

MAITLAND CITY CENTRE **TENANT SIGN GUIDELINES**

It is the design intent that the tenant sign identity in Maitland City Centre shall be developed to reflect a creative and quality image that is in keeping with the architectural character of the project. Tenants are permitted exterior signage located on the building face directly in front and above their lease space, Sign identity may include, but is not limited to the tenant's trade name and logo. The following guidelines identify types of signs permitted and specifications.

- 1. Channel Letters with internally illuminated faces and/or reverse "halo" illumination mounted on a custom "backing panel" (see exhibit 101). Dimensions of required backing panel, 4" Depth x 2'0"O.H. (maximum*) x Overall Width of the letters** plus an additional six(6) inches on each end of panel. Height of panel shall be height of letters plus 2" top and bottom, not to exceed 2'0"O.H. All electrical connections between individual sign letters must be contained within backing panel. The intent is to minimize penetrations to the
- Logo Cabinets in custom shapes are allowed in addition to individual channel letters (on backing panel). These types of signs may be mounted directly on the face of the building or standing off for "halo" lighting effect, where fascia conditions permit.
- 2. Tenant Occupant Signs are allowed and encouraged to display tenants name and logo next to their storefront either mounted on storefront glass or façade wall where available and applicable. (See attached Tenant Occupant Sign exhibit for design guidelines).
- 3. Fabrication techniques of all types of identified signs should be of contemporary methods. Trimless acrylic faces is the recommended method of fabrication for internally illuminated channel letters
- 4. Lighting within all signs to be LED modules & shall not to exceed 6500K color spectrum. Note: Illumination must not exceed Maitland Sign Code, maximum - 300 ft. candles @ 1 Ft. from sign.
- Sign Letters & logo cabinets can be any color with the exception of neon, fluorescent, day glow or other painted colors considered to be garish.
- Paint color and finish of channel letter backing panel to be specified by landlord.
- 7. Tenant must submit three (3) copies of scaled drawings of all proposed sign(s) for landlord's written approval prior to submitting application to Maitland City Building Dept. for sign permit and prior to proceeding with manufacturing or installation.
- 3. All mounting fasteners must be stainless steel. All penetrations to building including mounting fasteners and electrical conduit must be weather sealed to prevent water damage to the building.
- All structural components and mounting specifications of tenant signs must be in accordance with sealed engineered drawings and to UL approved standards.
- 10. Electrical service to tenant signs and final electrical connection is the tenant's responsibility.
- 11. Tenants are required to identify their business with a permanent wall sign within 60 days of opening or by the date of opening their business, whichever occurs first.
- 12. Window signs are not permitted with the exception of "Days and Hours of Operation" and one (1) single sided non-illuminated 4 sq.ft. tenant occupant sign.
- 13. Tenant must maintain their sign(s) at all times, including lights, faces and painted surfaces. If tenant does not make repairs in a timely manner, landlord reserves the right to make necessary repairs and tenant agrees to pay for such repairs.
- 14. Upon termination of tenant's lease agreement, tenant must remove at their expense all of their signs and repair and restore to original condition all building surfaces and structure damaged by their sign(s).
- 15. All tenant signs shall be in accordance with City of Maitland Building Department Sign Codes.
- 16. Sign letters or components shall not have exposed neon or other lamps. All light sources shall be internal and concealed consisting of LEDs (Light Omitting Diodes) and LED power supply/supplies. Coordinated fasteners to prevent electrolysis.
- 17. No roof-mounted signs of any kind shall be permitted
- 18. Temporary signs, flags, ribbons, balloons attached to the building surface, other structures, or inside the glass storefront are prohibited. Neon signs in windows are prohibited.
- 19. Each Independent Lane tenant (R-105 R113) is allowed one (1) sign on 17-92 despite the quantity of space leased. Not to exceed a total of 7 signs at 7SF each. Final signage spacing and location is to be reviewed and
- 20. All signs shall be designed to meet local Orange County and City of Maitland sign ordinance. Landlord's approval shall not relieve the Tenant from the duty of confirming to all applicable City and County Ordinances, Laws, Regulations and Inspections.

EITH CENTRE

190

HOSPINGBACE LAND

MAITLAND CITY CENTRE

Allowable Signage Last Updated: November 5, 2018

MCC Maximum Signage Sq. Ft.

Assigned Tenant Signage Sq. Ft.

A3 Renaissance Med-Spa

Pass through wall sign

Pass through wall sign

A1 Medici

A4 Vacant

R-106-108 C1 Sanford Brewing

R-106-108 C1 Sanford Brewing

R-106-108 C1 Sanford Brewing

C2 Houndstooth

C3 Boku Sushi

D1 Starbucks

D2 Cook-It

F1 Burgerim

F2 Bam Barre

F3 407 Café

F4 Subway

A2 Dixie Belle

B1 Sausage Shack

R-101

R-102

R-103

R-104

R-105

R-116

R-115

R-111

R-112

R-113

R-114

NOCHE

MARKAND

CITY CENTRE

LABOURN APPARTMENTS

LIVE + WORK + SHOP

MCC Primary Project Signage on Pergola

Frontage-to-Allowable Sq. Ft. Ratio

	Unit	Tenant	Sq. Ft.	Scheduled Delivery	Scheduled Opening	Rent Commence	Linear Frontage				Allowable Retail Signage (sq. ft.)				
							North	South	East	West	North	South	East	West	Total
R-101	A1	Midici's Pizza	3,030					62.50	54.25			93.75	81.38		175.13
R-102	A2	Dixie Belle	4,311						60.54				90.81		90.81
R-103	A3	Renaissance Med-Spa	2,730						35.63				53.44		53.44
R-104	A4	Vacant	2,560	1.0			- 4		54.54				81.81		81.81
R-105	B1	Sausage Shack	555		-		1			27.83				41.75	41.75
R-106-108	C1	Sanford Brewing	1,956							48.71				73.06	73.06
R-109	C2	Houndstooth	652							48.71				73.06	73.06
R-110	C3	Boku	2,000	(b)			- 11			43.42				65.13	65.13
R-116	D1	Starbucks	2,342	7 7 7			11		39.83				59.75		59.75
R-115	D2	Cook-It	1,132												0.00
R-117	E1	Vacant	7,010				111.50		72.63		167.25		108.94		276.19
R-118	E1.	Vacant - Suite B	-				F 12						1		
R-119	E1	Vacant - Suite C		4	-		- 1 et								
R-120	E1	Vacant - Suite D	*						11						
R-111	F1	Burgerim	2,260	Ca						53.88				80.81	80.81
R-112	F2	Bam Barre	1,620							31.58				47.38	47.38
R-113	F3	407 Café	925				16.88			44.79	25.31			67.19	92.50
R-114	F4	Subway	1,478				33.08			9.17	49.63			13.75	63.38
		Leased Sq. Ft.	34,561		Total Retail F	rontage	161.46	62.50	317.42	308.08	242.19	93.75	476.13	462,13	1,274.19

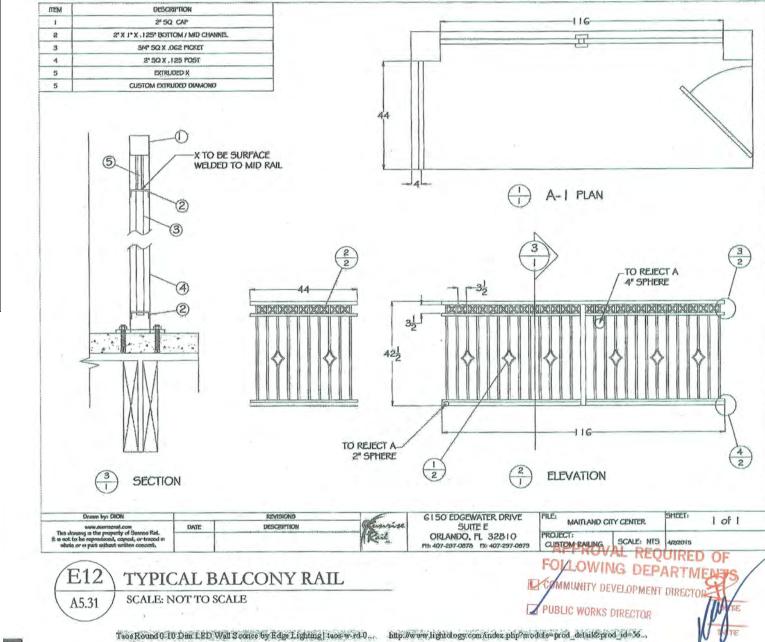
EXHIBIT 101: CHANNEL LETTERS & BACKING PANEL SPECIFICATIONS - TYPICAL **TOP VIEW** BLDG FACE BACKING PANEL **CHANNEL LETTERS** 45° BEVELED ENDS SIDE VIEW **ELEVATION** SPECIFICATIONS; Channel letters with internally illuminated faces and/or reverse "halo" illumination mounted on a custom backing panel. Dimensions 4" Depth x 2'0"O.H. maximum* x Overall Width of the letters** plus a minimum of six(6) inches on each end of panel. Height of backing panel shall be the height of the channel letters plus two(2") inches minimum on top and bottom. Panel not to exceed overall height of 2'0". Backing panel shall be fabricated in .090 aluminum painted to match building color at sign location. All electrical connections

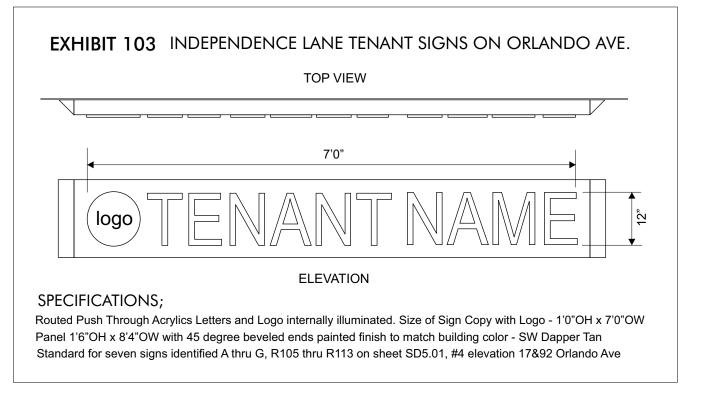
between individual channel letters must be contained within backing panel.

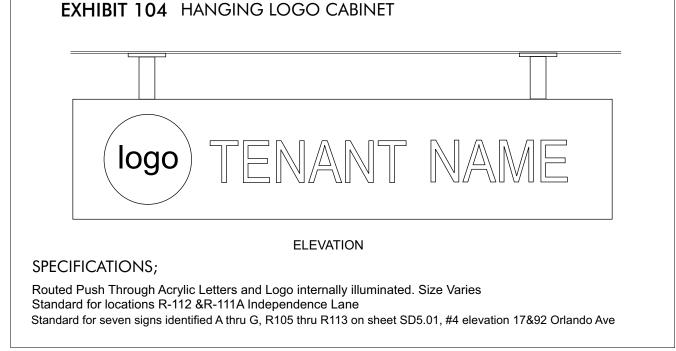
Orlando Ave. Allowance for Independence Lane Tenant Signage Sq.Ft. B1 Sausage Shack R-105 R-106-108 C1 Sanford Brewing 7.00 7.00 R-109 C2 Houndstooth 7.00 R-110 C3 Boku Sushi 7.00 R-111 F1 Burgerim 7.00 R-112 F2 Bam Barre 108.00 7.00 72.00 R-113 F3 407 Café 40.00 72.00 24.00 28.00 28.00 88.00 28.00 Residential Wall Sign - Packwood Ave. 28.00 Residential Wall Sign Independence Lane 28.00 84.00 Around Perimeter of Project W1-W.4 72.00 48.00 F Interior facing signage for Building F tenants R-117-120 E1 Sign allowance for Retail E (free-standing building) - vacant



SPECIFICATIONS; PVC Custom Shape Panel - .25"x 18"OH x 32"OW (4 Sq.Ft.) with .25"OH cutout raised border, tenant name & option logo graphics. Border color - SW







Taos Round 0-10 Dim LED Wall Sconce by Edge Lighting | taos-w-rd-0... http://www.lightology.com/nndex.php?module=prod_detail&prod_id=56...

(866) 954-4489



www.lightology.com

Taos Round 0-10 Dim LED Wall Sconce by Edge Lighting



Shown in: Satin Aluminum

Taos Round 0-10 Dim LED Wall Sconce features a cylindrical shape providing bidirectional light above and below the fixture Finish in Satin Aluminum. Includes 6.52 total watts (led and power supply), 12VACLED, 3182K color temperature, 84CRI, 24 lumens per watt for a total of 158 lumens. 70 percent lumen maintenance based on 50,000 hours of operation. An electronic 100-240 VAC 50-60 Hz driver is provided which fits easily inside the electrical box. Dimmable with a 0-10 dimmer. Rated for indoor, outdoor and wet locations. ETL listed. ADA compliant. 5 inch height x 2.1 inch width x 3.5 inch depth. 4.5 inch diameter canopy. Fixture includes a 5 year warranty.

INFORMATION ONLY

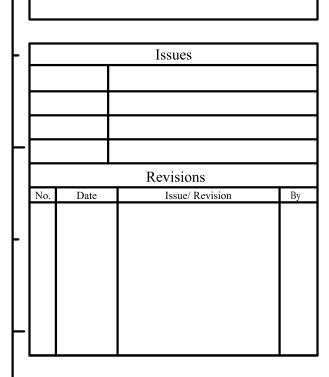
MAITLAND CITY CENTRE

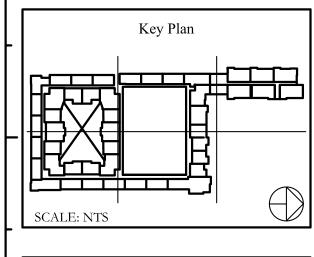
ENVIROGRAPHICS,LLC 3600 Wilder Ln., Orlando, FL 32804 Tel 407 491-7903 KaiserEnviroGraphics@gmail.com

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MAITLAND CITY CENTRE SIGNAGE SET





Date: July 30, 2019 Checked By: BK / CS Drawn By: CS Project No.: 1401

Phase: PERMIT Sheet Name: GUIDELINES & - EXHIBITS

SHEET NUMBER

BALCONY WALL SCONCE

RESIDENCES MONUMENT GROUND SIGN Located corner of Packwood & Independence Ln.

TOP VIEW . MOUNTING HARDWARE SUPPLIED BY OTHERS 2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1_4 " 3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND . GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR BEVOLO GAS & ELECTRIC LIGHTS DRW BY: JJG SIX SIDED LONDON STREET w/ LONDON BOTTOM DATE: APP. BY: MAJ RODIN BRACKET

EXTERIOR BUILDING ENTRY WALL SCONCE

EXTERIOR BUILDING ENTRY WALL SCONCE

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DOUBLE SIDED NON ILLUMINATED SIGN MOUNTED ON EXISTING LIGHT POLE

24" Diameter P









INDEPENDENCE LANE



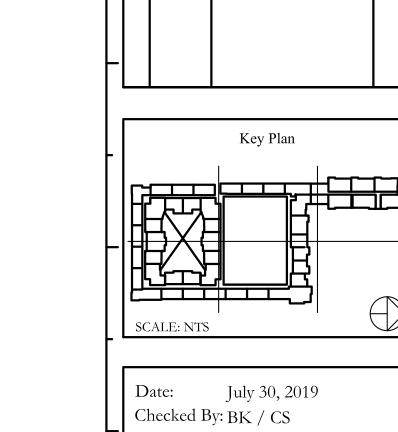




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MAITLAND

CITY CENTRE

SIGNAGE SET

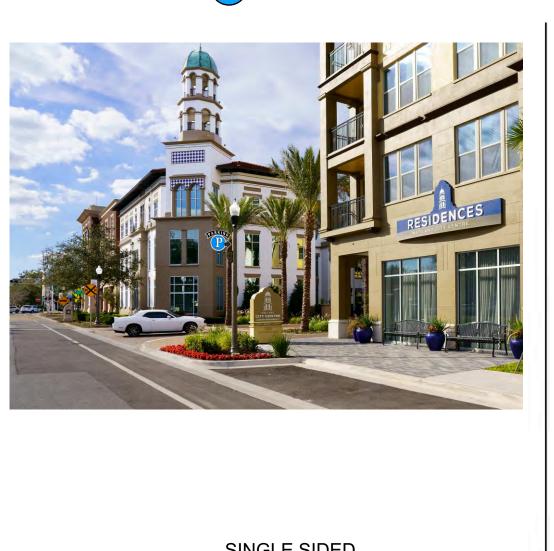
Issues

Revisions Issue/ Revision

Drawn By: CS Project No.: 1401

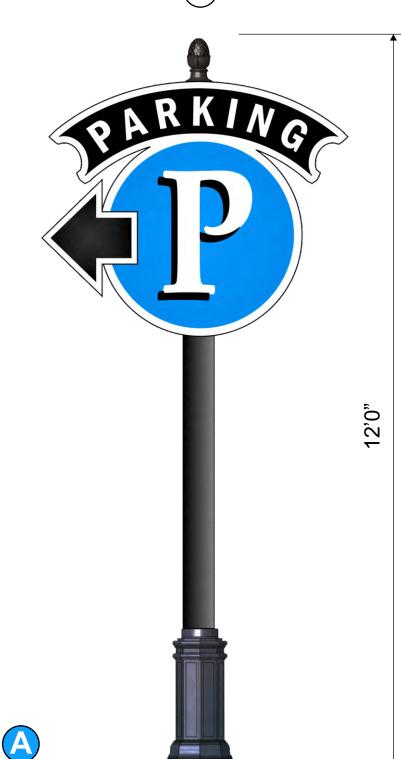
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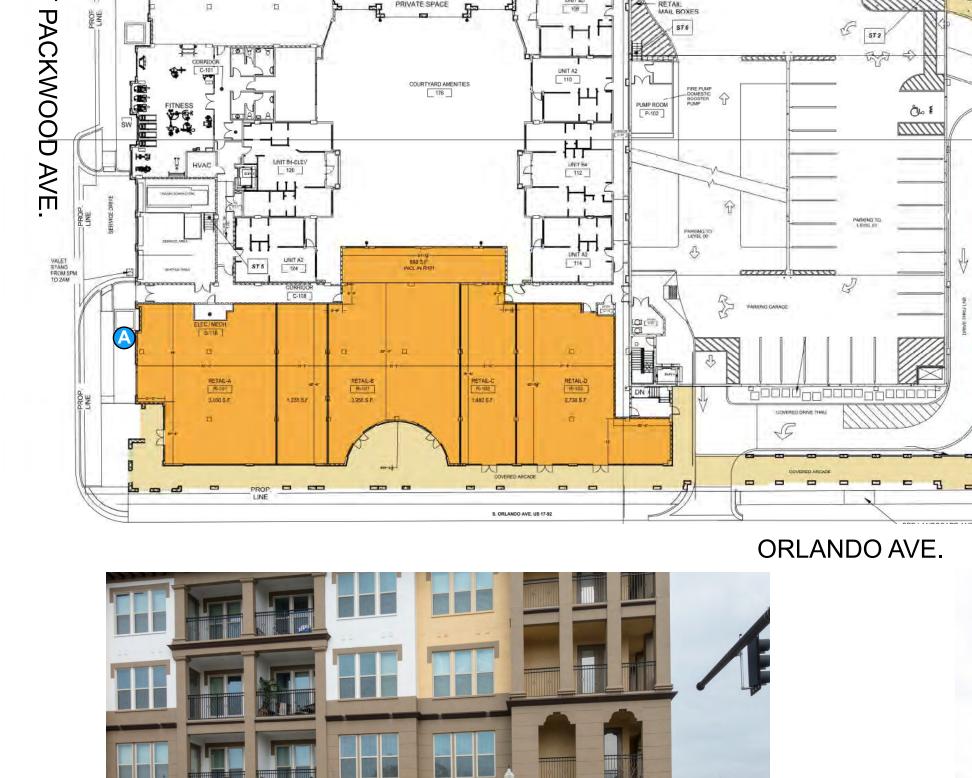
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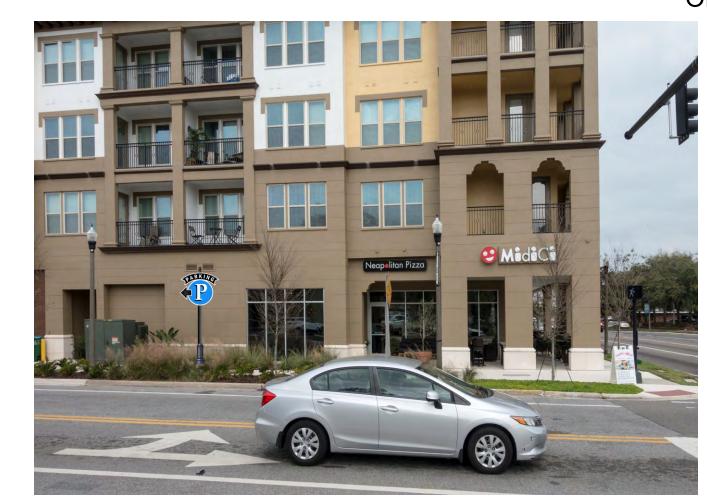


SINGLE SIDED INTERIOR ILLUMINATED POLE SIGN

36" Diameter P









EAST

24" Diameter P