

TWIN PEAKS *Plaza*

Lake Forest, CA

CITY OF LAKE FOREST
PLANNING COMMISSION

APPROVED

DATE: 8/8/2019

SUBJECT TO CONDITIONS OF APPROVAL

APPLICATION: PSP 03-19-5260

APPROVAL OF THIS PLAN AND SPECIFICATIONS
SHALL NOT BE HELD TO PERMIT OR TO BE AN
APPROVAL OF THE VIOLATION OF ANY FEDERAL,
STATE, COUNTY, OR CITY LAWS OR ORDINANCES.

S I G N P R O G R A M

Design #19-142
Date: 3-18-19

Revisions:

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19



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Prepared for:
Buchheim Properties III
C/O GDM LLC
23731 El Toro Rd., Suite A
Lake Forest, CA 92630

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

PROJECT DIRECTORY

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Project Address: Twin Peaks Plaza
23601 - 23625 El Toro Road
Lake Forest, CA 92630

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SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Twin Peaks Plaza. All Tenants signage is subject to the Owner's, or his managing agent (hereinafter referred to as "Owner") written approval. Approval will be granted based on the following:

1. Design, fabrication and method of installation of all signs shall conform to this sign program.
2. Proposed signage is in harmony with adjacent signage conditions and conforms with the design standards for Twin Peaks Plaza.

A. SUBMITTAL TO OWNER

Tenant shall submit three (3) copies of detailed shop drawing to Owner for approval prior to city submittal or sign fabrication. Sign drawings are to be prepared by California licensed sign contractor. All signs must conform to the requirements of the City of Lake Forest Planning Department. Facsimile drawings will not be accepted.

Submittals shall include the following:

1. STOREFRONT PHOTO ELEVATION:
Scaled color photo superimposed elevation if applicable depicting the proposed sign design and all the dimensions as they relate to the Tenant's elevation.
2. SHOP DRAWING
Fully dimensioned and scaled color shop drawings specifying exact dimensions, copy layout, timesteps, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimension projection of the face of the letter or sign panel and the illumination.

B. SUBMITTAL TO CITY

A full set of plans must be approved and stamped by the Owner prior to permit application. Tenant or his sign contractor must submit to the City of Lake Forest Planning Department, and will be responsible for all applicable applications, permit fees for the Planning and Building departments.

Tenant and his Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:

1. A stamped set of final drawings reflecting the Owner's and City's approval shall be on file in the Owner's office.
2. Owner must receive the Sign Contractor's Certificate of Insurance.
3. The Owner must be notified 48 hours in advance prior to sign installation.

C. Tenant's Sign Contractor shall install required signage within 45 days after approval of shop drawings. If signage is not in place by that date, Owner may order sign fabrication and installation on Tenant's behalf and at the Tenant's expense. Owner shall notify Tenant of his intent to fabricate and install such signage.

D. The Owner may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval and/or that is deemed unacceptable pertaining to this sign program.

E. If the Tenant chooses to change his exterior sign at anytime during the term of his lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to this sign program for Twin Peaks Plaza after the execution of his lease agreement.

F. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, City, UL and the Uniform Electrical Code, and all other regulatory agencies.

TENANT'S RESPONSIBILITY

Tenant shall be responsible for the following expenses relating to signage for his store:

- Design consultant fees (if applicable)
- 100% of permit processing cost and application fees.
- 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
- Removal of existing single faced cabinet sign and repair/paint if applicable.

GENERAL NOTE:

All illuminated signs are to be powered from centers main circuit panel and time clock unless approved in writing by owner.

DESIGN GUIDELINES

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the Twin Peaks Plaza's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant individual signs should incorporate a diversity of sign styles, icons and materials to create "retail drama" for the restaurant, entertainment and retail visitors.

1. SHOP TENANT SIGNAGE: (see **ST** on pg. 1)

A) INTERNALLY ILLUMINATED CHANNEL LETTERS

- Standard pan channel letters fabricated from aluminum
- Taglines / Logo's (Tagline: Are secondary to the primary individual channel letters and will be shaped in appearance to not look like a canbinet.
- Acrylic faces with trimcap retainer, affixed to channel using aluminum screws.
- Painted letter returns

B) ILLUMINATION

- Internal 30ma neon illumination and/or LED's.

The following is prohibited for new construction:

- Cabinet signs.
- Exposed conduits and raceways
- Electrified neon attached to glass tubing surrounds or crossbars

C) SIGN COLORS AND FINISHES

All Tenants' colors must be approved by Owner prior to fabrication. To assist in achieving a harmonious blend of color throughout the Plaza, the following guidelines are to be adhered to:

- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them
- Colors within each sign should be compatible.
- Suggested acrylic face colors include:
 Yellow #407-2GP, Blue 607-1GP, Green 506-0GP, White 015-2GP, and Red 278-0GP
- Tenant may use registered trade mark/corporate logo and colors upon Owner approval.
- Rear signage will use same color as front signage.

- Trim cap shall match the color of the sign face or sign return.
- Trim caps shall not be gold.

D) TYPESTYLES

The use of logos and distinctive typestyles is encouraged for all tenant signs. Tenants may adapt established typestyles, logos and/or icons that are used on similar locations operated by them in California and/or the U.S. This image must be architecturally compatible and approved by Owner. Suggested fonts are as followed: Helvetica Medium, Clarendon, Bauhaus HV, Eras Bold any deviation must be approved by owner. See example Fonts on page 6.

E) SIZES AND QUANTITIES

Sizes and quantities for tenant signs shall be outlined in this criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided around wall signs so that they appear balanced and in scale in relation to their backgrounds.

2. RETAIL SECONDARY REAR SIGNAGE

A) INTERNALLY ILLUMINATED CHANNEL LETTERS

- Only allowed for Units A thru K.
- Colors must match front main sign.

3. ANCHOR TENANT SIGNAGE: (see **AT** on pg. 1)

A) EXISTING SIGNS TO BE REPLACED WITH NEW TENANT

- Existing signs will be replaced when the tenant changes or when any change is proposed to a sign, whichever is earlier. Exact replacement of sign parts for maintenance purposes is excepted.

- 23633 El Toro Rd. (see photo elevation pg. 18)
- 23631-A El Toro Rd. (see photo elevation pg. 19)
- 23631-A El Toro Rd. (see photo elevation pg. 91)
- 23621 El Toro Rd. (see photo elevation pg. 21)
- 23601 El Toro Rd. (see photo elevation pg. 22)

B) MAJOR TENANTS

Major tenants that have more than 30,000 square feet of lease space will be allowed letters no more than 48" and may not exceed 1 Square foot of sign envelope per each linear foot of lease space. Major tenants may also have more than one wall sign per elevation as long as signs do not exceed the allowable square footage.

- C) The front elevation may have a total of 3 signs max of front facade, one primary and two secondary. The primary sign shall be ≥ 60% of elevations where signs are allowed may have 1 wall sign.

4. EXISTING SINGLE FACED CABINET SIGNS

Must be replaced with individual channel letters by January 1st 2011, or a change of tenant or sign, whichever is earlier.

5. SUITES THAT ARE COMBINED OR DIVIDED

Any suites that are combined or divided shall be allocated signage according to the specifications on page 14 and page 15 of the - PSP. The person or persons reconfiguring the suite shall be responsible for updating the tables on page 12 and/or 13 to reflect the new suite, linear frontage of suites, and new sign areas.

PROHIBITED SIGNS

Only those signs types provided herein and specifically approved in writing by the Owner will be allowed. The following signs are prohibited.

- Outdoor advertising or advertising structures
- Any sign located on the roof or projecting above the roof line of a building.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash.
- Vehicle Signs: Signs affixed or on trucks, automobiles, trailers and other vehicles which advertise, identify or provide direction to a use or activity not related to its rightful use, are prohibited.
- Off premise sign: (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such signs are prohibited unless otherwise allowed by an easement or lease agreement for an adjacent shopping center, which is consistent with Redevelopment Agency guidelines.
- Signs consisting solely of a rectangular cabinet (see Design Guidelines).
- Signs constituting a traffic hazard, which simulate or imitate in size, color, lettering, or design any traffic sign or signal, or any other symbols or characters in such a manner to interfere with, mislead or confuse traffic.
- Immoral or unlawful advertising which is obscene indecent, or immoral in nature
- Temporary wall signs, pennants, flags, banners, as per city code unless specifically approved by Landlord and City.
- Window/glass door signage is strictly limited to include the business name, address, phone number and hours of operation. This signage may not exceed 4 square feet.
- Painted window signage, interior hanging window signage within 24" of the window. Seasonal window decorations may not exceed 25% of the window area.
- Exposed junction boxes, transformers, lamps, exposed neon tubing, conduits, raceways, or neon crossovers of any kind.
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
- Paper, cardboard or styrofoam, signs, stickers, or decals hung around, on, or behind storefronts unless approved by owner in writing.
- Signs using trimcap retainers that do not match the color of letter and logo returns. No shiny gold, silver, or bronze trimcap.
- Simulated materials |(i.e. wood grained plastic laminate, etc.) or wall covering.
- No sandwich board signs. No portable signs. No inflatable displays.

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

FABRICATION REQUIREMENTS

The fabrication and installation of all signs shall be subject to the following restrictions.

- A. All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
- B. Sign manufacture shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacture's label be visible from the street from normal viewing angles.
- C. Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- D. Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building
- E.. All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
- F. All signs shall be fabricated and installed with no visible screws, seams, rivets or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
- G. Separate all ferrous and non-ferrous metals
Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals
- H. Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounted devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon bearing steel with painted finish. No black iron will be permitted. Angle clips

attached to letter sides will not be permitted. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.

- I. Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, glass or semi-glass finish.

All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality
- K. Letter returns shall be painted to contrast with color of letter faces.
- L. Neon tubing shall be 12–15mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a maximum of 12" Center to Center lamp separation. All lighting must match the exact specifications of the approved shop drawings. LED's shall be Sloan LED's or equal.
- M. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- N. The backs of all exposed neon are to be painted opaque.
- O. All channel letters shall not exceed 30" in height and no smaller than 12" in height for single row copy. For staked two row copy minimum of 8" in height per row for a combined overall height not to exceed 30" and a minimum distance of 6" between rows of copy.

STANDARD COLOR SCHEDULE
EXAMPLE FONT TYPES



Design #19-142

Date: 3-18-19

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

1) HELVETICA MEDIUM






ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

2) CLARENDON

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

3) BAUHAUS

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Standard Color Schedule	
White 015-2GP	
Blue 607-1GP	
Green 506-0GP	
Red 278-0GP	
Yellow 407-2GP	

4) ERAS BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

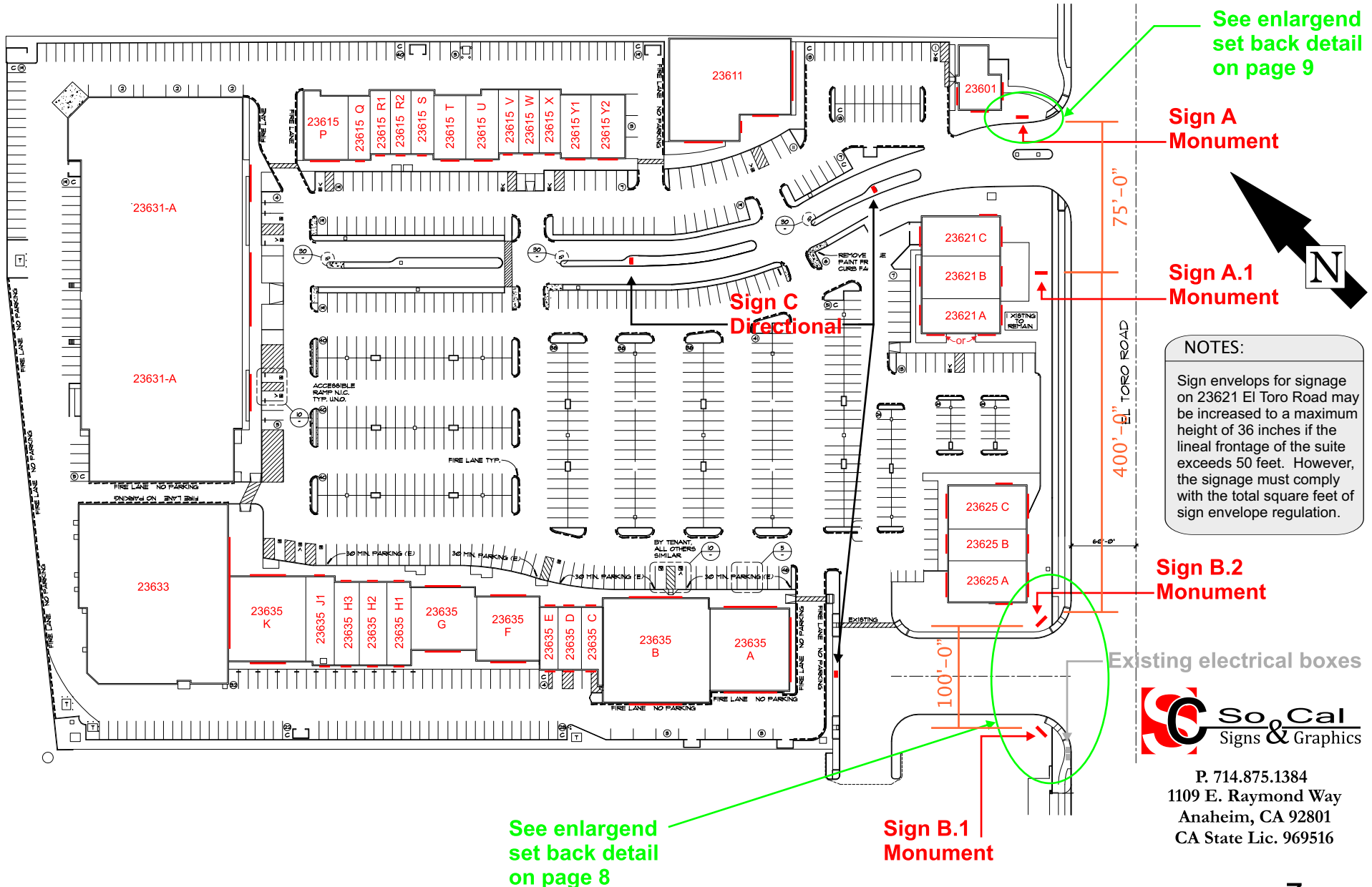
SITE PLAN

MONUMENTS SIGNS

Design #19-142

Date: 3-18-19

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19



See enlargend set back detail on page 9

Sign A Monument

Sign A.1 Monument

NOTES:

Sign envelopes for signage on 23621 El Toro Road may be increased to a maximum height of 36 inches if the lineal frontage of the suite exceeds 50 feet. However, the signage must comply with the total square feet of sign envelope regulation.

Sign B.2 Monument

Existing electrical boxes



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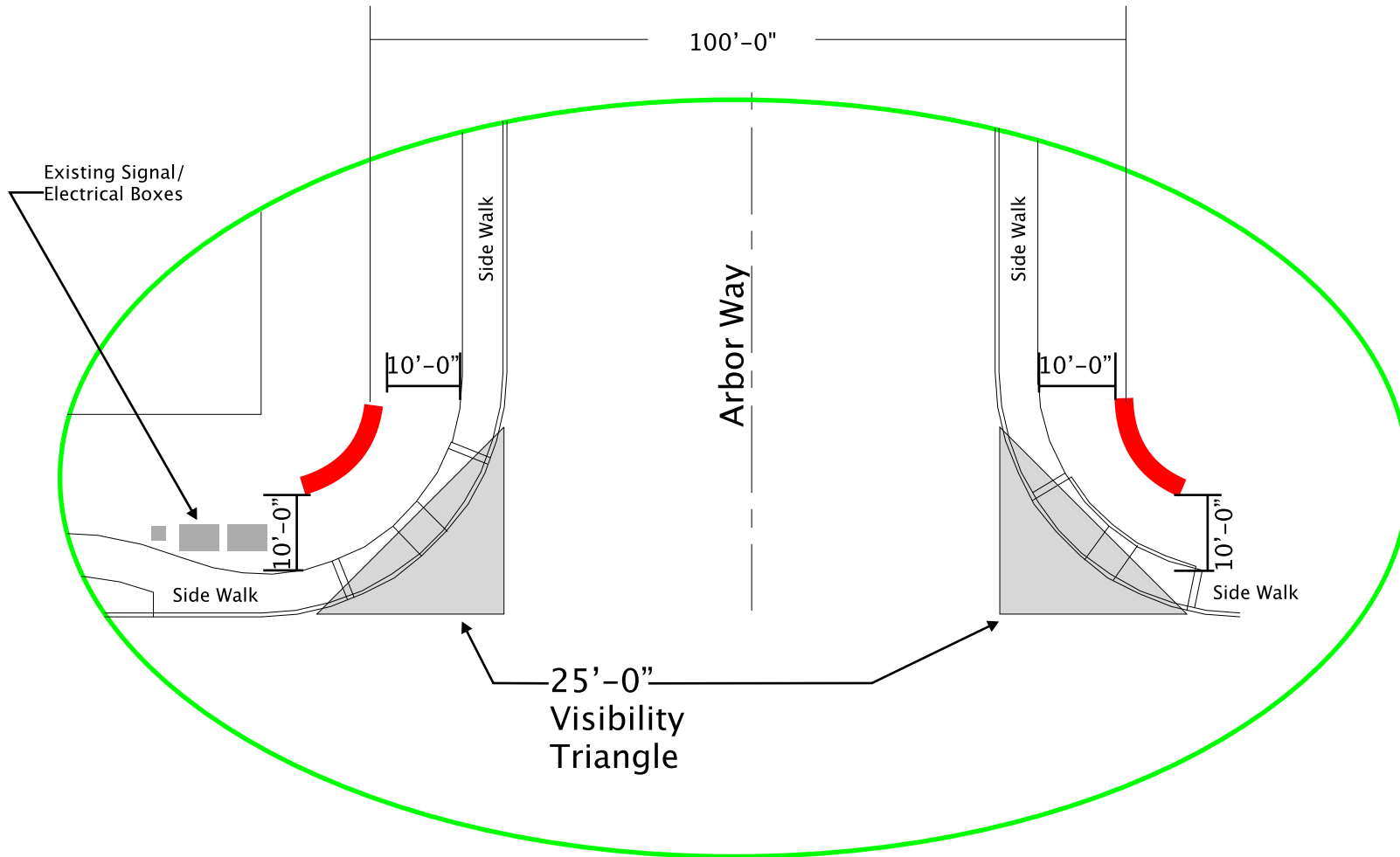
See enlargend set back detail on page 8

Sign B.1 Monument

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ENLARGED SET BACK DETAIL

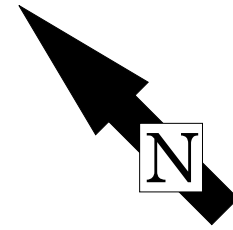
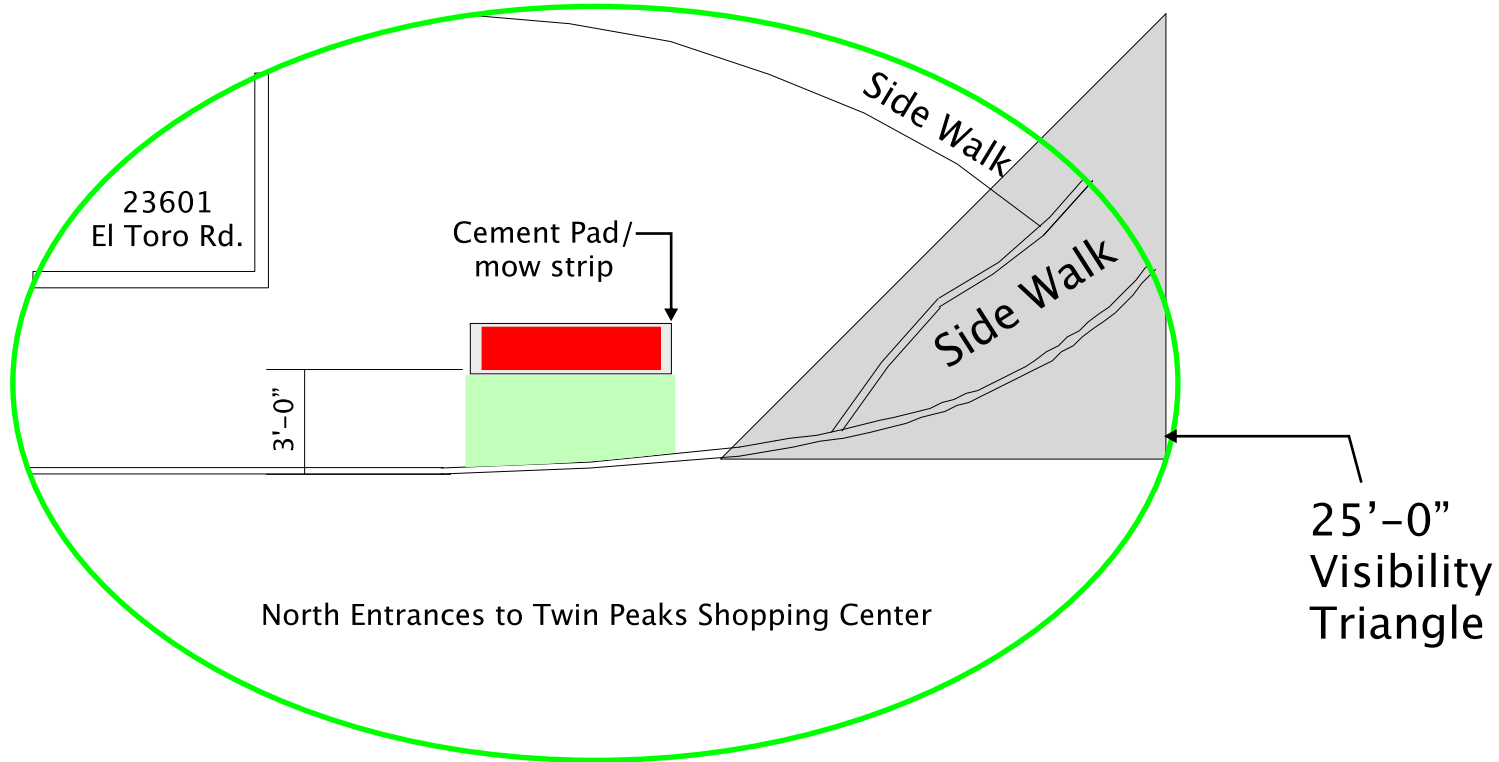
MONUMENT SIGNS B.1 & B.2



- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ENLARGED SET BACK DETAIL

MONUMENT SIGN A



NOTE: Light Green area shown will be landscaped with small flowers



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TWIN PEAKS *Plaza*

SITE PLAN PHOTO ELEVATIONS

Design #19-142

Date: 3-18-19

- △ R1 - 4/25/07
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- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19



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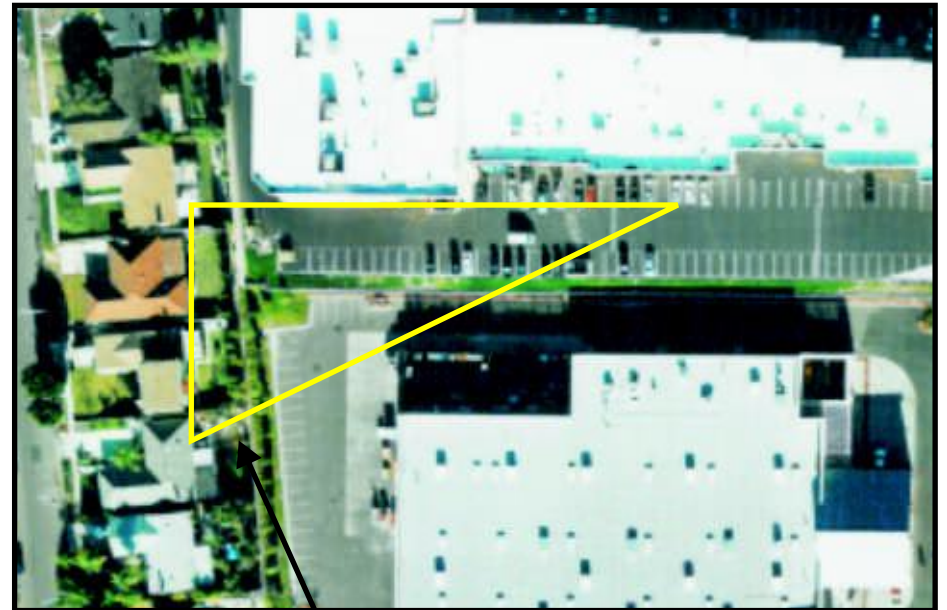
TWIN PEAKS *Plaza*

SITE AERIAL VIEWS

Design #19-142

Date: 3-18-19

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19



Residential line of sight



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

SIGN ENVELOPE SCHEDULE

ANCHOR TENANTS AND NEW PAD BUILDING

	UNIT ADDRESS	SIGN LOCATION	UNIT FRONTAGE	TOTAL SQUARE FEET OF SIGN ENVELOPE	HEIGHT OF ENVELOPE	LENGTH OF ENVELOPE	PAGE #
SHOP TENANTS	23621	SUITE A SOUTH	42'-0"	28 SQ. FT.	24"	14'-0"	20
	23621	SUITE B SOUTH	42'-0"	24 SQ. FT.	24"	12'-0"	20
	23621	SUITE C SOUTH	42'-0"	22 SQ. FT.	24"	11'-0"	20
	23621	SUITE A NORTH	42'-0"	20 SQ. FT.	24"	10'-0"	20
	23621	SUITE B NORTH	42'-0"	36 SQ. FT.	24"	18'-0"	20
	23621	SUITE C NORTH	42'-0"	22 SQ. FT.	24"	11'-0"	20
	23621	SUITE A EAST	90'-0"	24 SQ. FT.	24"	12'-0"	20
	23621	SUITE C WEST	90'-0"	22 SQ. FT.	24"	11'-0"	20
ANCHOR TENANTS	23633	FRONT	175'-0"	112 ½ SQ. FT.	30"	45'-0"	18
	23631-A	FRONT PRIMARY	180'-0"	175 SQ. FT.	7'-6"	23'-4"	19
	23631-A	FRONT SECONDARY A	180'-0"	25 SQ. FT.	18.5"	16'-2"	19
	23631 - A	FRONT SECONDARY B	180'-0"	25 SQ. FT.	18.5"	16'-2"	19
	23601	FRONT	60'-0"	60 SQ. FT.	24"	30'-0"	21
	23601	SIDE	40'-0"	40 SQ. FT.	24"	20'-0"	21
	23601	REAR	60'-0"	45 SQ. FT.	18"	30'-0"	21
	23611	FRONT A	70'-0"	70 SQ. FT.	24"	35'-0"	22
	23611	FRONT B	25'-0"	25 SQ. FT.	24"	12'-6"	22
	23611	SIDE C	30'-0"	30 SQ. FT.	24"	15'-0"	22
23611	FRONT D	25'-0"	25 SQ. FT.	24"	12'-6"	22	
23611	SIDE E	75'-0"	75 SQ. FT.	24"	37'-6"	22	
NEW PAD BUILDING	Suite A	FRONT	25'-0"	25SQ. FT.	24"	12'-6"	16
	Suite A	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	17
	Suite A	SIDE	66'-0"	26 SQ. FT.	24"	13'-0"	16
	Suite B	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	16
	Suite B	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	16
	Suite C	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	16
	Suite C	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	16
	Suite D	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	16
	Suite D	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	16
	Suite E	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	16
	Suite E	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	16
	Suite F	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	16
	Suite F	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	16
	Suite G	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	16
Suite G	REAR	25'-0"	18 3/4 SQ. FT.	18"	12'-6"	16	
Suite G	SIDE	66'-0"	32 SQ. FT.	24"	16'-0"	17	

NOTES:

"SIGN AREA"
Is the area on a building elevation on which signage is located.

"SIGN ENVELOPE"
Is the maximum size of a sign, to be computed using the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the write, representation, emblem, and other display on such sign.

When feasible to maintain visible balanced elevations sign envelopes should generally be centered over the entrance of the suite.

NOTES:

Sign envelopes for signage on 23621 El Toro Road may be increased to a maximum height of 36 inches if the lineal frontage of the suite exceeds 50 feet. However, the signage must comply with the total square feet of sign envelope regulation.



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

SIGN ENVELOPE SCHEDULE

SHOP TENANTS

	UNIT ADDRESS	SIGN LOCATION	UNIT FRONTAGE	TOTAL SQUARE FEET OF SIGN ENVELOPE	HEIGHT OF ENVELOPE	LENGTH OF ENVELOPE	PAGE #
SHOP TENANTS	23635-A	FRONT	75'-0"	75 SQ. FT.	24"	37'-6"	23
	23635-A	SIDE	75'-0"	75 SQ. FT.	24"	37'-6"	23
	23635-A	REAR	75'-0"	75 SQ. FT.	24"	37'-6"	40
	23635-B	FRONT	100'-0"	100 SQ. FT.	24"	50'-0"	24
	23635-B	REAR	100'-0"	100 SQ. FT.	24"	50'-0"	40
	23635-C	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	25
	23635-C	REAR	20'-0"	20 SQ. FT.	24"	10'-0"	41
	23635-D	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	25
	23635-D	REAR	20'-0"	20 SQ. FT.	24"	10'-0"	41
	23635-E	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	25
	23635-E	REAR	20'-0"	20 SQ. FT.	24"	10'-0"	42
	23635-F	FRONT	60'-0"	60 SQ. FT.	24"	30'-0"	26
	23635-F	REAR	60'-0"	60 SQ. FT.	24"	30'-0"	42
	23635-G	FRONT	60'-0"	60 SQ. FT.	24"	30'-0"	27
	23635-G	REAR	60'-0"	60 SQ. FT.	24"	30'-0"	43
	23635-H1	FRONT	22'-0"	22 SQ. FT.	24"	11'-0"	28
	23635-H1	REAR	22'-0"	22 SQ. FT.	24"	11'-0"	43
	23635-H2	FRONT	23'-0"	23 SQ. FT.	24"	11'-6"	28
	23635-H2	REAR	23'-0"	23 SQ. FT.	24"	11'-6"	43
	23635-H3	FRONT	25'-0"	25 SQ. FT.	24"	12'-6"	29
	23635-H3	REAR	25'-0"	25 SQ. FT.	24"	12'-6"	44
	23635-J1	FRONT	26'-0"	26 SQ. FT.	24"	13'-0"	30
	23635-J1	REAR	26'-0"	26 SQ. FT.	24"	13'-0"	44
	23635-K	FRONT	100'-0"	100 SQ. FT.	24"	50'-0"	31
	23635-K	REAR	100'-0"	100 SQ. FT.	24"	50'-0"	45
	23615-P	FRONT	40'-0"	40 SQ. FT.	24"	20'-0"	32
	23615-Q	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	33
	23615-R1	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	34
	23615-R2	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	34
	23615-S	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	34
	23615-T	FRONT	30'-0"	30 SQ. FT.	24"	15'-0"	35
	23615-U	FRONT	30'-0"	30 SQ. FT.	24"	15'-0"	36
23615-V	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	37	
23615-W	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	37	
23615-X	FRONT	20'-0"	20 SQ. FT.	24"	10'-0"	37	
23615-Y-1	FRONT	30'-0"	30 SQ. FT.	24"	15'-0"	38	
23615-Y-2	FRONT	30'-0"	30 SQ. FT.	24"	15'-0"	38	
23615-Y	SIDE	20'-0"	20 SQ. FT.	24"	10'-0"	38	

NOTES:

"SIGN AREA"
Is the area on a building elevation on which signage is located.

"SIGN ENVELOPE"
Is the maximum size of a sign, to be computed using the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the write, representation, emblem, and other display on such sign.

When feasible to maintain visible balanced elevations sign envelopes should generally be centered over the entrance of the suite.



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

ONE LINE TYPICAL

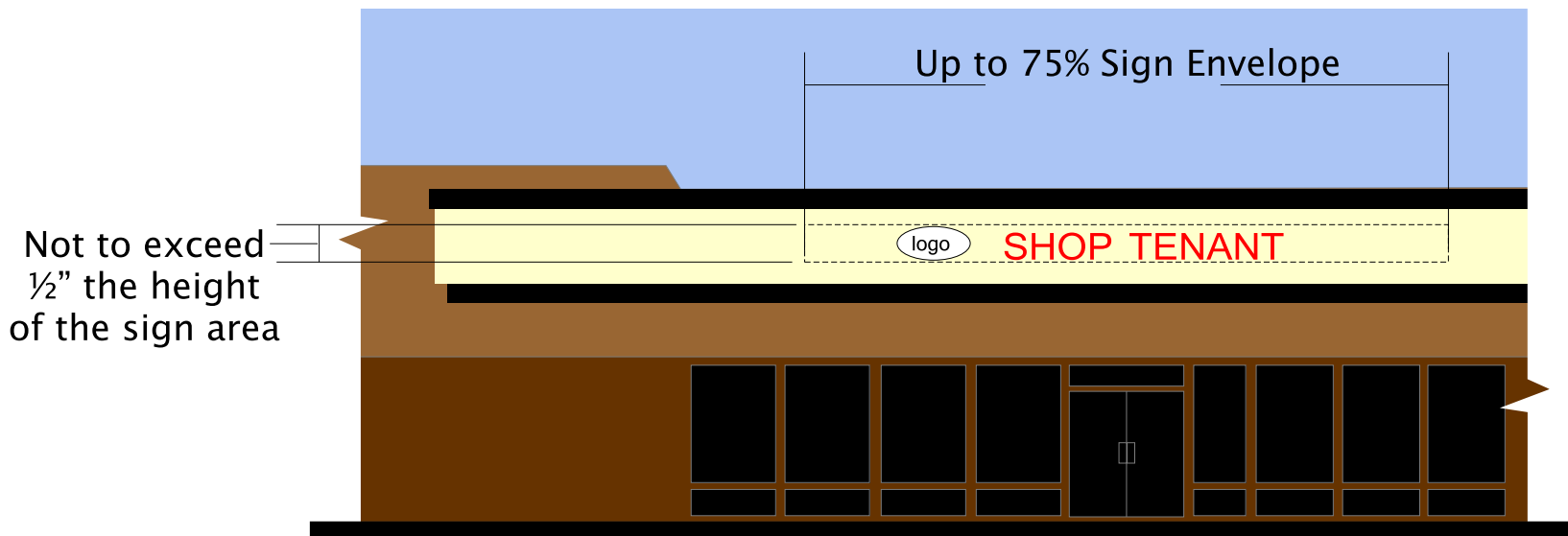
- MATERIALS:** A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.
- COPY:** Tenant name/logo.
- SIGN ENVELOPE:** Not to exceed one (1) square feet per lineal foot of leasehold frontage (150 s.f. max.) This maximum square footage shall include any secondary signage for corner leaseholds. Maximum letter/logo height shall not exceed 24" for shop tenants and 30" for anchor tenants. Sign Area is calculated by is computing the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the writing, representation, emblem, and other display on such sign.
- SIGN LENGTH:** Not to exceed seventy five (75) percent of total sign area.
- SIGN HEIGHT:** Not to exceed ½ of total sign area, no smaller than 12" in height.
- TYPE FACE:** Custom tenant logotype/ name with Owner approval.
- COLORS:** Custom tenant logotype/ or color with Owner approval.
- LOGO:** Not to exceed 1/3 of sign area.

NOTES:

"SIGN AREA"
Is the area on a building elevation on which signage is located.

"SIGN ENVELOPE"
Is the maximum size of a sign, to be computed using the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the write, representation, emblem, and other display on such sign.

When feasible to maintain visible balanced elevations sign envelopes should generally be centered over the entrance of the suite.



Typical Shop Tenant Store Elevation 1/8" = 1'-0"



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- △ R1 - 4/25/07
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- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

TWO LINE TYPICAL

MATERIALS: A variety of wall sign treatments is encouraged. Signs may use any acceptable treatment as provided for in the Tenant Sign Criteria, except as restricted below.

COPY: Tenant name/logo.

SIGN ENVELOPE: Not to exceed one (1) square feet per lineal foot of leasehold frontage (150 s.f. max.) This maximum square footage shall include any secondary signage for corner leaseholds. Maximum letter/logo height shall not exceed 24" for shop tenants and 30" for anchor tenants. Sign Area is calculated by is computing the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the writing, representation, emblem, and other display on such sign.

SIGN LENGTH: Not to exceed seventy five (75) percent of total sign area.

SIGN HEIGHT: Not to exceed 1/2 of total sign area.

TYPE FACE: Custom tenant logotype/ name with Owner approval.

COLORS: Custom tenant logotype/ or color with Owner approval.

LOGO: Not to exceed 1/3 of sign area.

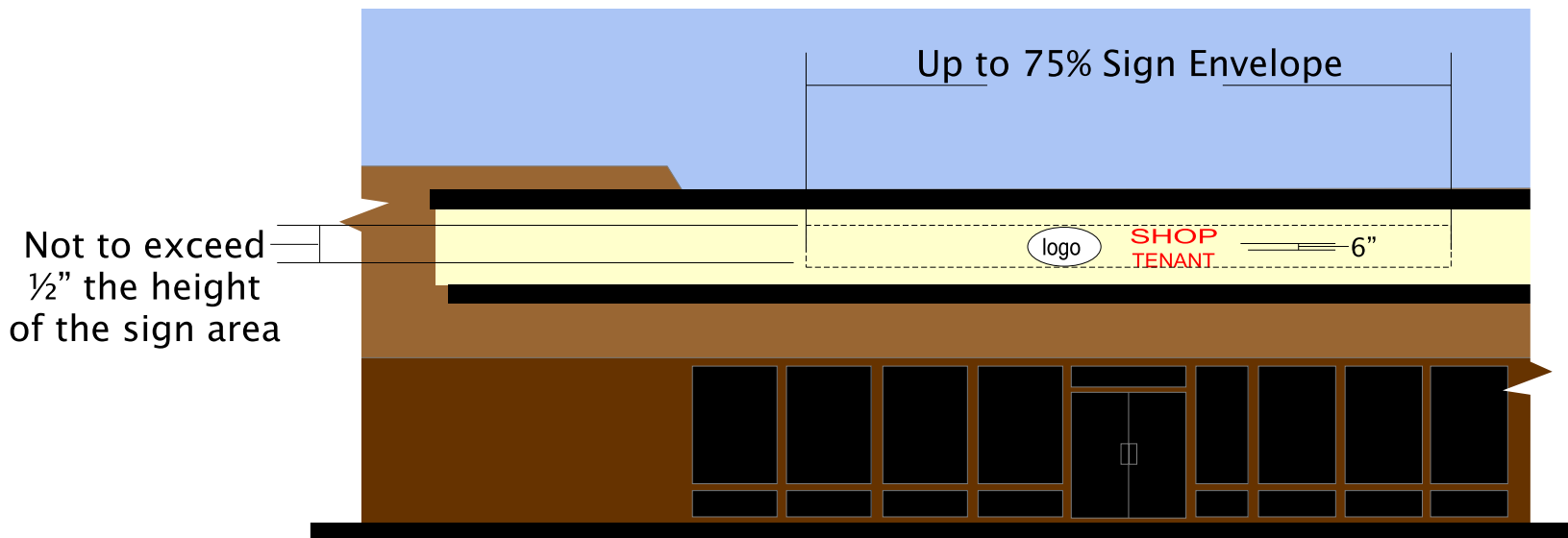
DISTANCE BETWEEN ROW OF COPY: Minimum of 6" between rows of copy.

NOTES:

"SIGN AREA"
Is the area on a building elevation on which signage is located.

"SIGN ENVELOPE"
Is the maximum size of a sign, to be computed using the area of a simple rectilinear figure, consisting of not more than eight perpendicular lines, which contains all of the write, representation, emblem, and other display on such sign.

When feasible to maintain visible balanced elevations sign envelopes should generally be centered over the entrance of the suite.



Typical Shop Tenant Store Elevation 1/8" = 1'-0"



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TWIN PEAKS Plaza

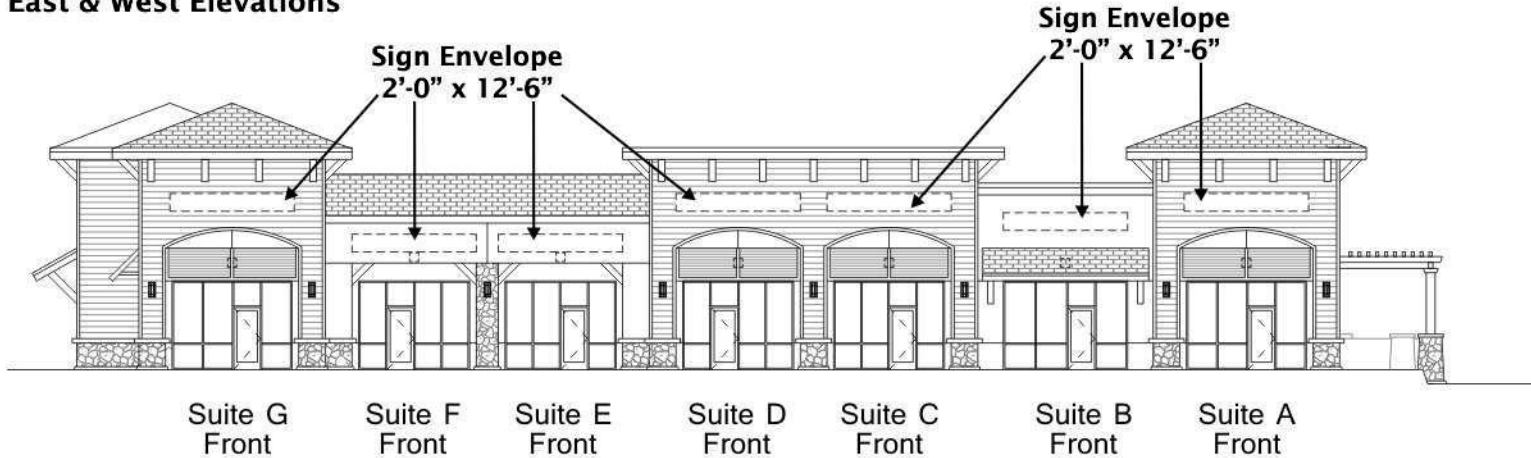
Design #19-142

Date: 3-18-19

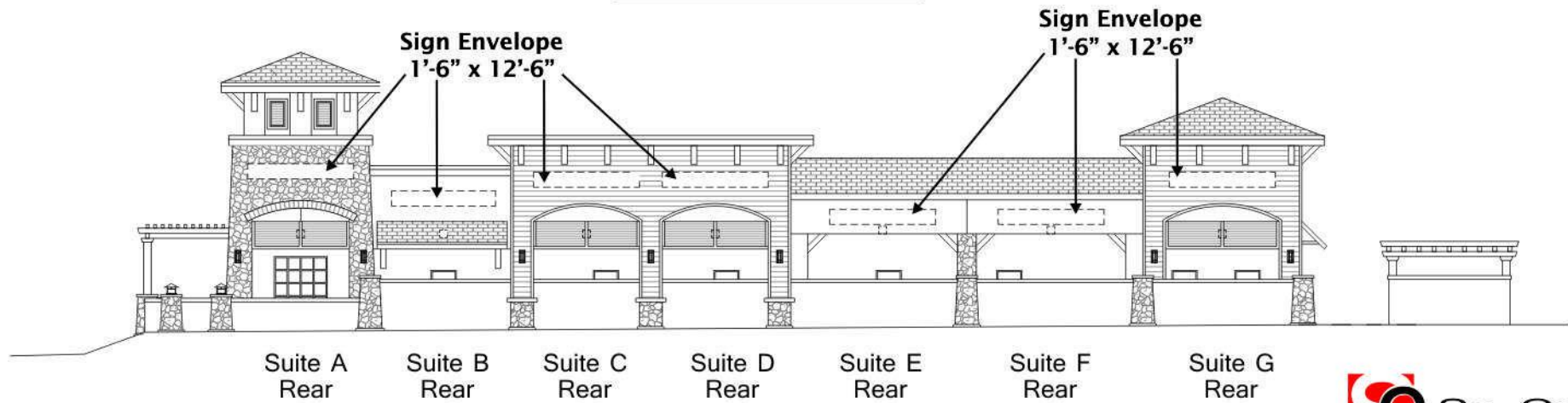
- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

NP New Pad Elevations

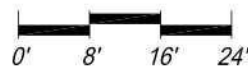
East & West Elevations



WEST ELEVATION



EAST ELEVATION



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TWIN PEAKS

Plaza

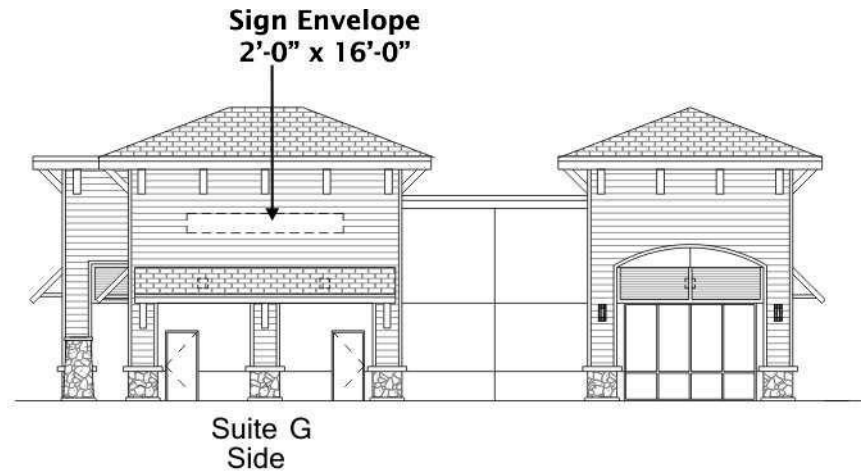
Design #19-142

Date: 3-18-19

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

NP New Pad Elevations

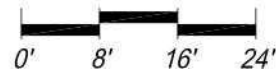
North & South Elevations



NORTH ELEVATION



SOUTH ELEVATION



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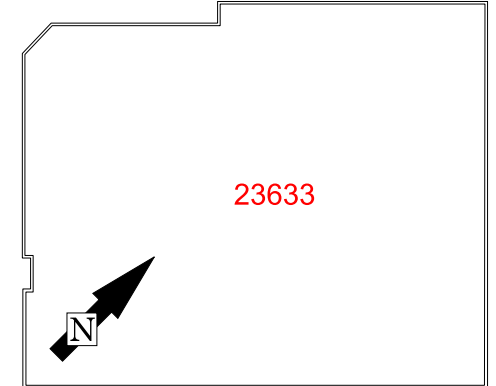
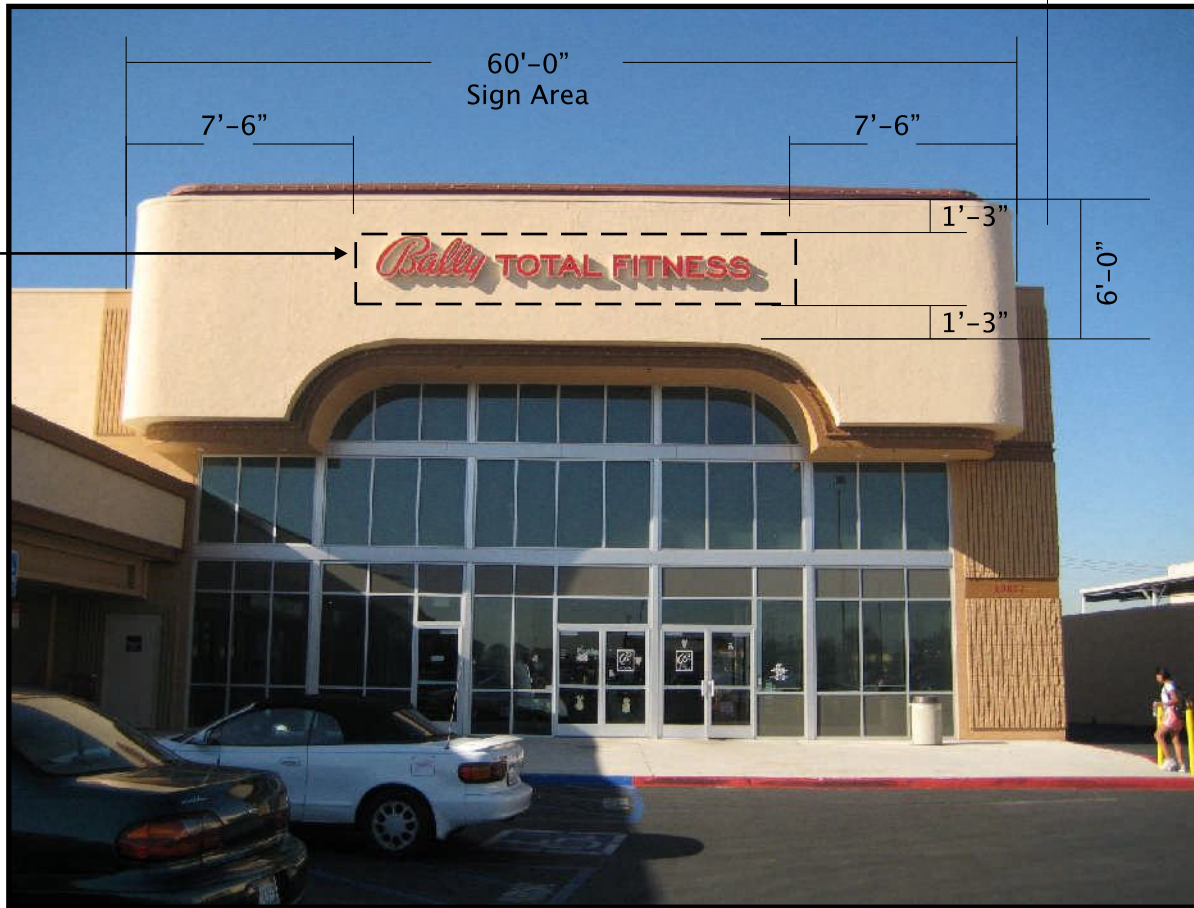
- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

AT ANCHOR TENANT SIGNAGE

23633 El Toro Rd.

175'-0" Frontage

Sign Envelope
2'-6" x 45'-0"

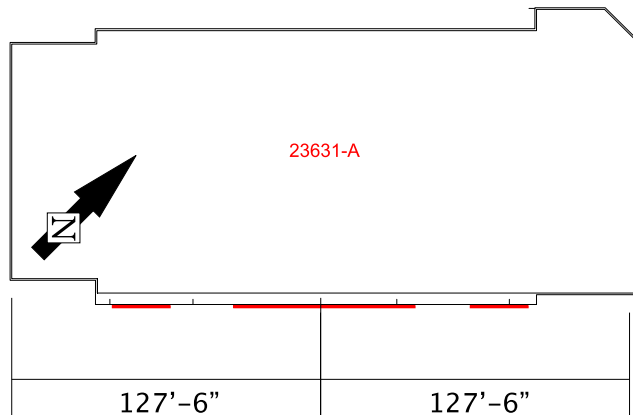


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

AT ANCHOR TENANT SIGNAGE

23631-A El Toro Rd.

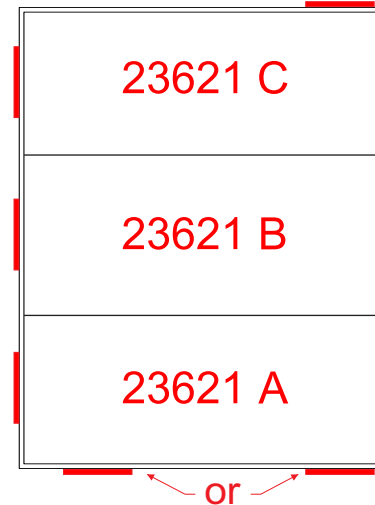
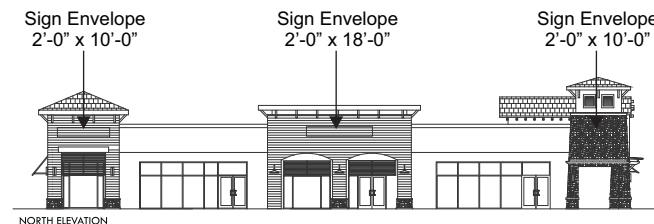
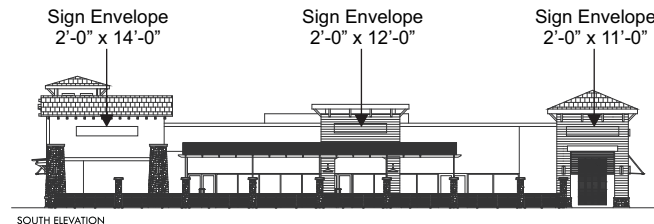
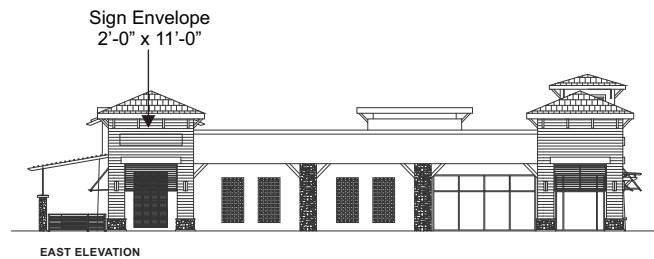
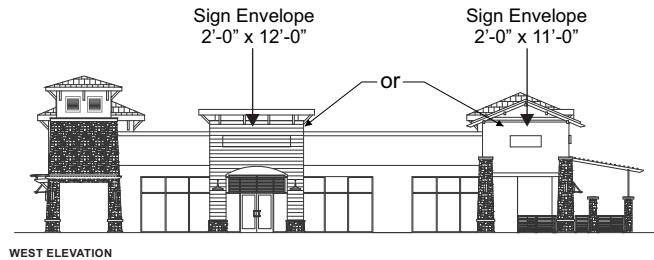


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

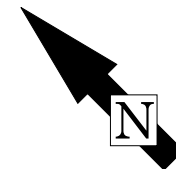
AT ANCHOR TENANT SIGNAGE

23621 El Toro Rd.



NOTES:

Sign envelopes for signage on 23621 El Toro Road may be increased to a maximum height of 36 inches if the lineal frontage of the suite exceeds 50 feet. However, the signage must comply with the total square feet of sign envelope regulation.



NOTES:

If more than 3 tenants occupy the building, additional signs shall be allowed in accordance with the following

- 1) A maximum of 1 sign allowed per elevation of the tenant space
- 2) The sign area shall not exceed 1 square foot per every 1 lineal foot of the tenant frontage for each elevation.
- 3) The maximum sign envelope height shall not exceed 2'.
- 4) Any additional tenant wall sign locations shall be subject to review by the property owner and planning staff. The signage shall be centered horizontally and vertically in the sign band area or within the wall plane defined by architectural features, unless the architectural design dictates otherwise.

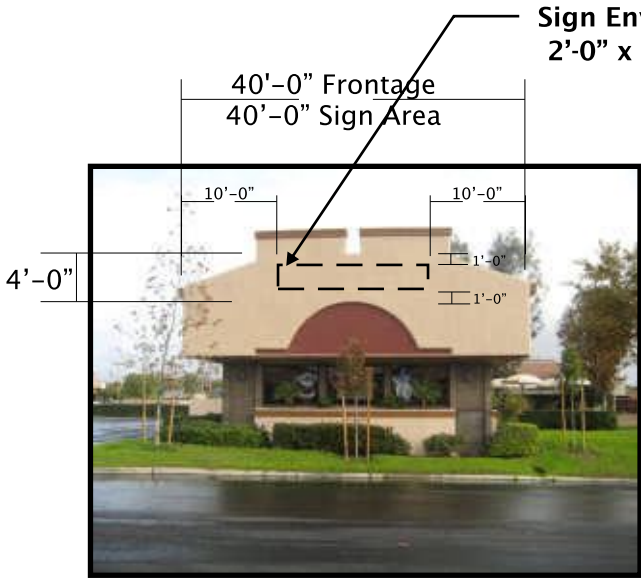


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

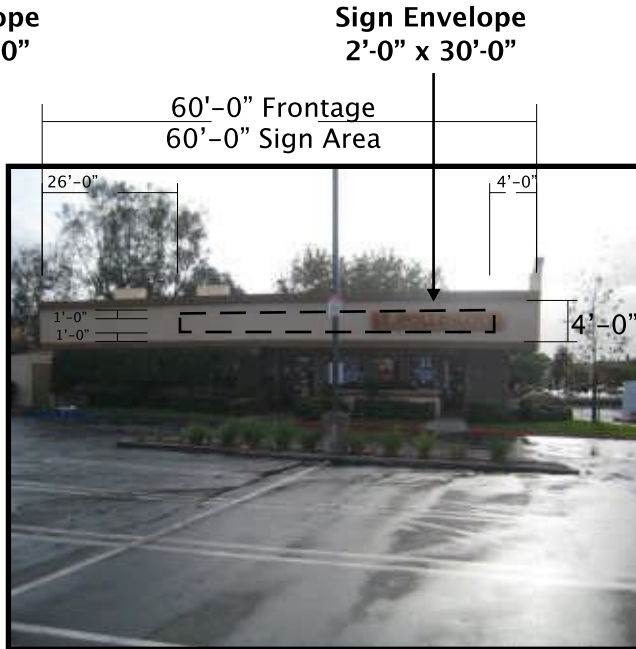
AT ANCHOR TENANT SIGNAGE

23601 El Toro Rd.



Side

Sign Envelope
2'-0" x 20'-0"



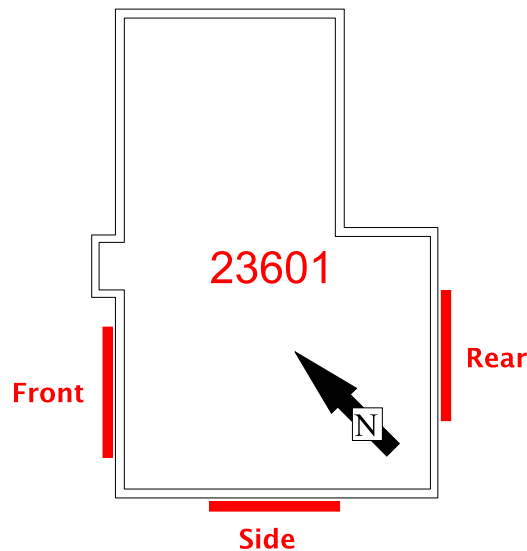
Front

Sign Envelope
2'-0" x 30'-0"



Rear

Sign Envelope
1'-6" x 30'-0"

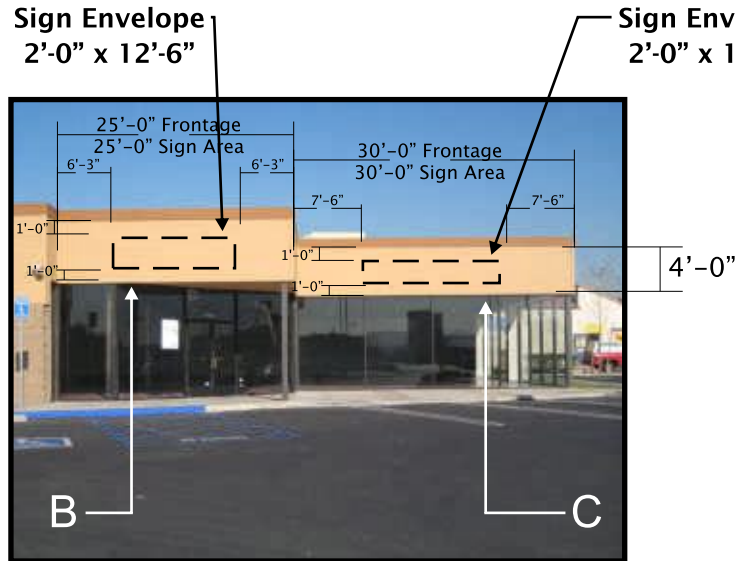
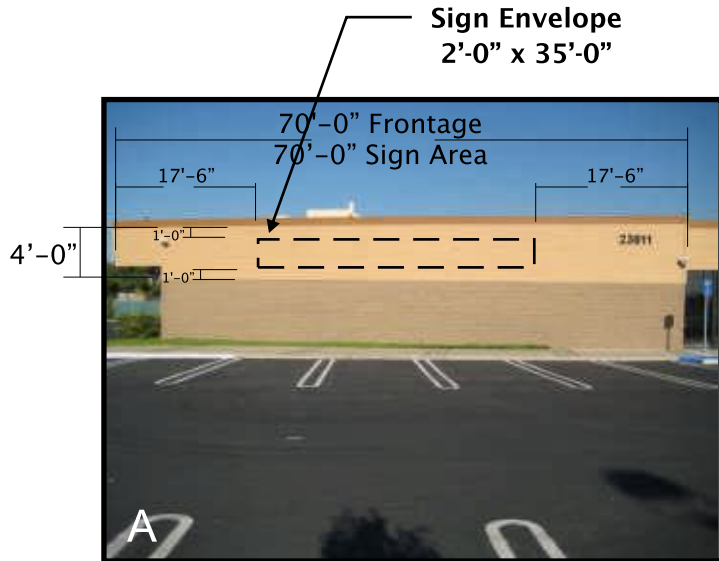


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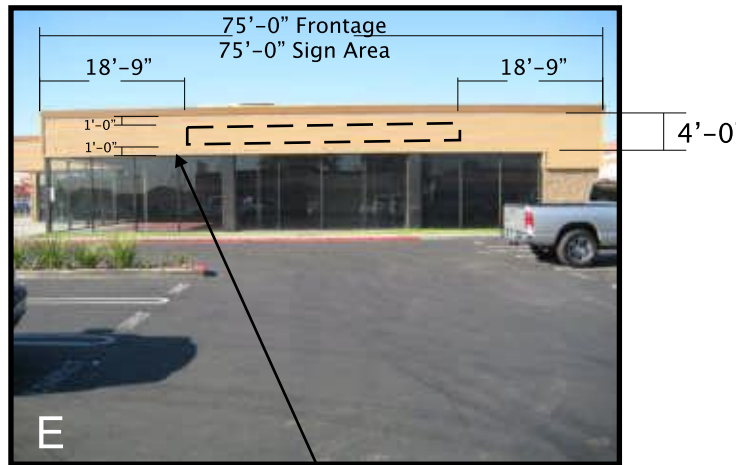
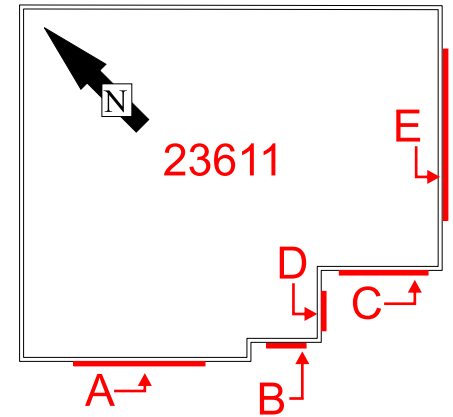
- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

AT ANCHOR TENANT SIGNAGE

23611 El Toro Rd.



NOTE: ONE ENVELOPE ALLOWED ON EACH SOUTH & EAST ELEVATIONS. ADDITIONAL ENVELOPES SUBJECT TO CITY APPROVAL WITH A CHANGE PLAN APPLICATION.



Sign Envelopes
2'-0" x 12'-6"

Sign Envelopes
2'-0" x 37'-6"

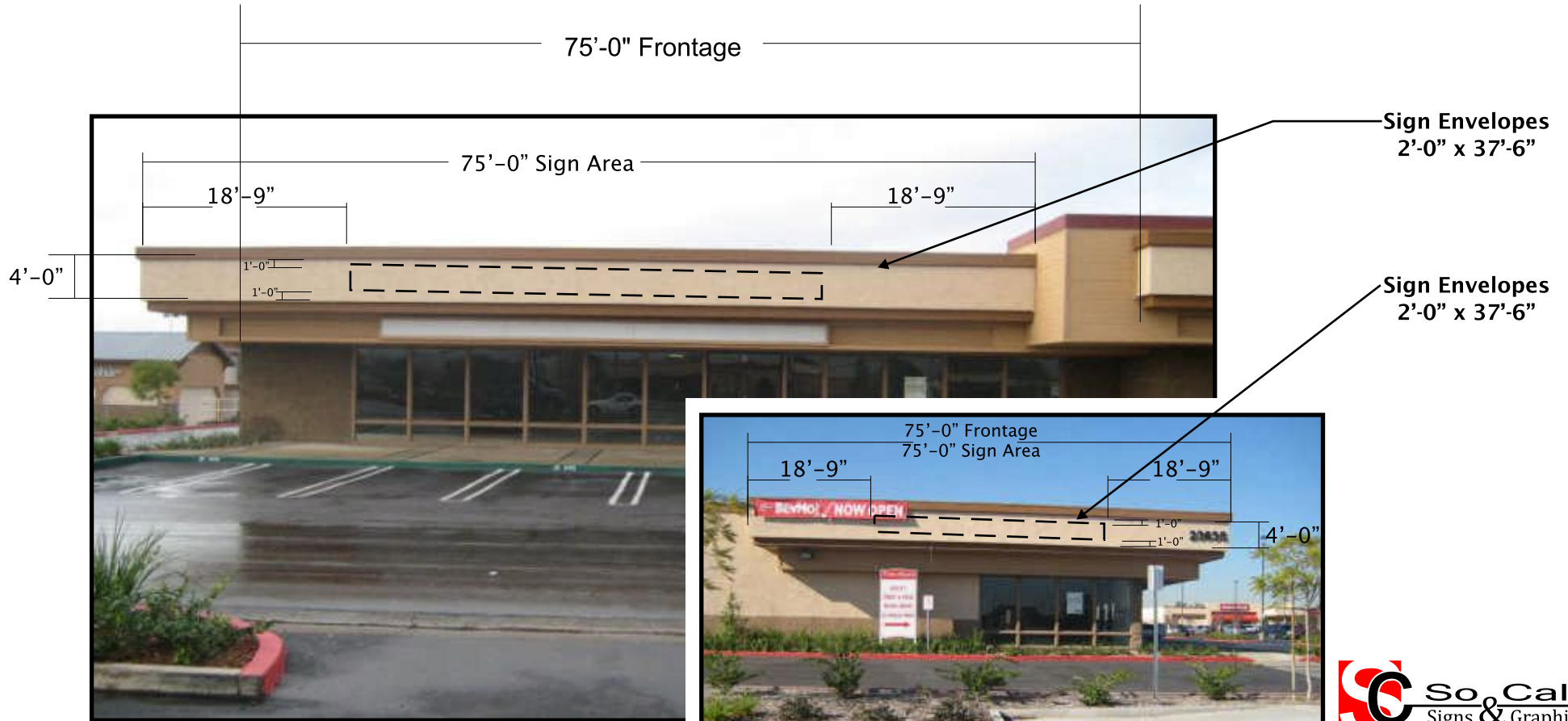


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT A



FRONT ELEVATION

SIDE ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT B



FRONT ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNITS C, D, E

NOTE: All Three Sign Envelopes to be center in 15'-0" Sign Area



FRONT ELEVATIONS

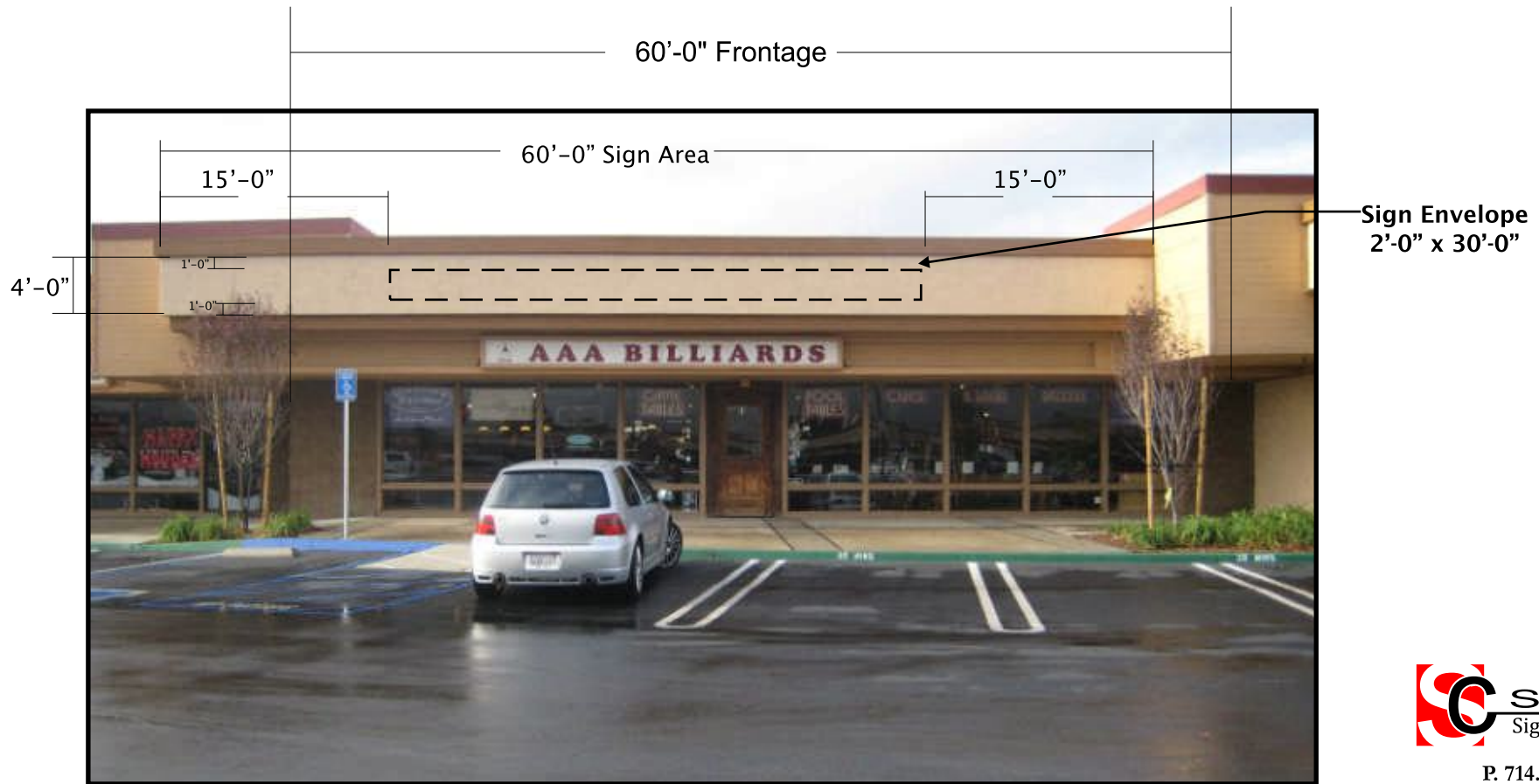


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT F



FRONT ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT G



FRONT ELEVATION

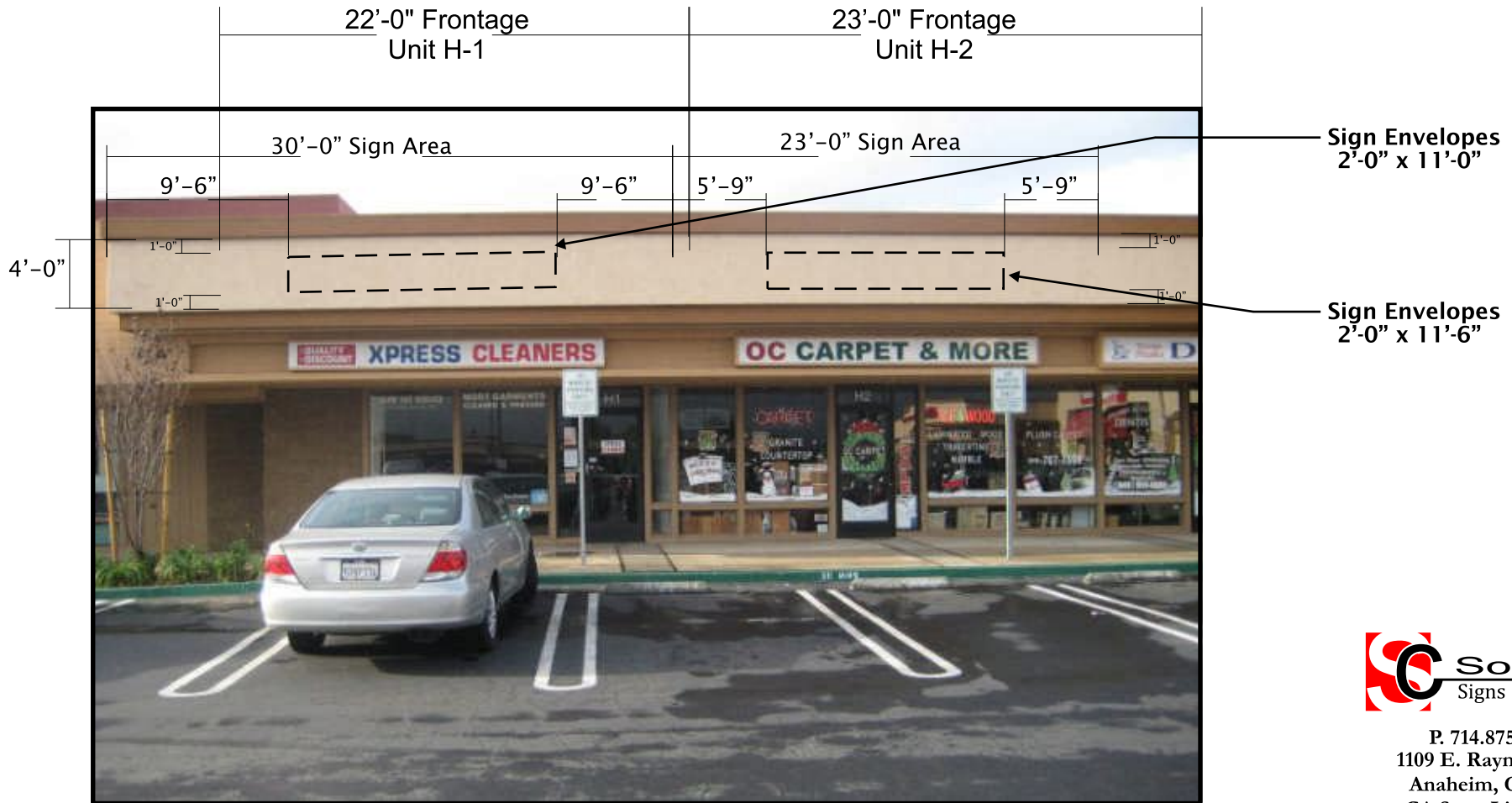


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNITS H- 1, H-2



FRONT ELEVATIONS

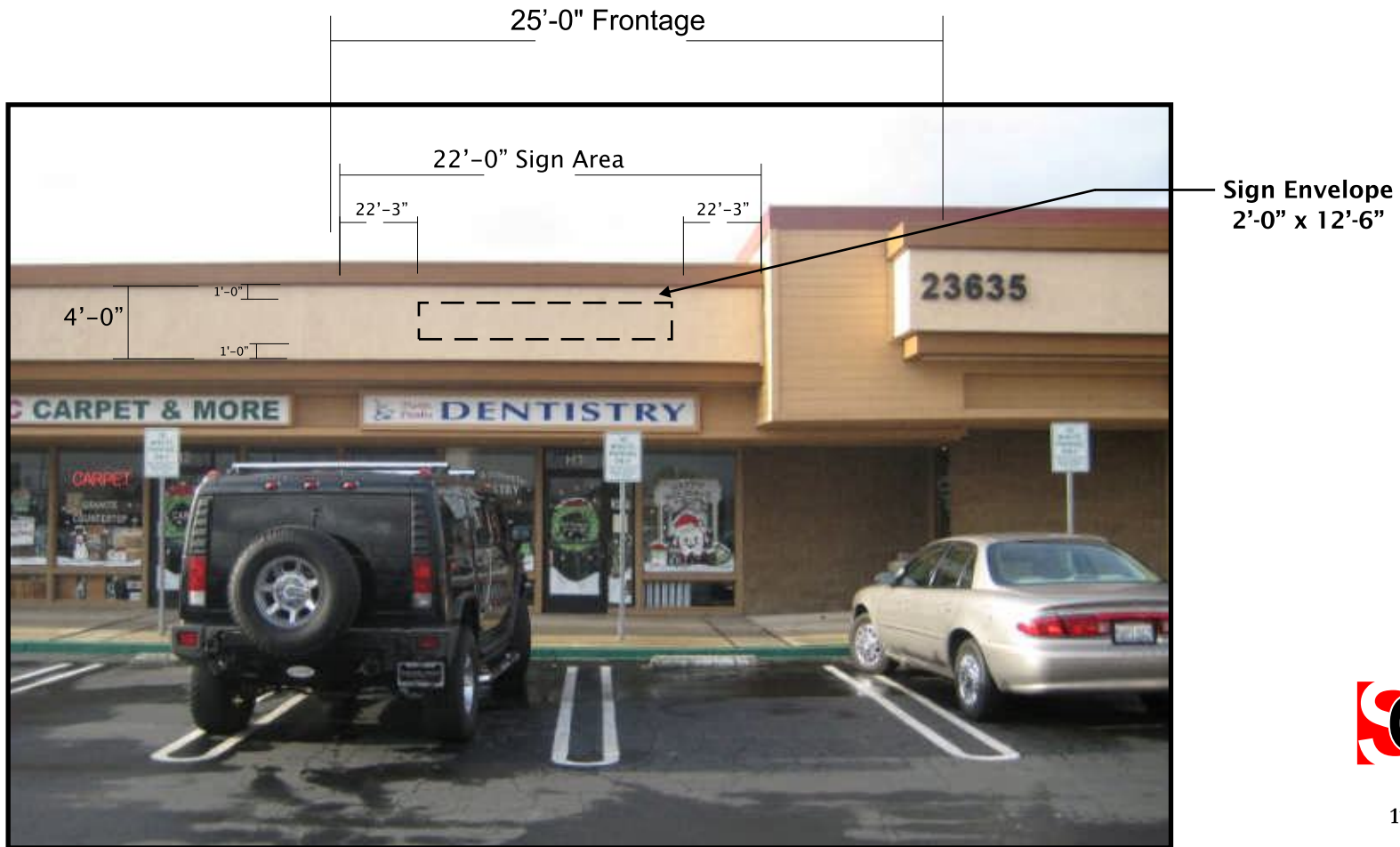


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT H- 3



FRONT ELEVATION

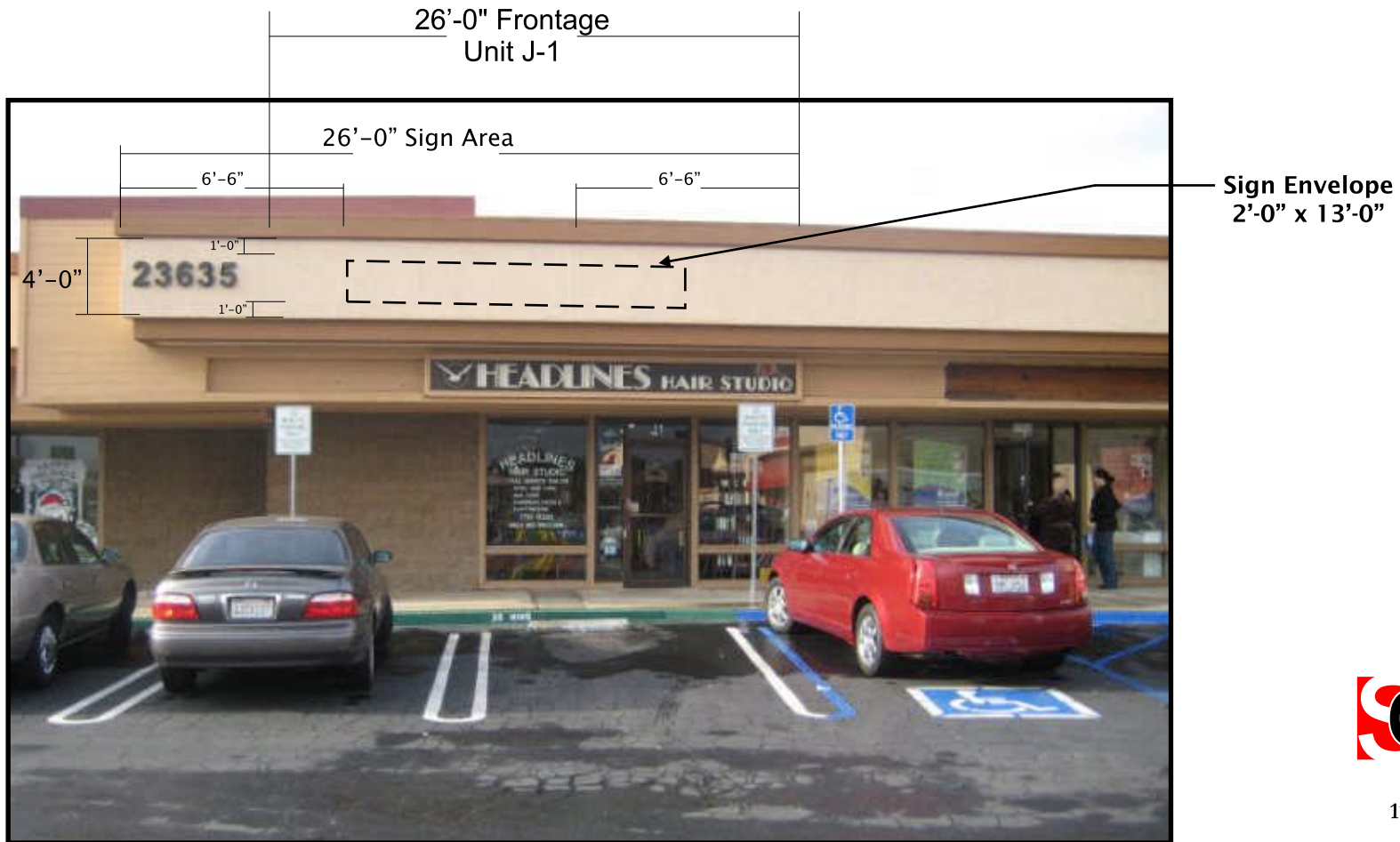


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT J-1



FRONT ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT K



FRONT ELEVATION

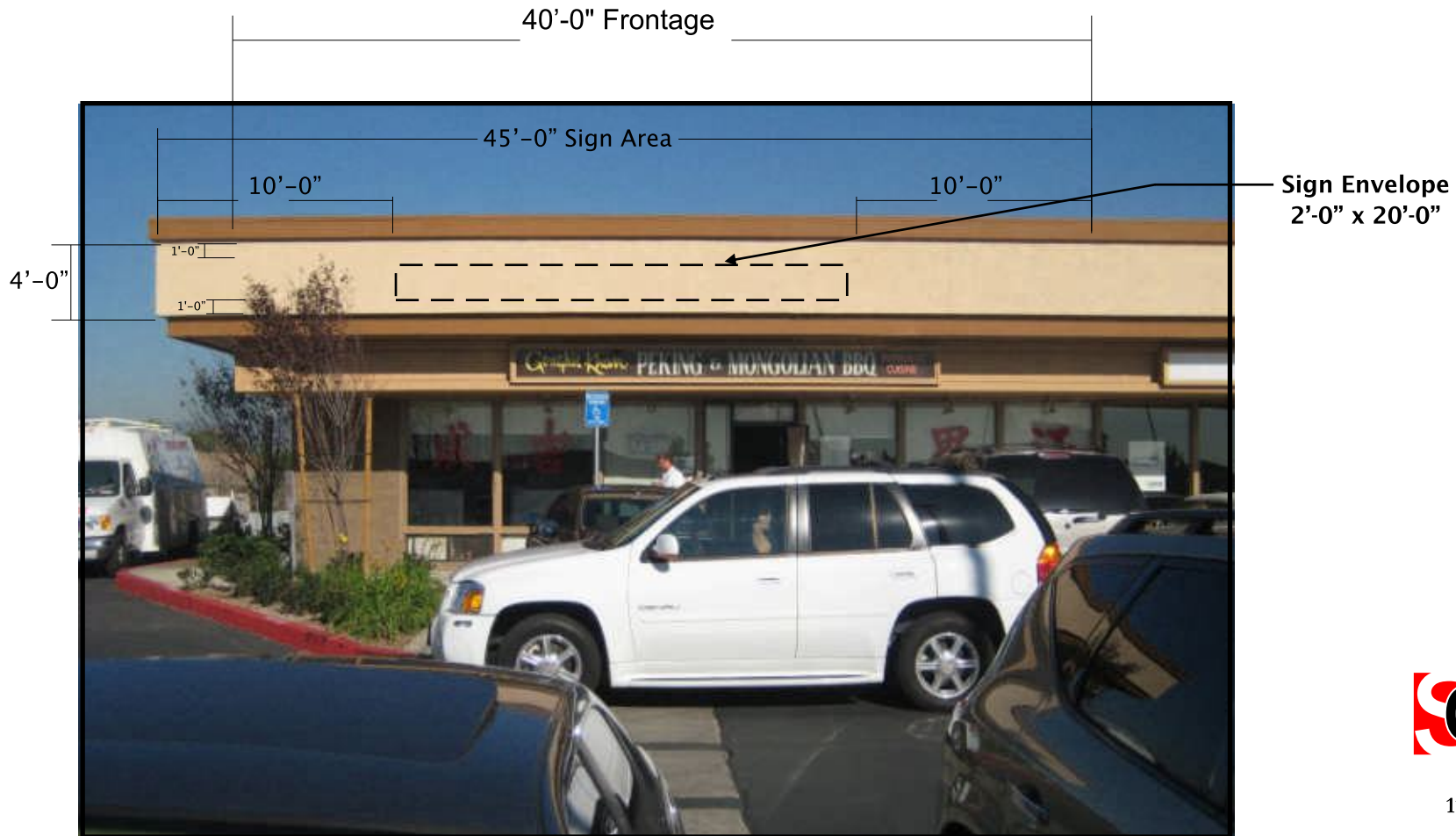


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNIT P



FRONT ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNIT Q



FRONT ELEVATION



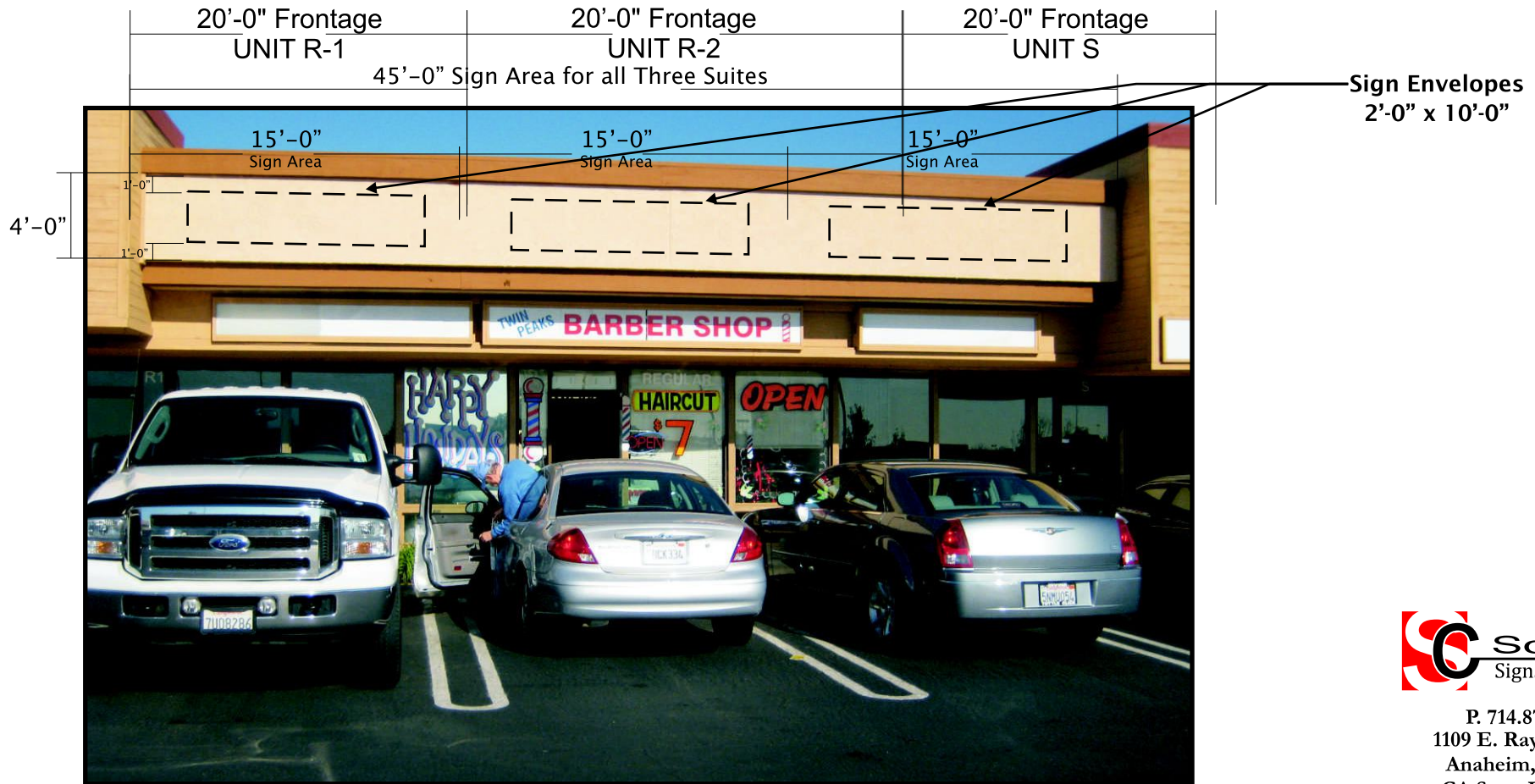
P. 714.875.1384
1109 E. Raymond Way
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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNITS R-1, R-2, S

NOTE: All Three Sign Envelopes to be center in 15'-0" Sign Area



FRONT ELEVATIONS



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNIT T

30'-0" Frontage

30'-0" Sign Area



Sign Envelope
2'-0" x 15'-0"



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FRONT ELEVATION

- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNIT U



FRONT ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNITS V, W, X

NOTE: All Three Sign Envelopes to be center in 15'-0" Sign Area



FRONT ELEVATIONS

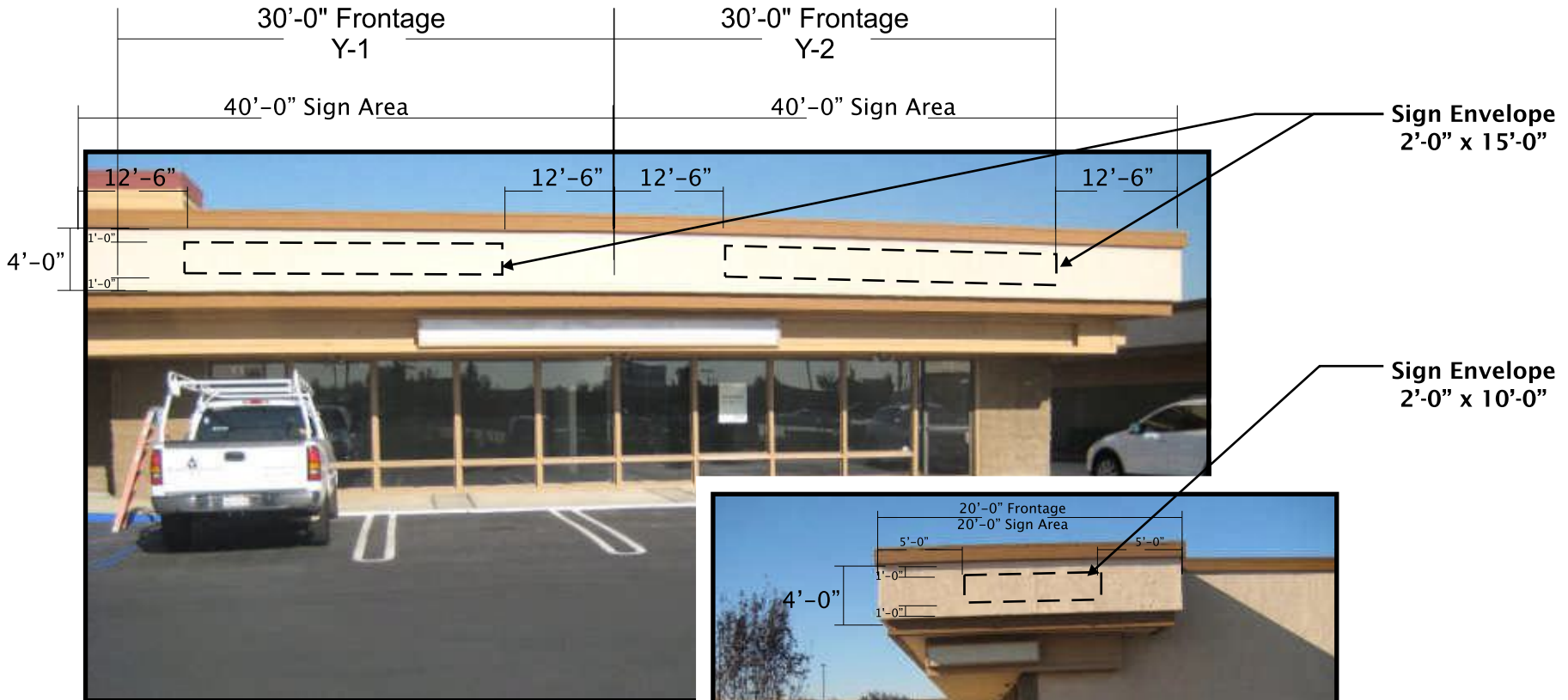


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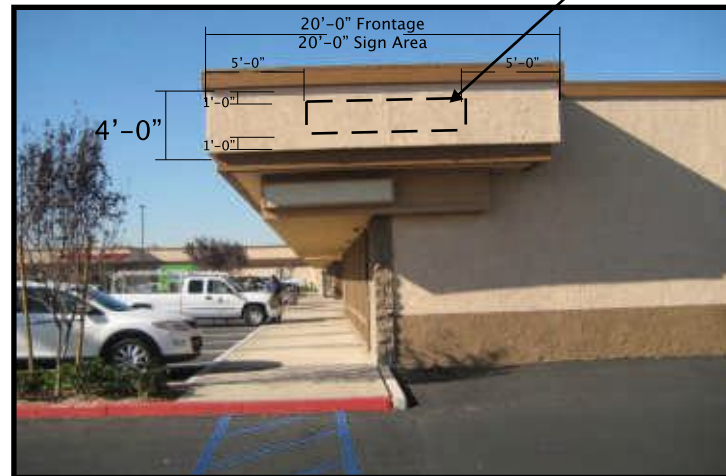
- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

ST SHOP TENANT SIGNAGE

23615 El Toro Rd. UNITS Y-1 & Y-2



FRONT ELEVATION



SIDE ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

ELEVATION PHOTOS FROM
HOME DEPOT PARKING LOT

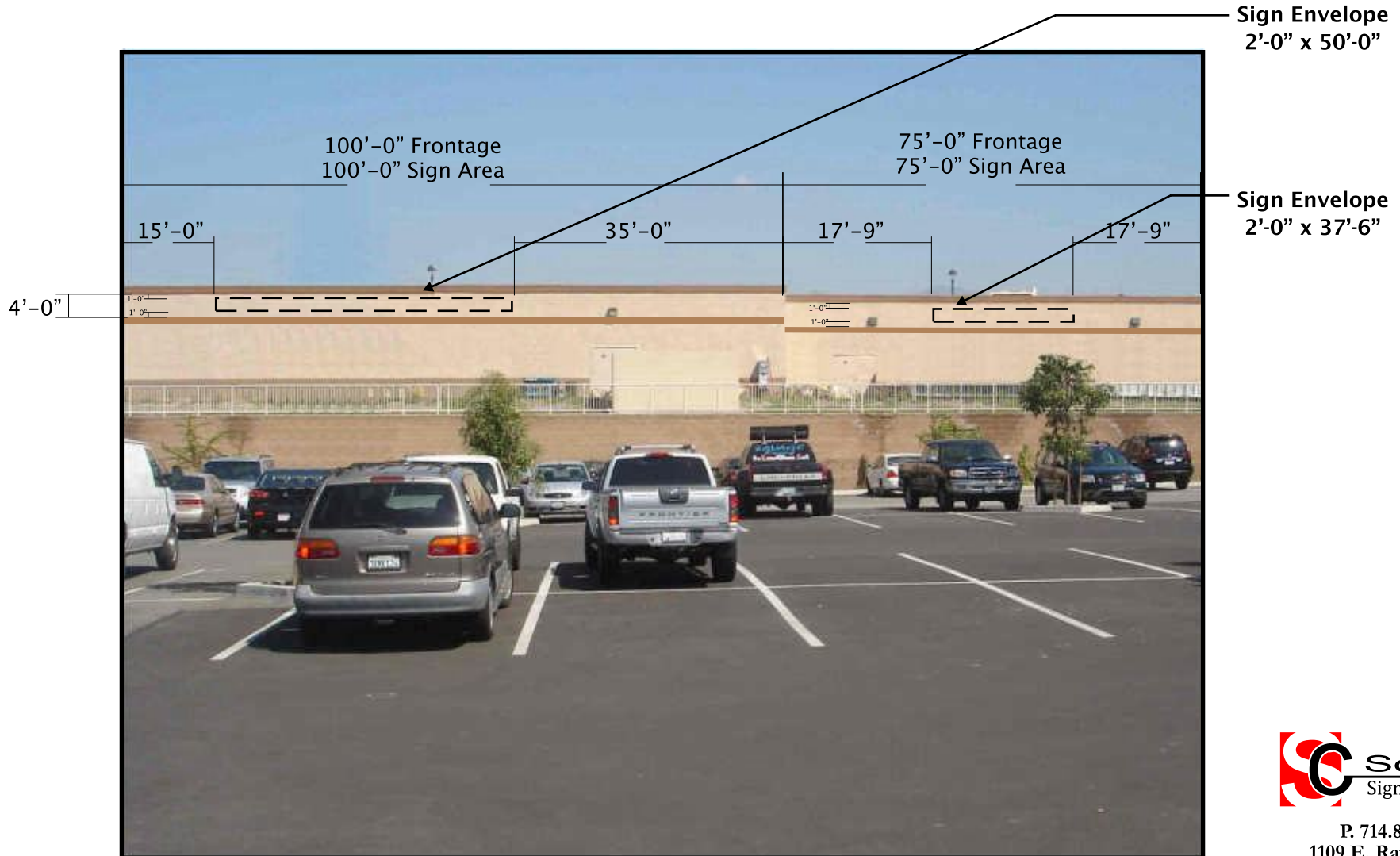


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

23635 El Toro Rd. UNITS A, B



UNITS A (Right) & B (Left) REAR ELEVATION

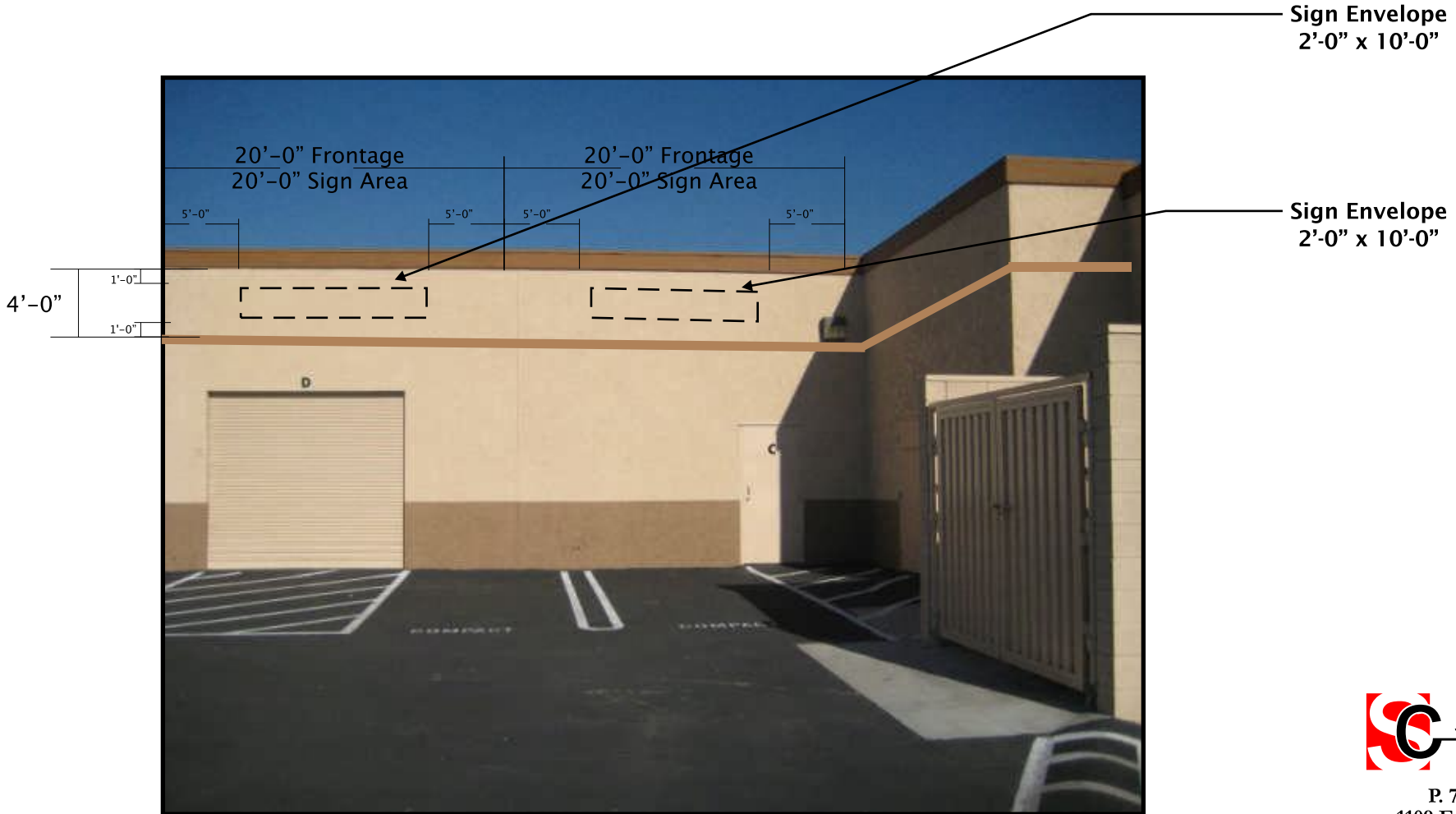


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT C, D



UNIT C (Right) & D (Left) REAR ELEVATION



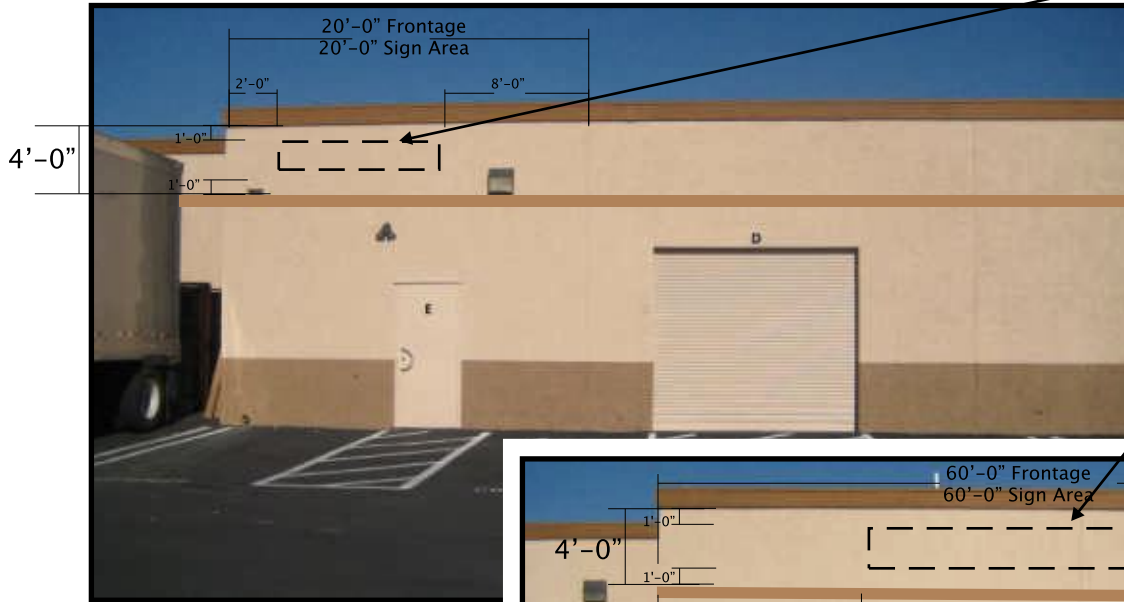
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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

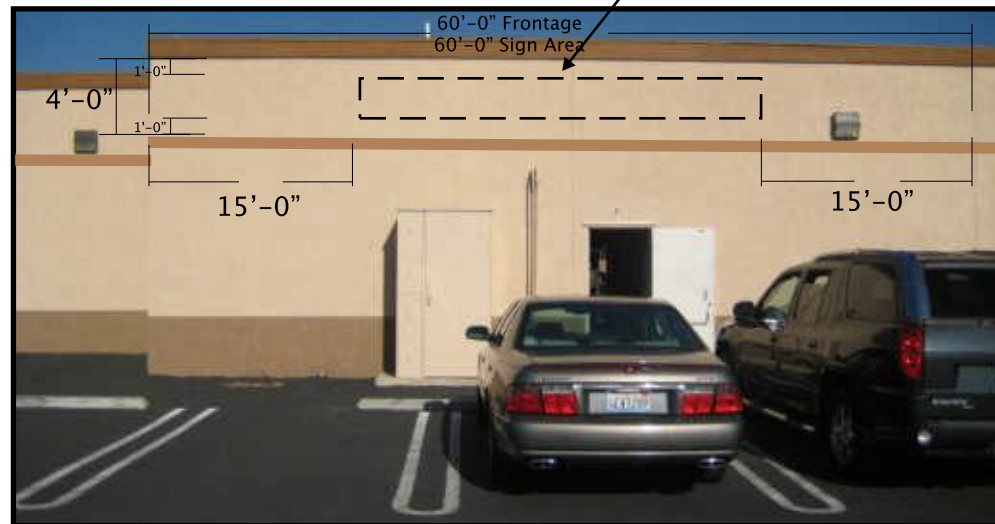
23635 El Toro Rd. UNITS E, F

UNIT E REAR ELEVATION



Sign Envelope
2'-0" x 10'-0"

Sign Envelope
2'-0" x 30'-0"



UNIT F REAR ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

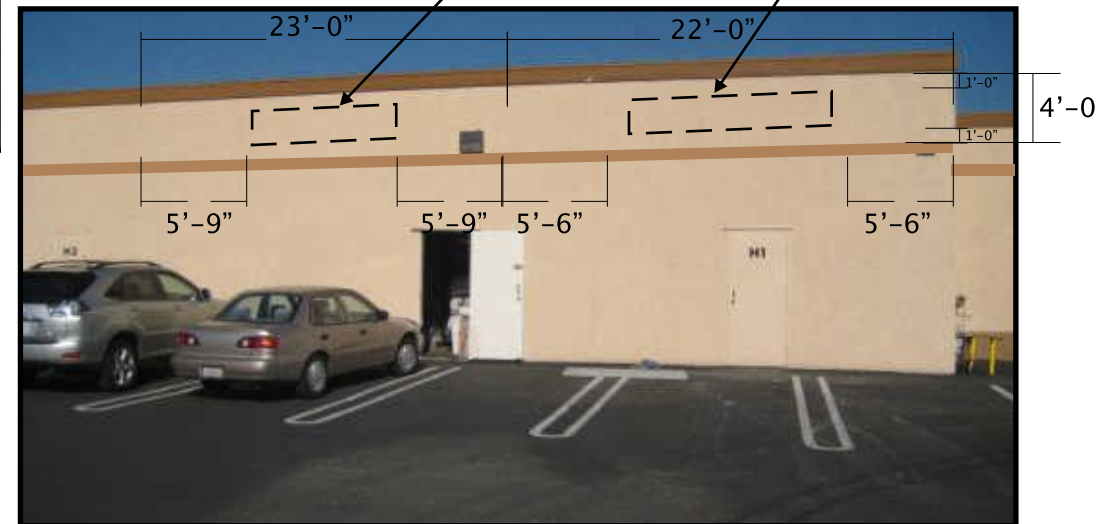
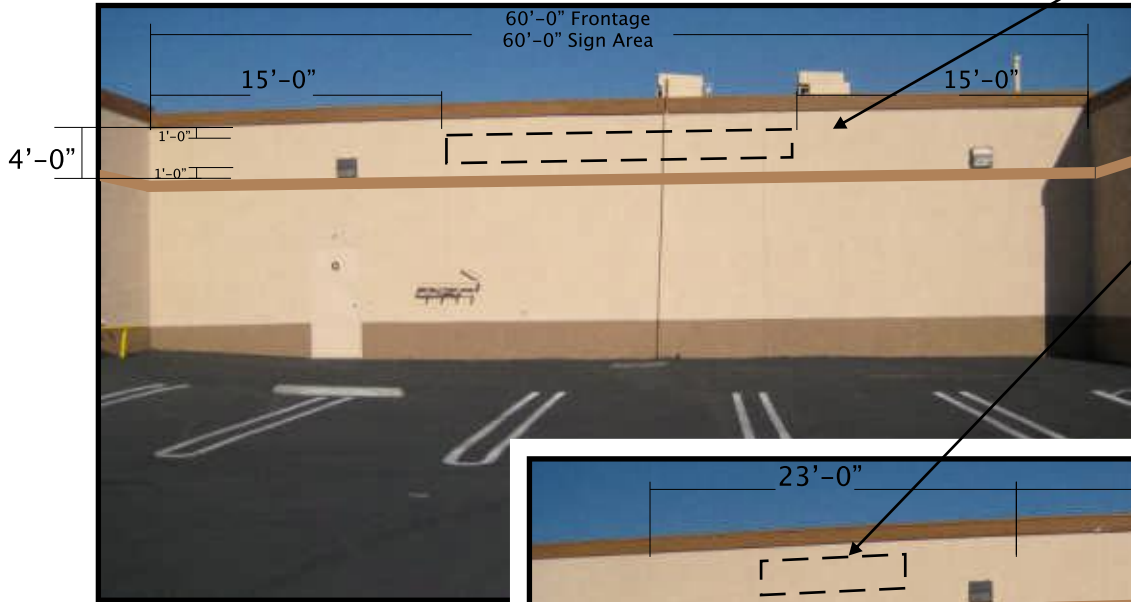
23635 El Toro Rd. UNITS G, H-1, H-2

Sign Envelope
2'-0" x 30'-0"

Sign Envelope
2'-0" x 11'-6"

Sign Envelope
2'-0" x 11'-0"

UNIT G REAR ELEVATION



UNIT H-1 (Right) & H-2 (Left) REAR ELEVATIONS

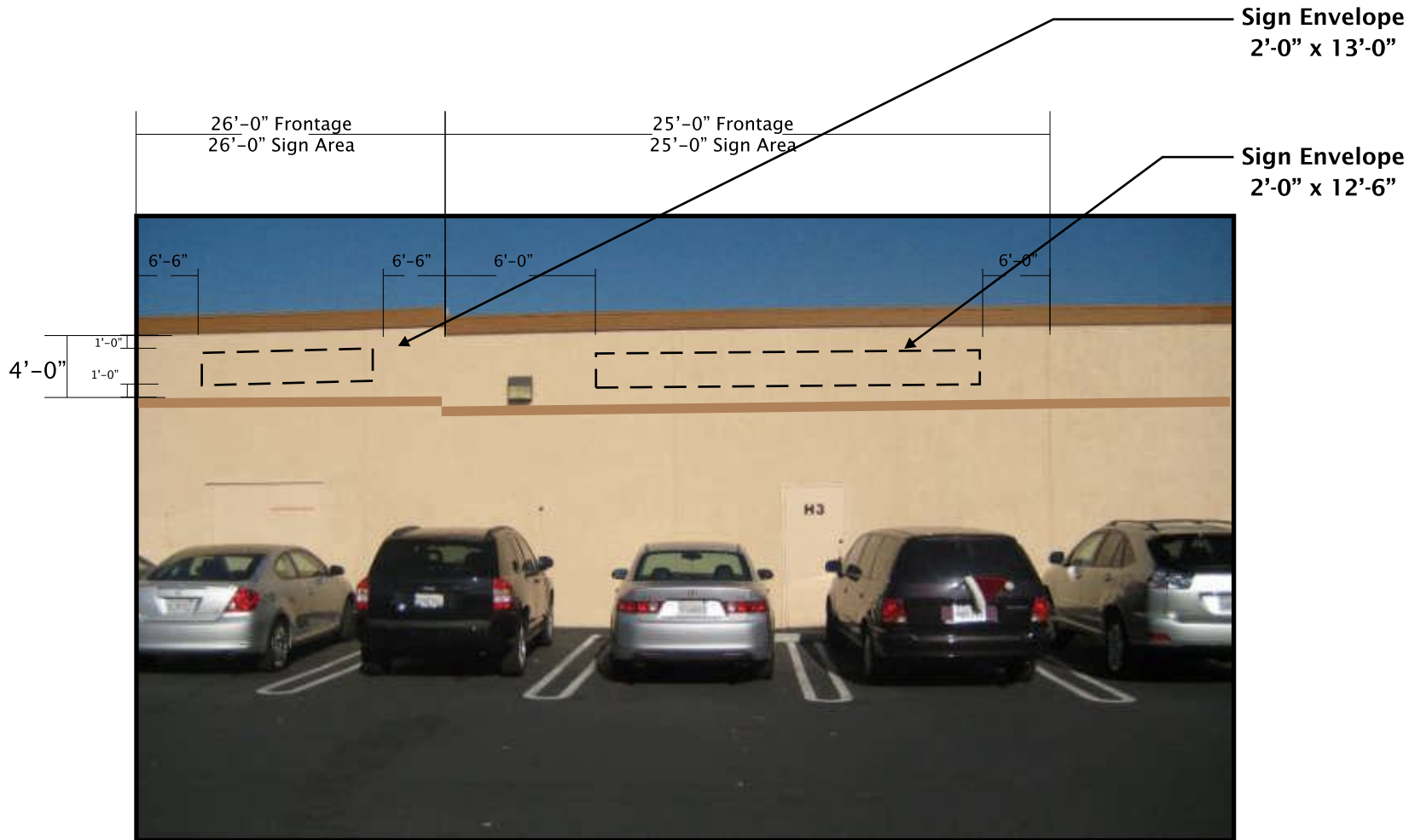


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

23635 El Toro Rd. UNITS H-3, J-1



UNITS H-3 (Right) & J-1 (Left) REAR ELEVATIONS

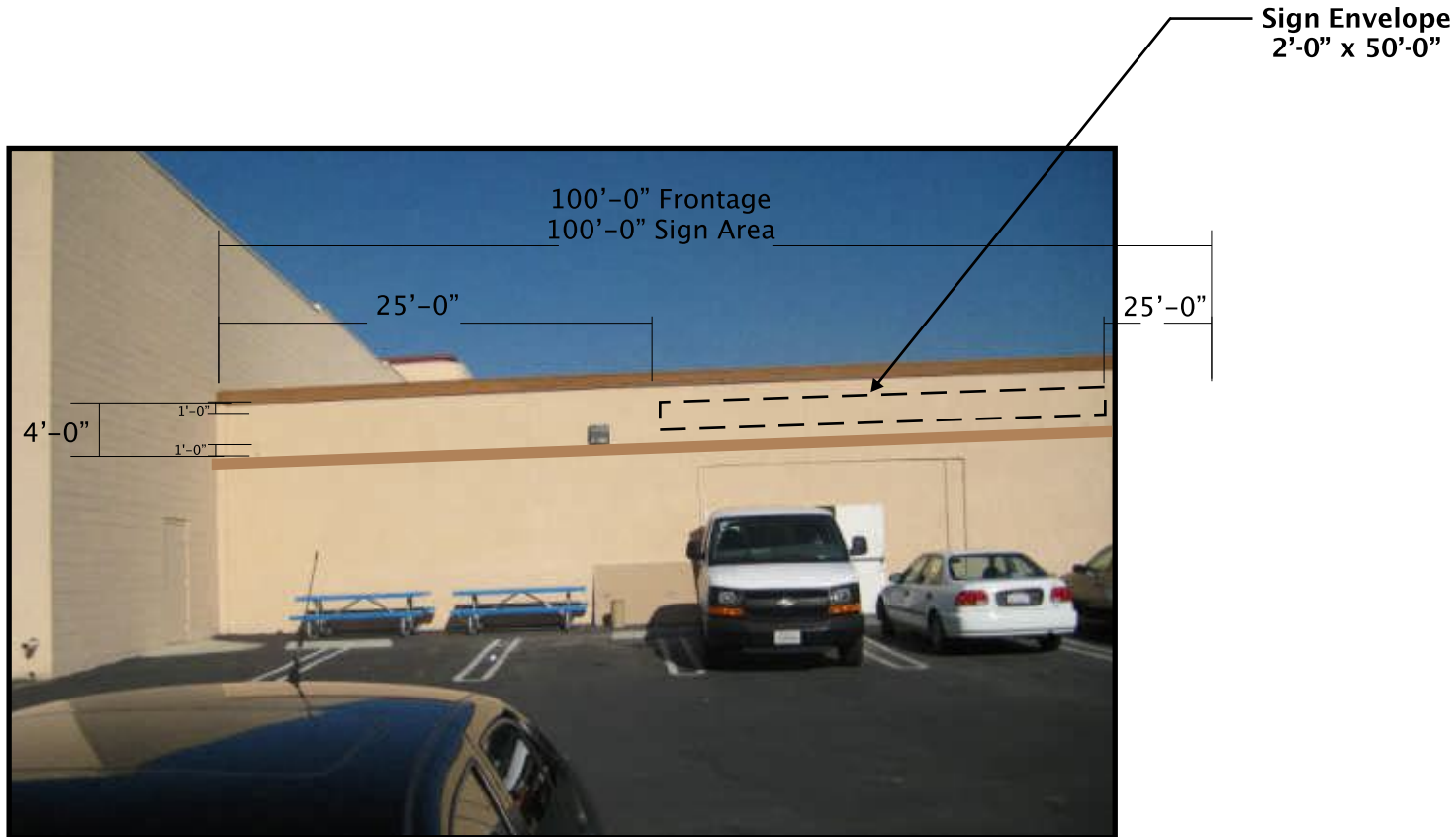


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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

RST REAR SHOP TENANT SIGNAGE

23635 El Toro Rd. UNIT K



UNIT K REAR ELEVATION



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

GS GROUND MONUMENT SIGN

SIGN TYPE A

MATERIALS: Body of sign and Tenant panels to be fabricated from aluminum with a painted satin finish. Tenant copy and graphics to be routed out of panels and backed with acrylic. Base to be laminated with stacked stone to match Home Depot Shops or new pad building. Rear of sign to be aluminum skin painted satin finish.

ILLUMINATION: Tenant panels to internally illuminate using flourescent lamps.

LOCATION: Perpendicular to El Toro Road as noted on site map as Sign A.

QUANTITY: One (1)

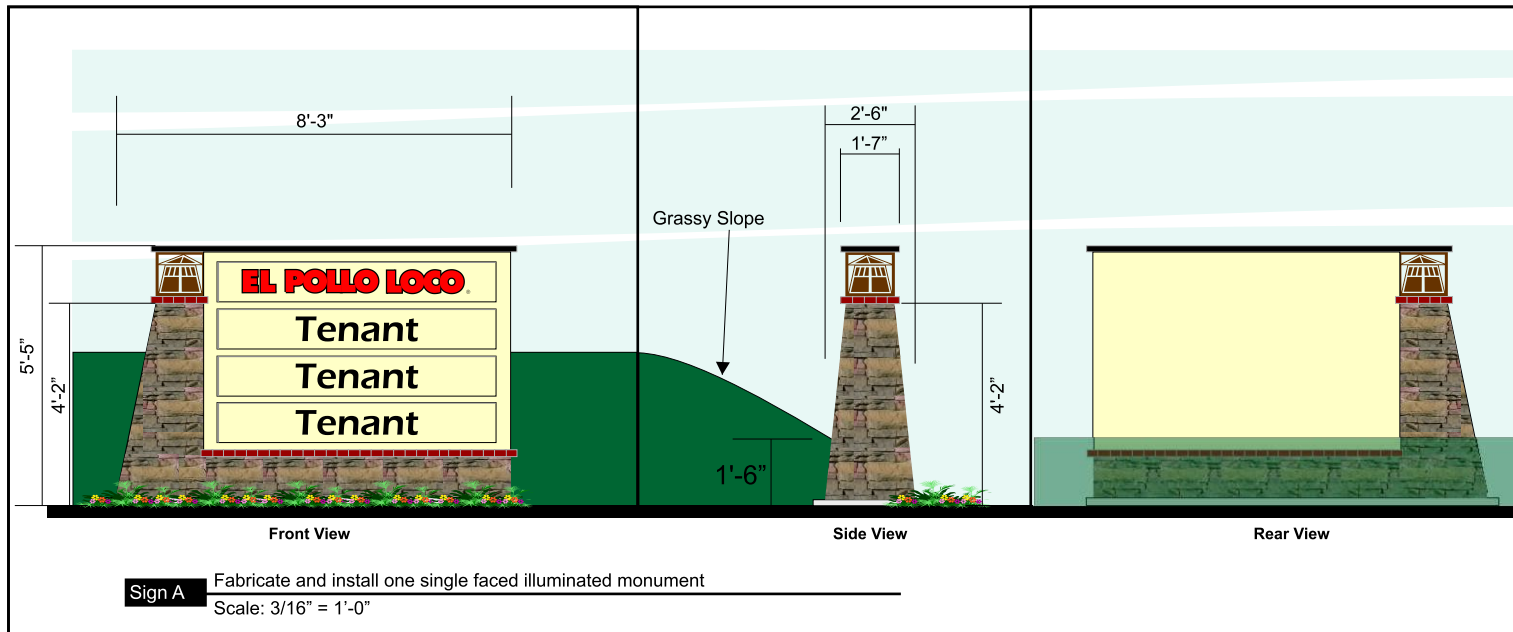
TENANTS: Four (4). Maximum letter height not to exceed 1/2 of the height of the tenant panels. Maximum copy width not to exceed 75% of tenant panel.

SIGN AREA: Total = 48 s.f.

COLOR SCHEDULE

- P1 Cream
- P2 Gold
- P3 Brown
- P4 Brick
- P5 Black

Electrical requirements
(1) 120 Volt Circuit 20 AMP



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

GS GROUND MONUMENT SIGN

SIGN TYPE A.1

MATERIALS: Body of sign and Tenant panels to be fabricated from aluminum with a painted satin finish. Tenant copy and graphics to be routed out of panels and backed with acrylic. Base to be laminated with stacked stone to match Home Depot Shops or new pad building. Rear of sign to be aluminum skin painted satin finish.

ILLUMINATION: Tenant panels to internally illuminate using flourescent lamps.

LOCATION: Perpendicular to El Toro Road Centered at 23621 El Toro Rd as noted on the site map as Sign A.1.

QUANTITY: One (1)

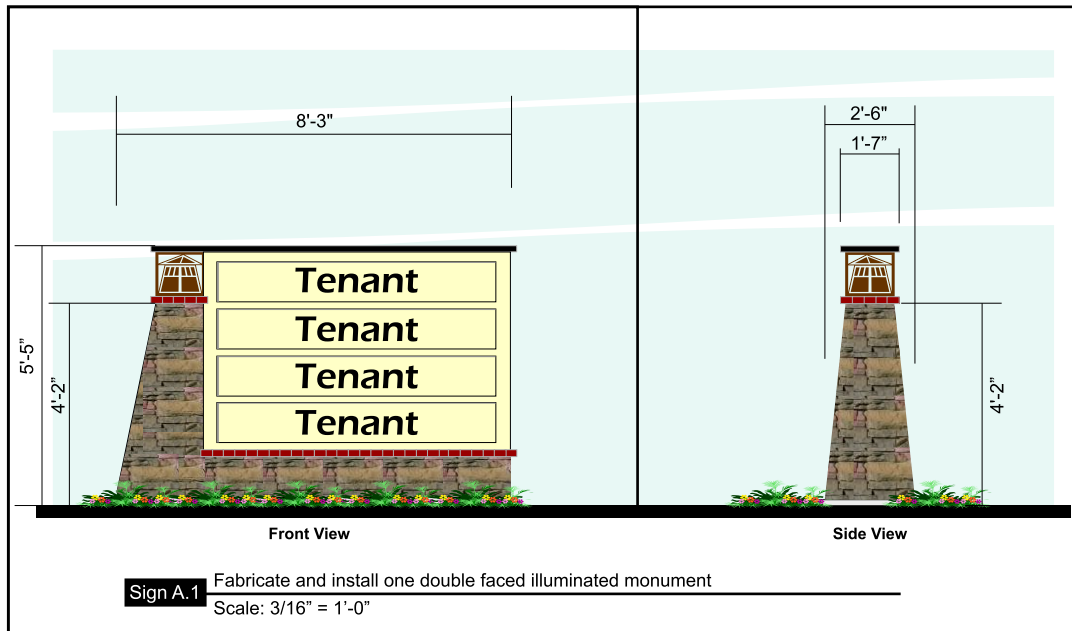
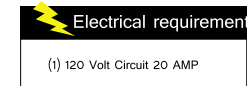
TENANTS: Four (4). Maximum letter height not to exceed 1/2 of the height of the tenant panels. Maximum copy width not to exceed 75% of tenant panel.

SIGN AREA: Total = 48 s.f.

NOTE: Monument sign reserved for 4 tenants within shopping center including 23621 El Toro Rd.

COLOR SCHEDULE

- P1 Cream
- P2 Gold
- P3 Brown
- P4 Brick
- P5 Black



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- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

GS.1 GROUND MONUMENT SIGN

SIGN TYPE B.1

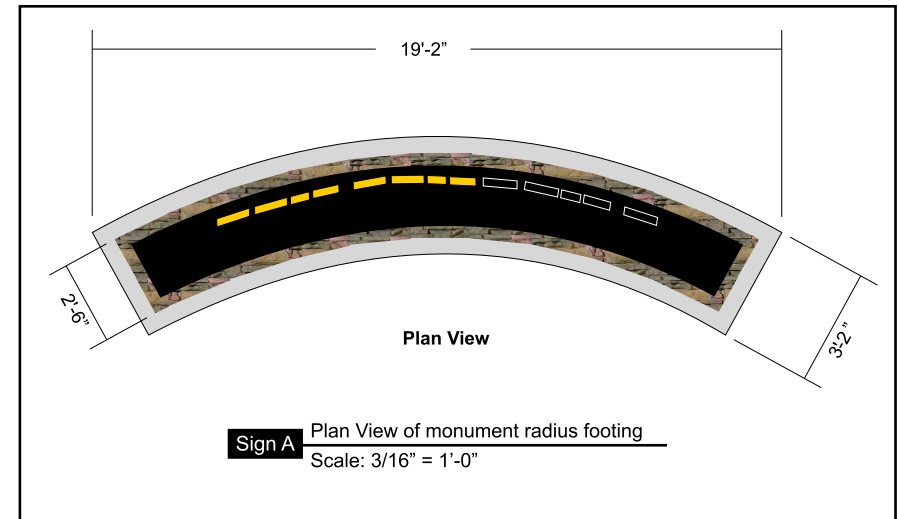
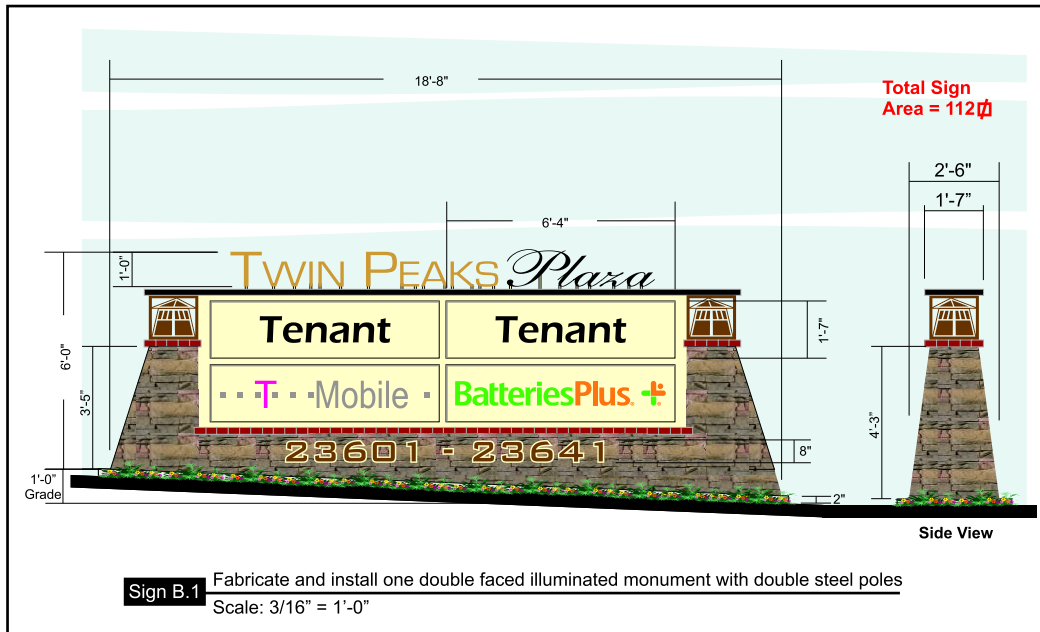
- MATERIALS:** Body of sign and Tenant panels to be fabricated from aluminum on a radius frame and footing with a painted satin light stucco finish. Tenant copy and graphics to be routed out of panels and backed with acrylic. Project I.D. to be FCO 1" deep non-illuminated acrylic letters with aluminum backer. Base to be laminated with cultured stone to match Home Depot Shops or new pad building.
- ILLUMINATION:** Tenant panels to internally illuminate using flourescent lamps.
- LOCATION:** South corner of the El Toro Road entrance as noted on site map as Sign B.
- QUANTITY:** One (1)
- TENANTS:** Four (4). Maximum letter height not to exceed 1/2 of the height of the tenant panels. Maximum copy width not to exceed 75% of tenant panel.
- SIGN AREA:** Total = 112 s.f.

COLOR SCHEDULE

- P1 Cream
- P2 Gold
- P3 Brown
- P4 Brick
- P5 Black

Electrical requirement
(1) 120 Volt Circuit 20 AMP

NOTE: Tenants from Twin Peaks or Home Depot Shops may use tenant panels



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GS.1 GROUND MONUMENT SIGN

SIGN TYPE B.2

MATERIALS: Body of sign and Tenant panels to be fabricated from aluminum on a radius frame and footing with a painted satin light stucco finish. Tenant copy and graphics to be routed out of panels and backed with acrylic. Project I.D. to be FCO 1" deep non-illuminated acrylic letters with aluminum backer. Base to be laminated with cultured stone to match Home Depot Shops or new pad building.

ILLUMINATION: Tenant panels to internally illuminate using flourescent lamps.

LOCATION: North corner of the El Toro Road entrance as noted on site map as Sign B.

QUANTITY: One (1)

TENANTS: Four (4). Maximum letter height not to exceed 1/2 of the height of the tenant panels. Maximum copy width not to exceed 75% of tenant panel.

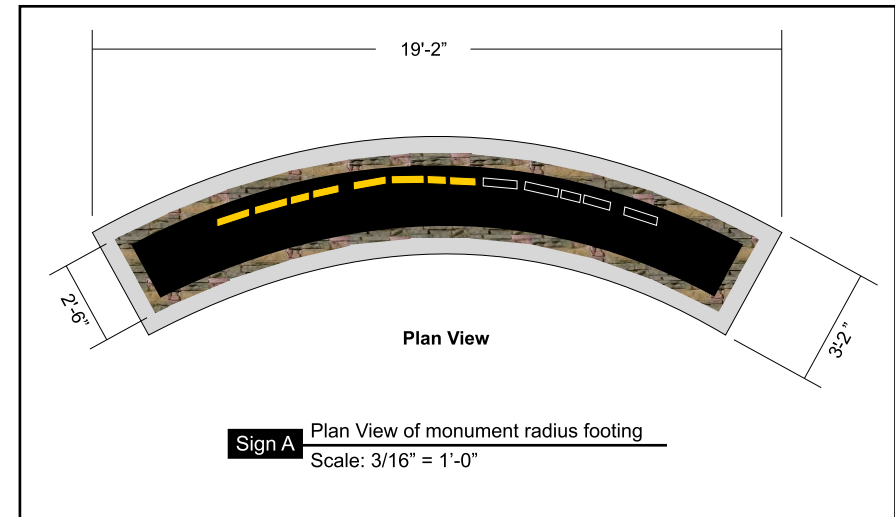
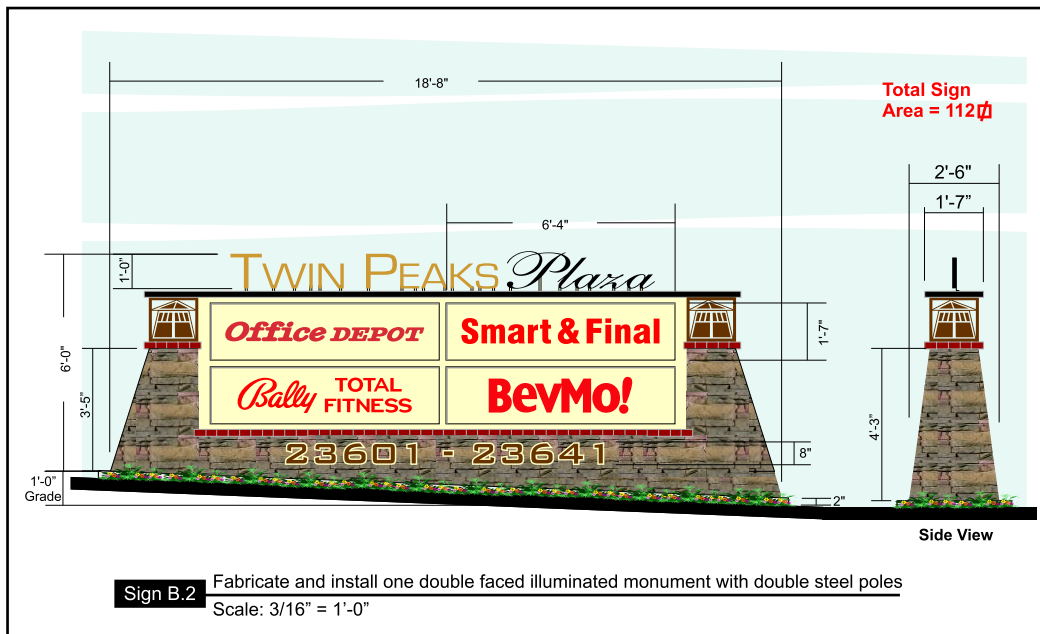
SIGN AREA: Total = 112 s.f.

COLOR SCHEDULE

- P1 Cream
- P2 Gold
- P3 Brown
- P4 Brick
- P5 Black

- R1 - 4/25/07
- R2 - 11/5/07
- R3 - 12/10/07
- R4 - 1/30/08
- R5 - 9/25/08
- R6 - 11/3/08
- R7 - 12/6/12
- R8 - 3/18/19

Electrical requirement
(1) 120 Volt Circuit 20 AMP



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DS DIRECTIONAL SIGNS

SIGN TYPE C

- MATERIALS:** Body of sign and Tenant panels to be fabricated from aluminum with extruded poles painted satin finish. Tenant copy and project I.D. to be reflective vinyl.
- ILLUMINATION:** Non-illuminated
- LOCATION:** South entrance of the Twin Peaks Plaza as noted on site map as Sign C.
- QUANTITY:** Three (3)
- TENANTS:** Sixteen (16)
- SIGN AREA:** Total = 20 s.f.

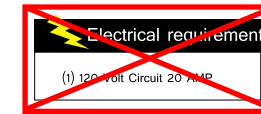
Design #19-142

Date: 3-18-19

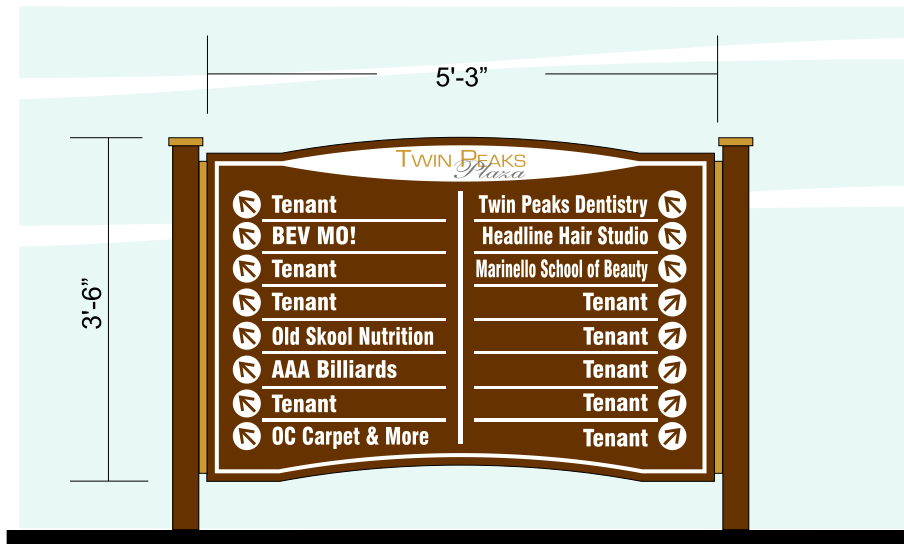
- △ R1 - 4/25/07
- △ R2 - 11/5/07
- △ R3 - 12/10/07
- △ R4 - 1/30/08
- △ R5 - 9/25/08
- △ R6 - 11/3/08
- △ R7 - 12/6/12
- △ R8 - 3/18/19

COLOR SCHEDULE

- P1 Cream
- P2 Gold
- P3 Brown
- P4 Brick
- P5 Black



NON-ILLUMINATED



Sign C Fabricate and install one Single faced non-illuminated directional sign
Scale: 1/2" = 1'-0"



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