

**ATTACHMENT 6**

---

Signage Program (S1-S2-S3)

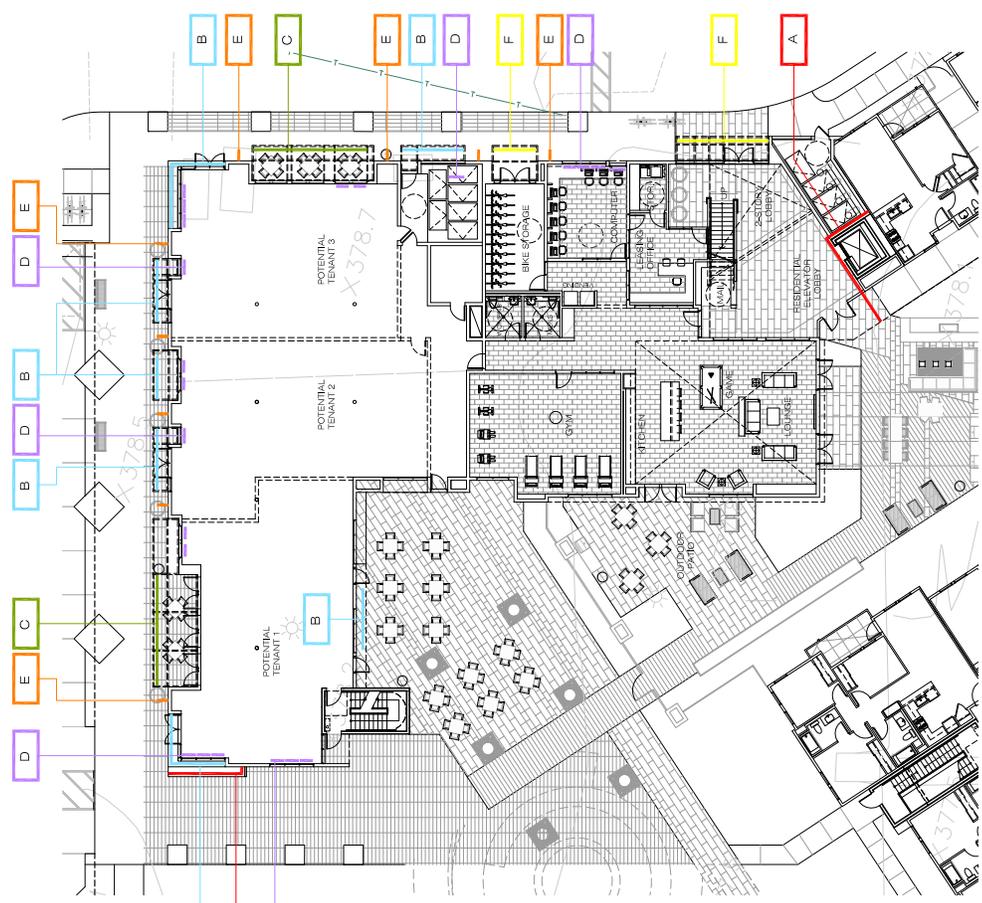
**SIGNAGE KEY PLAN**

NOTE: All signage from commercial tenant signage shall be appropriately designed, located and sketched to ensure that they do not negatively impact the residential use within the development.

<b>A</b>	<b>PROJECT IDENTITY SIGNAGE - CREATIVE SIGN</b> Requirements: Accessory sign with a high quality of design that integrates into the building facade.
<b>B</b>	<b>COMMERCIAL SIGNAGE - WALL SIGN</b> Definition: Sign attached to building wall or canopy (any fixed shelter of any material projecting from and connected to a building, or supported by a frame extending from a building). Requirements: One wall sign per tenant permitted on each wall directly facing street, vehicular access, or pedestrian access point. Allowable area of 1 square foot per 1 linear foot of tenant footage.
<b>C</b>	<b>COMMERCIAL SIGNAGE - MARQUEE SIGN</b> Definition: Sign attached to a canopy (any fixed shelter of any material projecting from and connected to a building, or supported by a frame extending from a building). Requirements: One wall sign per tenant permitted on each wall directly facing street or vehicular access. Allowable area of 1 square foot per 1 linear foot of tenant footage. All signage other than canopy or awning.
<b>D</b>	<b>COMMERCIAL SIGNAGE - WINDOW SIGN</b> Definition: Non-illuminated signs allowed on interior of glass, provided no combination of any window sign covers more than 25% of the area of any window.
<b>E</b>	<b>COMMERCIAL SIGNAGE - PROJECTING 'BLADE' SIGN</b> Definition: Sign which is not parallel to the surface of the supporting wall or canopy to which it is attached. Requirements: One sign per occupancy limited to 4 s.f. allowed per tenant footage. Minimum clearance below sign of 6ft.
<b>F</b>	<b>RESIDENTIAL SIGNAGE - IDENTIFICATION SIGN</b> Definition: Sign that serves to identify only the name, address, and level of use of premises upon which it is located and which sets form no other advertisement. Requirements: One sign per occupancy limited to 80 s.f. for sign serving building as a whole.



**BALDWIN PARK TRANSIT CENTER APARTMENTS**  
**ROEM DEVELOPMENT CORPORATION**  
 JANUARY 15TH, 2014



GROUND FLOOR BUILDING PLAN

**EXHIBIT D**  
**SIGNAGE PROGRAM**  
**SIGNAGE KEYPLAN**

BALDWIN PARK TRANSIT CENTER  
 APARTMENTS  
 ROEM DEVELOPMENT CORPORATION  
 3000 N. GARDEN ST., SUITE 100  
 BIRMGHAM, AL 35203  
 WITHEE MALCOLM ARCHITECTS, LLP  
 225 N. WALTON STREET, SUITE 1000  
 CHICAGO, IL 60610  
 WITHEE@WITHEEARCH.COM  
 312.467.1100

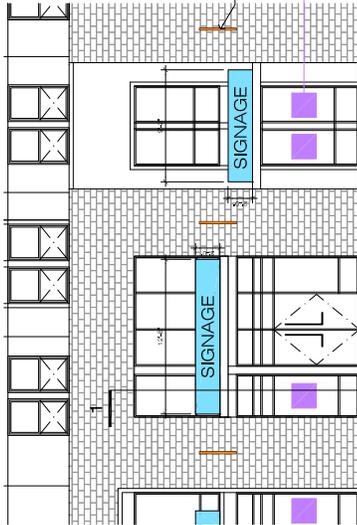


SIGNAGE KEY PLAN	
<b>A</b>	PROJECT IDENTITY SIGNAGE CREATIVE SIGN
<b>B</b>	COMMERCIAL SIGNAGE WALL SIGN
<b>C</b>	COMMERCIAL SIGNAGE MARQUEE SIGN
<b>D</b>	COMMERCIAL SIGNAGE WINDOW SIGN
<b>E</b>	COMMERCIAL SIGNAGE PROJECTING BLADE SIGN
<b>F</b>	RESIDENTIAL SIGNAGE IDENTIFICATION SIGN



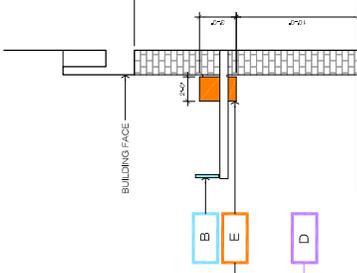
**A**

**CREATIVE SIGN**  
 SIZE: 40' x 28'4"  
 AREA: 150 s.f.  
 MATERIAL: Painted metal with laser cut graphic.  
 DESCRIPTION: Projecting sign with illuminated pedestrian access point into the public plaza



**B**

**RETAIL WALL SIGN**  
 SIZE: 15 s.f. per 1 linear foot of store  
 AREA: 15 s.f. minimum  
 MATERIAL: Painted metal with laser cut graphic.  
 DESCRIPTION: Retail shop identity.



**E**

**RETAIL BLADE SIGN - typical**  
 SIZE: 24' x 34"  
 AREA: 6 s.f.  
 MATERIAL: Painted metal with laser cut graphic.



**SIGNAGE PROGRAM**  
 SAMPLE SIGNAGE TYPES

BALDWIN PARK TRANSIT CENTER  
 APARTMENTS  
 ROEM DEVELOPMENT CORPORATION  
 3000 W. 10TH STREET  
 BIRMGHAM, AL 35209  
 WWW.ROEMCORP.COM

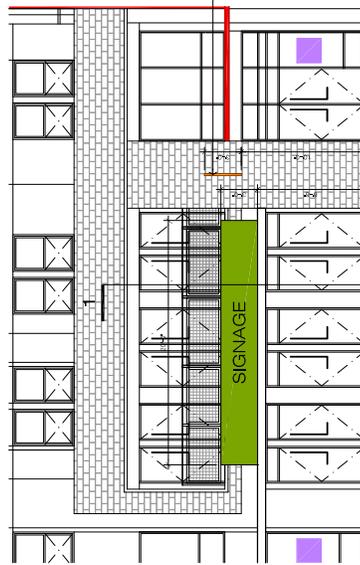
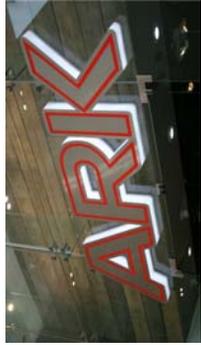
WITH THE MALCOLM ARCHITECTS, LLP  
 225 WEST 10TH STREET, FORT WORTH, TX 76102  
 WWW.MALCOLMARCHITECTS.COM

**BALDWIN PARK TRANSIT CENTER APARTMENTS**

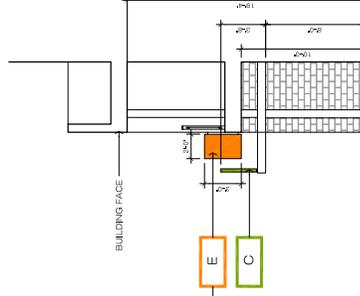
**ROEM DEVELOPMENT CORPORATION**  
 JANUARY 15TH, 2014



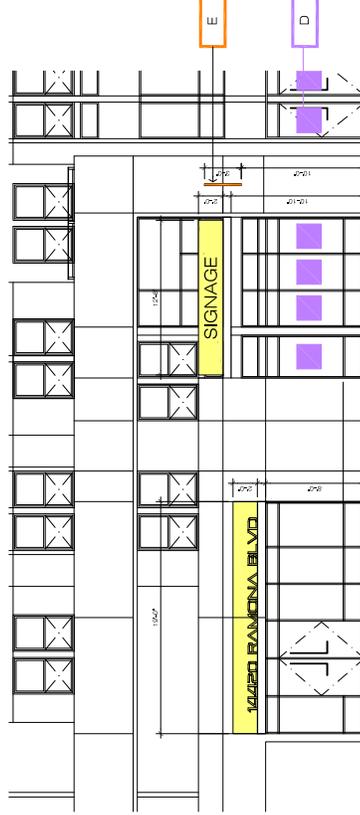
SIGNAGE KEY PLAN	
<span style="border: 1px solid red; padding: 2px;">A</span>	PROJECT IDENTITY SIGNAGE CHIMNEY SIGN
<span style="border: 1px solid cyan; padding: 2px;">B</span>	COMMERCIAL SIGNAGE WALL SIGN
<span style="border: 1px solid green; padding: 2px;">C</span>	COMMERCIAL SIGNAGE MARQUEE SIGN
<span style="border: 1px solid purple; padding: 2px;">D</span>	COMMERCIAL SIGNAGE WINDOW SIGN
<span style="border: 1px solid orange; padding: 2px;">E</span>	COMMERCIAL SIGNAGE PROJECTING BLADE SIGN
<span style="border: 1px solid yellow; padding: 2px;">F</span>	RESIDENTIAL SIGNAGE IDENTIFICATION SIGN



**C**  
**RETAIL MARQUEE SIGN**  
 SIZE: 30'0" x 20'0"  
 AREA: 60 s.f.  
 MATERIAL: Painted metal with laser cut graphic.  
 DESCRIPTION: Sign is illuminated from behind to with through translucent fabric.



**E**  
**RETAIL BLADE SIGN - Typical**  
 SIZE: 2'0" x 3'0"  
 AREA: 6 s.f.  
 MATERIAL: Painted metal with laser cut graphic.



**F**  
**RESIDENTIAL WALL SIGN**  
 SIZE: 2'0" x 20'0"  
 AREA: 24 s.f. minimum  
 MATERIAL: Painted metal with laser cut graphic.  
 DESCRIPTION: Residential Identity - Lobby wallsigning.

**SIGNAGE PROGRAM**  
**SAMPLE SIGNAGE TYPES**

BALDWIN PARK TRANSIT CENTER  
 APARTMENTS  
 ROEM DEVELOPMENT CORPORATION  
 3000 W. 10TH STREET  
 BERRINGHAM, UTAH 84202  
 WITHHEE MALCOLM ARCHITECTS, LLP  
 225 N. WALTON STREET, SUITE 1000, CHICAGO, IL 60610  
 312.467.8000  
 www.withheemalcolm.com

**BALDWIN PARK TRANSIT CENTER APARTMENTS**

**ROEM DEVELOPMENT CORPORATION**  
 JANUARY 15TH, 2014

