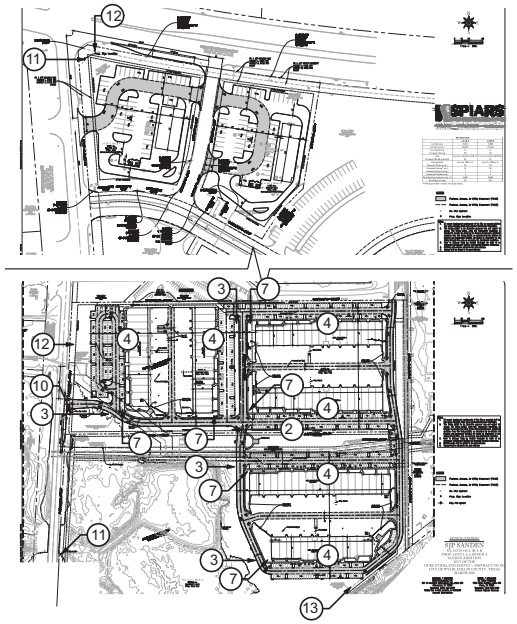
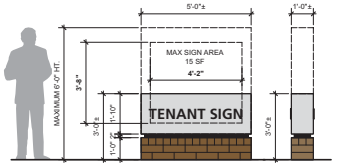


GENERAL NOTES

- Proposed Signage Plan is not intended to restrict signage or uses typically allowed by the local sign code.
- Any tenant in the development can be advertised on sign 10 – regardless of lot.

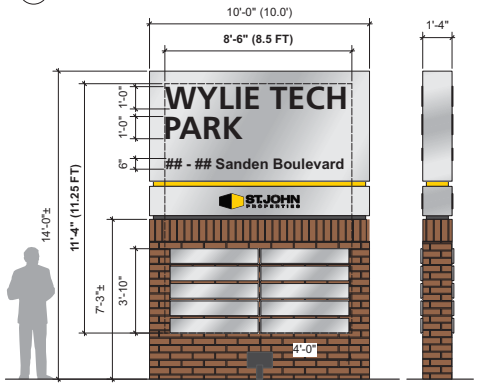
1 SITE PLAN
Scale: Not to Scale



TENANT MONUMENT SIGNS

- Sign Area: 15 SF Max
- Quantity: 2 Signs per building
- Sign Height: 6' Max
- Sign materials will be the same or compliment the main entry sign for a unified appearance.
- Signs should be located proximate to building entrance as shown on plan.
- Signs may be single or double-sided.
- Signs to be non-illuminated.

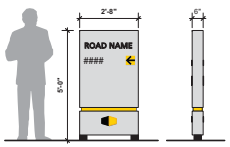
7 TENANT MONUMENT SIGN
Scale: 3/8" = 1'-0"



MAIN ENTRY SIGN

- Sign Area: 100 SF Max.
- Quantity: 1 Sign per vehicular entrance.
- Sign Height: 15' Max.
- Signs to be double-sided and located at the main entrances to the development identifying the park name.
- Sign materials will be the same as, or compliment the directional signs for a unified appearance.
- Signs to be either internally illuminated or externally ground illuminated with flood lighting.
- Tenant panels can be either internally illuminated or externally ground illuminated with flood lighting.
- All address identification signs must meet, at minimum, requirements of the 2021 IFC Local Amendment 505.1 regarding numerical size, background on border, Arabic numbers or letters, etc.

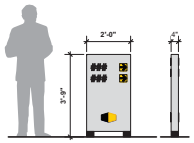
10 MAIN ENTRY SIGN
Scale: 3/8" = 1'-0"



2 DIRECTIONAL SIGN - TYPE 1
Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 1

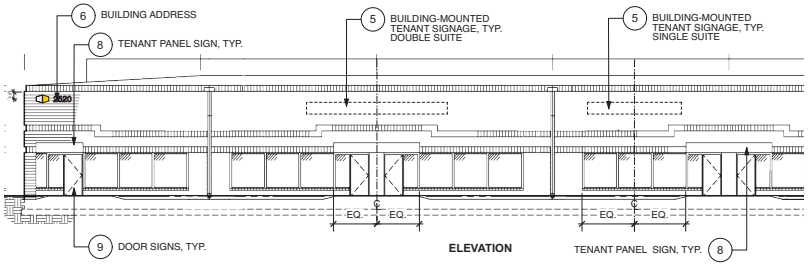
- Sign Area: 11 SF Max
- Quantity: As Needed
- Sign Height: 6' Max
- Type 1 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage. Content to shall not include suite numbers.
- Sign materials will be the same or compliment the main entry sign for a unified appearance.
- Signs may be internally illuminated or non-illuminated.
- Signs may be single or double-sided.



3 DIRECTIONAL SIGN - TYPE 2
Scale: 3/8" = 1'-0"

DIRECTIONAL SIGN - TYPE 2

- Sign Area: 8 SF Max
- Quantity: As Needed
- Sign Height: 4' Max
- Type 2 signs are to be used at decision making points throughout the park and are intended to reinforce standard traffic and road identification signage.
- Sign materials will be the same or compliment the main entry sign for a unified appearance.
- Signs may be internally illuminated or non-illuminated.
- Signs may be single or double-sided.



4 BUILDING SIGNS
Not to scale

BUILDING SIGNS

- Tenants to be allowed building-mounted tenant sign or a tenant panel sign.
- End unit tenants have the option to install building-mounted tenant sign on side of building.
- Sign type may include but is not limited to channel letters installed on a raceway, vinyl or acrylic on tenant panel, or additional features such as awnings, architectural finishes, and canopies, as approved by St. John Properties.
- Ancillary directional signage to be non-illuminated.
- See sample building elevation provided on this sheet.

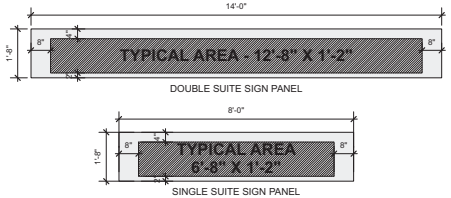
DOUBLE SUITE SIGN AREA

SINGLE SUITE SIGN AREA

BUILDING-MOUNTED TENANT SIGNS

- One building mounted sign per tenant is permitted in place of tenant panel signs.
- Building mounted tenant signs can be illuminated or non-illuminated.
- Building mounted tenant signs are located above the tenant's main entrance, on the brick facade.
- Building mounted sign to be face-illuminated channel letters with a raceway mount. Cloud type, outline signs to be allowed where necessary and approved by St. John Properties.
- No illuminated sign boxes to be allowed.
- Tenants with one suite entrance are permitted a single suite sign area.
- Tenants with two or more entrances are permitted a double suite sign area.
- Typical image area may be exceeded with SJP approval.

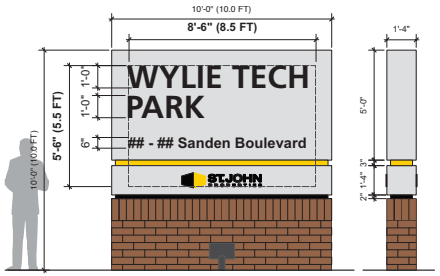
5 BUILDING-MOUNTED TENANT SIGNS
Scale: 3/8" = 1'-0"



TENANT PANEL SIGNS

- Tenant panel sign locations are incorporated into the architecture of all buildings at tenant entrances.
- Tenants with a single suite entrance are permitted a single panel sign.
- Tenants with a double suite entrance are permitted a double panel sign if they occupy both adjoining suites.
- Tenants with main entrance at corner can have second sign on side of building.
- Tenants are allowed one tenant panel sign at rear of building.
- Tenant panel signs are non-illuminated.

8 TENANT PANEL SIGNS
Scale: 1/2" = 1'-0"



11 MONUMENT SIGN
Scale: 3/8" = 1'-0"

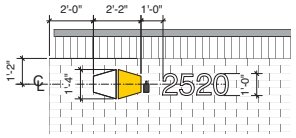
TEMPORARY LEASE SIGNAGE

- Quantity: 1 Sign per building and per parcel
- Temporary Lease signage is a non-illuminated sign and/or banner used to advertise space for rent or lease until 100% occupancy is achieved.
- Ground lease signs shall be a maximum of 50 square feet and shall not have orientation requirements. The sign height shall not exceed 16 feet.
- Building lease banners shall be a maximum of 200 square feet.

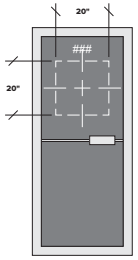
12 TEMPORARY LEASE SIGNAGE
Scale: Not to scale

BUILDING ADDRESS

- Location to be on front, side or rear corner as necessary. See elevation for details.
- Logo and address to be non-illuminated or illuminated.
- Building address numbers to be visible facing fire lanes on all sides of building, have a contrasting background color and match number assigned by GIS.



6 BUILDING ADDRESS
Scale: 3/8" = 1'-0"



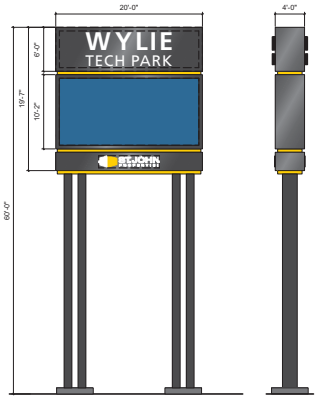
DOOR SIGNS

- Door signs identify the locations of tenant entrances and shall include suite #.
- Door sign content to be vinyl die-cut applied directly to the door glass, and may not exceed a total area of 20" x 20".
- Door sign text is permitted in white lettering only. Logos on door signs may be in color.
- No door signs are permitted on non-operable doors or emergency-exit-only doors.
- Non-operable doors (upon plan approval) must have sign displayed to exterior that it is a non-operable door.
- Doors on back of the building to include suite numbers for FD access.

9 DOOR SIGNS
Scale: Not to scale

LANDMARK SIGN

- Sign Area: 300 SF Max
- Quantity: 1 Sign
- Sign Height: 60' Max. allowed for park identificaton adjacent to a major highway.
- Signs to be double-sided, identify the park name and include an electronic message center (EMC).
- Sign materials to compliment business park signs for a unified appearance.
- Signs to be illuminated internally.
- 10' x 20' Digtal EMC, 10mm - 16mm
- Any tenant in the development can be advertised on the EMC.



13 LANDMARK SIGN
Scale: 1/8" = 1'-0"

2560 Lord Baltimore Dr | Baltimore, MD 21244
ofc: 410-788-0100 fax: 410-369-1865
www.sjpi.com
ST.JOHN PROPERTIES

SIGNAGE PLAN

Wylie Tech Park | Sanden Boulevard Wylie, Texas 75098

SCALE:	AS SHOWN
DATE:	MARCH 19 2026
PROJECT:	Wylie, TX
DRAWN BY:	SMG
CAD DRAWING:	

REVISIONS: NO.	DATE	DESCRIPTION

PLAN TYPE: SIGNAGE PLAN

SHEET: S1 OF 1