

# THE BOARDWALK

W. FLORIDA AVE. & GILMORE ST. - HEMET, CA.

**REVISED**

**APPROVED**  
PLANNING DEPARTMENT

*B. Han*  
OCT 02 2007  
CUP 06-024

FOR: *Sign Program*

*See  
Corrections:*

*Pg. 6  
Pg. 10*



## **STOREFRONT EXTERIOR SIGN PROGRAM**

STOREFRONT EXTERIOR SIGN PROGRAM

 **SAN PEDRO  
ELECTRIC  
SIGN COMPANY**  
701 Lakme Avenue  
Wilmington, California 90744  
310/ 549-4661 ~ Fax: 310/ 549-7788

# THE BOARDWALK

W. FLORIDA AVE. & GILMORE ST. - HEMET, CA.

## INTRODUCTION

The purpose of this sign program is to insure that all signage be consistent with the project owner's intent to create a visually appealing, yet functional commercial environment and also to ensure the design and production quality of all signs within the project.

The signs specified herein shall be related to their surroundings in terms of size, shape, color and material, as well as illumination, in order to complement the overall design of the building and not compete visually with other signs in the area.

## GENERAL GUIDELINES

1. Conformance to the standards specified herein will be strictly enforced. Each tenant will be responsible for the design, installation and maintenance of their sign(s). Scratched or damaged paint, improperly installed signs, or building damage as a result of sign installation, must be replaced or repaired within thirty (10) days of occurrence at the sole expense of the tenant.
2. No signs will be painted directly onto a building wall or surface of any building, except where the sign becomes an integral part of the building design, and must be approved in writing, by the Landlord and permitted by the city of Hemet planning and building department.
3. Sale signs, special announcements, posters, sandwich boards, or any non-permanent signs are not permitted.
4. No sign shall be constructed or maintained to flash, rotate, or in any way simulate motion or create sound.
5. No sign shall be constructed or located as to constitute a nuisance or in any way be detrimental to adjoining uses.
6. No vehicles displaying shop tenant logos, names or other advertising shall be permitted to be parked in areas of the shopping center lot which are visible from adjacent roadways.
7. Should discrepancies occur regarding specifications contained herein relating to signage, the City of Hemet Zoning Ordinance,
8. This sign program will have a binding effect and no permit will be issued for installation of any sign unless and until all requirements outlined herein have been approved in writing by the Landlord and the City of Hemet Planning and Building Department.



Photo rendition for representational purposes only. Photo scales are close approximate. Actual sign may appear larger or smaller than shown. Colors shown may vary due to ink jet printing interpretations.

<b>SPESCO</b> SAN PEDRO ELECTRIC SIGN COMPANY 701 Loomis Avenue Wilmington, Colorado 80224 310-549-4661 office 310-549-8882 fax		<b>The Boardwalk - SIGN CRITERIA</b> Job Name Address Salesperson Customer Approval		Hemet, CA 1880 Florida Ave. Gus Navarro Date	
No.	DATE	NATURE OF REVISION	Drawn By	Sheet Number	Drawing Number
1			Art	1 of 13	07-08-0000
2					
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# THE BOARDWALK

W. FLORIDA AVE. & GILMORE ST. - HEMET, CA.

## TENANT SIGN REQUIREMENTS

1. The design and graphics for each sign should reflect the character of the shop or business it identifies. Design approval will be based upon compatibility and placement within the storefront architectural features as outlined in these sign guidelines.
2. The tenant shall be solely responsible for all costs involved in the design, construction and installation of their sign(s).
3. The tenant will be allowed a minimum of one (1) primary identification sign limited to the trade name and logo in a single line format, along the building frontage in which public entry is located. A tenant will also be allowed an additional identification sign upon a street / parking lot side along of the building frontage. But in no case shall a tenant be allowed more than two (2) identification signs. Restaurant pad tenants may have Three (3) primary identification signs subject to city of Hemet Zoning and Sign Ordinances.
4. The maximum size of a primary wall sign, including a logo, shall be 2 square foot of sign area for each lineal foot of building frontage. Frontage shall be computed on an individual basis in multi-tenant buildings, and the building frontage shall be measured along the side of the building for which the sign is proposed. In no case shall the length of the sign exceed 80% length calculated on total leased storefront area.
5. Computation of Sign Area. The surface area of any sign face shall be computed from the smallest rectangles, circles and/or triangles which will enclose all words, letters, figures, symbols, designs and pictures, together with all framing, background material, colored or illuminated areas, and attention-attracting devices forming an integral part of the overall display.
6. Sign sizes and specific sign locations for pad buildings are outlined in these sign guidelines. Tenants may use their established logo symbols, and distinctive type styles as long as it complies to the sign guidelines outlined herein.
7. Allowable tenant wall signage shall consist of illuminated channel letters with plastic faces, reversed neon illuminated channel letters, and "Dual View" channel letters with translucent faces and "Halo" neon illumination. L.E.D. Type illumination is encouraged and should be utilized as first choice. Window signs to be permitted subject to City of Hemet Sign & Zoning Ordinances. In no event will any signage exceed 25% of window area.
8. The letters of the tenant identification wall signs shall not exceed the height as described in this sign criteria (Refer to Building number for allowable height).
9. The color of the tenant identification wall signs shall be at tenants discretion or utilizing nationally recognized trademark colors. A tenant shall be considered to have Nationally recognized trademark colors only if the tenant has registered said colors and letter style registered with the Department of Trademarks and Logos Final signage layout subject to Landlord's approval and also subject to approvals to the City of Hemet.
10. Restaurant Pad Tenants are allowed to be permitted directional & outdoor menu signs as required to serve the needs of drive-thru car service customers. Such signs shall be subject to Landlord's approval and City of Hemet Sign and Zoning Ordinance regulations.



Photo rendition for representational purposes only. Photo scales are close approximate. Actual sign may appear larger or smaller than shown. Colors shown may vary due to ink jet printing interpretations.

<b>Job Name</b> The Boardwalk - SIGN CRITERIA		<b>Location</b> Hemet, CA	
<b>Address</b> 1880 Florida Ave.		<b>Sheet Number</b> 2 of 13	<b>Drawing Number</b> 07-08-0000
<b>Drawn By</b> Gus Navarro	<b>Date</b> 08-27-07	<b>Customer Approval</b>	
<b>NO.</b> 1	<b>DATE</b>	<b>NATURE OF REVISION</b>	
2			
3			
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**SAN PEDRO ELECTRIC SIGN COMPANY**  
 101 Luning Avenue  
 Meridian, California 91744  
 310-549-4661 office  
 310-549-8882 fax



**- THE BOARDWALK -  
TENANT EXTERIOR SIGNAGE KEY**

**Phase-1**  
**BLDG. ① & ②**

- In-Line Tenant Elevation

**Phase-1**  
**BLDG. ④**

- Multiple Tenant Elevation  
- In-Line Tenant Elevation

**Phase-1**  
**PAD BLDG.**

- Restaurant Pad Elevations

**NEW** **Phase-2**  
**BLDG. ③**

- Major Tenant Elevation  
- In-Line Tenant Elevation

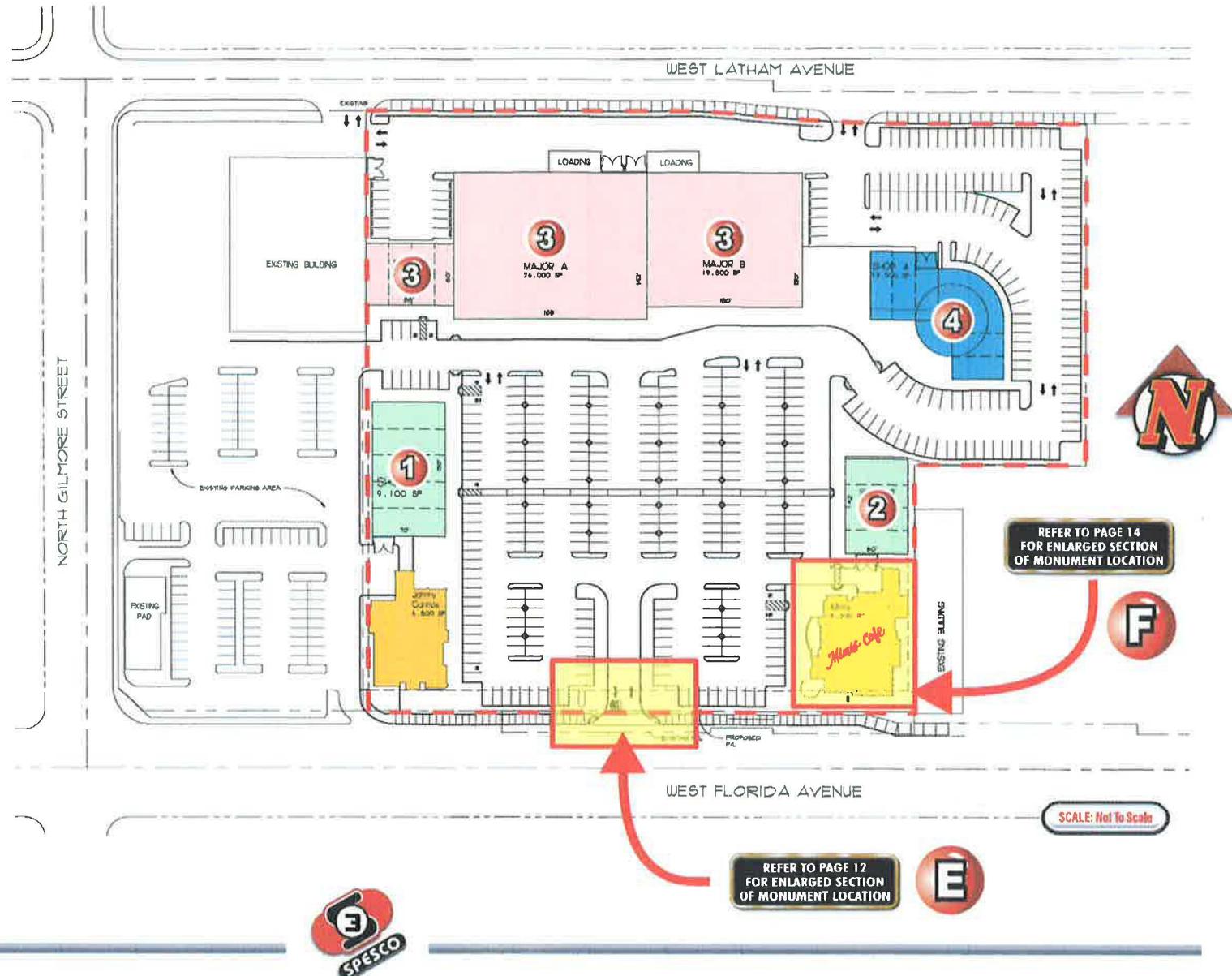
Refer to Site Plan for exact placement.



**- VICINITY MAP -**

# THE BOARDWALK

W. FLORIDA AVE. & GILMORE ST. - HEMET, CA.



REFER TO PAGE 14  
FOR ENLARGED SECTION  
OF MONUMENT LOCATION

REFER TO PAGE 12  
FOR ENLARGED SECTION  
OF MONUMENT LOCATION

SCALE: Not To Scale



**The Boardwalk - SIGN CRITERIA**

Job Name: The Boardwalk - SIGN CRITERIA  
Address: 1880 Florida Ave.  
City: Hemet, CA

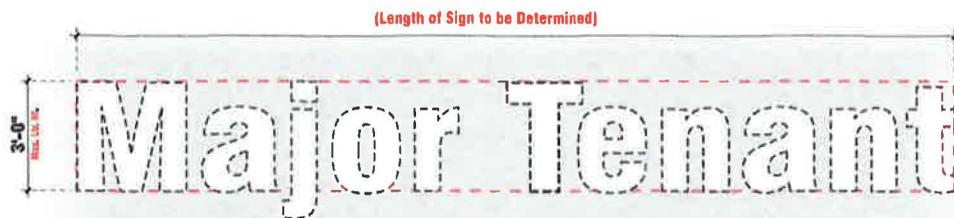
Subsistence: Gus Navarro  
Date: 08-27-07  
Sheet Number: 3 of 13  
Drawing Number: 07-08-0000

NO.	DATE	NATURE OF REVISION
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2		
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**SPESCO**  
SAN PEDRO ELECTRIC SIGN COMPANY  
101 Lathrop Avenue  
Hemet, CA 94344  
310-549-4661 office  
310-549-8882 fax



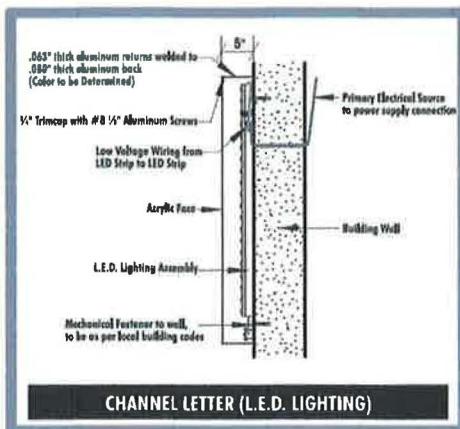
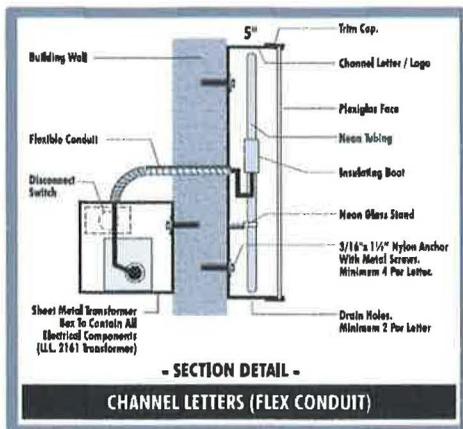
TYPICAL MAIN TENANT STOREFRONT SIGN LAYOUT



**A MAIN TENANT SIGN DESIGN SPECIFICATIONS**

Quantity: One (1) Sign

SCALE: 3/16" = 1'-0"

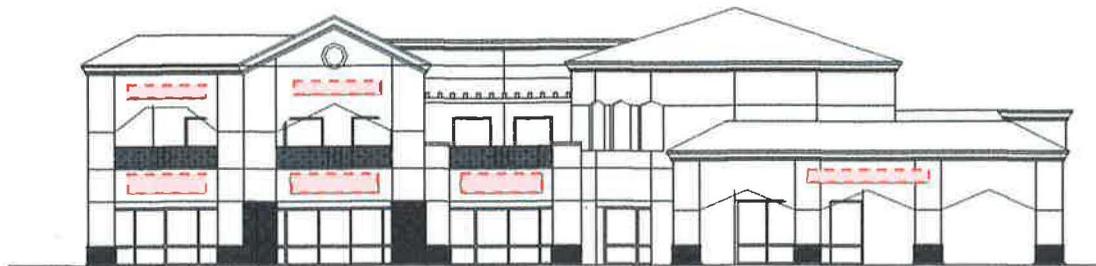


**MAJOR TENANT SIGN DESIGN:**

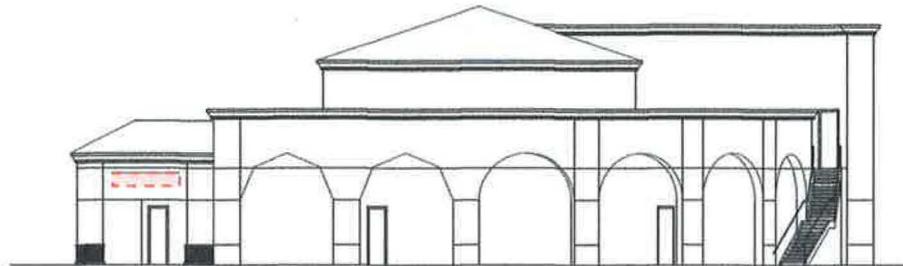
- EACH MAJOR TENANT SHALL INSTALL ONE (1) SET OF INTERNALLY ILLUMINATED, EITHER BY NEON OR LED, INDIVIDUAL CHANNEL LETTERS WITH TRANSLUCENT ON THE FASCIA SPACE AS DIRECTED BY LANDLORD. ONE (1) SIGN TO BE POSITIONED FACING THE PRIMARY PARKING LOT (SEE FIGURE ABOVE). RETURNS TO BE 6" (6 INCH) DEEP OF 24 GAUGE PAINTED WITH ONE COAT OF PRIMER AND TWO COATS OF PAINT AND 3/4" (3/4 INCH) TRIM CAP TO MATCH COLOR OF FACE OR AS APPROVED BY LANDLORD AND THE CITY OF HEMET. SIGNS SHALL BE ONE UNIFORM COLOR THROUGHOUT AND ONE FONT/LETTER STYLE UNLESS APPROVED BY THE LANDLORD AND THE CITY OF HEMET. IN CASES WHERE THE TENANT IS PART OF A NATIONAL OR REGIONAL CHAIN (50 OR MORE STORES) WHOSE GRAPHICS ARE A PART OF A REGISTERED TRADEMARK, IN WHICH CASE, SAID TENANT WOULD BE ALLOWED A LETTER COLOR IN ACCORDANCE WITH THEIR CORPORATE SPECIFICATIONS. ALSO, IN REGISTERED TRADEMARK CASES, SAID TENANT WILL BE ALLOWED THE LETTER STYLE(S) IN ACCORDANCE WITH ITS CORPORATE SPECIFICATIONS. THE AND THE CITY OF HEMET WILL REVIEW MAJOR TENANT SIGNS WITH THE INTENT OF VARYING THE SIGN COLORS OF ADJACENT TENANT. NO CAN OR CABINET SIGNS WILL BE ALLOWED EXCEPT AS A MINOR COMPONENT OF A NATIONAL OR REGIONAL TRADEMARK SIGN.
- LETTER HEIGHT SHALL BE ACCORDING TO THE FOLLOWING SCHEDULE:
  - 50 TO 99 LINEAR FEET OF BUILDING FRONTAGE - 36" (36 INCH) LETTER HEIGHT MAXIMUM FOR A SINGLE OR MULTI-LINE SIGN.
  - 100 LINEAR FEET AND ABOVE OF BUILDING FRONTAGE - 48" (48 INCH) LETTER HEIGHT MAXIMUM. FOR A SINGLE OR MULTI-LINE SIGN.
  - MAXIMUM SIGN AREA OF THREE SQ. FT. OF DISPLAY AREA FOR EACH ONE LINEAR FOOT OF BUILDING FRONTAGE, OR 300 SQ. FT., WHICHEVER IS LESS.
- MAJOR TENANTS SHALL BE PERMITTED A SECONDARY SIGN FOR ADDITIONAL BUSINESSES CO-LOCATED WITHIN THEIR BUSINESS PREMISES. THE SQUARE FOOTAGE FOR SECONDARY SIGN CANNOT EXCEED ONE SQ. FT. PER LINEAR FOOT OF BUILDING FRONTAGE WITH A MAXIMUM LETTER HEIGHT OF 50% OF THE PRIMARY SIGN.
- THE EDGES OF THE PROPOSED SIGNAGE SHALL BE SETBACK FROM BUILDING FACADE FEATURES AS FOLLOWS:
  - 6" MINIMUM FROM THE SIDES OF THE SIGNAGE
  - 18" MINIMUM FROM THE TOP AND BOTTOM OF THE SIGNAGE
- TENANT SHALL INSTALL SERVICE DOOR SIGNAGE TO IDENTIFY SERVICE DOOR FOR DELIVERY AND EMERGENCY PURPOSES ONLY.
- MAJOR TENANTS SHALL BE PERMITTED ONE PYLON DOUBLE FACED SIGN AS SHOWN BELOW

Job Name		The Boardwalk - SIGN CRITERIA	
Address		Hemet, CA	
Salesperson		Gus Navarro	
Customer Approval		Date	
Date		08-27-07	
Sheet Number		4 of 13	
Drawing Number		07-08-0000	
DATE		NATURE OF REVISION	
NO.			
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**SM POMO ELECTRIC SIGN COMPANY**  
 701 Lumbre Avenue  
 Wilmington, California 90744  
 310-549-4661 office  
 310-549-8882 fax



Shop Bldg. 4 - South Elevation



Shop Bldg. 4 - East Elevation



Shop Bldg. 4 - North Elevation



Shop Bldg. 4 - West Elevation

**B BUILDING #4 - RETAIL TENANT ALLOWABLE SIGN FASCIAS**  
 Quantity: One (1) Sign Fascia per Tenant

SCALE: Not To Scale

**Refer to Page 6 for further details and specifications.**



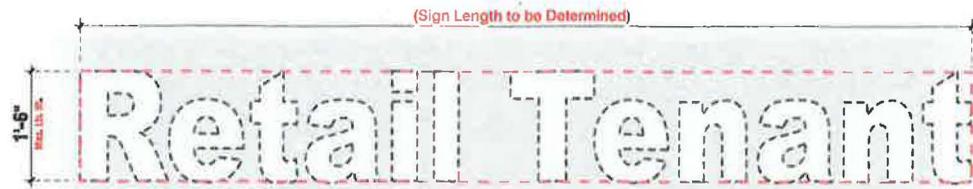
**Job Name** The Boardwalk - SIGN CRITERIA  
**Address** 1880 Florida Ave.  
**Salesperson** Gus Navarro  
**Customer Approval**

**Sheet Number** 5 of 13  
**Drawing Number** 07-08-0000

**Drawn By** Art P...  
**Date** 08-27-07

NO.	DATE	NATURE OF REVISION
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**SPESCO ELECTRIC SIGN COMPANY**  
 701 Ludlow Avenue  
 Werrington, California 90714  
 310-549-4661 office  
 310-549-4882 fax



**B MULTI-TENANT SIGN DESIGN SPECIFICATIONS**

SCALE: 3/8" = 1'-0"



**B TYPICAL TENANT STOREFRONT SIGN LAYOUT**

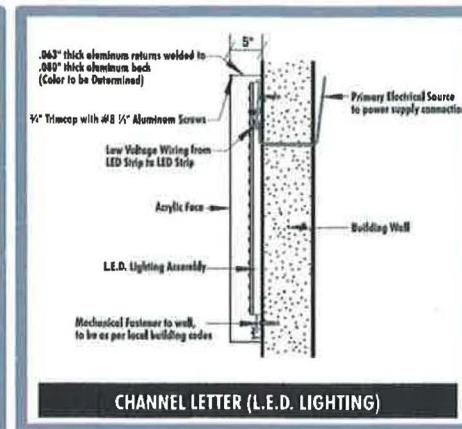
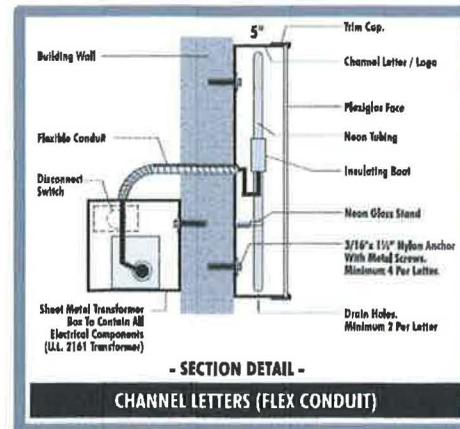
Quantity: One (1) Sign

SCALE: 1/8" = 1'-0"



**MULTIPLE TENANT PAD SIGN DESIGN:**

- EACH SHOP TENANT SHALL INSTALL ONE (1) SET OF INTERNALLY ILLUMINATED, EITHER BY NEON OR LED, INDIVIDUAL CHANNEL LETTERS WITH TRANSLUCENT ON THE FASCIA SPACE AS DIRECTED BY LANDLORD. ONE (1) SIGN TO BE POSITIONED FACING THE PRIMARY PARKING LOT (SEE FIGURE ABOVE), ONE (1) SIGN TO BE POSITIONED FACING THE SECONDARY PARKING LOT. END CAP TENANTS WILL BE PERMITTED AN ADDITIONAL SIGN (SEE FIGURE ABOVE), RETURNS TO BE 5" (5 INCH) DEEP OF 24 GAUGE PAINTED WITH ONE COAT OF PRIMER AND TWO COATS OF PAINT AND 3/4" (3/4 INCH) TRIM CAP TO MATCH COLOR OF FACE OR AS APPROVED BY LANDLORD AND THE CITY OF HEMET. SIGNS SHALL BE ONE UNIFORM COLOR THROUGHOUT AND ONE FONT/LETTER STYLE UNLESS APPROVED BY LANDLORD AND THE CITY OF HEMET. IN CASES WHERE TENANTS ARE A PART OF A NATIONAL OR REGIONAL CHAIN (50 OR MORE STORES) WHOSE GRAPHICS ARE A PART OF A REGISTERED TRADEMARK, IN WHICH CASE, SAID TENANT WOULD BE ALLOWED A LETTER COLOR IN ACCORDANCE WITH THEIR CORPORATE SPECIFICATIONS. ALSO, IN REGISTERED TRADEMARK CASES, SAID TENANT WILL BE ALLOWED THE LETTER STYLE(S) IN ACCORDANCE WITH ITS CORPORATE SPECIFICATIONS, THE AND THE CITY OF HEMET WILL REVIEW MAJOR TENANT SIGNS WITH THE INTENT OF VARYING THE SIGN COLORS OF ADJACENT TENANT. NO CAN OR CABINET SIGNS WILL BE ALLOWED EXCEPT AS A MINOR COMPONENT OF A NATIONAL OR REGIONAL TRADEMARK SIGN.
- LETTER HEIGHT SHALL BE ACCORDING TO THE FOLLOWING SCHEDULE:
  - THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHTEEN INCHES (18") FOR A SINGLE OR MULTI-LINE SIGN.
  - FRONT OF SUITE: THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED TWO SQUARE FEET (2SF) PER LINEAL FOOT OF TENANT FRONTAGE. THE ALLOWABLE SIGN AREA SHALL BE CENTRALLY LOCATED WITHIN THE "SIGN AREA LOCATION ZONE" AS SHOWN ABOVE. SEE CONSTRUCTION DOCUMENTS FOR TENANT SPECIFIC LOCATIONS.
  - REAR OF SUITE: THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED TWO SQUARE FEET (2SF) PER LINEAL FOOT OF TENANT FRONTAGE. THE ALLOWABLE SIGN AREA SHALL BE CENTRALLY LOCATED WITHIN THE "SIGN AREA LOCATION ZONE" AS SHOWN ABOVE. SEE CONSTRUCTION DOCUMENTS FOR TENANT SPECIFIC LOCATIONS.
  - END CAP SIGNAGE: THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE SQUARE FOOT (1SF) PER LINEAL FOOT OF TENANT FRONTAGE. THE ALLOWABLE SIGN AREA SHALL BE CENTRALLY LOCATED WITHIN THE "SIGN AREA LOCATION ZONE" AS SHOWN ON FIGURE 4, FOR REFERENCE ONLY. SEE CONSTRUCTION DOCUMENTS FOR TENANT SPECIFIC LOCATIONS.
- THE EDGES OF THE PROPOSED SIGNAGE SHALL BE SETBACK FROM BUILDING FACADE FEATURES AS FOLLOWS:
  - 8" MINIMUM FROM THE SIDES OF THE SIGNAGE
  - 18" MINIMUM FROM THE TOP AND BOTTOM OF THE SIGNAGE
- ALTHOUGH A TENANT MAY OCCUPY MULTIPLE SUITES, TENANT WILL ONLY BE PERMITTED ONE SET OF SIGNAGE
- TENANT SHALL INSTALL SERVICE DOOR SIGNAGE TO IDENTIFY SERVICE DOOR FOR DELIVERY AND EMERGENCY PURPOSES ONLY.



**The Boardwalk - SIGN CRITERIA**

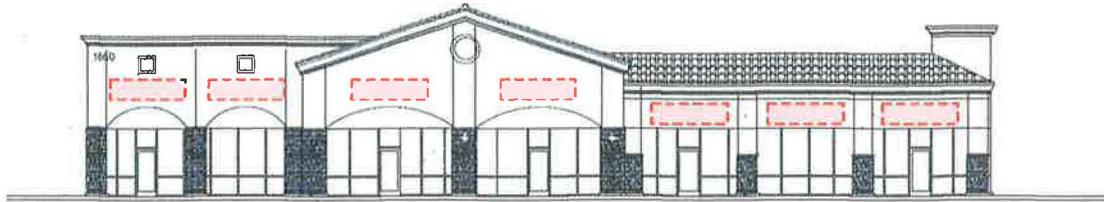
Job Name: **The Boardwalk - SIGN CRITERIA**  
 Address: **1880 Florida Ave.**  
 Salesperson: **Gus Navarro**  
 Customer Approval: \_\_\_\_\_

City: **Hemet, CA**  
 Sheet Number: **6 of 13**  
 Drawing Number: **07-08-0000**

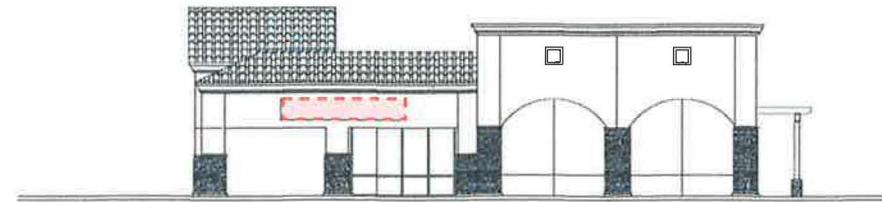
Drawn By: **Art Peralta**  
 Date: **08-27-07**

NO.	DATE	NATURE OF REVISION
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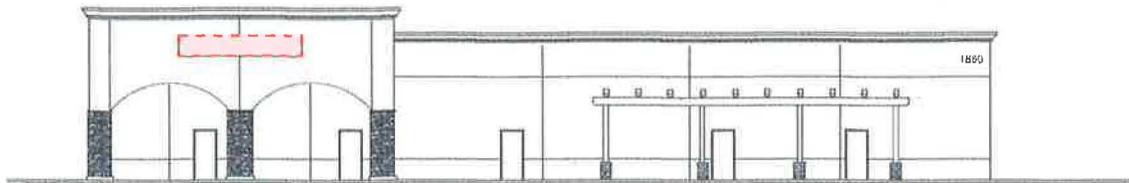
**SPESCO**  
 701 Lathrop Avenue  
 Warrington, California 90744  
 310-549-4661 office  
 310-549-9882 fax



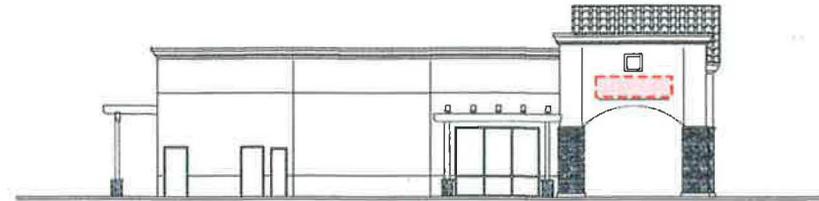
Shop Bldg. ① - East Elevation



Shop Bldg. ① - North Elevation



Shop Bldg. ① - West Elevation



Shop Bldg. ① - South Elevation



**BUILDING #1 - RETAIL TENANT ALLOWABLE SIGN FASCIAS**

Quantity: One (1) Sign Fascia per Tenant

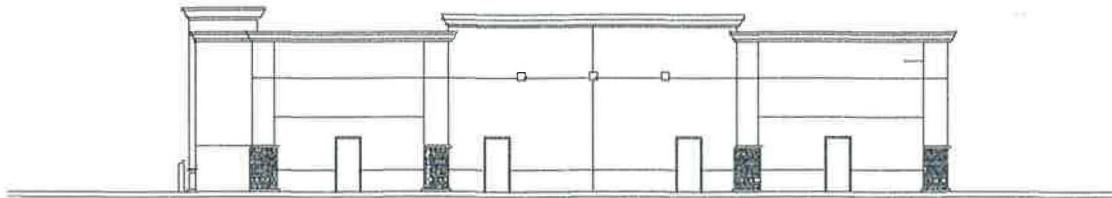
SCALE: Not To Scale

**Refer to Page 9 for further details and specifications.**

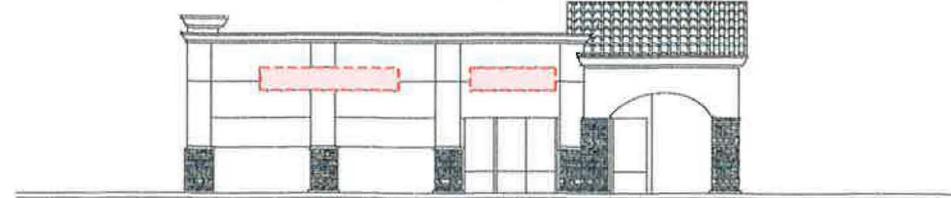


Job Name <b>The Boardwalk - SIGN CRITERIA</b>		Hemet, CA	
Address <b>1880 Florida Ave.</b>		Sheet Number <b>7 of 13</b>	Drawing Number <b>07-08-0000</b>
Subperson <b>Gus Navarro</b>	Date <b>08-27-07</b>	Drawn By <b>Art Vesciaris</b>	Date
Customer Approval			
No.	DATE	NATURE OF REVISION	
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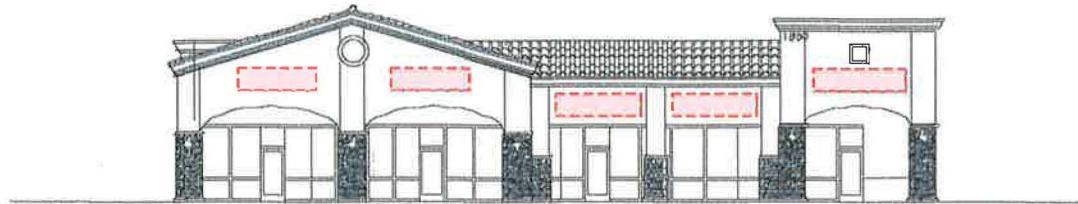

**SPESCO**  
 SAN PEDRO ELECTRIC SIGN COMPANY  
 701 Larkin Avenue  
 Wilmington, California 90744  
 310-549-4661 office  
 310-549-8882 fax



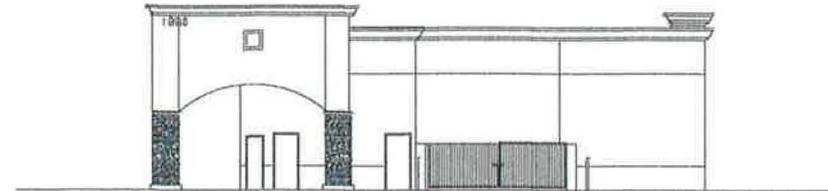
Shop Bldg. ② - East Elevation



Shop Bldg. ② - North Elevation



Shop Bldg. ② - West Elevation



Shop Bldg. ② - South Elevation



**BUILDING #2 - RETAIL TENANT ALLOWABLE SIGN FASCIAS**

Quantity: One (1) Sign Fascia per Tenant

SCALE: Not To Scale



Refer to Page 9 for further details and specifications.

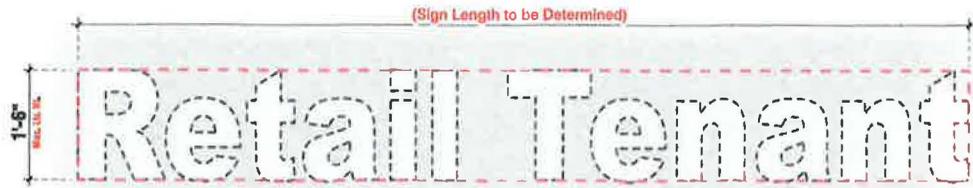


Photo rendition for representational purposes only. Photo scales are close approximate. Actual sign may appear larger or smaller than shown. Colors shown may vary due to ink jet printing interpretations.

**Job Name** The Boardwalk - SIGN CRITERIA  
**Address** 1880 Florida Ave.  
**City** Hemet, CA  
**Subperson** Gus Navarro  
**Date** 08-27-07  
**Sheet Number** 8 of 13  
**Customer Approval**  
**Date**  
**Drawing Number** 07-08-0000

NO.	DATE	NATURE OF REVISION
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**SAN PEDRO ELECTRIC SIGN COMPANY**  
 701 Larkin Avenue  
 Wilmington, California 90744  
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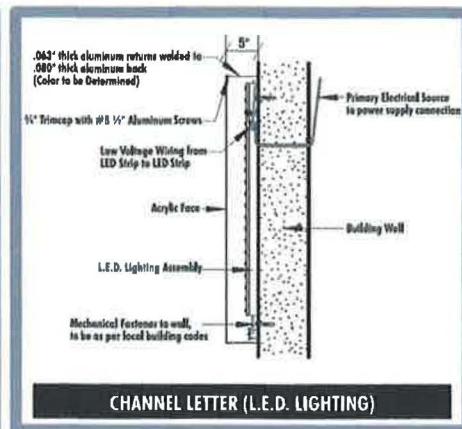
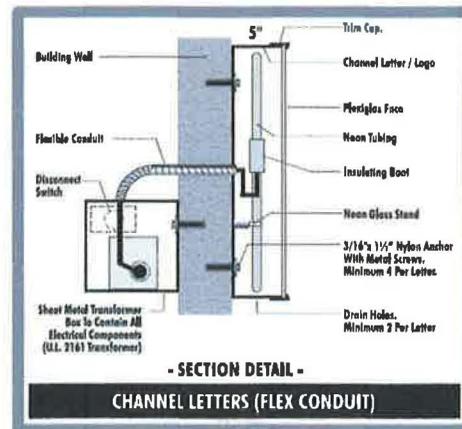
**C D IN-LINE SHOP TENANT SIGN DESIGN SPECIFICATIONS** SCALE: 3/8" = 1'-0"



**C D TYPICAL TENANT STOREFRONT SIGN LAYOUT** SCALE: 3/16" = 1'-0"  
Quantity: One (1) Sign

**IN LINE SHOP TENANT SIGN DESIGN:**

- EACH IN-LINE SHOP TENANT SHALL INSTALL ONE (1) SET OF INTERNALLY ILLUMINATED, EITHER BY NEON OR LED, INDIVIDUAL CHANNEL LETTERS WITH TRANSLUCENT ON THE FASCIA SPACE AS DIRECTED BY LANDLORD. ONE (1) SIGN TO BE POSITIONED FACING THE PRIMARY PARKING LOT (SEE FIGURE ABOVE), ONE (1) SIGN TO BE POSITIONED FACING THE SECONDARY PARKING LOT. END CAP TENANTS WILL BE PERMITTED AN ADDITIONAL SIGN (SEE FIGURE ABOVE). RETURNS TO BE 5" (5 INCH) DEEP OF 24 GAUGE PAINTED WITH ONE COAT OF PRIMER AND TWO COATS OF PAINT AND 3/4" (3/4 INCH) TRIM CAP TO MATCH COLOR OF FACE OR AS APPROVED BY LANDLORD AND THE CITY OF HEMET. SIGNS SHALL BE ONE UNIFORM COLOR THROUGHOUT AND ONE FONT/LETTER STYLE UNLESS APPROVED BY LANDLORD AND THE CITY OF HEMET. IN CASES WHERE TENANTS ARE A PART OF A NATIONAL OR REGIONAL CHAIN (50 OR MORE STORES) WHOSE GRAPHICS ARE A PART OF A REGISTERED TRADEMARK, IN WHICH CASE, SAID TENANT WOULD BE ALLOWED A LETTER COLOR IN ACCORDANCE WITH THEIR CORPORATE SPECIFICATIONS. ALSO, IN REGISTERED TRADEMARK CASES, SAID TENANT WILL BE ALLOWED THE LETTER STYLE(S) IN ACCORDANCE WITH ITS CORPORATE SPECIFICATIONS. THE AND THE CITY OF HEMET WILL REVIEW MAJOR TENANT SIGNS WITH THE INTENT OF VARYING THE SIGN COLORS OF ADJACENT TENANT. NO CAN OR CABINET SIGNS WILL BE ALLOWED EXCEPT AS A MINOR COMPONENT OF A NATIONAL OR REGIONAL TRADEMARK SIGN.
- LETTER HEIGHT SHALL BE ACCORDING TO THE FOLLOWING SCHEDULE:
  - THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHTEEN INCHES (18") FOR A SINGLE OR MULTI-LINE SIGN.
  - FRONT OF SUITE: THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED TWO SQUARE FEET (CSF) PER LINEAL FOOT OF TENANT FRONTAGE. THE ALLOWABLE SIGN AREA SHALL BE CENTRALLY LOCATED WITHIN THE "SIGN AREA LOCATION ZONE" AS SHOWN ABOVE. SEE CONSTRUCTION DOCUMENTS FOR TENANT SPECIFIC LOCATIONS.
  - REAR OF SUITE: THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED TWO SQUARE FEET (CSF) PER LINEAL FOOT OF TENANT FRONTAGE. THE ALLOWABLE SIGN AREA SHALL BE CENTRALLY LOCATED WITHIN THE "SIGN AREA LOCATION ZONE" AS SHOWN ABOVE. SEE CONSTRUCTION DOCUMENTS FOR TENANT SPECIFIC LOCATIONS.
  - END CAP SIGNAGE: THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE SQUARE FOOT (1SF) PER LINEAL FOOT OF TENANT FRONTAGE. THE ALLOWABLE SIGN AREA SHALL BE CENTRALLY LOCATED WITHIN THE "SIGN AREA LOCATION ZONE" AS SHOWN ON FIGURE 4, FOR REFERENCE ONLY. SEE CONSTRUCTION DOCUMENTS FOR TENANT SPECIFIC LOCATIONS.
- THE EDGES OF THE PROPOSED SIGNAGE SHALL BE SETBACK FROM BUILDING FACADE FEATURES AS FOLLOWS:
  - 8" MINIMUM FROM THE SIDES OF THE SIGNAGE
  - 18" MINIMUM FROM THE TOP AND BOTTOM OF THE SIGNAGE
- ALTHOUGH A TENANT MAY OCCUPY MULTIPLE SUITES, TENANT WILL ONLY BE PERMITTED ONE SET OF SIGNAGE
- TENANT SHALL INSTALL SERVICE DOOR SIGNAGE TO IDENTIFY SERVICE DOOR FOR DELIVERY AND EMERGENCY PURPOSES ONLY.



**The Boardwalk - SIGN CRITERIA**

Job Name: Hemet, CA  
Address: 1880 Florida Ave.  
Salesperson: Gus Navarro  
Customer Approval: [Signature]Date: 08-27-07  
Sheet Number: 9 of 13  
Drawing Number: 07-08-0000

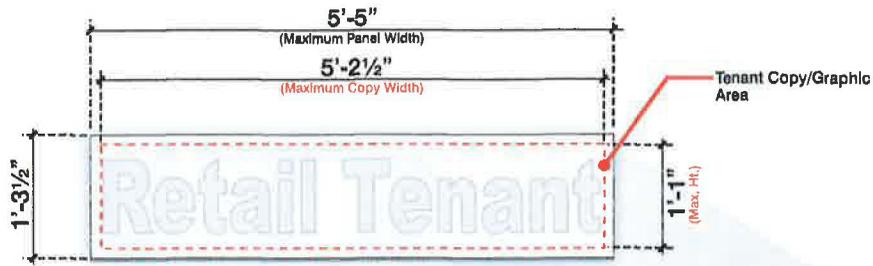
NO.	DATE	NATURE OF REVISION
1		
2		
3		
4		
5		

**SHAN PEDRO ELECTRIC SIGN COMPANY**  
701 Laine Avenue  
Wilmington, California 90744  
310-549-4661 office  
310-549-8882 fax

**SPESCO**

# THE BOARDWALK

W. FLORIDA AVE. & GILMORE ST. - HEMET, CA.



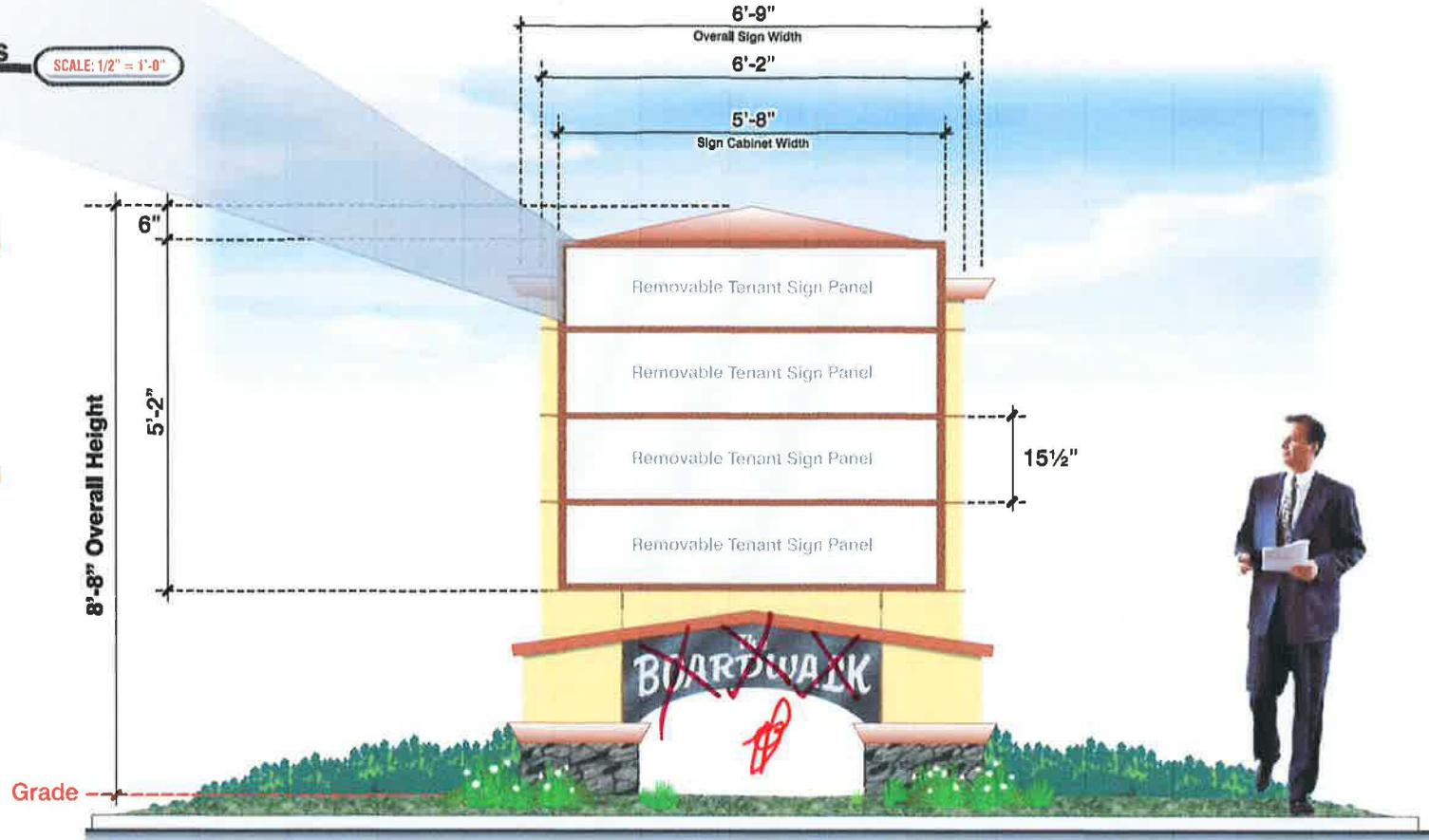
## TENANT PANEL COPY LAYOUT SPECIFICATIONS

Quantity: One (1) Panel per Tenant

SCALE: 1/2" = 1'-0"

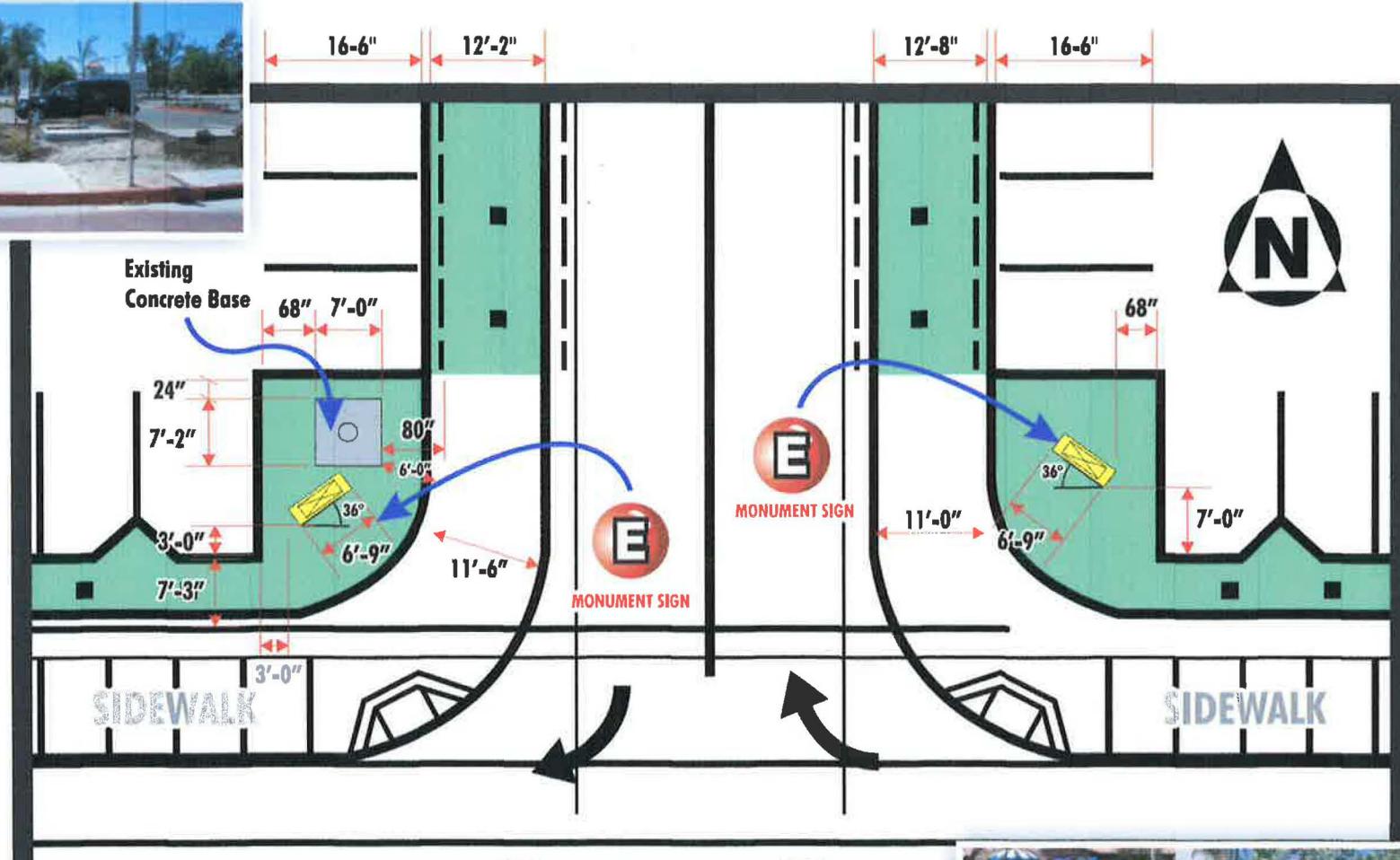
## MONUMENT SIGN TENANT PANEL SPECIFICATIONS

- 1 All tenant removable panels to be #7328 White acrylic faces.
- 2 Tenant copy / graphic to be applied first surface translucent vinyl overlay (Colors to be determined).
- 3 All colors and layouts subject to Landlord approval.



Job Name <b>The Boardwalk - SIGN CRITERIA</b>		Hemet, CA	
Address <b>1880 Florida Ave.</b>		Sheet Number <b>10 of 13</b>	Drawing Number <b>07-08-0000</b>
No.	DATE	NATURE OF REVISION	Drawn By <b>Art Escobedo</b>
1			Date
2			<b>08-27-07</b>
3			Customer Approval
4			
5			

**SPESCO ELECTRIC SIGN COMPANY**  
 701 Edison Avenue  
 Wilmington, California 90744  
 310-549-4661 offices  
 310-549-8882 fax



**NOTE: PRECISE ANGLE TO BE DETERMINED UPON INSTALLATION BY OWNER**

**WEST FLORIDA AVENUE**



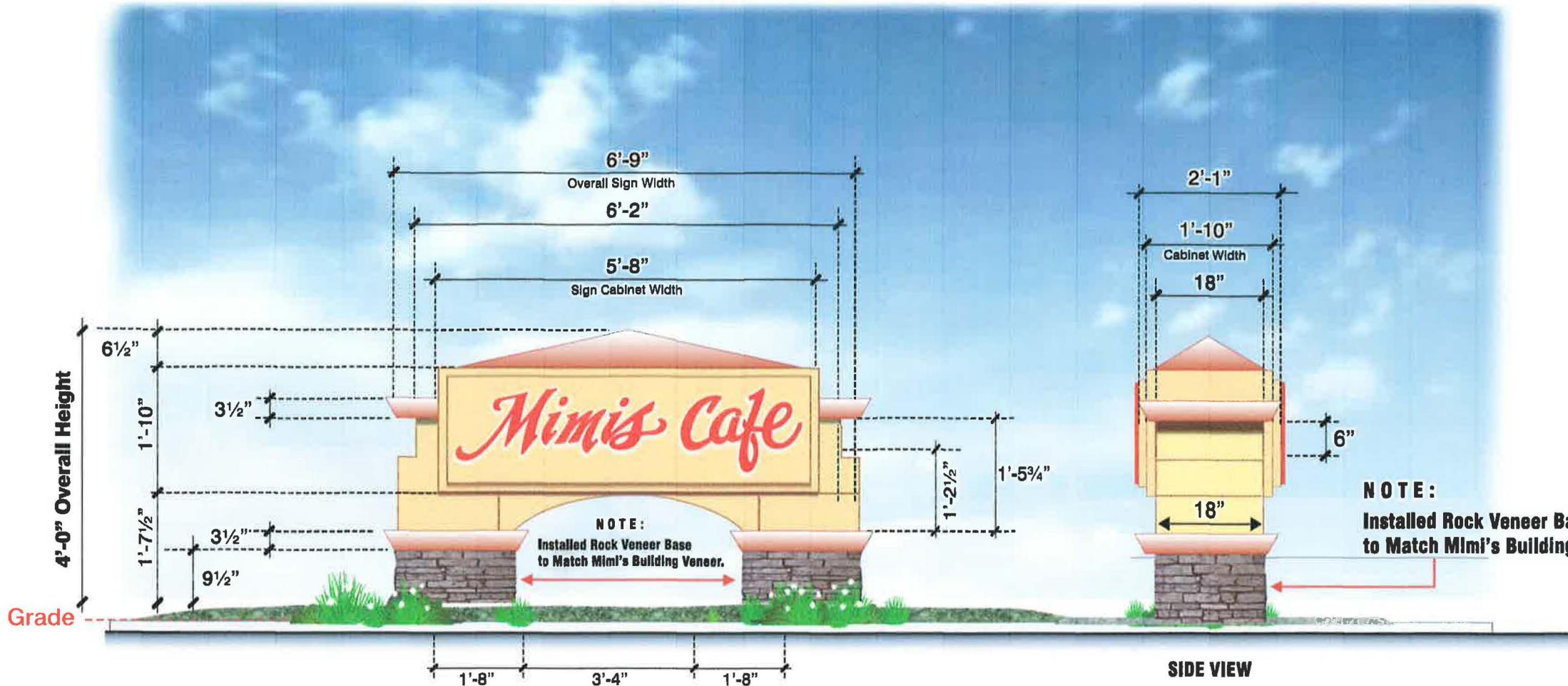
**ENLARGED VIEW OF SITEPLAN / SIGN LOCATION**

**Not to Scale**



<b>Job Name</b>		<b>The Boardwalk - SIGN CRITERIA</b>	
<b>Address</b>		<b>Hemet, CA</b>	
<b>Salesperson</b>	<b>Date</b>	<b>Drawn By</b>	<b>Sheet Number</b>
<b>Gus Navarro</b>	<b>08-27-07</b>	<b>A.J. Escalante</b>	<b>11 of 13</b>
<b>Customer Approval</b>	<b>Date</b>	<b>Drawing Number</b>	<b>07-08-0000</b>
<b>No.</b>	<b>DATE</b>	<b>NATURE OF REVISION</b>	
1			
2			
3			
4			
5			

**SPESCO**  
**SPESCO ELECTRIC SIGN COMPANY**  
 701 LaBrea Avenue  
 Wilmington, California 90744  
 310-549-4661 office  
 310-549-8882 fax



*Mimis Cafe* Hemet, CA



**PROPOSED CUSTOM FABRICATED INTERNALLY ILLUMINATED D/F MONUMENT SIGN**

Manufacture 1 Single Face Monument Sign

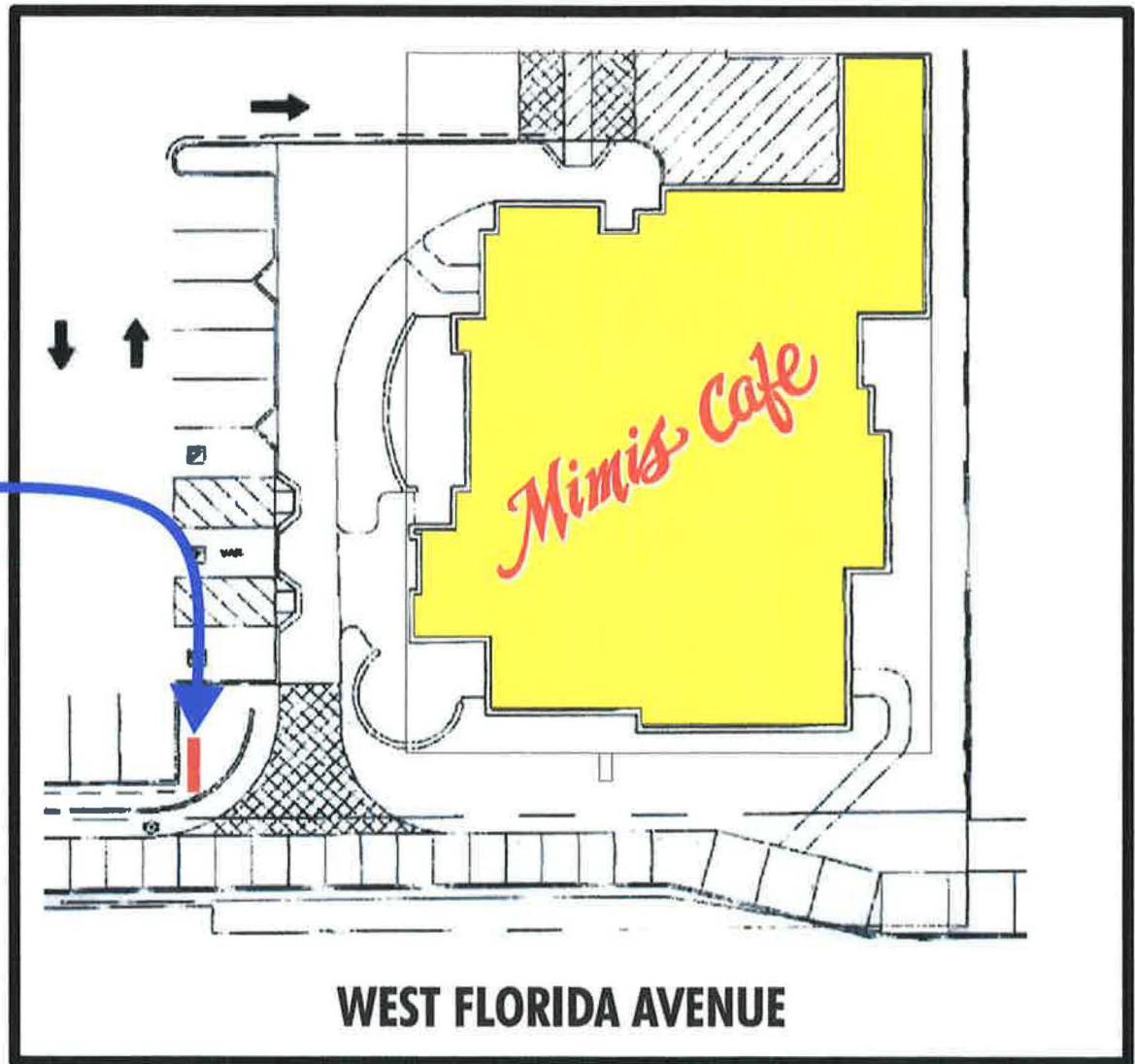
Scale 1/2" = 1'-0"



Job Name		The Boardwalk - SIGN CRITERIA		
Address		Hemet, CA		
Salesperson		Gus Navarro		
Customer Approval		Date		
Date		08-27-07		
Drawn By		Art Pecharats		
Sheet Number		12 of 13		
Drawing Number		07-08-0000		
NO.		NATURE OF REVISION		
1				
2				
3				
4				
5				

**SAN PEDRO ELECTRIC SIGN COMPANY**  
 701 Camino Avenue  
 Wilmington, California 90744  
 310-549-4661 office  
 310-549-8882 fax





**ENLARGED VIEW OF SITEPLAN / SIGN LOCATION**



**Not to Scale**

Photo rendition for representational purposes only. Photo scales are close approximate. Actual sign may appear larger or smaller than shown. Colors shown may vary due to ink jet printing interpretations.

 <b>SPESCO</b> SAN PEDRO ELECTRIC SIGN COMPANY 710 Laguna Avenue Wilmington, California 90744 310-549-4661 office 310-549-8882 fax		<b>Job Name</b> The Boardwalk - SIGN CRITERIA	<b>Address</b> 1880 Florida Ave.	<b>City</b> Hemet, CA
<b>NO.</b> 1 2 3 4 5	<b>DATE</b>     	<b>NATURE OF REVISION</b>     	<b>Salesperson</b> Gus Navarro	<b>Sheet Number</b> 13 of 13
			<b>Date</b> 08-27-07	<b>Drawn By</b> Art Desautrais
			<b>Customer Approval</b>	<b>Drawing Number</b> 07-08-0000

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