

**TENANT SIGN CRITERIA**  
**WAREHAM CROSSING**  
**WAREHAM, MA**  
**APRIL 25, 2006**

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This criteria will set forth the basic guidelines by which individual Tenant sign(s) Wareham Crossing. The purpose of the sign criteria is to ensure a consistent and quality signing of all Tenants located in the shopping center that complies with the Wareham Zoning Bylaw. Tenant shall not commence any procurement, fabrication and installation of signs without first obtaining such consent in writing by Landlord and Wareham Building Inspector.

**I. PRIMARY STOREFRONT SIGN:** Primary storefront signs may be permitted on each building.

**Dimensions for the Primary Storefront Sign:**

The Primary Storefront sign shall be against the wall of the building projecting no more than 12 inches from the building surface.

- a) Tenants over 100,000sf - Building signs shall be sized for a maximum of 10% of the aggregate square footage of the front wall area, but in no case exceeding 900 square feet.
- b) Tenants over 10,000sf - Building signs shall be sized for a maximum of 10% of the aggregate square footage of the front wall area, but in no case exceeding 200 square feet.
- c) Tenants under 10,000sf - Building signs shall be sized for a maximum of 10% of the aggregate square footage of the front wall area, but in no case more than 200 square feet, cannot exceed 36" in height and cannot exceed 80% of the length of their storefront.

**II. TAG-LINE TO A PRIMARY STOREFRONT SIGN:** A concise additional line of signage text clarifying the tenant's offerings (e.g. "European Cuisine") located below a restaurant's name) which may be permitted when located adjacent to the primary sign, provided that the area of the primary storefront sign plus the tag-line do not exceed the overall area allowed as outlined in Section I.

**Dimensions Tag-Line Signs:**

Tag-line signs shall be against the wall of the building projecting no more than 12 inches from the building surface.

- d) Tenants over 100,000sf - signs shall be sized for a maximum length of the Primary Storefront Sign and no more than 36" in height
- e) Tenants over 10,000sf - signs shall be sized for a maximum length of the Primary Storefront Sign and no more than 24" in height
- f) Tenants under 10,000sf - signs shall be sized for a maximum length of the Primary Storefront Sign and no more than 12" in height

**III. SUPPLEMENTARY WALL SIGNAGE:** Any tenant with an exterior wall in addition to their storefront wall the faces a roadway or a parking area may install a Supplementary Wall Sign on those wall. The Supplementary Wall Signs shall not exceed the size of the Tenant's Primary Storefront Sign.

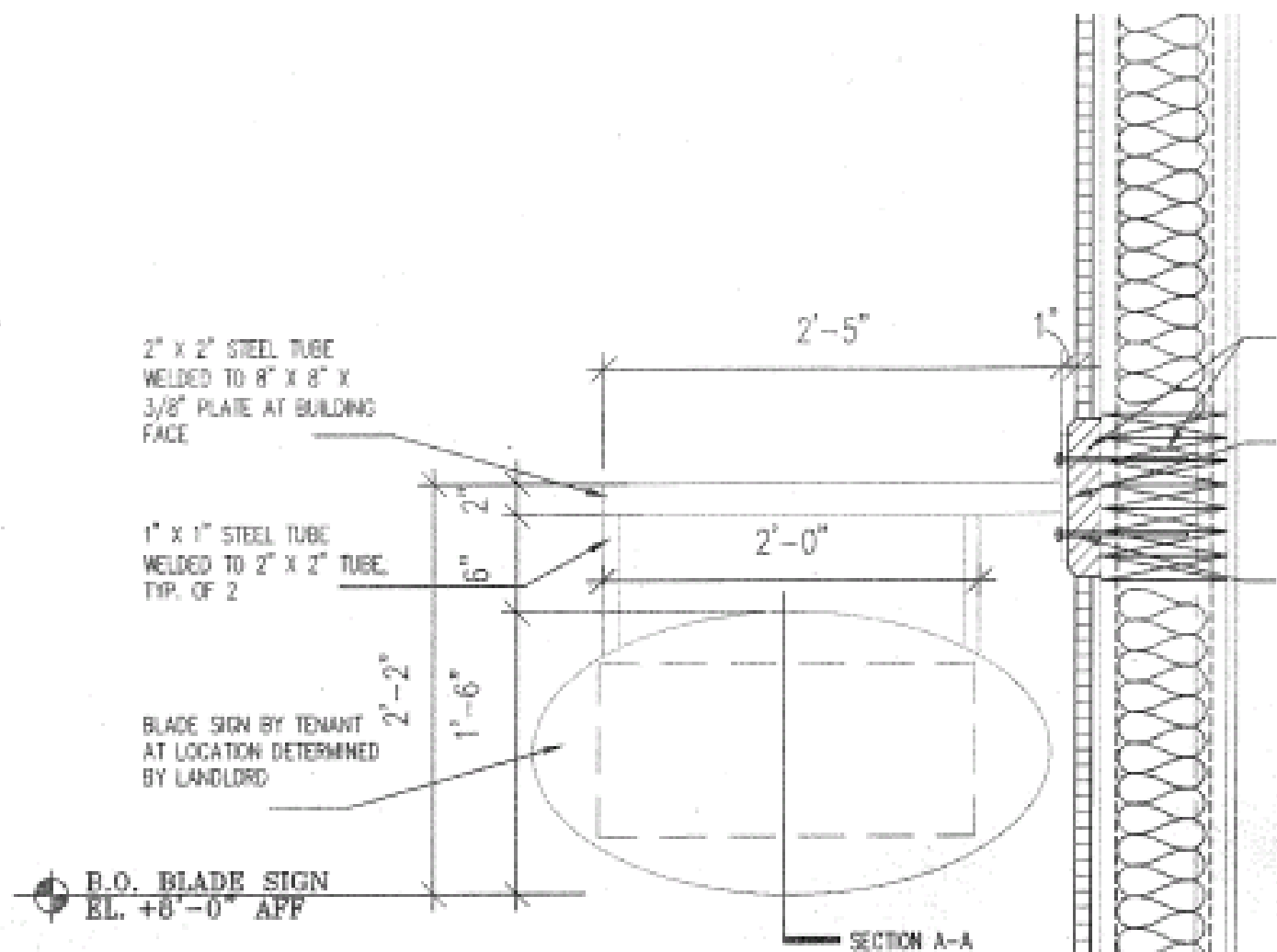
**General Requirements and Restrictions for Primary Storefront Sign, Tag-Line to Primary Storefront Sign and Supplementary Wall Signs:**

- 1 All exterior storefront signs shall be individual channel letters.
- 2 Lettering shall be restricted to the Tenant's Trade Name. Such designation shall not include any specification of ancillary uses or departments.
- 3 Letter type shall be selected from the standard catalogues of commercially available letters type designs.
- 4 No box signs shall be allowed
- 2 No sign shall be intermittently illuminated. Traveling lights, animated or flashing lights, or exposed neon-type signs shall not be permitted
- 3 Formed plastic or injection-molded signs are not permitted.
- 4 No sign shall in whole or in part be moving, revolving, animated or flashing.
- 5 Formed plastic or injection-molded signs are not permitted.
- 6 Exposed supports, electrical supply, including but not limited to raceways, transformers, etc are not permitted.
- 7 No roof signs are permitted
- 8 Visible sign company names are not permitted.
- 9 Decals and lettering on show window glass, door glass, or any other parts of storefront are not permitted without the specific approval of the Landlord and Town Officials.
- 10 All signs must be mounted so as to have the transformer concealed from customers view.
- 11 All signs, including fastening devices and final electrical connection, shall be furnished and installed by the Tenant at its expense. Sign construction shall be in accordance with applicable state and/or local authorities. Components shall bear the "UL" inspection labels (transformer, wire, etc). Tenants must obtain their own permit.
- 12 Illumination: Signs may be illuminated in the following manner:
  - a) Externally illuminated
  - b) Internally illuminated or,
  - c) Illumination with a wall mounted backlit letter sign

**III. BLADE SIGNS:**

Each Tenant can have a blade sign on their storefront in a location determined by the Landlord's Architect. See the attached blade sign detail.

*All work, labor and material shall be first class quality and performed in accordance with all laws and codes.*



- NOTE:**
1. ALL COMPONENTS OF BLADE SIGN STRUCTURE TO BE CLEAR ANODIZED ALUMINUM
  2. BLADE SIGN TO BE MDO BACKER BOARD OR EQUAL, IRREGULAR IN SHAPE. DOES NOT HAVE TO BE OVAL. FINISH PER TENANT'S CONCEPT.
  3. TENANT IS RESPONSIBLE FOR FINISHING AND INSTALLING THE BLADE SIGN, THE SUPPORTING BRACKET, PLATE AND CARRIAGE BOLTS.
  4. SIGN DESIGN MUST CONSIST OF VARYING PLANES, CONTRASTING FINISHES, LOGOS, SHAPES, ETC. TO ACCENTUATE VISUAL INTEREST

BLADE SIGN DETAIL

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	Project: <b>WAREHAM CROSSING WAREHAM, MA</b>	Scale: 3/4" = 1'-0"	Proj. No.: <b>302211</b>