

PLANNED SIGN PROGRAM 10-17-5094

(Originally approved as PSP 1999-07 and revised as PSP 2001-08)

FOOTHILL RANCH TOWNE CENTRE - PHASE IV 26562 – 26672 Towne Centre Drive* Foothill Ranch (Lake Forest), Orange County, CA

*This Planned Sign Program does not include wall signage regulations for the Office Buildings located at 26632, 26642 and 26672 Towne Centre Drive. These buildings are required to comply with the sign regulations in the Foothill Ranch Planned Community "Development Plan and Supplemental Text".

Original Developer:

**FOOTHILL-PACIFIC TOWNE CENTRE IV
P.O. Box 3060
Newport Beach, CA 92658
949-760-8591**

CITY OF LAKE FOREST PLANNING COMMISSION APPROVAL
DATE: 12/14/17 SUBJECT TO CONDITIONS OF APPROVAL APPLICATION: PSP 10-17-5094
APPROVAL OF THIS PLAN SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY FEDERAL, STATE, COUNTY, OR CITY LAWS OR ORDINANCES.

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FOOTHILL RANCH TOWNE CENTRE – PHASE IV PLANNED SIGN PROGRAM

SECTION I. INTRODUCTION

The purpose of this Planned Sign Program is to ensure design and production of quality signage which reflects the integrity of the architecture and the intent of all parties, including the original Developer, the City of Lake Forest and any other applicable governing authority for this center. This Planned Sign Program has been developed to communicate the particular parameters each Tenant is to follow so their individual store signage will be effective and also complement the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the Tenant at Tenant's sole expense.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and the aesthetic impact of most shopping center Tenant signs. Within the context of the Planned Sign Program, innovation use of materials, fabrication techniques, typography, and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of the center.

The Planned Sign Program has been written in sections with numbered articles for easy reference. Each Tenant and sign contractor is to read Section I to Section VII. Section VI addresses the specific sign types and related design guidelines contained within this Planned Sign Program. For those sign types which are to be employed by any given Tenant, the section relating to each sign type must be reviewed and adhered to by each Tenant and their sign contractor.

The Planned Sign Program establishes minimum and maximum letter sizes, sign area allowances, and locations for each sign type which is subject to the sole discretionary approval of the original Developer, and/or Landlord and/or Common Area Manager, within the context of this sign program.

SECTION II. APPROVAL PROCEDURE

Tenant shall submit to Landlord and/or Common Area Manager through the Tenant's sign company for approval before fabrication, three (3) copies (in color) of detailed drawings indicating the location, size, layout, design, and color of the proposed sign, including all the lettering and logo information, and a color sample, prior to submitting to the City of Lake Forest and any other applicable governing authority, for review, approval, and permit.

All permits for signs and their installation shall be obtained by Tenant or its representative. Tenant shall be responsible for submitting its sign drawing to all applicable governing authorities for approval. Tenant shall be responsible for all fees associated with such approvals.

A dated signature approval by the Landlord and/or Common Area Manager will be placed on each sign working drawing prior to submittal to the City of Lake Forest (and any other applicable governing authority), for a building permit.

SECTION III. SIGN TYPE SCHEDULE

GROUND MOUNTED:

- Sign Type 1: Primary Shopping Center Monument Signs
- Sign Type 2: Secondary Tenant Monument Signs
- Sign Type 3: Leasing Signs
- Sign Type 4: Project Identity (Entry) Monument Signs (See Phase I and Phase II Planned Sign Programs)
- Sign Type 5: Office Buildings (Towne Centre Plaza) Monument Sign

EXTERIOR WALL MOUNTED:

- Sign Type 6: Major Tenant I.D. (25,000 s.f. to 120,000 s.f.)
- Sign Type 7: Anchor Tenant I.D. (10,001 s.f. to 24,999 s.f.)
- Sign Type 8: Intermediate Tenant I.D. (Less than 10,000 s.f.)
- Sign Type 9: Pad Tenant I.D.
- Sign Type 10: Multi-Tenant Pad I.D.

FOOD FESTIVAL (FOOD COURT) – EXTERIOR MOUNTED:

- Sign Type 11: Food Festival – Shop Tenant I.D. (Less than 10,000 s.f.)
- Sign Type 12: Food Festival – Dome Signs
- Sign Type 13: Food Festival – Column Signs
- Sign Type 14: Food Festival - Banners

SECTION IV. GENERAL SIGN CRITERIA

1. Tenant signage shall include only the business name, as registered on the lease agreement, and established logo symbol.
2. Maintenance of each sign is the responsibility of the Tenant who erected and installed it. Letter forms or letter faces which require repair will be replaced or repaired within thirty (30) days of damaged or notice from the Landlord and/or Common Area Manager. If the signage is not rectified within the thirty (30) day period, the Landlord and/or Common Area Manager will repair the sign at the Tenant's expense.
3. Signs will be free of all labels and manufacturer's advertising with the exception of code requirements.
4. Roof mounted signs are not permitted.
5. No sign will be painted directly onto a wall or surface of any building.
6. Banners, banner flags, pennants, or temporary signs may not be displayed on any building or in the parking area, and temporary signs may not be placed on the inside surface of any window or hung closer than ten (10) feet behind the inside window without prior approval of the Landlord and/or Common Area Manager, the City of Lake Forest and any other applicable governing authority, unless otherwise permitted by this Planned Sign Program.
7. Cooperative Tenant seasonal promotions signing will be permitted only upon review and approval of the Landlord and/or Common Area Manager, the City of Lake Forest and any other applicable governing authority.
8. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage, exceptions may be made wherein the sign is an architectural element related to the Tenant's premises.
9. The Tenant will be fully responsible for the operation of their sign contractor will indemnify, defend, and hold harmless the original Developer, Landlord and/or Common Area Manager and their agents from damage or liabilities resulting from the contractor's work.
10. Tenant shall immediately remove all signs representing a discontinued service and/or project.
11. Upon removal of any sign by Tenant any damage to the building fascia or sign area will be repaired by the Tenant or by the Landlord and/or Common Area Manager at the Tenant's sole expense. Repair work to be completed within a ten (10) day period.
12. The sign area for Tenant wall signage shall be calculated per Lake Forest Municipal Code Section 9.164.040. Per the code section, the sign area shall be calculated by computing the area contained within a figure represented by a maximum of eight perpendicular lines (see following graphic for example). (Sample calculation for area = (length of side 1 x length of side 8) + (length of side 3 x length of side 4).



SECTION V. PRIMARY, SECONDARY, LEASING, PROJECT IDENTITY (ENTRY) AND OFFICE BUILDINGS (TOWNE CENTRE PLAZA) MONUMENT SIGNS (Sign Type 1, 2, 3, 4, 5)

SIGN TYPE 1A & 1B: PRIMARY SHOPPING CENTER MONUMENT SIGNS

1. Location – The approved locations of all Primary Shopping Center Monument signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Primary Shopping Center Monument signs shall be consistent with Exhibit B.
3. Availability of Tenant identification area on the Primary Shopping Center Monument Signs is based on the sole discretion of the original Developer. Once original Developer approval has been obtained, Tenant shall obtain approval from the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum of 1/8" thickness, aluminum sign panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – Sign Type 1A: The maximum height for sign copy on Tenant sign panels A-D (see Exhibit B) shall be nineteen and one half inches (19.50"). The maximum height for sign copy on Tenant sign panels E and F (see Exhibit B) shall be twenty five and one half inches (25.50"). Sign Type 1B: The maximum height for sign copy on Tenant sign panels A-D (see Exhibit B) shall be eleven and three quarter inches (11.75"). The maximum height for sign copy on Tenant sign panels E and F (see Exhibit B) shall be fifteen and three quarter inches (15.75").
7. Tenant Sign Copy Maximum Width – Sign Type 1A: The maximum width for sign copy on Tenant sign panels A-D (see Exhibit B) shall be seven feet (7'), nine inches (9"). The maximum width for sign copy on Tenant sign panels E and F (see Exhibit B) shall be thirteen feet (13'), five inches (5"). Sign Type 1B: The maximum width for sign copy on Tenant sign panels A-D (see Exhibit B) shall be five feet (5'), two inches (2"). The maximum width for sign copy on Tenant sign panels E and F (see Exhibit B) shall be seven feet (7'), nine inches (9").
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

SIGN TYPE 2: SECONDARY TENANT MONUMENT SIGNS

1. Location – The approved locations of all Secondary Tenant Monument Signs are shown on Exhibit A: Site Plan.
2. Monument Sign Design – The size and design of the Secondary Tenant Monument Signs shall be consistent with Exhibit C.
3. Availability of Tenant identification area on the Secondary Tenant Monument Signs is based on Tenant obtaining the approval of the original Developer, the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum 1/8" thickness, aluminum sign panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – The maximum height for sign copy for Tenant sign panels on a Single-Tenant sign (Sign Type ST-2.1 and ST-2.2 on Exhibit C) shall be twenty four inches (24"). The maximum height for sign copy for Tenant sign panels on a Double-Tenant sign (Sign Type ST-2.3 on Exhibit C) shall be eleven inches (11").
7. Tenant Sign Copy Maximum Width - The maximum width for sign copy for Tenant sign panels shall be six feet (6').
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

SIGN TYPE 3: LEASING SIGNS

1. Location – The approved locations of all Leasing Signs are shown on Exhibit A: Site Plan.
2. Leasing Sign Design – The size and design of the Leasing Signs shall be consistent with Exhibit D.
3. Availability of the broker information on the Leasing Signs is based on the sole discretion of the original Developer.
4. Leasing Sign Illumination – None.

SIGN TYPE 4: PROJECT IDENTITY (ENTRY) MONUMENT SIGNS

1. Location – The approved locations of all Project Identity (Entry) Monument Signs are shown on Exhibit A: Site Plan (See Phase I and Phase II Planned Sign Programs).
2. Monument Sign Design – The size and design of the Project Identity (Entry) Monument Signs shall be consistent with Exhibit E (See Phase I and Phase II Planned Sign Programs).
3. Availability of Tenant identification area on the Project Identity (Entry) Monument Signs is based on the sole discretion of the original Developer. Once original Developer approval has been obtained, Tenant shall obtain approval from the City of Lake Forest and any other governing authority.
4. Tenant Sign Panel - Tenants may utilize their letter type, logo type and colors. Brand names and information which make the sign appear to be an advertisement is not permitted.
5. Tenant Sign Panel Construction – Minimum 1/8” thickness, aluminum panels with flush push thru acrylic graphics. The sign panels should be smooth, durable, non-weathering and of high quality. Sign panels with translucent or transparent backgrounds are not permitted. All hardware shall be of nonferrous metals. Exposed hardware is not permitted.
6. Tenant Sign Copy Maximum Height – The maximum height for sign copy for Tenant sign panels shall be two feet (2’).
7. Tenant Sign Copy Maximum Width - The maximum width for sign copy for Tenant sign panels shall be twelve feet (12’), ten and one half inches (10.50”).
8. Tenant Sign Panel Illumination – LED, internally illuminated in a manner that lights only the sign copy. Illumination of sign background is not permitted. Lighting shall be designed so it does not cause glare to motorists. Exposed neon is not permitted.
9. Tenant Sign Panel Color – Tenant sign panels are to match the Primary Shopping Center Monument Sign cabinets in paint brand and color. The current paint brand is Matthews Polyurethane Paint colored to match certain Sherwin-Williams paint colors. The current colors consist of warm browns, tans and white. Landlord and/or Common Area Manager shall provide the exact paint colors to Tenant when needed.

SIGN TYPE 5: OFFICE BUILDINGS (TOWNE CENTRE PLAZA) MONUMENT SIGN

1. Location – The approved location of the Office Buildings Monument Sign is shown on Exhibit A: Site Plan.
2. Office Buildings Monument Sign – The size and design of the Monument Sign shall be consistent with Exhibit F.
3. Office Buildings Monument Sign Illumination – None.

SECTION VI. TENANT STOREFRONT I.D. (Sign Type 6, 7, 8, 9, 10)

SIGN TYPE 6: MAJOR TENANT I.D. SIGNS

1. Definition - A Major Tenant is defined as any Tenant occupying 25,000 s.f. to 120,000 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed six feet (6') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed ten percent (10%) of the building face to a maximum of three hundred fifty (350) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Major Tenant storefront identification sign is allowed per elevation facing a street or parking lot. The maximum number of Major Tenant wall mounted identification signs shall not exceed three (3).
7. Secondary Signage – Major Tenants may install up to two (2) minor secondary wall signs with a maximum allowable area of fifty (50) square feet each.

SIGN TYPE 7: ANCHOR TENANT I.D. SIGNS

1. Definition - An Anchor Tenant is defined as any Tenant occupying 10,001 s.f. to 24,999 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed six feet (6') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed ten percent (10%) of the building face to a maximum of one hundred fifty (150) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Anchor Tenant storefront identification sign is allowed per building elevation facing a street or the parking lot. The maximum number of Anchor Tenant wall mounted identification signs shall not exceed three (3).
7. Secondary Signage – Anchor Tenants may install up to two (2) minor secondary wall signs with a maximum allowable area of fifty (50) square feet each.

SIGN TYPE 8: INTERMEDIATE TENANT I.D. SIGNS

1. Definition - An Intermediate Tenant is defined as any Tenant occupying less than 10,000 s.f. of gross floor area.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed four feet (4') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed ten percent (10%) of the building face to a maximum of one hundred (100) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Intermediate Tenant storefront identification sign is allowed per building elevation facing street or parking lot. The maximum number of Intermediate Tenant wall mounted identification signs shall not exceed three (3).

SIGN TYPE 9: PAD TENANT I.D. SIGNS

1. Definition - A Pad Tenant is defined as any Tenant solely occupying a single freestanding pad building.
2. Letter/Logo Height - The maximum allowable letter/logo height is not to exceed three feet (3') for a single line.
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed two (2) square feet per linear foot of frontage to a maximum of one hundred twenty five (125) square feet per elevation.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Pad Tenant storefront identification sign is allowed per elevation. The maximum number of Pad Tenant wall mounted identification signs shall not exceed three (3).

SIGN TYPE 10: MULTI-TENANT PAD I.D. SIGNS

1. Definition - A Multi-Tenant Pad Tenant is defined as a single freestanding pad building with more than one Tenant.
2. Letter/Logo Height - The maximum allowable letter/logo height for Tenants occupying 2,500 s.f. or more is not to exceed thirty inches (30"). For Tenants occupying less than 2,500 s.f., the maximum allowable letter/logo height is not to exceed twenty four inches (24").
3. Two Line Copy – Two (2) line copy is permitted, provided the total height of the sign does not exceed sixty percent (60%) of the height of the sign fascia.
4. Sign Area - The maximum allowable sign area is not to exceed two (2) square feet per linear foot of Tenant frontage to a maximum of one hundred twenty five (125) square feet per elevation of each Tenant space.
5. Sign Length - Tenant sign length must not exceed seventy five percent (75%) of the Tenant store frontage.
6. Quantity - One (1) Tenant storefront identification sign is allowed per elevation for each Tenant space. The maximum number of tenant signs shall not exceed three (3) for each tenant.

SECTION VII. TENANT STOREFRONT I.D. FABRICATION STANDARDS (SIGN TYPE 6, 7, 8, 9, 10)

The following standards further specify the design and production requirements for Tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program, refer to the design drawings which illustrate the storefront with the sign area indicated on the elevation with a dashed line. The dashed area indicates the maximum area in which the Tenant sign can be placed.

Along with the requirements of this section, the Tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

GENERAL STANDARDS:

1. All Tenant signs are to be illuminated signs which are connected to an assigned J box provided by the Landlord which must be controlled by a dedicated time clock, and have a disconnect switch within visible proximity to the sign.
2. All signs and installation of signs must conform to the appropriate building and electrical codes. The Tenant and the sign contractor will obtain any and all permits required.
3. In no case will there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors, or crossovers. Exposed transformers will be finished in manner consistent with quality fabrication practices and the installation will be approved by the Landlord and/or Common Area Manager.
4. Major Tenant storefront identification signs may be fabricated as individually mounted closed pan or reverse pan channel letters to be floodlit. All other Tenant signs are to be closed pan channel letters.
5. Sign Construction shall conform to the following criteria for the center or equivalent:
 - a. Channel letter and logo forms are to be fabricated from .063 inch aluminum or greater, formed into a pan channel configuration.
 - b. All letter returns shall have depth of 5 inches and be .063 inch aluminum or greater.
 - c. All sign trim caps shall be a minimum of .75 inches and be .040 inch aluminum or greater.
 - d. Each letter must have a minimum of 2 1/4" diameter seep holes for drainage of water.
 - e. The inside of each letter and logo form are to be painted white.

- f. Any permitted cabinets shall be .063 inch aluminum or greater.
 - g. All lighting shall be LED, manufactured, labeled, and installed in accordance with U/L (Underwriters Laboratory) standards with 1/2" spacers between back of sign and building fascia.
 - h. Please refer to the Tenant Storefront I.D Fabrication Standards for the production standard. All returns shall be pre-coated or painted with a polyurethane paint (i.e. Matthews Paint).
 - i. All vinyl construction shall be 3M vinyl or equivalent.
 - j. All acrylic faces shall be of a minimum of 1/8" thickness.
6. Tenant and/or the sign contractor shall not, in course of sign installation or removal, damage any of the building exterior of the structure. The Tenant will be held fully responsible for all costs incurred to repair any damage, at the sole discretion of the Landlord and/or Common Area Manager.
7. All penetrations of the exterior fascia are to be sealed watertight and painted to match the existing fascia color.

SECTION VIII. FOOD FESTIVAL (FOOD COURT) SHOP TENANT I.D. SIGNS (Sign Type 11)

1. Definition - A Food Festival (Food Court) Tenant is defined as any Tenant occupying less than 10,000 square feet of gross floor area in the Food Court Building (26612 Towne Centre Drive).
2. Fabrication & Design Guidelines – See Exhibit G (“Foothill Towne Centre Food Festival Sign Criteria and Guidelines dated November 18, 1998”).

SECTION IX. FOOD FESTIVAL (FOOD COURT) DOME SIGNS, COLUMN SIGNS AND BANNERS (Sign Type 12, 13, 14)

SIGN TYPE 12: FOOD FESTIVAL – DOME SIGNS

1. Definition - Food Festival (Food Court) Dome Signs is defined as the four (4) signs on the Food Festival (Food Court) Building which identify “Foothill Ranch Towne Centre” and “Food Festival”. Three (3) Dome Signs are mounted on the front of the Building in the primary dome area. One (1) Dome Sign is mounted on the back of the Building.
2. Design Guidelines – See Exhibit H.

SIGN TYPE 13: FOOD FESTIVAL – COLUMN SIGNS

1. Definition - Food Festival (Food Court) Columns Signs is defined as the two (2) signs on the Food Festival (Food Court) Building columns which identify “Food Festival”.
2. Design Guidelines - See Exhibit H.

SIGN TYPE 14: FOOD FESTIVAL – BANNERS

1. Definition - Food Festival (Food Court) Banners is defined as the four (4) decorative banners that are placed on the front of the Food Festival (Food Court) Building and the approximately sixteen (16) decorative banners that are placed on the light posts adjacent to the Building.
2. Design Guidelines - See Exhibit H.

SITE PLAN

- ST-1A PRIMARY SHOPPING MONUMENT
- ST-1B PRIMARY SHOPPING MONUMENT
- ST-2 SECONDARY TENANT MONUMENT
- ST-3 LEASING SIGN
- ST-4 PROJECT IDENTITY (ENTRY) MONUMENT
- ST-5 OFFICE MONUMENT

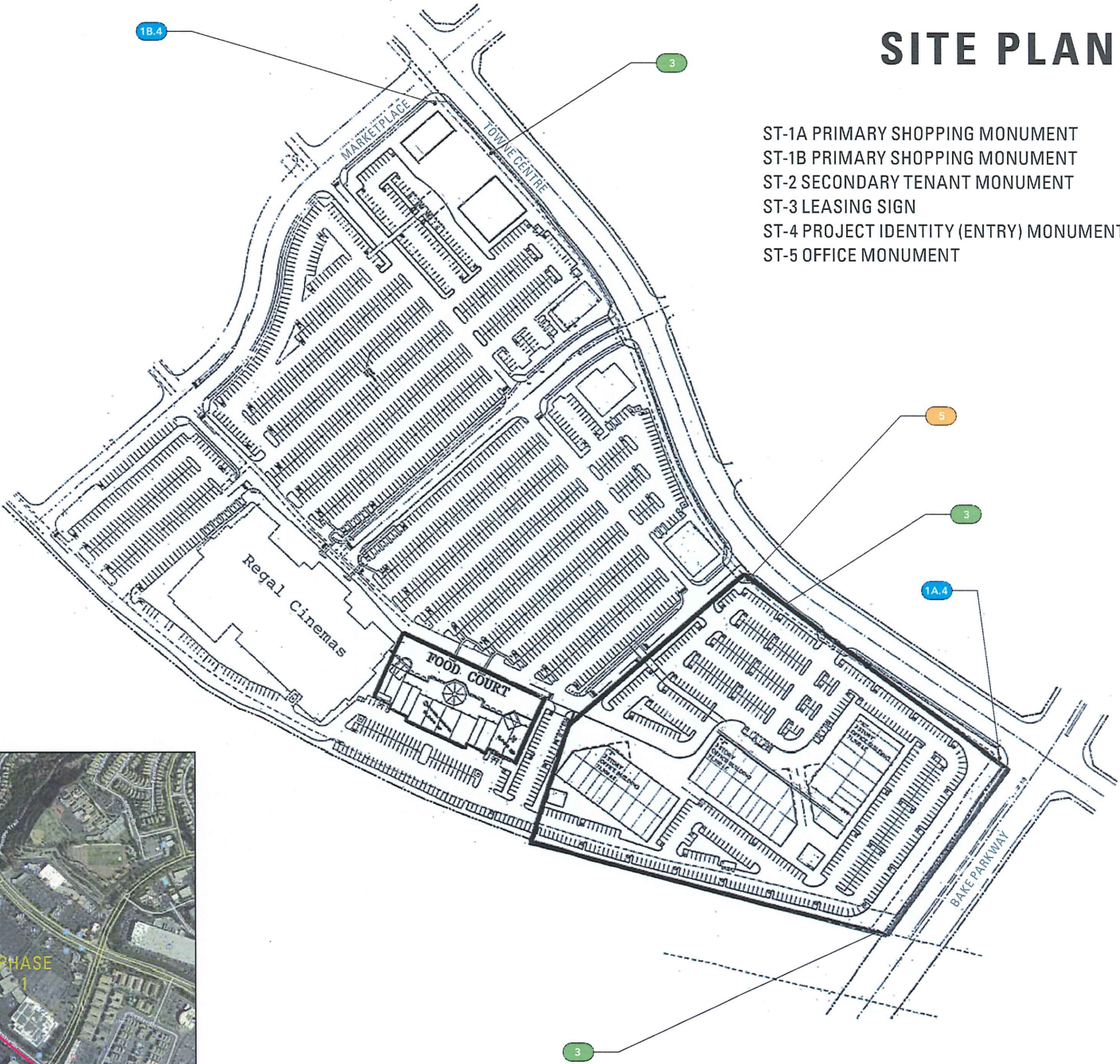


EXHIBIT A (SITE PLAN)

1. FOND DU LAC STONE VENEER. GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
 2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
 3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
 4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
 5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
 6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.
 7. 1/4" PROUD PUSH THRU WHITE 7328 ACRYLIC
- *ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*
**ALL INTERNAL ILLUMINATION SHALL BE LED*

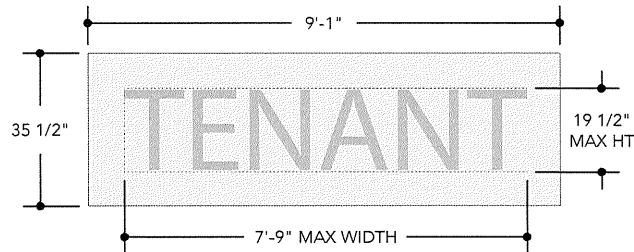
SIGN TYPE 1A

PRIMARY SHOPPING MONUMENT

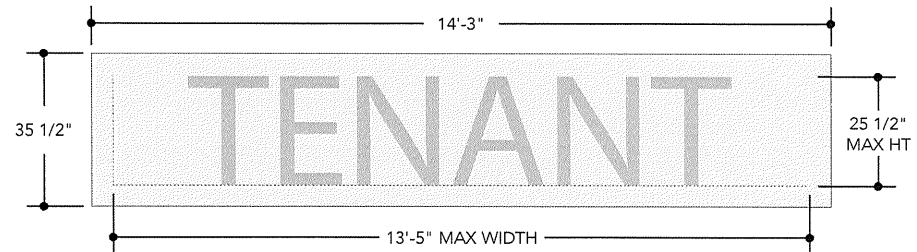
TOTAL SIGN AREA = 360 SQFT

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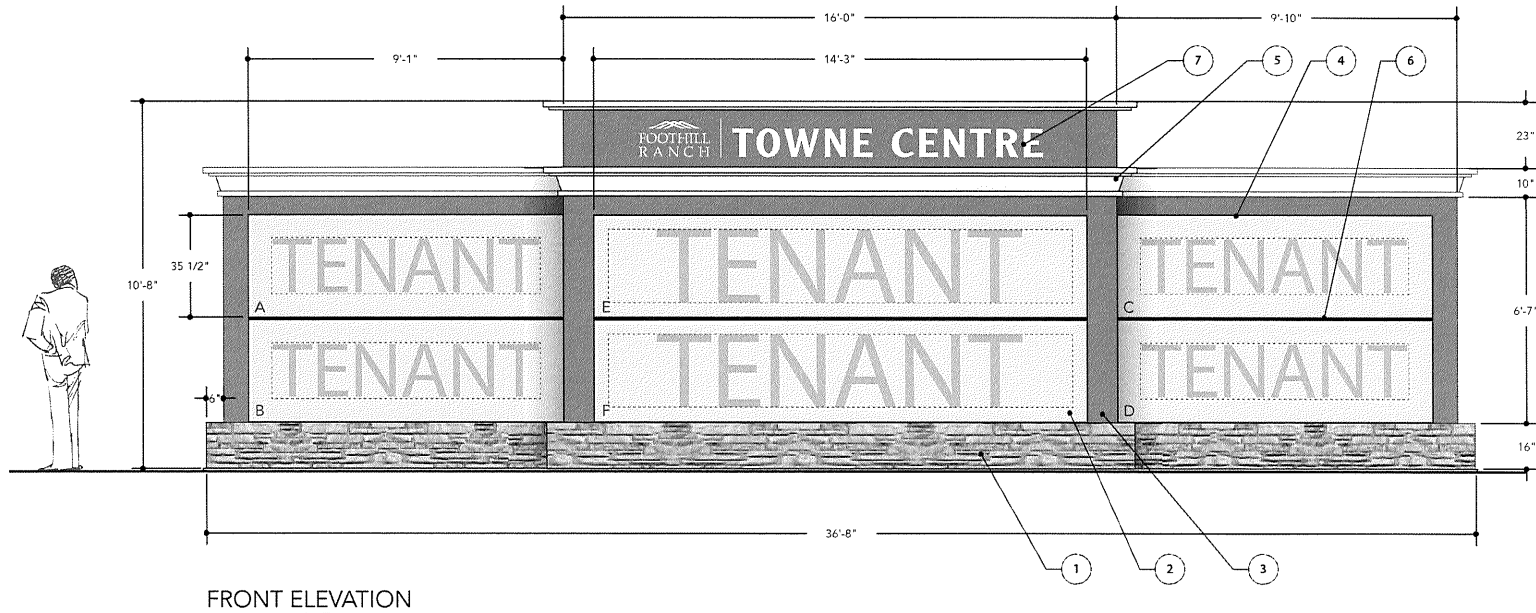
EXHIBIT B



TENANT PANELS A - D (MIN. 8" BORDER)



TENANT PANELS E & F (MIN. 5" BORDER)



FRONT ELEVATION

1. FOND DU LAC STONE VENEER. GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.
7. 1/4" PROUD PUSH THRU WHITE 7328 ACRYLIC

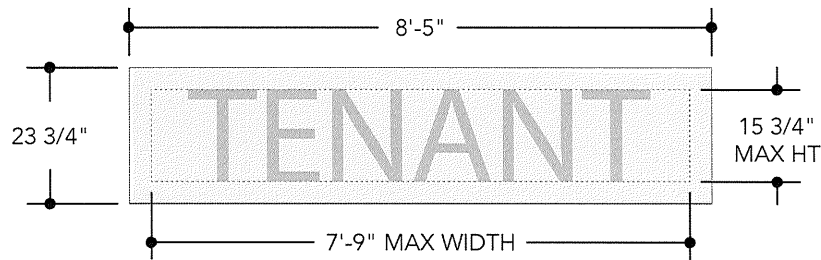
**ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*

**ALL INTERNAL ILLUMINATION SHALL BE LED*

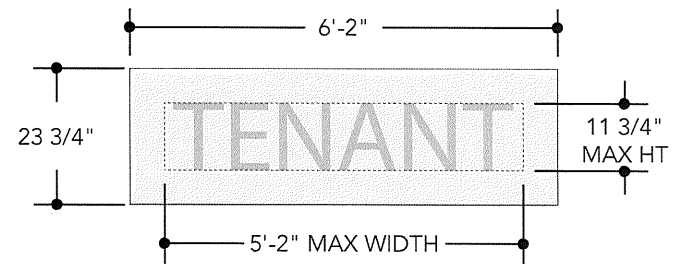
SIGN TYPE 1B

PRIMARY SHOPPING MONUMENT

TOTAL SIGN AREA = 160 SQFT

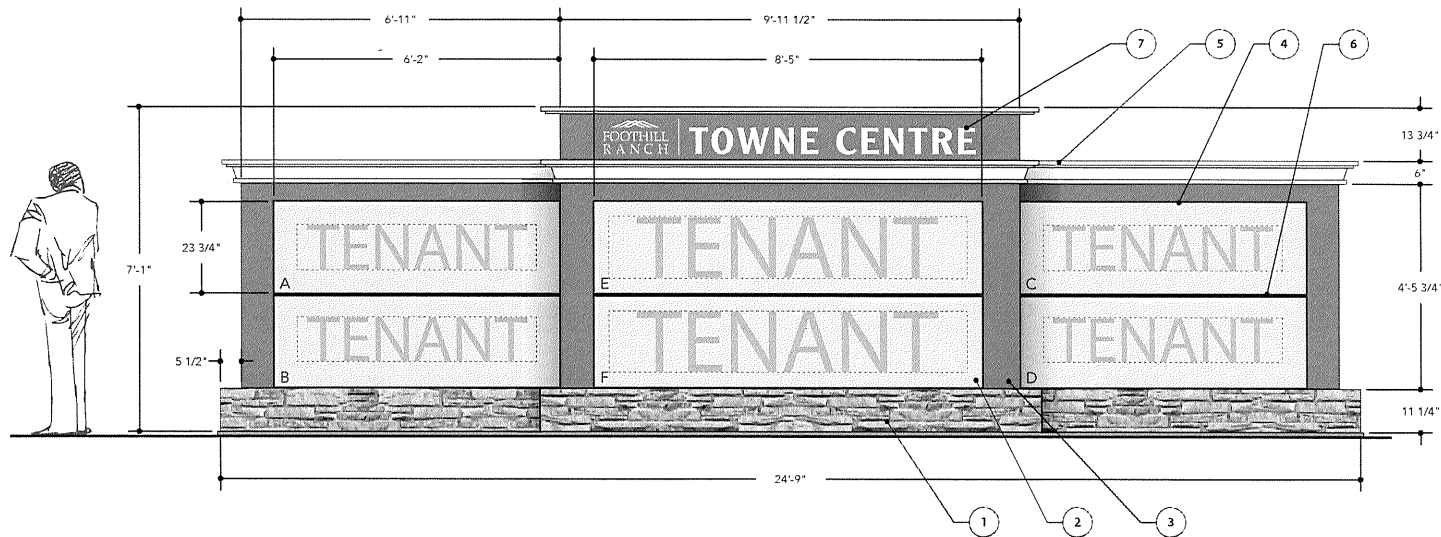


TENANT PANELS E & F (MIN. 4" BORDER)



TENANT PANELS A - D (MIN. 6" BORDER)

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EXHIBIT B



FRONT ELEVATION

SIGN TYPE 2

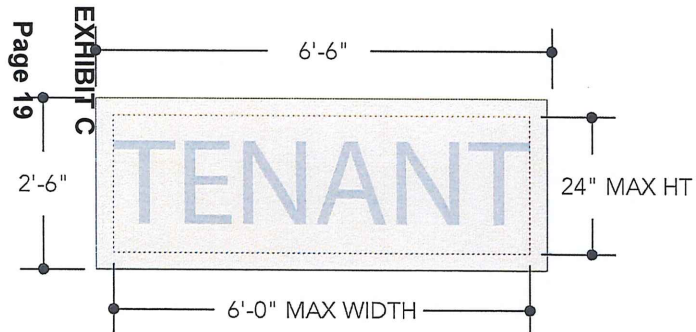
SECONDARY TENANT MONUMENT

TOTAL SIGN AREA = 40 SQFT

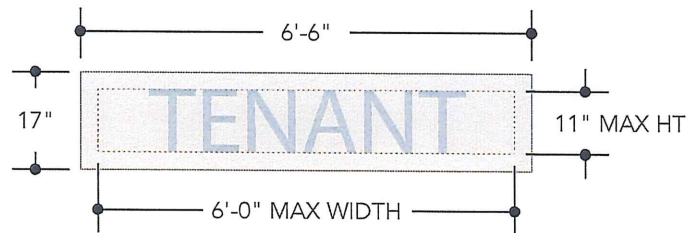
1. FOND DU LAC STONE VENEER. GROUT SIZES & STYLE TO MATCH FOOTHILL RANCH WALLS AT ALTON & PORTOLA.
2. 1/8" THK ALUM TENANT PANELS WITH FLUSH PUSH THRU ACRYLIC GRAPHICS WITH TENANT'S CORPORATE COLOR VINYL ON FACES. PAINTED TO MATCH SHERWIN WILLIAMS SW6105.
3. SIGN CABINET FABRICATED FROM 1/8" THK ALUM. PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
4. 1/4" THK X 1.5" DEEP ALUM TENANT PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
5. 1/8" THK ALUM FABRICATED CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
6. 1" X 1.5" DEEP ALUM TENANT PANEL DIVIDER PAINTED MATTHEWS MP02250 ALTON BROWN.

*ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE

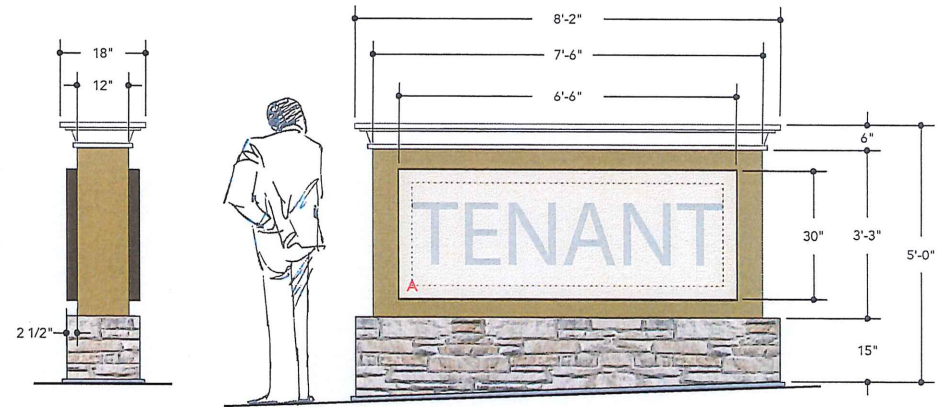
*ALL INTERNAL ILLUMINATION SHALL BE LED



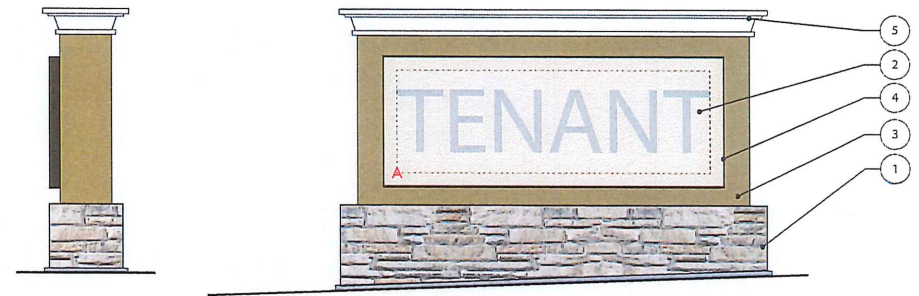
TENANT PANELS A (MIN. 3" BORDER)



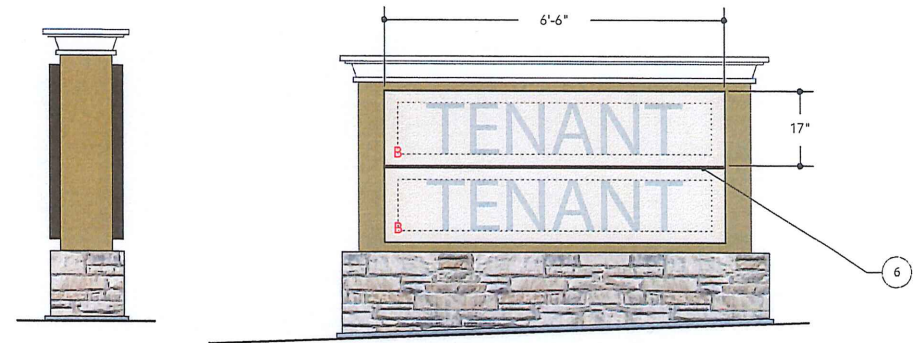
TENANT PANELS B (MIN. 3" BORDER)



ST-2.1 - DOUBLE SIDED SINGLE TENANT



ST-2.2 - SINGLE SIDED SINGLE TENANT



ST-2.3 - DOUBLE SIDED DOUBLE TENANT

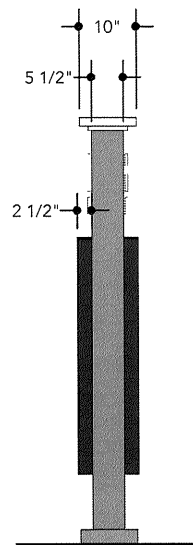
1. REMOVABLE PANEL WITH VINYL GRAPHICS
 2. SIGN BODY PAINTED TO MATCH SHERWIN WILLIAMS SW6109 HOPSACK.
 3. PANEL FRAME PAINTED MATTHEWS MP02250 ALTON BROWN.
 4. CAP PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
 5. PIN MOUNTED LOGO PAINTED TO MATCH SHERWIN WILLIAMS SW6385 DOVER WHITE.
- *ALL PAINT SHALL BE "MATTHEWS" ACRYLIC POLYURETHANE*

SIGN TYPE 3

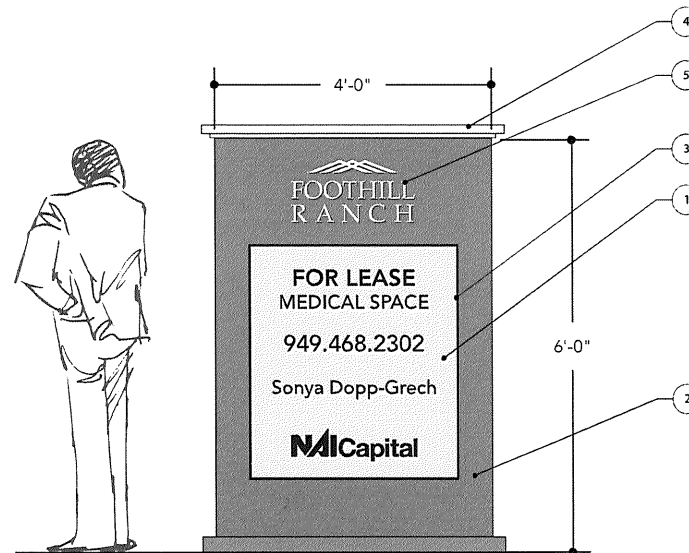
LEASING SIGN

TOTAL SIGN AREA = 24 SQFT

Page 20
EXHIBIT D



SIDE ELEVATION
SCALE: 1/2" = 1'



FRONT ELEVATION
SCALE: 1/2" = 1'

SEE PHASE I AND PHASE II PLANNED SIGN PROGRAMS

EXHIBIT E

Page 21

SEE PHASE I AND PHASE II PLANNED SIGN PROGRAMS

EXHIBIT E

Page 22

SIGN TYPE 5

OFFICE MONUMENT



4' WIDE X 6' TALL ALUMINUM CABINET WITH CONCRETE BASE

EXHIBIT F

Page 23

APPENDIX

**FOOTHILL TOWNE CENTRE FOOD FESTIVAL
SIGN CRITERIA AND GUIDELINES**

November 18, 1998

Prepared by:
Graphic Solutions
1750 Kettner Boulevard
San Diego, CA 92101

EXHIBIT G

Pages 24 - 39

CONSTRUCTION REQUIREMENTS

1. All formed metal, such as letter forms, shall be fabricated using full-weld construction.
2. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
3. Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel. Angle clips attached to letter sides will not be permitted.
4. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish.
5. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable.
6. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
7. Reverse channel letters shall be pinned 2" off building wall. Return depth shall be 2-1/4", maximum, for letters less than 12 " in height, and such signs shall have a clear acrylic backing. Double tube neon shall be used where width of letter stroke exceeds 2-1/4".
8. Depth of open channel letters shall not exceed 2". All hardware and neon tube supports inside open channel letters shall be painted to match interior letter color. Neon tubing shall be sufficient to make letters read "solid" and shall be installed so that top surface of neon is flush with front edges of open channel.

9. Signs illuminated with neon shall use 30 m.a. transformers. The ballast for fluorescent lighting shall be 430 m.a. Fluorescent lamps shall be single pin (simline) with 12" center-to-center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
10. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
11. The back side of all bare neon used for signage shall be painted to provide an opaque finish. Paint color shall exactly match the Owner-approved specification.
12. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish, stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials will be allowed.
13. Underwriter's Laboratory-approved labels shall be affixed to all electrical fixtures. Fabrication and installation of electrical signs shall comply with all national and local building and electrical codes.
14. Penetrations into building walls, where required, shall be made waterproof.
15. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor on drawings submitted to the Owner. Sign contractor shall install same in accordance with the approved drawings.
16. In no case shall any manufacturer's label be visible from normal viewing angles.
17. 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.

DESIGN GUIDELINES

Only those sign types specified in the Sign Plan will be allowed.

1. Design Objective

The primary objective of the sign criteria is to generate high quality, creative tenant signage. Tenant signs shall be themed and designed to contribute to the overall project design theme and shall be consistent with the provisions of the sign guidelines for the center, and Tenant Sign Criteria. In addition, it is the objective of the sign guidelines to establish a distinct theme for the Food Festival section of the center which should be especially vibrant in terms of images, colors and lighting to correspond to the intensified activity of that area of the center.

A diversity of sign types and styles is encouraged to impart a lively quality. Treatments may be thematic, sculptural with a mixed media approach utilizing a variety of materials, colors, and lighting techniques. Treatments encouraged by the plan include:

- mixed-media signs incorporating multi-dimensional forms and combinations of colors, shapes, materials, and lighting techniques
- application of innovative technologies (e.g., fiber optics, neon accents)
- fusion of contemporary and historical elements to create a unique appearance

2. Acceptable Sign Treatments

A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged. The following treatments are considered appropriate:

- dimensional geometric shapes
- painted metal
- screens, grids, or mesh
- etched or polished metal
- cut steel or fabricated steel
- neon
- dimensional letter forms with seamless edge treatment
- opaque acrylic materials with matte finishes
- internally illuminated signs with seamless opaque cabinets and pop-through lettering and/or neon

3. Lighting

In keeping with the creative design objective, identity signs for tenants should be illuminated using a variety of lighting techniques. One or more of the following are encouraged:

- reverse channel neon with silhouette illumination
- open channel neon
- fiber optics
- bud light sculptures
- exposed neon
- internal illumination
- front lighting
- area lighting

All front lighting should be baffled and obscured in channels where possible. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront.

All exposed or skeletal neon must be backed with a opaque coating, unless otherwise specified herein or approved in writing by the Owner. All housings and posts for exposed neon signs must be painted out to match the building background immediately behind and adjacent to the sign.

The following shall be prohibited:

- animated lights
- exposed conduits and raceways
- front lighting fixtures that compete with the storefront design

4. Colors

The following guidelines are to be adhered to in selecting colors for tenant signage:

- sign colors should be selected to provide sufficient contrast against building background colors
- colors within each sign should be harmoniously blended
- sign colors should be compatible with building background colors
- signage colors should provide variety and excitement
- color of letter returns should contrast with face colors for good daytime readability
- interior of open channel letters should be painted dark when against light backgrounds
- neon colors should complement related signage elements

All sign colors are subject to review and approval by the Owner as part of the tenant sign submittal.

5. Typestyles

The use of logos and distinctive typestyles is encouraged for all tenant signs. Type may be arranged in one or two lines of copy and may consist of upper and/or lower case letters.

6. Sizes and Quantities

Sizes and quantities for tenant signs shall be as outlined in the 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 signs appear balanced and in scale in relation to their backgrounds. Sign lettering and figures shall not exceed 80% of the width of the available architectural sign background area or height dimensions indicated in exhibits.

Foothill Towne Centre Food Festival Sign Criteria and Guidelines

SIGN CRITERIA

Food Festival tenants may erect tenant identification signage as shown below. Sign type will be determined by architectural features of the individual tenant lease space, subject to Owners approval and should be multi-dimensional with a mixed media approach utilizing a variety of materials, colors, and lighting techniques.

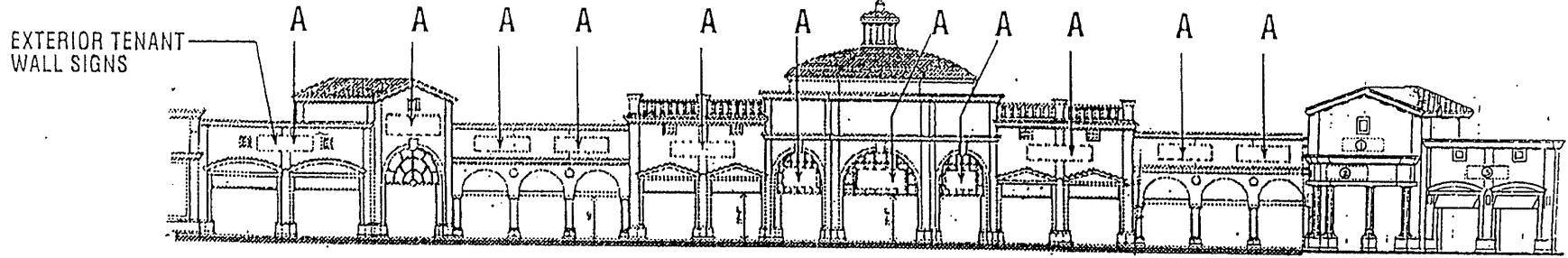
Food Festival Tenants must provide at their own expense (1) exterior and (1) interior sign. For interior signage, tenants may elect to use either a 3-dimensional wall sign integrated with the architectural storefront treatment areas (Type B1), or a combination wall sign and projecting sign (Type B2), or a canopy sign (Type B3).

* 80% of the store frontage times 7 ft.
 ** 80% of the store frontage times 5 ft.

Sign Type	Max. Qty.	Single - faced / Double-faced	Maximum Sign Area	Copy	Location	Treatment
A) Exterior Wall / Canopy Sign <i>Exhibits 3 & 4</i>	1 per tenant	S.f.	Fit comfortably within space designated by this criteria *	Tenant name and/or logo	Exterior building wall (<i>Exhibit 1</i>) or exterior canopy grid (<i>Exhibit 3</i>) as designated by this criteria	Multi-layered with a variety (minimum 2 different types) of lighting <i>Exhibit 4</i>
B1) Interior Wall Sign (3-dimensional) <i>Exhibit 6</i>	1 per tenant	S.f., 3-dimensional	Fit comfortably within space designated by this criteria <i>Exhibit 5</i> **	Tenant name and/or logo, plus decorative imagery and product reference	Interior building wall above glazing, as designated by this criteria <i>Exhibits 2</i>	3-dimensional with a variety (minimum 2 different types) of lighting
B2) Interior Projecting Sign / Wall sign combination <i>Exhibit 7</i>	1 per tenant	S.f. or D.f. dimensional	Wall sign: Fit comfortably within space designated by this criteria ** Blade sign: 6' x 6'	Tenant name and/or logo, plus sculptural element	Interior building wall above door, as designated by this criteria <i>Exhibit 2</i>	Wall sign: Multi-layered with a variety (minimum 2 different types) of lighting Blade sign: Externally-illuminated
B3) Interior Canopy <i>Exhibit 8</i>	1 per tenant	S.f. or D.f. dimensional	Fit comfortably within space designated by this criteria **	Tenant name and/or logo, plus layered or decorative element	On architectural canopy, as designated by this criteria <i>Exhibit 2</i>	Multi-layered with a variety (minimum 2 different types) of lighting

EXHIBITS

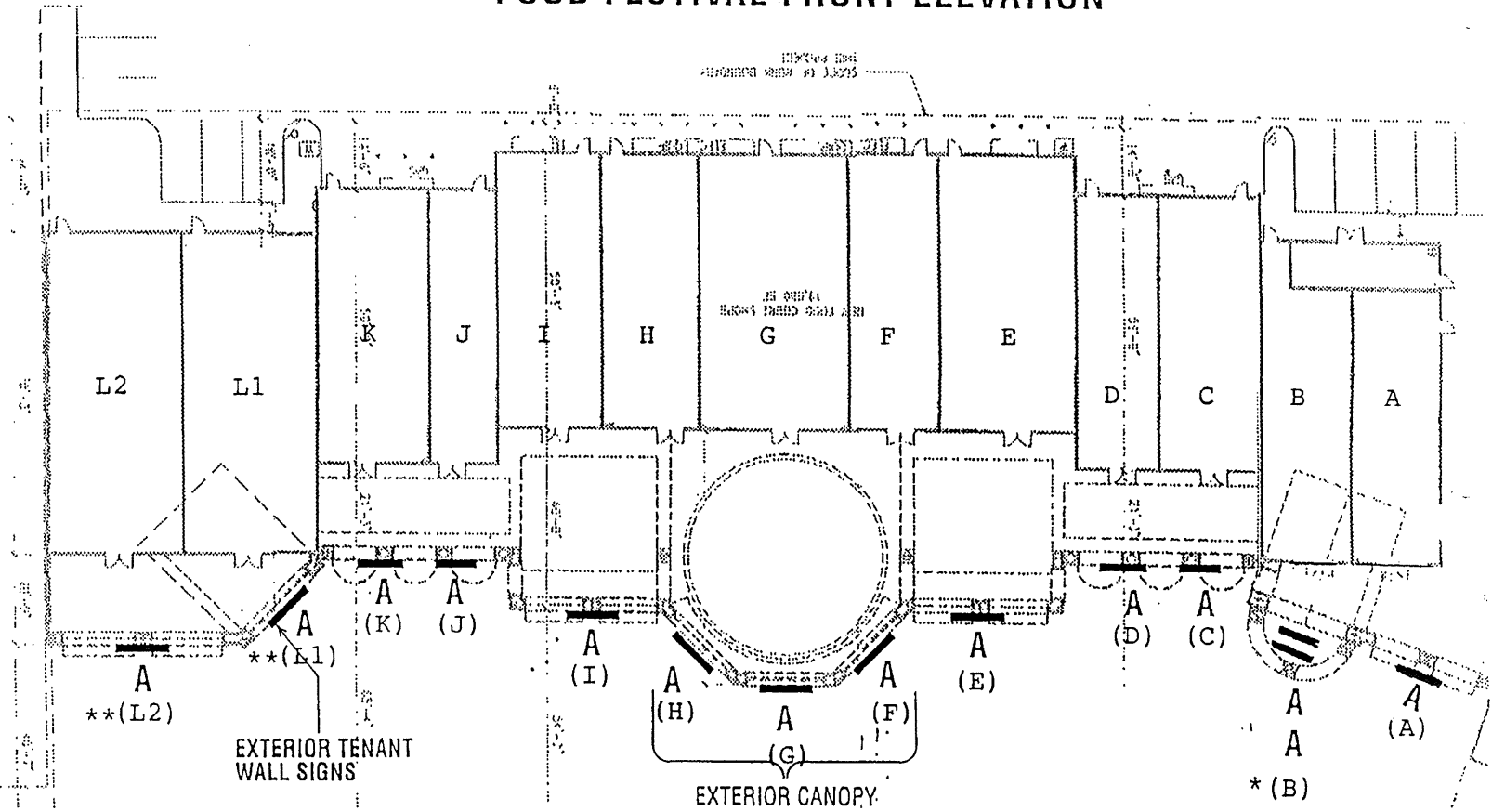
NOTE: All maps and figures indicate typical design concepts and locations. Exhibits are not intended to suggest final sign designs or exact locations.



FOOD FESTIVAL FRONT ELEVATION

EXHIBIT I

AMENDED ON 04/27/99 TO REFLECT SUITES A&B. ALSO REVISED TO REFLECT REVISED SIGN LOCATIONS (SUITES A&B)



FOOD FESTIVAL SIGN LOCATION PLAN

- * CHOICE OF ONE SIGN LOCATION
- ** CHOICE OF ONE SIGN LOCATION IF SPACES L1&L2 LEASED TO ONE TENANT

EXHIBIT 2

AMENDED ON 04/27/99
TO REFLECT REVISED
SIGN LOCATIONS (SUITES B&L)

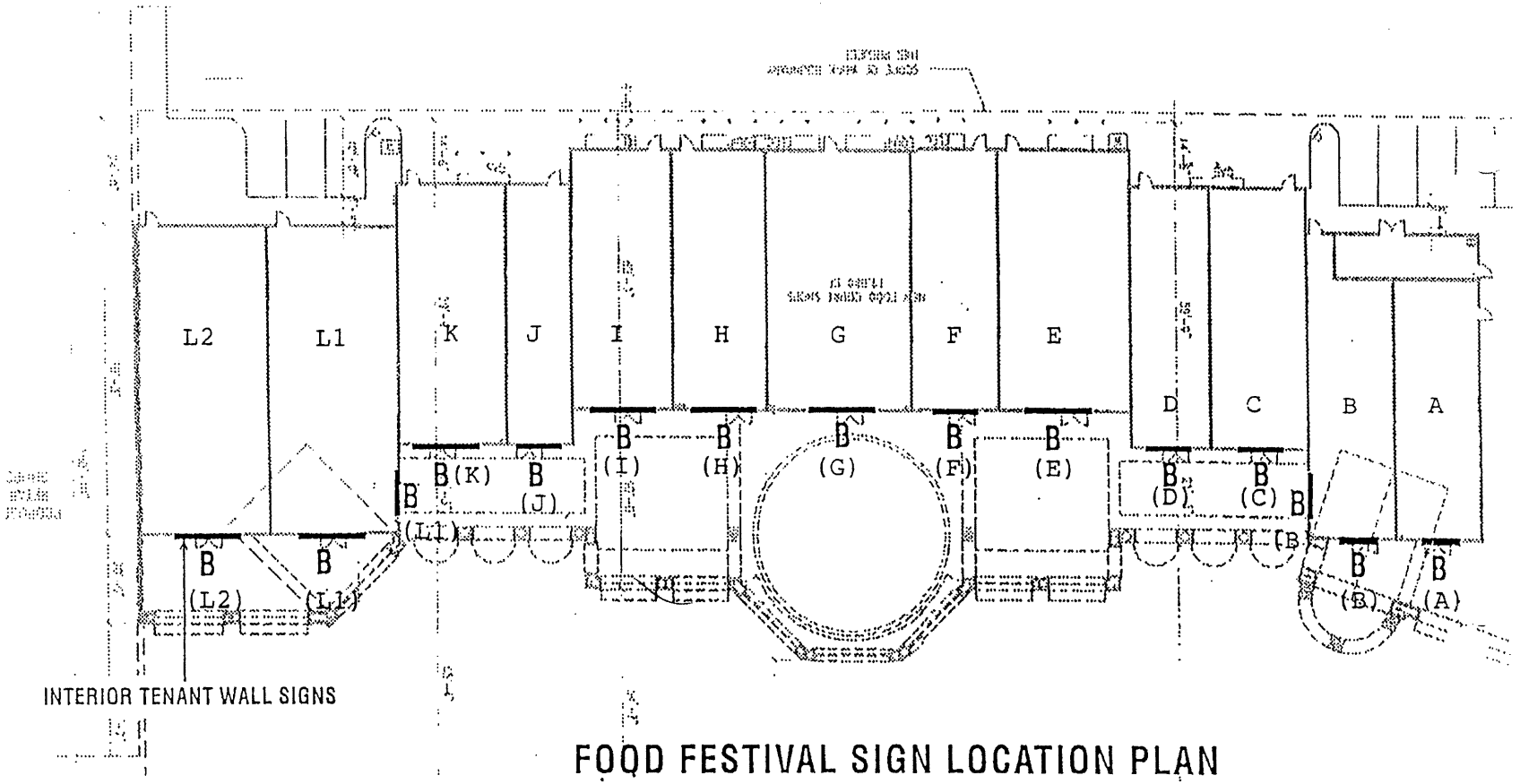
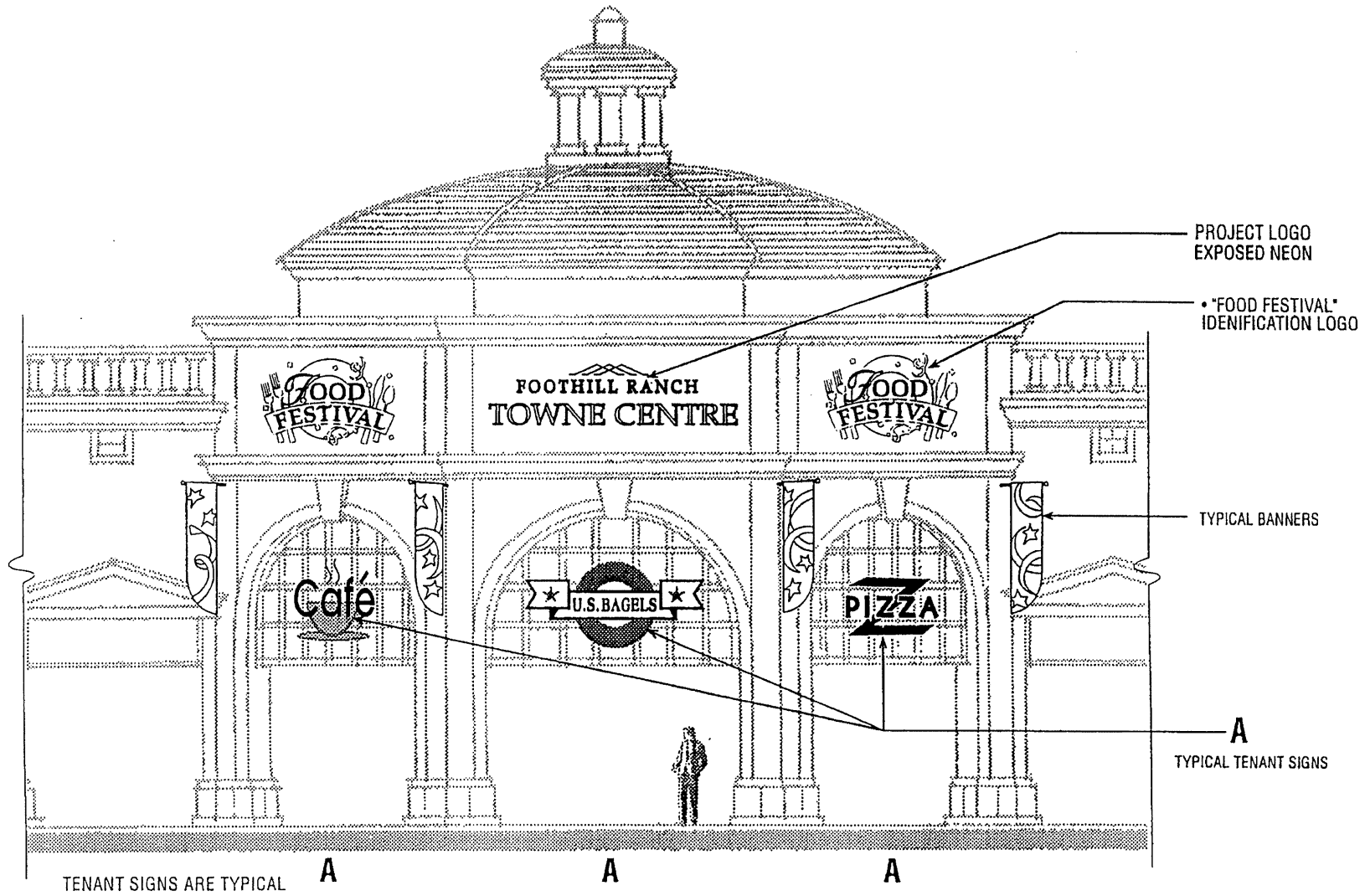
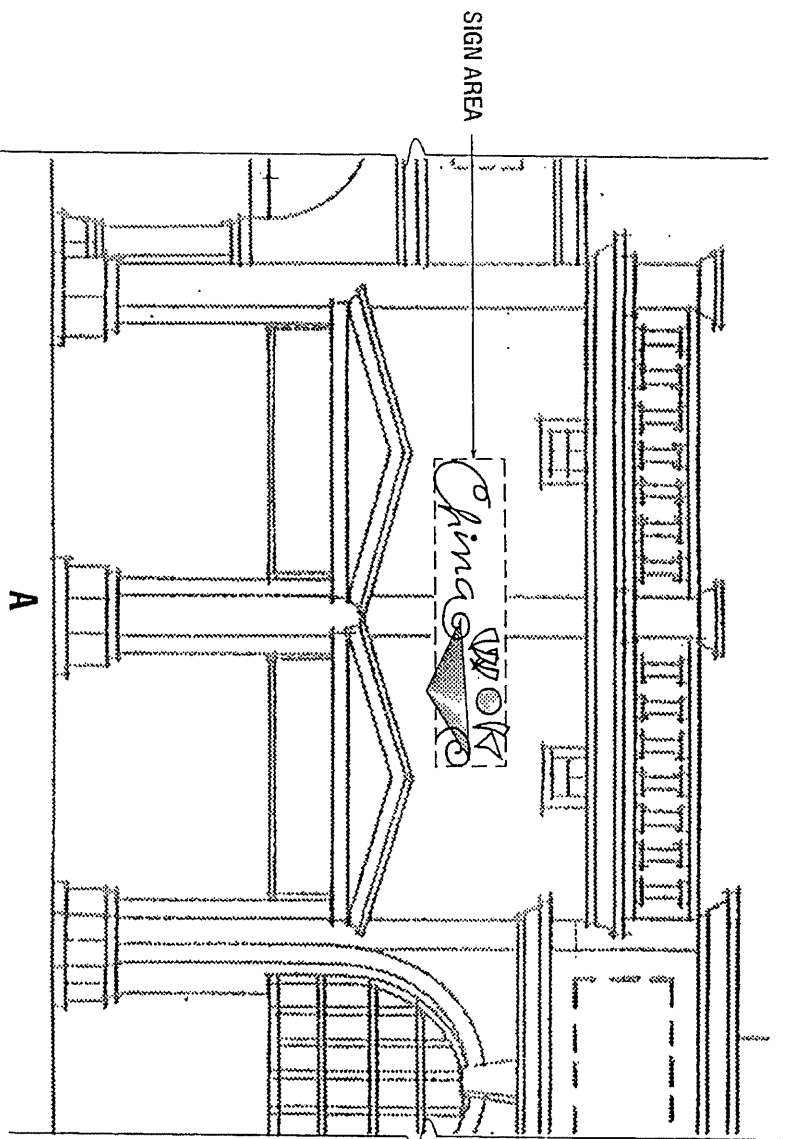
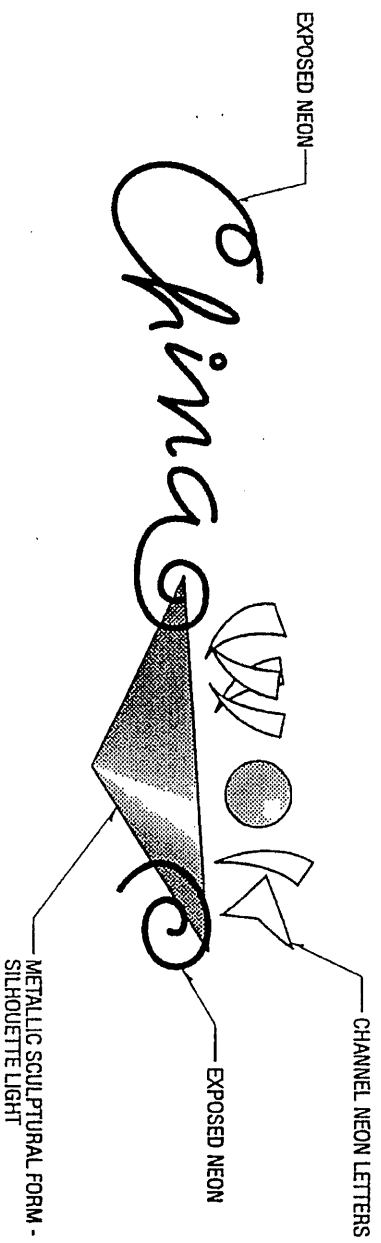


EXHIBIT 3



SIGN TYPE A - EXTERIOR CANOPY ELEVATION - TYPICAL FRONT VIEW

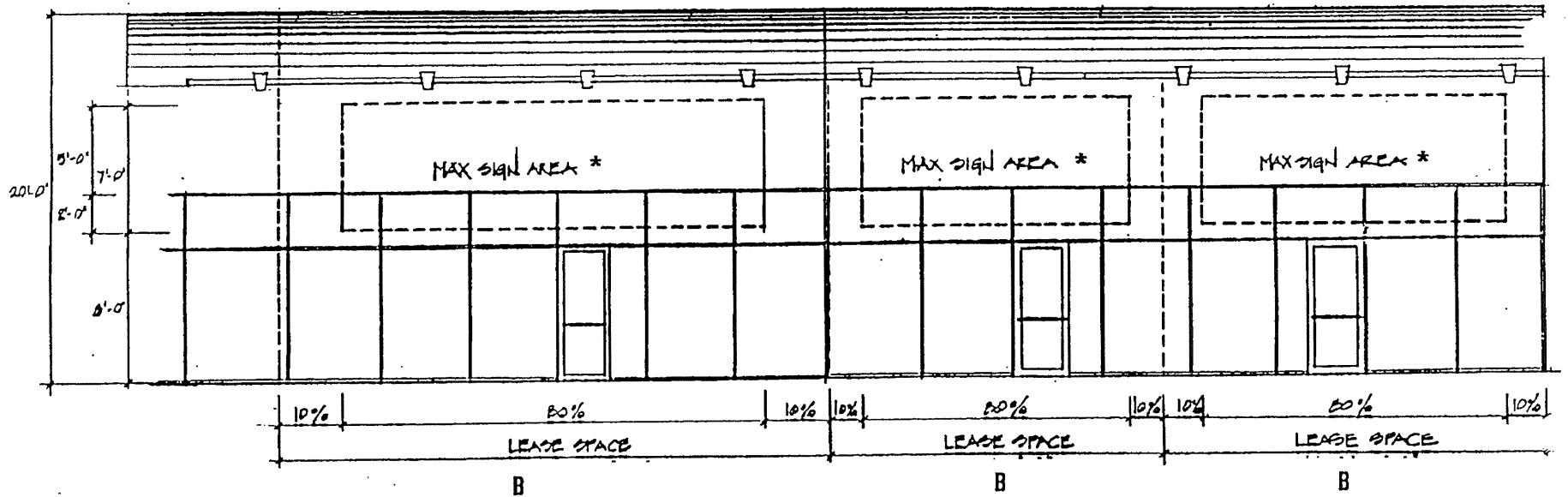


SIGN TYPE A - EXTERIOR WALL SIGN - TYPICAL FRONT VIEW

* Maximum Sign Area:
 70' (max. store front)
 x 80% x 7' = 392 sf.

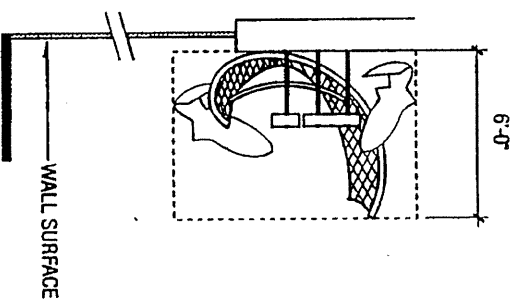
EXHIBIT 4

EXHIBIT 5

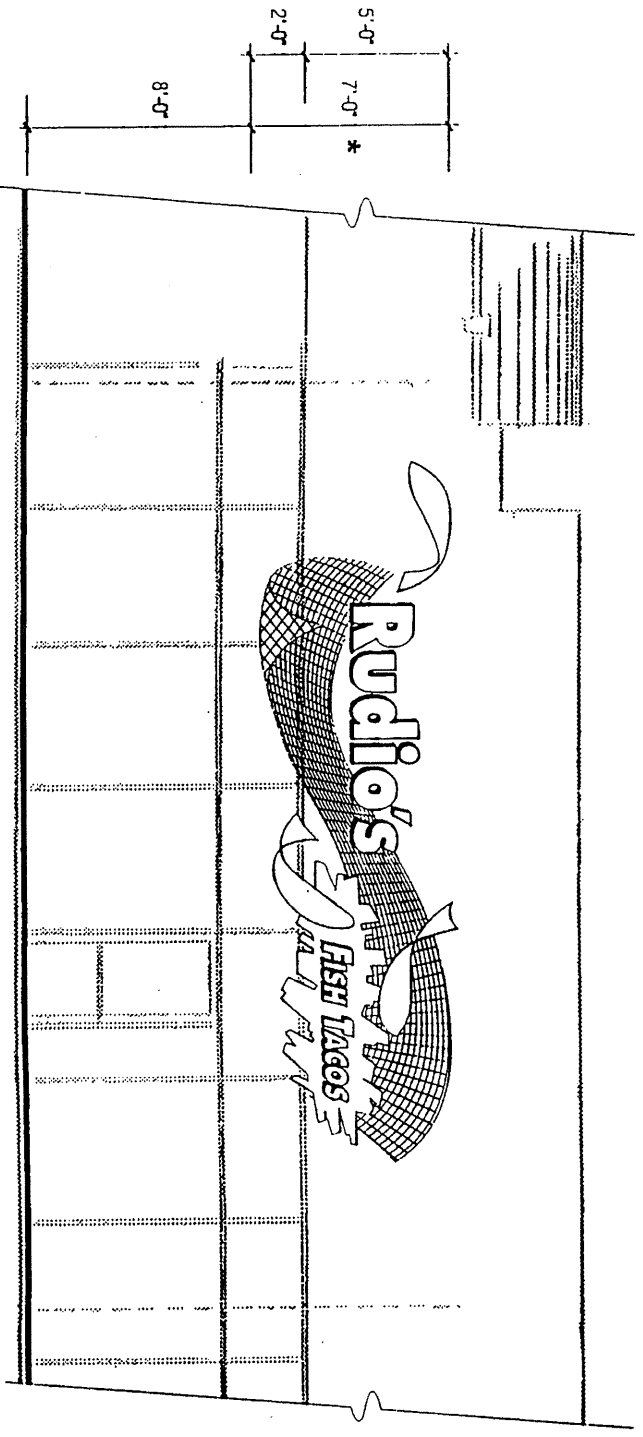


SIGN TYPE B - SIGN AREA - INTERIOR WALL SIGN - TYPICAL FRONT VIEW

* Maximum Sign Area:
 $70'$ (max. store front) \times 80% \times $5'$ = 280 sf.
 Sign shall be placed entirely within the
 $7'$ high envelope noted above.



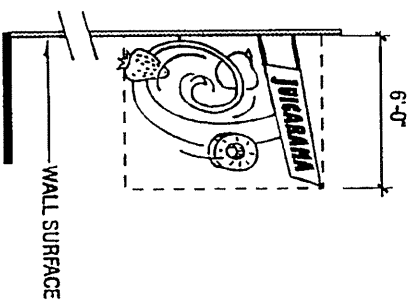
SIGN TYPE B.1 - INTERIOR 3 DIMENSIONAL WALL SIGN - TYPICAL SIDE VIEW



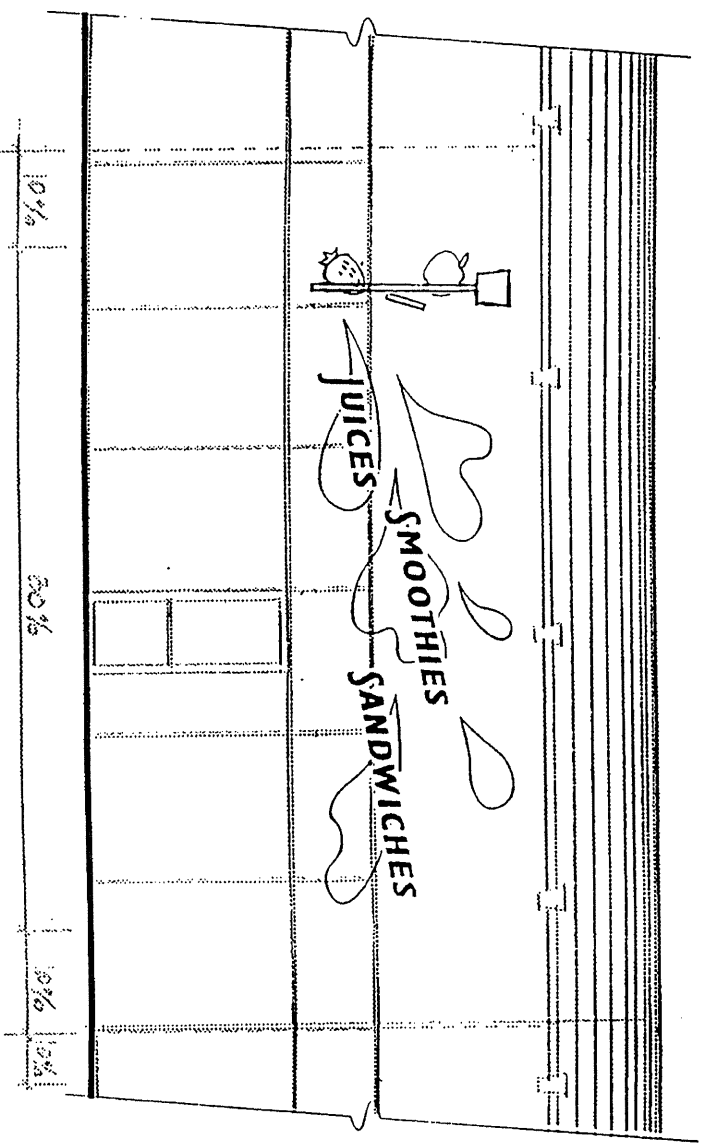
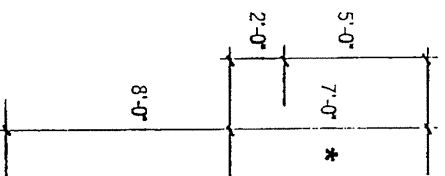
SIGN TYPE B.1 - INTERIOR 3 DIMENSIONAL WALL SIGN - TYPICAL FRONT VIEW

- * Sign shall be placed entirely within the 7' high envelope provided above.

EXHIBIT 6



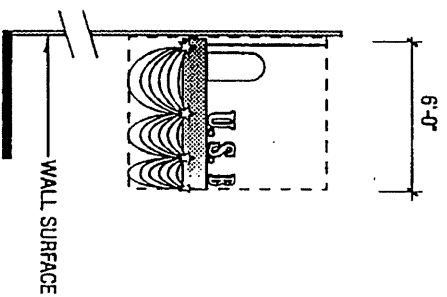
SIGN TYPE B.2 - INTERIOR PROJECTING SIGN - TYPICAL SIDE VIEW



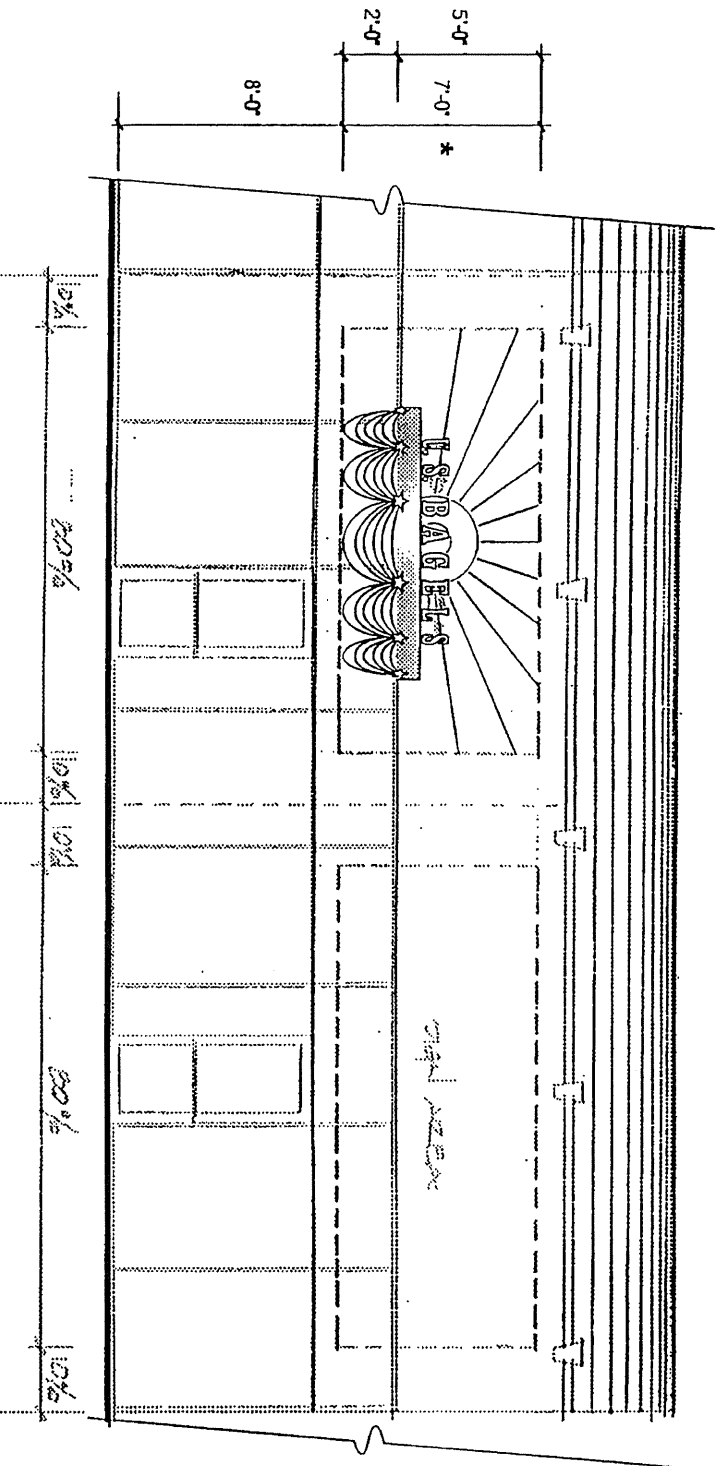
SIGN TYPE B.2 - INTERIOR PROJECTING / WALL SIGN COMBINATION - TYPICAL FRONT VIEW

* Sign shall be placed entirely within the 7' high envelope provided above.

EXHIBIT 7



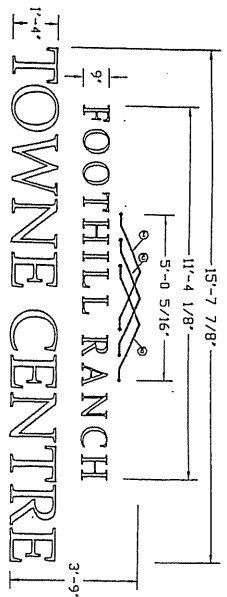
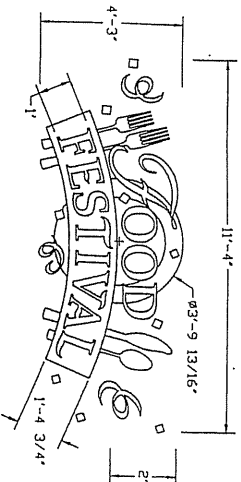
SIGN TYPE B.3 - INTERIOR CANOPY SIGN - TYPICAL SIDE VIEW



SIGN TYPE B.3 - INTERIOR CANOPY SIGN - TYPICAL FRONT VIEW

* Sign shall be placed entirely within the 7' high envelope provided above.

EXHIBIT 8



① SIGN J ELEVATION

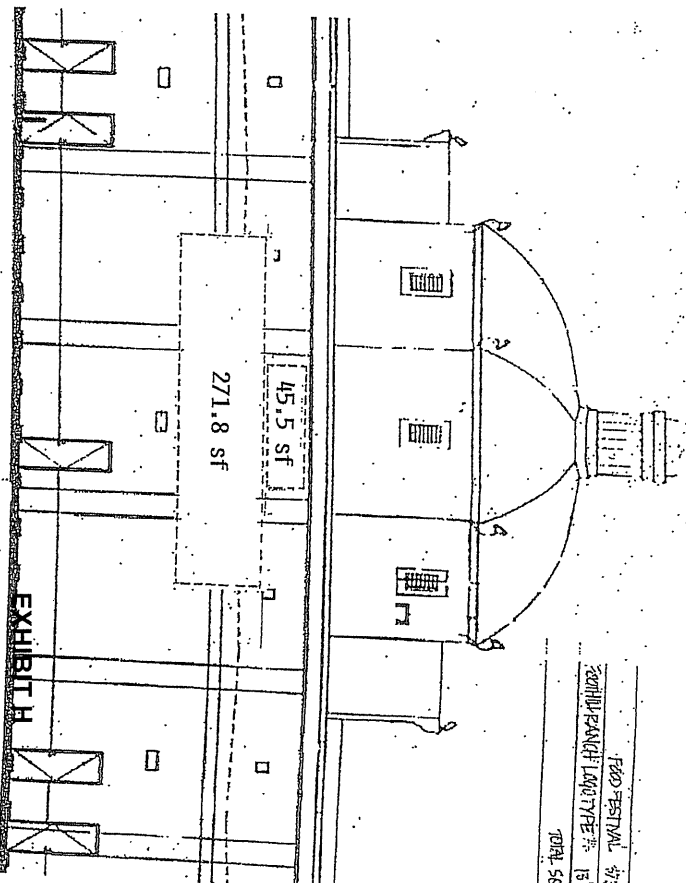
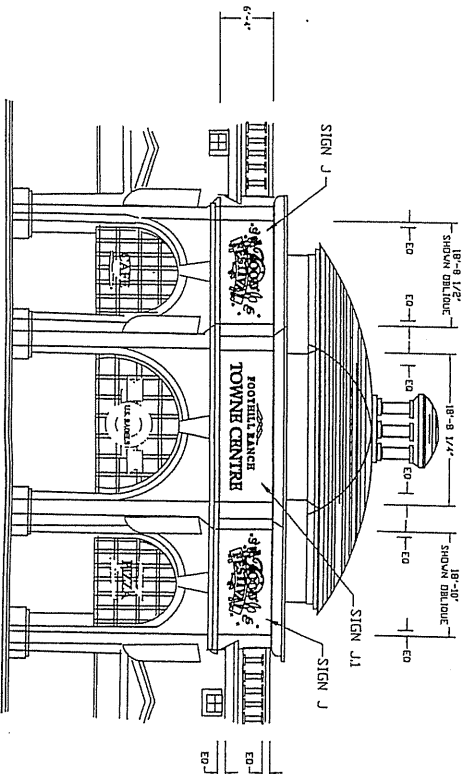
SCALE: = 1/2" = 1'-0"

QTY=2

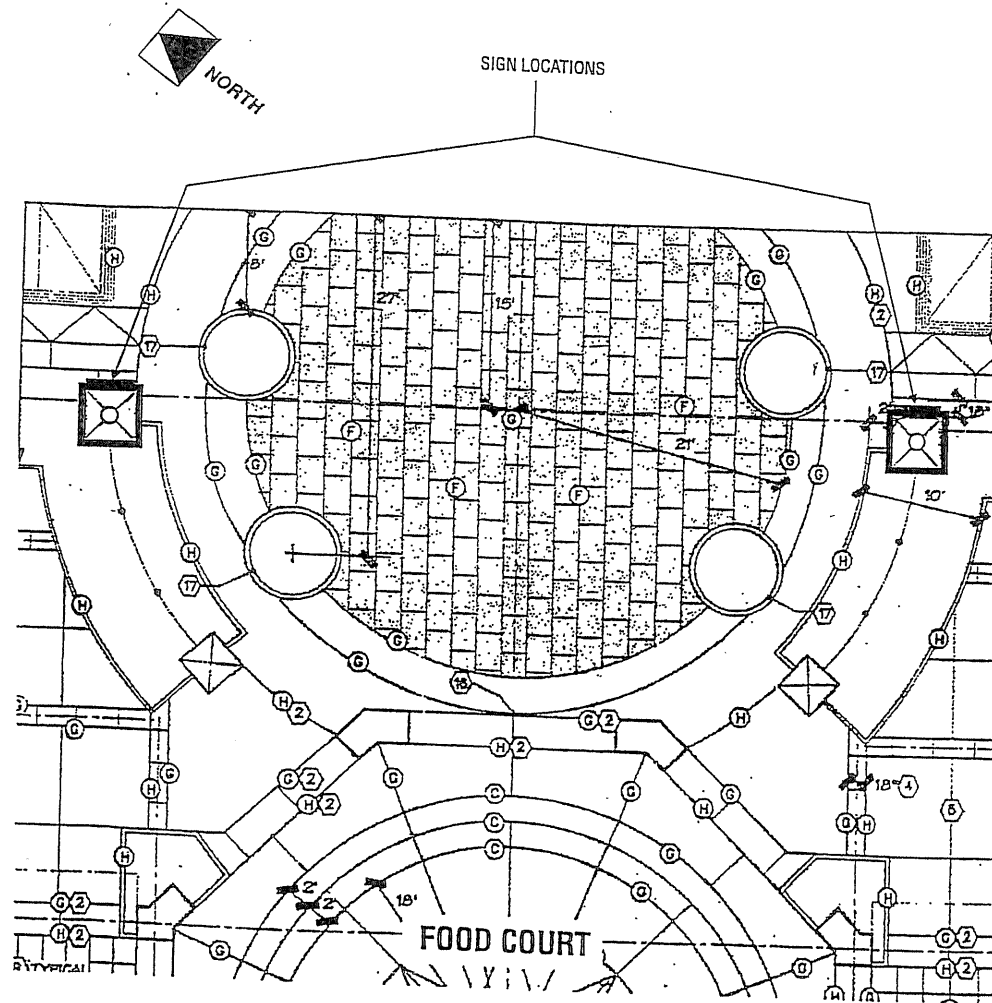
② SIGN J.1 ELEVATION

SCALE: = 1/2" = 1'-0"

QTY=1



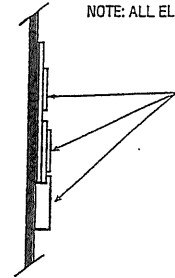
FOOD FESTIVAL 37.5' x 7.25' = 271.8 SF
 FOOTHILL RANCH TOWNE CENTRE 13' x 5.5' = 45.5 SF
 TOTAL 50. FT. 317.3 SF



FOODCOURT PLAN VIEW
SCALE: 1"=10'

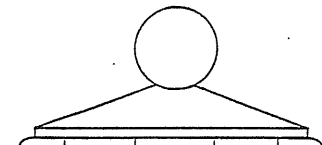
K EXISTING COLUMNS - WITH NEW "FOOD FESTIVAL" IDENTIFICATION

1/8" MULTI ALUM. LEVELS WITH
PAINTED GRAPHICS, FLUSH MOUNTED,
SECURED WITH NON-RUSTING BACK PINS & EPOXY
NOTE: ALL ELEMENTS RETURN BACK TO COLUMN FACE.



C SECTION
SCALE: 1"=1'-0"

4'-0"



LAYERED GRAPHICS OF
1/8" ALUM. PAINTED

- 1ST LEVEL:
 - PLATE
 - SILVERWARE
 - SWIRLS, CONFETTI
- 2ND LEVEL:
 - BANNER SHAPE
 - "FOOD"
 - SWIRLS, CONFETTI
- 3RD LEVEL:
 - "FESTIVAL"



K NORTH ELEVATION EXISTING MASONRY COLUMNS
SCALE: 1/8"=1'-0"



FOOD COURT SIGN COLORS

ITEM	VINYL TREATMENT	PAINT TREATMENT
PLATE FACE	V1	P10
PLATE RETURNS	P10	P10
PLATE CIRCULAR LINE ON FACE	A2	P12
"FOOD" INLINE	V2	P11
"FOOD" OUTLINE	V2	P12
"FOOD" RETURNS	P12	P12
BANNER FACE	V4	P13
BANNER RETURNS	P13	P13
CONFETTI & SWIRLS FACE	V5	P14
CONFETTI & SWIRLS RETURNS	P14	P14
UTENSILS FACE	V6	P15
UTENSILS RETURNS	P15	P15
"FESTIVAL" FACE	A2	P12
"FESTIVAL" RETURNS	P12	P12

NOTE: VINYL TREATMENT USES A PLEXIGLAS BASE OF 7328 TRANSLUCENT WHITE.

FOOD FESTIVAL SIGN TREATMENTS

SIGN J	SIGN K
<ul style="list-style-type: none"> • PLATE, CONFETTI, SWIRLS, UTENSILS: 1/4" ALUM. PAINT FINISHED. MOUNTED FLUSH TO WALL. • "FOOD": REVERSE CHANNEL NEON. 2 1/2" DEEP. PINNED OFF WALL 2 1/2". (N5) • BANNER WITH "FESTIVAL" 5" DEEP CHANNEL NEON CABINET WITH CLEAR ACRYLIC BACK. FACE & RETURNS PAINTED OPAQUE. "FESTIVAL" TRANSLUCENT WHITE ACRYLIC (A2) (ILLUMINATES) • PAINT ALL RETURNS OPAQUE TO MATCH FACE COLOR. 	<ul style="list-style-type: none"> • PLATE & UTENSILS: 1/8" ALUM. PAINT FINISHED. MOUNTED FLUSH TO COLUMN. • CONFETTI & SWIRLS: 1/8" ALUM. PAINT FINISHED. APPLIED TO PLATE AND TO COLUMN. DEPTH INCREASES WHERE NECESSARY TO RETURN TO FACE OF COLUMN. • "FOOD" 1/8" ALUM. PAINT FINISHED. OVERLAYS PLATE. DEPTH INCREASES WHERE NECESSARY TO RETURN TO FACE OF COLUMN. • BANNER 1/8" ALUM. PAINT FINISHED. OVERLAYS PLATE AND UTENSILS. DEPTH INCREASES WHERE NECESSARY TO RETURN TO FACE OF COLUMN.

NEON

ID	COLOR	SIZE	GAS	DESCRIPTION	GLASS
N1	PURPLE	15MM	ARGON	EGL PURPLE	CLEAR WITH WHITE COATING
N2	LT MAGENTA	15MM	NEON	VOLTARC	CLEAR WITH WHITE COATING
N3	BLUE	15MM	ARGON	EGL HORIZON	CLEAR WITH WHITE COATING
N4	GREEN	15MM	ARGON	VOLTARC GREEN	CLEAR WITH WHITE COATING
N5	WHITE	15MM	NEON	6500 WHITE	CLEAR WITH WHITE COATING

ACRYLICS/PLASTICS

ID	COLOR	OPQ./TRNSL.	DESCRIPTION
A1	RED	TRANSLUCENT	PLEXIGLAS 2783
A2	WHITE	TRANSLUCENT	PLEXIGLAS 7328

VINYL

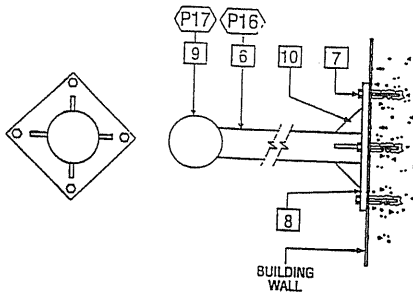
ID	COLOR	OPQ./TRNSL.	DESCRIPTION
V1	TURQUOISE	TRANSLUCENT	3M 3630-236 TURQUOISE
V2	RED	TRANSLUCENT	3M 3630-143 POPPY RED
V3	—	—	—
V4	PURPLE	TRANSLUCENT	3M 3630-128 PLUM PURPLE
V5	ORANGE	TRANSLUCENT	3M 3630-84 TANGERINE
V6	YELLOW	TRANSLUCENT	3M 3630-125 GOLDEN YELLOW

OTHERS

ID	COLOR	MATERIAL	DESCRIPTION
C1	PURPLE	CANVAS	SUNBRELLA 4665 CONCORD
C2	GREEN	CANVAS	SUNBRELLA 4645 SEA GRASS
C3	YELLOW	CANVAS	SUNBRELLA 4602 SUNFLOWER
C4	BLUE	CANVAS	SUNBRELLA 4601 PACIFIC BLUE

PAINTS/INKS

ID	COLOR	FINISH	DESCRIPTION
P1	RED	MATTE	TO MATCH PMS 1797
P2	PURPLE	MATTE	TO MATCH PMS 267
P3	ORANGE	MATTE	TO MATCH PMS 130
P4	LT GREEN	MATTE	TO MATCH PMS 3248
P5	YELLOW	MATTE	TO MATCH PMS 102
P6	PINK	MATTE	TO MATCH PMS 493
P7	DK BLUE	MATTE	TO MATCH PMS 286
P8	MAGENTA	MATTE	TO MATCH PMS 226
P9	BEIGE	MATTE	TO MATCH EXISTING "STONE" MOLDINGS
P10	TURQUOISE	MATTE	TO MATCH PMS 3252
P11	RED	MATTE	TO MATCH PMS 185
P12	WHITE	MATTE	TO MATCH FRAZEE 001 WHITE
P13	PURPLE	MATTE	TO MATCH PMS 2602
P14	ORANGE	MATTE	TO MATCH PMS 151
P15	YELLOW	MATTE	TO MATCH PMS 1235
P16	GREEN	MATTE	TO MATCH FRAZEE 102 RAIN TREE
P17	GOLD	MATTE	TO MATCH PMS 130



TYPICAL - BANNER ATTACHMENT DETAIL
SCALE: 1 1/2"=1'-0"

1 SIGN CONTRACTOR RESPONSIBLE FOR ENGINEERING POLE & MOUNTING FOR BANNERS.

2 BANNER GRAPHICS SCREEN PRINTED (3) COLORS DOUBLE COATED.

3 DOUBLE FACE / MIRROR IMAGE FLIPPED ON REVERSE SIDE OF BANNER. TYPICAL FOR EACH PATTERN.

4 REINFORCED GUSSETED CORNERS (DOUBLE MATERIAL) WITH GROMMETS. STAINLESS STEEL CABLE TIE DOWNS SECURE CORNER OF BANNERS TO SUPPORT EYELET ATTACHED TO BUILDING WALL. PAINT TO MATCH BLDG. COLOR & FINISH.

5 BANNERS ARE SLEEVED ON TOP. ALL EDGES ARE HEMMED AND DOUBLE STITCHED.

6 BANNER POLE

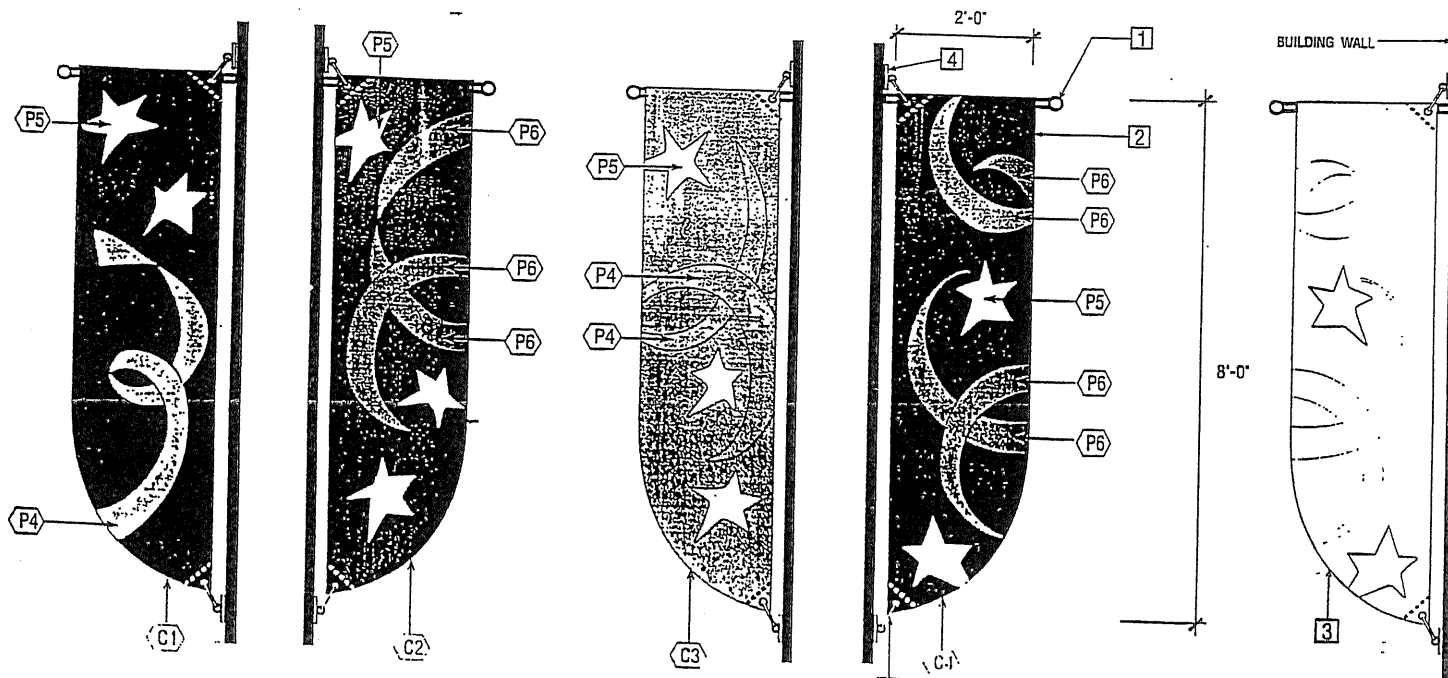
7 S.S. LAG SCREWS

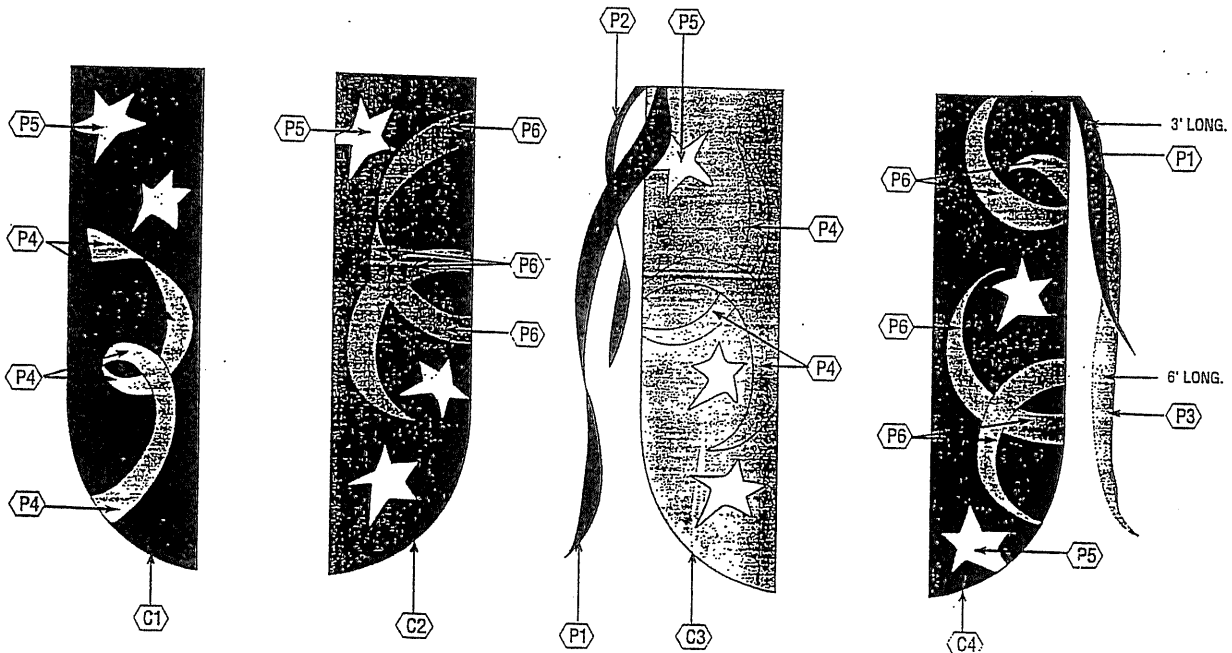
8 MOUNTING PLATE

9 REMOVABLE FINIAL

10 GUSSETS

TOTAL 4 BANNERS EACH WITH ITS OWN PATTERN & MIRROR IMAGE ON FLIP SIDE.





SIGN FABRICATOR TO COORDINATE WITH LIGHTING CONSULTANT, LANDSCAPE ARCHITECT AND ARCHITECT.

SIGN FABRICATOR:

- SUBMITS TO GENERAL CONTRACTOR THE ENGINEERING FOR POLE TO ACCOMMODATE BANNERS.
- PROVIDES DETAILS TO GENERAL CONTRACTOR OF BANNER ARM FOR FABRICATING AS PART OF POLE.
- GENERAL CONTRACTOR TO SUBMIT DETAILS TO POLE MANUFACTURER.

- 1 • LIGHT POLE (BY OTHERS) PER SPECS IN ARCHITECTURAL DRAWINGS.
- 2 • SIGN CONTRACTOR RESPONSIBLE FOR BANNER BRACKET ARM & FINIAL. FINIAL IS REMOVABLE.
- 3 • BANNER GRAPHICS SCREEN PRINTED. DOUBLE COATED.
- 4 • SAME IMAGE FLIPPED ON REVERSE-SIDE OF BANNER.
- 5 • NYLON STREAMERS SLEEVED @ TOP.
- 6 • REINFORCED GUSSETED CORNERS (DOUBLE MATERIAL) WITH GROMMETS. STAINLESS STEEL CABLE TIE DOWNS SECURE CORNER OF BANNERS TO EYELETS ATTACHED TO LIGHT POLE.
- 7 • BANNERS ARE SLEEVED ON TOP. ALL EDGES ARE HEMMED AND DOUBLE STITCHED.

