



NEWHALL RANCH ROAD,
COPPER HILL DRIVE
AND SMYTH DRIVE
SANTA CLARITA, CALIFORNIA

SIGN PROGRAM

JANUARY 13, 2005

*Executive Centers Northridge, LP
13 Corporate Plaza, Suite 200
Newport Beach, CA 92660*



02-4500



NEWHALL RANCH ROAD,
COPPER HILL DRIVE
AND SMYTH DRIVE
SANTA CLARITA, CALIFORNIA

PROJECT DIRECTORY

Owner: Executive Centers Northridge, LP
13 Corporate Plaza, Suite 200
Newport Beach, CA 92660
Contact: Chuck Prince
(949) 270-2413
(fax) 644-8631

Project Architect: KKE Architects
35 East Colorado Blvd.
Pasadena, CA 91105
Contact: Mark Giles
(626) 796-8230
(fax) 796-8735

Signage Consultant: Signage Solutions
1336 Allec Street
Anaheim, CA 92805
Contact: Chris DeRuyter
(714) 491-0299
(fax) 491-0439

City Planning: City of Santa Clarita
Planning and Building Services
23920 Valencia Blvd., Suite 300
Santa Clarita, CA 91355
Project Planner: Kelvin Parker
(661) 255-4330

Governing Agency: Newhall Land and Farming Company
Architectural Review Committee (ARC)
23823 Valencia Boulevard
Valencia, CA 91355-2194
Contact: Keith D. Herren
(661) 255-4217
(fax) 661-255-2957

TABLE OF CONTENTS

Project Directory	1
Submittals & Approvals	2
Design Guidelines	3
Prohibited Signs	4
Fabrication Requirements	5

SIGN TYPE SCHEDULE

ITEM	SIGNTYPE	PAGE
TENANT WALL SIGNS		
WM	Major Tenant Signage	1.1
WS	Shop Tenant Signage	1.2
WP	Pad Tenant Signage	1.3-1.5
BS	Blade Sign	1.6
E.1	Tenant Entry Info ID	1.7
E.2	Rear Entry ID	1.7
GROUND MOUNTED SIGNS		
M.1	Project/ Multi-Tenant Monument	2.1
M.2	Project/ Multi-Tenant Monument	2.2
M.3	Project/ Multi-Tenant Monument	2.3
M.4	Pad Monument - Single User	2.4
M.5	Pad Monument - Pad C	2.5
PARKING/ REGULATORY SIGNS		
PC	Parking Code Entry	3.1
S	Stop Signs	3.2
H	Handicap Stall	3.2
BA	Building Address	3.3



02-4500
1-13-05

HIGHRIDGE CROSSING

SUBMITTALS & APPROVALS

There is a formal process for the creation, review and approval of Tenant signs at Highridge Crossing. All Tenant's 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 Highridge Crossing.

A. SUBMITTAL TO OWNER:

Tenant shall submit three (3) copies of detailed shop drawings to Owner for approval prior to city and ARC submittal or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the city requirements of Santa Clarita Planning and Building Department.

Submittals shall include the following:

1. **STOREFRONT ELEVATION:**
Scaled elevation of Tenant's storefront depicting the proposed sign design and all the dimensions as they relate to the Tenant's storefront.
2. **SHOP DRAWINGS:**
Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
3. **SAMPLE BOARD:**
Provide a sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.

If shop drawings are denied, Tenant must resubmit revised plans until Owner's approval is obtained. Request to implement signs that vary from the provisions of this sign program will be submitted to the Owner for approval and then submitted to the City of Santa Clarita, CA for approval. The Owner may approve signs that depart from the specific provisions and constraints of this sign program in order to:

- a. Encourage exceptional design.
- b. Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- c. Mitigate problems in the application of this sign program.

B. SUBMITTAL TO NEWHALL LAND AND FARMING COMPANY ARCHITECTURAL REVIEW COMMITTEE (ARC):

Sumittal requirements to be same as submittal to owner. See section A.

C. SUBMITTAL TO CITY:

A full set of plans must be approved and stamped by the Owner and ARC prior to permit application. Tenant or his sign contractor must submit to the City of Santa Clarita, CA, 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, ARC and City's approvals shall be on file in the Owner's office.

TENANT'S RESPONSIBILITY:

1. All Sign Contractors must be fully insured and approved by landlord prior to installation. Landlord must receive the Sign Contractor's Certificate of Insurance.
2. The Owner must be notified 48 hours in advance prior to sign installation.

3. 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.
4. 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.
5. 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 this center after the execution of his lease agreement.
6. Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including those of the Owner, Governing Agency, City, UL and the Uniform Electrical Code.
7. Tenant shall be responsible for the following expenses relating to signage for his store:
 - Design consultant fees (if applicable)
 - 100% of approval and permit processing costs and application fees.
 - 100% of costs for sign fabrication and installation including review of shop drawings and patterns.
 - All costs relating to sign removal, including repair of any damage to the building.
 - Tenant to provide wiring, power and final hook-up from Landlord's house panel to j-box. Landlord to provide empty conduit (see Owner's Exhibit "C" in Owners' lease).

DESIGN GUIDELINES

02-4500
1-13-05

The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the center'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. Encouraged sign treatments include:

A. MIXED MEDIA FORMS AND EMBELLISHMENTS

- Dimensional, geometric shapes or Icon representing a tenant's product or service.
- Sculpted wood, metal or Signfoam forms.
- Painted, polished, etched, or abraded metals.
- Etched or sandblasted glass or acrylic.
- Screens grids or mesh.
- Glazed ceramic tile patterns or mosaic designs.
- Cut steel or fabricated steel.
- Dimensional letterforms with seamless edges.
- Opaque acrylic materials with matte finishes.
- Faux stone effect finish.
- Gold, silver or copper leaf or metallic Paint finish.
- Oxidized and patina finishes.

B. ILLUMINATION

Tenant signage should incorporate one or more of the following acceptable lighting methods subject to owner, ARC and City approval:

- Reverse/halo channel neon.
- Channel letters with neon.
- Silhouette illumination.
- Bud light sculptures or rope lighting.
- Fiber optics.
- Internal and/or external illumination.
- Custom light fixtures and/or seamless opaque faces with "backed up" or "push thru" letters.
- L.E.D.

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

All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner.

C. SIGN COLORS AND FINISHES

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

- Colors must be selected from Owner's Color Palette.
- 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.
- Sign colors should provide variety and excitement.
- Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.
- Neon colors should compliment related signage elements.

D. TYPE STYLES AND LOGOS

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. These images must be architecturally compatible and approved by Owner. Type may be arranged in one (1) or two (2) lines of copy and may consist of upper and/or lower case letters.

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.

F. MISCELLANEOUS SIGNAGE

- Drive thru signage. Menu board, directionals will be allowed and subject to approval on a case by case basis.
- Window display(s) will be allowed and subject to approval on a case by case basis.

HIGHRIDGE CROSSING

PROHIBITED SIGNS

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

- Outdoor advertising or advertising structures including A-frame signs or billboards.
- Roof Signs.
- Freestanding signs, except as provided in this text.
- Animated, audible or moving signs: Signs which move, swing, rotate, flash, except as provided in this text.
- 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 signs: (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 sign may be allowed upon Owner approval.
- No billboard signs.
- No cabinets or can signs.
- Exposed conduits and raceways.
- Front lighting fixtures that compete with storefront design.
- Electrified neon attached to glass.

FABRICATION REQUIREMENTS

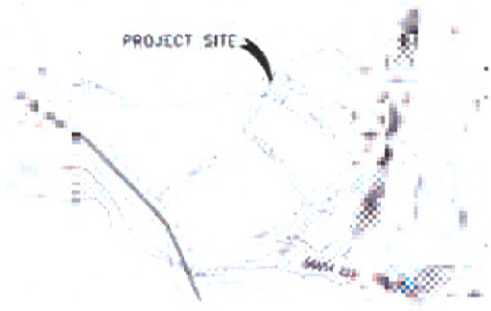
02-4500
1-13-05

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 manufacturer'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 mounting 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.
- I. Paint colors and finishes must be reviewed and approved by the Owner. Color coatings shall match exactly the specified colors on the approved plans.
- J. 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, gloss or semi-gloss finish.
- K. All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality (e.g., Matthews Paint Company (800) 323-6593).
- L. Letter returns shall be painted to contrast with color of letter faces.
- M. Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slimline) with a minimum of 12" center to center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
- N. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
- O. The backs of all exposed neon are to be painted opaque.



HIGHRIDGE CROSSING

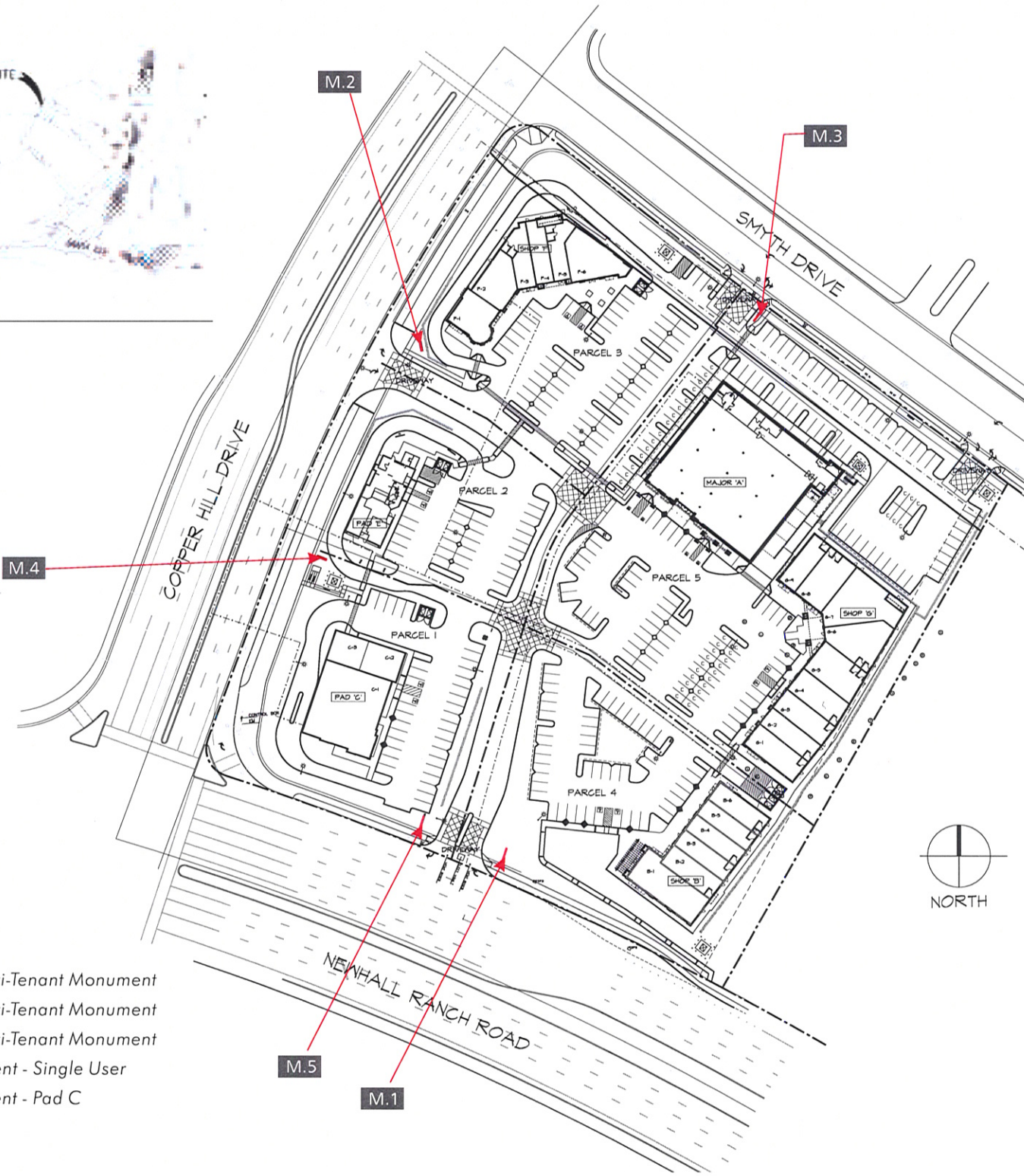


VICINITY MAP
NOT TO SCALE



02-4500
1-13-05

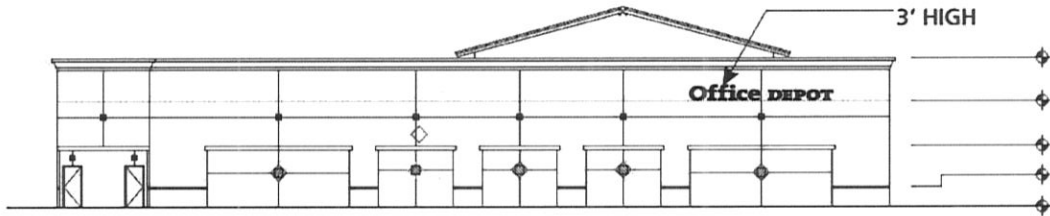
HIGHRIDGE CROSSING



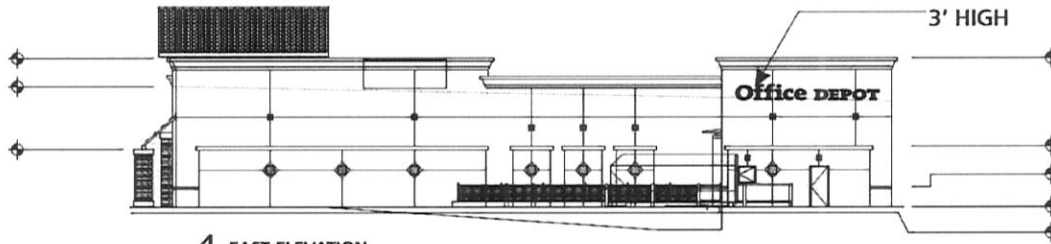
- M.1 Project/ Multi-Tenant Monument
- M.2 Project/ Multi-Tenant Monument
- M.3 Project/ Multi-Tenant Monument
- M.4 Pad Monument - Single User
- M.5 Pad Monument - Pad C

EXHIBIT

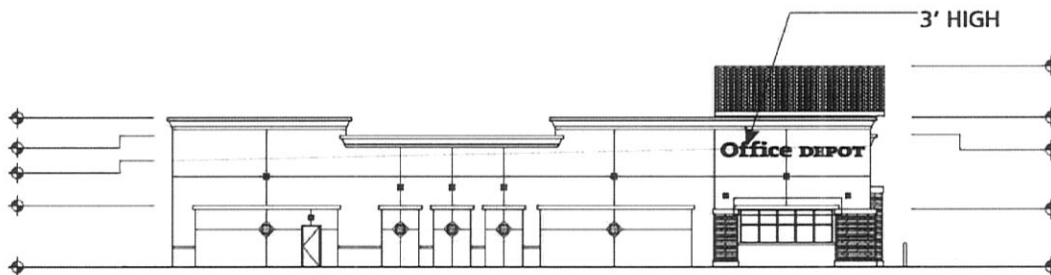
A



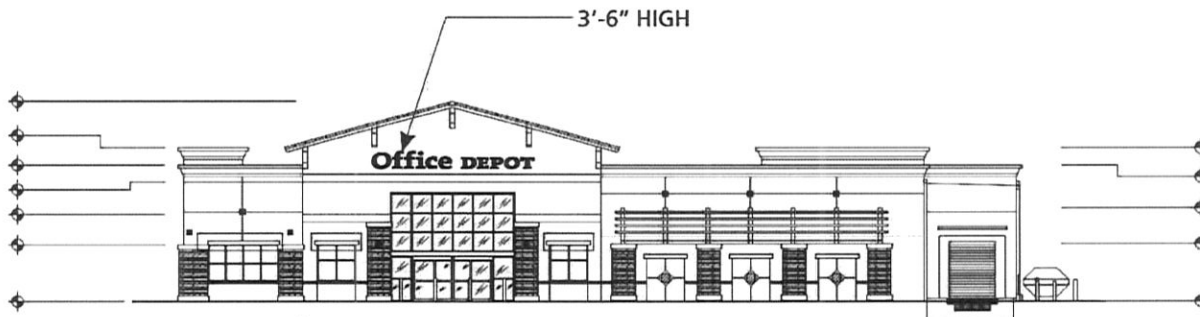
3 NORTH ELEVATION - FACING SMYTH DRIVE



4 EAST ELEVATION



2 WEST ELEVATION - FACING COPPER HILL DRIVE

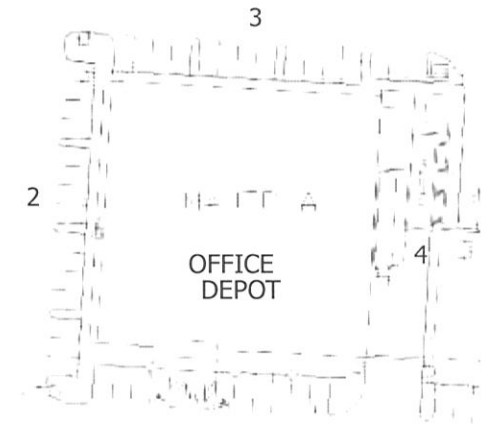


1 SOUTH ELEVATION - FACING NEWHALL RANCH ROAD



02-4500
1-13-05

HIGHRIDGE CROSSING



KEY PLAN

EXHIBIT

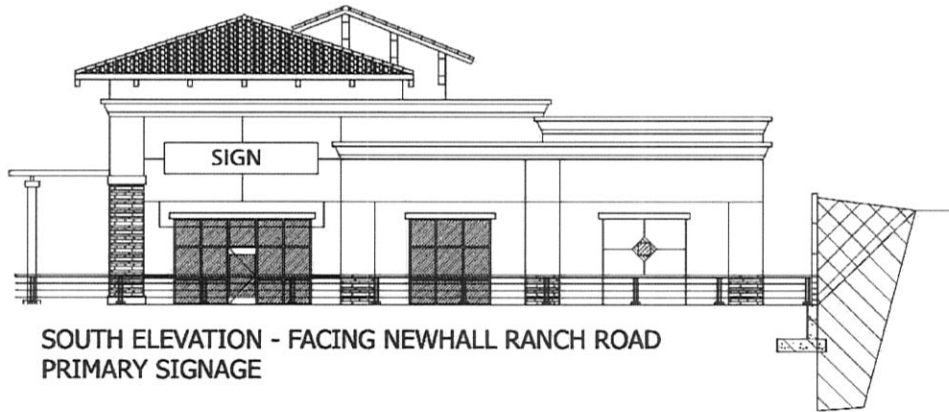
B



WEST ELEVATION - PRIMARY SIGANCE



NORTH ELEVATION - SECONDARY SIGNAGE



SOUTH ELEVATION - FACING NEWHALL RANCH ROAD
PRIMARY SIGNAGE



02-4500
1-13-05

HIGHRIDGE CROSSING



KEY PLAN
SHOPS B



EXHIBIT

C

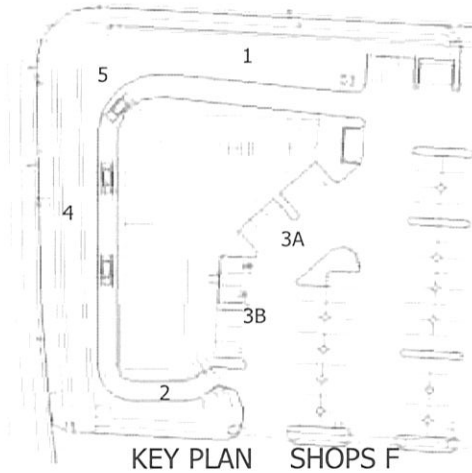


3B EAST ELEVATION - PRIMARY SIGNAGE

3A

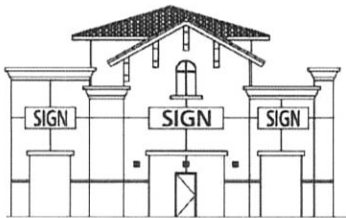


1 NORTH ELEVATION - FACING SYMTH DRIVE -
 SECONDARY SIGNAGE

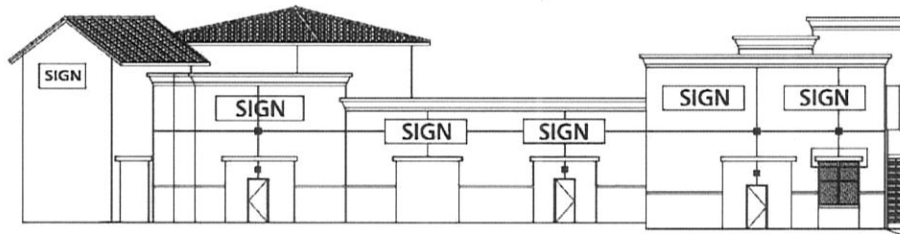


KEY PLAN SHOPS F

HIGHRIDGE CROSSING



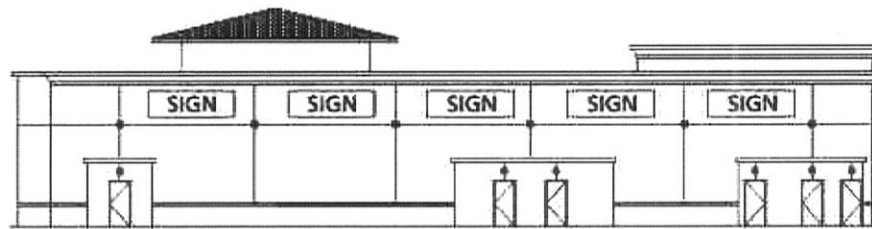
5 WEST ELEVATION -
 SECONDARY SIGNAGE
 CORNER OF SYMTH DRIVE
 AND COPPER HILL DRIVE



4 WEST ELEVATION - FACING COPPER HILL DRIVE
 SECONDARY SIGNAGE



2 SOUTH ELEVATION
 SECONDARY
 SIGNAGE



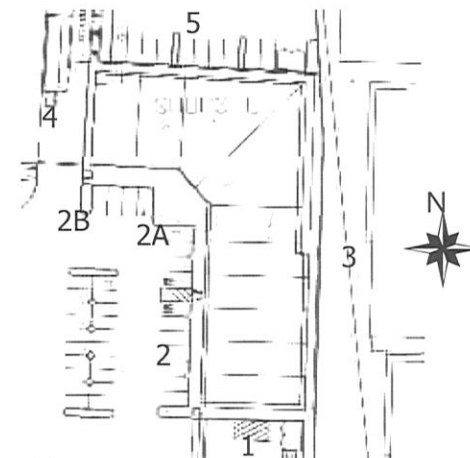
5 NORTH ELEVATION - FACING SYMTH DRIVE - SECONDARY SIGNAGE



4 WEST ELEVATION
 SECONDARY SIGNAGE



1 SOUTH ELEVATION
 SECONDARY SIGNAGE



G SHOPS
 KEY PLAN



2B SOUTH ELEVATION
 PRIMARY SIGNAGE

2A WEST ELEVATION
 PRIMARY SIGNAGE

2 WEST ELEVATION
 PRIMARY SIGNAGE



MAJOR TENANT SIGNAGE (16,000 SF and over)

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 AREA: The maximum allowable letter height is not to exceed three feet six inches (42") for a single line. Maximum sign height not to exceed five feet (60") for two lines of copy.

The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage up to 200 sf per elevation.

One (1) major tenant identification sign is allowed per elevation facing street or parking lot up to a maximum of three (3) signs per building. Signs on additional elevations can be the same size as storefront sign.

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

COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Signs will be internally illuminated with L.E.D., neon or flourescent lamps. Exposed neon is prohibited.



02-4500
1-13-05

HIGHRIDGE CROSSING

MAX LETTER HEIGHT 3'-6"
TENANT IDENTIFICATION



1 SOUTH ELEVATION



WS SHOP TENANT SIGNAGE

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. While variety is encouraged exceptions will be evaluated on a case by case basis.

COPY: Tenant name/ logo.

SIGN AREA: Subject to evaluation on a case by case basis by the City of Santa Clarita:

Single line of copy shall not exceed:

- Primary Elevations - 24" in height for Logo Graphics and First Letter Text, if typically larger than remaining text. 18" in height for remaining text. Maximum letter height shall not exceed 18" if Letters are all the same size.
- Secondary Elevations - 24" in height for Logo Graphics and First Letter Text, if typically larger than remaining text. 18" in height for remaining text. Maximum letter height shall not exceed 18" if Letters are all the same size.

Double line of copy shall not exceed:

- Primary Elevations - 42" in overall sign height or Logo Graphics. 10" minimum for letter height.
- Secondary Elevations - 30" in overall height for Logo Graphics. 10" minimum for letter height.

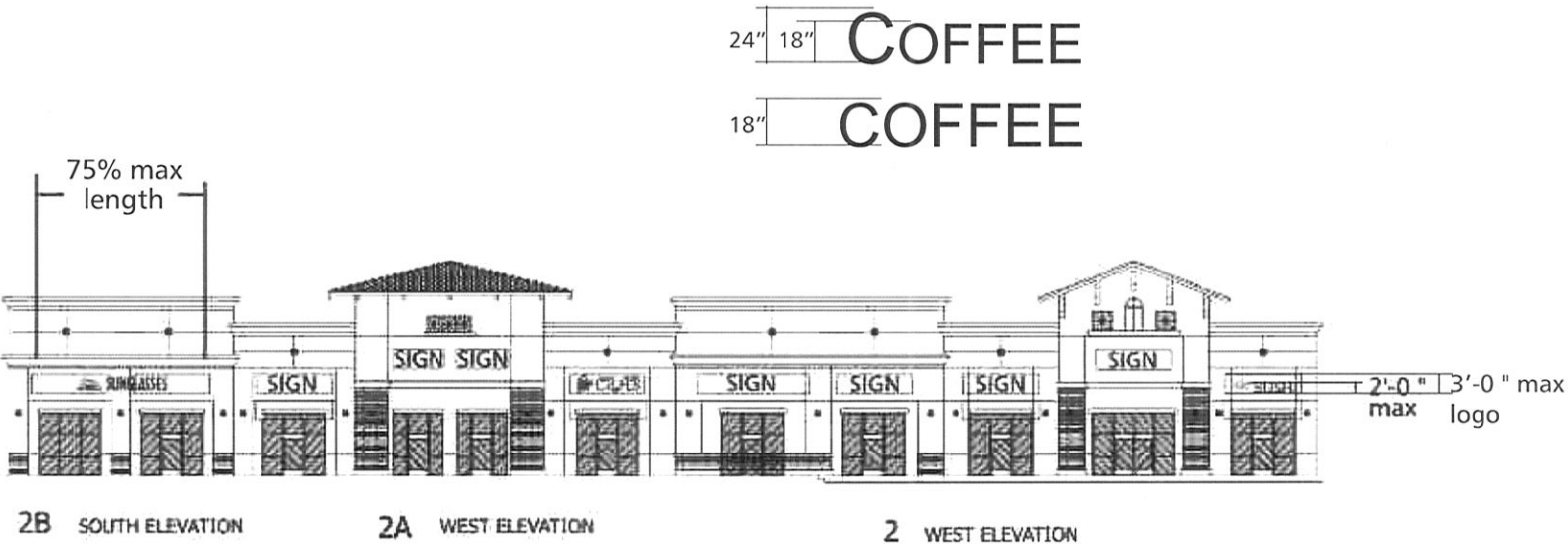
Maximum sign length not to exceed seventy five percent (75%) of storefront.

The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage. One (1) shop tenant sign is allowed per elevation facing street or parking lot with a maximum of three (3) signs.

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

Custom colors logotype/ or colors with Owner approval.

Externally illuminated with goose neck or equal lighting. Halo lit/ reverse pan channel internally illuminated with neon or fluorescent lamps. Exposed neon prohibited.



02-4500
1-13-05

HIGHRIDGE CROSSING

WP

PAD TENANT SIGNAGE

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 AREA: The maximum allowable letter height is not to exceed thirty-six inches (36") for a single line. Double line of copy shall not exceed forty-eight inches (48") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront. Pad Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the pad tenant sign, it must be confined with an area of forty-eight inches (48"). Logo symbol will be included in overall sign area. The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage.

One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs per building.

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

COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Externally illuminated with goose neck or equals lighting. Internally illuminated with L.E.D., neon or flourescent lamps. Exposed neon prohibited.

NOTE: Elevations are forthcoming



02-4500
1-13-05

HIGHRIDGE CROSSING

WP

PAD TENANT SIGNAGE - WENDY'S

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 AREA: The maximum allowable letter height is not to exceed three feet (36") for a single line. Double line of copy shall not exceed forty-eight inches (48") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.

Pad Tenants with recognized logo graphics may use their business identity graphics. If a logo symbol is used on the pad tenant sign, it must be confined with an area of forty-eight inches (48"). Logo symbol will be included in overall sign area.

The maximum allowable sign area is not to exceed one and a half square feet (1½ sf) per lineal foot of tenant store frontage.

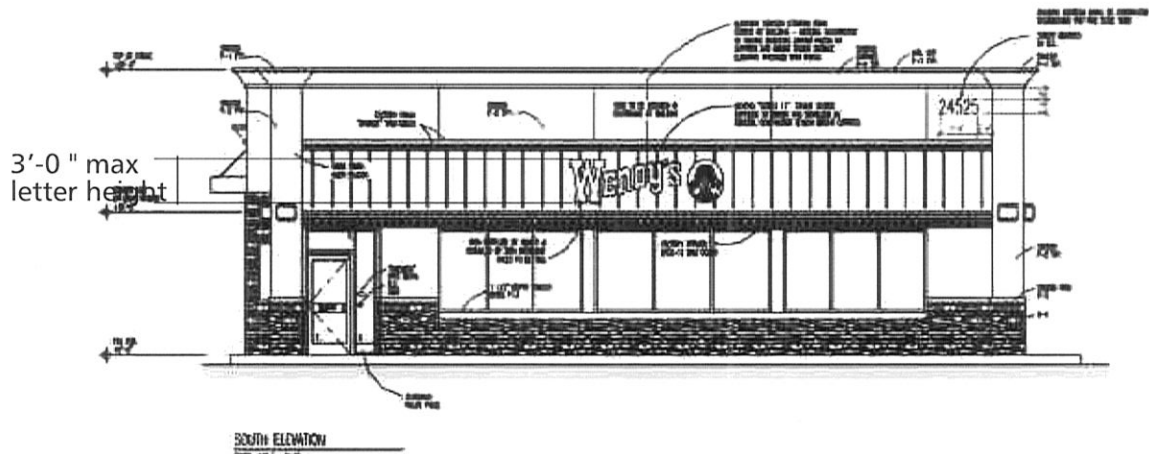
One (1) pad tenant storefront identification sign is allowed per elevation facing street or parking lot with up to a maximum of three (3) signs per building.

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

COLORS: Custom colors logotype/ or colors with Owner approval.

LIGHTING: Externally illuminated with goose neck or equals lighting. Internally illuminated with L.E.D., neon or flourescent lamps. Exposed neon prohibited.

NOTE: Elevations shown below are for signage depiction only and do not represent actual building design for Highridge Crossing.



02-4500
1-13-05

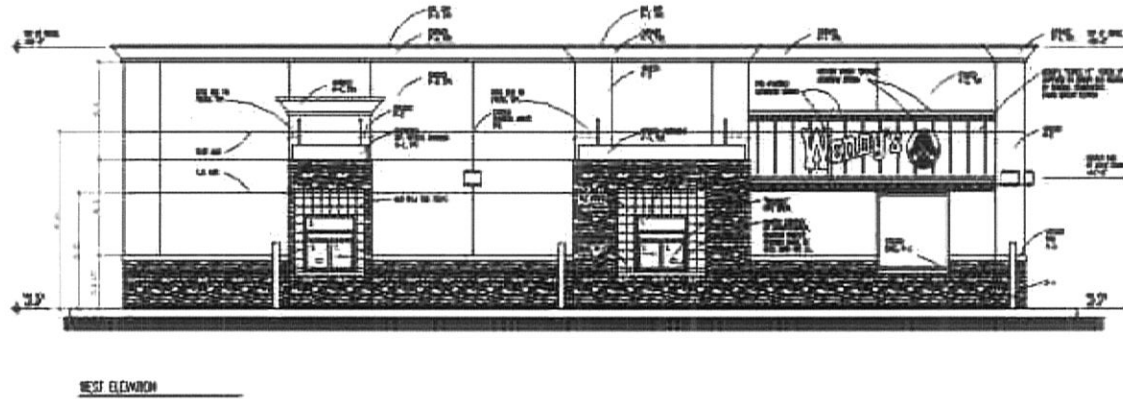
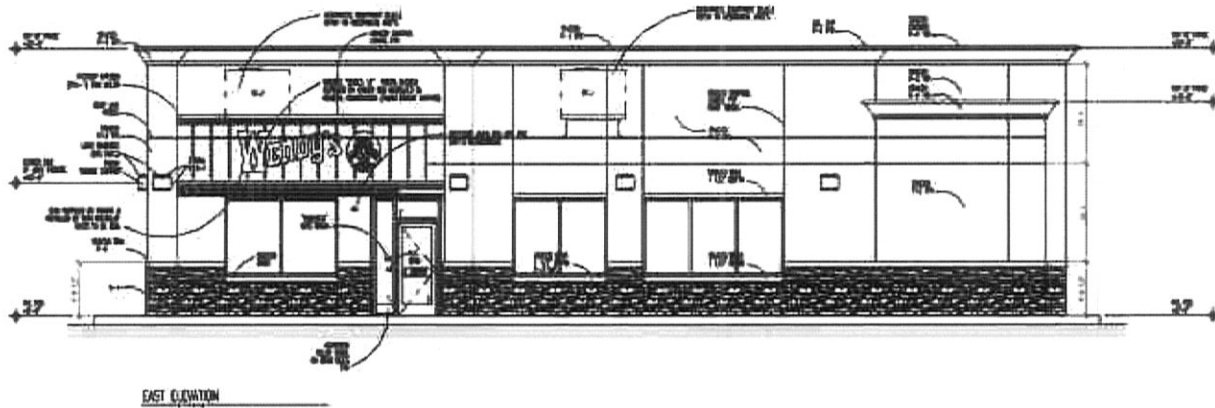
HIGHRIDGE CROSSING





02-4500
1-13-05

HIGHRIDGE CROSSING



NOTE: Elevations shown below are for signage depiction only and do not represent actual building design for Highridge Crossing.

BS

DOUBLE SIDED BLADE SIGNAGE

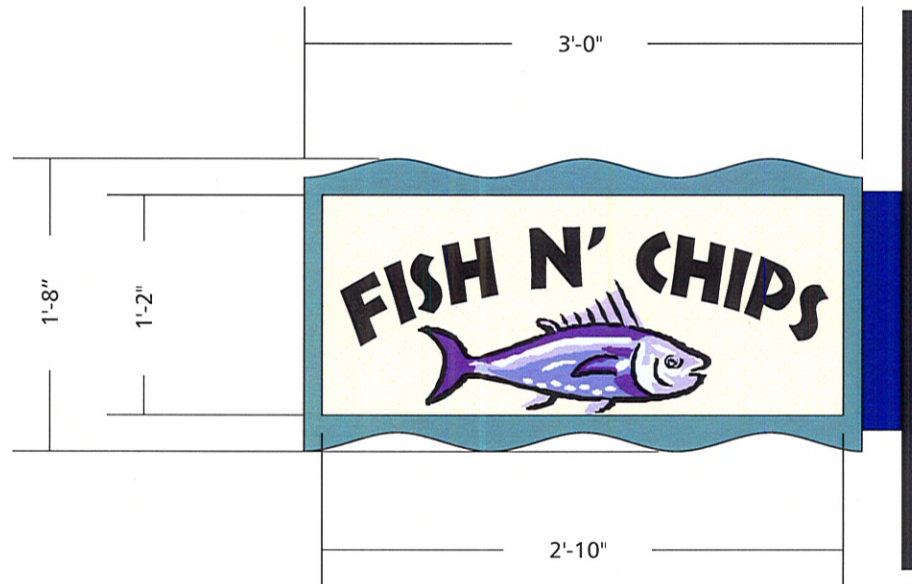
MATERIALS: Aluminum panel painted automotive finish.
Tenant graphics to applied 1/4" sintra with vinyl accents. It is encouraged that blade signs be as two or three dimensional and iconic as possible.

COPY: Tenant name/ logo.

SIGN AREA: 4 sq. Ft. maximum sign area per tenant

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

COLORS: Custom colors logotype/ or colors with Owner approval.



02-4500
1-13-05

HIGHRIDGE CROSSING



02-4500
1-13-05

HIGHRIDGE CROSSING

1.7
E1 E2

E1 TENANT ENTRY INFORMATION

MATERIALS: Matte white vinyl letters on entry glass.

COPY: 6" High Suite Letter or Address, Tenant Entry Info 12" x 12".

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

LOCATION: Address or Suite Number centered over entry doors. Tenant open info on entry glass panel on same side as door handle.



TYPICAL ELEVATION

E2 REAR ENTRY ID

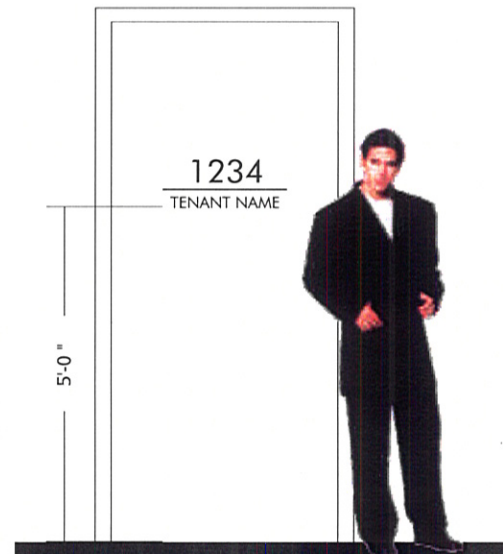
MATERIALS: Vinyl letters on door in contrasting color.

COPY: 4" high Suite Letter or Address, 2" high Tenant Name.

SIGN AREA: 2.5 sq. Ft. maximum sign area.

TYPE FACE: Futura Book.

NOTE: No other signage is allowed on delivery side of building.



TYPICAL ELEVATION

M.1 PROJECT TENANT MONUMENT - NEWHALL RANCH

MATERIALS: Double sided fabricated monument with smooth and metal finishes. Copy to be routed out of aluminum and backed with plex.
Project logo to illuminate. Mounted to stone column base.

QUANTITY: (1)

SIGN AREA: Tenant sign area 29 SF.

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule.

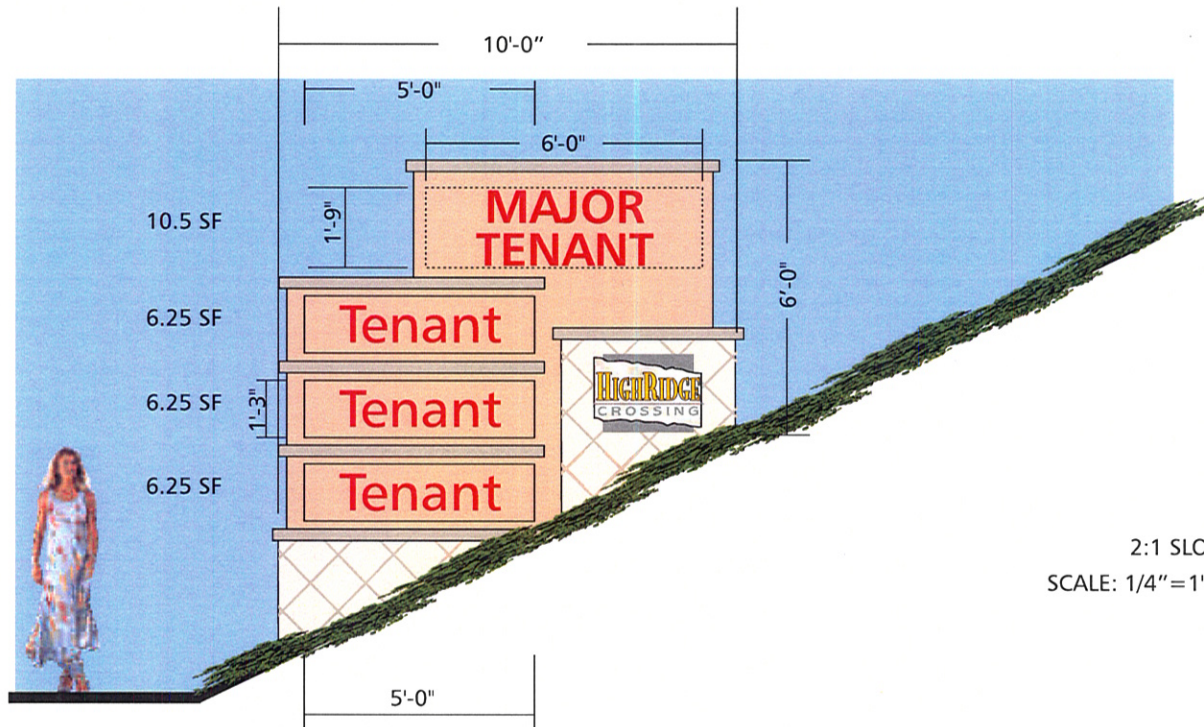
ILLUM: Internally with Fluorescent lamps.

- P1** FRAZEE #213 TAVATAN
- P2** FRAZEE #8171W OLIVE FOG
- P3** FRAZEE #8173M HERBIVORE
- P4** FRAZEE #8345D WESTERN CEDAR



02-4500
1-13-05

HIGHRIDGE CROSSING



2:1 SLOPE
SCALE: 1/4" = 1'-0"



M.2 PROJECT TENANT MONUMENT - COPPER HILL DRIVE

MATERIALS: Single sided fabricated monument with smooth and metal finishes. Copy to be routed out of aluminum and backed with plex.
Project logo to illuminate. Mounted to stone column base.

QUANTITY: (1)

SIGN AREA: Tenant sign area 26 SF.

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule.

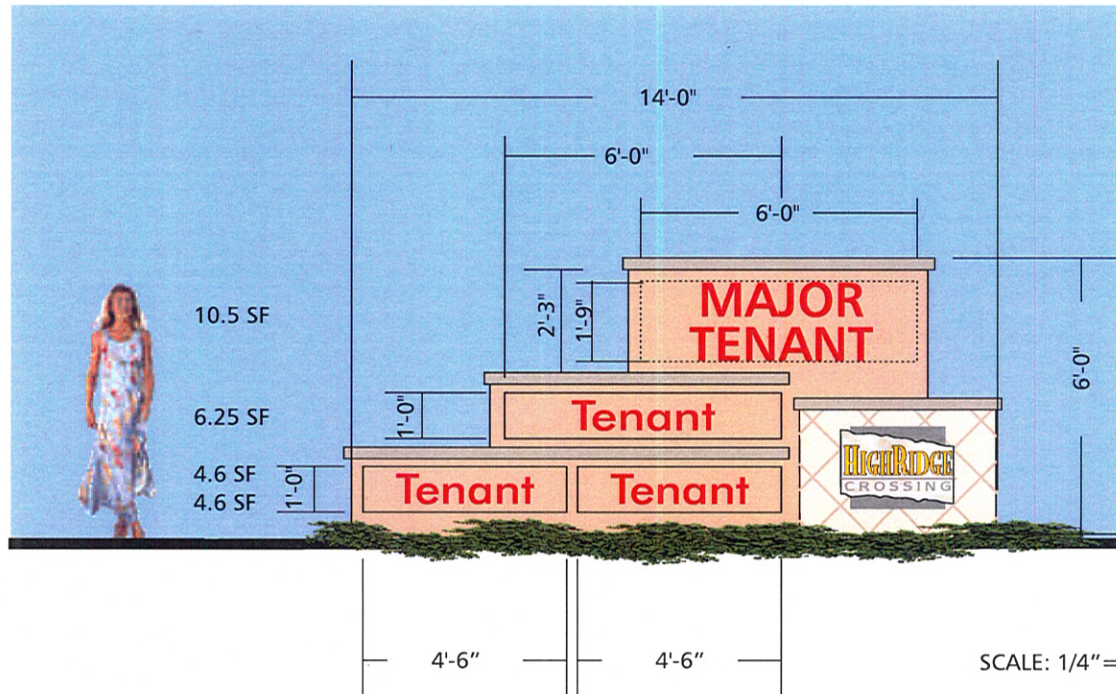
ILLUM: Internally with Fluorescent lamps.

- P1** FRAZEE #213 TAVATAN
- P2** FRAZEE #8171W OLIVE FOG
- P3** FRAZEE #8173M HERBIVORE
- P4** FRAZEE #8345D WESTERN CEDAR



02-4500
1-13-05

HIGHRIDGE CROSSING



M.3 PROJECT TENANT MONUMENT - SMYTH

MATERIALS: Double sided fabricated monument with smooth and metal finishes. Copy to be routed out of aluminum and backed with plex.
Project logo to illuminate. Mounted to stone column base.

QUANTITY: (1)

SIGN AREA: Tenant sign area 29 SF.

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule.

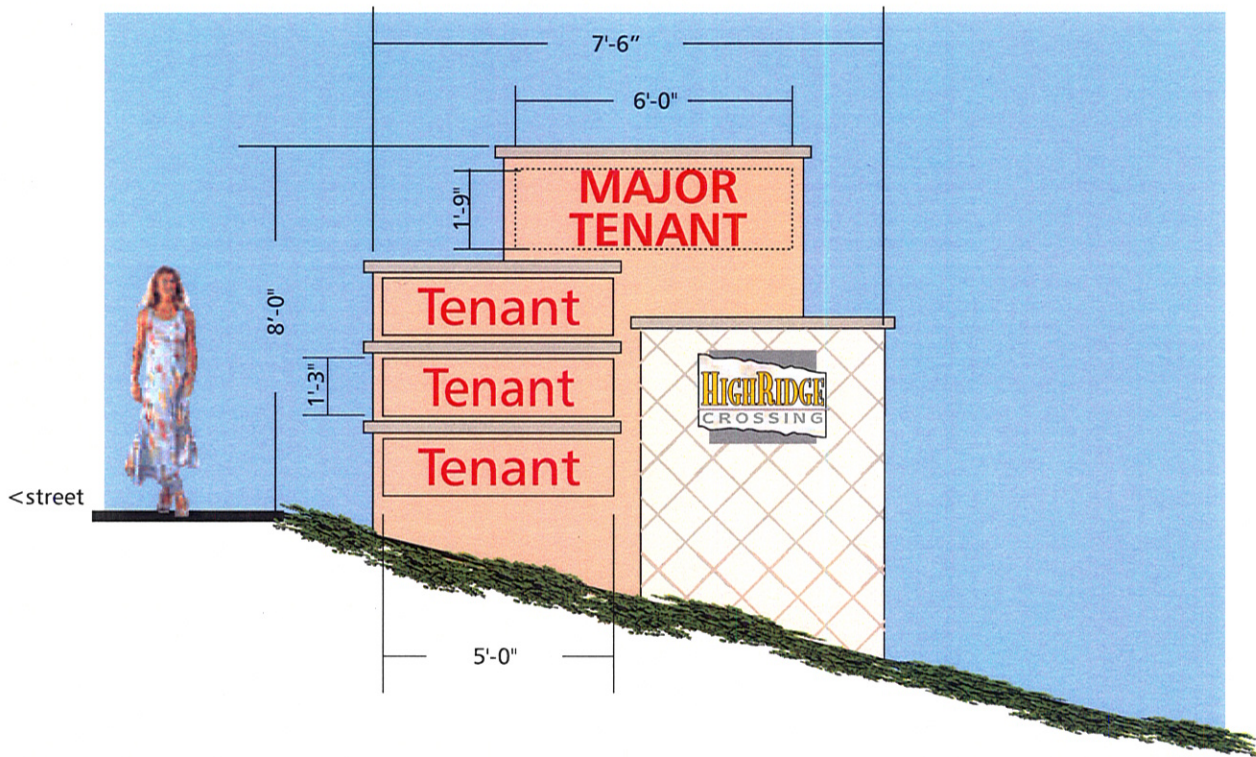
ILLUM: Internally with Fluorescent lamps.

- P1** FRAZEE #213 TAVATAN
- P2** FRAZEE #8171W OLIVE FOG
- P3** FRAZEE #8173M HERBIVORE
- P4** FRAZEE #8345D WESTERN CEDAR



02-4500
1-13-05

HIGHRIDGE CROSSING



1:4 SLOPE
SCALE: 1/4" = 1'-0"

M.4 PAD TENANT MONUMENT - SINGLE USER

MATERIALS: Double sided fabricated monument with smooth and metal finishes. Copy per corporate specifications. Mounted to stone column base.

QUANTITY: (1)

SIGN AREA: Tenant sign area 25 SF.

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule.

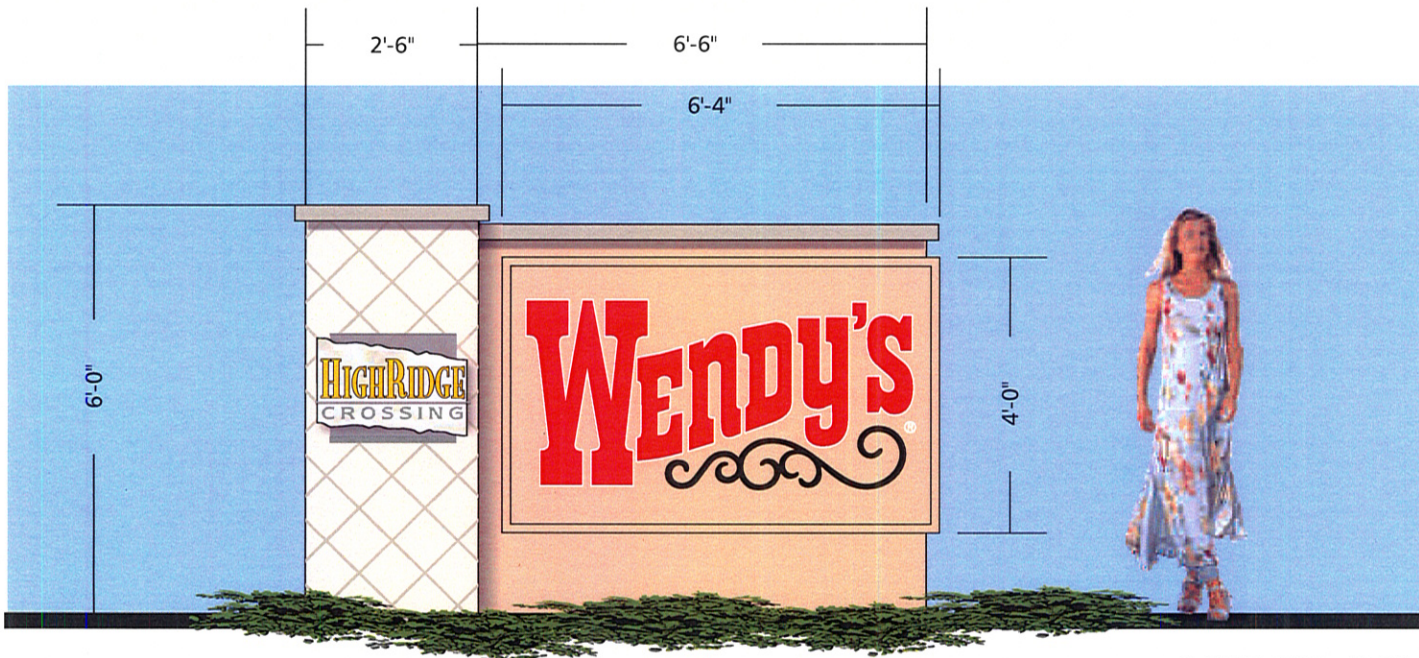
ILLUM: Internally with Fluorescent lamps.

- P1** FRAZEE #213 TAVATAN
- P2** FRAZEE #8171W OLIVE FOG
- P3** FRAZEE #8173M HERBIVORE
- P4** FRAZEE #8345D WESTERN CEDAR



02-4500
1-13-05

HIGHRIDGE CROSSING



OPTION WITH RED COPY

SCALE: 3/8" = 1'-0"

M.5 PAD TENANT MONUMENT - SINGLE USER

MATERIALS: Double sided fabricated monument with smooth and metal finishes. Copy per corporate specifications. Mounted to stone column base.

QUANTITY: (1)

SIGN AREA: Tenant sign area 25 SF.

TYPE FACE: Futura Medium or Recognized Tenant Logo.

COLORS: See Paint Schedule.

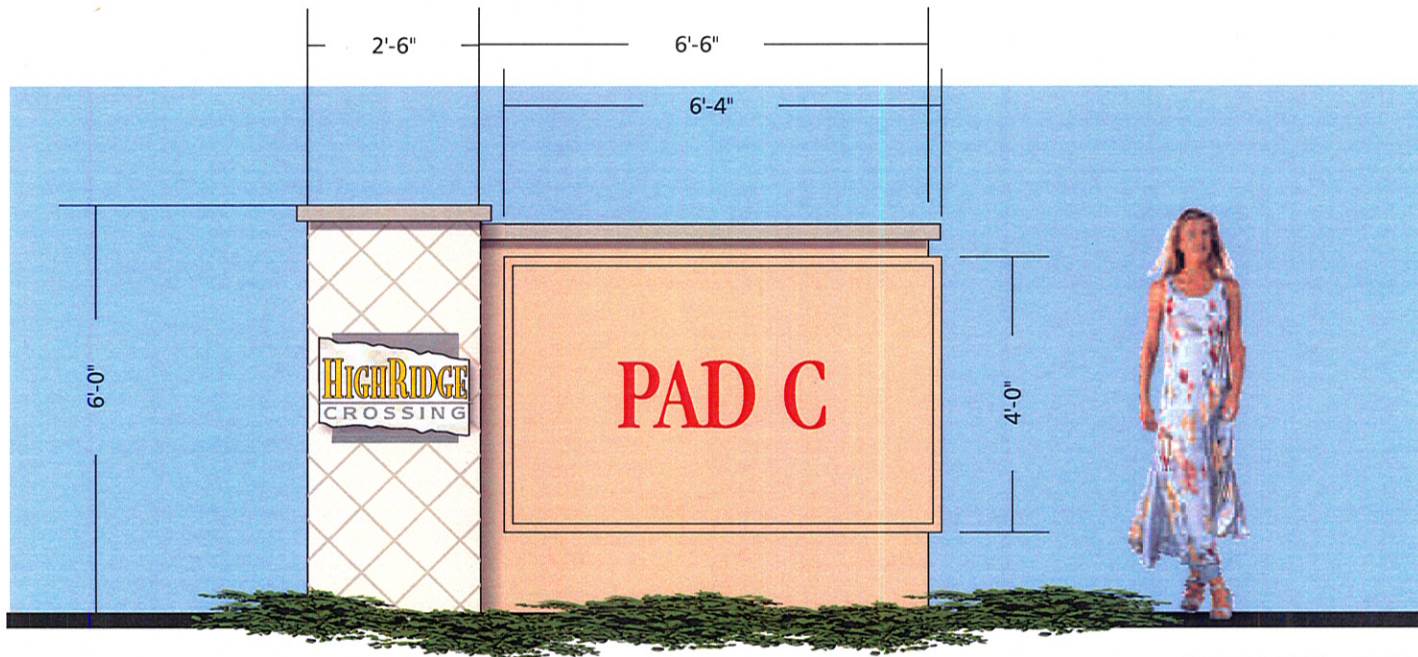
ILLUM: Internally with Fluorescent lamps.

- P1** FRAZEE #213 TAVATAN
- P2** FRAZEE #8171W OLIVE FOG
- P3** FRAZEE #8173M HERBIVORE
- P4** FRAZEE #8345D WESTERN CEDAR



02-4500
1-13-05

HIGHRIDGE CROSSING



SCALE: 3/8" = 1'-0"

2.5
M.5



PARKING CODE ENTRY

MATERIALS: Aluminum Panel with silk-screened graphics. Mounted to 3" round aluminum post.

QUANTITY:

SIGN AREA: 5'-9" maximum height.

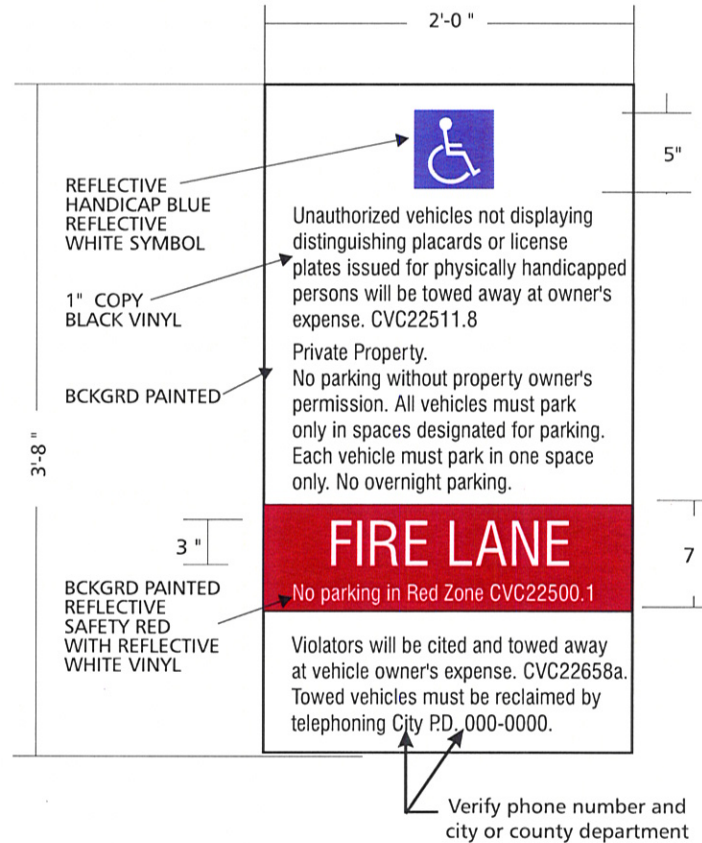
TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



scale : 3/8" = 1'-0"



02-4500
1-13-05

HIGHRIDGE CROSSING





STOP & HANDICAP SIGNS

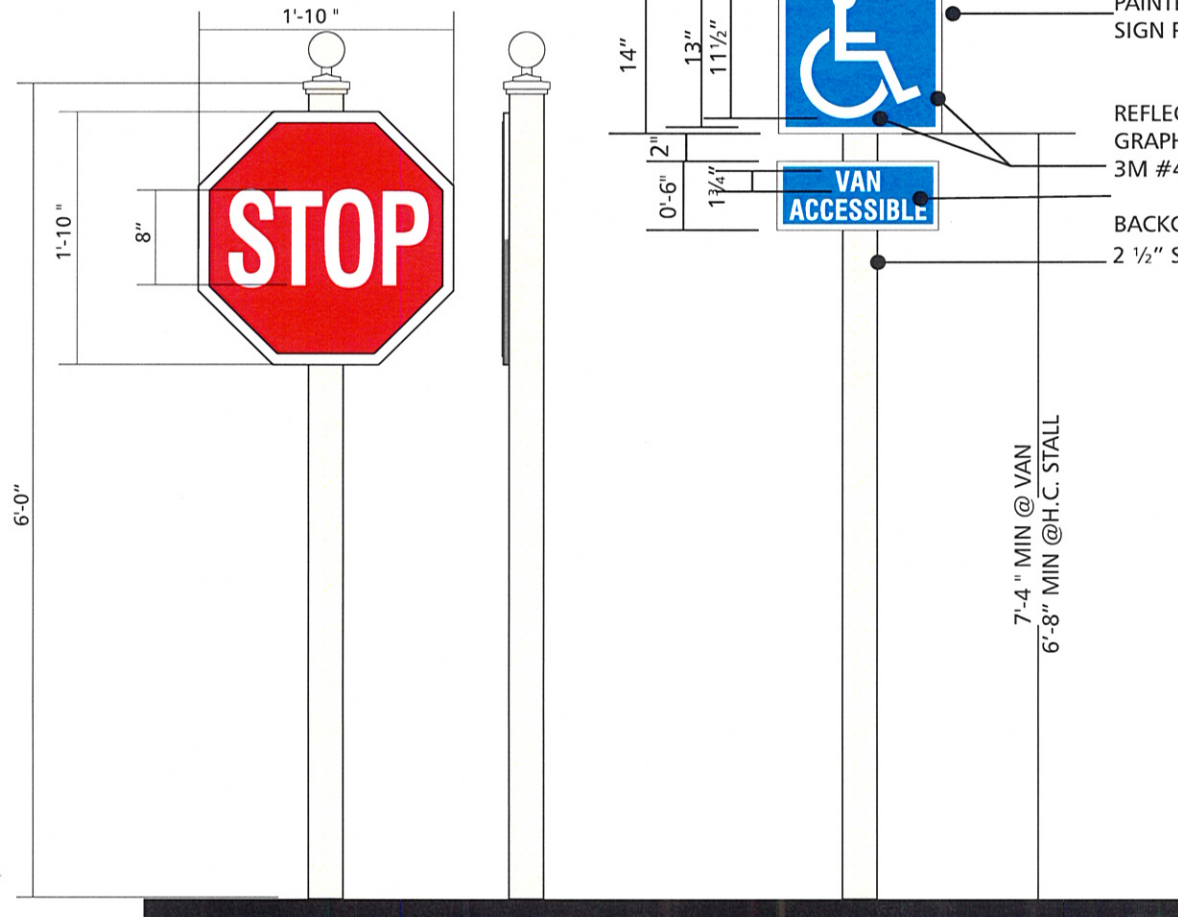
MATERIALS: Single faced aluminum sign.
Mounted to 3" dia. round pipe.

SIGN AREA: 7'-0" maximum height.

TYPE FACE: Helvetica Medium Condensed.

COLORS: See Color Schedule

LIGHTING: Non-illumination.



Scale: 3/4" = 1'-0"



02-4500
1-13-05

HIGHRIDGE CROSSING





BUILDING ADDRESS

MATERIALS: 12" high 1" thick gator foam address numbers.

QUANTITY:

TYPE FACE: Futura Book

COLORS: Painted contrasting color of building.

LIGHTING: Non-illumination.

12" 1 2 3 4

Final size to be determined upon Fire Department Inspector.



02-4500
1-13-05

HIGHRIDGE CROSSING

