

**GERMANTOWN VILLAGE SQUARE
TENANT SIGNAGE CRITERIA**

INTRODUCTION:

These criteria have been established for the purpose of assuring consistent and uniform signage for the mutual benefit of all tenants. These criteria set specific guidelines for all tenant wall signs and will be enforced. These criteria have been reviewed by the City of Germantown, therefore tenant signs meeting these criteria need only be submitted to the Germantown Department of Economic and Community Development (ECD) for final approval. Tenant signs shall comply with City of Germantown sign regulations.

General center information:

Total buildings and square footages:

- In-line building: 1st Floor = 120,778 SF
2nd Floor = 60,147 SF
Total = 180,925 SF
- Out Building A 9,867 SF
- Out Building B: 23,943 SF

Total Center = 214,735 SF

Tenants are permitted to have one of each type of signage listed below provided it has been authorized by the landlord in the lease, the maximum sign area for that tenant space is not exceeded and if they meet the additional requirements:

1. Wall Mounted*
2. Undercanopy "blade" **
3. Tenant Sign Panel (On project directory sign)***
4. Panel on Wall Mounted Directory Sign****

Additional Requirements:

- * Tenants with two (2) exterior walls requesting more than one wall sign shall require approval by DRC.
- ** Any Tenant located under a canopy or overhang only. (This shall not count towards the total sign area for that tenant space.)
- *** Per landlord discretion tenants are allowed a space on the Ground Mounted Project Directory Sign.
- **** Second floor tenants are allowed a panel on the wall mounted directory sign. See description under "Typical Wall Mounted Directory Sign".

**City of Germantown
Department of Community Development**

Approved by DRC

or # 15-502

Date 8/28/2018

Signature Sarah Spolton

Title: Senior Planner

General Requirements:

1. Tenant must submit all sign proposals to Landlord, for its approval and receive approval from the City of Germantown ECD, prior to fabrication. Submissions shall include sign location, size, layout, design, color, graphics, and material for the proposed signs. Submission to ECD must follow city application guidelines.
2. All signs which require electrical service will require a U.L. label and their installation shall comply with all building and electrical codes. See design criteria for additional information.
3. Tenants are permitted to have (1) building / wall mounted signage or a panel on the wall mounted directory sign (for upper story tenants). See additional requirements on pg. 1.
4. Additional signage may be requested from the City of Germantown Design Review Commission if the tenant has an additional elevation facing a public street, customer parking lot, or an additional major entrance. See design criteria for additional information.

DESIGN CRITERIA

Ground-Mounted Project Directory Sign:

1. Multi-tenant project directory signs to have a 1'-6" x 13' brick base with aluminum columns and an aluminum painted capstone painted to match building treatments. See illustration on final page of this document for colors and locations.
2. Sign to be 9'-2 ½" x 13' overall with a 7'-0 1/2" x 10' double faced multi-tenant panels with routed copy and LED illumination.
3. Tenant copy to be single lined with a 6" tall minimum copy height. 1'-3 1/8" x 57" x .063 aluminum panels with 6" routed copy.
4. The shopping center name "Germantown Village Square" is 1'-2" x 120" x .063 aluminum panel with 8" routed copy. Panel backed with 3/16" white plex. Copy illuminated by LED.
5. The font of the tenant panels shall be Optima. National and regional letter types may be permitted, at the landlord's discretion and approval by the City of Germantown ECD.
6. Sign to be setback from the curb 20' to the leading edge of the sign.

Tenant Wall Mounted Signage:

1. Tenant wall mounted signage shall be as allowed by City of Germantown Sign Ordinance Sec. 14-34.
2. Signs shall be composed of individual aluminum channel letters.
3. Lighting for building mounted signage shall be backlighting or halo lighting only. No internal illumination allowed.
4. Signage shall be located above storefront and centered between lease lines. Sign shall be centered vertically within signage field. Alternate locations are subject to landlord and DRC approval.
5. Minimum of 6" clearance shall be maintained between sign and all edges of signage field.
6. Square footage of wall signs shall be calculated as follows: Wall signs shall have a maximum total sign area of 75 square feet, or one square foot for each lineal foot of building wall or lease space on which the sign is erected, whichever results in the smaller sign area.
7. Maximum lineal width of the sign is 75% of tenant leasable frontage, or sign band area.

8. Maximum letter thickness of any sign shall be 4" and pinned off the wall 1 ½".
9. Maximum sign height shall be calculated as follows: 1" per 250 SF of leaseable area, but not to exceed 48".
10. Font shall be Optima or similar. Letter styles and colors consistent with regional or national chain stores are allowed at Landlord's discretion, subject to approval by the City of Germantown ECD and in some cases the Design Review Commission.
11. Signs shall be face mounted, parallel to building wall, on the wall that contains the primary public entrance.
12. Colors: Tenants are allowed the following colors for signage:
 - a. Black (Matte)
 - b. Dark Gray (BM #1552: "River Reflections")
 - c. Cream (BM #OC-19 "Sea Pearl", Matte)
 - d. Red (BM #2006-20: "Sangria", Matte)
 - e. Blue (SW #6959 "Blue Chip", Matte)
 - f. Brown (BM #211-20 "Grizzly Bear Brown", Matte)
 - g. Any requests for colors not specified above shall require approval by the City of Germantown Design Review Commission.
13. Logos of regional or national chain stores may be approved at landlord's discretion and subject to the City of Germantown ECD approval. All logo area shall comply with the City of Germantown Sign Ordinance requirements. Appeals of ECD decisions may be made to the DRC.

Wall Sign Construction Requirements:

1. .125 aluminum faces with .063 aluminum welded returns with 3/16" clear lexan backing for each letter. All fasteners shall be concealed.
2. All letters shall be primed and painted. Submit sample of paint color to Landlord for approval.
3. All illumination shall be white in color.
4. Power supplies shall be located behind the wall in an approved electrical box.

Wall Mounted Directory Sign: (Only for tenants without direct entry from building frontage)

1. One wall-mounted directory sign shall be allowed at each vertical access point.
2. Each upper story tenant shall be allowed one panel on the sign; panel size to be 3" in height by 3'-10" in length. Letters to be 2" in height.
3. A wall mounted directory sign may project a maximum of 2" from the wall.
4. Wall mounted directory signage shall be located adjacent to the appropriate pedestrian path for the business it serves.
5. See page 10 of this document for specifications.

Undercanopy Blade/Signage (Hanging/Surface Mounted):

1. Undercanopy signage is allowed at the discretion of the Landlord.
2. Mounting shall be blade type.
3. Signs shall maintain an 8' clearance from the bottom of the undercanopy sign to the ground.
4. Sign shall contain Tenant's trade name and/or logo only.
5. Undercanopy signage is only for tenants located along the undercanopy of the center.
6. See example on page 8 of this document.

Undercanopy Sign Construction Requirements:

1. 6" square ¼" aluminum mounting plate with welded 1-1/2" aluminum square tube projecting 48" from wall. Tube and mounting plate to be painted black.
2. Sign face will be 1/8" aluminum painted Vanilla Bean with black aluminum copy with a 1" black border.
3. Letters to be non-illuminated
4. Letters to be painted metal

Address Signage:

1. Each tenant shall display the shop street number above the front door, centered and two inches above the bottom of the door frame.
2. Numerals shall be applied to first surface (exterior of the window).
3. Numerals shall be white in color 4" in height.
4. Font type will be Optima Bold.
5. Any of the above criteria may be altered in order to comply with the City of Germantown Fire Dept. requirements.

Rear Entrance:

1. Each tenant shall display a rear entrance sign panel. Signage panel centered in the width of the door at the rear entrance 4'-9" from the floor.
2. Copy to have "TENANT'S NAME" and "SERVICE ENTRANCE".
3. Each panel shall be 4" tall x 18" wide aluminum painted Dark Bronze with white copy.
4. Font type is Optima Bold

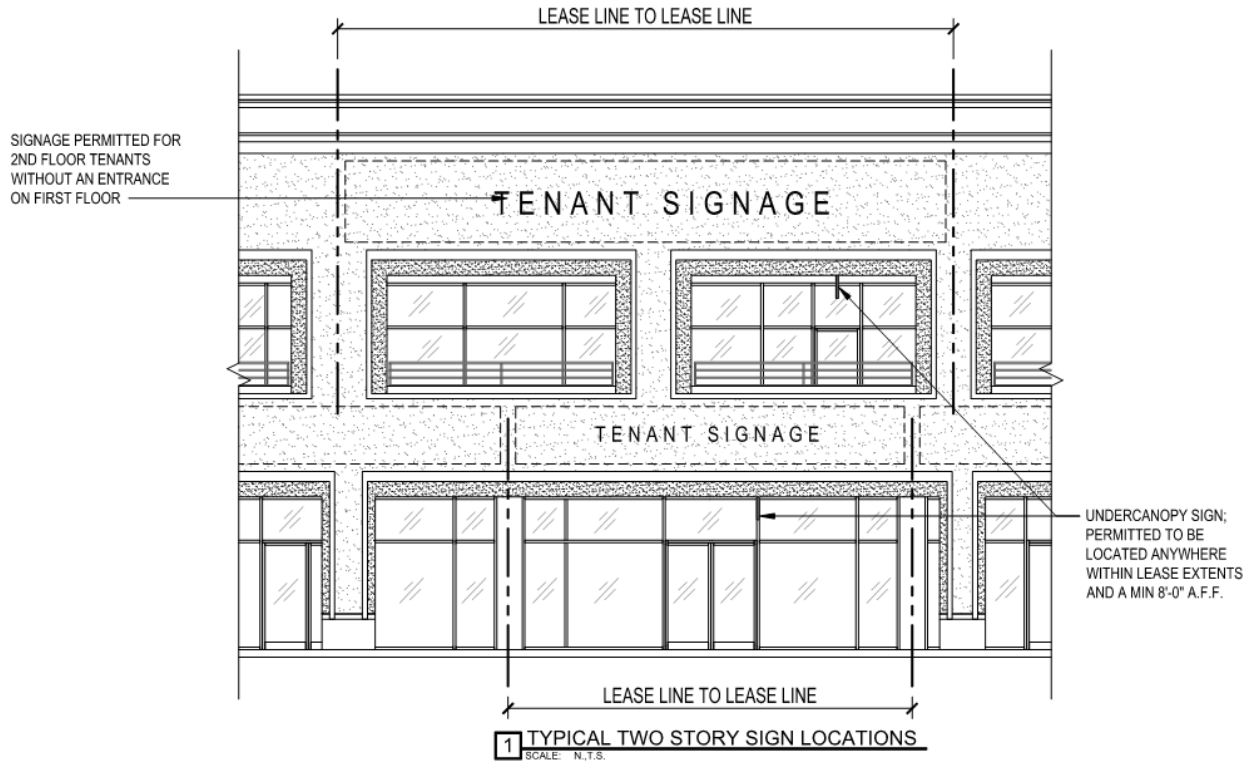
Regulatory Signs:

1. See details on page 8 for typical sizes, styles and materials.

PROHIBITED SIGNS:

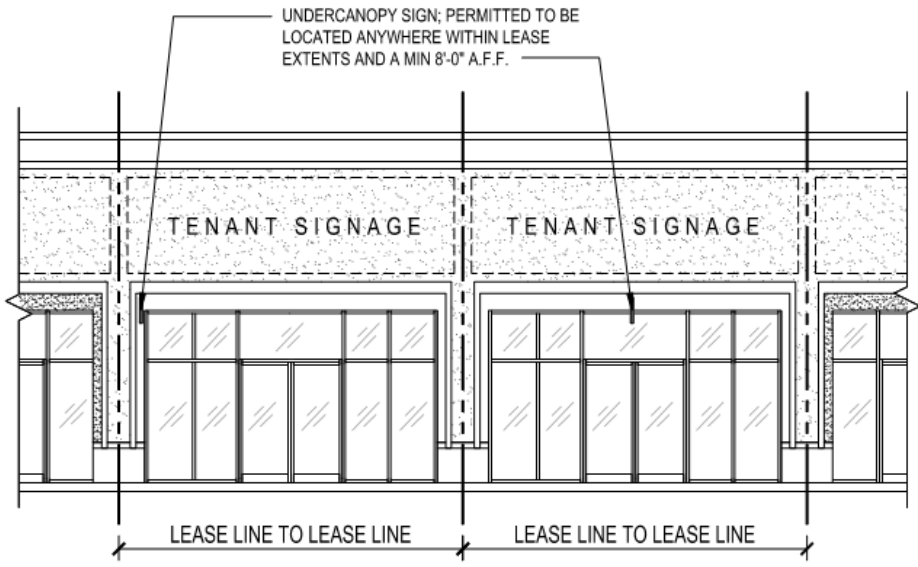
1. Any sign cabinets or sign boxes or signs that simulate a box type
2. Signs with slogans, products, service descriptions, phone numbers, or advertising
3. Window signs displaying "Open" or "Now Open" or "Open Now" are prohibited
4. Signs made with Acrylic, Lexan, or Plastic, translucent or opaque
5. Balloons and inflatable signs
6. Back plates behind signs
7. Any temporary signs other than what is approved for a banner
8. Signs that contain a visible sign company name
9. Signs that contain fluorescent or reflective sign colors
10. Vehicle signs unless otherwise used for frequent business purposes
11. Signs with exposed conduit, junction boxes, tubing, visible lamps, or crossover neon
12. Signs that emit sound, odor, or visible matter (smoke, liquid, or confetti).
13. Pole signs or ground signs that are not currently provided by Landlord
14. Flashing, rotating, or any animated signs
15. Any signs advertising employment available

Typical Wall Signage Locations:



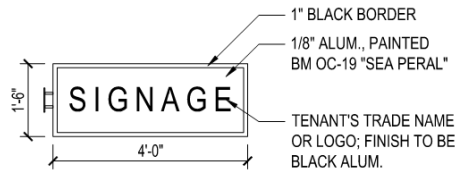


3 TYPICAL CORNER SUITE SIGN LOCATION
SCALE: N.T.S.



4 TYPICAL SHOPS BLDG SIGN LOCATIONS
SCALE: N.T.S.

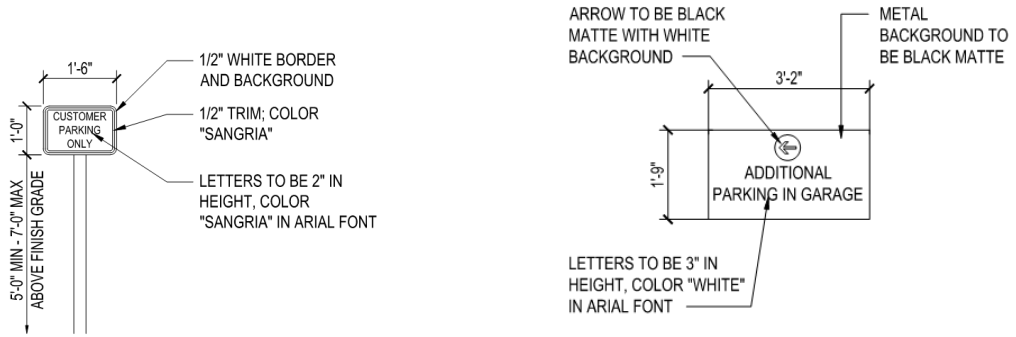
Typical Under Canopy Blade Sign:



1 BLADE SIGN
 SCALE: N.,T.S.

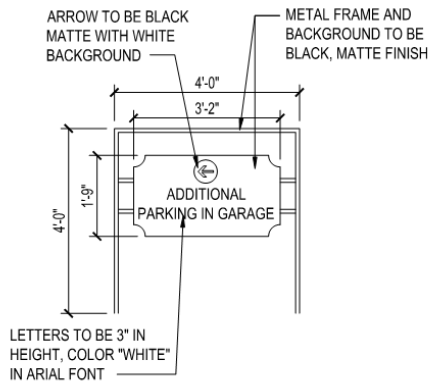
Regulatory Signs:

Types:



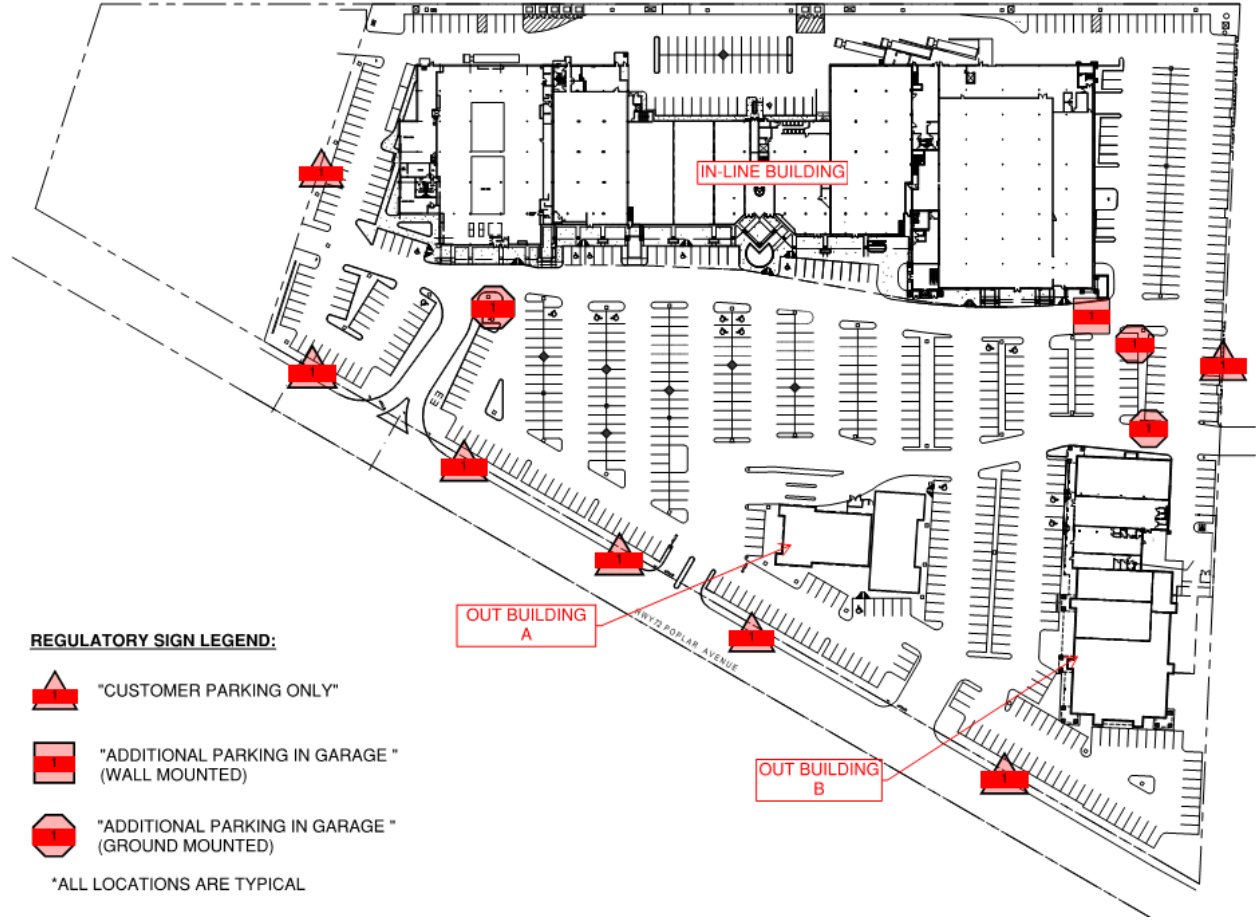
1 GROUND MOUNTED REGULATORY SIGN
 SCALE: N.,T.S.

2 WALL MOUNTED REGULATORY SIGN
 SCALE: N.,T.S.



3 GROUND MOUNTED REGULATORY SIGN
 SCALE: N.,T.S.

Regulatory Sign Locations:



REGULATORY SIGN LEGEND:



"CUSTOMER PARKING ONLY"



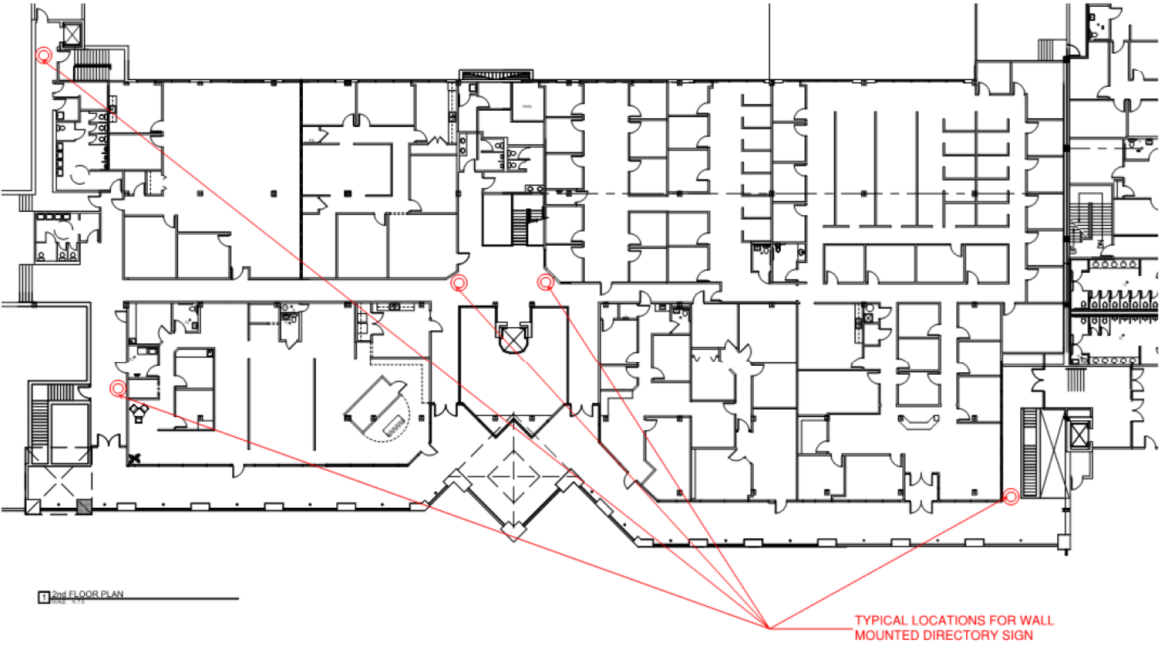
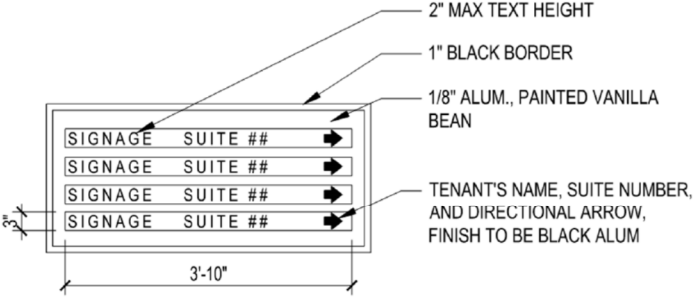
"ADDITIONAL PARKING IN GARAGE "
(WALL MOUNTED)



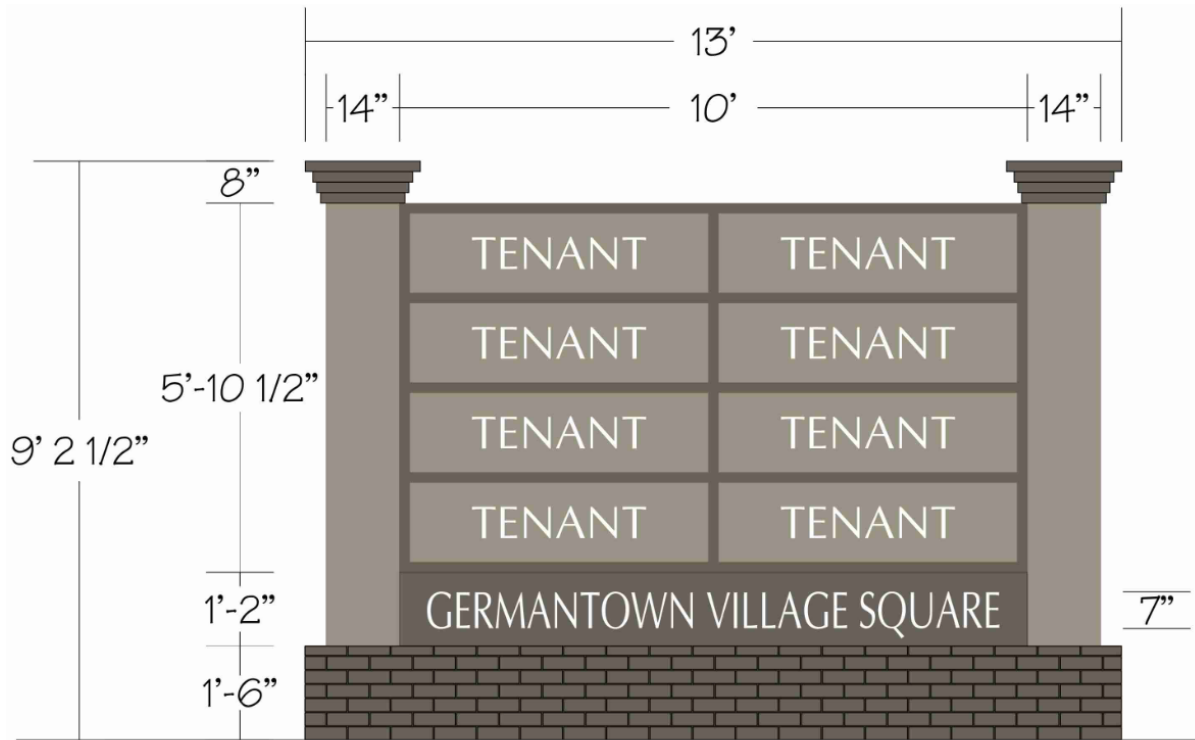
"ADDITIONAL PARKING IN GARAGE "
(GROUND MOUNTED)

*ALL LOCATIONS ARE TYPICAL

Typical Wall Mounted Directory Sign:



Ground Mounted Monument Sign:



15 1/8" x 57" Tenant Panels with 6" Copy

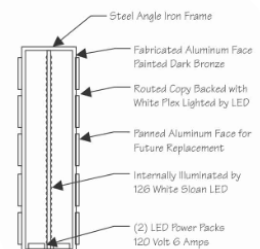


River Reflections
BM-1552

Edgecomb Gray
HC-173

Sea Pearl
OC-19

CABINET PROFILE





Black (Matte)



Dark Gray (BM #1552: "River Reflections")



Cream (BM #OC-19 "Sea Pearl", Matte)



Red (BM #2006-20: "Sangria", Matte)



Blue (SW #6959 "Blue Chip", Matte)



Brown (BM #211-20 "Grizzly Bear Brown", Matte)