

FALCON RIDGE

TOWN CENTER

FONTANA, CA

S I G N P R O G R A M

FALCON RIDGE TOWN CENTER SIGN CRITERIA REVISED SEPTEMBER 05, 2003 MAT

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ELECTRICAL ADVERTISING

Falcon Ridge Town Center Sign Program

PROJECT DIRECTORY

LANDLORD:

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IRVINE, CA 92604
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ARCHITECT:

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COSTA MESA, CA
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SIGN CONSULTANT:

ULTRASIGNS ELECTRICAL ADVERTISING
5450 COMPLEX STREET #307
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TABLE OF CONTENTS

1	COVER PAGE
2	TABLE OF CONTENTS
3	SUBMITTALS & APPROVALS
4	GENERAL CONSTRUCTION REQUIREMENTS
5	SIGNAGE SPECIFICATIONS
6	PROHIBITED SIGNS
7	CROSS SECTIONS OF SIGN TYPES
8	PHOTO SAMPLES OF SIGN TYPES
WALL SIGNS	
9-10	ANCHOR TENANT
11-12	PRIMARY TENANT
13	MAJOR TENANTS
14	SUB-MAJOR TENANTS
15	SHOP TENANTS
16	SHOPS 'B' BUILDING SECONDARY SIGNAGE
17	PAD TENANTS
GROUND SIGNS	
18-19	CENTER I.D. / MULTI-TENANT PYLONS
20-21	MULTI-TENANT MONUMENTS
22	GROUND SIGN SITE PLAN
23-24	PROPOSED MULTI-TENANT PYLON LOCATIONS

A. INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Submittal drawing to indicate accurately scaled signage on the elevation.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his sign contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the City.

Accordingly, the Landlord will retain full rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required City permits.

B. GENERAL LANDLORD/TENANT REQUIREMENTS:

1. Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
2. The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
3. The Tenant shall pay for all signs, related materials and installation fees (including final inspection costs).
4. The Tenant shall obtain all necessary permits.
5. The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. It is the responsibility of the Tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition..

Falcon Ridge Town Center Sign Program

C. GENERAL SIGN CONSTRUCTION REQUIREMENTS:

1. All signs and their installation shall comply with all local building and electrical codes.
2. All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and bear U.L. Label.
3. Sign company to be fully licensed with the City and State and shall provide proof of full Workman's Compensation and general liability insurance.
4. All penetrations of building exterior surfaces are to be sealed, waterproof, and in color & finish to match existing exterior.
5. Internal illumination to be 30 milliamp neon, fluorescent tube or LED for storefront elevations and #3500 white neon or LED halo for freeway elevations. Installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
6. Painted surfaces must have an acrylic polyurethane finish or baked-on finish.
7. Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders. (See diagram on following page)
8. All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Owner reserves the right to reject any fabrication work deemed to be below standard.
9. All lighting must match the exact specification of the approved working drawings. NO EXPOSED CONDUITS OR RACEWAYS WILL BE ALLOWED.
10. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
11. Color coatings shall exactly match the colors specified on the approved plans.
12. 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.
13. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
14. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
15. Exposed raceways and conduit are not permitted unless they are incorporated into the overall sign design.
16. Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
17. All materials used in signage construction and installation must be new. No used materials will be allowed.

D. SHOP TENANTS SIGNAGE SPECIFICATIONS:

The intent of this criteria is to encourage creativity to ensure the individuality of each tenant sign as opposed to similar sign design, construction, and colors repeated throughout the project. Signs must be architecturally compatible with the entire center.

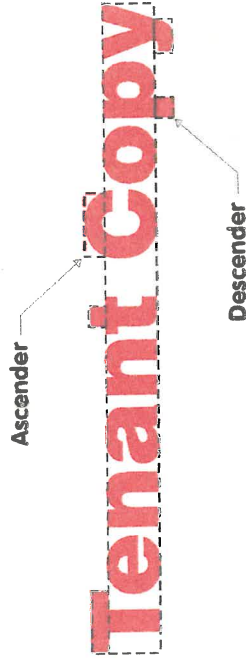
The following types of construction will be allowed:

- Acrylic face channel letters
- Through face and halo channel letters
- Reverse pan channel letters
- Skeleton neon behind flat cut out shapes and letters.
- Open pan channel letters(Only in an artistic letter style/font)
- Push thru letters and logos in aluminum cabinets
- Flat cut out dimensional shapes and accents
- Metal screen mesh accents
- Exposed skeleton neon accents

The idea of using dissimilar materials and creating signs with varying colors, layers and textures will create an exciting and appealing retail environment.

Tenants with multiple elevations will be allowed the same formula for each elevation. Stacked copy is permitted

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend up to 25% beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas have to be calculated individually and added to the "boxed" area for the main sign body. (See diagram below)



Ascender: (The part of the lowercase letters, such as **b**, **d**, and **h**, that extends above the other lowercase letters),
Descender: (The part of the lowercase letters, such as **g**, **p**, and **q**, that extends below the other lowercase letters)

Falcon Ridge Town Center Sign Program

E. PROHIBITED SIGNS:

1. Signs constituting a Traffic Hazard
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Signs in Proximity to Utility Lines:
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Painted letters will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
5. There shall be no signs that are flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached Exhibit for major and shop tenants.
7. Vehicle Signs:
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used to advertise, identify, or provide direction to a use or activity not related to its lawful activity are prohibited.
8. Light Bulb Strings:
External displays other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

9. Banners, Pennants & Balloons Used for Advertising Purposes:
Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No cabinet construction only allowed.

F. ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

G. INSPECTION:

Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

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SECTION A
NEW SINGLE FACED INTERNALLY ILLUMINATED LEXAN FACED CHANNEL LETTER DISPLAY
USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS (OR EQUIVALENT) SEMI GLOSS ACRYLIC POLYURETHANE FINISH. FACES USE TRANSLUCENT LEXAN WITH 3/4" TRIM CAP. ILLUMINATE WITH 30 ma NEON, PAINT RETURNS.

SECTION B
NEW SINGLE FACED ILLUMINATED WALL DISPLAY USE FLAT CUT OUT .090 ALUMINUM GRAPHICS WITH NEON BEHIND, PAINT ALUMINUM MATTHEWS (OR EQUIVALENT) SEMI GLOSS ACRYLIC POLYURETHANE. USE NEON WITH PK TYPE HOUSINGS.

SECTION C
NEW SINGLE FACED INTERNALLY ILLUMINATED LEXAN FACED CHANNEL LETTER DISPLAY WITH THROUGH FACE AND HALO ILLUMINATION. USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS (OR EQUIVALENT) SEMI GLOSS ACRYLIC POLYURETHANE FINISH. FACES USE LEXAN WITH 3/4" TRIM CAP. ILLUMINATE WITH 30 ma NEON THROUGH FACE AND HALO, PAINT RETURNS.

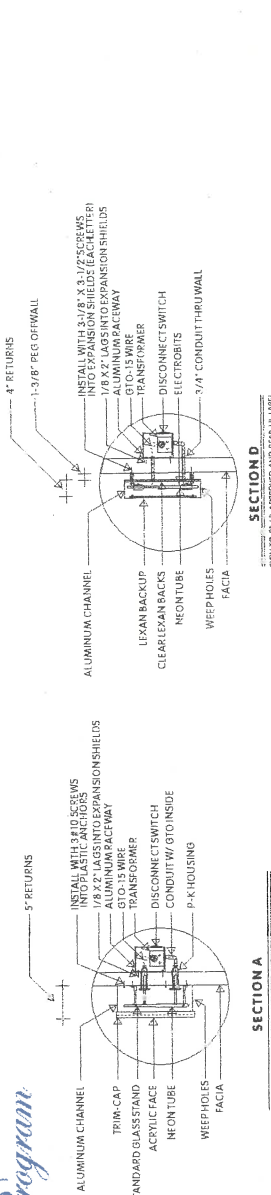
SECTION D
NEW SINGLE FACED INTERNALLY ILLUMINATED ALUMINUM FACED CHANNEL LETTER DISPLAY WITH THROUGH FACE AND HALO ILLUMINATION. USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS (OR EQUIVALENT) SEMI GLOSS ACRYLIC POLYURETHANE FINISH. ROUTE OUT WHERE GRAPHICS OCCUR AND BACK UP WITH LEXAN, ILLUMINATE WITH 30 ma NEON THROUGH FACE AND HALO, PAINT ALUMINUM FACE AND RETURNS.

SECTION E
SAME AS "D" EXCEPT ROUTE OUT WHERE GRAPHICS OCCUR AND PUSH THROUGH 1/2" CLEAR PLEX WITH APPLIED VINYL OVERLAYS.

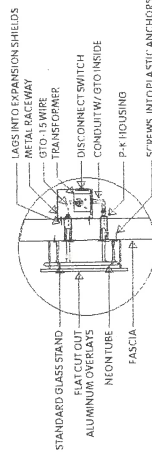
SECTION F
NEW SINGLE FACED INTERNALLY ILLUMINATED ACRYLIC FACED CHANNEL LETTER DISPLAY
USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS (OR EQUIVALENT) SEMI GLOSS ACRYLIC POLYURETHANE FINISH OR BAKED-ON FINISH. FACES USE TRANSLUCENT ACRYLIC WITH 3/4" TRIM CAP. ILLUMINATE WITH CWO FLUORESCENT TUBES OR LED, PAINT RETURNS.

SECTION G
NEW SINGLE FACED INTERNALLY ILLUMINATED OPEN PAN CHANNEL LETTER DISPLAY. USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS (OR EQUIVALENT) SEMI GLOSS ACRYLIC POLYURETHANE FINISH. ILLUMINATE WITH 30 ma NEON. PAINT INSIDE CHANNEL AND 2 1/2" RETURNS.

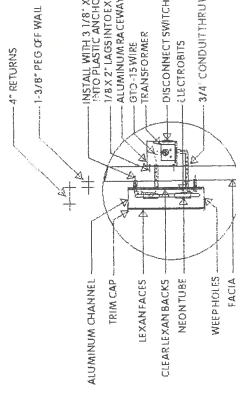
NOTE: ALL SIGNS MAY UTILIZE DIGITAL VINYL PRINTING ON FACES OF ILLUMINATED OR NON ILLUMINATED SURFACES.



SECTION A
SIGN TO BE UL APPROVED AND BEAR UL LABEL
LEXAN FACED CHANNEL LETTERS
PK HOUSINGS

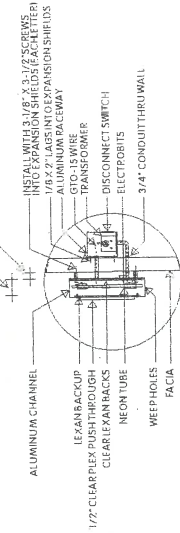


SECTION B
SIGN TO BE UL APPROVED AND BEAR UL LABEL
EXPOSED NEON WITH ALUMINUM FACE OVERLAYS

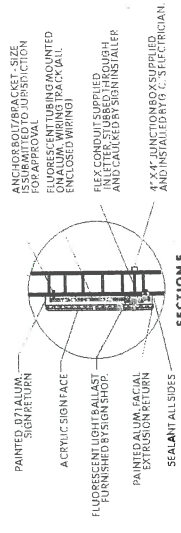


SECTION C
SIGN TO BE UL APPROVED AND BEAR UL LABEL
LEXAN FACED CHANNEL LETTERS
THROUGH FACE AND HALO ILLUMINATION

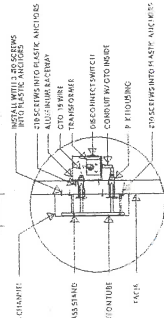
SECTION D
SIGN TO BE UL APPROVED AND BEAR UL LABEL
REVERSE PAN CHANNELS
THROUGH FACE AND HALO ILLUMINATION



SECTION E
SIGN TO BE UL APPROVED AND BEAR UL LABEL
REVERSE PAN CHANNELS
THROUGH FACE AND HALO ILLUMINATION
PUSH THROUGH GRAPHICS



SECTION F
SIGN TO BE UL APPROVED AND BEAR UL LABEL
ACRYLIC FACED CHANNELS
WITH FLUORESCENT TUBE
OR LED ILLUMINATION

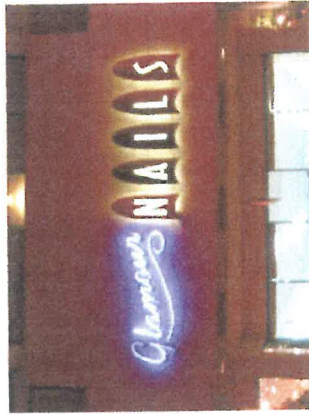


SECTION G
SIGN TO BE UL APPROVED AND BEAR UL LABEL
OPEN FACED CHANNELS

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REVERSE PAN CHANNELS WITH OPAQUE FACE
& OPEN PAN CHANNELS (EXPOSED NEON)



OPEN PAN CHANNEL LETTERS (EXPOSED NEON)
& REVERSE PAN THROUGH FACE AND HALO



PLEX FACED CHANNELS THROUGH FACE AND HALO
& EXPOSED NEON WITH ALUMINUM FACE OVERLAYS



REVERSE PAN CHANNELS WITH OPAQUE FACE



PLEX FACED CHANNELS THROUGH FACE AND HALO



REVERSE PAN CHANNELS & EXPOSED NEON

PHOTO SAMPLES - VARIOUS SIGN TYPES

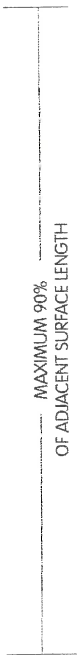
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ANCHOR TENANT

85% OF ADJACENT
SURFACE HEIGHT
15'-6" MAX (WHICHEVER IS LESS)

ANCHOR TENANTS (OVER 60,000 SQUARE FEET)



SECONDARY

70% OF ADJACENT
SURFACE HEIGHT OR
2'-6" MAX (WHICHEVER IS LESS)

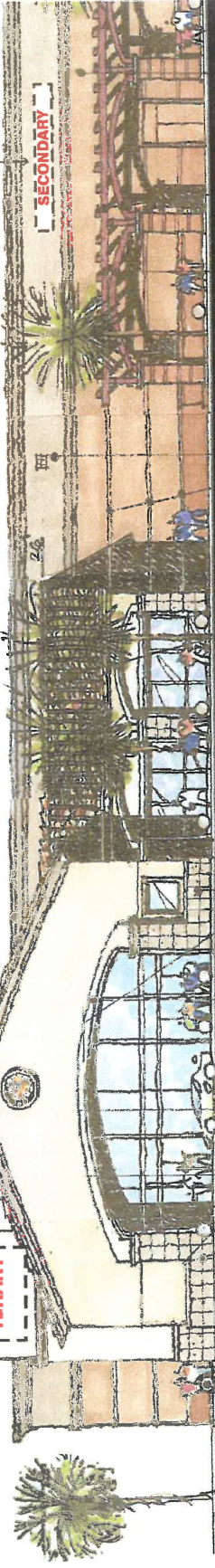
SIZE: 1.5 SQUARE FOOT OF SIGN AREA PER LINEAR
FOOT OF LEASED PREMISES, MAXIMUM OF
750 SQUARE FEET TOTAL PER ELEVATION.
MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,
SINGLE TYPE OF CONSTRUCTION ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: EIGHTY FIVE PERCENT OF ADJACENT SURFACE
LENGTH: NINETY PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: YES (NOT TO EXCEED 25% OF TOTAL
ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS
ALLOWED. NO ADVERTISING OR SLOGANS.
TYPE AND LOCATION: AS SHOWN ON ATTACHED PLAN
AND ELEVATIONS

A-1



A-2

SECONDARY



TYPICAL ANCHOR ELEVATION

SCALE: 1/16" = 1'-0"

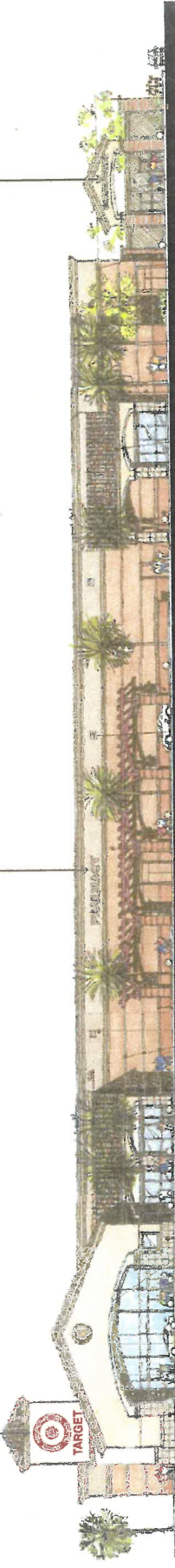
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A-1 PLEX FACED CHANNELS
14'-0" x 15'-6"

A-2 PLEX FACED CHANNELS
2'-6" x 21'-10"

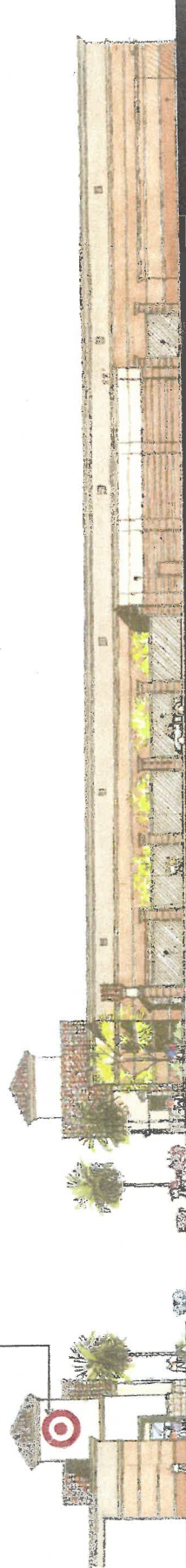
A-2 PLEX FACED CHANNELS
1'-9" x 17'-0"



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

A-1 PLEX FACED CHANNELS
12'-0" x 12'-0"



WEST ELEVATION

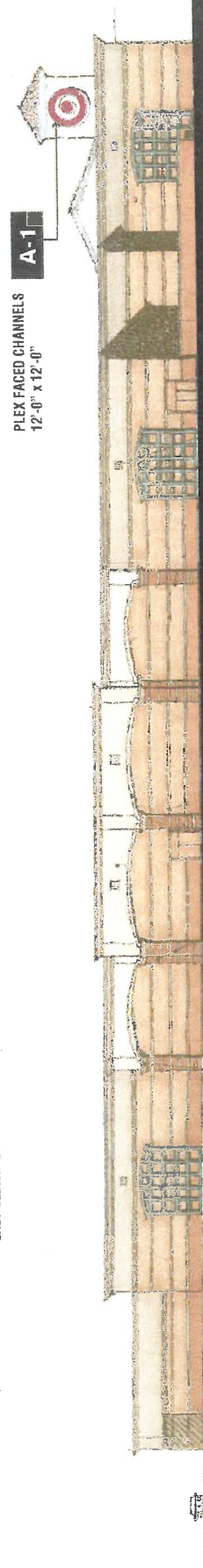
SCALE: 1/32" = 1'-0"

EAST ELEVATION

SCALE: 1/32" = 1'-0"

A-1 PLEX FACED CHANNELS
12'-0" x 12'-0"

A-1



NORTH ELEVATION

SCALE: 1/32" = 1'-0"

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A-2 SECONDARY SIGNAGE

A-1 PRIMARY SIGNAGE

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QUANTITY: FRONT AND SIDE ELEVATIONS - ONE (1) SIGN WILL BE ALLOWED FOR EACH WALL FACE, INCLUDING SECONDARY ENTRANCES FOR IDENTIFICATION.

SIZE: TOTAL COMBINED SIGNING AREA FOR MAJOR TENANT SHALL NOT EXCEED 70% OF LEASEHOLD FOR FRONTAGE AND 30% OF SIDE OF TENANT'S BUILDING, IF APPLICABLE.

LOCATION: LANDLORD SHALL REASONABLY APPROVE LOCATION OF MAJOR TENANT SIGNS WHICH SHALL BE IN KEEPING WITH THE ARCHITECTURAL DESIGN OF THE BUILDING.

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE

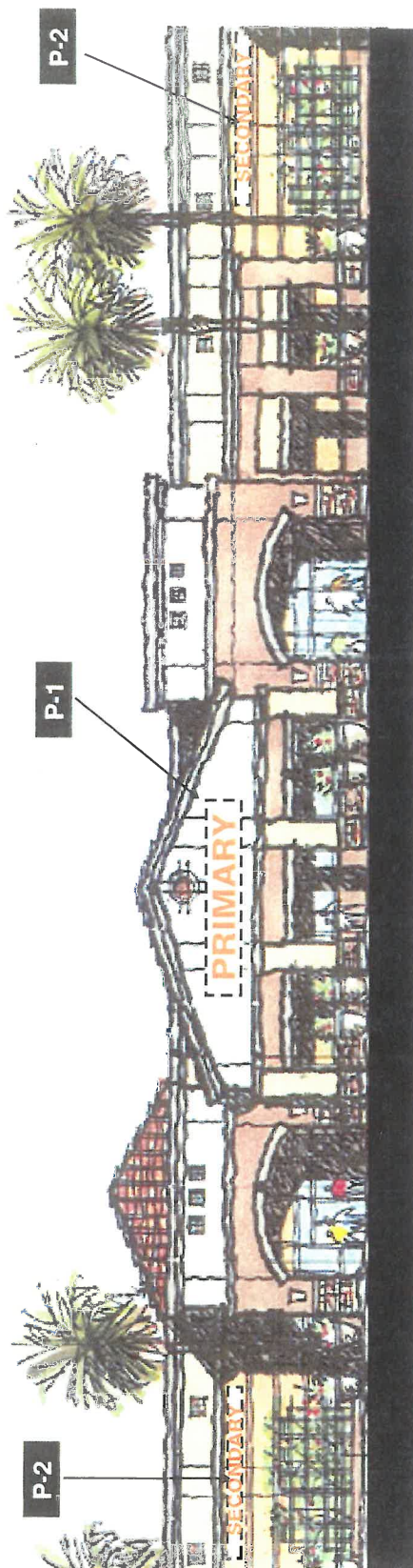
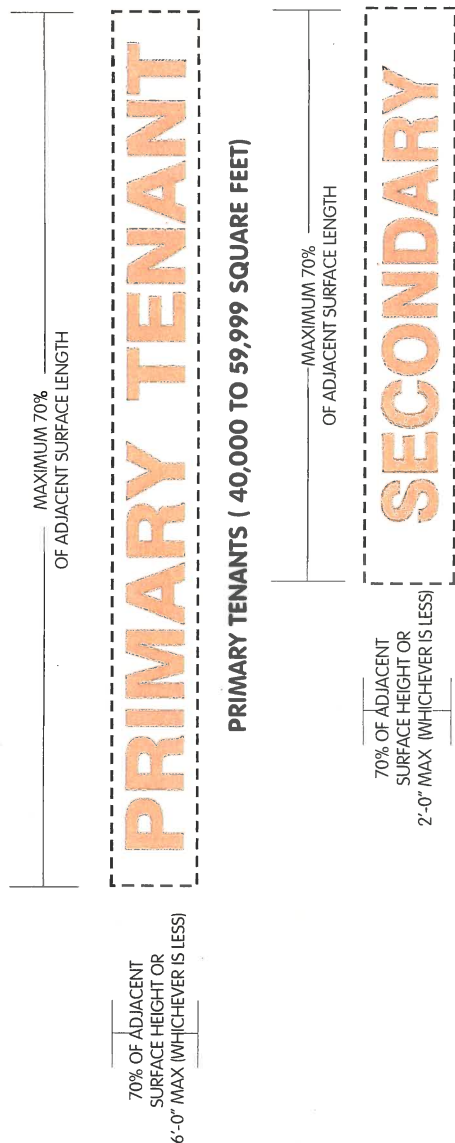
LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

SECONDARY SIGNS: YES; PROVIDED, HOWEVER, REAR SECONDARY SIGNS SHALL ONLY BE ALLOWED FOR TENANTS IN EXCESS OF 40,000 SF

REAR ELEVATION SIGNS: 36" MAX. HEIGHT



TYPICAL PRIMARY TENANT ELEVATION SCALE 1/16" = 1'-0"

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P-2 PLEX FACED CHANNELS
2'-0" x 18'-6"

P-2 PLEX FACED CHANNELS
2'-0" x 13'-3"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

P-2 PLEX FACED CHANNELS
2'-0" x 13'-3"

P-1 PLEX FACED CHANNELS
3'-0" x 28'-4"

P-2 PLEX FACED CHANNELS
2'-0" x 7'-6"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

P-1 PRIMARY SIGNAGE

P-2 SECONDARY SIGNAGE

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QUANTITY: FRONT AND SIDE ELEVATIONS - ONE (1) SIGN WILL BE ALLOWED FOR EACH WALL FACE, INCLUDING SECONDARY ENTRANCES FOR IDENTIFICATION.

SIZE: TOTAL COMBINED SIGNING AREA FOR MAJOR TENANT SHALL NOT EXCEED 70% OF LEASEHOLD FOR FRONTAGE AND 30% OF SIDE OF TENANT'S BUILDING, IF APPLICABLE.

LOCATION: LANDLORD SHALL REASONABLY APPROVE LOCATION OF MAJOR TENANT SIGN WHICH SHALL BE IN KEEPING WITH THE ARCHITECTURAL DESIGN OF THE BUILDING.

MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.

ILLUMINATION: YES

COPY: TENANT NAME AND / OR LOGO

HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE

LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE

TYPEFACE: CUSTOM LOGO AND TYPE OK

COLORS: CUSTOM COLORS OK

SECONDARY SIGNS: YES

REAR ELEVATION SIGNS: 36" MAX. HEIGHT



MAJOR TENANTS (20,000 TO 39,999 SQUARE FEET)

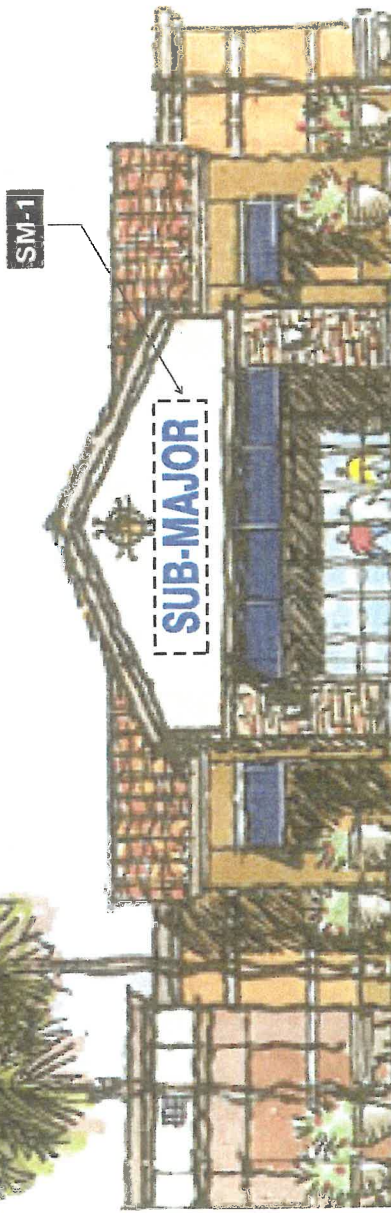
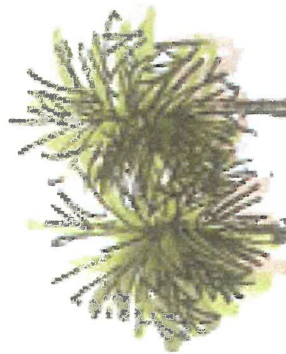
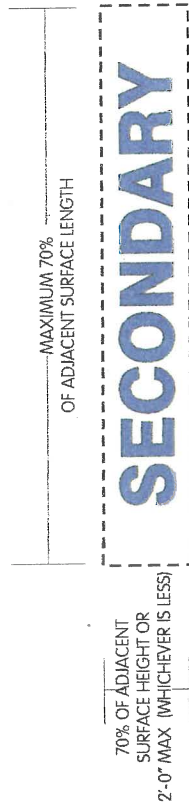


TYPICAL MAJOR TENANT ELEVATION SCALE 3/32" = 1'-0"

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SUB-MAJOR TENANTS (10,000 TO 19,999 SQUARE FEET)



Cvs pharmacy

QUANTITY: FRONT AND SIDE ELEVATIONS - ONE (1) SIGN WILL BE ALLOWED FOR EACH WALL FACE, INCLUDING SECONDARY ENTRANCES FOR IDENTIFICATION.
SIZE: TOTAL COMBINED SIGNING AREA FOR MAJOR TENANT SHALL NOT EXCEED 70% OF LEASEHOLD FOR FRONTAGE AND 30% OF SIDE OF TENANT'S BUILDING, IF APPLICABLE.
LOCATION: LANDLORD SHALL REASONABLY APPROVE LOCATION OF MAJOR TENANT SIGN'S WHICH SHALL BE IN KEEPING WITH THE ARCHITECTURAL DESIGN OF THE BUILDING.
MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE
LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: YES
REAR ELEVATION SIGNS: 36" MAX. HEIGHT

TYPICAL SUB-MAJOR TENANT ELEVATION SCALE 3/32" = 1'-0"

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QUANTITY: ONE SIGN PER TENANT PER ELEVATION.
SIZE: SIGNING AREA SHALL NOT EXCEED 70% OF LEASEHOLD FOR FRONTAGE.
MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA,
 SINGLE TYPE OF CONSTRUCTION ALLOWED.
ILLUMINATION: YES
COPY: TENANT NAME AND / OR LOGO
HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE
LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE
TYPEFACE: CUSTOM LOGO AND TYPE OK
COLORS: CUSTOM COLORS OK
SECONDARY SIGNS: NO



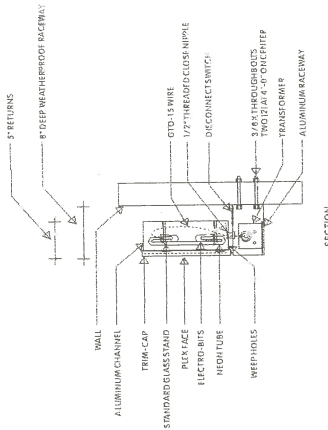
TYPICAL SHOP TENANT ELEVATION SCALE 3/32" = 1'-0"

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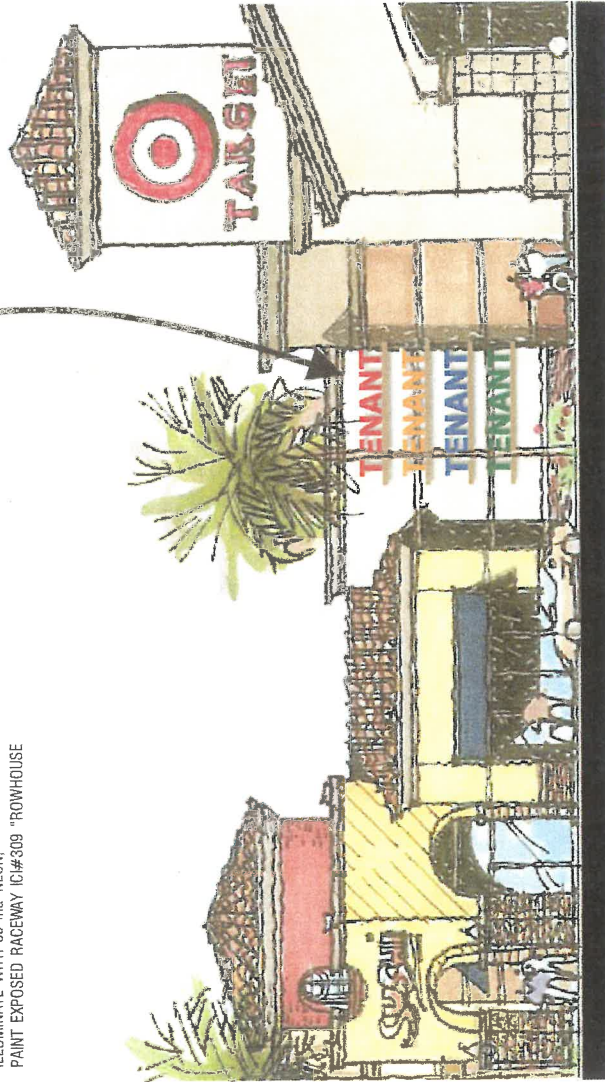
Falcon Ridge Town Center Sign Program



SINGLE FACED INTERNALLY ILLUMINATED PLEX FACED CHANNEL LETTER DISPLAY SCALE 3/8"=1'-0"
 USE STANDARD ALUMINUM CONSTRUCTION WITH MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH,
 USE PLEX FACES WITH 3/4" TRIM CAP AND PAINT RETURNS.
 ILLUMINATE WITH 30 ma NEON.
 PAINT EXPOSED RACEWAY IC#309 "ROWHOUSE



SECTION
 SIGN TO BE UL APPROVED AND BEAR UL LABEL
 PLEX FACED CHANNEL LETTERS
 RACEWAY MOUNT AT BOTTOM



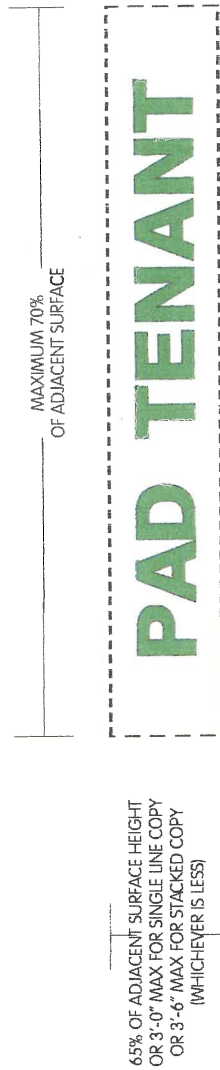
SECONDARY SHOP TENANT SIGNAGE ELEVATION SCALE 3/32"=1'-0"

SECONDARY SIGNAGE SHOPS 'B' BUILDING

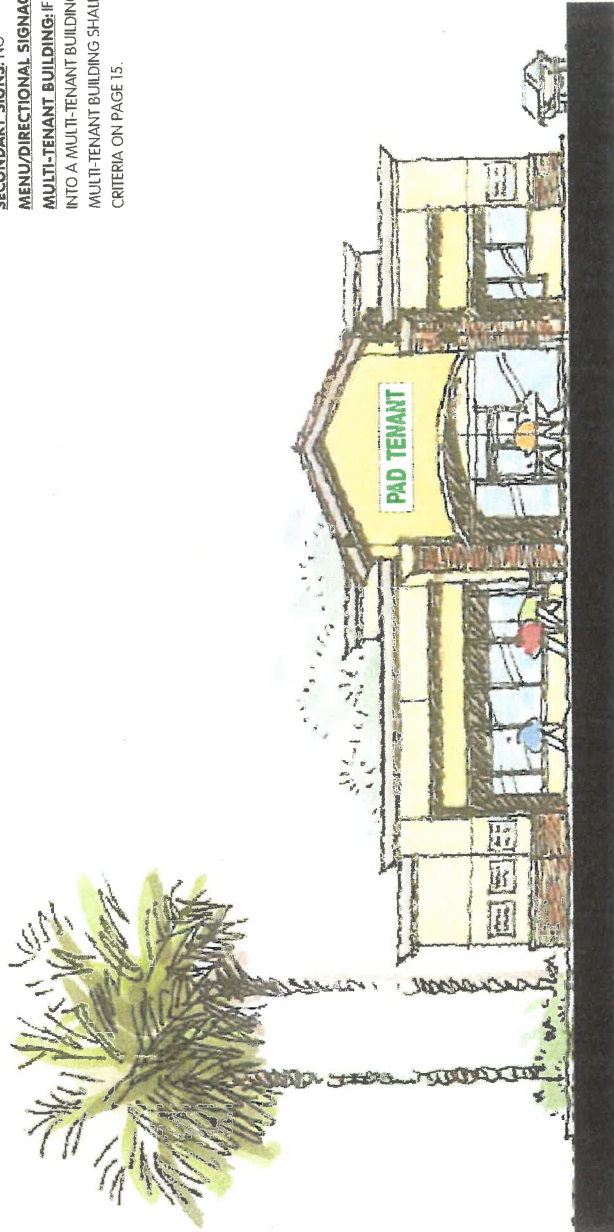
A SECONDARY SIGN WILL BE ALLOWED
 ON SHOPS 'B' SOUTH ELEVATION
 FOR UP TO FOUR TENANTS

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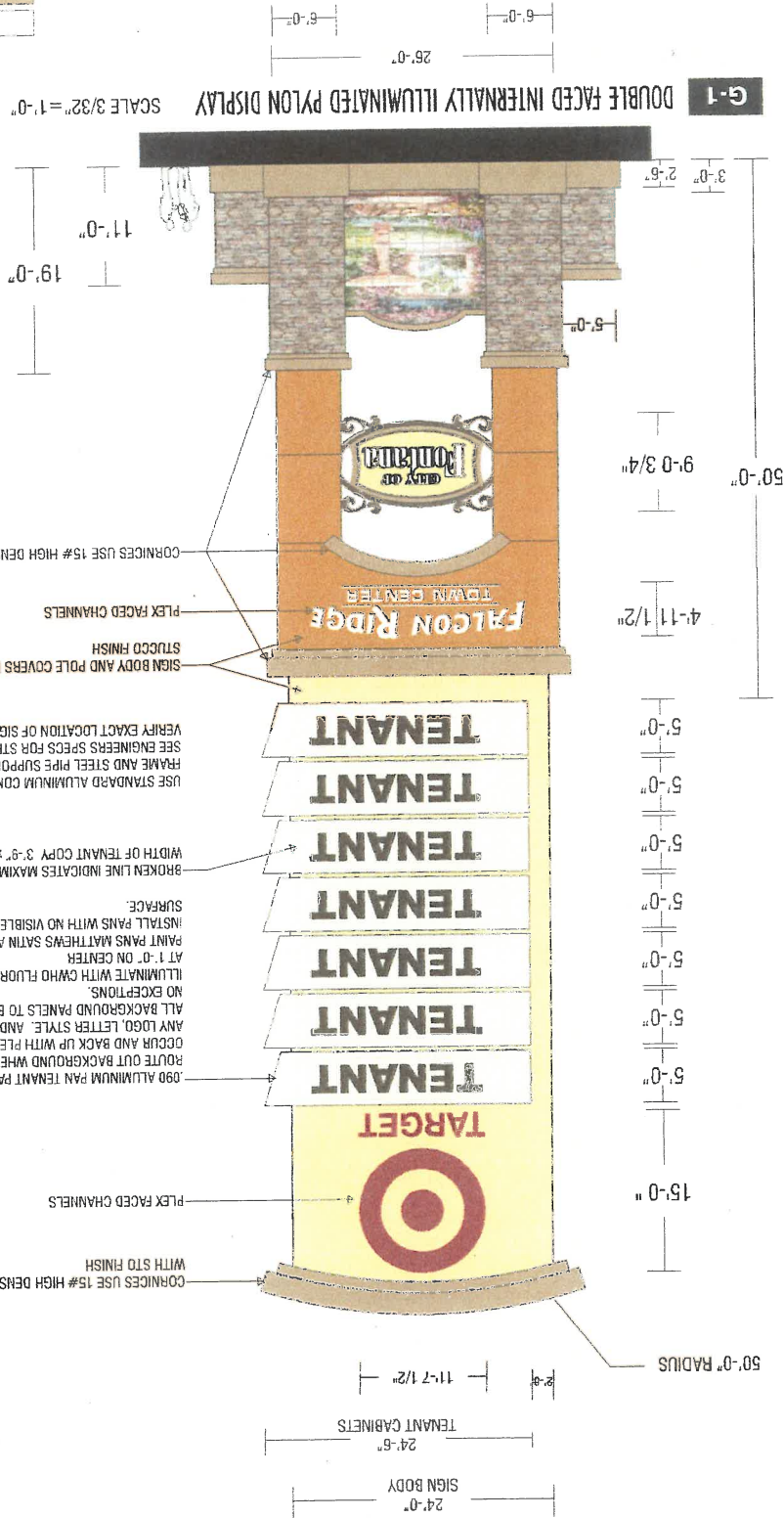
- QUANTITY:** ONE SIGN PER TENANT PER ELEVATION.
- SIZE:** SIGNING AREA SHALL NOT EXCEED 70% OF LEASEHOLD FOR FRONTAGE.
- MATERIALS:** VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.
- ILLUMINATION:** YES
- COPY:** TENANT NAME AND / OR LOGO
- HEIGHT:** SEVENTY PERCENT OF ADJACENT SURFACE
- LENGTH:** SEVENTY PERCENT OF ADJACENT SURFACE
- TYPEFACE:** CUSTOM LOGO AND TYPE OK
- COLORS:** CUSTOM COLORS OK
- SECONDARY SIGNS:** NO
- MENU/DIRECTIONAL SIGNAGE:** TO BE REVIEWED ON A CASE BY CASE BASIS
- MULTI-TENANT BUILDING:** IF ANY PAD TENANT BUILDING IS CONVERTED INTO A MULTI-TENANT BUILDING THEN ALL TENANT SIGNAGE ON THE MULTI-TENANT BUILDING SHALL COMPLY WITH THE SHOP TENANT CRITERIA ON PAGE 15.



TYPICAL PAD TENANT ELEVATION SCALE 3/32"=1'-0"

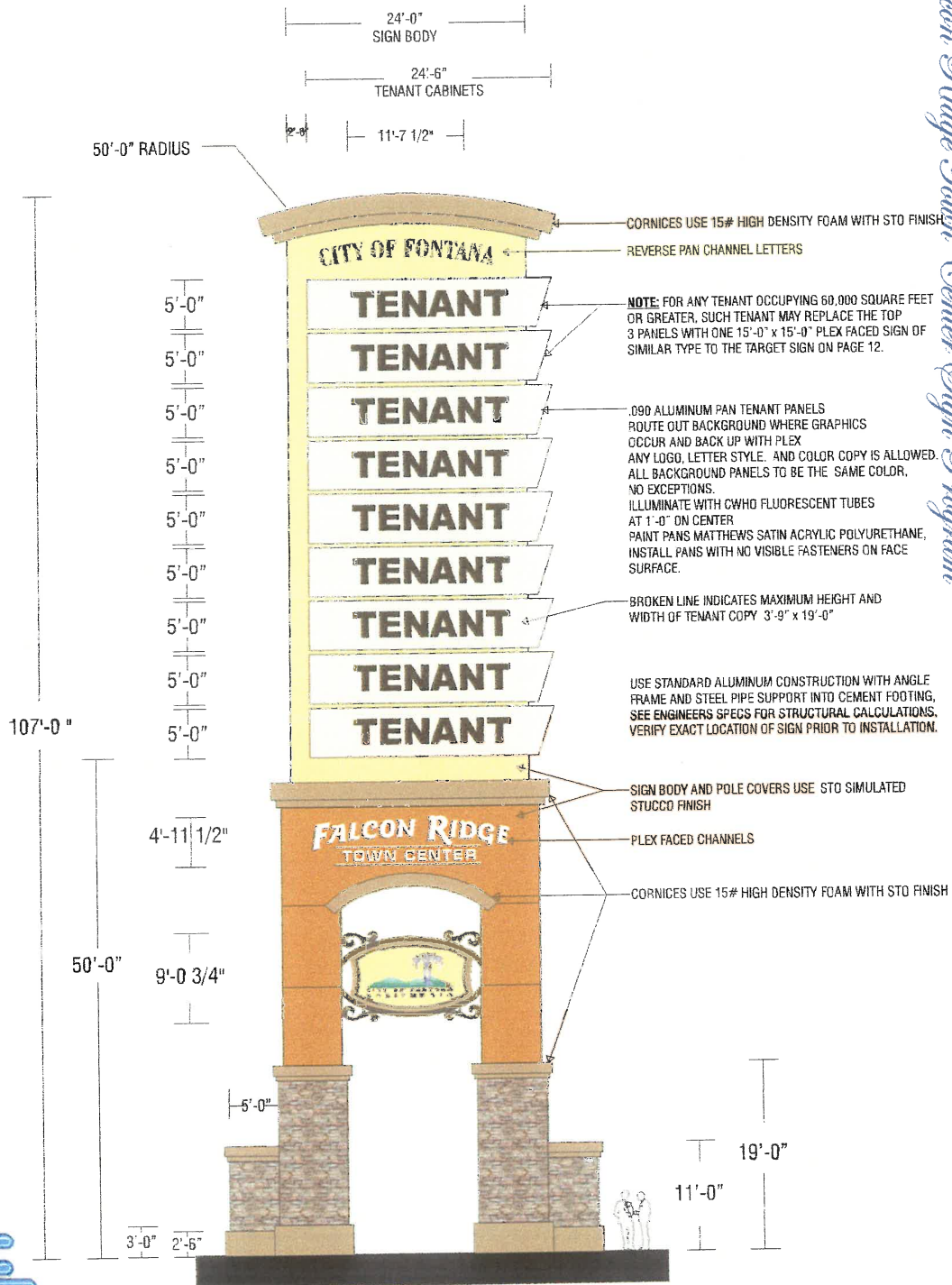
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EL DORADO STONE	FRITZ
SHERWIN WILLIAMS	BEACH BASKET 7750W
GOLDEN BLUFF SW 2331	
FOXTAIL SP 2420	
DUNN EDWARDS	
ICI - ROWNHOUSE 309	
SMOOTHOUT RUSTIC LEADGE	



- CORNICES USE 15# HIGH DENSITY FOAM WITH STO FINISH
- WITH STO FINISH
- PLEX FACED CHANNELS
- ROUTE OUT BACKGROUND WHERE GRAPHICS OCCUR AND BACK UP WITH PLEX
- ANY LOGO, LETTER STYLE, AND COLOR COPY IS ALLOWED.
- ALL BACKGROUND PANELS TO BE THE SAME COLOR.
- NO EXCEPTIONS.
- ILLUMINATE WITH CWHIO FLUORESCENT TUBES AT 1'-0" ON CENTER
- PAINT PANS MATTHEWS SATIN ACRYLIC POLYURETHANE.
- INSTALL PANS WITH NO VISIBLE FASTENERS ON FACE SURFACE.
- BROKEN LINE INDICATES MAXIMUM HEIGHT AND WIDTH OF TENANT COPY 3'-9" x 19'-0"
- USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE SUPPORT INTO CEMENT FOOTING. SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.
- SIGN BODY AND POLE COVERS USE STO SIMULATED STUCCO FINISH
- PLEX FACED CHANNELS
- CORNICES USE 15# HIGH DENSITY FOAM WITH STO FINISH

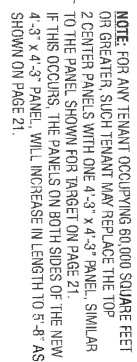
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G-2

DOUBLE FACED INTERNALLY ILLUMINATED PYLON DISPLAY

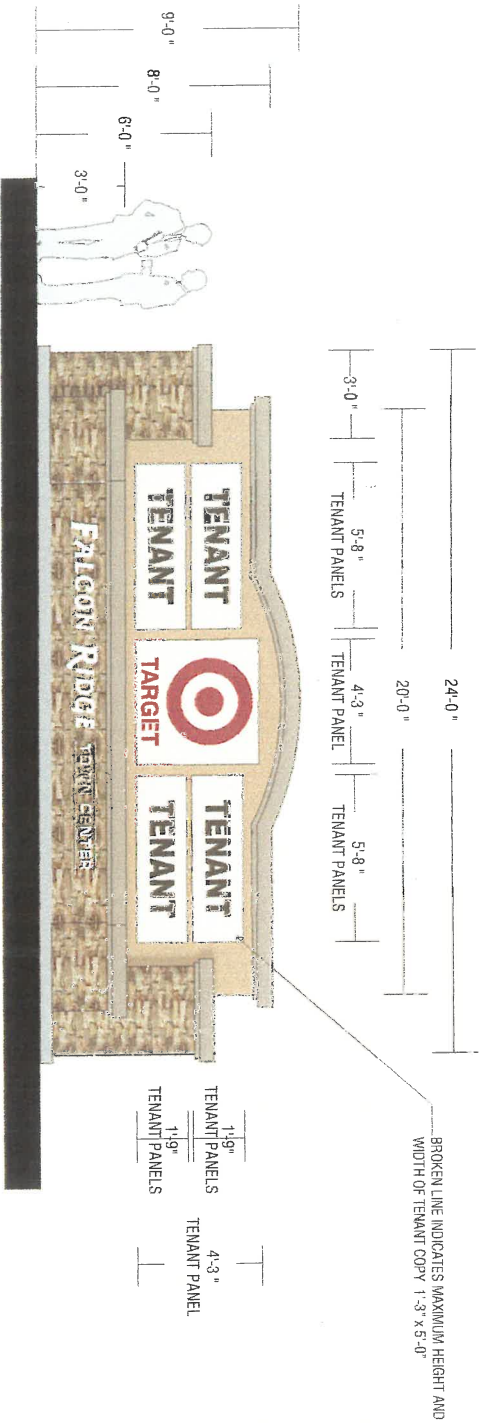
SCALE 3/32" = 1'-0"



SCALE 1/4"=1'-0"

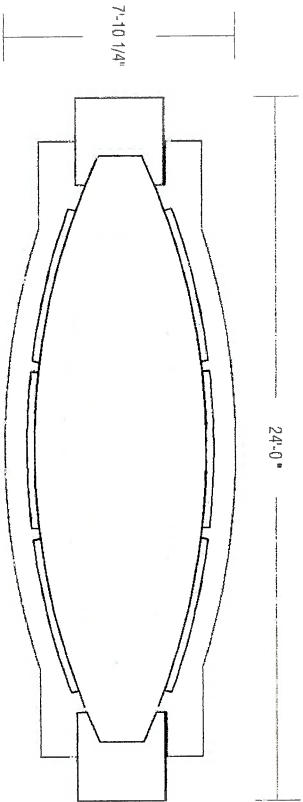
PLAN VIEW

Falcon Ridge Town Center Sign Program



G-3.2 G-3.4 DOUBLE FACED INTERNALLY ILLUMINATED MULTI TENANT MONUMENT DISPLAYS (MAKE TWO) SCALE 1/4" = 1'-0"

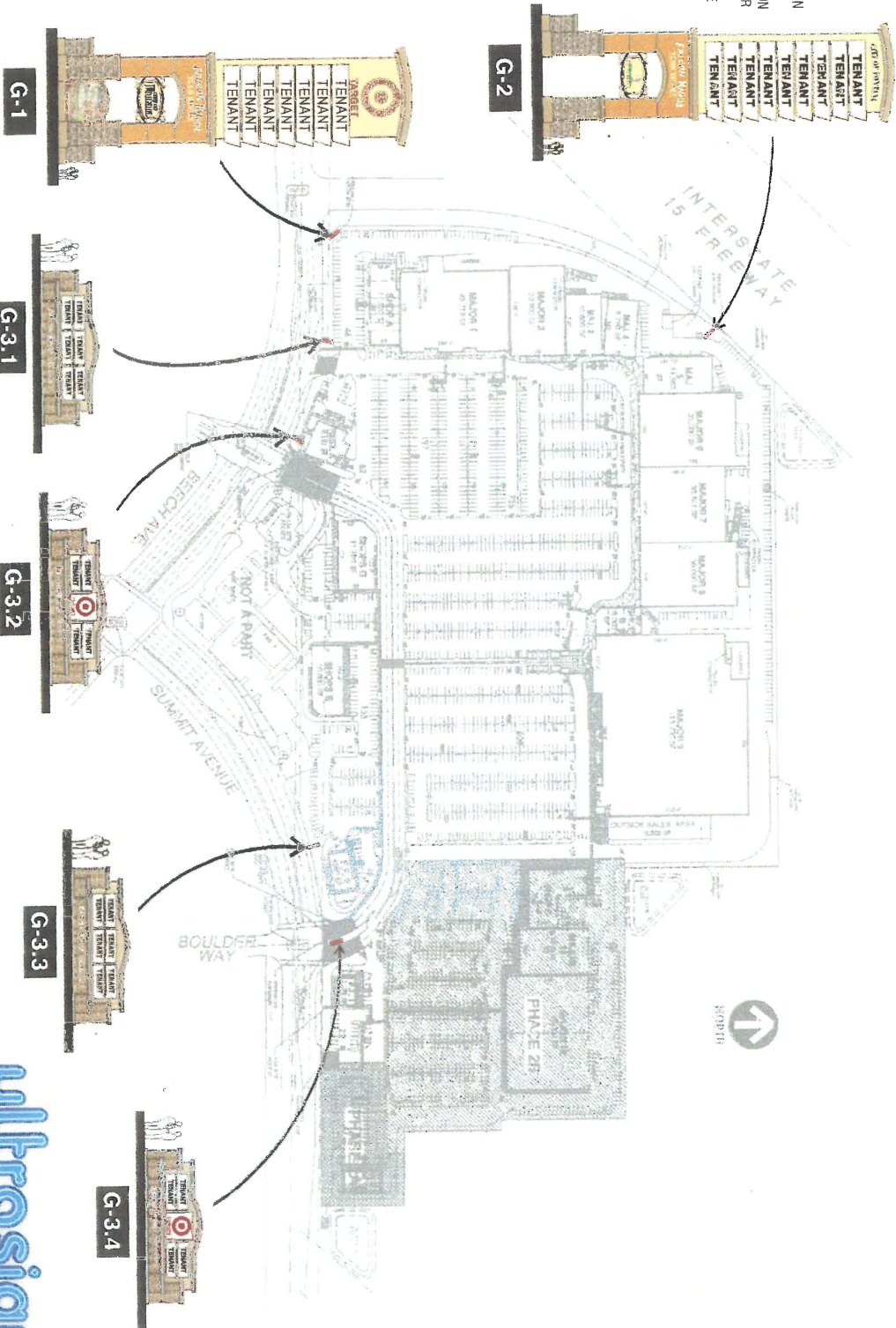
USE STANDARD ALUMINUM CONSTRUCTION WITH ANGLE FRAME AND STEEL PIPE INTO CEMENT FOOTING. SIGN BODY TO BE SIMULATED STUCCO FINISH, BASE AND STONE CAP USE COLORS AND MATERIALS TO MATCH SITE CONSTRUCTION.



PLAN VIEW

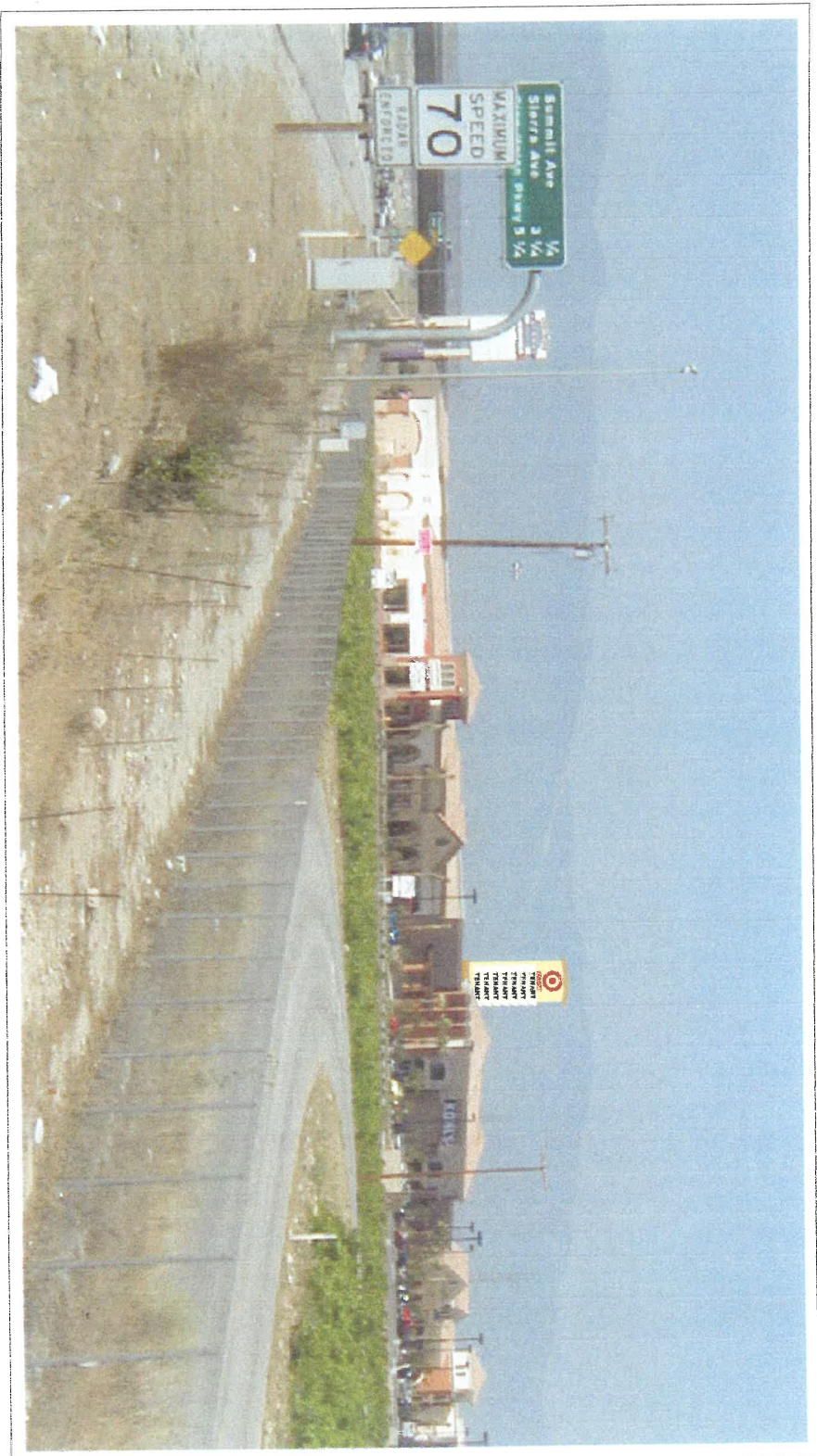
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NOTE:
THE LOCATION OF G-2 PYLON
MAY BE LOCATED NORTH
FROM DESIGNATED LOCATION
UP TO NORTH WEST CORNER
OF THE SITE, AS LONG AS
THERE IS NO INTERFERENCE
WITH VEHICULAR OR
TRUCK CIRCULATION.



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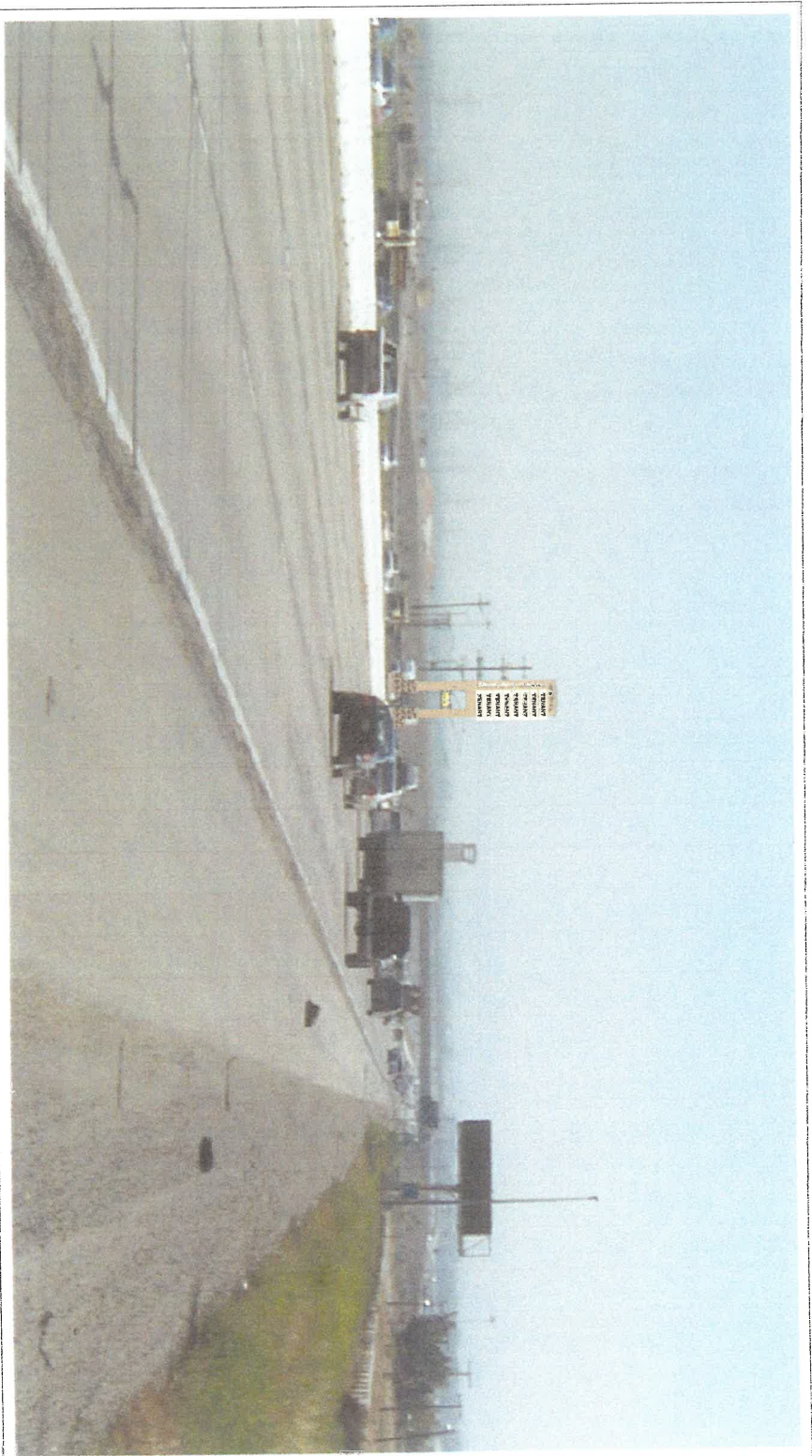
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G-1 DOUBLE FACED INTERNALLY ILLUMINATED 107' PYLON DISPLAY

ELEVATION SCALE 1/8" = 1'-0"

Falcon Ridge Town Center Sign Program



G-2 DOUBLE FACED INTERNALLY ILLUMINATED 107' PYLON DISPLAY

ELEVATION SCALE 1/64" = 1'-0"