J. PRESTON
LEVIS COMMONS

COMPREHENSIVE SIGN PLAN

Revised 12/18/03

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Definitions

Advertising Signs: A type of Temporary Signage, externally visible, clarifying a temporary business activity (i.e. "Sale", "Grand Opening", "Now Hiring", etc.)

Anchor Tenant: In the UVO Town Center, any 1st floor tenant greater than or equal to 20,000 square feet of leasable space.

ARC: Architectural Review Committee, as defined in the UVO District and the J. Preston Levis Commons Declarations of Easements, Restrictions and Covenants and Site Development Standards.

Artwork: Art that is not considered signage; does not fit into a signage category and includes exterior works of art, such as statues, murals, fountains, decorative pavers and tiles, and Super Graphics; placed in areas that maximize public interaction. ARC review and approval is required for any and each artwork application.

Awning: Any structure made of flexible fabric or solid material covering a frame attached to a building, erected to be stationary in the down or open position.

Banner: Any sign of lightweight fabric or similar material that can be a component of a Master Signage Program or can be temporary announcement of a special event.

Billboard: A Temporary Sign, which exceeds the size limits of Marketing or Advertising Signage.

Blade Sign: A type of Identification Signage that is attached to or projects more than 18 inches from a building face or wall including signs affixed to architectural projections from a building with the copy area of such signs on a perpendicular plane to the face of the building facade or architectural projection to which it is affixed.

Building Identification Signs: Wall mounted Identification Signage to identify a building or occupant.

Construction Signs: Temporary Signage identifying the project-associated developers, contractors, subcontractors, financial institutions, engineers, architects and/or suppliers involved on a project under development, permissible as a freestanding sign or as graphics on a barricade, as appropriate, for the duration of the project from ground breaking to occupancy.

Copy Area: The area of a sign that includes all of the display area of a sign, including lettering, logos, stripes or combination of colors and designs that extend the visual effect of the size of the sign, but does not include the bracing, framing and structural supports, unless such supports are made a part of the message of the face of the sign.

CSP: Comprehensive Sign Plan

Definitions

Developer: Shall mean and refer to Levis Park Developers, LLC, or its successors or assigns, and as defined in the J. Preston Levis Commons and the UVO District Declarations of Easements, Restrictions and Covenants and Site Development Standards.

Directional Signage: Signs that primarily guide vehicular traffic, but can also direct pedestrians and other modes of transportation, through a project streetscape or through individual sites and are designed to facilitate automobile movement and/or to control traffic flow. These signs are generally small, with limited text and directional arrow, may be wall, post or ground mounted, located at ingress and egress points, on or off premises, with proper easement approval.

Freestanding Signs: Typically, Identification and Directional Signage that are permanently affixed upon the ground supported by one or more structural members, with air space between the ground and the sign face, and located in a landscaped or hardscaped setting.

Ground Signs: Typically, Identification and Directional Signage that are erected as Monument or Pylon Signs, are permanently affixed in or upon the ground with no air space between the ground and the sign face, and located in a landscaped or hardscaped setting.

Identification Signage: A type of signage category that identifies places of business (tenants), buildings and project site development areas. These signs may be wall mounted, post, or freestanding ground style, with copy that is an appropriate scale to the setback of the building being identified. The text is limited to the project, company or tenant name and may incorporate addresses and symbols such as company logos, when appropriate.

Informational Signage: A type of signage category that is explanatory in nature, covering any pedestrian or patron information needs. Generally, these signs are of a personal scale and shall not be part of any sign whose primary function is business identification.

Landlord: Owner or Owner Representative of a multi-tenant project site.

Major Tenant: In the UVO Town Center, any 2nd/3rd floor tenant that occupies more than 9,000 square feet of commercial, non-storefront, leasable space in a building.

Marketing Signs: Temporary Signage, professionally made, identifying property for sale or lease within the development, identifying the broker name and method of contact.

Master Signage Program: A coordinated program of all signs that encompasses all identification and way finding for any project; also called master sign plan, sign plan, way finding program and environmental graphic program. These programs include, but are not limited to, sign types, locations, quantities, colors, styles, materials, lettering type, logotype, dimensions and copy area.

Monument Signs: A Ground Sign having a horizontal dimension greater than its vertical dimension.

Multi-Tenant Identification Signs: A freestanding sign identifying multiple tenants located within a development project. The sign is limited to name, logo and address of the project in a header panel and name and logo of the tenants in subordinate panels.

Definitions

Orientation/Directory Signage: A type of signage category that presents the physical layout of a building or site development project and help pedestrians and patrons find their way. They include location directories and maps, and are of a personal scale located near entrances, lobbies, and near pedestrian oriented common areas, wall or post mounted, or within kiosks.

Political Signs: Any Temporary Signage identifying a political candidate, issue, or party.

Pylon Signs: A Ground Sign having a vertical dimension greater than its horizontal dimension.

Real Estate Signs: Any Temporary Signage, professionally made, pertaining to the sale, exchange, lease or rental of buildings or real property.

Regulatory/ Life Safety Signage: A type of signage category that is used to inform patrons or drivers of certain restrictions or to alert patrons or drivers to areas or lifesaving devices. Symbols may be used when appropriate. Street signage and traffic control devices are included in this category.

Roof Sign: A sign installed on a roof or projecting above the eave of a building or mounted on an arcade or parapet. Roof signs are prohibited in Levis Commons.

Seasonal Signage: Any Temporary Signage that may include seasonal decorations such as lighting, greetings, symbols, banners, flags, etc., may be displayed for no more than forty five days, must have no reference to commercial businesses or products and must be substantially related to an event or festivity.

Site Identification Signage: Identification Signage that identifies a unique development or project site, typically placed at entryways or along freeway locations.

Storefront Tenants: Tenants with facades that resemble storefronts, that may include separate exterior entries and display window(s).

Super Graphic: A painted design that covers all or a major portion of a wall, building or structure.

Temporary Signage: Signage clarifying temporary activities that change regularly or occur seasonally and are generally erected for a limited period of time, (45 days). They should conform to the same general design elements required to create signs in other sign categories and can include menu boards, construction signage, real estate signage, marketing signage, advertising signage, seasonal signage and decorations.

Tenant Design Criteria: A manual or booklet that contains consistent design criteria specific to a multi-tenant project, distributed by the developer/landlord/owner. When a Tenant Design Criteria manual and the CSP conflict, tenants will follow the criteria that is more restrictive.

Tenant Identification Signs: Identification signage that includes wall mounted signs, blade signs and window signs to identify commercial leasable space. The UVO area also recognizes banners and awnings as secondary tenant identification.

Definitions

Time and Temperature Signs: An electronic or mechanical device that shows time and/or temperature but contains no business identification or advertising. The surface area of the time/temperature display shall be included in the total sign copy area of an Identification Sign.

UVO: Urban Village Overlay zoning district. See Appendix B.

UVO Area - Mixed Use: An area within the UVO district of Levis Commons; uses include retail businesses, residential, assisted living, personal services, business services, offices and banks, restaurants and bars, commercial schools, entertainment facilities, recreational facilities, hotels/motels, social activities, and professional activities offices, in a traditional village streetscape atmosphere, (such as a Town Center), requiring structures to be close together and shared.

UVO Area – Residential: An area within the UVO district of Levis Commons, uses include single-family attached dwellings, multi-family attached dwellings, apartments and condominiums, bed and breakfast establishments, assisted living residences, senior housing, customary home occupations and accessory uses, in a traditional village streetscape atmosphere with a higher density than traditional residential zoning allows.

UVO Area – Town Center: Within the UVO district of Levis Commons, uses include retail on the 1st floor with office and residential uses above along a main thoroughfare in a traditional village streetscape atmosphere requiring structures to be close together and shared.

Wall Mounted Signs: Identification Signage that is in any manner affixed to or painted onto any exterior wall of a building or structure or etched into exterior glass of a building or structure and that projects not more than 18 inches from the building or structure, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade.

General Requirements

The General Requirements section of the CSP provides a narrative description of the common theme for signage within J. Preston Levis Commons, protocol for the submission and approval of all signage plans and the general requirements for materials, illumination and installation for all signs.

Introduction

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Materials, Installation and Illumination Requirements

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General Requirements

Introduction

J. Preston Levis Commons is intended to become a master planned, mixed use community that evokes a sense of style, charm and old world quality with signature development attention inherent in every detail of the architecture and landscaping. Signage and graphics have a strong visual impact on the character and quality of the community and its suitability or appropriateness helps to set the tone of this development. It is the intent of the Comprehensive Sign Plan (CSP) to protect and enhance J. Preston Levis Common's character through the provision of appropriate and aesthetic signage.

The purpose of the CSP is to encourage signs which are integrated with and harmonious to the buildings and sites which they occupy, to eliminate excessive and confusing sign displays, to preserve and improve the appearance of Levis Commons as a place in which to live, to work and to play and to announce a unique destination location.

Further, this CSP encourages creative and innovative approaches to quality signing; signs that are compatible, complimentary and/or appropriately contrasting with the architectural building style, (see Appendix A), characteristics and scale of the site and adjacent sites to which they are associated. The CSP ensures that commercial signs are designed for the purpose of identifying a business, directing traffic, and informing patrons in an attractive and functional manner.

Procedure for Signage Submission

The Levis Commons Architectural Review Committee (ARC), or its representative, shall review all architectural design, including signage.

The J. Preston Levis Commons CSP is formatted to address all signage needs, as defined by accepted industry standards, and follows the two zoning classifications of the 200-acre development, Urban Village Overlay (UVO) district and Planned Business Park (PBP) area (See Appendix B). A separate section is included for each specific zoning area and use. Informational, Orientation, Regulatory/Life Safety and Temporary signs are also referenced for each classification in "ARC Exempted Signage."

Understanding the CSP and Signage Approval Process

1. Locate the area of your project site on the Levis Commons zoning maps (see Appendix B); determine if it is within the "UVO" or "PBP" zoning area.
2. If "UVO" zoning, determine whether your use is defined as: UVO Town Center, UVO Mixed Use or UVO Residential. (See Definitions)
3. Refer to the corresponding tab within this CSP for types of signs permissible and design criteria.
4. Developer approval process.
   - 4.1 Prior to submission to the ARC, all submittals must be reviewed and approved by the Developer, to ensure compliance with the Levis Commons Architectural Guidelines (See Appendix A) and the requirements below.
   - 4.2 These submittals shall include the following:
     - $200.00 review fee.
     - Applicant's name, address and phone number.

General Requirements

- Master Signage Program and/or renderings
- Tenant Design Criteria (if applicable)
- If seeking approval for specific signs, the submittal must include:
  - ✓ Five (5) sets of scaled plans and elevations depicting the proposed signage and locations.
  - ✓ Dimensions and area of signs, structures and lettering.
  - ✓ Materials of construction (include samples or color photographs).
  - ✓ Category, type, style, number of signs and placement/location.
  - ✓ Copy, logos, symbols, special designs, colors and letter styles.
  - ✓ Landscaping and means of illumination, if any.

4.3 Developer approval or denial of approval shall be given within seven (7) days following the submission.

4.4 The Developer will forward approved plans to the ARC for review.

5. ARC Approval Process.

5.1 The ARC shall have the responsibility of reviewing all Signage plans for conformity to the purpose and intent of the CSP, the J. Preston Levis Commons and the UVO District Declarations of Easements, Restrictions and Covenants and Site Development Standards and the Perrysburg Zoning Code, Chapter 1286.02 and 1286.99. Approval shall be based on the comprehensiveness of the plans submitted and the integration and impact of the signage on the proposed site and on existing neighboring sites.

5.2 The ARC shall not arbitrarily or unreasonably withhold its approval and is granted full authority to approve said plans in writing should they be found to comply with all requirements.

5.3 Applicants must anticipate three (3) weeks for ARC review and approval.

5.4 Once the ARC approval process has been completed, the applicant, owner or sign contractor may apply for a sign permit and pay permit fees directly to the City of Perrysburg Planning and Zoning Administrator for all permanent signage.

6. Exemptions to ARC process.

The signage below is exempt from ARC review, if presented as part of a Master Sign Plan, and if approved by the Developer. Any permanent structure (requiring footings and foundations) designed to display an exempted sign must have ARC approval.

6.1 Orientation/Directory, Informational, Regulatory/Life Safety and Temporary Signs that meet the criteria of the ARC Exempted Signage section.

6.2 Directional signs that meet the criteria of the UVO – Residential, UVO – Mixed Use and PBP sections.

7. Variances.

7.1 The ARC is authorized to grant variances from any provision of this declaration where such variations will assist in carrying out the intent and spirit of this

development and where strict application of the provision would result in a particular hardship to the person seeking the variance.

7.2 Approval of any variance is by simple majority. When there is a tie vote, the ARC City of Perrysburg representative vote will decide.

8. ARC/Developer Liability.

8.1 Neither the ARC nor the Developer or their respective successors or assigns shall be liable in damages to anyone submitting plans to them for approval, or to any Owner of land affected by this CSP, by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve any such sign plans.

8.2 Every person who submits plans to the ARC for approval agrees, by submission of such plans, that he will not bring any action or suit against the ARC or the Developer to recover any such damages.

9. Violations.

9.1 The Developer and the ARC reserve the right, in case of any violation or breach of any of the rules, limitations, restrictions, regulations and agreements of the CSP, the UVO district and the J. Preston Levis Commons Declarations of Easements, Restrictions and Covenants and Site Development Standards and the Perrysburg Zoning Code, to enter the lot upon which said violation exists and to summarily abate and remove at the expense of the Owner any sign that may be contrary to the conformity, intent and meaning of the provisions hereof as interpreted by the Developer and/or the ARC; and the Developer and the ARC shall not be deemed guilty of trespass to enforce the same.

9.2 The lot owner shall immediately reimburse the Developer and/or the ARC for any costs, including court costs and attorney fees and disbursements, incurred in connection with the Developers and/or the ARC's removal of such violation.

9.3 Any failure to reimburse the Developer and/or the ARC shall give the Developer and/or the ARC the right to place a lien upon such defaulting Owner's lot for the amount as set forth in number 3 above.

9.4 The failure of the Developer or the ARC to enforce any of the rules or regulations contained herein shall in no way be construed to be a waiver or acquiescence or consent to any continuing violation and the Developer and/or the ARC shall at any and all times have the right to enforce the same at law or in equity.

10. ARC General Procedures not addressed elsewhere.

10.1 Art that is not considered signage; does not fit into a signage category and includes exterior works of art, such as statues, murals, fountains, decorative pavers and tiles, and Super Graphics that are placed in areas that maximize public interaction require ARC review and approval. The ARC will consider each artwork application on its individual merits as it relates to its surroundings

General Requirements

10.2 The ARC may convene by conference call and/or email to expedite approval of signage plans when scheduling conflicts would create delays beyond the twenty-one (21) day review and approval process.

10.3 The ARC is authorized to assign the appropriate usage classification if there is a question as to requirements.

Materials, Installation and Illumination Requirements

Standards for Signage Materials, Colors and Styles:

1. Signs shall complement and/or harmonize with the materials, colors and styles used on surrounding buildings and structures and must be consistent and complement the architectural theme of Levis Commons.
2. Freestanding and Ground Signs shall be made of solid materials of a permanent nature known and used in the sign construction industry and shall include, but are not limited to, brick, simulated brick material, stone, EIFS, polished or honed finish metals, decorative precast concrete, wood, architectural masonry, steel and/or metal and glass.
3. The structure must be an integral part of the sign display and no exposed structural members will be permitted, unless it contributes to the sign concept.
4. The components necessary for operation or fastening of the signage shall not be exposed or visible to the general view, unless it contributes to the sign concept.
5. For maintenance purposes, the sign manufacturer or owners identification shall be affixed to the sign and screened from general view.
6. Lettering/logos and/or lettering styles must be clear and legible from the nearest roadway.
7. Per Perrysburg Code 1286.99 regarding Comprehensive Sign Plans, all freestanding signs shall be located in a landscaped or hardscaped setting to provide the desired continuity and street scene effect of the development. The preferred type of sign shall be a Ground Sign with indirect illumination.

Standards for Signage Illumination:

1. Where illumination is allowed it may be internal, (such as internally illuminated letters, reverse channel letters, or "halo" effect), or external (such as neon, mono-point or bullet type sources, single spots, incandescent or halogen).
2. The source of illumination shall be so arranged as to not reflect onto or cause glare to pedestrians or vehicles.
3. All electrical service must be hidden underground with meters or drops screened from the general view.
4. Landscaping must screen any exposed light source.
5. No internal or structure illuminated boxed or cabinet type signs will be allowed.

Standards for Signage Construction and /or Erection:

1. No blade or banner sign may be placed with less than 8'-6" of clearance above a pedestrian walkway or 14'-0" of clearance above a public or private roadway/driveway.

General Requirements

Prohibited Signage:

1. Animated and intensely lighted signs.
2. Any sign tacked, pasted or otherwise not permanently affixed to the wall of a building, a tree or other natural feature, or planted in the ground on flimsy support posts.
3. All roof signs or signs that extend above a building roofline or parapet.
4. Moving and animated signs.
5. Signs with flashing, rotating or oscillating lighting; except Time/Temperature signs.
6. Signs on parked vehicles.
7. Signs that cause a traffic hazard, through attempts to distract/confuse or surprise.
8. Signs placed without permission of the Developer, ARC or property owner.
9. Abandoned or obsolete signs.

Overall Development - J. Preston Levis Commons Signage

Identification Signage: The Developer of J. Preston Levis Commons may erect Freestanding or Ground signs for ***project site identification, multi-tenant identification,*** and ***direction*** at key entry points or along primary roadways, on or off premises (if easements are obtained). Secondary identification may also include the erection and/or regulation of erection by others, of post-mounted ***streetscape banners*** along private roads, driveways and in parking fields to enhance the urban village atmosphere throughout the Commons in a manner that is consistent and aesthetically pleasing.

Project Site Identification signs

Size of signs:

Along I-475, total copy area per side shall not exceed 120 square feet; maximum height of sign structure shall not exceed 20 feet, measured from the top of the nearest curb.

Along major entryways, total copy area per side shall not exceed 60 square feet; maximum height of sign structure shall not exceed 10 feet, measured from the top of the nearest curb.

Lettering/Logo: Limited to the standard J. Preston Levis Commons logo and lettering, as incorporated into the ARC approved Master Signage Program.

Number of signs: One (1) may be erected along I-475; two (2) per each entry.

Location of signs: Within private property line at key intersections, entry points, or along I-475 frontage, on or off premises of site, (if easements are obtained), erected in a landscaped setting so as not to obstruct regulatory signs, directional signs or traffic, per the discretion of the Developer.

Illumination: Internal or external illumination (see Illumination Standards on p. 8).

PROJECT SITE ID SIGN
35 SF TOTAL COPY AREA

PROJECT SITE ID SIGN
40 SF TOTAL COPY AREA

Overall Development - J. Preston Levis Commons Signage

This section of the CSP addresses signage used to identify the overall development - J. Preston Levis Commons - and to provide an architectural "signature" for signage as it relates to it. This signage is used at key entry points or along primary roadways.

A Master Signage Program should be presented to the ARC in conjunction with or prior to the submission of any proposed signs.

Identification Signage

Project Site Identification signs

Multi-tenant Identification signs

Streetscape Banners

Directional Signage

Informational, Orientation, Regulatory and Temporary Signage

Overall Development - J. Preston Levis Commons Signage

Multi-tenant Identification signs

Size of signs:

Along I-475, total copy area per side shall not exceed 144 square feet, including a maximum 32 square feet copy area of project header panel; maximum 28 square feet panel per tenant; maximum height of sign structure shall not exceed 20 feet, measured from the top of the nearest curb.

Along SR25, total copy area per side shall not exceed 100 square feet, including maximum 25 square feet copy area of project header panel; maximum 18 square feet panel per tenant; maximum height of sign structure shall not exceed 14 feet, measured from the top of the nearest curb.

Along Roachton Road, total copy area per side shall not exceed 64 square feet, including maximum 16 square feet copy area of project header panel, maximum 12 square feet panel per tenant; maximum height of sign structure shall not exceed 12 feet, measured from the top of the nearest curb.

Lettering/Logo: Standard J. Preston Levis Commons lettering and logotype for the header panel, as incorporated into the ARC approved Master Signage Program. Tenant panels are limited to identity name and logo and are considered for inclusion by the Developer, as available.

Number of signs: 1 per I-475 frontage; 3 per SR25 frontage a minimum of 250' apart; 1 per Roachton Road frontage.

Location of signs: Within private property line; on or off premises of site, (if easements are obtained); erected in a landscaped setting so as not to obstruct identification, regulatory, or directional signs or traffic; and located in an area that is deemed appropriate by the Developer.

ALL MULTI-TENANT SIGNS LOCATED ON I-475, SR 25 AND ROACHTON ROAD REQUIRE DEVELOPER, ARC AND FINALLY CITY OF PERRYSBURG COUNCIL APPROVAL AND THOSE SIGNS ON SR 25 MUST BE A MINIMUM OF 250' APART.

Illumination: Internal or external illumination (see Illumination Standards on p. 8).

MULTI-TENANT SIGN
144 SF TOTAL COPY AREA

MULTI-TENANT SIGN
100 SF TOTAL COPY AREA

MULTI-TENANT SIGN
64 SF TOTAL COPY AREA

Streetscape Banners

Overall Development - J. Preston Levis Commons Signage

Streetscape Banners

Size of signs: Maximum banner width of 18" with 24" brackets, braced at top and bottom edges to maintain rigidity so that no flapping or waving occurs, maximum area 9 square feet per banner.

Lettering/Logo/ and Color: Per the discretion of the Developer and the ARC.

Number of signs: 2 per post, total determined by the Developer and the ARC.

Location of signs: On posts or light poles, positioned to allow 8'-6" pedestrian clearance, measured from the top of curb to the bottom bracket.

Illumination: None allowed.

Overall Development - J. Preston Levis Commons Signage

Directional Signage: The Developer of J. Preston Levis Commons may erect Ground or post signs to facilitate vehicular movement through the project streetscape and/or to control traffic flow. These signs shall be consistent in design, with limited text and directional arrows and shall be located on or off premises, as appropriate, with proper easement approval.

Size of signs:

For Ground signs, maximum copy area shall be 24 square feet, maximum structure height shall be 6'-0", including the Levis Commons header panel.

For Post signs, maximum copy area shall not exceed 1.5 square feet per panel, number of panels determined by the Developer; maximum post height shall be 9'-0", including the Levis Commons header panel.

Lettering/Logo:

Ground sign header panels shall be 12" height and limited to Levis Commons name and logo, as per the ARC approved Master Sign program. Directional panels below shall be 6 to 12" in height and will use a consistent lettering type and color.

Post sign panels may be round or rectangular and shall not exceed 1.5 square feet.

Number of signs: Shall be determined by the Developer.

Location of signs: Located in any area that is deemed appropriate by the Developer.

Illumination: Internal or external illumination (see Illumination Standards on p. 8).

Informational, Orientation, Regulatory and Temporary signage:
Refer to ARC Exempted Signage Categories

UVO Area - Town Center

A Town Center is defined as a development site, 20 acres or more, within the Levis Commons UVO district. Planned along a main street thoroughfare, a Town Center typically incorporates retail businesses along 1st floor storefronts with office and/or residential loft uses on 2nd and 3rd floors above, in a traditional village streetscape atmosphere.

Pedestrian accessibility is integral to design; therefore, structures shall be designed to be close together and shared; common areas and walkways shall be landscaped with fountains, greenery and street furniture; and thematic lighting shall be appealing and foster a sense of security.

A Master Signage Program should be presented to the ARC in conjunction with or prior to the submission of any proposed signs.

Identification Signage

Project Site Identification signs

Multi-tenant Identification signs

Building/Tenant Identification signs

Tenant Identification - 1st Floor Storefront

Tenant Identification - Anchor tenants

Tenant Identification - 2nd/3rd Floor tenants

Directional Signage

Informational, Orientation, Regulatory and Temporary Signage

UVO Area - Town Center

Identification Signage: The owner/developer of Town Center sites that are twenty acres or larger may erect Freestanding or Ground signs for ***project site identification*** and/or ***multi-tenant identification*** at key intersections, major or secondary entrances and along interstate frontage, on or off premises (if easements are obtained). If a Town Center development is constructed in phases, site identification signage may be moved, added to or relocated to accommodate optimal visibility at new entryways or intersections.

Project Site Identification signs

Size of signs: Maximum copy area per side shall not exceed 25 square feet and maximum height of sign structure shall not exceed 18 feet, not including any decorative element cap.

Lettering/Logo: Limited to Town Center standard logo and lettering, as incorporated into a Master Signage Program.

Number of signs: Determined by the Landlord, in conjunction with the Developer and the ARC approved Master Signage Program.

Location of signs: Within private property line at key intersections or entry points, on or off premises of site, (if easements are obtained), erected in a landscaped or hardscaped setting so as not to obstruct regulatory signs, directional signs or traffic, per the discretion of the Developer and the ARC.

Illumination: External illumination only (see Illumination Standards on p. 8).

UVO Area - Town Center

Multi-tenant Identification signs

Size of signs: Maximum copy area per side shall not exceed 32 square feet; including an 8 square foot header panel for site project identification, with a maximum of 6 square feet tenant identification panels below. Maximum height of the sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: The header panel lettering height shall not exceed 8 inches, limited to the name, logo and address; the tenant panel lettering/logo height shall not exceed 6 inches.

Number of signs: Maximum 2 total per site.

Location of signs: Within private property line; on site, erected in a landscaped or hardscaped setting so as not to obstruct regulatory, or directional signs or traffic; and located in an area that is deemed appropriate by the Developer. *

Illumination: Internal or external illumination (see Illumination Standards on p. 8).

***ALL PROPOSED MULTI-TENANT SIGNS LOCATED ALONG I-475, SR25 AND ROACHTON ROAD FOLLOW THE CRITERIA OF THE OVERALL DEVELOPMENT – J. PRESTON LEVIS COMMONS AND REQUIRE APPROVAL BY THE DEVELOPER, THE ARC AND PERRYSBURG CITY COUNCIL.**

MULTI-TENANT SIGN
32 SF TOTAL COPY AREA

MULTI-TENANT SIGN
144 SF TOTAL COPY AREA

MULTI-TENANT SIGN
100 SF TOTAL COPY AREA

MULTI-TENANT SIGN
64 SF TOTAL COPY AREA

UVO Area - Town Center

Building/Tenant Identification signs in a Town Center are defined for commercial tenants that are ***1st Floor Storefront; 1st Floor Anchor; 2nd/3rd Floor Office*** and ***Major Office***. The criteria listed below are per "tenant", not per "building".

The main thoroughfare, which is the heart of a Town Center, is designed to capture the excitement of a traditional village streetscape which is accomplished by the animating effect of fountains, lush landscaping, thematic lighting, unique graphics and active shoppers, workers, residents and visitors. Towards that end, retailers and office tenants are encouraged to maintain their branding, individual identities and logotypes when considering their graphic programs. The intent is to create "controlled diversity" which will result in a wonderful eclectic mix of unique and high quality design.

Signs should be compatible with the design of the storefront and are meant primarily as identification, not as advertisement. Signs should be informative of the business name, use and location and should be simple in design. The business name should be the primary focus point, and logos or graphics should be visually subordinated.

Tenant Identification - 1st Floor Storefront tenants: Commercial tenants located along the first floor storefront spaces in the Town Center area may erect exterior tenant identification signs including ***wall or soffit mounted signs, banners, blade signs, window signs*** and ***awnings.*** Retailers are encouraged to maintain their branding, individual identities and logotypes so that colorful identification is accomplished. No Freestanding or Ground signs are permitted without variance.

Wall mounted signs

Size of signs:

Multi-tenant buildings - Maximum width of 70% of the width of uninterrupted flat wall surface between piers (the storefront) x the maximum lettering height of 24 inches; or 98 square feet, whichever is less

Single tenant buildings - Maximum width of 25% of facade width x the maximum lettering height of 24 inches; or 98 square feet, whichever is less

Lettering/Logo: Typography selected by the tenant; maximum body/logo lettering height of 24 inches

Number of signs: 1 per storefront or facade, maximum of 2

Location of signs:

Multi-tenant building - Above storefront(s)

Single tenant buildings - At the upper bands of the building facade, above windows or above storefront on uninterrupted flat wall surface, between piers

Illumination: Internal or external illumination (see Illumination Standards on p. 8).

UVO Area - Town Center

EACH TENANT MAY HAVE BANNERS OR A BLADE SIGN, BUT NOT BOTH.

Banner

Size of signs: Maximum banner width of 30" with 42" brackets, braced at top and bottom edges to maintain rigidity so that no flapping or waving occurs.

Lettering/Logo/ and Color: Determined by tenant, per the discretion of the ARC

Number of signs: 1 per pier or 2 per corner pier on opposite sides, determined by the number of piers or corners along the principal facade(s). (No more than 2 per 30 linear feet)

Location of signs: Centered at pier and corner locations, placed between the bottom of the 2nd floor window band and 8'-6" clearance above the sidewalk.

Illumination: External illumination (see Illumination Standards on p. 8).

Blade

Size of signs: Maximum 8 square feet, supported at building façade by painted, treated or powder coated metal post/ brackets, which extend no more than 4 feet and allow for air circulation.

Lettering/Logo: Determined by tenant, per the discretion of the ARC

Number of signs: 1 per storefront, maximum of 2.

Location of signs: Above storefront(s) or on piers, allowing 8'-6" clearance above pedestrian walkway.

Illumination: External illumination (see Illumination Standards on p. 8).

Window signs

Size of signs: 1.5 square feet per windowpane

Lettering/Logo: Determined by the tenant, maximum body/logo lettering height of 6 inches

Number of signs: 1 per windowpane or transom pane; centered or placed in a consistent and aesthetically pleasing manner.

Location of signs: In lower quadrant of display window(s), below any area measured 3'-6" from finished floor or centered in transom glass

Illumination: None.

UVO Area - Town Center

Awnings

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve tenant identity in a number of ways. On Levis Commons Boulevard, awnings will provide a focus to the retail entrances, while adding another level of theming to a retailer's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the overall signage program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, limited text and /or logos may be allowed on a lower vertical face, if awning design allows.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.
- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to building façade only. Internally illuminated awnings are not permitted.

UVO Area - Town Center

Tenant Identification - Anchor tenants: Anchor tenants, defined as any 1st floor commercial tenant equal to or exceeding 20,000 square feet in a Town Center area, may erect exterior identification signs including ***wall mounted signs, banners, blade signs, window signs*** and ***awnings*** along the principal facade or entry to the store. Retailers are encouraged to maintain their brand identities and logotypes so that colorful identification is accomplished. No Freestanding or Ground signs are permitted.

Wall mounted signs

Size of signs: Sign area shall be equal to 1 square feet for each linear foot of the principal facade(s) on which the sign will be erected, or 150 square feet, whichever is less.

Lettering/Logo: Determined by the tenant, lettering logotypes shall be less than or equal to 1/12 of the building height up to a maximum of 36 inches. Building height shall be measured from the exterior finished grade to the top of the lowest front parapet height.

Number of signs: 1 per facade, maximum of 2. Anchor tenants that do not have direct frontage along the main thoroughfare, but require a direct access way, may also erect one (1) marquee sign and associated structure along the main thoroughfare at a location agreed upon by the Landlord and the Developer.

Location of signs: Above storefront(s)/entries or at key view corridors, determined and agreed to by the tenant, Landlord and the Developer.

Illumination: Internal or external (see Illumination Standards on p. 8).

Banners

Size of signs: Total square feet per side shall be equal to 1 square feet for each linear foot of the principal facade(s) on which the sign will be erected. The total square foot is divided equally among the number of banners to be placed. Maximum banner width shall be 30 inches with maximum bracket width of 42 inches, braced at top and bottom edges to maintain rigidity so that no flapping or waving occurs.

Lettering/Logo/ and Color: Determined by the tenant, per the discretion of the ARC.

Number of banners: 1 per pier or natural break or 2 per corner pier on opposite sides, determined by the number of piers, natural breaks or corners along the principal facade(s).

Location of signs: Centered at pier, natural breaks and/or corner locations, placed to allow 8'-6" clearance above the sidewalk.

Illumination: External illumination (see Illumination Standards on p. 8).

Blade signs

Size of signs: Maximum 8 square feet

Lettering/Logo: Determined by the tenant, per the discretion of the ARC

Number of signs: 1 per storefront facade, maximum of 3

Location of signs: Above storefront(s) or main entries, allowing 8'-6" clearance above all sidewalks and pedestrian walkways.

Illumination: External illumination (see Illumination Standards on p. 8).

UVO Area - Town Center

Window signs

Size of signs: 1.5 square feet per windowpane

Lettering/Logo: Determined by tenant, maximum lettering or logo height of 5 inches

Number of signs: 1 per windowpane or transom pane; centered or placed in a consistent and aesthetically pleasing manner.

Location of signs: In lower quadrant of display window(s), below any area measured 3'-6" from finished floor or centered in transom glass

Illumination: None.

Awnings

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve tenant identity in a number of ways. On Levis Commons Boulevard, awnings will provide a focus to the retail entrances, while adding another level of theming to a retailer's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the overall graphic program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, limited text and /or logos may be allowed on a lower vertical face, if awning design allows.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.
- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to building façade only. Internally illuminated awnings are not permitted.

UVO Area - Town Center

Tenant Identification - 2nd/3rd Floor tenants: Commercial tenants of all leasable space other than first floor space in a Town Center area may erect ***blade, window signs or awnings***. Major office tenants (defined as tenants that lease more than 9,000 square feet of office space in one building) may also erect exterior ***wall mounted signs***. No Freestanding or Ground signs will be permitted.

Wall Mounted Signs (Major office tenants only)

Size of signs: Maximum width of sign is 12', maximum 25 square feet
Lettering/Logo: Maximum letter height is 12 inches
Number of signs: Maximum of two (2) per major tenant, one (1) per facade. To avoid visual clutter, the ARC may limit the total number of signs on a given building.
Location of signs: Located in an area that is deemed appropriate by the Landlord and the Developer, typically near the roofline, on the upper bands of the building, above the windows, on uninterrupted flat wall surface.
Illumination: None allowed.

Blade signs

Size of signs: Maximum 3 square feet
Lettering/Logo: Maximum lettering height of 6 inches
Number of signs: One (1) per tenant, per the discretion of the Landlord and the Developer.
Location of signs: Located in an area that is deemed appropriate by the Landlord and the Developer.
Illumination: External illumination (see Illumination Standards on p. 8).

Window signs

Size of signs: Maximum 2 square feet per window
Lettering/Logo: Maximum lettering height of 5 inches
Number of signs: Two (2) per facade
Location of signs: Centered in lower half of windowpane or placed in a consistent and aesthetically pleasing manner.
Illumination: None.

Awnings

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve tenant identity in a number of ways. On Levis Commons Boulevard, awnings will provide alternative office tenant identification. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the project's Master Signage program.
Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, limited text and /or logos may be allowed on a lower vertical face, if awning design allows.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.

UVO Area - Town Center

- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to building façade only. Internally illuminated awnings are not permitted.

UVO Area - Town Center

Directional Signage for a Town Center is designed to facilitate vehicular movement through the project streetscape and/or to control traffic flow. These signs shall be consistent in design, with limited text and directional arrows and shall be Freestanding, Ground or post styled, on or off premises, as appropriate, with proper easement approval.

Size of signs: Freestanding or Ground signs shall not exceed 6'-0" maximum height, 5'-0" maximum width, and may include a 12" header panel for the Town Center name and logo as per the landlord's approved Master Signage program. Post style signs shall be 9'-0" maximum height.

Lettering/Logo: Freestanding or Ground sign directional panels shall be 6 to 12" height and limited to name, logo and directional arrow as per the landlord's approved Master Signage program. Post style panels may be round or rectangular, per the approved Master Signage program and shall not exceed 1.5 square feet.

Number of signs: Shall be determined by the Landlord and the Developer.

Location of signs: Located in any area that is deemed appropriate by the Landlord and the Developer, per the approved Master Signage program.

Illumination: External only (see Illumination Standards on p. 8).

Informational, Orientation, Regulatory and Temporary Signage:
Refer to <u>ARC Exempted Signage Categories</u>

UVO Area - Residential

A residential development in the UVO district is built as a multi-family residential area that includes single-family attached dwellings (that may include customary home occupation uses), multi-family attached dwellings, apartments, condominiums, bed and breakfast establishments and senior housing.

Planned with a traditional urban village streetscape, pedestrian scale character is integral to design. Therefore, structures within this area are designed to be close together with shared common areas; ample walkways shall be landscaped with fountains, greenery and street furniture; and thematic lighting shall be appealing and foster a sense of security.

A Master Signage Program should be presented to the ARC in conjunction with or prior to the submission of any sign applications.

Identification Signage

Project Site Identification signs

Building Identification signs

Home Occupation Identification signs

Directional Signage

Informational, Orientation, Regulatory and Temporary Signage

UVO Area - Residential

Identification Signage: The owner/developer of a residential development that is fifteen acres or larger may erect Freestanding or Ground signs for ***site identification*** at key intersections or entry points. If a residential development is constructed in phases, site identification signage may be added to or relocated to accommodate optimal visibility at new entryways or intersections. Wall mounted ***building identification*** and wall mounted ***home occupation signage*** is also allowable.

Project Site Identification signs

Size of signs: Maximum copy area per side shall not exceed 18 square feet and maximum height of Freestanding or Ground sign structure shall not exceed 6 feet, not including any decorative element cap.

Lettering/Logo: Limited to standard logo and name, with 18 inches maximum height of lettering.

Number of signs: Maximum 10 total, maximum 2 per entry.

Location of signs: Within private property line at key intersections, central traffic islands, round-abouts, or along key view corridors, on or off premises of site, (if easements are obtained), erected in a landscaped setting so as not to obstruct regulatory signs, directional signs or traffic, per the discretion of the ARC.

Illumination: Internal or external illumination (see Illumination Standards on p. 8).

Building Identification signs

Size of signs: Maximum copy area shall not exceed 6 square feet.

Lettering/Logo: 12 inches maximum letter height; copy is limited to the building name and/or address.

Number of signs: 1 per principal facade, 2 total

Location of signs: Located in an area that is deemed appropriate by the Landlord and the Developer. Building ID designed for the pedestrian will require different sign placement than Building ID signs designed for vehicular traffic.

Illumination: External illumination only (see Illumination Standards on p. 8).

Home Occupation Identification signs Home occupation signs are limited to dwellings that have a private exterior entrance to the business use.

Size of signs: Maximum sign area shall not exceed 2 square feet, maximum 2-foot width.

Lettering/Logo: 6 inches maximum letter height; copy is limited to the business name, logo and/or address.

Number of signs: 1

Location of signs: Centered within the upper third of the exterior door, or mounted on the wall near the point of ingress that provides access to the home occupation business.

Illumination: None allowed.

UVO Area - Residential

Directional Signage for a residential development is defined as signage designed to facilitate vehicular movement through the project streetscape and/or to control traffic flow or pedestrian direction through a complex. These signs shall be consistent in design, with limited text and directional arrows and may be Ground, post styled, or wall mounted signs, located on premises only.

Size of signs: Sign area shall not exceed 4.5 square feet for Freestanding, Ground and post signs with a maximum height of 3'-0" measured from grade. Wall mounted sign area shall not exceed 2 square feet.

Lettering/Logo: Text shall be limited to name (such as "Parking" or "Pool") and directional arrow.

Number of signs: Shall be determined by the Landlord and the Developer.

Location of signs: Ground or post style signs shall be located in a landscaped setting at any ingress, egress or common area that is deemed appropriate by the Landlord and the Developer.

Illumination: External illumination, (see Illumination Standards on p. 8).

Informational, Orientation, Regulatory and Temporary Signage:
Refer to ARC Exempted Signage Categories

PROJECT SITE ID SIGN
18 SF TOTAL COPY AREA

DIRECTIONAL SIGN
4.5 SF COPY AREA

HOME OCCUPATION ID
2 SF COPY AREA

UVO Area – Mixed Use

The mixed use area is defined as the area within the UVO district of Levis Commons that anticipates development with a mix of multi-tenant and single user sites, incorporating retail businesses, office uses, banks, restaurants and bars, commercial schools, recreation and entertainment facilities, hotels/motels, assisted living, residential, and social and professional activities on individual parcels that create a village streetscape atmosphere requiring structures to be close together and shared. This section provides signage criteria in two sections, Multi-tenant sites and Single User sites.

A Master Signage Program should be presented to the ARC in conjunction with or prior to the submission of any sign applications.

Identification Signage - Multi-tenant Sites

Project Site Identification signs

Multi-tenant Identification signs

Building Identification - Non-storefront tenants

Tenant Identification - 1st Floor Storefront tenants

Tenant Identification - 2nd/3rd Floor tenants

Identification Signage - Single Tenant Sites

Project Site Identification signs

Building Identification - Non-storefront tenant

Building Identification - Storefront tenant

Directional Signage

Informational, Orientation, Regulatory and Temporary Signage

UVO Area – Mixed Use
Multi-tenant Sites

Identification Signage - Multi-tenant Sites

Any project site that intends to provide leasable commercial space to more than one end user per building may erect Freestanding or Ground style ***project site identification*** **or** ***multi-tenant identification signage*** at key intersections or entry points, on site, in addition to ***building/tenant identification signage.***

Project Site Identification signs

Size of signs: Maximum copy area per side shall not exceed 18 square feet and maximum height of sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: Lettering height shall not exceed 12 inches, limited to the name, logo and/or address as incorporated into a Master Sign program.

Number of signs: Maximum two (2) total, with 2 sides, for sites greater than 10 acres, maximum 1 per entry. Maximum one (1) total, with 2 sides, for sites less than 10 acres.

Location of signs: Within private property line at entry point(s) along key view corridors, on site, erected in a landscaped setting so as not to obstruct regulatory signs, directional signs or traffic.

Illumination: External illumination only (see Illumination Standards on p. 8).

One Multi-tenant identification sign, as defined below, may be substituted for one Project Site identification sign.

Multi-tenant Identification signs

Size of signs: Maximum copy area per side shall not exceed 32 square feet; including a 8 square foot header panel for project site identification, and a maximum of 6 square foot tenant identification panels below. Maximum height of the sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: The header panel lettering height shall not exceed 8 inches, limited to the name, logo and address; the tenant panel lettering/logo shall not exceed 6 inches.

Number of signs: Maximum one (1) total per site

Location of signs: Within private property line; on site, erected in a landscaped or hardscaped setting so as not to obstruct regulatory, or directional signs or traffic; and located in an area that is deemed appropriate by the Landlord and the Developer. *

Illumination: External illumination (see Illumination Standards on p. 8).

***ALL PROPOSED MULTI-TENANT SIGNS LOCATED ALONG I-475, SR25 AND ROACHTON ROAD FOLLOW THE CRITERIA OF THE OVERALL DEVELOPMENT – J. PRESTON LEVIS COMMONS AND REQUIRE APPROVAL BY THE DEVELOPER, THE ARC AND PERRYSBURG CITY COUNCIL.**

UVO Area – Mixed Use
Multi-tenant Sites

MULTI-TENANT SIGN
32 SF TOTAL COPY AREA

PROJECT SITE ID SIGN
18 SF TOTAL COPY AREA

Building Identification - Non-storefront tenants*:** Multi-tenant commercial buildings that do not include any Storefronts may erect ***wall mounted building identification signs in addition to site or multi-tenant signs.

Wall mounted signs

Size of signs: Copy area is equal to 1 square foot for each linear foot of the principal facade on which the sign will be erected, or 100 square feet, whichever is less.

*Lettering/*Logo: Limited to the name, logo and/or address of the building with a maximum lettering height of 18 inches.

Number of signs: One (1) per building

Location of signs: Above entry or key view corridor on uninterrupted flat wall surface, may not extend above the roofline and shall be located in an area that is deemed appropriate by the owner and the Developer.

Illumination: None.

BUILDNG IDENTIFICATION
NON-STOREFRONT TENANT

UVO Area – Mixed Use
Multi-tenant Sites

Tenant Identification - 1st Floor Storefront tenants: Commercial tenants of all first floor storefront spaces may erect exterior tenant identification signs including ***wall-mounted signs, blade signs, window signs*** and ***awnings.*** Retailers are encouraged to maintain their branding, individual identities and logotypes so that colorful identification is accomplished. No Freestanding or Ground signs are permitted.

Wall mounted signs:

Size of signs: For tenants less than 20,000 square feet, the maximum copy area is 70% of the storefront width x the maximum lettering height of 18 inches; or 75 square feet, whichever is less.

For tenants greater than 20,000 square feet, copy area is equal to 1 square foot for each linear foot of the principal facade(s) on which the sign will be erected, or 150 square feet, whichever is less.

*Lettering/*Logo:

For tenants less than 20,000 square feet, the maximum lettering height is 18 inches.

For tenants greater than 20,000 square feet, lettering shall be less than or equal to 1/12 of the building height up to a maximum of 36 inches. Building height shall be measured from the exterior finished grade to the top of the lowest front parapet height.

Number of signs: One (1) per storefront, maximum of two (2)

Location of signs: Above storefront(s) entries or key view corridors, between piers or breaks on uninterrupted flat wall surface.

Illumination: Internal or external (see Illumination Standards on p. 8).

Blade signs:

Size of signs: Maximum 8 square feet, supported at building façade by painted, treated or powder coated metal post/ brackets, which extend no more than 4 feet and allow for air circulation.

Lettering/Logo: Determined by the tenant, per the discretion of the ARC

Number of signs: One (1) per storefront, maximum of two (2) per site

Location of signs: Above storefront(s) or on piers, allowing 8'-6" clearance above pedestrian walkway.

Illumination: External only (see Illumination Standards on p. 8).

Window signs:

Size of signs: 1.5 square feet per windowpane

Lettering/Logo: Maximum lettering height of 6 inches

Number of signs: 1 per window pane/ 1 per transom pane, quantity per the discretion of the Landlord and Developer.

Location of signs: Centered or placed in a consistent and aesthetically pleasing manner per the discretion of the ARC.

Illumination: None.

UVO Area – Mixed Use
Multi-tenant Sites

Awnings:

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve to identify tenants in a number of ways. Awnings will provide a focus to the retail entrances, while adding another level of theming to a retailer's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the project's Master Signage program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, with text located on the front vertical face.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.
- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to the building facade only. Internally iluminated awnings are not permitted.

STOREFRONT TENANT WALL ID

UVO Area – Mixed Use
Multi-tenant Sites

Tenant Identification - 2nd/3rd Floor tenants: Commercial tenants above first floor storefront space may erect ***blade, window signs*** or ***awnings***. Major office tenants (defined as tenants that lease more than 9,000 square feet of upper level office space in one building) may also erect exterior ***wall mounted signs***.

Wall Mounted Signs (Major office tenants only)

Size of signs: Maximum width of sign is 12', maximum 25 square feet

Lettering/Logo: Maximum letter height is 12 inches

Number of signs: Maximum of two (2) per major tenant, one (1) per facade. To avoid visual clutter, the ARC may limit the total number of signs on a given building.

Location of signs: Located in an area that is deemed appropriate by the Landlord and the Developer, typically near the roofline, on the upper bands of the building, above the windows, on uninterrupted flat wall surface.

Illumination: None allowed.

Blade signs

Size of signs: Maximum 2 square feet per tenant panel

Lettering/Logo: Maximum height of 6 inches

Number of signs: One (1) per tenant, per the discretion of the Landlord and the Developer.

Location of signs: Located in an area that is deemed appropriate by the Landlord and the Developer.

Illumination: External illumination (see Illumination Standards on p. 8).

Window signs

Size of signs: Maximum 2 square feet per window

Lettering/Logo: Maximum lettering height of 5 inches

Number of signs: Two (2) per facade

Location of signs: Centered in lower half of windowpane or placed in a consistent and aesthetically pleasing manner.

Illumination: None.

Awnings:

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve to identify tenants in a number of ways. Awnings will provide a focus to the retail entrances, while adding another level of theming to a retailer's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the project's Master Signage program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, with text located on the front vertical face.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.

UVO Area – Mixed Use
Multi-tenant Sites

- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to the building facade only. Internally illuminated awnings are not permitted.

Mixed Use
Single Tenant Sites

Building Identification - Storefront tenant: A single tenant commercial building with a storefront may erect a ***wall-mounted sign, blade sign, window signs*** and ***awnings.*** The retailer is encouraged to maintain their branding, individual identity and logotype so that colorful identification is accomplished.

Wall mounted signs:

Size of signs:

For buildings less than 20,000 square feet, the maximum copy area is 70% of the storefront width x the maximum lettering height of 18 inches; or 75 square feet, whichever is less.

For buildings greater than 20,000 square feet, copy area is equal to 1 square foot for each linear foot of the principal facade(s) on which the sign will be erected, or 150 square feet, whichever is less.

*Lettering/*Logo:

For buildings less than 20,000 square feet, the maximum lettering height is 18 inches.

For buildings greater than 20,000 square feet, lettering may be less than or equal to 1/12 of the building height up to a maximum of 30 inches. Building height shall be measured from the exterior finished grade to the top of the lowest front parapet height.

Number of signs: One (1) per storefront, maximum of two (2)

Location of signs: Above storefront(s)/entries or key view corridors.

Illumination: Internal or external (see Illumination Standards on p. 8).

Blade signs:

Size of signs: Maximum 8 square feet, supported at building facade by painted, treated or powder coated metal post/brackets, which extend no more than 4 feet and allow for air circulation.

Lettering/Logo: Per the discretion of the ARC

Number of signs: One (1) per storefront, maximum of two (2)

Location of signs: Above storefront(s) or on piers, allowing 8'-6" clearance above pedestrian walkway.

Illumination: External only (see Illumination Standards on p. 8).

Window signs:

Size of signs: 1.5 square feet per windowpane

Lettering/Logo: Maximum lettering height of 6 inches

Number of signs: 1 per window pane/ 1 per transom pane, per the discretion of the Landlord and Developer.

Location of signs: In lower quadrant of display window(s), below any area measured 3'-6" from finished floor or centered in transom glass; centered or placed in a consistent and aesthetically pleasing manner per the discretion of the ARC.

Illumination: None.

Mixed Use
Single Tenant Sites

Identification Signage - Single User Sites

A single tenant site may erect Freestanding or Ground style ***project site identification***.

Project Site Identification signs

Size of signs: Maximum copy area per side shall not exceed 18 square feet and maximum height of sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: Lettering height shall not exceed 12 inches, limited to the name, logo and/or address as incorporated into a Master Signage Program.

Number of signs: Maximum two (2) total.

Location of signs: Within private property line, on site, erected in a landscaped setting so as not to obstruct regulatory signs, directional signs or traffic, located in an area deemed appropriate by the Developer, per the discretion of the ARC.

Illumination: External illumination only (See Illumination Standards on p. 8).

Building Identification - Non-storefront tenants: A single tenant commercial building that does not include a storefront may erect a ***wall mounted*** building identification sign in addition to a project site identification sign.

Wall mounted signs

Size of signs: Copy area is equal to 1 square feet for each linear foot of the principal facade on which the sign will be erected, or 100 square feet, whichever is less.

*Lettering/*Logo: Limited to the name, logo and/or address of the building with a maximum lettering height of 18 inches.

Number of signs: One (1) per building.

Location of signs: Above entry or key view corridor; may not extend above the roofline.

Illumination: None.

PROJECT SITE ID SIGN
18 SF TOTAL COPY AREA

Mixed Use
Single Tenant Sites

Awnings:

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve tenant identity in a number of ways. Along the thoroughfare, awnings will provide a focus to the retail entrances, while adding another level of theming to a retailer's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the overall graphic program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, limited text and /or logos may be allowed on a lower vertical face, if awning design allows.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.
- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to building façade only. Internally illuminated awnings are not permitted.

Mixed Use
Directional

Directional Signage for a mixed use development is defined as signage designed to facilitate vehicular movement through the project streetscape and/or to control traffic flow or pedestrian direction through a complex. These signs shall be consistent in design, and should be a component of a project's Master Signage Program, with limited text and directional arrows and may be Ground, post styled, or wall mounted signs, located on premises only.

Size of signs: Sign area shall not exceed 4.5 square feet for Freestanding, Ground and post signs with a maximum height of 3'-0" measured from grade. Wall mounted sign area shall not exceed 2 square feet.

Lettering/Logo: Text shall be limited to name (such as "Parking" or "Deliveries") and directional arrow.

Number of signs: Shall be determined by the Landlord and the Developer.

Location of signs: Ground or post style signs shall be located in a landscaped setting at any ingress, egress or common area that is deemed appropriate by the Landlord and the Developer.

Illumination: External illumination, (see Illumination Standards on p. 8).

DIRECTIONAL SIGN
4.5 SF COPY AREA

Informational, Orientation, Regulatory and Temporary signage:
Refer to ARC Exempted Signage Categories

PBP Area

The Planned Business Park area is defined as the area within Levis Commons that anticipates development with a mix of multi-tenant and single tenant sites that incorporate limited retail businesses, offices and banks, light industrial, research and development facilities, restricted manufacturing, warehousing, printing, public service facilities, essential services and accessory uses on individual parcels. This section provides signage criteria in two sections, Multi-tenant sites and Single User sites.

A Master Signage Plan concept should be presented to the ARC in conjunction with or prior to the submission of any sign applications.

Identification Signage - Multi-tenant Sites

Project Site Identification signs

Multi-tenant Identification signs

Building Identification - Non-storefront tenants

Tenant Identification - 1st Floor Storefront tenants

Tenant Identification - 2nd/3rd Floor tenants

Identification Signage - Single Tenant Sites

Project/Site Identification signs

Building Identification - Non-storefront tenant

Building Identification - Storefront tenant

Directional Signage

Informational, Orientation, Regulatory and Temporary Signage

PBP Area
Multi-tenant Sites

Identification Signage - Multi-tenant Sites

Any project site that intends to provide lease able commercial space to more than one end user per building may erect Ground style ***project site identification*** or ***multi-tenant identification signage*** at key intersections or entry points, on site, in addition to ***building/tenant identification signage***.

Project/Site identification signs

Size of signs: Maximum copy area per side shall not exceed 18 square feet and maximum height of sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: Lettering height shall not exceed 12 inches, limited to the name, logo and/or address as incorporated into a Master Sign program.

Number of signs: Maximum two (2) total, with 2 sides, for sites greater than 10 acres, maximum 1 per entry. Maximum one (1) total, with 2 sides, for sites less than 10 acres.

Location of signs: Within private property line at entry point(s) along key view corridors, on site, erected in a landscaped setting so as not to obstruct regulatory signs, directional signs or traffic.

Illumination: External illumination only (see Illumination Standards on p. 8).

One Multi-tenant identification sign, as defined below, may be substituted for one site identification sign.

Multi-tenant identification signs

Size of signs: Maximum copy area per side shall not exceed 32 square feet; including a 8 square foot header panel for site/project identification, and a maximum of 6 square foot tenant identification panels below. Maximum height of the sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: The header panel lettering height shall not exceed 8 inches, limited to the name, logo and address; the tenant panel lettering/logo shall not exceed 6 inches.

Number of signs: Maximum one (1) total per site.

Location of signs: Within private property line; on site, erected in a landscaped setting so as not to obstruct regulatory, or directional signs or traffic; and located in an area that is deemed appropriate by the Developer. *

Illumination: External illumination only (see Illumination Standards on p. 8).

***ALL PROPOSED MULTI-TENANT SIGNS LOCATED ALONG I-475, SR25 AND ROACHTON ROAD FOLLOW THE CRITERIA OF THE OVERALL DEVELOPMENT – J. PRESTON LEVIS COMMONS AND REQUIRE APPROVAL BY THE DEVELOPER, THE ARC AND PERRYSBURG CITY COUNCIL.**

PBP Area
Multi-tenant Sites

PROJECT SITE ID SIGN
18 SF TOTAL COPY AREA

MULTI-TENANT SIGN
32 SF TOTAL COPY AREA

Building Identification - Non-storefront tenants*:** Multi-tenant commercial buildings that do not include any Storefronts may erect ***wall mounted building identification signs in addition to site or multi-tenant signs.

Wall mounted signs

Size of signs: Copy area is equal to 1 square foot for each linear foot of the principal facade on which the sign will be erected, or 100 square feet, whichever is less.

*Lettering/*Logo: Limited to the name, logo and/or address of the building with a maximum lettering height of 18 inches.

Number of signs: One (1) per building

Location of signs: Above entry or key view corridor on uninterrupted flat wall surface, may not extend above the roofline and shall be located in an area that is deemed appropriate by the owner and the Developer.

Illumination: None.

BUILDNG IDENTIFICATION
NON-STOREFRONT TENANT

PBP Area
Multi-tenant Sites

Tenant Identification - 1st floor Storefront tenants: Commercial tenants of all first floor storefront spaces may erect exterior tenant identification signs including ***wall-mounted signs, blade signs, window signs*** and ***awnings.*** Retailers are encouraged to maintain their branding, individual identities and logotypes so that colorful identification is accomplished. No Freestanding or Ground signs are permitted.

Wall mounted signs:

Size of signs:

For building/tenants less than 20,000 square feet, the maximum copy area is 70% of the storefront width x the maximum lettering height of 18 inches; or 75 square feet, whichever is less.

For building tenants greater than 20,000 square feet, copy area is equal to 1 square feet for each linear foot of the principal facade(s) on which the sign will be erected, or 150 square feet, whichever is less.

*Lettering/*Logo:

For building/tenants less than 20,000 square feet, the maximum lettering height is 18 inches.

For building tenants greater than 20,000 square feet, lettering may be less than or equal to 1/12 of the building height up to a maximum of 36 inches. Building height shall be measured from the exterior finished grade to the top of the lowest front parapet height.

Number of signs: One (1) per storefront, maximum of two (2)

Location of signs: Above storefront(s), entries or key view corridors

Illumination: Internal or external (see Illumination Standards on p. 8)

Blade signs:

Size of signs: Maximum 8 square feet, supported at building facade by painted, treated or powder coated metal post/brackets, which extend no more than 4 feet and allow for air circulation.

Lettering/Logo: Per the discretion of the ARC

Number of signs: 1 per storefront, maximum of 2.

Location of signs: Above storefront(s) or on piers, allowing 8'-6" clearance above pedestrian walkway.

Illumination: External only (see Illumination Standards on p. 8).

Window signs:

Size of signs: 1.5 square feet per windowpane

Lettering/Logo: Maximum lettering height of 6 inches

Number of signs: 1 per window pane/ 1 per transom pane, quantity per the discretion of the Landlord and Developer.

Location of signs: Centered or placed in a consistent and aesthetically pleasing manner per the discretion of the ARC.

Illumination: None.

PBP Area
Multi-tenant Sites

Awnings:

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve to identify tenants in a number of ways. Awnings will provide a focus to entrances, while adding another level of theming to a tenant's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the project's Master Signage Program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, with text located on the front vertical face.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face. Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to the building facade only. Internally illuminated awnings are not permitted.

STOREFRONT TENANT WALL ID

PBP Area
Multi-tenant Sites

Tenant Identification - 2nd/3rd Floor Tenants: Commercial tenants above first floor storefront space may erect ***blade*** or ***window signs***.

Blade signs

Size of signs: Maximum three (3) square feet
Lettering/Logo: Maximum lettering height of six (6) inches.
Number of signs: One (1) per tenant
Location of signs: Located in an area that is deemed appropriate by the Landlord and the Developer.
Illumination: External only (see Illumination Standards on p. 8).

Window signs

Size of signs: Maximum 2 square feet
Lettering/Logo: Maximum lettering height of six (6) inches
Number of signs: Two (2) per facade
Location of signs: Centered in lower quadrant of tenant window(s)
Illumination: None.

PBP
Single Tenant Sites

Identification Signage - Single Tenant Sites

Any project site that intends to provide leasable commercial space to one end user may erect ***project site identification*** at entry points or key view corridors, on site, in addition to ***building identification signage***.

Project/Site identification signs: A single tenant site may erect a Freestanding or Ground style identification sign.

Size of signs: Maximum copy area per side shall not exceed 18 square feet and maximum height of sign structure shall not exceed 6 feet, not including any decorative elements or caps.

Lettering/Logo: Lettering height shall not exceed 12 inches, limited to the name, logo and/or address as incorporated into a comprehensive master graphics program.

Number of signs: Maximum 2 total for sites greater than 10 acres, maximum 1 per entry. Maximum 1 total for sites less than 10 acres.

Location of signs: Within private property line at entry point(s), on site, erected in a landscaped setting so as not to obstruct regulatory signs, directional signs or traffic, per the discretion of the ARC.

Illumination: External illumination only (see Illumination Standards on p. 8).

Building Identification - Non-storefront tenant: A single tenant commercial building that does not include a storefront may erect a ***wall mounted*** building identification sign in addition to a site identification sign.

Wall mounted signs:

Size of signs: Copy area is equal to 1 square foot for each linear foot of the principal facade on which the sign will be erected, or 100 square feet, whichever is less.

*Lettering/*Logo: Limited to the name, logo and/or address of the building with a maximum lettering height of 18 inches

Number of signs: One (1) per building

Location of signs: Above entry or key view corridor; may not extend above the roofline.

Illumination: None.

PROJECT SITE ID SIGN
18 SF TOTAL COPY AREA

PBP
Single Tenant Sites

Building Identification - Storefront tenant: A single tenant commercial building with a storefront may erect a ***wall-mounted sign, blade sign, window signs*** and ***awnings.*** The retailer is encouraged to maintain their branding, individual identity and logotype so that colorful identification is accomplished.

Wall mounted signs:

Size of signs:

For a building less than 20,000 square feet, the maximum copy area is 70% of the storefront width x the maximum lettering height of 18 inches; or 75 square feet, whichever is less.

For a building greater than 20,000 square feet, copy area is equal to 1 square foot for each linear foot of the principal facade(s) on which the sign will be erected, or 150 square feet, whichever is less.

*Lettering/*Logo:

For a building less than 20,000 square feet, the maximum lettering height is 18 inches.

For a building greater than 20,000 square feet, lettering may be less than or equal to 1/12 of the building height up to a maximum of 36 inches. Building height shall be measured from the exterior finished grade to the top of the lowest front parapet height.

Number of signs: 1 per storefront, maximum of 2

Location of signs: Above storefront(s)/entries or key view corridors.

Illumination: Internal or external (see Illumination Standards on p. 8).

Blade signs:

Size of signs: Maximum 8 square feet, supported at building façade by painted, treated or powder coated metal post/ brackets, which extend no more than 4 feet and allow for air circulation.

Lettering/Logo: Per the discretion of the ARC

Number of signs: 1 per storefront, maximum of 2.

Location of signs: Above storefront(s) or on piers, allowing 8'-6" clearance above pedestrian walkways.

Illumination: External only (see Illumination Standards on p. 8).

Window signs:

Size of signs: 1.5 square feet per windowpane

Lettering/Logo: Maximum lettering height of 6 inches

Number of signs: 1 per window pane/ 1 per transom pane, per the discretion of the Landlord and Developer.

Location of signs: In lower quadrant of display window(s), below any area measured 3'-6" from finished floor or centered in transom glass; centered or placed in a consistent and aesthetically pleasing manner per the discretion of the ARC.

Illumination: None.

PBP
Single Tenant Sites

Awnings:

Awnings will be used primarily to provide color, ornament, shade, shelter and pedestrian scale and only secondarily to provide signage. Fabric awnings enliven the streetscape with color; and can also serve tenant identity in a number of ways. Along the throughfare, awnings will provide a focus to the retail entrances, while adding another level of theming to a retailer's graphics program. Awning designs and sizes will vary; therefore, the ARC will review each submission within the context of the project's Master Signage program.

Some general design guidelines:

- Typically, graphics and logos will be located on the diagonal main panel of a solid color awning, limited text and /or logos may be allowed on a lower vertical face, if awning design allows.
- Maximum height of lettering located on the front vertical face shall be 8" or no more than 2/3 of the vertical face.
- Awnings shall typically extend 5'-0" minimum over the sidewalk, with a minimum height above the sidewalk of 8'-6".
- Sides of awnings shall be open to increase sight lines towards storefronts.
- Acceptable materials include "Sunbrella" and other woven fabrics of equal quality; vinyl, plastic or untreated canvas materials are prohibited.
- Awnings shall be surface illuminated only, through aperture mounted light fixtures affixed to building façade only. Internally illuminated awnings are not permitted.

PBP
Directional

Directional Signage in the Planned Business Park development is defined as signage designed to facilitate vehicular and truck movement through the project streetscape and/or to control traffic flow. These signs shall be consistent in design, and should be a component of a project's Master Signage Program, with limited text and directional arrows and may be Ground, post styled, or wall mounted signs, located on premises only.

Size of signs: Sign area shall not exceed 4.5 square feet for Freestanding, Ground and post signs with a maximum height of 3'-0" measured from grade. Wall mounted sign area shall not exceed 2 square feet.

Lettering/Logo: Text shall be limited to name (such as "Parking" or "Deliveries") and directional arrow.

Number of signs: Shall be determined by the Landlord and the Developer.

Location of signs: Ground or post style signs shall be located in a landscaped setting at any ingress, egress or common area that is deemed appropriate by the Landlord and the Developer.

Illumination: None allowed.

DIRECTIONAL SIGN
4.5 SF COPY AREA

Informational, Orientation, Regulatory and Temporary signage:
Refer to <u>ARC Exempted Signage Categories</u>

ARC Review Exempted Signage

Informational /Operational Signage A signage category that is explanatory in nature, covering any pedestrian or patron information needs. Generally, these signs are of a personal scale, shall not be part of any sign whose primary function is business identification and may include "Enter" or "Exit", "Business Hours", etc. *

Size of Sign: Professionally designed total aggregate sign area shall not exceed 1 square foot for any one tenant or user entry in the UVO area. Sign area shall not exceed 2 square feet in the PBP area.

Lettering:

In UVO - Maximum lettering height of 3" for tenant addresses, maximum lettering height of 2.5" for service doors, maximum height of 1" for all other lettering

In PBP - maximum lettering height of 6"

Number of Signs:

In UVO - There is no maximum, however, total copy area of all signs shall not exceed 1 square foot for any one tenant or user entry

In PBP - There is no maximum, however, total copy area of all signs shall not exceed 2 square foot for any one tenant or user entry

Location of signs: Signs shall be located on or near the point of ingress

Illumination: None

**Note: Credit card decals, "No Smoking" and "No Drinks Allowed" signs are not permitted.*

ARC Review Exempted Signage

The signage below is exempt from ARC review, if presented to and approved by the Developer, and if the following basic guidelines are adhered to. Any permanent structure (requiring footings and foundations) designed to display an exempted sign must have ARC approval. These professionally designed signs should be included in a Master Signage Program or a Tenant Design Criteria manual, where appropriate, and should conform to the same elements of design used to create signs in other sign categories.

Informational /Operational Signage

Orientation/Directory Signage

Regulatory/Life Safety Signage

Temporary Signage

ARC Review Exempted Signage

Orientation/Directory Signage A signage category that presents the physical layout of a building or site development project to help pedestrians and patrons find their way. They include location directories and maps, are of a personal scale and shall not be part of any sign whose primary function is advertisement.

Size of Signs: Professionally designed copy area shall be at the discretion of the Landlord and the Developer.

Lettering Logo: Shall be determined by the Landlord and, if applicable, the ARC approved project's Master Signage Program.

Number of signs: Shall be determined by the Landlord and the Developer with the ARC approved project's Master Signage Program.

Location of signs: Locations may include exterior wall surfaces near an entrance/lobby or stairwell and freestanding pedestals or kiosks in a pedestrian common area.

Illumination: Internal and external illumination (see Illumination Standards on p. 8).

ARC Review Exempted Signage

Regulatory/Life Safety Signage A signage category that is used to inform patrons or drivers of certain restrictions or to alert the general public to restricted or service zone areas or lifesaving devices. Symbols may be used when appropriate. Included is street signage, traffic control devices, "Emergency Exit", "Fire Alarm", "High Voltage", etc. Governmental authorities mandate the size, lettering, number, location and illumination of many of these signs and symbols. If not mandated, the following criteria may be used.

Size of Sign:

In the UVO – Professionally designed, total copy area shall not exceed 1 square foot for any one tenant or user entry

In the PBP - Professionally designed, sign area shall not exceed 2 square feet for any one tenant of user entry

Lettering:

In the UVO - Maximum lettering height of 1 inch

IN the PBP - Maximum lettering height of 6 inches

Number of Signs: There is no maximum, however, total area of all signs shall not exceed 1 square foot for any one tenant or user entry in the UVO area, or 2 square feet in the PBP.

Location of signs: Signs shall be located on or near the point of ingress per the discretion of the Landlord and the Developer

Illumination: None

ARC Review Exempted Signage

Temporary Signage Defined as a signage category clarifying temporary activities that are generally needed for a limited period of time. Use of the land on which the signage is placed is considered the basis for the temporary signs allowed. These uses are designated ***Vacant Land, Construction Sites and Improved Sites.***

Vacant Land. Defined as land with no on-site improvements and not presently under construction. Temporary signs allowed are limited to real estate signs and/or business development identification and are typically Freestanding or Ground signs.

Business Development signs

Size of Sign: Professionally designed, maximum copy area of 40 square feet per side, maximum height of 8' including any mounding.

Lettering/ Logo: Company lettering, trademarks and logos are permitted.

Number of Signs: One (1) sign per 300 feet of street frontage is permitted or one (1) sign per freeway frontage if property line abuts freeway right of way.

Location of Signs: Signs must be located within the property line, 5' setback required.

Illumination: None

Duration: Signs must be removed within 30 days of lease, settlement or commencement of construction.

Real Estate signs

Size of Sign: Professionally designed, maximum copy area of 64 square feet per side, maximum height of 10' including any mounding.

Number of Signs: One sign per site or 300' of street frontage is permitted.

Location of Signs: Freestanding signs shall be located within the property line, 5' setback required.

Illumination: None

Duration: Signs must be removed within 30 days of full leasing.

Construction Sites. Temporary signage allowed includes professionally designed construction site signs and marketing signs. Construction site signs identify the project, project-associated developers, contractors, subcontractors, financial institutions, engineers, architects and/or suppliers involved on a project under development. Marketing signs may include "Grand Opening October 2004" or "Now Hiring."

Construction signs

Size of Sign: Maximum copy area is per the discretion of the Developer.

Lettering/ Logo: Lettering and logotypes are per the discretion of the Developer.

Number of Signs: One (1) sign per construction site is recommended; additional signage is per the discretion of the Developer.

Location of Signs: It is recommended that signs be freestanding, located within the property line with 5' setback; additional locations are per the discretion of the Developer

Illumination: None

Duration: Sign is permissible for the duration of the project from ground breaking to occupancy, renewed annually.

ARC Review Exempted Signage

Marketing signs

Size of Sign: Professionally designed, typically maximum copy area is 64 square feet per side

Number of Signs: One sign per site or 300' of street frontage is permitted, additional signage is per the discretion of the Developer.

Location of Signs: Sign may be freestanding or banner, located within the property line, 5' setback; additional locations are per the discretion of the Developer

Illumination: None

Duration: Signs must be removed within 30 days of full leasing.

Improved Sites. Improved sites are defined as sites that are not vacant or in any stage of construction/development. Temporary signs allowed include advertising/ special event signs, A-frame signs and menu boards, banners, civic/ community event signs, For Lease window signs, political signs, real estate signs, sale signs and seasonal signs. The Developer shall specify any additional restrictions regarding size, lettering, location, and illumination, as needed, in addition to the following guidelines.

Advertising, Special Event or Special Sale Signs: Maximum 8 square feet or may not cover more than 25% of storefront glass, whichever is less, erected up to 30 days prior to event, dismantled within 48 hours after event. A-frame signs and menu boards displayed at point of ingress are included in this category.

Civic or Community Event Signs or Banners: erected up to 30 days prior to event, dismantled within 48 hours after event.

Political Signs: Maximum sign area shall not exceed 8 square feet, height shall not exceed 6 feet, erected up to 30 days before election, dismantled within 48 hours after election.

Real Estate Signs: Max 32 square feet, 8 ft max height, one per site or 500' road frontage, to be removed within 30 days of lease or settlement.

Seasonal Signs or Banners: May include signs, banners, flags and decorations with lighting, greetings, symbols, etc; shall be displayed for no more than forty five days; should have no reference to commercial businesses or products; and must be substantially related to an event or seasonal festivity that occurs annually or seasonally.

Appendix A

ARCHITECTURAL STYLE AND DESIGN CRITERIA
For J. Preston Levis Commons

Establishing relationships between new and existing Perrysburg architecture, with strong consideration of the local context, is desired in J. Preston Levis Commons. Architectural styles with complementary heights, materials, colors, massing and scale will engender strong relationships. Further, architectural ornamentation and the visual texture and associations it creates, is a skillful technique to build a sympathetic visual relationship among buildings. The following architectural styles reflect the rich architectural heritage of Perrysburg and it is recommended that all Levis Commons project designs incorporate architectural elements based on one of these following styles:

Georgian Revival – The Georgian style utilizes rigid symmetry, axial entrances, geometrical proportions, hipped roofs and sash windows. Use of appropriate massing, proportions, materials, colors and a few well-chosen details will create a formal form of architecture.

Greek Revival – This Greek inspired style features columns, pilasters, bold and simple moldings, pedimented gables, heavy cornices with unadorned friezes and horizontal transoms above entrances. Use of appropriate massing, proportions, materials, colors and simple detailing will create a classical form of architecture.

Italianate –This adaptable style was very popular in Perrysburg in the mid to late 1800's. The style utilizes low roofs, overhanging eaves with decorative brackets, entrance towers, round-headed windows with hood moldings, corner quoins, arcaded porches and balustrade balconies. Use of appropriate massing, proportions, materials, colors and classical detailing will create a picturesque and adaptable form of architecture.

Queen Anne – This eclectic style makes use of contrast of materials. First floors are often brick or stone, upper stories are stucco, clapboard or decorative shingles. Roofs are gabled or hipped with second story projections, decorative chimneys and corner turrets. Banks of casement windows were common as well as the use of stained glass. Use of appropriate massing, proportions, materials, colors and detailing will create an eclectic form of architecture.

Appendix B

J. Preston Levis Commons Property – A parcel of land in the City of Perrysburg, including all of Blocks 1, 2, 4, 9, 10 and 11 located in the Refile of the Replat of the Replat of Levis Park, as recorded in Volume 22, Pages 716 through 721, Wood County Plat Records, Wood County, Ohio.