

Sign Analysis
Caroline's court

Freestanding Signs

1. Triple-sided pylon - Sign A
 - a) Located approx. 600 linear feet west from the corner of the property at Durango & El Capitan on Durango.
 - b) Height = 100'
 - c) Width = 36'
 - d) Actual sign area per side = 1230 square feet
 - e) Internally illuminated with halogen lights
 - f) No animation
2. Double face monument - Sign B1
 - a) Located approx 670 linear feet north from the corner of the property at Durango & El Capitan on El Capitan
 - b) Height = 8'
 - c) Width = 8'
 - d) Actual sign area per side = 29.67 square feet
 - e) Internally illuminated with fluorescent lights
 - f) No animation
3. Double face monument - Sign B2
 - a) Located approx. 350 linear feet west from the corner of the property at Durango & El Capitan on Durango
 - b) Height = 8'
 - c) Width = 8'
 - d) Actual sign area per side = 29.67 square feet
 - e) Internally illuminated with fluorescent lights
 - f) No animation
4. Double face monument - Sign C1
 - a) Located approx. 480 linear feet north from the corner of the property at Durango & El Capitan on El Capitan
 - b) Height = 8'
 - c) Width = 8'
 - d) Actual sign area per side = 29.67 square feet
 - e) Internally illuminated with fluorescent lights
 - f) No animation

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5. Double face monument – Sign C2
 - a) Located approx. 240 linear feet north from the corner of the property at Durango & El Capitan on El Capitan
 - b) Height = 8'
 - c) Width = 8'
 - d) Actual sign area per side = 29.67 square feet
 - e) Internally illuminated with fluorescent lights
 - f) No animation
6. Double face monument – Sign C3
 - a) Located approx 190 linear feet west from the corner of the property at Durango & El Capitan on Durango
 - b) Height = 8'
 - c) Width = 8'
 - d) Actual sign area per side = 29.67 square feet
 - e) Internally illuminated with fluorescent lights
 - f) No animation

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Anchor Tenant Building Signage

1. Major Tenant #1 – Lowes

a) Elevation Square footage:

1. North = $15,132 \times 15\% = 2,270$ sq ft allowable sign area
2. West = $8,928 \times 15\% = 1,339$ sq ft allowable sign area
3. South = $13,440 \times 15\% = 2,016$ sq ft allowable sign area
4. East = $8,928 \times 15\% = 1,339$ sq ft allowable sign area

b) Proposed Signage:

1. North Elevation = Main entrance sign – 10' tall illuminated channel letters that read "Lowe's", illuminated cabinet 7'-3" X 14'-6" to read "Garden Center", and 2'-2" tall illuminated letters on a raceway to read "Indoor Lumber Yard" TOTAL SQ FT = 488.25
2. West Elevation = 7' tall illuminated channel letters to read "Lowe's" TOTAL SQ FT = 200.66
3. South Elevation = 7' tall illuminated channel letters to read "Lowe's" TOTAL SQ FT = 200.00

2. Major Tenant #2 - Staples

a) Elevation Square footage:

1. West = $4,160 \times 15\% = 624$ sq ft allowable sign area
2. South = $5,568 \times 15\% = 835$ sq ft allowable sign area
3. East = $4,032 \times 15\% = 605$ sq ft allowable sign area
4. North = $5,120 \times 15\% = 768$ sq ft allowable sign area

b) Proposed Signage:

1. West Elevation = 6' tall illuminated channel letters on a 9' x 32' red ceramic tile background TOTAL SQ FT = 288
2. South Elevation = 5' tall illuminated channel letters on a 8' x 27' red ceramic tile background TOTAL SQ FT = 216
3. East Elevation = 6' tall illuminated channel letters on a 9' X 32' red ceramic tile background TOTAL SQ FT = 288
4. North Elevation = 5' tall illuminated channel letters on a 8' x 27' red ceramic tile background TOTAL SQ FT = 216

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Drive-Thru Tenant - Jack in the Box

Building Signage:

1. Elevation Square footage:
 - a) South = $1510.5 \times 15\% = 226.58$ sq ft allowable sign area
 - b) East = $719 \times 15\% = 107.82$ sq ft allowable sign area
 - c) North = $1510.5 \times 15\% = 226.58$ sq ft allowable sign area
 - d) West = $719 \times 15\% = 107.82$ sq ft allowable sign area
2. Proposed signs:
 - a) South = Sign B1 - Illuminated cabinet 5'-6 x 5'-6" to read "Jack in the Box" TOTAL SQ FT = 30.25
 - b) East = Sign B2 - Illuminated cabinet 5'-6" x 5'-6" to read "Jack in the Box" TOTAL SQ FT = 30.25
 - c) North = Sign B3 - Illuminated cabinet 5'-6" x 5'-6" to read "Jack in the Box" TOTAL SQ FT = 30.25
 - d) West = No proposed signage
3. Menu Board Signage:
 - a) Sign C1 = Illuminated single face preview menu 5'-8" over all height - 4' x 8' cabinet size TOTAL SQ FT = 32
 - b) Sign C2 = Illuminated single face menu with speaker station 5'-8" over all height - 4' x 8' cabinet size TOTAL SQ FT = 32
4. Directional Drive-thru Signage:
 - a) Sign D1 = Illuminated double face directional sign 4' over all height - 1'-8" x 1'-8" cabinet size TOTAL SQ FT = 2.76
 - b) Sign D2 = Illuminated double face directional sign 4' over all height - 1'-8" x 1'-8" cabinet size TOTAL SQ FT = 2.76
5. Height Detector:
 - a) No permit required

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Building Signage for Multi-tenant retail buildings

Building A

Northeast elevation – Total area = $3,484 \times 15\% = 522$ SQF allowable sign area
Southwest elevation – Total area = $3,510 \times 15\% = 526$ SQF allowable sign area
Northwest elevation – Total area = $1,891 \times 15\% = 283$ SQF allowable sign area
Southeast elevation – Total area = $1,896 \times 15\% = 284$ SQF allowable sign area
Sign Type – Illuminated letters and cabinets (see sign criteria for details)
Sign Width – cannot exceed 80% of lease space
Sign Height – To be determined, cannot extend pass roofline
No animation

Building B

Northeast elevation – Total area = $3,272 \times 15\% = 491$ SQF allowable sign area
Southwest elevation – Total area = $3,296 \times 15\% = 494$ SQF allowable sign area
Northwest elevation – Total area = $1,872 \times 15\% = 281$ SQF allowable sign area
Southeast elevation – Total area = $1,704 \times 15\% = 255$ SQF allowable sign area
Sign Type – Illuminated letters and cabinets (see sign criteria for details)
Sign Width – cannot exceed 80% of lease space
Sign Height – To be determined, cannot extend pass roofline
No animation

Building C

Northwest elevation – Total area = $4,032 \times 15\% = 605$ SQF allowable sign area
Southeast elevation – Total area = $4,032 \times 15\% = 605$ SQF allowable sign area
Northeast elevation – Total area = $1,810 \times 15\% = 271$ SQF allowable sign area
Southwest elevation – Total area = $1,810 \times 15\% = 271$ SQF allowable sign area
Sign Type – Illuminated letters and cabinets (see sign criteria for details)
Sign Width – cannot exceed 80% of lease space
Sign Height – To be determined, cannot extend pass roofline
No animation

Building D

Northwest elevation – Total area = $4,994 \times 15\% = 749$ SQF allowable sign area
Southeast elevation – Total area = $4,856 \times 15\% = 728$ SQF allowable sign area
Northeast elevation – Total area = $1,746 \times 15\% = 262$ SQF allowable sign area
Southwest elevation – Total area = $1,746 \times 15\% = 262$ SQF allowable sign area
Sign Type – Illuminated letters and cabinets (see sign criteria for details)
Sign Width – cannot exceed 80% of lease space
Sign Height – To be determined, cannot extend pass roofline
No animation

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Building E

East elevation – Total area = $1,986 \times 15\% = 298$ SQF allowable sign area

South elevation – Total area = $4,328 \times 15\% = 649$ SQF allowable sign area

North elevation – Total area = $3,202 \times 15\% = 480$ SQF allowable sign area

Sign Type – Illuminated letters and cabinets (see sign criteria for details)

Sign Width – cannot exceed 80% of lease space

Sign Height – To be determined, cannot extend pass roofline

No animation

Building F

Northwest elevation – Total area = $3,712 \times 15\% = 557$ SQF allowable sign area

East elevation – Total area = $2,448 \times 15\% = 367$ SQF allowable sign area

Northeast elevation – Total area = $1,648 \times 15\% = 247$ SQF allowable sign area

Southeast elevation – Total area = $800 \times 15\% = 120$ SQF allowable sign area

Sign Type – Illuminated letters and cabinets (see sign criteria for details)

Sign Width – cannot exceed 80% of lease space

Sign Height – To be determined, cannot extend pass roofline

No animation

Building G

Northeast elevation – Total area = $1,808 \times 15\% = 271$ SQF allowable sign area

Southwest elevation – Total area = $1,848 \times 15\% = 277$ SQF allowable sign area

Northwest elevation – Total area = $1,024 \times 15\% = 153$ SQF allowable sign area

Southeast elevation – Total area = $1,024 \times 15\% = 153$ SQF allowable sign area

Sign Type – Illuminated letters and cabinets (see sign criteria for details)

Sign Width – cannot exceed 80% of lease space

Sign Height – To be determined, cannot extend pass roofline

No animation

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Caroline's Court Sign Criteria

INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression. Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord. Exceptions to these standards shall not be permitted without approval for the Landlord and will require approval of a modification to the master sign program by the The City of Las Vegas. Accordingly, the Landlord will retain full rights of approval for any sign used in the center. No sign shall be installed without Landlord approval and the required City Permits.

LANDLORD / TENANT REQUIREMENTS

1. Each Tenant shall submit to the Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any freestanding signs.
3. The Tenant shall pay for all sign, related materials and installation fees (including final inspection costs).
4. The Tenant and/or his licensed sign contractor shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenants sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenants responsibility to patch all holes, paint surface to match existing fascia color, and restore surface to original condition.

GENERAL SIGN CONSTRUCTION REQUIREMENTS

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by an UL approved sign company according to UL specifications and bear UL labels.

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3. Sign company to be fully licensed with the City of Las Vegas and State of Nevada and shall have full workman's compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon, LED, or T-8's to be installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces to have a satin finish. Only paint containing acrylic polyurethane products may be used.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders.
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings.
10. Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. Joining of materials (e.g., seams) shall be finished in a way to be unnoticeable. Visible welds shall be continuous and smooth. Rivets, screws and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.
13. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips and runs and shall have an uniform surface conforming to the highest standards of the industry.
14. Exposed raceways will be permitted on a case by case basis upon approval by Landlord.
15. Exposed junction boxes, lamps, neon tubing or neon crossovers of any type are not permitted.

SHOP TENANT SIGNAGE SPECIFICATIONS

1. Wall signs may be a cabinet and/or consist of channel letters.
2. Internally illuminated pan channel letters with an acrylic face, reverse channel letters with halo illumination and dual (both acrylic face and halo illumination) will be permitted.
3. No open channel letters will be permitted per the Town Center code for no exposed neon.

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4. Non-illuminated letters will be permitted, any external illumination for these letters will be allowed provided it is integrated architecturally within the design of the building.
5. Wall signs may not extend above the roof line of building unless it is an architectural feature approved by the City of Las Vegas.
6. Total area of all signs per building elevation shall not exceed 15% of the total square footage of each elevation.
7. Length of wall signs shall not exceed 80% of lease space.
8. Signs painted directly on building surface will not be permitted.
9. There shall be no signs that are flashing, animated or audible.
10. Wall signs shall be located in the allocated area on the building per approved elevation drawings enclosed in master sign plan. Any deviations from the set locations must have written approval by Landlord.
11. Ascending and descending shapes of channel letters or logos will be allowed to extend beyond the signage area provided that the overall allocated square footage is not exceeded.
12. Letter height shall be determined on a case by case basis as long as the 80% width is not exceeded and the square footage is not exceeded.

ABANDONMENT OF SIGNS

Any tenant sign left after thirty (30) days from vacating premises shall become the property of the Landlord.

MAINTENANCE

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, Landlord reserves the right to hire his own contractor, make the necessary corrections, and bill tenant should it be deemed necessary.