

Scope of Amendment Revisions: This document represents an amendment to the Master Sign Plan for Sunset Lake Commons Shopping Center. The sign plan has been updated to provide a more detailed description of the requirements of the sign plan for Sunset Lake Commons and a cross reference to the Sign Ordinance of the Town of Holly Springs.

STATEMENT OF ARCHITECTURAL DESIGN

SUNSET LAKE COMMONS SHOPPING CENTER
Sunset Lake Road, Holly Springs, NC

UNIFORM SIGN PLAN - (AMENDED 08-03-05 per Town Comments)

Submission Requirements:

The tenant must submit the proposed sign design to Landlord for approval prior to submitting to the Town of Holly Springs for permits. Following Landlord approval of the sign submittal, the tenant or tenant sign contractor shall submit same to the Town of Holly Springs Planning Department for approval and permitting along with the approval letter from the Landlord stating that the proposed sign has been reviewed and approved by the Landlord. Contact the Planning Department for their submittal procedures.

Responsibilities, Limitations, Liabilities:

1. All tenants must have a sign that conforms to these sign criteria. No sign may be erected on the buildings or property without first securing written approval of Landlord and Town of Holly Springs.
2. All permits, as required by local building or sign ordinances, shall be obtained by the tenant or his/her sign contractor.
3. All costs for permitting, fabrication, and installation of signs shall be borne by the tenant.
4. Sign letters may be a combination of upper and lower letters.
5. Letter styles are not restricted but must first be approved by the Landlord prior to permitting and fabrication. The Tenant may use the letter style of their choice subject to design review and approval by the Landlord. The Landlord has the right to refuse a particular letter style the Landlord feels is not harmonious with the style and character of the center.



6. The use of a tenant's logo must be approved by the Landlord. Colors outside the approved sign plan colors may be used in a logo if the proposed logo conforms to the Town of Holly Springs logo requirements for size.
7. Temporary Signage:
 - a) Temporary banner signage is allowed but is limited to 8 feet in height and a maximum of 32 square feet in area in accordance with the current Town of Holly Springs sign ordinance. The signage cannot be displayed along the road frontage and is limited to installation on the building only. The time period for display of banner signage is as specified within the Town of Holly Springs sign ordinance.
 - b) Window signage is allowed but must be installed on the inside of the window and is limited to 12 s.f. or 25% of the window area, whichever is less.
 - c) A-Frame boards are limited to one and must be displayed immediately in front of the tenant storefront area.
8. Channelume construction, utilizing "Armor-Ply" plywood as letter backs is prohibited.
9. Box signs are prohibited.
10. Flashing signs are prohibited.
11. Trailer mounted and changeable copy signs are prohibited.
12. Visible sign company names on tenant signs are prohibited.

Tenant Classification:

Classifications are based on net rentable areas:

- **Anchor Tenant:** 48,000 square feet, or greater.
- **Major Tenant:** At least 2,100 square feet, but less than 48,000 square feet.
- **Shops Tenant:** Less than 2,100 square feet.

Fascia Signs Configuration:

Anchor Tenants:

Anchor tenants are allowed one primary fascia sign to identify their business name. Letter height of this primary sign shall be a maximum of **48 inches** and a minimum of **8 inches** in height. The maximum dimension for an individual logo is limited to a maximum of **60 inches** in any direction. *The maximum allowable signage shall be determined in accordance with the Town of Holly Springs sign ordinance.*

Major Tenants:

Major tenants are permitted one primary fascia sign to identify their business name.

The maximum vertical height of the sign shall not exceed **30 inches** or a minimum of **8 inches**.

The maximum dimension for an individual logo is limited to a maximum of **60 inches** in any direction. *The maximum allowable signage shall be determined in accordance with the Town of Holly Springs sign ordinance.*

Shops Tenants:

Shops Tenants are permitted one primary fascia sign to identify their business name.

Individual letters shall be a maximum of **18 inches** and a minimum of **8 inches** in height.

The maximum dimension for an individual logo is limited to a maximum of **60 inches** in any direction. *The maximum allowable signage shall be determined in accordance with the Town of Holly Springs sign ordinance.*

Shops Tenants located on a corner of a building will be permitted a maximum of two primary fascia signs when the tenant space has a façade orientation toward more than one street. One sign may be located on each fascia facing a public street (The corner tenant must have two storefronts, one on each façade facing the public street).

Outparcel Signs:

Outparcels shall be limited to wall signs.

The maximum letter height shall be **48** inches and the minimum shall be **8** inches. The maximum dimension for an individual logo is limited to a maximum of **60** inches in any direction. *The maximum allowable signage shall be determined in accordance with the Town of Holly Springs sign ordinance.*

Directional signage for both vehicle and pedestrian movement around the outparcel site shall be located on the ground only and not building mounted.

Suspended Signs:

A suspended tenant identification sign shall be limited to one sign per individual tenant.

All suspended tenant signage shall be hung from the building canopy at a height no lower than **8'-6"** measured to the bottom of the suspended signage. The maximum surface area of a suspended sign shall not exceed two (2) square feet. The standard suspended sign dimensions shall be **9-1/2" x 2'-5"**.

Suspended signage shall not be internally illuminated nor externally illuminated by a light focused on the suspended sign.

Fabrication:

Tenant signs shall be in the form of individual channel letters, illuminated by interior mounted neon tubes. Individual channel letters shall have translucent Plexiglas faces. These faces shall be secured to the letter with an acrylic trim molding. Individual letters shall attach directly to a sign channel which shall be set within the recessed steel sign reveal on the building face.

The color of the trim molding shall match the color of the letter's sidewall color of Dark Bronze.

Signage color choices are restricted to (3) colors: red, green or white. All letters of the sign shall be of the same color. The acrylic face colors for the signage are as follows:

Red Acrylic faces #2793

White Acrylic faces #7328

Green Acrylic faces PMS 3415