the depth of the sign not exceeding 5".
13. Signage may be installed on steel canopy, but must follow guidelines for **Signs on Steel Canopy** herein for each building type.
14. HALO ILLUMINATION IS NOT AN OPTION.

Major Tenant Wall Signs

In addition to the General Wall Sign Guidelines, the following guidelines apply to wall signs for the Major Tenant.

1. Logo may placed anywhere within the signage area.
2. Tenant may choose locations of wall signs, yet location must be approved by Landlord.
3. Signage may be installed on steel canopy, but must follow guidelines for Signs on Steel Canopy herein. Location of any sign on a steel canopy must be consistent with this exhibit and is subject to approval by the Landlord.
4. All wall signs to be internally illuminated channel letters.
5. Major Tenant may install a maximum of 250 square feet of wall sign area on front north-facing elevation

Stores & Pad Building Wall Signs

In addition to the General Wall Sign Guidelines, the following guidelines apply to wall signs for Stores and Pads.

1. Maximum overall height of sign may not exceed 30".
2. When using one line of text, letter height may not exceed 20".
3. When using two lines of text, each letter height may not exceed 9 1/2". (Note: Tagline bar height is set at 5 1/2").
4. Tenant wall signs must be horizontally centered within the provided group of goose neck lights positioned directly above each allowable sign location. Wall signs may only be installed in the specific locations shown on the elevations herein, typically over doorways.
5. Logo may be on either the left or the right of the text.
6. Tenant may install internally illuminated wall sign or may install without internal illumination. If sign is non-illuminated, the Landlord will set goose neck lights at standard brightness. If sign illuminated, Landlord will reduce goose neck brightness to 30%.
7. Where a Tenant's sign location includes a steel canopy, Tenant has the option to install their sign either on the wall or the steel canopy. If Tenant elects to install their sign on the steel canopy, they must follow the guidelines for **Signs on Steel Canopy** herein.
8. Each wall sign is entitled to a choice of one or two lines of text for channel letters. (Unless wall sign is installed on a steel canopy).

Continued...

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Stores & Pad Building Wall Signs continued

- Each Tenant is entitled to a choose whether to include a Tagline bar, regardless of how many lines of text are proposed. (Unless wall sign is installed on a steel canopy). Tagline bar must be located directly below bottom line of text.
- Tagline bar may be justified to the left, center or right, as deemed appropriate by the tenant. Subject to approval by the Landlord. Maximum overall height of sign may not exceed 30".

Stores & Pads Wall Signs Installation Types

There are three types of wall sign installations for this building type.

STUCCO WALL

- Channel letters and logos must be installed flat against the wall.
- Top of signage to be installed 4" below bottom-most portion of goose neck lighting element. See diagram herein titled **Wall Sign Location in Relation to Goose Neck Light** for proper location.
- If installing one line of text, maximum

CORRUGATED WALL

- Channel letters and logos must be installed on the **Bracket & Spanner System** as shown in the diagram herein.
- Top of signage to be installed 4" below bottom-most portion of goose neck lighting element. See diagram herein titled **Sign Location in Relation to Goose Neck Light** for proper location.
- After choosing how many lines of text to include and whether or not include a Tagline bar, Tenant must choose one of the four layout options shown in the diagram titled **Wall Sign Layout Options** herein.
- When using two lines of text, each line to utilize it's own Bracket & Spanner system.
- Bracket & Spanner system is not required for Tagline bar. Tagline bar can be installed directly to wall. (When Tagline bar is used, ensure that all guidelines are followed as shown in the section titled **Tagline Bar Guidelines** herein.

STEEL CANOPY

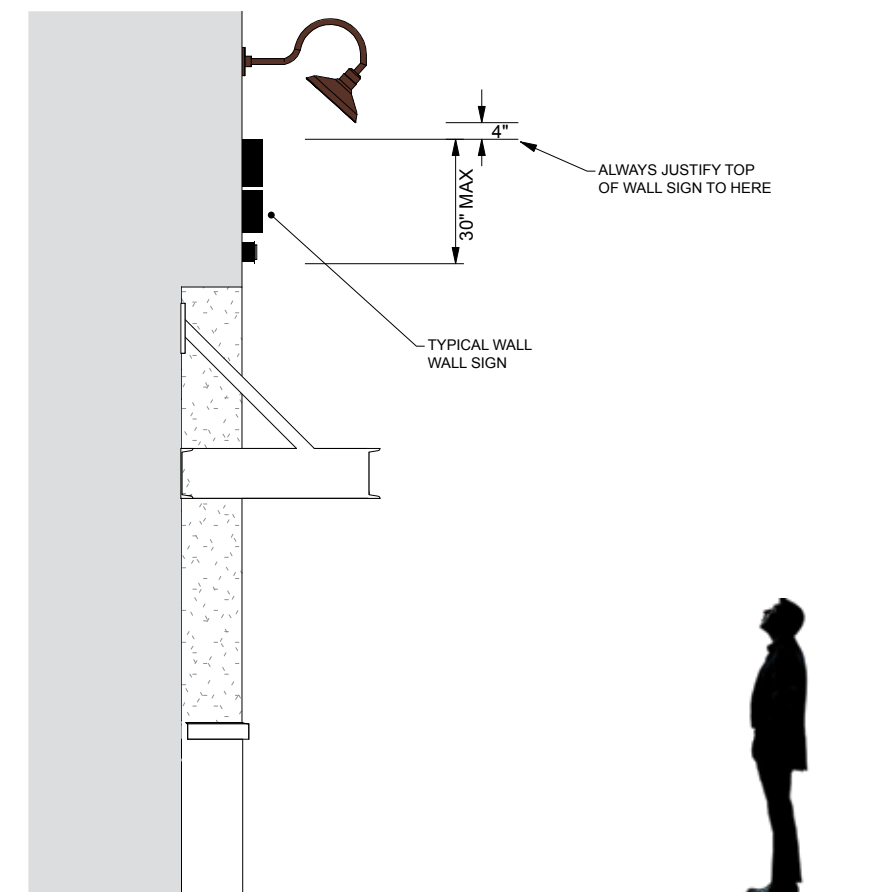
- Channel letters and logo must be installed on canopy according to the guidelines for **Signs on Steel Canopy** herein.
- Only one line of text will be allowed.
- Ascenders and descenders will be allowed.
- Letters and logo must be 3" deep.
- Letters and logo must utilize internal LED illumination. Illumination must be even with no spotting.

Wall Sign Layout Options

There are four vertical wall sign layout options (Tagline bar may be justified left, right or center at the discretion of Tenant).



Sign Location in Relation to Goose Neck Light

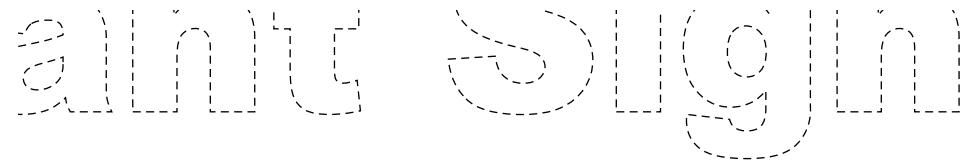


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Tagline Bar Guidelines



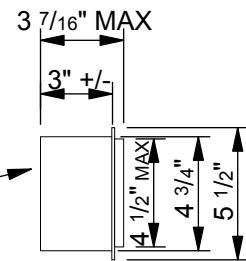
Secondary Text/Tagline

FACE AND EDGE PAINTED TO MATCH FACE OF RIGID STEEL CANOPY

4 1/2" MAXIMUM OVERALL TEXT HEIGHT

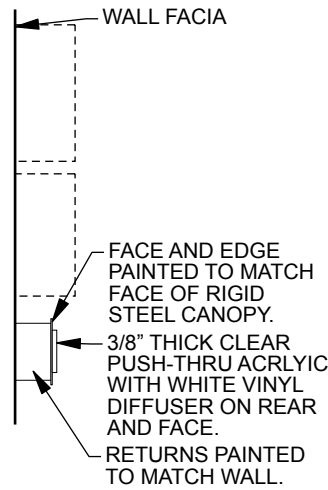
3/8" THICK CLEAR PUSH-THRU ACRYLIC WITH WHITE VINYL DIFFUSER ON REAR AND FACE

(A) TAGLINE BAR
SCALE 1" = 1'



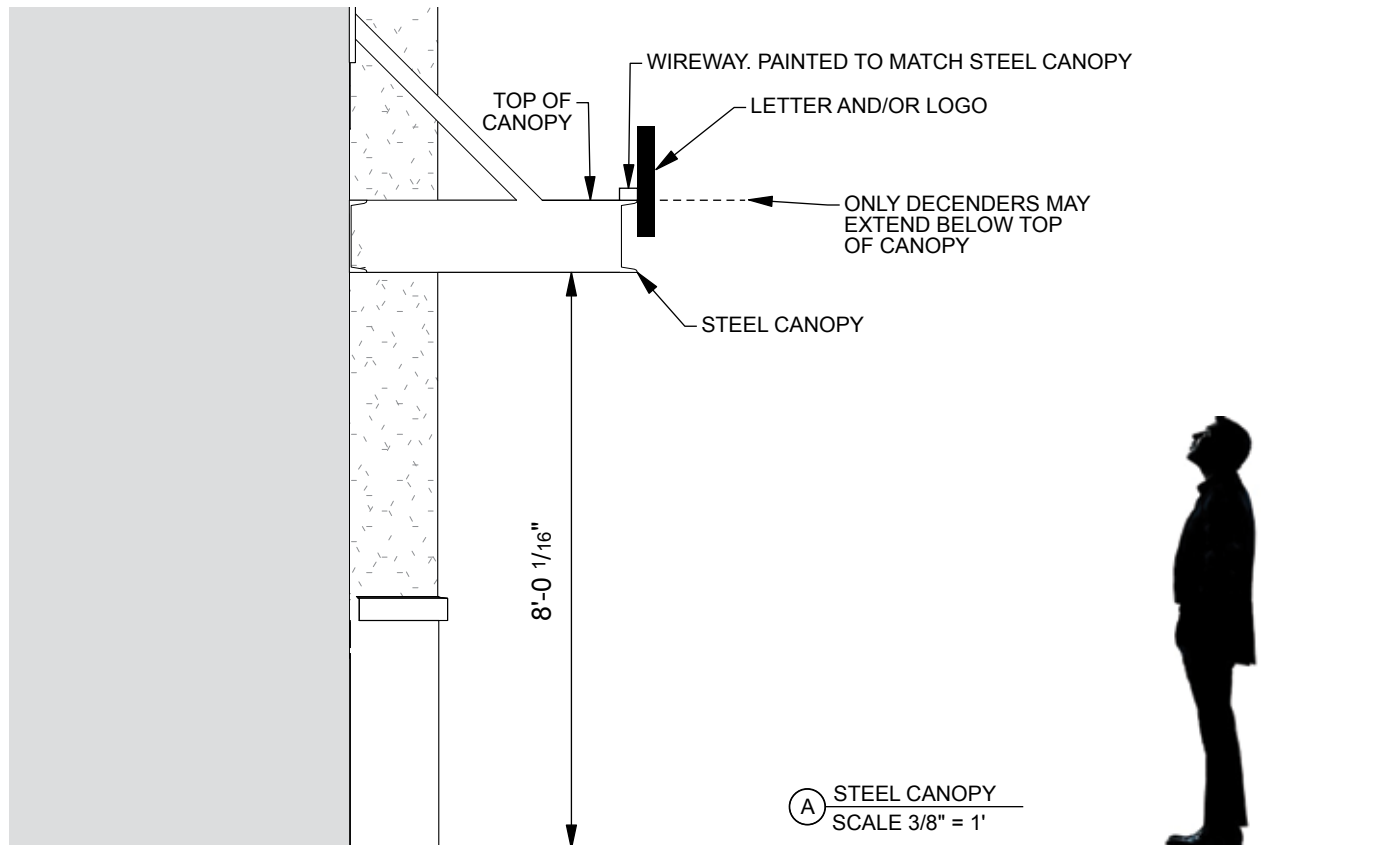
(B) TAGLINE MEASUREMENTS
SCALE 1 1/2" = 1'

WHEN ATTACHED TO CORRUGATED WALL, QUANTITY AND PLACEMENT OF CONNECTION POINTS ARE TO BE PRE-DETERMINED AND PROVIDED



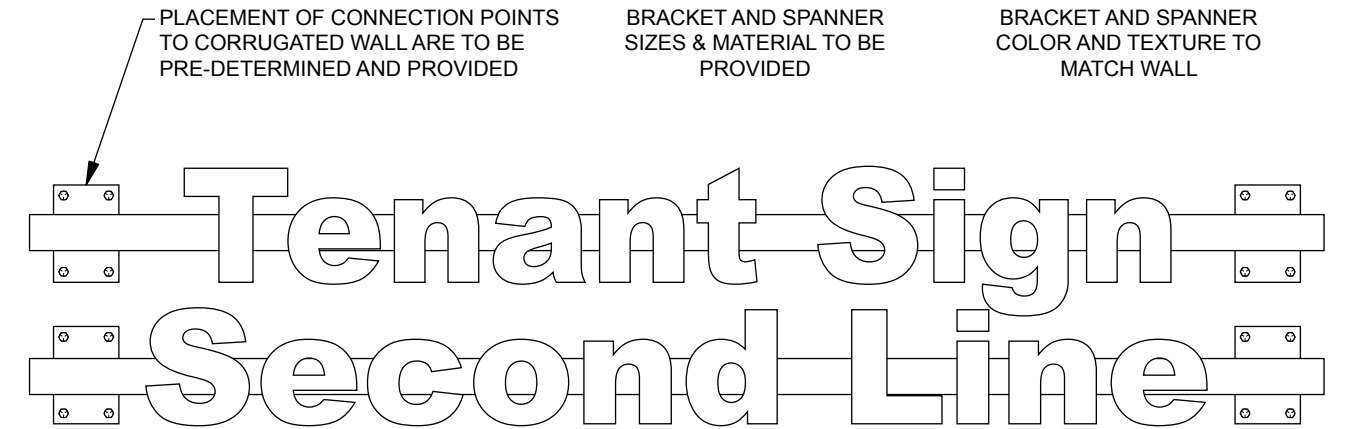
(C) SIDE VIEW
SCALE 3/4" = 1'

Signs On Steel Canopy



(A) STEEL CANOPY
SCALE 3/8" = 1'

Bracket and Spanner System



Secondary Text/Tagline

(A) BRACKET AND SPANNER
SCALE 3/4" = 1'

Site Plan

934' STREET FRONTAGE

ATHERTON DRIVE

MONUMENT SIGN
(Design & setback TBD)

PYLON SIGN FOR
SHOPPING CENTER
(Design & setback TBD)

MONUMENT SIGN FOR
GAS STATION
(Design & setback TBD)

PROPERTY LINE

SIDEWALK

PAD 1

STORES
3

FUEL
STATION

PAD

MONUMENT SIGN
(Design & setback TBD)

MAIN STREET

569' STREET FRONTAGE

PAD
2

MONUMENT SIGN
(Design & setback TBD)





STORES 1

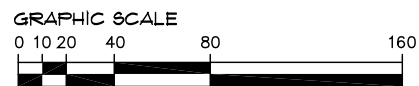
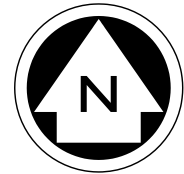
MAJOR
(50,000 sq ft)

STORES 2

TRUCK
LOADING

LEGEND

-  PLANTING AREA
-  OUTDOOR SEATING
-  WALL SIGNS AVAILABLE
-  WALL SIGNS NOT AVAILABLE



A SITE PLAN
SCALE 1" = 80'

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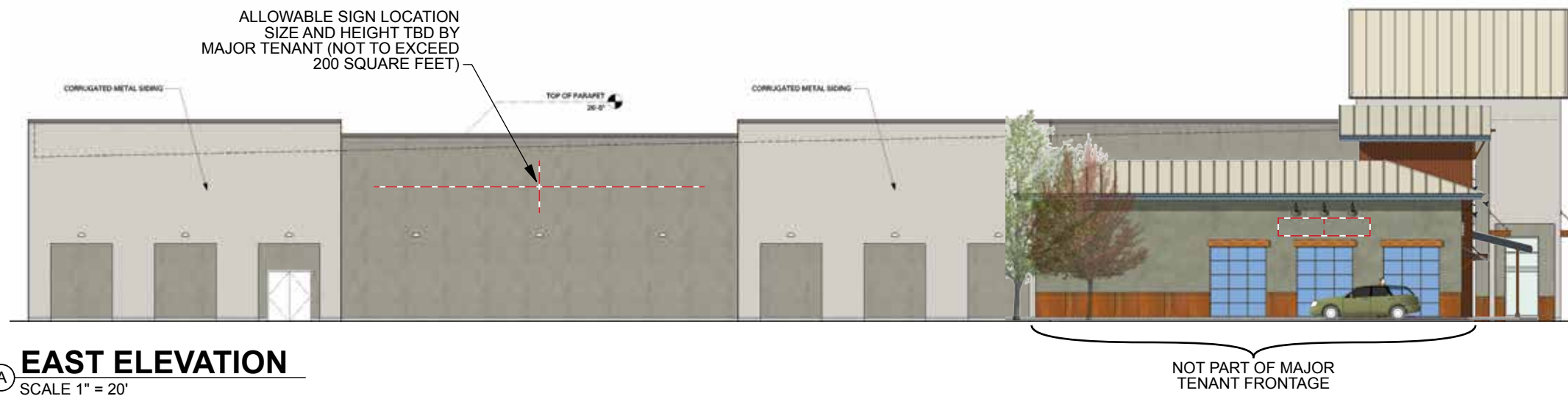
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Major Tenant Elevation



(B) NORTH ELEVATION
SCALE 1" = 20'



(A) EAST ELEVATION
SCALE 1" = 20'

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Stores 1 Elevations



(A) NORTH ELEVATION
SCALE 3/32" = 1'



(B) WEST ELEVATION
SCALE 3/32" = 1'

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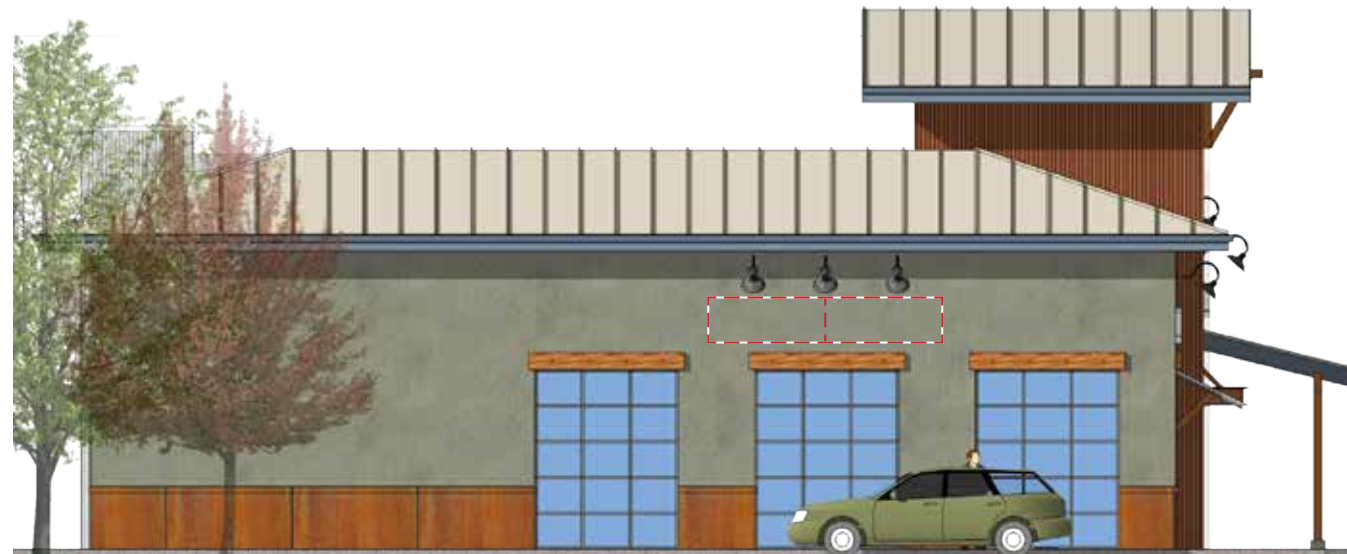
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Stores 2 Elevations



(A) NORTH ELEVATION
SCALE 3/32" = 1'



(B) EAST ELEVATION
SCALE 3/32" = 1'

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Stores 3 Elevations North & East



(A) EAST ELEVATION
SCALE 3/32" = 1'



(B) NORTH ELEVATION
SCALE 3/32" = 1'

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Stores 3 Elevations South & West



(A) WEST ELEVATION
SCALE 3/32" = 1'



(B) SOUTH ELEVATION
SCALE 3/32" = 1'

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Monument Signs Details

Monument sign guidelines.

1. One monument sign is allowed per entrance.
2. Maximum allowable area of each monument face is 50 square feet.
3. Maximum height is 8'.
4. Shall incorporate underground utility service, if illuminated.
5. Only one side of the sign shall be used to determine sign area.
6. All freestanding signs shall be located outside of the present or future public right-of-way and any required clear visibility triangle.
7. The minimum spacing distance between permanent freestanding signs should be 50 feet.
8. Shall be designed to be compatible with and relate to the architectural style of the buildings upon the site.
9. Shall be unobtrusive and designed to be compatible with neighboring residential areas.
10. Voids between the sign face and the sign structure are prohibited.
11. Landscaping shall be provided at the base equal to the area of the sign. The design of the landscaping shall be such that natural growth will not obscure the sign from the public right-of-way.

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Pylon Sign Details

Pylon sign guidelines.

1. One monument sign is allowed for the entire site.
2. Maximum allowable area of face is 250 square feet.
3. Maximum allowable height is 75'.
4. Shall incorporate underground utility service, if illuminated.
5. Only one side of the sign shall be used to determine sign area.
6. All freestanding signs shall be located outside of the present or future public right-of-way and any required clear visibility triangle.
7. The minimum spacing distance between permanent freestanding signs should be 50 feet.
8. Shall be designed to be compatible with and relate to the architectural style of the buildings upon the site.
9. Shall be unobtrusive and designed to be compatible with neighboring residential areas.
10. Landscaping shall be provided at the base equal to the area of the sign. The design of the landscaping shall be such that natural growth will not obscure the sign from the public right-of-way.

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Freestanding Signs Setbacks

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