

May 18, 2022
CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA

Agenda Item No. 1

AC Hotel by Marriott (PN 21-115)

Amendment to Conditions of Approval

Condition No. 57

The project shall comply with the following architecture and design requirements:

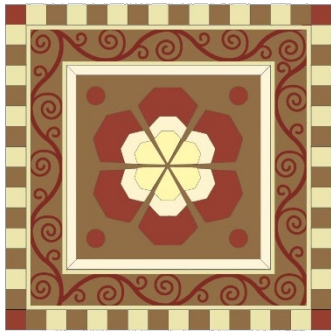
1. This approval is for a five-story, 85,690-square-foot hotel building and associated site work associated with the AC Hotel by Marriott project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated March 25, 2022.
2. The design, materials, and colors of the proposed hotel building shall be consistent with the submitted building elevations, color renderings, materials samples, and color board dated March 25, 2022 to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not ~~extend be visible~~ above the height of the parapet walls **and shall be screened from view from the adjacent public rights-of-way on Broadstone Parkway and East Bidwell Street to the satisfaction of the Community Development Department**. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the hotel building.
6. The final location, design, height, material, and colors for any walls and/or fences shall be subject to review and approval by the Community Development Department.

Condition No. 70

The final location, design, and materials of any signs for the project shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall obtain a sign permit and all signage associated with proposed project shall comply with the requirements established by the Folsom Municipal Code (FMC, Section 17.59, Signs) and the Palladio at Broadstone sign criteria, as amended by this approval, **and provided in Attachment 11. Signage on the south building elevation shall be limited to a sign on the canopy edge, and no wall signage shall be permitted on this elevation.**

Additional Attachment

Attachment 11- Proposed Amended Palladio at Broadstone Tenant Signage Criteria Manual



PALLADIO
AT BROADSTONE

Tenant Signage Criteria Manual

As Approved By:
The City of Folsom Planning Commission
June 15, 2011

Approved Amendment
December 7, 2011

Approved Amendment II
May 15, 2013

Approved Amendment III

May 5, 2022**Purpose of Tenant Signage Design Criteria:****A. The objectives are:**

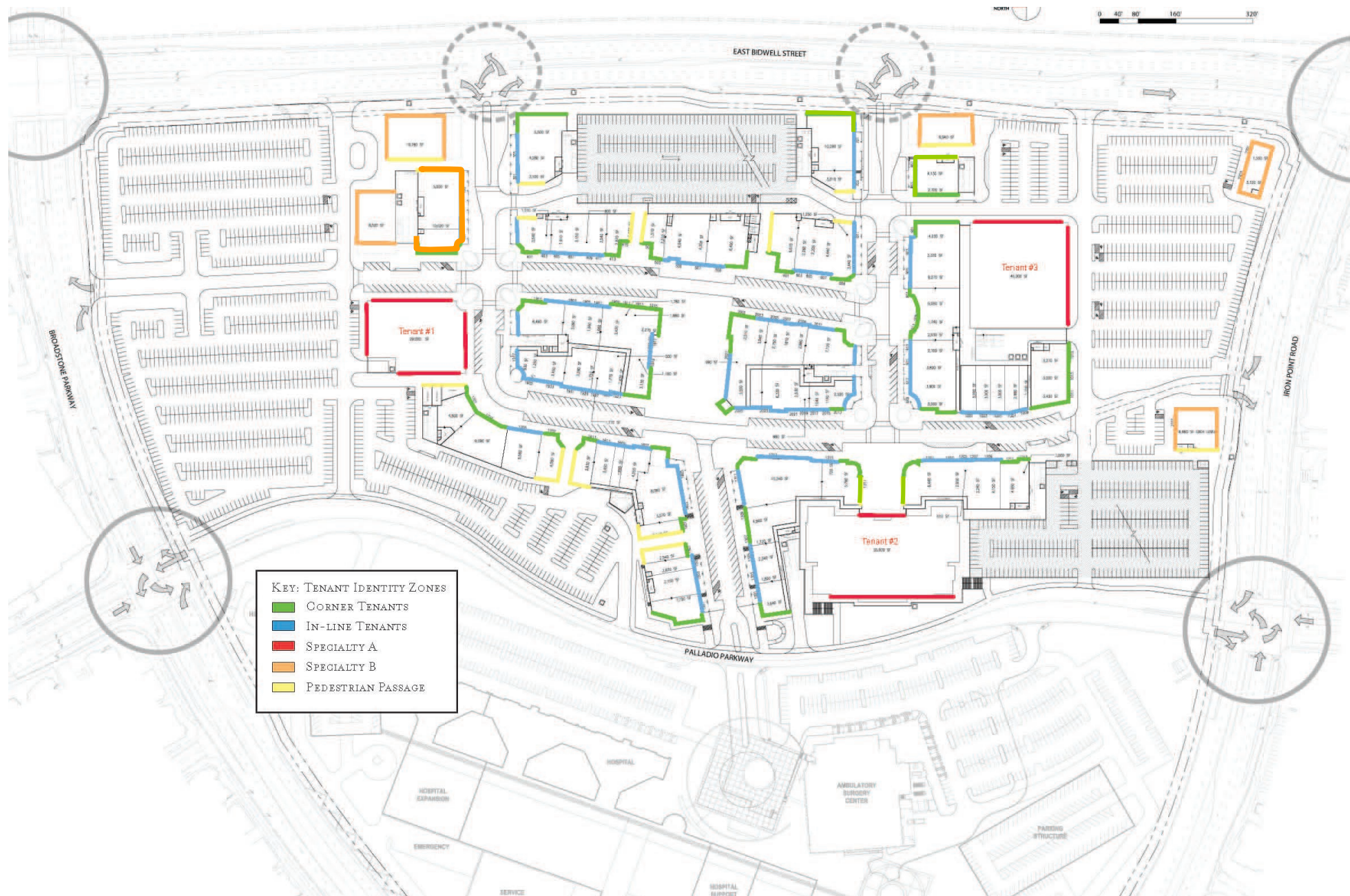
1. To generate varied and creative tenant signage through application of imaginative design treatments and distinctive logos and typestyles.
2. To establish signage as a design element that contributes to a “shopping district” environment unique to Palladio at Broadstone.
3. To provide standards of acceptability for signs in order to facilitate the review and approval process.

B. A map of designated areas is located on the Tenant Signage Zone Diagram. Tenants and their designers are to refer to the map to determine the designated zone assigned to their store, and select a combination of at least two sign types, and no more than four.**C. The Landlord may remove any signs fabricated and installed without prior approval in writing from the Landlord. All costs for removal, including but not limited to patch and repair of the building, will be at the tenant’s expense.****D. The Tenant Signage Design Criteria is part of the Tenant’s Lease and the Tenant is required to comply with these requirements.****Tenant Signage Within Palladio at Broadstone:**

The tenant signage for Palladio at Broadstone is divided into five distinct “zones” to assist the tenant in choosing the appropriate signage type, location, and quantity for their identity. All stores and their corresponding elevations fit within a particular zone. Please refer to the included map for the location. In addition to the five retail zones, Building 500 includes office tenant signage.

Palladio at Broadstone is divided into the following signage areas:

A. Corner Tenants**B. In-line Tenants****C. Specialty A****D. Specialty B****E. Pedestrian Passage****F. Office Tenant – Building 500****G. Lodging Tenant – Future Buildings in Peripheral Areas/Parking Lots**



Tenant Signage Allowed Within Each Zone:

The tenants must have certain required sign types as permitted or required by zone and listed below. They are listed below. In addition to the two required sign types, tenants are allowed to have signs selected from the “optional” signage in the indicated areas. A maximum selection of four sign types are allowed per tenant elevation, as noted in the zone descriptions below.

Signage located on the rear elevation is not permitted, unless the tenant designs an entrance exclusively for public use in that elevation. Service entries or fire exits are not considered public entries, therefore are prohibited from having primary signage.

The maximum allowable square footage area of each sign is to be determined based on the lineal frontage of the store front, the signage zone, and the City of Folsom signage ordinances.

Note: A separate sign permit is required from the City of Folsom, and is subject to review and approval by the Community Development Director, prior to installation of any tenant signage on the project.

A. Specialty A Signage Guidelines:

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - (a) Reverse pan channel halo lit individual dimensional letters or similar lettering subject to approval of Landlord and Community Development Director.
2. Secondary Signage: REQUIRED
 - (a) Blade sign
3. Optional Signage
 - (a) Inlaid entry vestibule floor sign
 - (b) Applied window graphics
 - (c) Wall mounted plaques
 - (d) Vertical marquee

Signage Calculation Guidelines:

- Maximum letter height- 60”
- Maximum letter height if two lines of copy - 72”
- Letter size to be proportional to building façade – 75% maximum of building frontage
- Maximum number of signs - 3

B. Specialty B Signage Guidelines:

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - (a) Reverse pan channel halo lit individual dimensional letters or similar lettering subject to approval of Landlord and Community Development Director.
2. Secondary Signage: REQUIRED
 - (a) Blade sign
3. Optional Signage
 - (a) Inlaid entry vestibule floor sign
 - (b) Applied window graphics
 - (c) Wall mounted plaques
 - (d) Vertical marquee

Signage Calculation Guidelines:

The maximum sign area for each tenant shall be 1.5 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage size matrix. Maximum number of primary signs is three (3).

C. Corner Tenant Signage Guidelines:

Allowable Sign Types:

1. Primary Signage: REQUIRED
 - (a) Reverse pan channel halo lit individual dimensional letters – OR –
 - (b) Dimensional letters, externally illuminated with goose neck fixtures or similar lettering subject to approval of Landlord and Community Development Director.
2. Secondary Signage: REQUIRED
 - (a) Blade sign
3. Optional Signage:
 - (a) Inlaid entry vestibule floor sign
 - (b) Applied window graphics
 - (c) Wall mounted plaques

Signage Calculation Guidelines:

The maximum sign area for each tenant shall be 1.5 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage size matrix. Maximum number of primary signs allowed is two (2).

D. In-line Signage Guidelines:

Allowable Sign Types:

1. Primary Signage: REQUIRED

- (a) Reverse pan channel halo lit individual dimensional letters – OR –
- (b) Non illuminated dimensional letters integrated into storefront system – OR –
- (c) Dimensional letters, externally illuminated with goose neck fixtures

2. Secondary Signage: REQUIRED

- (a) Blade sign

3. Optional Signage

- (a) Inlaid entry vestibule floor sign
- (b) Applied window graphics
- (c) Wall mounted plaques
- (d) Maximum number of primary signs is one (1)

Signage Calculation Guidelines: The maximum sign area for each tenant shall be 1.5 square feet of sign face for each lineal foot of store frontage, but limited by the maximum signage size matrix.

E. Pedestrian Passage Signage Guidelines:

Allowable Sign Types:

1. Primary Signage:

- (a) Reverse pan channel halo lit individual dimensional letters integrated into storefront system – OR –
- (b) Non illuminated dimensional letters integrated into storefront system

2. Optional Signage

- (a) Blade sign
- (b) Applied window graphics
- (c) Wall mounted plaques
- (d) Architectural advertisement

F. Office Tenant Signage Guidelines:

Allowable Sign Types:

1. Primary Signage:

- (a) Reverse pan channel letter halo lit attached to south wall elevation
- (b) Letters 36" high single line of copy
- (c) Overall maximum of 50"; multiple lines of copy and/or logo

G. Lodging Tenant Signage Guidelines:

Allowable Sign Types:

1. Primary Signage:

- (a) Reverse pan channel letter halo lit – OR –**
- (b) Internally illuminated reverse pan channel letter – OR –**
- (c) Non illuminated dimensional letters – OR –**
- (d) Internally illuminated wall sign**

2. Optional Signage

- (a) Applied window graphics**
- (b) Wall mounted plaques**

Signage Calculation Guidelines: The maximum sign area for each tenant shall be 1.5 square feet of sign face for each lineal foot of building or tenant frontage, but limited by the maximum signage size matrix. Maximum number of primary signs allowed is five (5), including a maximum of three (3) signs on building fascias.

Number of Signs:

A. Specialty A tenants:

- 1 See allowable number of primary signs indicated on Zoning Plan, one primary sign per indicated elevation on site plan or total of three.
- 2 One secondary sign per storefront entrance
- 3 Two optional sign types

B. Specialty B tenants:

- 1 Three primary signs, one primary sign per elevation
- 2 One secondary sign per storefront entrance
- 3 Two optional sign types

C. Corner tenants:

- 1 Two primary signs, one primary sign per elevation
- 2 One secondary sign per storefront entrance
- 3 Two optional sign types

D. Inline tenants:

- 1. One primary sign
- 2. One secondary sign per storefront entrance
- 3. Two optional sign types

E. Office tenants, Building 500

- 1. Five primary signs, minimum tenant size is 5,000 square feet.

E. Lodging tenants

- 1. **Five primary signs, including a maximum of three signs on building fascias**

Signage Details and Specifications:

A. Applied Window Graphics (excluding “Operational Signs”, which are addressed below):

1. Only trade name or graphic logo may be used.
2. Store description, advertisements, or tag lines not permitted.
3. Metallic or colored tapes are to be used.
4. The entire graphic to be mounted below 48” from finished floor.
5. All applied graphics to be adhered to interior side of glass.
6. Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.

B. Awnings Graphics:

Made of canvas, the awning projects perpendicular from the storefront façade above the glazed openings and doors and acts as a protection against the elements or as a decorative feature. The name of the Tenant is applied to the awning valance only. Awnings and awning signage will not have any illumination.

1. Letters – To be silkscreen, printed or sewn on the vertical surface of the awning valance only.
2. Trade name and/or logo may be on awning valance only. No tag lines, merchandise descriptions, services or advertisements allowed.
3. Light fixtures to illuminate the awning are prohibited, as well as back lit awnings.
4. See architectural design criteria for additional requirements for awning

C. Back Door Signs:

Signs placed on the back entrance of Tenants for purposes of delivery and access and/or as required by city official. Design standards to be given to all tenants at time of landlord approval of tenant improvement plans.

1. Maximum 1 square foot.
2. Painted aluminum plaque with tenant name and suite number in vinyl applied to plaque. No tag lines or slogans allowed.
3. Mounted to access door or immediate adjacent wall. Mounting requirements, if wall mounted, are 60” aff, within 12” of door frame.

D. Blade Signs:

A double-sided sign mounted perpendicular to the building facade and suspended on a decorative metal bracket, usually placed near the store-front entrances.

1. Each tenant is required to have one double-faced hanging sign per public/customer entrance.
2. The creative use of logo shapes is encouraged in the design of the blade sign.
3. Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create a whimsical and energetic signing solution. Painted flat forms layered to give a 3-dimensional effect are encouraged.
4. Blade signs are to be fabricated of painted metal only. Use of acrylics, Sentra, or material other than metal are prohibited.
5. Signs are to be wall-mounted from a metal bracket.

6. Placement to be reviewed with consideration of all adjacent signs and light fixtures.
7. Signs to be mounted with minimum of 8' of clearance from the bottom of the blade sign to finished floor.
8. Signs to project a maximum of 3 1/2 feet, inclusive of bracket.
9. Trade name or logo only; no taglines, slogans, or advertising allowed.
10. No two tenants are to locate their blade signs on the same demising pier.
11. External illumination will be considered on a case-by-case basis.

E. Building Address Signage:

If the tenant is responsible for construction of the building, the address of the building needs to be applied to the exterior façade as determined by the Landlord. The numbers must be visible to the street and color contrast to the façade for visibility.

1. Letters to be dimensional metal.
2. Flush to the architecture.
3. Vinyl letters applied to glass not allowed.
4. Address signs required for each Tenant are not included in square area calculations or counted towards the three-maximum sign limit.
5. To be coordinated with the Landlord prior to installation.

F. Canopy Signs:

Made from metal, the canopy projects perpendicular from the storefront façade above the entrance doors and/or display windows and acts as protection against the elements. The name and/or logo of the tenant is applied to the canopy with individual dimensional letters on the face of the canopy, resting on top of the canopy, or suspended below the canopy.

1. Letters to be non-illuminated.
2. Letters to be made of cut-out metals.

G. Corner Treatments:

1. When the tenant occupies a corner store location and there is a corner entry architectural feature, tenant should locate primary identity over the corner entry.

H. Inlaid Entry Vestibule Floor Signs:

A pattern, medallion, individual letters, or sign recessed into the floor, located solely within tenant lease line at the entry vestibule of the store and integrated flush into the surrounding flooring system.

1. Signage is required to be within the Tenant's lease line and may not extend beyond the storefront.
2. Sign must be fabricated out of durable, non-slip materials.
3. When vacating tenant space, tenant is to replace flooring to appear as new.

I. Interior Signage:

1. Signage is to be oriented to and viewed from the interior of the store only.
2. Signage, mounted inside the store, viewed from the pedestrian walkway is prohibited.

J. Menu Boards:

1. Menu boards to be mounted directly next to main customer entrance doors.

2. Menus are to be enclosed in weather proof, metal enclosure, maximum of four square feet in size.
3. Menus may be illuminated by a concealed light source integrated into the design of the enclosure.
4. Back-lit menu boards are prohibited.

K. Operational Signs:

Operational signage indicating hours of operation, telephone numbers, specialty rules and regulations is specific to each Tenant. Operational signs are required. No tag lines or slogans allowed.

1. Maximum letter height of 3/4".
2. Mounted to interior surface of glass, on or adjacent to entrance door and mounted no higher than 60".
3. Total area of sign shall not exceed 4 square feet.
4. No internal lighted signs facing outward are allowed.

L. Storefront Signs:

1. Individual letters – Reverse pan channel – halo illumination, or other lettering approved by Landlord and Community Development Director.
 - (1) Reverse channel letters are to be of painted metal.
 - (2) All seams are to be welded and ground smooth.
 - (3) Channel depth to be no more than 4".
 - (4) Letter channels are to be peg mounted 2" maximum from face of wall.
 - (5) Peg mounts are to be threaded anchor bolts with round sleeves and are to be painted the color of the fascia.
2. Individual letters - External illumination or without illumination
 - (1) External illumination to be provided by a separate light fixture(s) of a design that is complementary to the overall sign design concept and the building architecture.
 - (2) Fixtures with arm extensions or gooseneck extensions are encouraged.
 - (3) Pre-manufactured square or rectangle light boxes/bars are not allowed.
 - (4) Individual letters to be at least 1/2" thick metal. Letter thickness is subject to Landlord approval and based on thickness-to-height proportion.
 - (5) If peg-mounted, the individual letters are to be peg-mounted minimum 1 1/2" from face of wall.
 - (6) All light fixture designs are to be submitted to the Landlord for approval prior to purchase and installation.

M. Suite Number Signage:

The suite number needs be applied to the exterior façade as determined by the Landlord. The numbers must be visible to the street and color contrast to the façade for visibility.

1. Letters to be dimensional metal.
2. Flush to the architecture.
3. Mounted on the pier closest to the entrance.
4. Vinyl letters applied to glass not allowed.
5. Address signs required for each Tenant are not included in square area calculations and not counted towards the three-maximum sign limit.

N. Vertical Marquee:

A large double-sided cabinet sign mounted perpendicular to the building façade and mounted on a metal bracket. Individually illuminated letters can be applied to cabinet structure.

1. All vertical marquees will need special permission and to be reviewed by the Landlord prior to submittal for signage permit.
2. Placement of marquees will not interfere with and must coordinate with the building façade elements (i.e. projecting trim or parapets, joint lines, etc.)
3. See tenant signage size matrix for where vertical marquee will be considered by Landlord.

O. Wall-Mounted Plaque:

1. Wall-mounted plaques with concealed fasteners or exposed fasteners designed as a feature treatment approved by Landlord.
2. Allowable materials are cast or built up metal.
3. Non-illuminated or externally illuminated only.
4. Size to be submitted for approval.
5. Location to be adjacent to entry doors and submitted for approval.
6. No taglines, slogans, service or product descriptions allowed in text.

Calculating Signage Area:

Copy area shall be computed by surrounding each graphic element with an square or rectangle shape, calculating the area. Elements such as swashes, simple lines, back plates or other decorative touches must be included within limits of the geometric shape shall be included as part of the copy area.

Signage is not to exceed 75% of the length of the storefront.

General Signage Design Guidelines:

A. Design Objective:

1. The primary objective of the sign design criteria is to generate high quality, creative tenant signage. Tenants are encouraged to combine a variety of materials, lighting methods, colors, typestyles, and graphic elements for unique storefront signage at Palladio at Broadstone.
2. Signs may be located above or adjacent to entries or storefronts only; exceptions will be considered for Corner **and Lodging** tenants.
3. All sign concepts are to be generated from “camera-ready” logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to concept development of any sign.
4. Signs that incorporate creative logos or graphic elements along with the business identity are encouraged.
5. Store name to consist of “Trade Name” only. Tag lines, bylines, merchandise or service descriptions are not allowed.
6. Signs, copy and graphic elements shall fit comfortably into sign area, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced

and in scale within the context of the sign space and the building as a whole. Thickness, height, and color of sign lettering shall be visually balanced and in proportion to other signs on the building. In all cases, the copy area shall maintain a margin at least 8" from any edge of the sign face area.

7. Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are approved by the Landlord.
8. Back plates ~~of any kind~~ are not allowed behind signage; **exceptions will be considered for Lodging tenants.**

B. Typestyles:

Tenants may adapt established typestyles, logos and/or images that are in use on similar buildings operated by them, provided that said images are architecturally compatible and approved by the Landlord. Type may be arranged in multiple lines of copy and may consist of upper and/or lower case letters.

C. Lighting:

The use of creative signage lighting is expected and encouraged with the following criteria:

1. Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials.
2. **With the exception of Lodging tenants,** only letters and logos shall transmit light while the back plate or background remains solid opaque. ~~No~~ Illuminated backgrounds ~~and or~~ boxes **are will only be considered for Lodging tenants.**
3. Lighting for all tenant signs shall be turned off after no earlier than 1:00am.
4. Exposed fixtures, shades, or other elements are to contribute to the design of the sign
5. All exposed or skeletal neon, LED or similar material must be backed with an opaque coating, and be approved in writing by the Landlord, and is subject to review and approval by the Community Development Director. All housings and posts for exposed neon, LED or similar material signs must be painted out to match the sign background immediately behind.
6. Exposed raceways (unless design elements), conduit, junction boxes, transformers, lamps, tubing, or neon crossovers of any type are prohibited.

D. Colors:

1. A maximum of two colors are allowed for each letter form.
2. The color of the letter face and letter return shall be the same, no multicolored letters allowed.
3. Color of letter face and returns are to contrast with building colors for good daytime readability.
4. The interior of open channel letters is to be painted dark when against light backgrounds.
5. All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal.

E. Materials:

1. Acceptable sign material treatments are:

- (1) Dimensional geometric shapes coated or burnished for variety in color and texture
 - (2) Painted metal
 - (3) Screens, grids, or mesh
 - (4) Etched or brushed metal
 - (5) Cut, abraded, or fabricated steel or aluminum
 - (6) Dimensional letter forms with seamless edge treatments
 - (7) Glass
2. The following materials are prohibited; unless given special approval by Landlord:
- (1) Fluorescent or reflective materials such as polished mirror
 - (2) Simulated materials, i.e. wood-grained plastic laminate and wall covering
 - (3) Sentra or cardboard
 - (4) Colored plastics or acrylics
 - (5) Trim cap retainers

Construction Requirements:

A. General:

1. Accordance with the provisions set forth in these regulations and all other applicable codes and ordinances.
2. All signs must meet all standards set forth by Palladio at Broadstone Sign Criteria and must be approved by the Landlord before permit submittal.
3. The Landlord does not accept the responsibility of checking for compliance with any codes having jurisdiction over Palladio at Broadstone nor for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.

B. Fabrication Requirements:

1. All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
2. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design of Palladio at Broadstone.
3. All formed metal, such as letterforms, shall be fabricated using full-weld construction with all joints ground smooth.
4. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
5. Threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
6. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
7. Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
8. Joining of materials (e.g., seams) shall be finished in such a 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.

9. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
10. All lighting must match the exact specifications of the approved working drawings.
11. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
12. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
13. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with UBC, NEC, and local building and electrical codes.
14. Penetrations into building walls, where required, shall be made waterproof and warranted as such by the tenant's sign contractor.
15. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on the above shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings.
16. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.

Approvals of Tenant Signage:

A. Artwork Submittals:

1. All sign concepts are to be generated from "camera-ready" logo artwork prepared by a professional graphic designer, and submitted to the Landlord for approval prior to development of any signage.

B. Concept Drawing Submittal:

1. Prior to shop drawings and sign fabrication, tenant shall submit for Landlord approval three sets of Concept drawings reflecting the design of all sign types.
2. If applicable, sign concept drawings are to be submitted concurrently with storefront design and awning design. Partial submittals will not be accepted.

C. Shop Drawing Submittal:

1. Upon approval of concept plans in writing from Landlord, three complete sets of shop drawings are to be submitted for Landlord approval, including:
 - (a) Fully-dimensioned and scaled shop drawings @ 1/2"=1'-0" specifying exact dimensions, copy layout, typestyles, materials, colors, means of attachment, electrical specifications, and all other details of construction.
 - (b) Elevations of storefront @ 1/2"=1'-0" showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction

- detail.
 - (c) Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Landlord.
 - (d) Section through letter and/or sign panel @ 1/2"=1'-0" showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.
 - (e) Cut-sheets of any external light fixtures.
 - (f) Full-size line diagram of letters and logo may be requested for approval if deemed necessary by the Landlord.
2. All Tenant sign shop drawing submittals shall be reviewed by the Landlord for conformance with the sign criteria and with the concept design as approved by the Landlord.

3. Within fifteen (15) working days after receipt of Tenant's working drawings, Landlord shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of the Landlord. The Tenant must continue to resubmit revised plans until approval is obtained. A full set of final shop drawings must be approved and stamped by the Landlord prior to permit application or sign fabrication.
4. Structural calculations and details for wall-mounted signage of significant weight (i.e. vertical marquees and blade signs) must be submitted to Landlord for approval.
5. Following Landlord's approval of sign shop drawings, Tenant or his agent shall submit to the City of Folsom sign plans signed by the Landlord and applications for all permits for fabrication and installation by Sign Contractor. Tenant shall furnish the Landlord with a copy of said permits prior to installation of Tenant's sign.
6. Signs shall be inspected upon installation to assure conformance. Any work unacceptable shall be corrected or modified at the Tenant's expense as required by the Landlord.

Tenant Signage Size Matrix

SIGN TYPE	Specialty A: Tenant 1	Specialty A: Tenant 2	Specialty A: Tenant 3
Primary Sign			
Sign Letter Max Height on Fascia	60"	60"	60"
Sign Logo Max Height on Fascia	60"	60"	60"
Max sign height, if letters stacked on Fascia	72"	72"	72"
Sign Letter Max Height on Canopy Edge (stacking letters not allowed)	No sign allowed	No sign allowed	No sign allowed
Blade Sign	12 sq ft	12 sq ft	12 sq ft
Vertical Marquee	30 sq ft	30 sq ft	30 sq ft
Wall Mounted Plaque	4 sq ft	4 sq ft	4 sq ft
Window Graphics			
Sign Letter & Logo Max Height	8"	8"	8"
Awning Sign			
Sign Letter Max Height	8"	8"	8"

Tenant Signage Size Matrix

SIGN TYPE	Corner Tenants	In-Line Tenants	Specialty B	Pedestrian Passage
Primary Sign				
Sign Letter Max Height on Fascia	36"	20"	36"	18"
Sign Logo Max Height on Fascia	36"	20"	36"	20"
Max sign height, if letters stacked on Fascia	40"	30"	48"	20"
Sign Letter Max Height on Canopy Edge (stacking letters not allowed)	18"	16"	18"	No sign allowed
Blade Sign	10 sq ft	6 sq ft	10 sq ft	6 sq ft
Vertical Marquee	20 sq ft	No sign allowed	20 sq ft	20 sq ft
Wall Mounted Plaque	4 sq ft	4 sq ft	4 sq ft	2 sq ft
Window Graphics				
Sign Letter & Logo Max Height	6"	4"	8"	4"
Awning Sign				
Sign Letter Max Height	8"	5"	8"	No sign allowed

Tenant Signage Size Matrix

<u>SIGN TYPE</u>	<u>Office Tenants</u>	<u>Lodging Tenants</u>
<u>Primary Sign</u>		
<u>Sign Letter Max Height on Fascia</u>	<u>36"</u>	<u>50"</u>
<u>Sign Logo Max Height on Fascia</u>	<u>50"</u>	<u>120"</u>
<u>Max sign height, if letters stacked on Fascia</u>	<u>50"</u>	<u>120"</u>
<u>Sign Letter Max Height on Canopy Edge (stacking letters not allowed)</u>	<u>N/A</u>	<u>20"</u>
<u>Sign Area Max per Building Frontage</u>	<u>N/A</u>	<u>150 sq ft</u>
<u>Blade Sign</u>	<u>N/A</u>	<u>N/A</u>
<u>Vertical Marquee</u>	<u>N/A</u>	<u>N/A</u>
<u>Wall Mounted Plaque</u>	<u>N/A</u>	<u>4 sq ft per sign</u>
<u>Window Graphics</u>		
<u>Sign Letter & Logo Max Height</u>	<u>N/A</u>	<u>6"</u>
<u>Awning Sign</u>		
<u>Sign Letter Max Height</u>	<u>N/A</u>	<u>N/A</u>