

## D. Sign Program

Signs will be high-quality and will be consistent with unique design standards established in the Page Community Plaza Specific Plan, while being consistent in permitted areas with City of Hemet Zoning Standards. The Developer will submit a comprehensive sign program, for City Approval, concurrent with the Architectural and Site Plan review process. This program will specify color, material, lighting and content, and include the following elements:

### Pylon Signs

Pylon signs may be utilized at appropriate locations along Sanderson and Stetson. Maximum height of twenty feet (20') when set within the scenic setback and twenty-five feet (25') otherwise. Pylon signs shall be limited to one (1) on Stetson Avenue and one (1) on Sanderson Avenue.

### Monument Signs

Monument signs will be placed strategically along the perimeter of Page Plaza. Monument signs will range from five feet (5') to ten feet (10') in height. Three types of monument signs will be used throughout the Project. These types are as follows:

1. Project Identification Monument - These monuments will be placed at intersections to identify the project, Page Plaza. These signs will include landscape and perhaps water treatments. Maximum height shall be ten feet (10'). Maximum area permitted shall be 50 square feet.
2. Marquee Monument - These monuments will be located at entryways into the project. The purpose will be to identify particular tenants/users in the Center. Maximum height shall be ten feet (10'). Maximum area permitted shall be 50 square feet.
3. Tenant/User Monument - These smaller tenant identification signs may be used in conjunction with pad sites located at the Plaza's periphery. Maximum height shall be five feet (5'). Maximum area permitted shall be 30 square feet.

### Major Tenant Building Signage (≥35,000 square feet)

Tenant shall be allowed to install one (1) wall-mounted identification sign for each street frontage. One (1) sign on the sign fascia in front of Tenant's space facing Sanderson Avenue or Stetson Avenue (primary customer entry). Tenants which have street frontage on both Sanderson and Stetson shall be allowed to have one (1) additional wall-mounted identification sign. The total number of wall-mounted signs shall not exceed two (2) and shall be subject to Landlord Review and approval.

Major Tenant signs shall be of a size and color which is appropriate to the exterior elevations of the proposed space. The maximum sign letter height shall be determined by the proportions within the building architecture.

In addition to the signs described above, each Tenant shall be permitted to place white vinyl lettering (Helvetica Medium letter style) to provide store name and hours information.

### Sub Major Tenant Building Signage (7,000 to 34,999 square feet)

- (1) Tenant(s) shall be allowed to install one (1) wall-mounted identification sign above their storefront. If the Tenant's building faces multiple exposures such as a parking lot or street, then the Tenant may incorporate one (1) additional sign per elevation.
- (2) Each Tenant shall be permitted two (2) square feet of sign area per each lineal foot of building frontage related to the business. Maximum sign area shall be no more than two hundred eighty-five (285) square feet and up to 75% of the maximum sign area can be allocated to the primary sign (per elevation). The sign length shall not exceed 75% stretch out of the Tenant's leased frontage.
- (3) Sign(s) shall be of the size and color that is appropriate to the exterior elevations of the proposed space on their storefront.
- (4) Auxiliary sign(s) that identify services, as described in this Section, shall be permitted having a total maximum sign area not to exceed twenty-five percent (25%) of the storefront (per elevation).
- (5) The maximum letter and/or logo height and sign area shall be determined by the proportions within the building architecture, and not the portion of the facade onto which the sign is placed, as specified by the master sign program.
- (6) Tenant(s) will be permitted to have a canopy entry sign as well as a building wall sign. Entry sign copy shall not exceed eighteen inches (18") in height and three inches (3") in depth and shall be non-illuminated. Entry signs shall be set back from building corners a distance no less than equal to the adjacent letter or logo height.

### In-line Shop and Single User Pad Tenant Signage (≤6,999 square feet)

- (1) Tenant(s) shall be allowed to install one (1) wall-mounted identification sign above their storefront. If the Tenant's building faces multiple exposures such as a parking lot or street, then the Tenant may incorporate one (1) additional sign per elevation to a maximum of three.
- (2) Each tenant shall be permitted one and one-half (1½) square feet of sign area per each lineal foot of building frontage related to the business. Maximum sign area shall be no more than hundred (150) square feet and shall not exceed 75% stretch out of the Tenant's leased frontage. (Note: The minimum sign area for any one elevation shall not be less than twenty square feet).
- (3) Signs may be located on either the building entry canopy, wall, or both. Signs shall be set back from building corners a distance no less than equal to the adjacent letter or logo height.
- (4) Sign(s) shall be of a size and color that is appropriate to the exterior elevations of the proposed space on their storefront.

- (5) The maximum letter and/or logo height and sign area shall be determined by the proportions within the building architecture, and not the portion of the facade onto which the sign is placed, as specified by the master sign program.
- (6) Single Tenant Pad Users will be allowed 75% of their elevation to a maximum of one hundred fifty (150) square feet per elevation (on a maximum of three elevations).

### Auxiliary Signs

Auxiliary signs (i.e., pharmacy, ATM, Lumber, etc.) which describe generic services or products, in addition to the primary business name, shall be permitted for businesses with greater than 10,000 square feet of building area. The signs shall be of a size and orientation to provide reasonable visibility from the adjacent primary parking area. Approved auxiliary signs must be included in the sign square footage limits by the SC/DSC and the Hemet Planning Department.

### Design Criteria

1. A sign shall consist of internally illuminated individual letters.
2. Individual letter styles of Tenants shall be allowed.
3. A trademark/logo may be combined with individual letters if said trademark/logo is a "registered" or regionally recognized trademark with at least six (6) open stores and is within the allowable area and size requirements.
4. Internally illuminated individual letters shall consist of one channel letters, neon illumination, plastic face, and trim cap.
5. Channel letters shall be made of twenty-two (22) gauge steel metal, five inches (5") deep, sides painted medium bronze. Channel letters shall be fastened to and be centered on the sign fascia.
6. Letters shall be internally illuminated via neon lighting. Transformers shall be housed within the individual letters behind the sign fascia. Exposed raceways are prohibited.
7. All metal surfaces shall be primed and painted to match colors specified in design drawings.

### Directional Signs

Directional signage shall be low-profile monument signs placed, as needed, inside of major entry points to the center; and along major internal circulation routes as-needed.

### Promotional / Special Event Signage

Promotional or special event signs shall be in conformance with the City of Hemet's Sign Ordinance and must be approved by Landlord prior to submission to the City.

### Permanent On-Site Banners

The Landlord may periodically install and remove or permanently install and maintain decorative, seasonal, directional, or informational banners in designated areas.

These banners may be installed to announce special upcoming shopping center related events, and otherwise add color and flare to the center. Banners are for the Center specifically.

1. Walkway oriented banners may be mounted on existing light standards within the sidewalk or walkway areas.
2. The banner program may be installed in phases so the owner may evaluate the installation and make any necessary design or attachment adjustments prior to the final design installation.

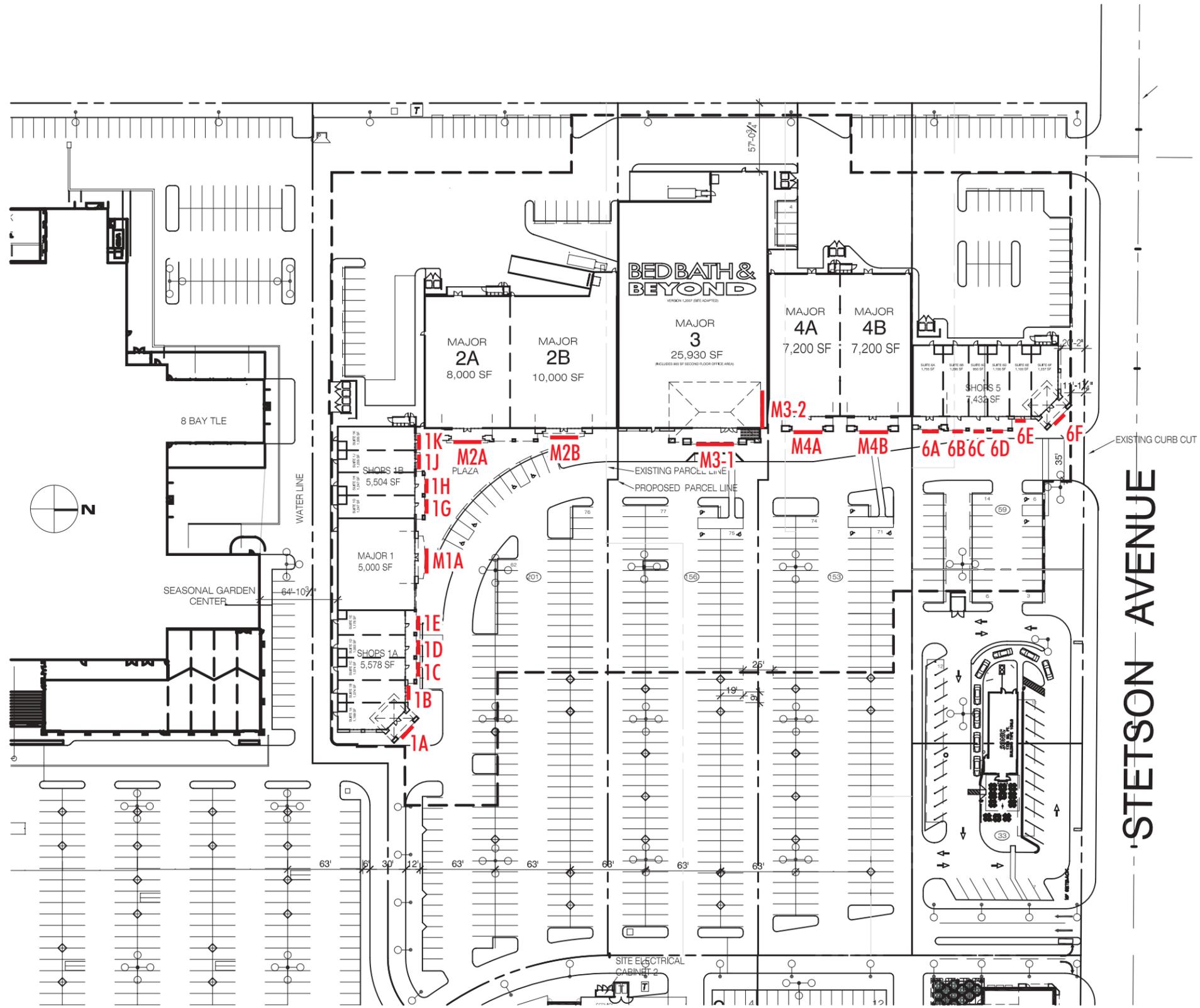
## Flagpoles

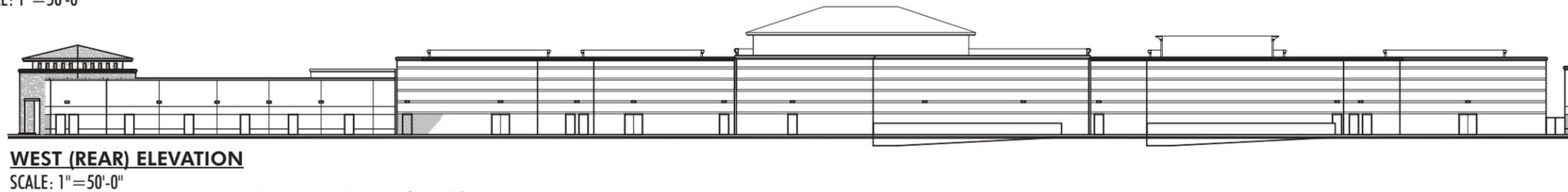
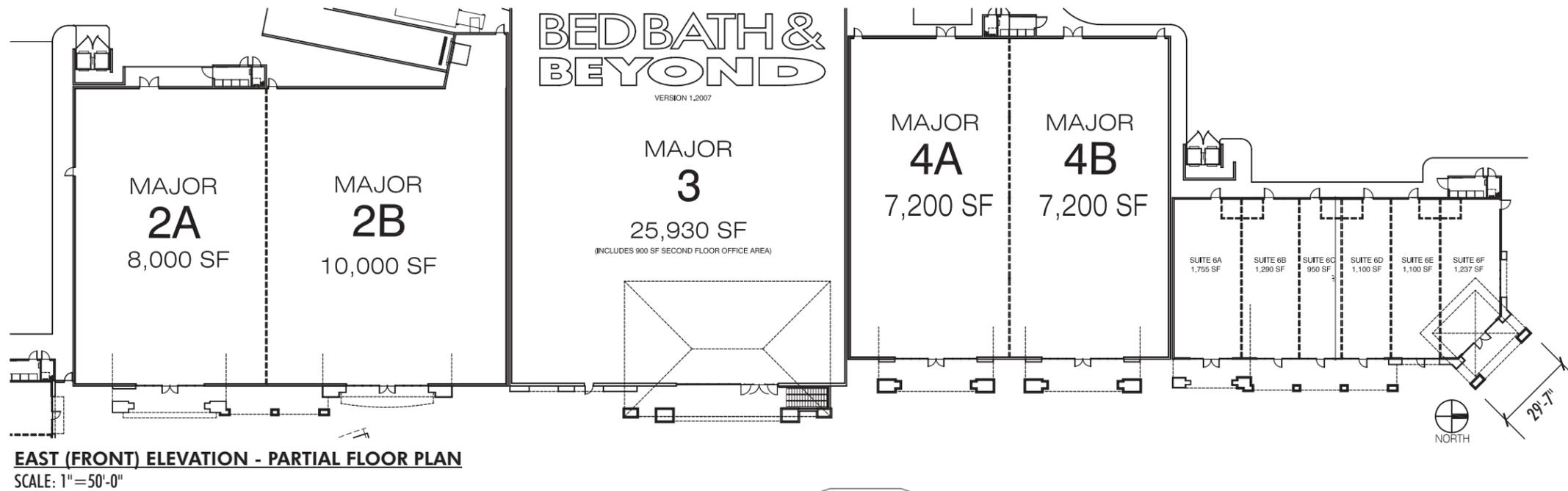
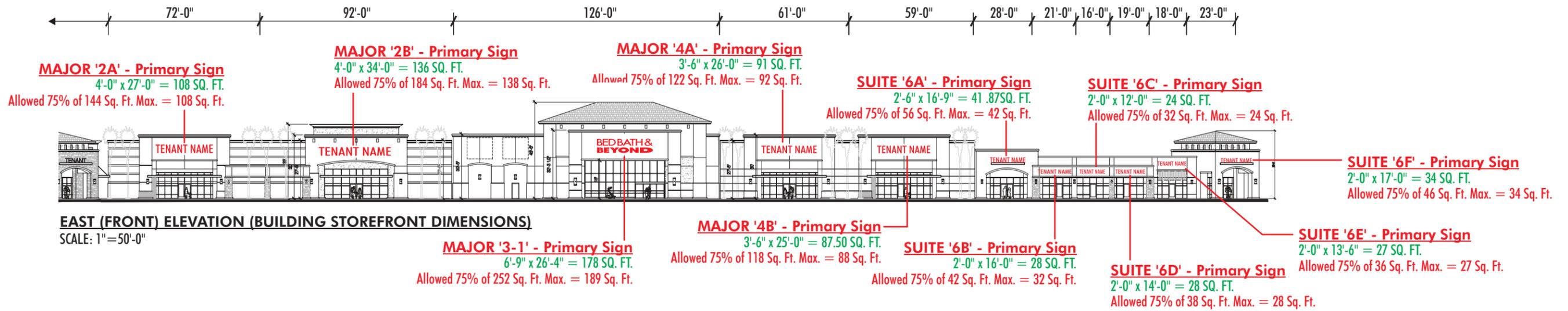
Flagpoles will be limited to thirty-five (35') feet in height. Any related lighting will be oriented so as not to be directed toward any aircraft engaged in a straight climb or a straight final approach at the Hemet Ryan Airport.

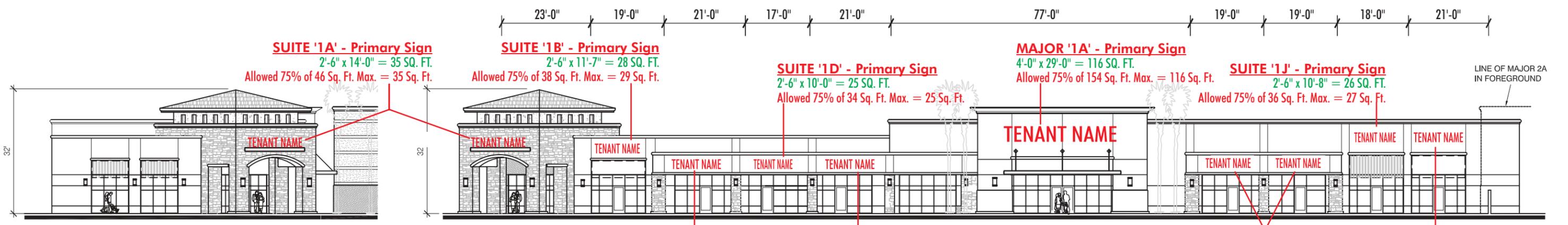
## Restrictions

All users are subject to the following:

1. No animated, revolving, flashing, audible, or odor-producing signs shall be allowed.
2. No vehicle signs shall be allowed.
3. No formed plastics or injection-molded plastic signs shall be permitted.
4. No exposed raceways, cross-overs or conduits shall be permitted to be visible.
5. No other types of signs, except those specifically mentioned within this criteria shall be allowed.
6. Tenant shall be required to remove any sign considered to be in bad taste or that does not contribute positively to the overall design of the center.
7. No signs will be allowed which direct a steady or flashing light of red, white, green, or amber toward an aircraft engaged in a straight climb following take-off or a straight final approach at the Hemet Ryan Airport.

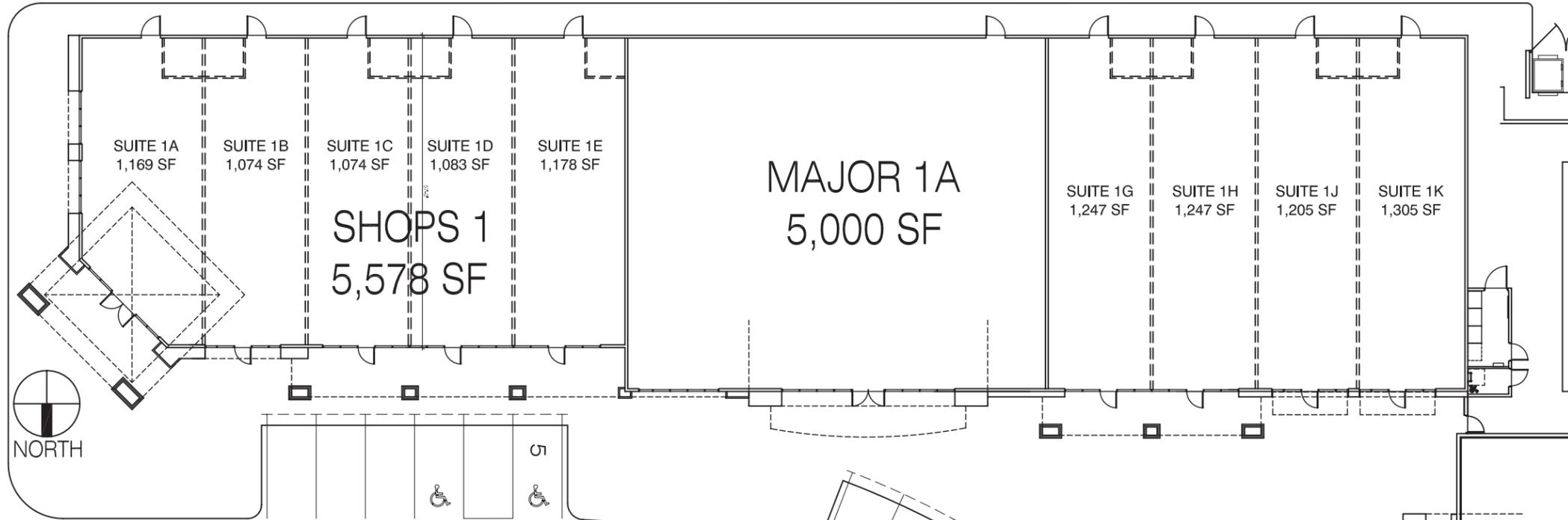




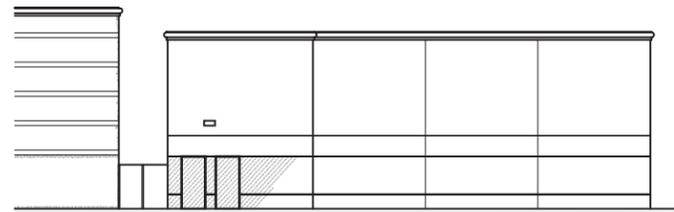


**EAST (LEFT-SIDE) ELEVATION**  
SCALE: 1" = 25'-0"

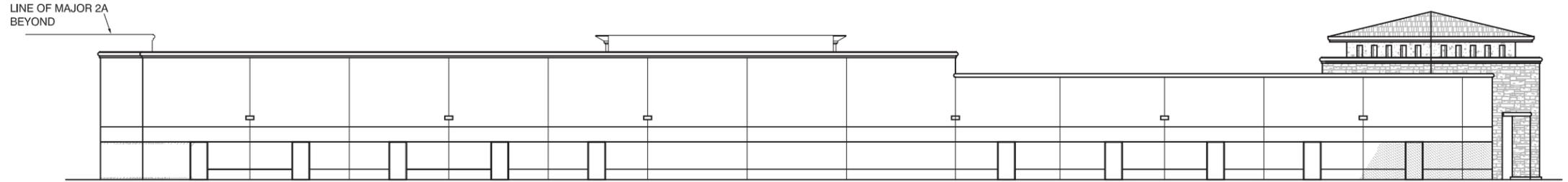
**NORTH (FRONT) ELEVATION (BUILDING STOREFRONT DIMENSIONS)**  
SCALE: 1" = 25'-0"



**NORTH (FRONT) ELEVATION - PARTIAL FLOOR PLAN**  
SCALE: 1" = 25'-0"



**WEST (RIGHT-SIDE) ELEVATION**  
SCALE: 1" = 25'-0"



**SOUTH (REAR) ELEVATION**  
SCALE: 1" = 25'-0"

