

MASTER SIGN PROGRAM

**6855 Constitution Ave.
Colorado Springs, CO 80915**

Prepared by

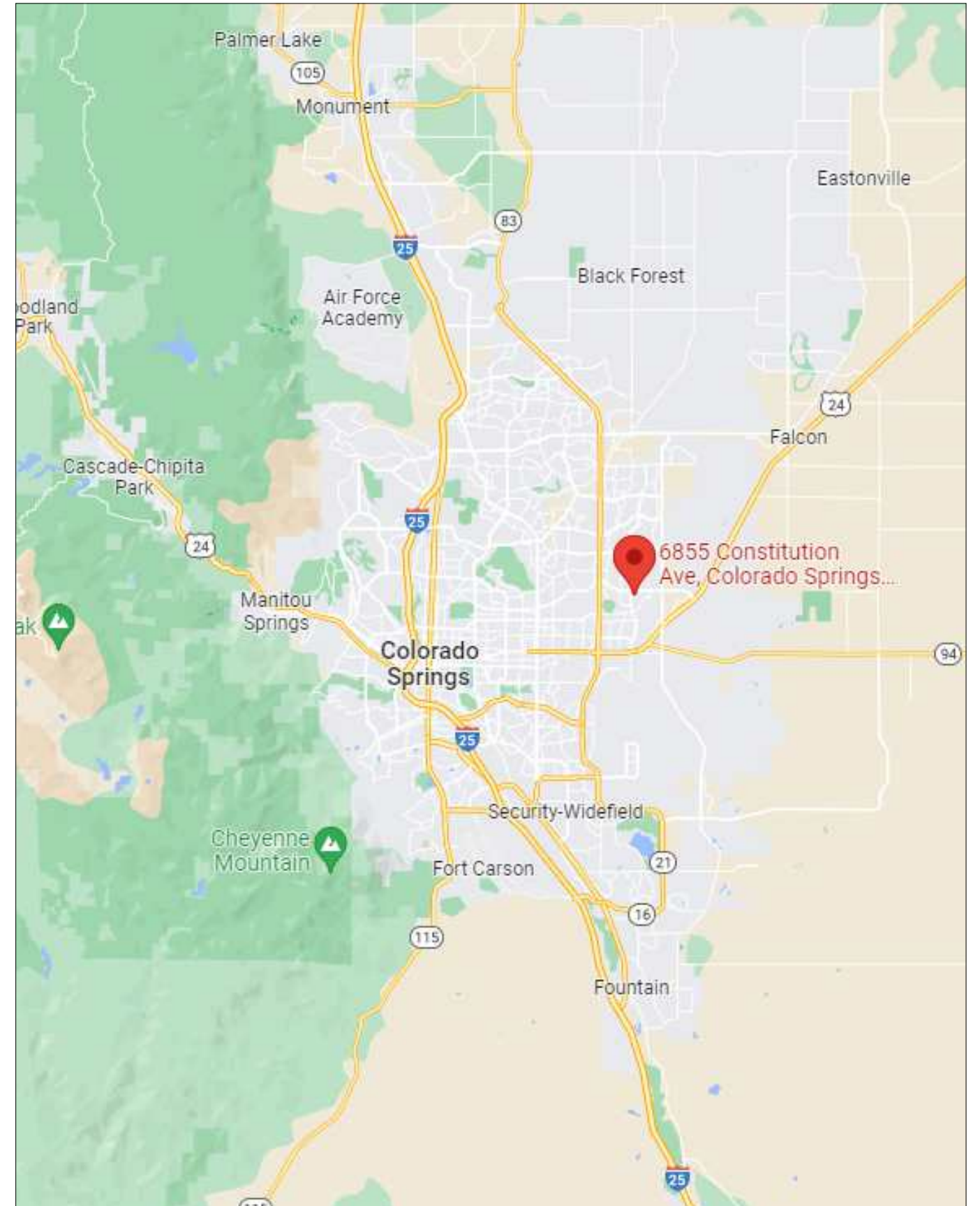


SIGN CONSULTANT

Ad Art Sign Company
700 Parker Square
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Flower Mound, TX 75028
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PLANNING

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2880 International Circle
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GENERAL SIGN REQUIREMENTS

GENERAL

Signs are not only effective as store identification but are a source of interest, excitement and good advertising when designed with taste and in harmony with design standards of the shopping center. The sign regulations herein have been set up for the purpose of achieving the the best possible effect for store identification and overall design, while allowing each Tenant creativity within the limits of their leasehold. Experience has proven that all stores in the center are benefitted by the establishment of sign controls as herein set forth.

APPROVALS

The design and construction of Tenants exterior signs must receive written approval by the Landlord before fabrication. Landlord's approval shall be based on the following:

- A.) Conformity to the sign criteria established for the center, including fabrication and method of installation.
- B.) Harmony of the proposed signs with the design of the shopping center.

Landlord has the specific right to refuse approval of any sign which does not conform to the specific criteria set forth herein.

To secure Landlord's approval, three (3) copies of the design drawings shall be submitted directly to the Landlord. The sign drawings are to be prepared by a reputable sign contractor of a licensed sign company. The sign drawings must indicate:

- 1.) The type and sizes of all lettering.
- 2.) The location of signs in relation to the store facade.
- 3.) Section details, illustrating construction methods.
- 4.) Colors, finishes and types of all materials.

All drawings marked "Approved as Noted" must be re-submitted with proper corrections indicated for the Landlord's records.

Please Note that no sign work will be allowed on any store premise by anyone employed by a Tenant unless both a signed copy of the approved plans from the Landlord's office and revised prints of all corrections made have been re-filed with the Landlord. These drawings must be retained on site until completion of construction.

COMPLIANCE REQUIREMENTS

Any sign(s) that is installed by a Tenant which is not in conformance to the Approved drawings shall be corrected by the Tenant within a said thirty (30) days after written notice by the Landlord. No tenant or their agents shall erect, reinstall, construct, enlarge, move, remove, change or equip any sign structure contrary to, or in violation of, this Master Sign Program.

- A.) Conformance will be strictly enforced by the Landlord. Any nonconforming or unapproved sign(s) will be the responsibility of the contractor or business owner to correct within a period not to exceed (30) thirty days at his/her expense.
- B.) In the event a Tenant's sign(s) is not brought into conformance within the said thirty (30) day period, the Landlord shall have the option to correct said sign at the Tenant's expense.
- C.) Any such signs shall be removed within fifteen (15) days after the close of escrow or cancellation of the sales or lease agreement.

GENERAL STANDARDS & RESTRICTIONS

- A.) Each Tenant shall be permitted illuminated pan channel letter signs to be located within the tenant space & limited to wall surfaces dedicated to the space's building exteriors in accordance to the attached drawing elevations. No additional signage is permitted on the exterior of the premises.
- B.) Sign length shall not exceed 70% of the leasehold width. Sign area shall be centered on designated fascia vertically and horizontally.
- C.) The advertising or information content shall be limited to letters designating the store name or establishment trade logo.
- D.) The face colors and type styles of all signs shall be subject to Landlord's approval. Established copy & logos on file with the US Patent and Trademark Office are allowed provided they conform to this criteria.
- E.) Please note that all signs contained within this Master Sign Program shall conform to the rules and regulations within the Uniform Building Code, the National Electrical Code and the City Planning Department. Be sure to contact City Planning for a copy of the current Sign Ordinance before you contract a sign vendor and purchase signs.

MAINTENANCE

Signs for The tenants shall be maintained in an "As New Condition". The Landlord or their agent will periodically perform a visible sign inspection looking for but not limited to the following;

1. Material Fading, Cracking and/or Peeling.
2. Improper Illumination
3. Any Damage Caused by Human or Nature

Any said damage repair will be preformed in a timely manner.

FABRICATION & INSTALLATION

Details on these drawings represent a design approach for sign structures but do not necessarily include all fabricating details. It shall be the responsibility of the contractor to incorporate all reasonable design & construction factors necessary to protect the safety of the clientele and/or the Landlord against public liability.

DETAILS:

- 1.) Tenant's contractor responsible for all conduits, power supply locations & service access prior to installation.
- 2.) Exposed conduit or raceways will not be permitted. All conductors, transformers and other equipment shall be concealed.
- 3.) All mounting hardware and clips will be stainless steel, galvanized or aluminum to avoid rust.
- 4.) All wall penetrations are to be neatly sealed in a water tight condition against weather elements and shall be patched to match adjacent finish.
5. All electrical sign components shall bear the UL label.
6. No labels shall be permitted on the exposed surfaces of signs except those required by local ordinance. Those required shall be applied in an inconspicuous location at the bottom of the sign.
7. All "Hard" sign construction shall be fabricated of pre-finished aluminum faces/returns. Corner joints to be filled and/or ground smooth.
8. Sign exterior painting will consist of Matthews paint products or comparable variant as per client color specifications;
 - a. One (1) coat of Metal Pre-treat
 - b. One (1) coat of Spray Bond
 - c. One (1) coat of Polyurethane Acrylic

PROHIBITED SIGNS

The following signs are inconsistent with the purposes and standards of this Master Sign Program and are prohibited.

- A. Any sign not in compliance with sight distance standards of 16-6-13(E)(1) EMC — (Visibility).
- B. Signs on fences or freestanding walls, unless an integral part of the fence or wall.
- C. Strobe lights.
- D. Flashing, blinking signs.
- E. Any principal sign that does not meet material standards of Section 16-6-13(F)(5) EMC — (Prohibited Principal Sign Materials).
- F. Any sign that imitates or resembles an official traffic control device or signal, or which attempts to direct the movement of traffic, or which hides from view or interferes with the effectiveness of any official traffic control device or signal.
- G. Any sign that constitutes a hazard to public safety.
- H. Snipe Signs. Any sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, utility poles, traffic devices, or similar objects. It shall be prima facie evidence that the business or service identified on the sign has erected or caused the sign to be erected.
- I. Any sign that interferes with a fire escape, window, door, or opening used or required as a means of egress or ingress.
- J. Awnings that are back-lit (internally illuminated) so that the awning radiates light.
- K. Cabinet (can) signs that are mounted flush against a building wall, except for corporate logos (please refer to page S.2 for allowances).
- L. Signs containing offensive statements, words, pictures, or other representations that violate Section 7-6D-6 EMC - (Obscene Materials, Devices and Performances).
- M. Signs that advertise an activity, business, service, or product no longer conducted or sold on the premises.
- N. Balloons, lighter-than-air devices, inflatable signs and objects, except as may be allowed through a Temporary Sign Permit.
- O. Banners, pennants, ribbons, spinners, streamers, or other similar devices, except as specifically allowed through a Temporary Sign Permit.
- P. Portable, folding, or similar signs.
- Q. Signs mounted on the roof of a building, including mansard roofs, and similar architectural roof-like elements.
- R. Signs emitting audible sounds, odors, or visible matter.

PROJECT:	REVISION	DATE	DESCRIPTION	APPROVALS	CONCEPTUAL DRAWINGS ONLY: Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.	SHEET
CUSTOMER: Extra Space Storage				SALES:	ALL RIGHTS RESERVED: This design has been created for you in connection with a project being planned for you by AD ART. It may not be shown to anyone outside your organization, and may not be reproduced in any manner without prior consent.	S.1 JOB #
LOCATION: 6855 Constitution Ave. - Colorado Springs, CO 80915				CUSTOMER:		
DATE: 8/23/2022				LANDLORD:		
SALES: Kevin Brown						
DESIGNER: James Franks						

TENANT LOGO & COPY LAYOUT SPECIFICATIONS

AREA

The entire sign face within a continuous perimeter enclosing the extreme limits of the display surface including any framing, trim, or molding shall be included in the computation of sign area. The supporting structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign.

MEASUREMENT

The area of all signs shall be computed by use of standard mathematical methods. An unlimited number of lines may be used to enclose the extreme limits of the sign, including all frames, backing, face plates, non-structural trim or other component parts not otherwise used for support.

COPY

For the purpose of public safety, the name of the business shall be indicated in the English language or English alphabet on at least one location on each business. Tenants are allowed up to (2) two lines of copy.

Irregular shaped icons & logos should be considered in sign design for increased visual impact.

Can / Cabinet signs are prohibited These are defined as a single sign with a plastic type face panel and vinyl graphics.

* However, logos cabinets are allowed provided that the face background is opaque through the use of either blackout vinyl film or routed out and acrylic backed aluminum faces.

Allowed Sign Area (Copy Logo)



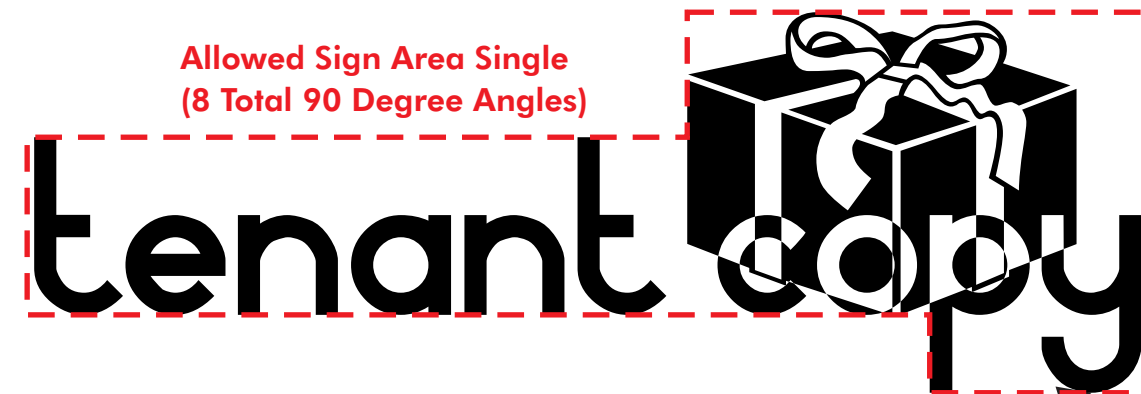
Descending letter logo elements changed from the intended font will count against allowable copy height and square footage. In such cases the allowed maximum height will be limited to the copy height for that elevation's criteria.

The entire sign structure shall be considered as sign area.

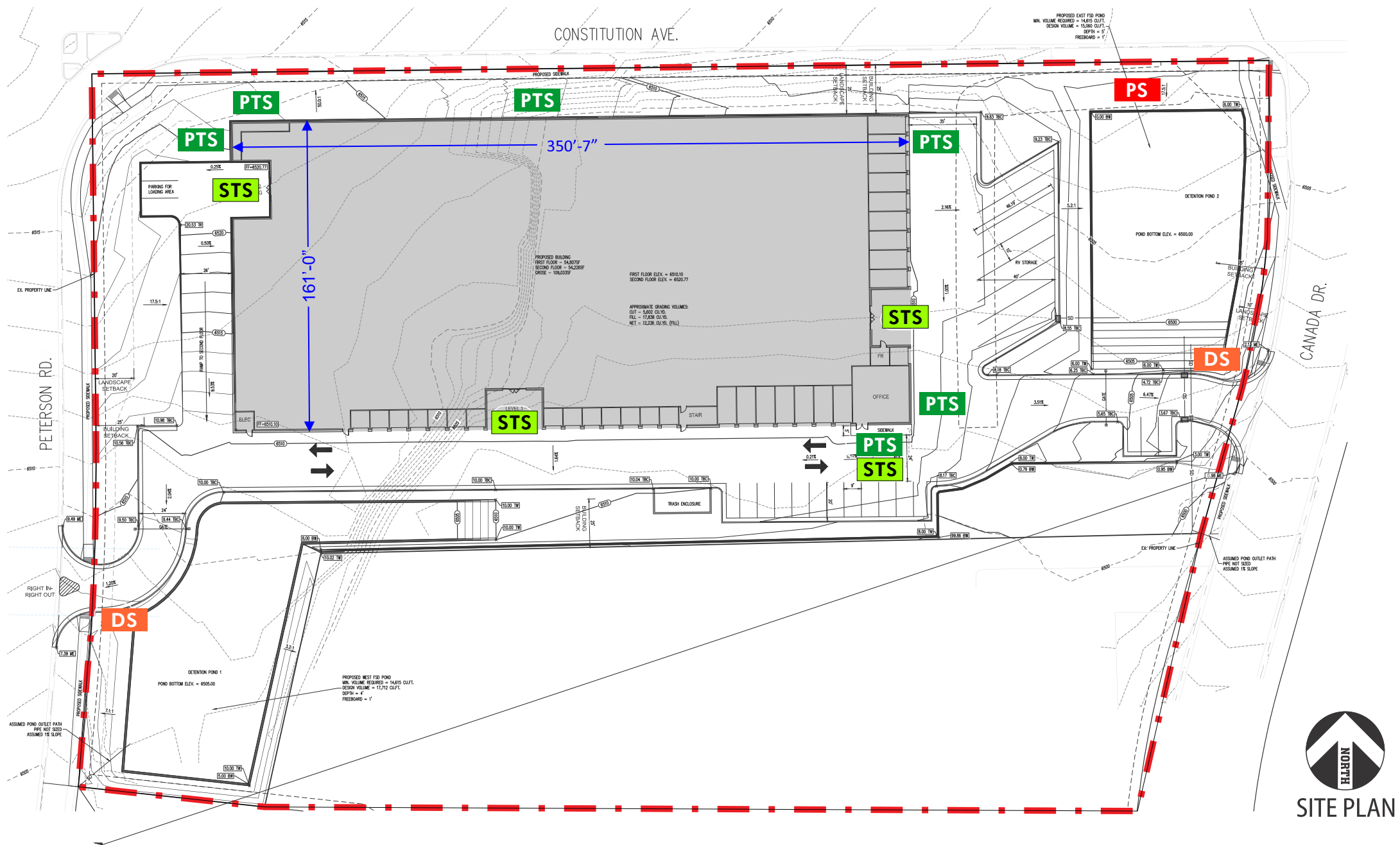


Tenant to Determine Logo & Copy Color along with shapes as per their Nationally Recognized Trademarks.

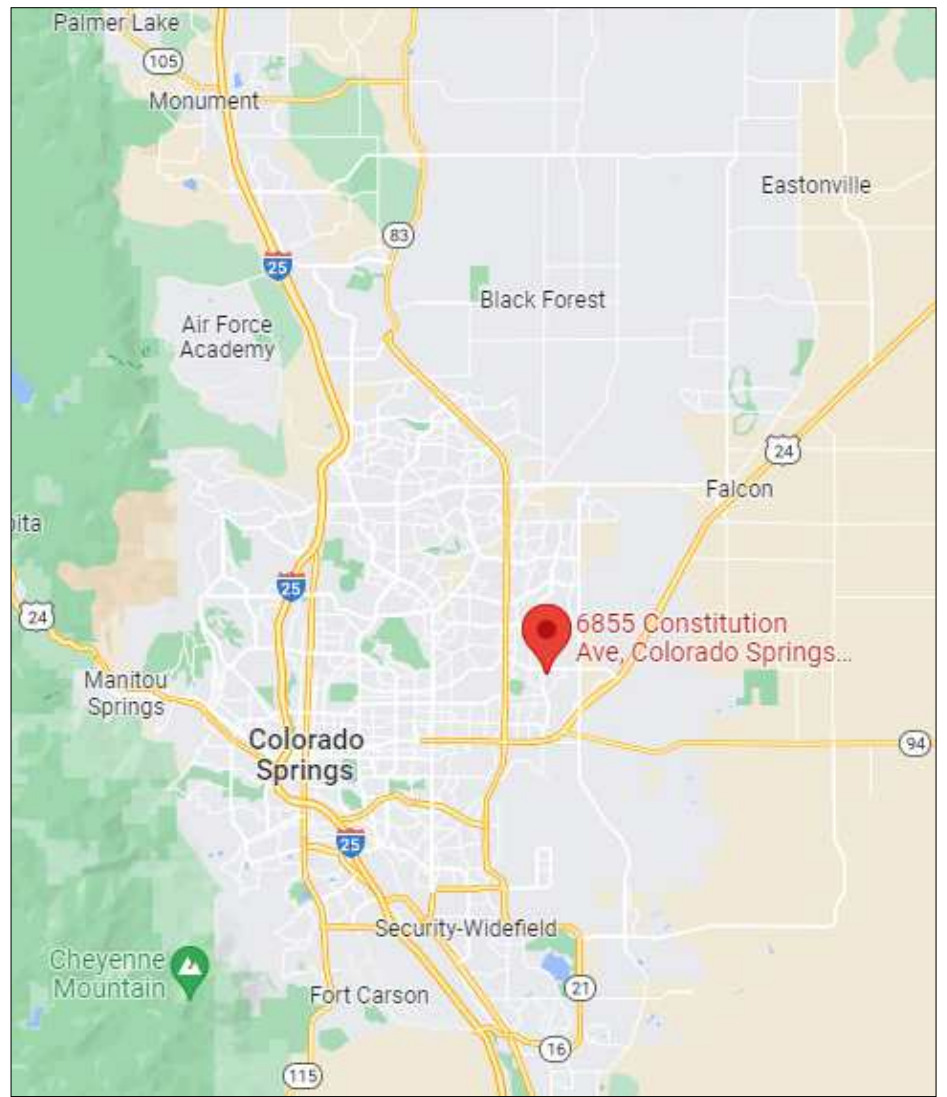
Allowed Sign Area Single
(8 Total 90 Degree Angles)



Descending letter elements in certain fonts such as letters f, g, j, p, q, y & z will count against allowable copy height and square footage.



Site Plan - Scale: 1/64" = 1'-0"



Vicinity Map - Scale: NTS

- SITE Signage**
- SITE Allowed Sign Locations
 - PTS Primary Tenant Signs
 - STS Secondary Tenant Signs
 - PS Pylon Sign
 - DS Directional Sign
 - Property Line

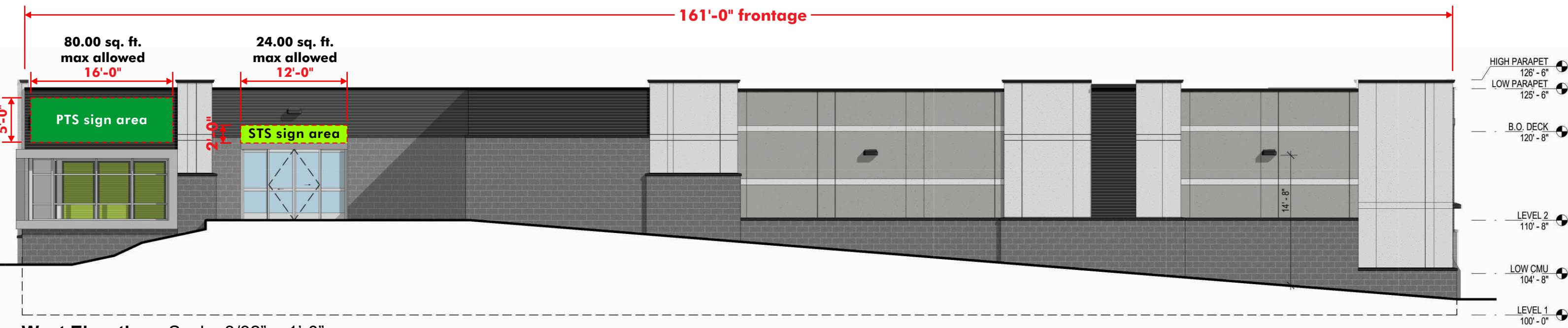
PROJECT:	Extra Space Storage
CUSTOMER:	6855 Constitution Ave. - Colorado Springs, CO 80915
DATE:	8/23/2022
SALES:	Kevin Brown
DESIGNER:	James Franks

REVISION	DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

CONCEPTUAL DRAWINGS ONLY:
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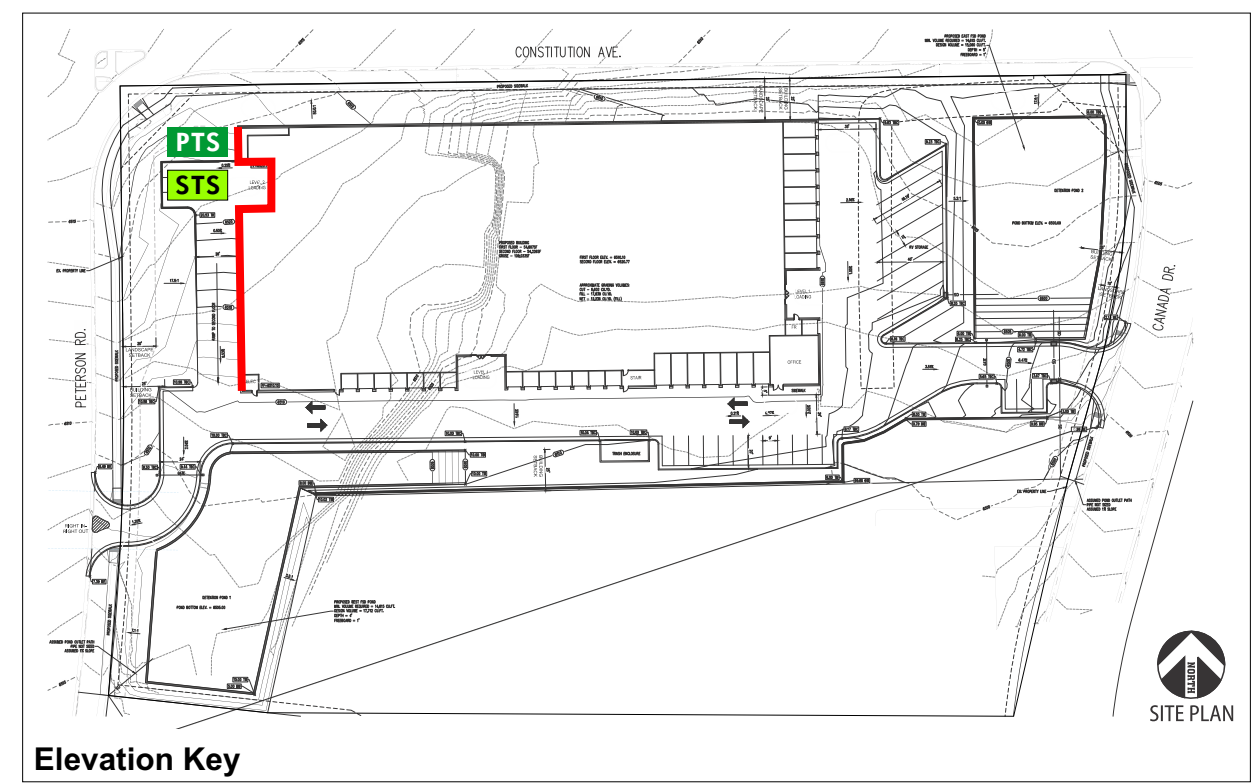
West Elevation - Scale: 3/32" = 1'-0"

Sign Code
 Maximum Sign Area Per Building Wall. The total area of attached signs per building wall including wall signs, fascia signs, awning signs, canopy signs, hanging and projecting signs shall conform to the following requirements.

1 1/2 square feet of attached signage is allowed per linear foot of building wall or 300 square feet, whichever is less

Square Footage Allowed
 1 1/2 sq. ft. of signage per linear foot of building frontage
 Not to exceed 300 sq. ft.
241.50 total sq. ft. allowed for West Elevation

- PTS** Primary Tenant Signs
- STS** Secondary Tenant Signs



Elevation Key

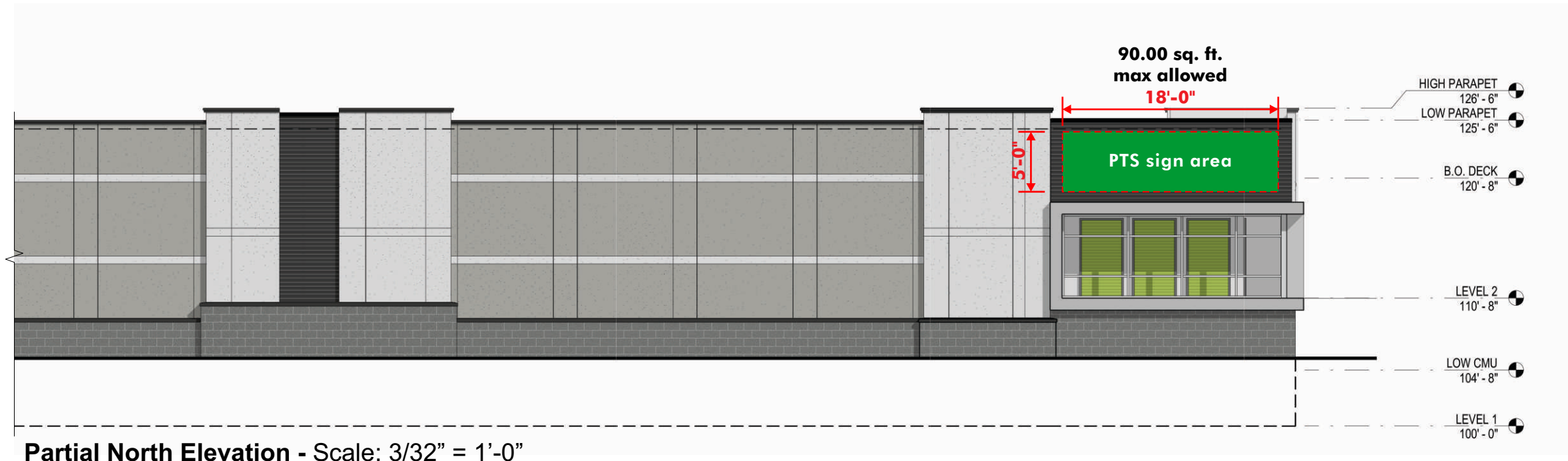
PROJECT:	Extra Space Storage
CUSTOMER:	Extra Space Storage
LOCATION:	6855 Constitution Ave. - Colorado Springs, CO 80915
DATE:	8/23/2022
SALES:	Kevin Brown
DESIGNER:	James Franks

REVISION	DATE	DESCRIPTION

APPROVALS
SALES:
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LANDLORD:

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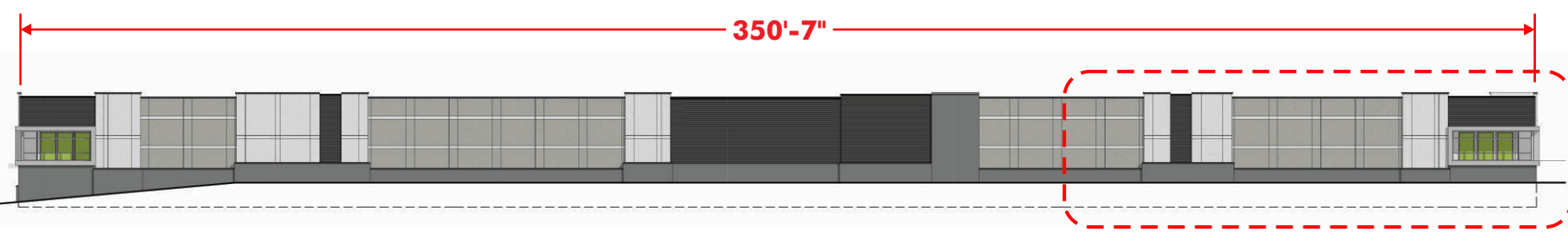


Sign Code
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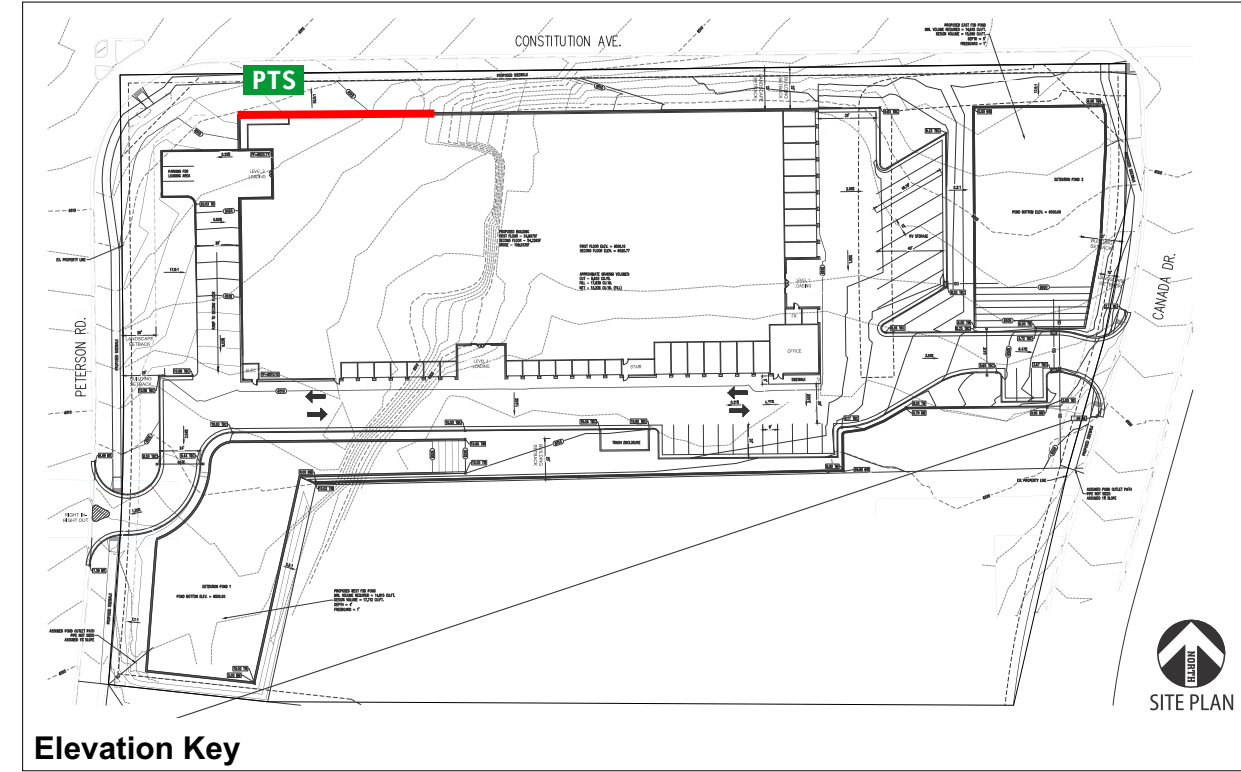
1 1/2 square feet of attached signage is allowed per linear foot of building wall or 300 square feet, whichever is less

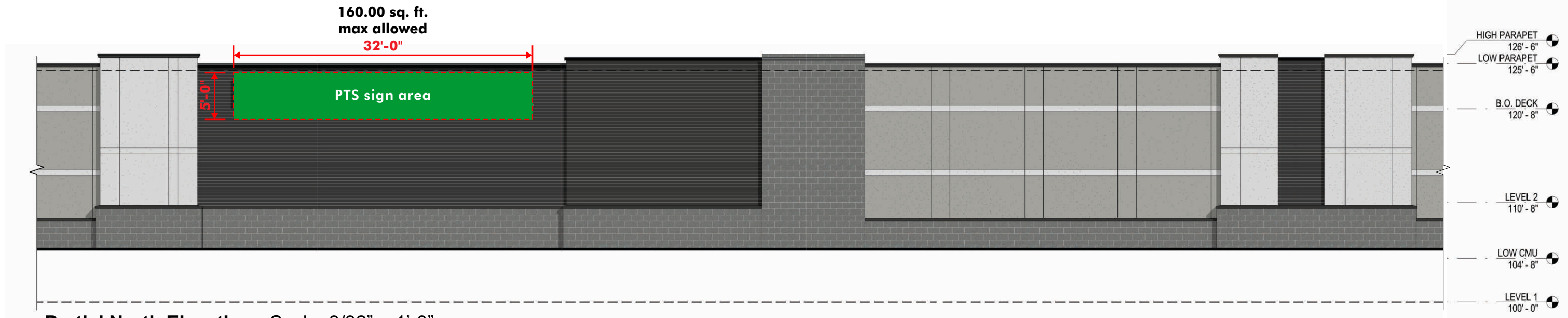
Square Footage Allowed
 1 1/2 sq. ft. of signage per linear foot of building frontage
 Not to exceed 300 sq. ft.
300.00 total sq. ft. allowed for North Elevation

PTS Primary Tenant Signs



Overall North Elevation





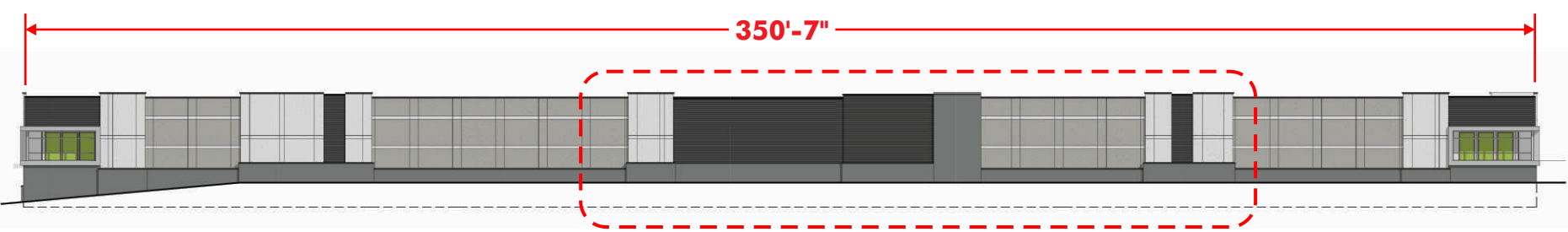
Partial North Elevation - Scale: 3/32" = 1'-0"

Sign Code
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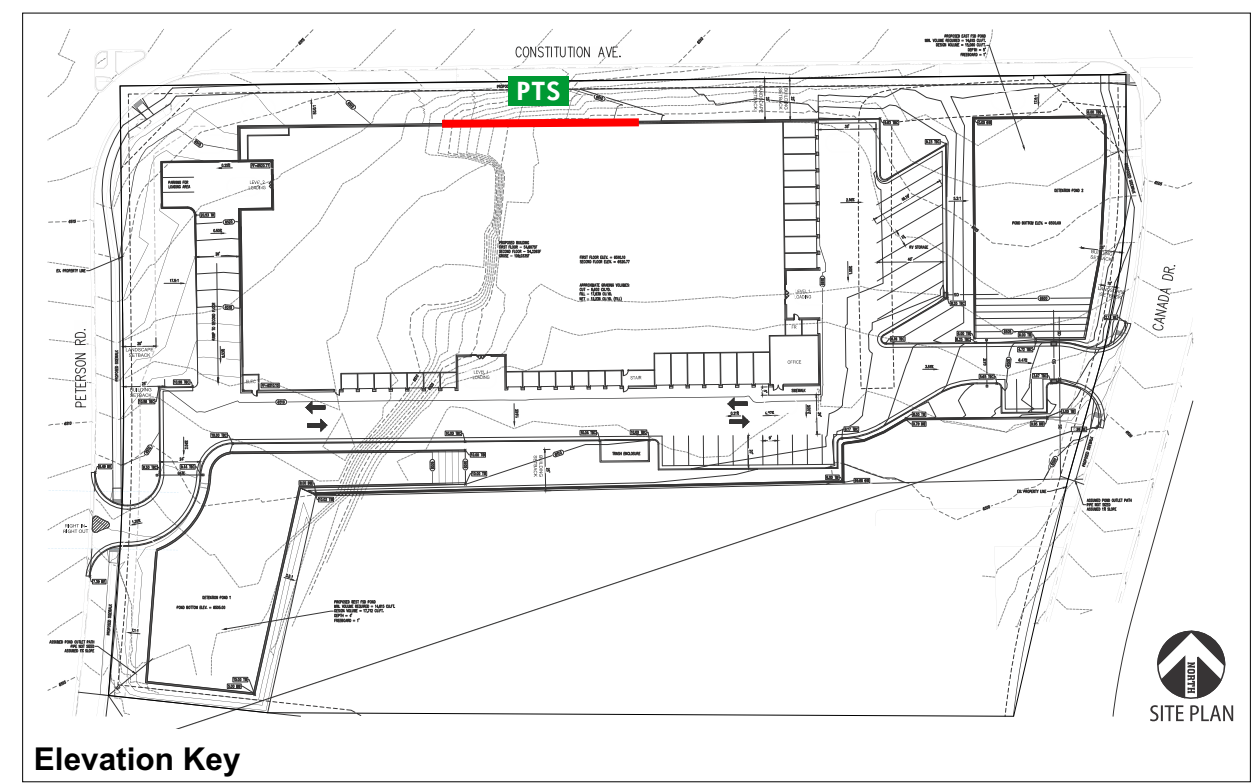
1 1/2 square feet of attached signage is allowed per linear foot of building wall or 300 square feet, whichever is less

Square Footage Allowed
 1 1/2 sq. ft. of signage per linear foot of building frontage
 Not to exceed 300 sq. ft.
300.00 total sq. ft. allowed for North Elevation

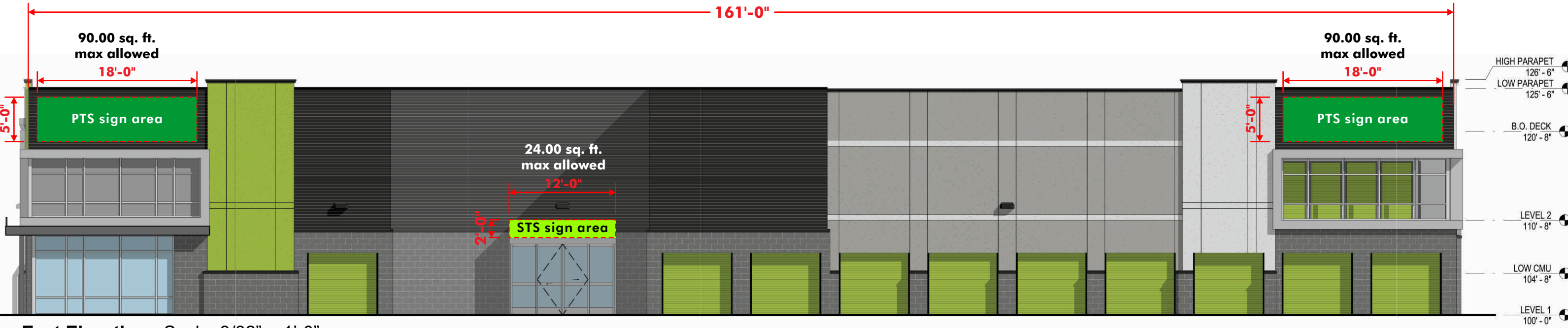
PTS Primary Tenant Signs



Overall North Elevation



Elevation Key

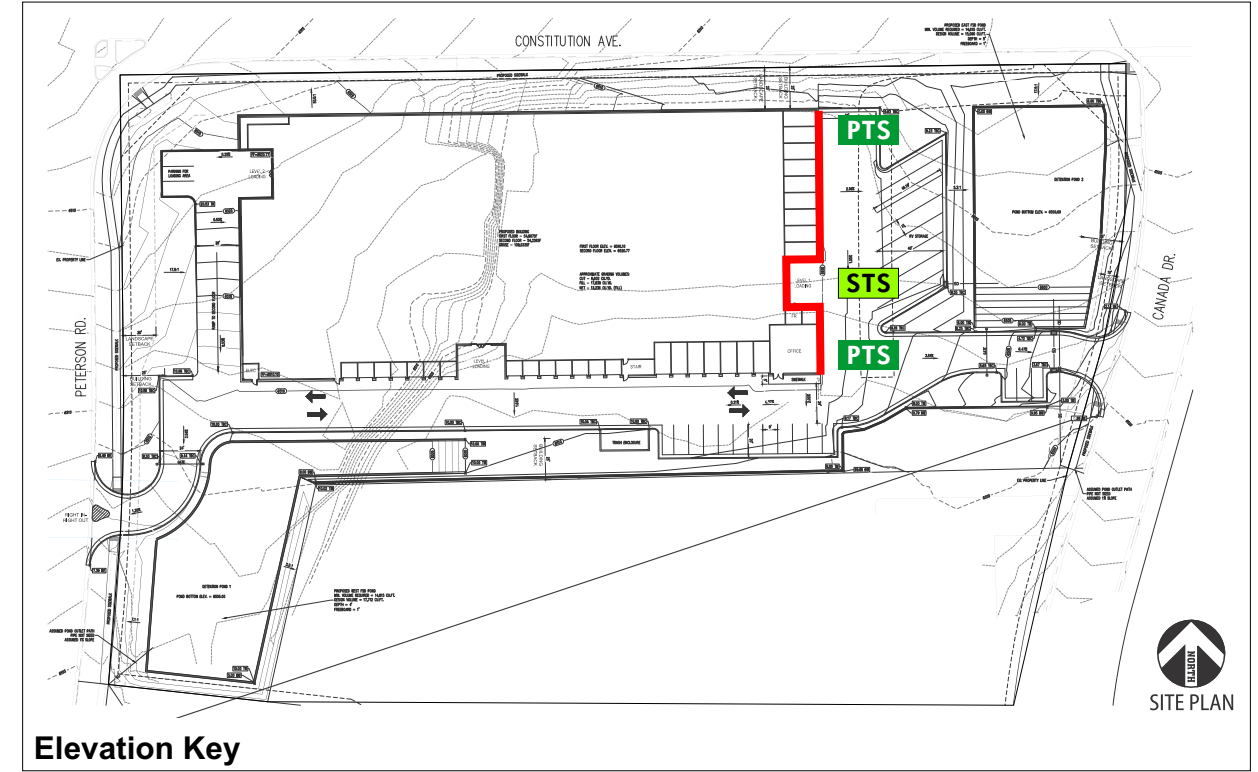


East Elevation - Scale: 3/32" = 1'-0"

Sign Code
 Maximum Sign Area Per Building Wall. The total area of attached signs per building wall including wall signs, fascia signs, awning signs, canopy signs, hanging and projecting signs shall conform to the following requirements.
 1 1/2 square feet of attached signage is allowed per linear foot of building wall or 300 square feet, whichever is less

Square Footage Allowed
 1 1/2 sq. ft. of signage per linear foot of building frontage
 Not to exceed 300 sq. ft.
241.50 total sq. ft. allowed for East Elevation

PTS Primary Tenant Signs
STS Secondary Tenant Signs



Elevation Key

PROJECT:	Extra Space Storage
CUSTOMER:	Extra Space Storage
LOCATION:	6855 Constitution Ave. - Colorado Springs, CO 80915
DATE:	8/23/2022
SALES:	Kevin Brown
DESIGNER:	James Franks

REVISION	DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

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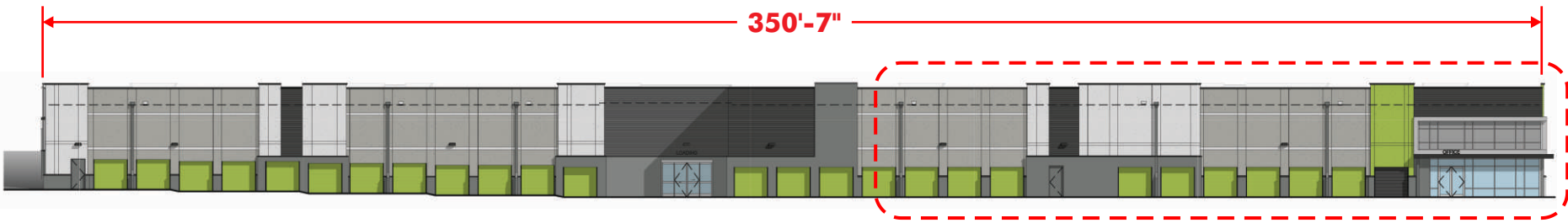
Partial South Elevation - Scale: 3/32" = 1'-0"

Sign Code
 Maximum Sign Area Per Building Wall. The total area of attached signs per building wall including wall signs, fascia signs, awning signs, canopy signs, hanging and projecting signs shall conform to the following requirements.

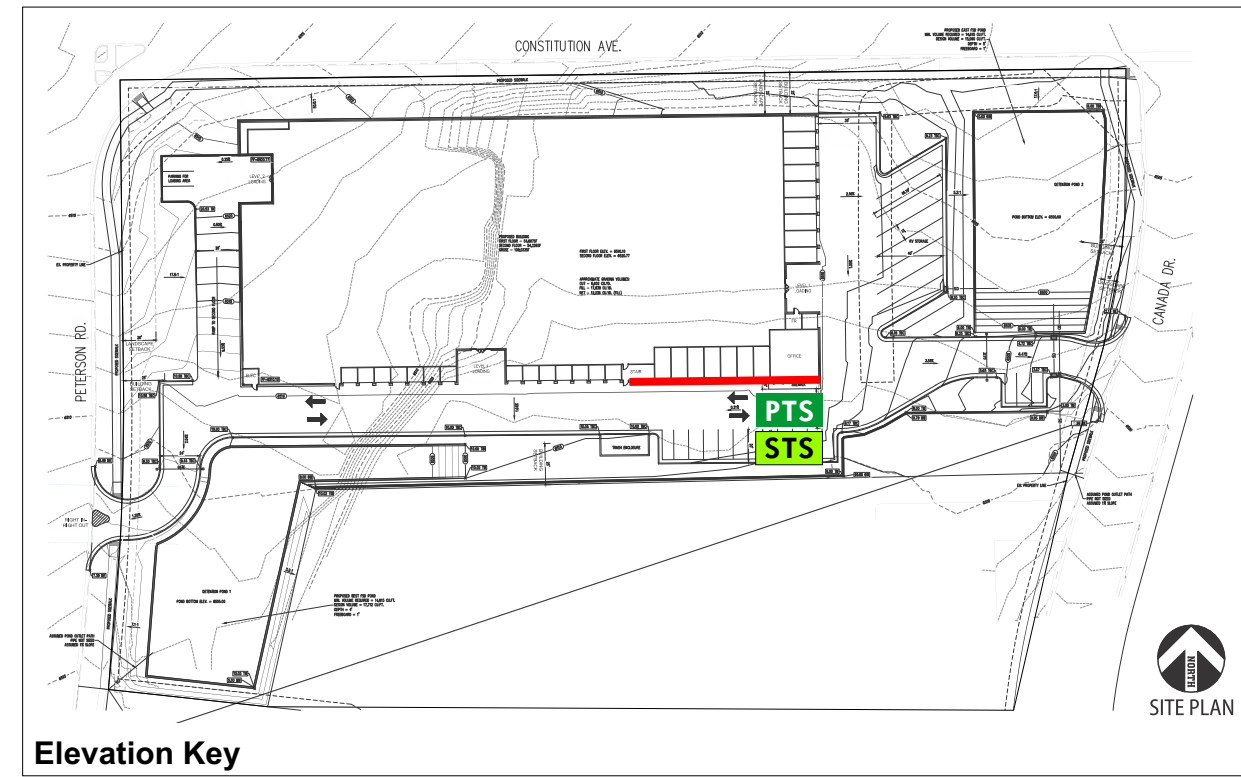
1 1/2 square feet of attached signage is allowed per linear foot of building wall or 300 square feet, whichever is less

Square Footage Allowed
 1 1/2 sq. ft. of signage per linear foot of building frontage
 Not to exceed 300 sq. ft.
300.00 total sq. ft. allowed for South Elevation

- PTS** Primary Tenant Signs
- STS** Secondary Tenant Signs



Overall South Elevation



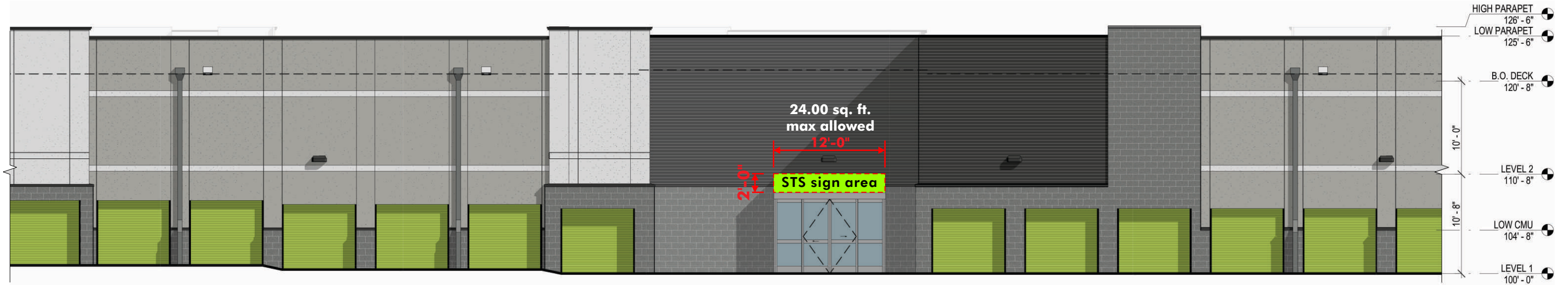
Elevation Key

REVISION	DATE	DESCRIPTION

APPROVALS
SALES:
CUSTOMER:
LANDLORD:

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Partial South Elevation - Scale: 3/32" = 1'-0"

Sign Code

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1 1/2 square feet of attached signage is allowed per linear foot of building wall or 300 square feet, whichever is less

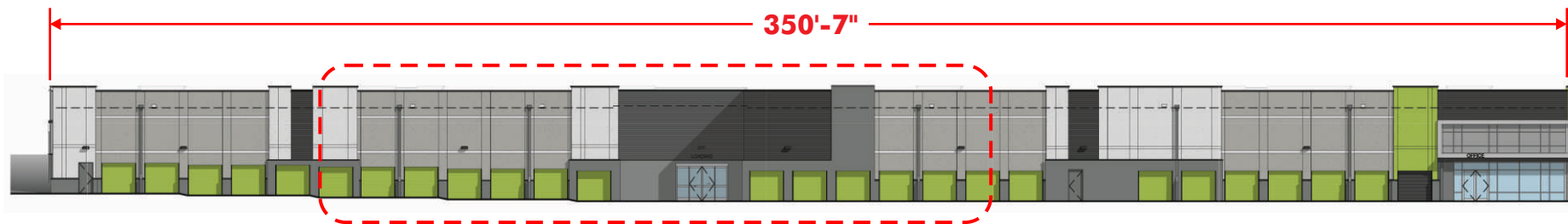
Square Footage Allowed

1 1/2 sq. ft. of signage per linear foot of building frontage

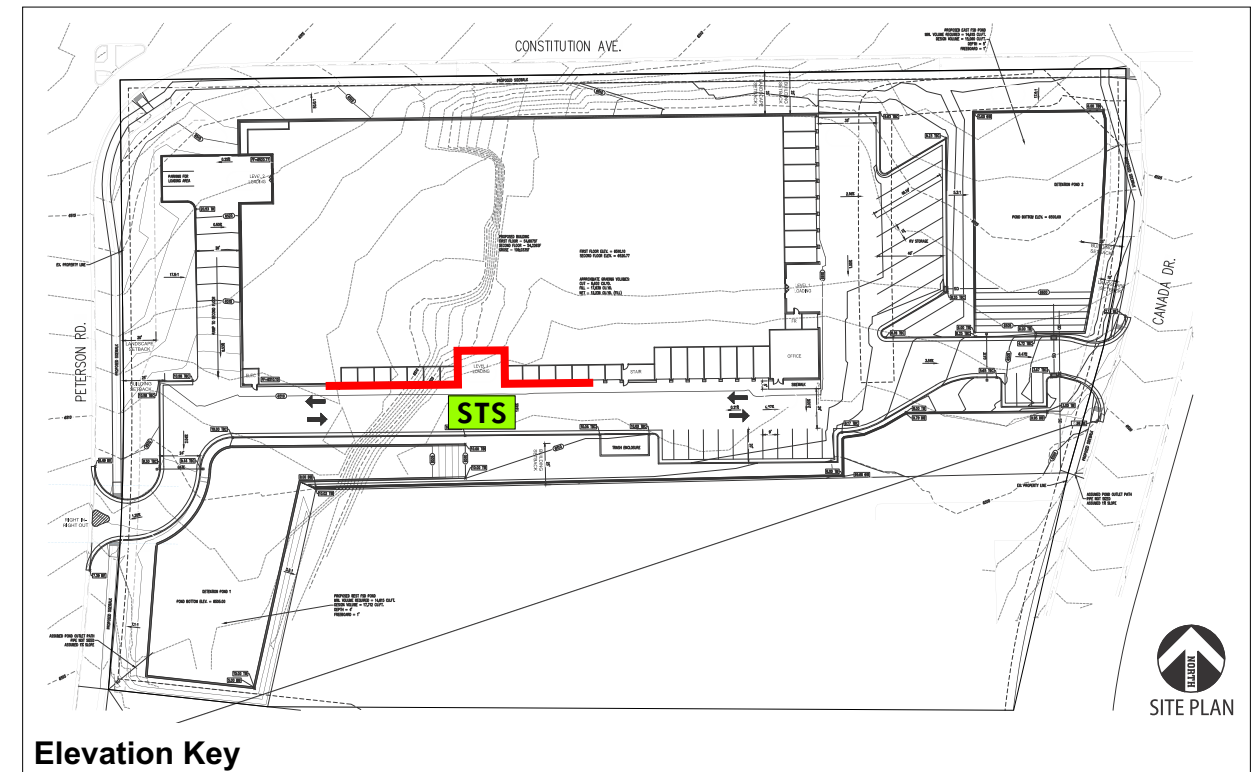
Not to exceed 300 sq. ft.

300.00 total sq. ft. allowed for South Elevation

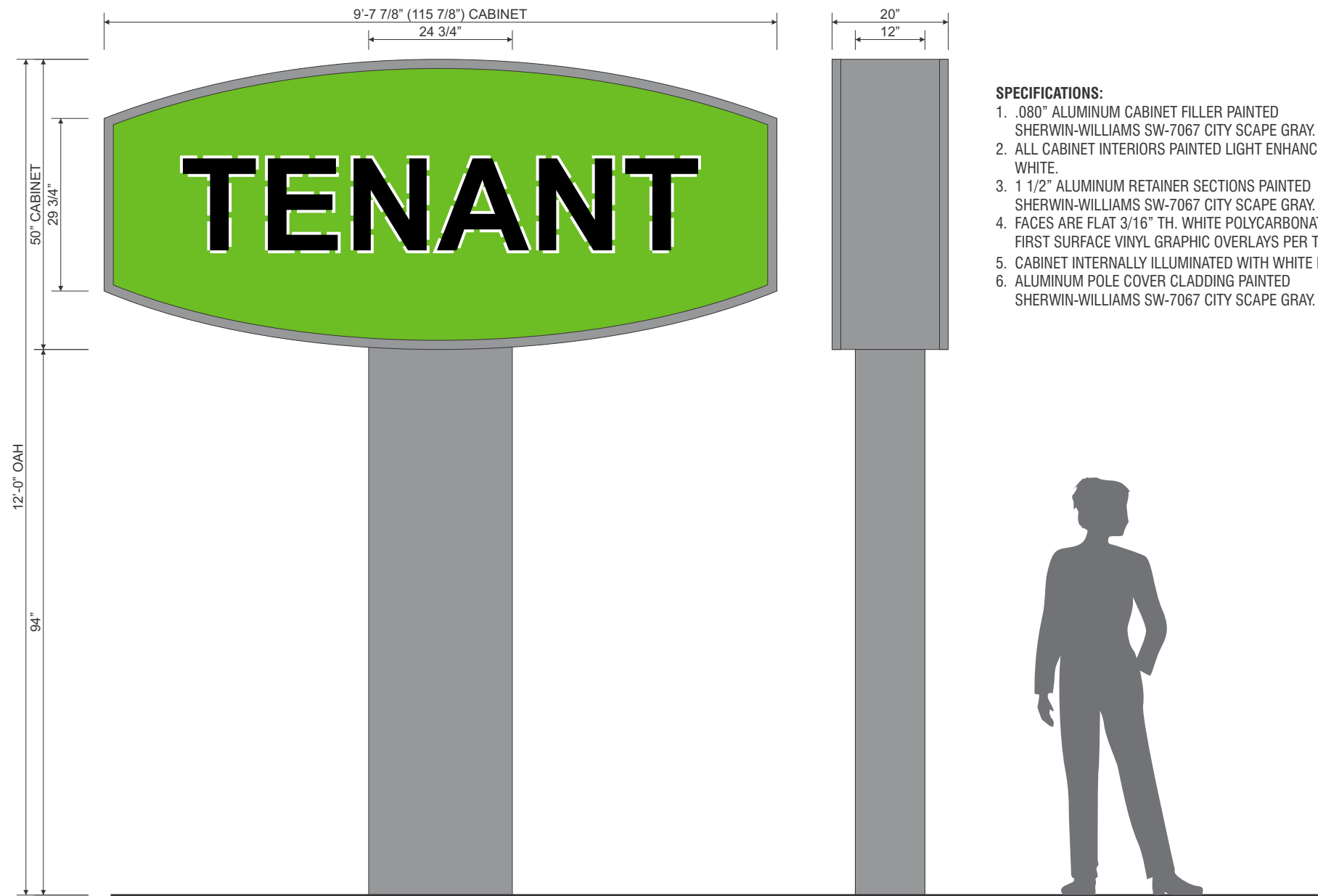
STS Secondary Tenant Signs



Overall South Elevation



Elevation Key



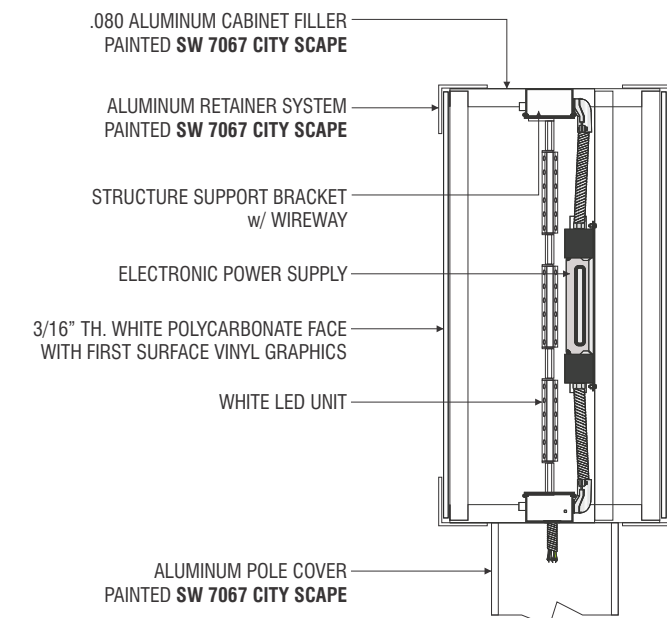
SPECIFICATIONS:

1. .080" ALUMINUM CABINET FILLER PAINTED SHERWIN-WILLIAMS SW-7067 CITY SCAPE GRAY.
2. ALL CABINET INTERIORS PAINTED LIGHT ENHANCEMENT WHITE.
3. 1 1/2" ALUMINUM RETAINER SECTIONS PAINTED SHERWIN-WILLIAMS SW-7067 CITY SCAPE GRAY.
4. FACES ARE FLAT 3/16" TH. WHITE POLYCARBONATE WITH FIRST SURFACE VINYL GRAPHIC OVERLAYS PER TENANT SPECS.
5. CABINET INTERNALLY ILLUMINATED WITH WHITE LEDS.
6. ALUMINUM POLE COVER CLADDING PAINTED SHERWIN-WILLIAMS SW-7067 CITY SCAPE GRAY.

CODE INFORMATION:

EXISTING SF:	FORMULA: The total area of F/S Signs shall not exceed 2sf for each LF of the building wall closest to the F/S Sign or 40sf, whichever is smaller. The max F/S Sign area shall be 40sf where no building is present.
0.0	
ALLOWED SF:	NUMBER ALLOWED: 1 per lot
40.0	MAX OVER ALL HEIGHT: NTE building height; No building, max 12ft
RECOMMENDED SF:	GRADE TO SIGN CLEARANCE: Not obstruct view; Out of sight triangle
40.0	SET BACK: Low profile min 3ft from a lot, parcel, or tract line; Pole 10ft from a lot, parcel, or tract line
	ILLUMINATION: Internal & External

Relevant code sections regarding signs. Freestanding Signs. (I) Number of Freestanding Signs. Commercial Lot or Parcel Less than 10 Acres in Area: Where the commercial lot or parcel is less than 10 acres in total area, 1 sign is allowed per road frontage. Free standing signs: Commercial Lot or Parcel Less than 8 Acres in Area: Where the commercial lot or parcel is less than 8 acres in total area, the maximum area of each sign shall be 40 square feet. All other freestanding signs exceeding 6 feet in height shall be setback a minimum of 10 feet from a lot, parcel, or tract line. Site Acreage Total: 3.72 Acres (162,043.0 SF)

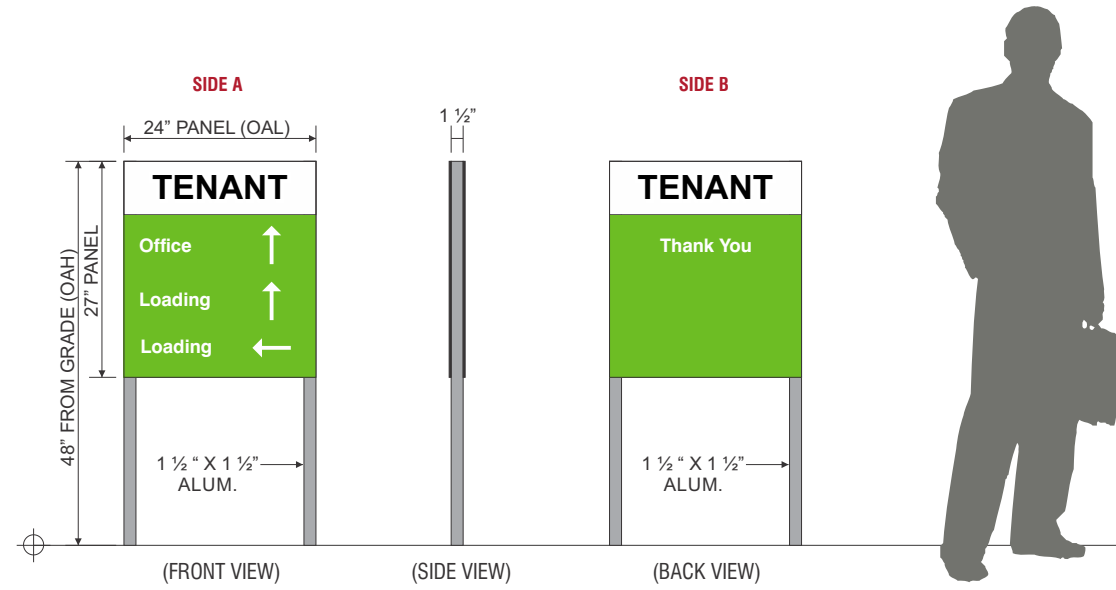
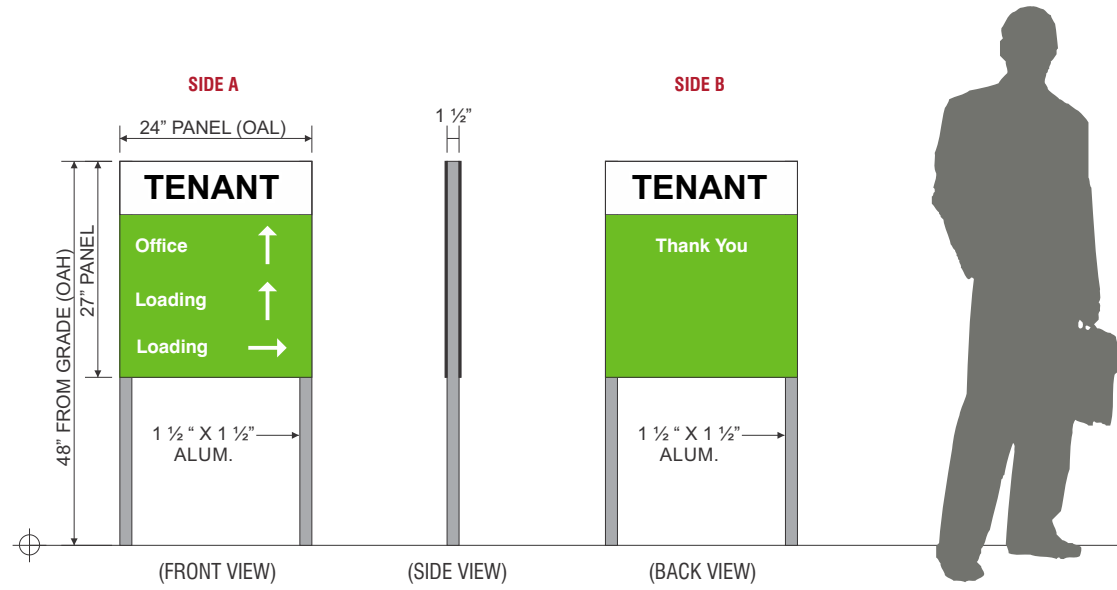


PS Pylon Sign - Scale: 1/2" = 1'-0"

Property allows for one (1) double faced, internally-illuminated pylon sign. Tenant panels consist of polycarbonate faces with translucent vinyl graphics.

Cabinet: 40.0 SF

Section Detail - Scale: NTS



DS.1 **Directional Sign - Scale: 1/2" = 1'-0"**
 One (1) double faced, non-illuminated directional sign.

Panel: 4.50 SF

SPECIFICATIONS:

- 1 1/2" SQUARE ALUMINUM FRAME STRUCTURE.
- ACM PANELS WITH DIRECT DIGITAL PRINT TENANT LOGO/COPY & GREEN BACKGROUND
- COPY & ARROWS ARE FIRST SURFACE REFLECTIVE VINYL OVERLAYS.
- ACM PANELS TO BE MECHANICALLY ATTACHED TO SUPPORT FRAME.

DS.2 **Directional Sign - Scale: 1/2" = 1'-0"**
 One (1) double faced, non-illuminated directional sign.

Panel: 4.50 SF

SPECIFICATIONS:

- 1 1/2" SQUARE ALUMINUM FRAME STRUCTURE.
- ACM PANELS WITH DIRECT DIGITAL PRINT TENANT LOGO/COPY & GREEN BACKGROUND
- COPY & ARROWS ARE FIRST SURFACE REFLECTIVE VINYL OVERLAYS.
- ACM PANELS TO BE MECHANICALLY ATTACHED TO SUPPORT FRAME.

PROJECT:	
CUSTOMER:	Extra Space Storage
LOCATION:	6855 Constitution Ave. - Colorado Springs, CO 80915
DATE:	8/23/2022
SALES:	Kevin Brown
DESIGNER:	James Franks

REVISION	DATE	DESCRIPTION

APPROVALS	
SALES:	
CUSTOMER:	
LANDLORD:	

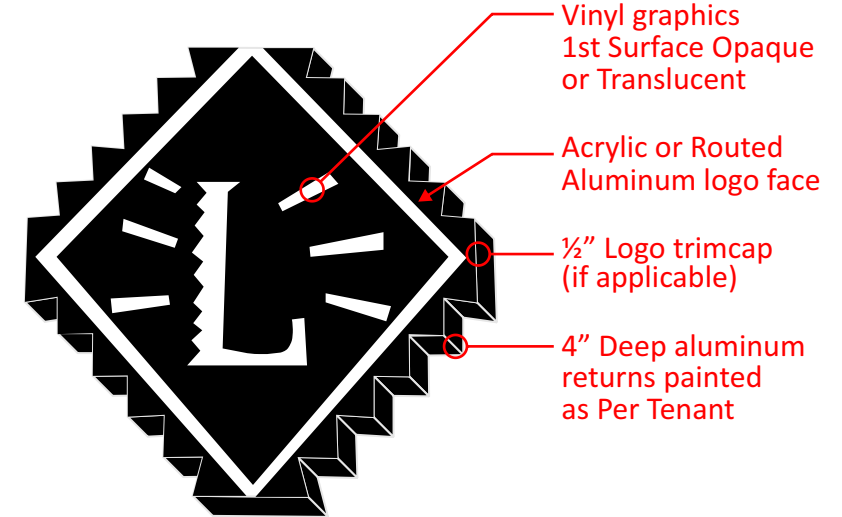
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Tenant to Determine Logo & Copy Color along with shapes as per their Nationally Recognized Trademarks. Layout orientation (single / double line, logo left / right) may be selected by Tenant as needed for optimal contrast as long as it fits within their allotted sign area and max allowable square footage.



Logos are not required but may be included.



Logo Detail - Scale: NTS

PTS

Face Illuminated Channel Logo & Letters

Description: Raceway Mounted

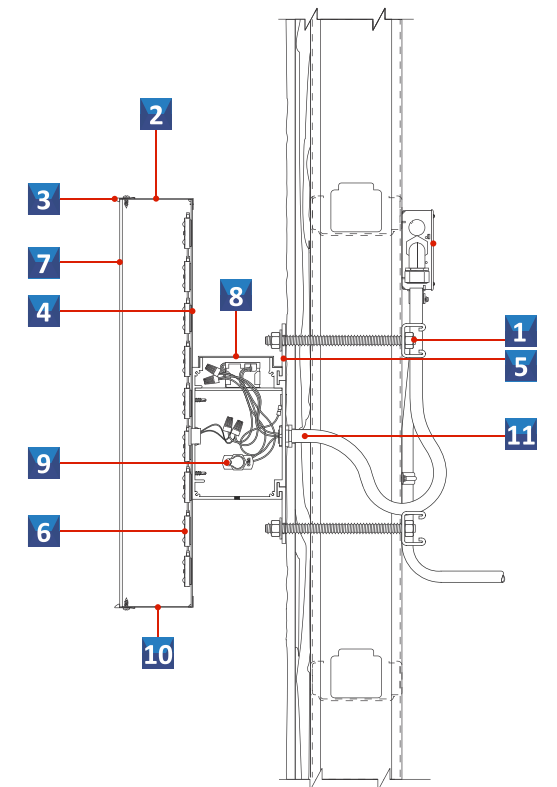
Component	Type	Specifications	Color / Finish
Faces	Acrylic	Natural gloss finish	As per Tenant
Logo Graphics	3M Cast Vinyl	1st Surface Opaque	As per Tenant
Trimcap	1" metal core	Gloss	As per Tenant
Returns	.063 aluminum	Painted	As per Tenant
Illumination	LED w/Tape Backs	Sloan LEDs	White 6500K



Nighttime Simulation

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 FABRICATED ALUMINUM RETURNS SEE MFG. NOTE FOR GUAGE. INTERIORS LIGHT ENHANCEMENT WHITE
- 3 1" TRIM CAP RETAINER:
- 4 FLAT ALUMINUM BACK
- 5 1/4" TH. METAL FLAT BAR FOR SECURE INSTALL
- 6 TRUE WHITE STREET FIGHTER HEAVYWEIGHT LED MODULES
- 7 3/16" TH. #7328 ACRYLIC FACE W/ 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 8 LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN A 7 1/4" x 7 1/4" EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED: PAINT COLOR TBD
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP COVER
- 10 1/4" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE

Specifications



Section Detail - Scale: NTS

Secondary copy to be a standard font without logos for informational purposes only, and mounted on canopies specified in E.1-0 - E.4-1

NOT TO EXCEED HORIZONTAL LENGTH OF ALLOWED TENANT SIGN WIDTH.

Refer to Pgs. E.1-0 - E.4-1 or Max. Letter Heights

SECONDARY COPY

STS

Face Illuminated Channel Letters

Description: **Canopy Mounted**

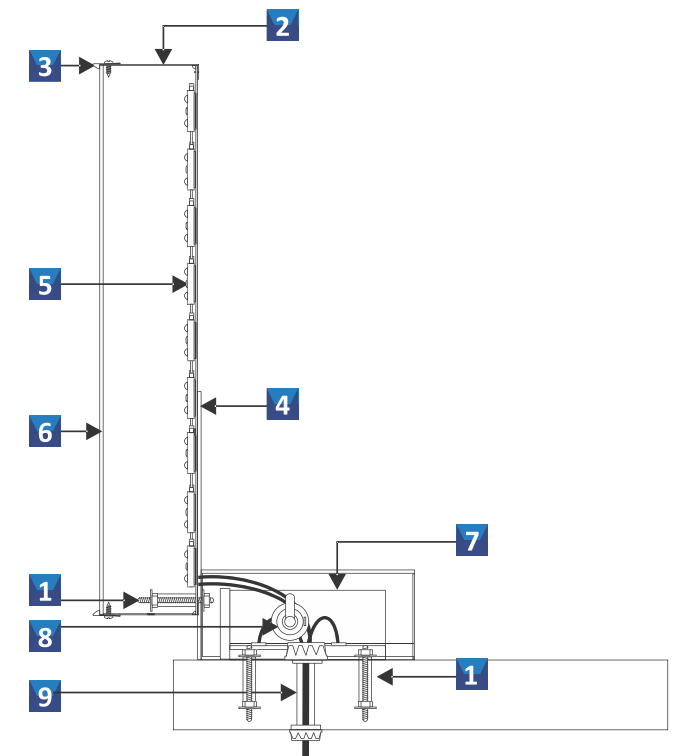
Component	Type	Specifications	Color / Finish
Faces	Acrylic	Natural gloss finish	3M Dual-Color Film Black 3635-222
Trimcap	1" metal core	Gloss	Black
Returns	.063 aluminum	Painted	Black
Illumination	LED w/Tape Backs	Sloan LEDs	White 6500K



Nighttime Simulation

- 1** NON-CORROSIVE INSTALLATION HARDWARE: #10 1/4" PITCH SCREW GALVANIZED
- 2** 3" DEEP FABRICATED ALUMINUM RETURNS FINISHED GLOSS BLACK W/ INTERIORS FINISHED LIGHT ENHANCEMENT WHITE
- 3** 1" TRIM CAP RETAINER: BLACK
- 4** FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT ALUMINUM PLATE ATTACHED BY #10 1/4" PITCH GALVANIZED SCREW
- 5** SLOAN V180 MINI LED DIODE MODULE: WHITE
- 6** 3/16" TH. #7447 ACRYLIC FACE W/ 1ST SURFACE BLACK PERFORATED VINYL AS SHOWN
- 7** LOW VOLTAGE ELECTRONIC POWER SUPPLY MOUNTED IN AN EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED: **Sw7069 IRON ORE**
- 8** VISIBLE CUT-OFF SWITCH WITH FLIP COVER
- 9** GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE

Specifications



Section Detail - Scale: NTS