

MIRAMESSA MARKET

SIGN PROGRAM

San Diego, California

***NUP FOR SIGN PROGRAM
AMENDMENT AND EMC BOARD***

MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

JONES SIGN
Your Vision. Accomplished.

COVER SHEET PAGE 1 of 49

PROJECT DIRECTORY

OWNER: VESTAR
2907 SHELTER ISLAND DRIVE
SUITE 219
SAN DIEGO, CA 92106
TEL (619) 223-9400

CONSULTANT: JONES SIGN
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520
TEL (858) 569-1400 x1203
FAX (858) 569-1453
ATTN: JOHN HADAYA

SCOPE OF WORK

- **1.0** D/F INTERNALLY-ILLUMINATED FREEWAY PYLON (50'h x 22'-6"w)
- **1.0e** D/F INTERNALLY-ILLUMINATED FREEWAY PYLON (50'h x 22'-6"w)
- **2.1** D/F INTERNALLY-ILLUMINATED PYLON (25'h x 11'-3"w)
- **2.2** D/F INTERNALLY-ILLUMINATED PYLON (25'h x 11'-3"w)
- **3.1** S/F INTERNALLY-ILLUMINATED CENTER ID MONUMENT (8'h x 27'-8"w)
- **3.2** S/F INTERNALLY-ILLUMINATED CENTER ID MONUMENT (8'h x 27'-8"w)
- **3.3** S/F INTERNALLY-ILLUMINATED CENTER ID MONUMENT (8'h x 27'-8"w)
- **4.1** D/F INTERNALLY-ILLUMINATED MONUMENT (7'-6"h x 12'-6"w)
- **4.2** D/F INTERNALLY-ILLUMINATED MONUMENT (7'-6"h x 11'-6"w)
- **4.3** D/F INTERNALLY-ILLUMINATED MONUMENT (7'-6"h x 11'-6"w)
- **5.1** D/F INTERNALLY-ILLUMINATED MONUMENT (7'-6"h x 12'-6"w)
- **5.2** D/F INTERNALLY-ILLUMINATED MONUMENT (7'-6"h x 12'-6"w)
- **6.0** D/F NON-ILLUMINATED POST & PANEL DISPLAY (5'-9"h x 2'-0"w)
- **7.1** INTERNALLY-ILLUMINATED REVERSE PAN CHANNELS
- **7.2** INTERNALLY-ILLUMINATED REVERSE PAN CHANNELS
- **12.0** D/F NON-ILLUMINATED BLADE SIGN DISPLAY

IMPROVEMENTS WILL CONSIST OF NEW SIGNAGE ONLY. EXISTING FREESTANDING SIGNS & FOOTINGS WILL BE REMOVED AND BE REPLACED WITH NEW SIGNS & FOOTINGS

11 BUILDINGS WILL REMAIN AND GROUND SIGNS & FOOTINGS WILL BE REPLACED

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DEVIATIONS:

ONE ADDITIONAL FREEWAY SIGN

ZONE:

BASE ZONE CC-1-3
COMMUNITY: MIRA MESA
COMMUNITY PLAN

JONES SIGN
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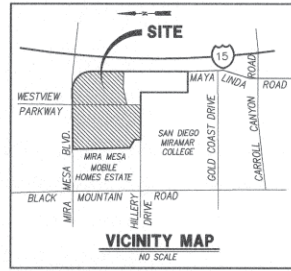
MIRA MESA MARKET SIGN PROGRAM

LEGAL DESCRIPTION:
 LOTS 3 THRU 17 OF MAP 013802 & SECTION 32 14-2W
 NORTHWEST QUARTER (EX ST OP) D92-404824
 IN NORTHEAST QUARTER OF SECTION 31

APN:
 318 600 03-00 THRU 318 600 17-00

GEOLOGICAL HAZARD CATEGORY:
 51 LEVEL MESAS

TOTAL ACRES:
 19.57



EASEMENTS/ENCUMBRANCES

APN 318-600-10 THRU 17
 THIS SURVEY IS BASED ON AMENDED PRELIMINARY REPORT NO. 0010289-012-045-091 ISSUED BY FIDELITY NATIONAL TITLE COMPANY DATED MARCH 18, 2016 AND AMENDED MAY 12, 2016 AMENDMENT NO. 8. TAXES, LEAS, FACTS, ASSESSMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, MATTERS, LEASES, DEEDS OF TRUST AND RIGHTS OF PARTIES APPEARING IN SAID POLICY AS ITEMS NO. 1-10, 12, 14, 18, 19, 30, 33, 34 AND 38 HAVE NOT BEEN SHOWN HEREON. ITEMS NO. 11, 13, 20, 24, 27, 28, 31 AND 35 HAVE BEEN INTENTIONALLY DELETED.

156 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: W.M. FREEMAN
 PURPOSE: EASEMENT FOR THE LAYING DOWN AND MAINTENANCE OF A PIPELINE FOR THE CARRYING OF WATER, TOGETHER WITH A RIGHT OF ACCESS
 RECORDED: MARCH 21, 1992, BOOK 194, PAGE 424, OF DEEDS
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

166 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES
 RECORDED: JUNE 8, 1948, BOOK 3220, PAGE 488, OF OFFICIAL RECORDS
 AFFECTS: LOTS 15 AND 16, MAP NO. 13802

176 EASEMENT(S) FOR THE PURPOSE(S) OF PUBLIC UTILITIES SET FORTH IN BOOK 3220, PAGE 444, RECORDED JUNE 3, 1949 SEE NOTE NO.11 AT RIGHT.

205 EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON MAP NO. 13802, FILED JUNE 10, 1999
 PURPOSE: WATER FACILITIES
 AFFECTS: LOTS 10, 14 AND 16

221 EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON MAP NO. 13802.
 PURPOSE: GENERAL UTILITY AND ACCESS
 AFFECTS: LOTS 10, 11, 12, 13, 14, 15 AND 16

430 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS" DATED JUNE 10, 1999, EXECUTED BY AND BETWEEN CP VENTURE THREE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JEFFERSON AT MARKETCENTER, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED JUNE 10, 1999, INSTRUMENT NO. 1999-040822, OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS OR PROVIDES FOR: 1) RECIPROCAL EMERGENCY ACCESS EASEMENT BETWEEN THE HEREN DESCRIBED LAND AND LOTS 1 AND 2, MAP NO. 13802, 2) PEDESTRIAN EASEMENT, 3) IDENTIFICATION SIGN EASEMENT, 4) MONUMENT SIGN, 5) EMERGENCY ACCESS.

256 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES
 RECORDED: SEPTEMBER 30, 1999, INSTRUMENT NO. 99-0667295, OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF THE HEREN DESCRIBED PROPERTY
 LOTS 3 THROUGH 17.
 NO SPECIFIC LOCATION IS GIVEN I SAID DOCUMENT AND HAS NOT BEEN PLOTTED HEREON. EASEMENT IS 16" WIDE CENTERED ON ALL FACILITIES, AND CONTAINS RIGHTS FOR RELOCATION AND OTHER PARTICULARS.

266 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: TIME WARNER CABLE
 PURPOSE: UNDERGROUND TELECOMMUNICATION SYSTEMS
 RECORDED: DECEMBER 2, 1999, INSTRUMENT NO. 1999-0788629, OF OFFICIAL RECORDS
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. THE EASEMENT ACROSS LOTS FOR SERVICE LATERALS IS 4 FEET WIDE.

280 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION
 PURPOSE: GENERAL UTILITY AND ACCESS
 RECORDED: JULY 21, 2000, INSTRUMENT NO. 00-0386436, OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF THE HEREN DESCRIBED PROPERTY
 LOTS 10, 11, 13, 14, 15 AND 16

430 AN INSTRUMENT ENTITLED "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT" RECORDED APRIL 5, 2004 AS INSTRUMENT/FILE NO. 2004-0283315 OF OFFICIAL RECORDS. REFERENCE IS MADE TO SAID DOCUMENTS FOR FULL PARTICULARS.
 AFFECTS: LOT 15

EASEMENTS/ENCUMBRANCES

APN 318-600-03 THRU 02
 THIS SURVEY IS BASED ON AMENDED PRELIMINARY REPORT NO. 0010289-012-045-091 ISSUED BY FIDELITY NATIONAL TITLE COMPANY DATED MARCH 18, 2016 AND AMENDED MARCH 28, 2016 AMENDMENT NO. 1. TAXES, LEAS, FACTS, ASSESSMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, MATTERS, LEASES, AND RIGHTS APPEARING IN SAID POLICY AS ITEMS NO. 1-15, 17, 24, 27, 29 AND 31 AND 34-40, 45 AND 46 HAVE NOT BEEN SHOWN HEREON. ITEMS NO. 16, 22, 23, 25, 28, 32, 33 AND 41-44 HAVE BEEN INTENTIONALLY DELETED.

199 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 PURPOSE: PUBLIC UTILITIES
 RECORDED: JULY 18, 1963, INSTRUMENT NO. 127077 OF OFFICIAL RECORDS
 AFFECTS: LOTS 3 AND 4

199 EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT, MAP NO. 13802 FILED JUNE 10, 1999
 PURPOSE: WATER FACILITIES
 AFFECTS: LOTS 3, 4, 6, 7 & 8

200 EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT, MAP NO. 13802 FILED JUNE 10, 1999
 PURPOSE: GENERAL UTILITY AND ACCESS
 AFFECTS: LOTS 3, 4, 5, 6, 8 AND 9

219 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT OF COVENANTS, CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS" DATED JUNE 10, 1999, EXECUTED BY AND BETWEEN CP VENTURE THREE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JEFFERSON AT MARKETCENTER, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED JUNE 10, 1999, INSTRUMENT NO. 1999-040822, OF OFFICIAL RECORDS, WHICH DOCUMENT, AMONG OTHER THINGS, CONTAINS OR PROVIDES FOR: RECIPROCAL ACCESS EASEMENT BETWEEN THE HEREN DESCRIBED AND OTHER LAND.
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

258 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION
 PURPOSE: PUBLIC UTILITIES
 RECORDED: SEPTEMBER 30, 1999, INSTRUMENT NO. 99-0667295, OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF THE HEREN DESCRIBED PROPERTY
 LOTS 3 THROUGH 17.
 NO SPECIFIC LOCATION IS GIVEN AND HAS NOT BEEN PLOTTED HEREON. EASEMENT IS 16" WIDE CENTERED ON ALL EXISTING LINES.

268 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: TIME WARNER CABLE
 PURPOSE: UNDERGROUND TELECOMMUNICATION SYSTEMS
 RECORDED: DECEMBER 2, 1999, INSTRUMENT NO. 99-0788629, OF OFFICIAL RECORDS
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

278 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION
 PURPOSE: GENERAL UTILITY AND ACCESS
 RECORDED: JULY 21, 2000, INSTRUMENT NO. 2000-0386436, OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF THE HEREN DESCRIBED PROPERTY
 LOTS 4, AND 5

308 EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:
 GRANTED TO: THE CITY OF SAN DIEGO
 BUILDING RESTRICTED
 RECORDED: MARCH 2, 2001 INSTRUMENT NO. 2001-0127829
 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF THE HEREN DESCRIBED PROPERTY
 LOT 3

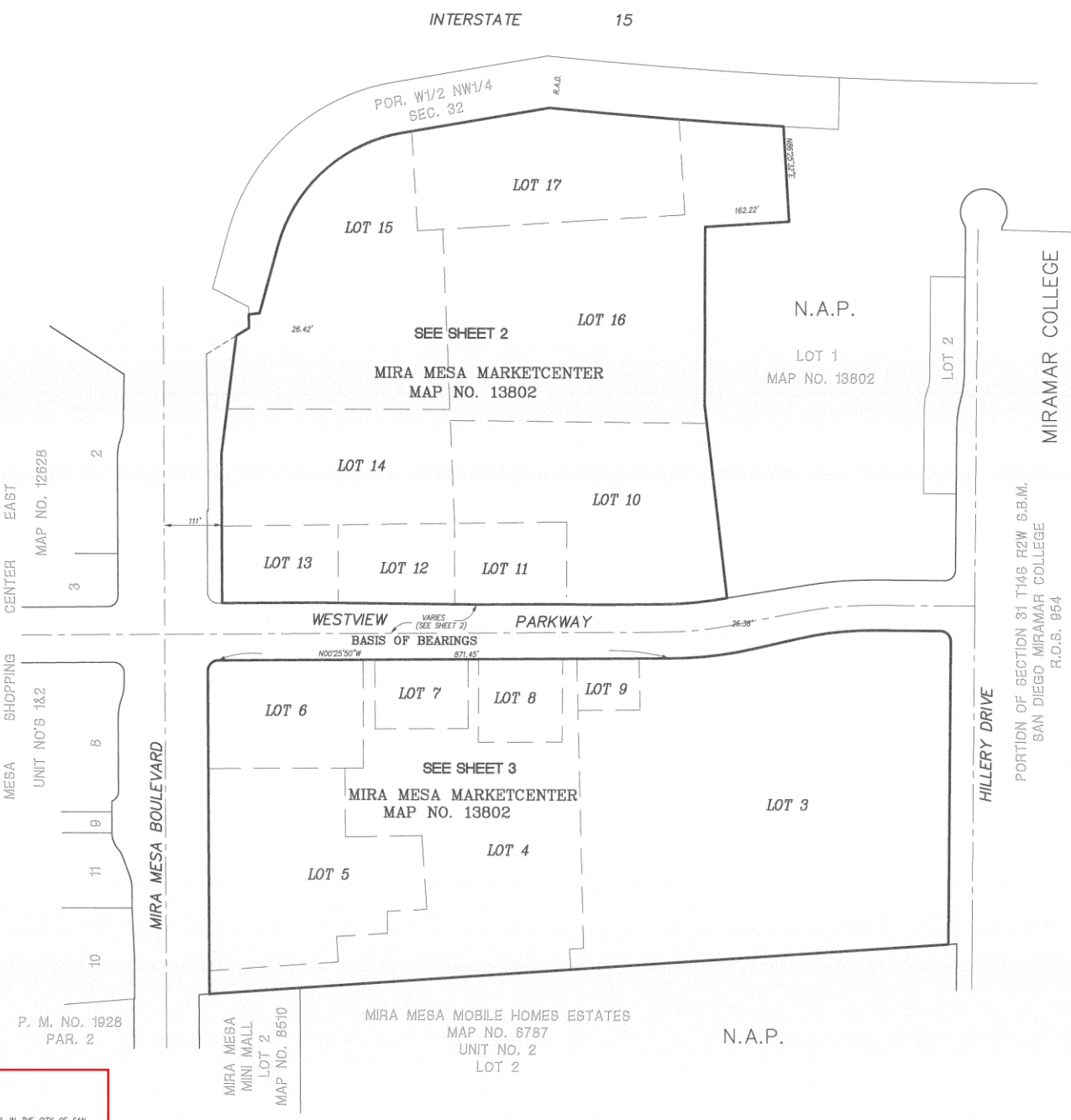
LEGAL DESCRIPTION

PARCEL A
 LOTS 3 THROUGH 17 INCLUSIVE OF MIRA MESA MARKETCENTER, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13802 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 10, 1999.

PARCEL B
 NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN ACCESS, SIGN AND EMERGENCY ACCESS PER SECTIONS 3.1, 3.3 AND 3.4 OF THAT CERTAIN DOCUMENT ENTITLED "AGREEMENT OF COVENANTS, CONDITIONS RESTRICTIONS AND GRANT OF EASEMENTS", DATED JUNE 10, 1999, EXECUTED BY AND BETWEEN CP VENTURE THREE LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JEFFERSON AT MARKETCENTER, L.P., A DELAWARE LIMITED PARTNERSHIP AND RECORDED JUNE 10, 1999 AS INSTRUMENT NO. 1999-040822 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

701 B Street, Suite 800
 San Diego, CA 92101
 619.235.6471 Tel
 619.234.0349 Fax

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
MIRA MESA MARKETPLACE, SAN DIEGO, CA



BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS A.L.T.A. SURVEY IS THE EAST LINE OF LOTS 3-4 AND 6-9 OF MAP NO. 13802.
 I.E., NORTH 002°50' WEST

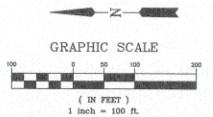
- NOTES**
- TOTAL AREA WITHIN ALTA SURVEY BOUNDARY = 19.57 ACRES
 - TAX ASSESSOR PARCEL NO.'S 318-600-03 THRU 17
 - FIELD SURVEY FOR THIS SITE WAS PERFORMED DURING MAY 2016 BY PROJECT DESIGN CONSULTANTS.
 - PRIVATE LANDSCAPE IRRIGATION & DRAINAGE SYSTEMS ARE NOT SHOWN HEREON (UNLESS INDICATED OTHERWISE).
 - AS DETERMINED BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06073 CLS10, REVISED MAY 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - TOPOGRAPHY SHOWN ON THIS SURVEY IS BASED UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS IN MAY 2016.
 - UNDERGROUND UTILITIES SHOWN ARE FROM RECORD INFORMATION AND HAVE BEEN VERIFIED BY READILY OBSERVABLE EVIDENCE FOUND IN THE FIELD.
 - ZONING PER ZONING REPORT BY BOOK AND CLARK PROJECT NO. 72016053 DATED MAY 18, 2016 AND REVISED MAY 24, 2016. CURRENT ZONING: THE SITE ZONING DESIGNATION IS CC-1-3 PER THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE SETBACKS:
 SIDE: 10' WITH 0' SIDE YARD OPTION. STRUCTURE MUST BE SETBACK 10' OR LOCATED AT THE PROPERTY LINE.
 REAR: 10' WITH 0' REAR YARD OPTION. STRUCTURE MUST BE SETBACK 10' OR LOCATED AT THE PROPERTY LINE.
 FRONT: 8' MINIMUM
 HEIGHT: MAX. STRUCTURE HEIGHT IS 45'
 FLOOR AREA RATIO: 0.75
 NOTE: PROJECT SITE PLAN WAS APPROVED BY THE CITY OF SAN DIEGO AT THE TIME OF CONSTRUCTION, AND IS A PLANNED COMMERCIAL DEVELOPMENT (PCD). CURRENT ZONING REQUIREMENTS MAY NOT APPLY.
 - PROPERTY ADDRESSES: 10678, 10753, 10756, 10758, 10760, 10762-10767, 10768-10774, 10788, 10775, 10781, 10785, 10757, 10755, 10749, 10753, 10673, 10688, 10661, 10655, 10643, 10664, 10764, 10754, 10758, 10756, 10752, 10752, 10712-10720 AND 10678 WESTVIEW PARKWAY, SAN DIEGO, CALIFORNIA
 - THE LEGAL DESCRIPTION AS IDENTIFIED IN THE COMMITMENTS IS THE SAME LAND THAT IS SURVEYED.
 - GAS EASEMENT DESCRIBED IN BOOK 3220, PAGE 484, RECORDED JUNE 8, 1949 AFFECTS ONLY THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, WHICH LIES SOUTH OF THE BOUNDARY LINES OF THIS A.L.T.A. SURVEY.
 - THERE IS NO OBSERVED EVIDENCE THAT THE PROPERTY INCLUDED IN THIS SURVEY IS BEING USED AS A SOLID WASTE DUMP OR SANITARY LAND FILL.
 - THERE IS NO OBSERVED EVIDENCE OF SIGNIFICANT ENCROACHMENTS.

LEGEND

—	INDICATES A.L.T.A. BOUNDARY
—	INDICATES FENCE
○	INDICATES ITEM NO. OF THE PRELIMINARY REPORT REFERENCED AND PLOTTED HEREON.
HC	INDICATES HANDICAP PARKING SPACE
TS	INDICATES TRAFFIC SIGNAL
CONC.	INDICATES CONCRETE
ASPH.	INDICATES ASPHALT
TR	INDICATES TRASH ENCLOSURE
TE	INDICATES TRASH ENCLOSURE
+	INDICATES FIRE HYDRANT
+	INDICATES STREET & PARKING LOT LIGHTS
SB	INDICATES STREET LIGHT BOX
WM	INDICATES WATER METER
DI	INDICATES DRAINAGE INLET
SMH	INDICATES SEWER MANHOLE
SDMH	INDICATES STORM DRAIN MANHOLE
WV	INDICATES WATER VALVE
SC	INDICATES SEWER CLEAN-OUT
○	INDICATES TREES AND/OR SHRUBS
SL	STREET LIGHT
GP	GUARD POST
●	SURVEY MARKER
TWC	TIME WARNER CABLE
SDG&E	SAN DIEGO GAS & ELECTRIC
PAC BELL	PACIFIC BELL TELEPHONE CO

SURVEYOR'S CERTIFICATE

TO: MM EAST INC. A DELAWARE NON PROFIT CORPORATION, MM WEST INC. A DELAWARE NON PROFIT CORPORATION, KEYSBANK NATIONAL ASSOCIATION, IT'S SUCCESSORS AND/OR ASSIGNS, AND FIDELITY NATIONAL TITLE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 6(D), 7(G), 7(I), 8, 9, 10, 11, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MAY 2016.
 DATE OF PLAN OR MAP: 06-09-2016
 NOTE: SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT IN THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" HEREON ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



GARY L. HOLS, L.S. 7019
 DATE: 06-09-2016
 STATE OF CALIFORNIA

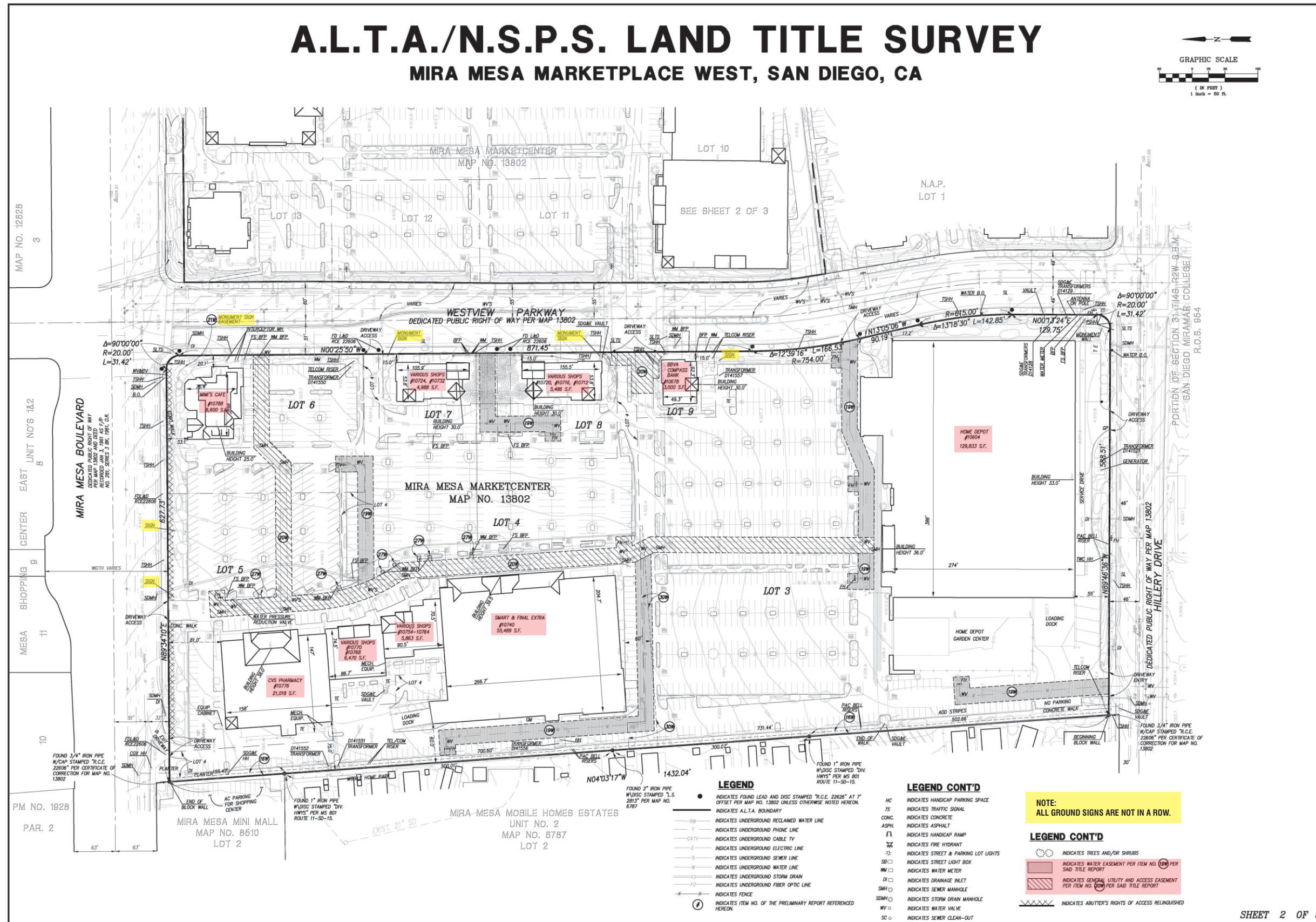
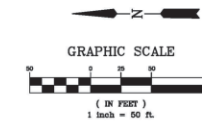
MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

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A.L.T.A./N.S.P.S. LAND TITLE SURVEY

MIRA MESA MARKETPLACE WEST, SAN DIEGO, CA



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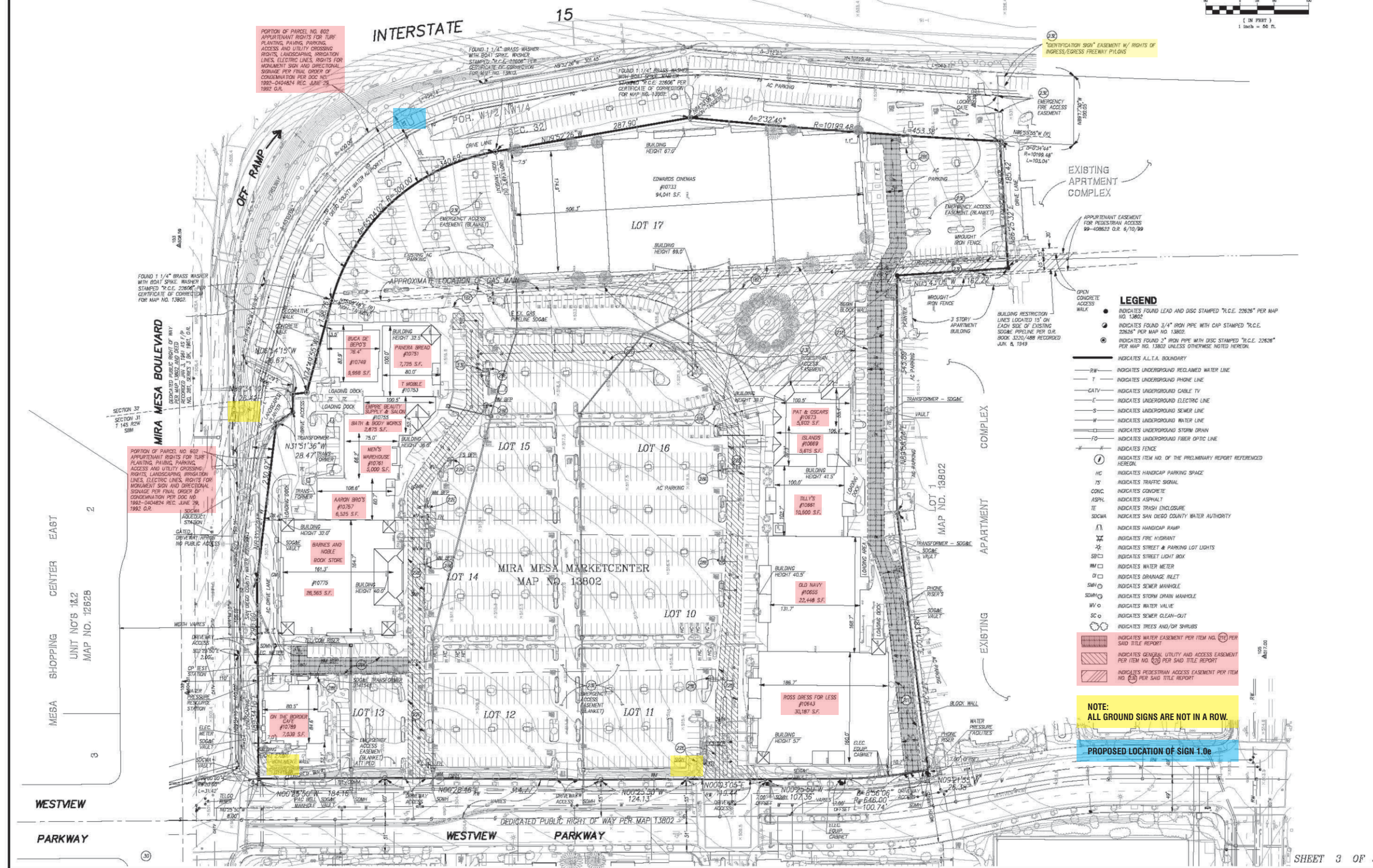
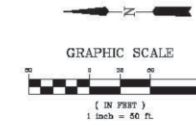
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LAND TITLE SURVEY PAGE 4 of 49

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

MIRA MESA MARKETPLACE EAST, SAN DIEGO, CA

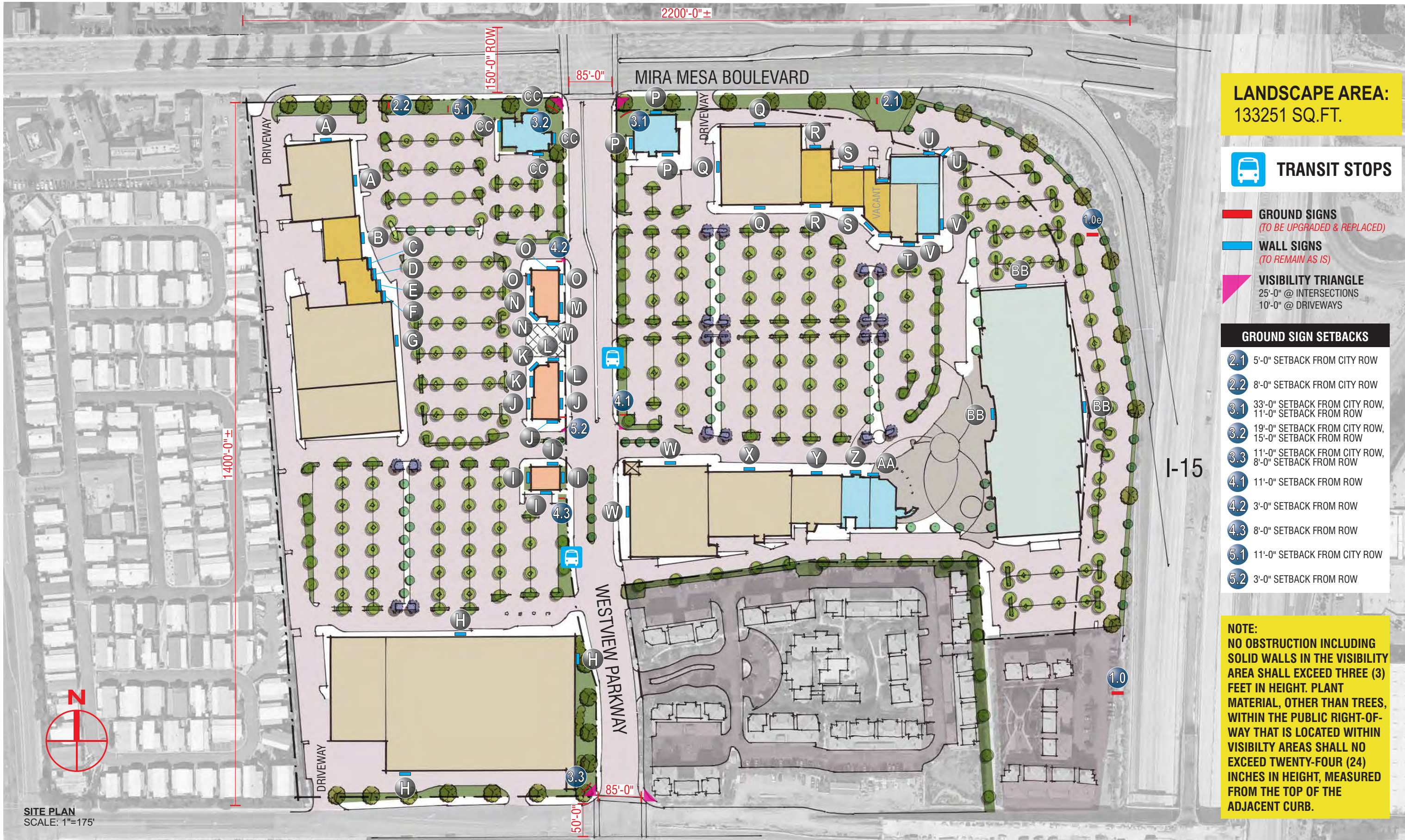


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Jun 18, 2018 11:52am

MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

LAND TITLE SURVEY PAGE 5 of 49



LANDSCAPE AREA:
133251 SQ.FT.

 **TRANSIT STOPS**

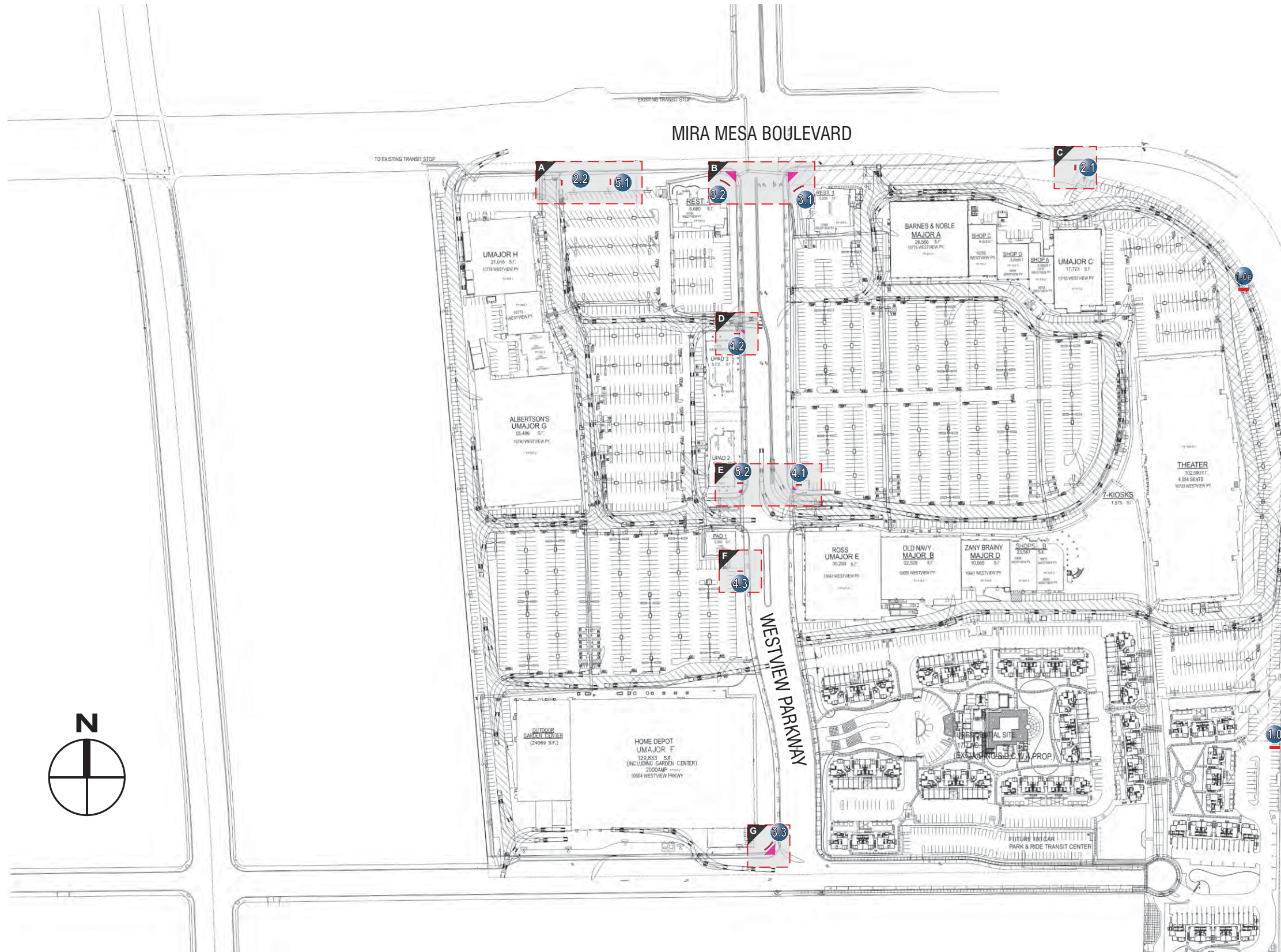
-  **GROUND SIGNS**
(TO BE UPGRADED & REPLACED)
-  **WALL SIGNS**
(TO REMAIN AS IS)
-  **VISIBILITY TRIANGLE**
25'-0" @ INTERSECTIONS
10'-0" @ DRIVEWAYS

- GROUND SIGN SETBACKS**
- 2.1 5'-0" SETBACK FROM CITY ROW
 - 2.2 8'-0" SETBACK FROM CITY ROW
 - 3.1 33'-0" SETBACK FROM CITY ROW,
11'-0" SETBACK FROM ROW
 - 3.2 19'-0" SETBACK FROM CITY ROW,
15'-0" SETBACK FROM ROW
 - 3.3 11'-0" SETBACK FROM CITY ROW,
8'-0" SETBACK FROM ROW
 - 4.1 11'-0" SETBACK FROM ROW
 - 4.2 3'-0" SETBACK FROM ROW
 - 4.3 8'-0" SETBACK FROM ROW
 - 5.1 11'-0" SETBACK FROM CITY ROW
 - 5.2 3'-0" SETBACK FROM ROW

NOTE:
NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED THREE (3) FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NO EXCEED TWENTY-FOUR (24) INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

SITE PLAN
SCALE: 1"=175'

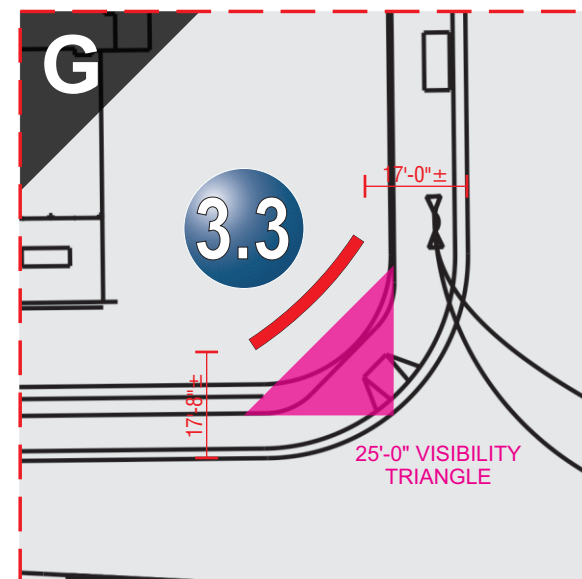
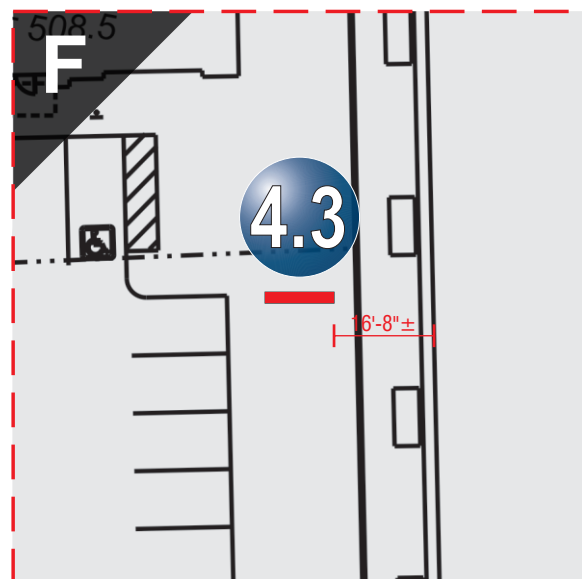
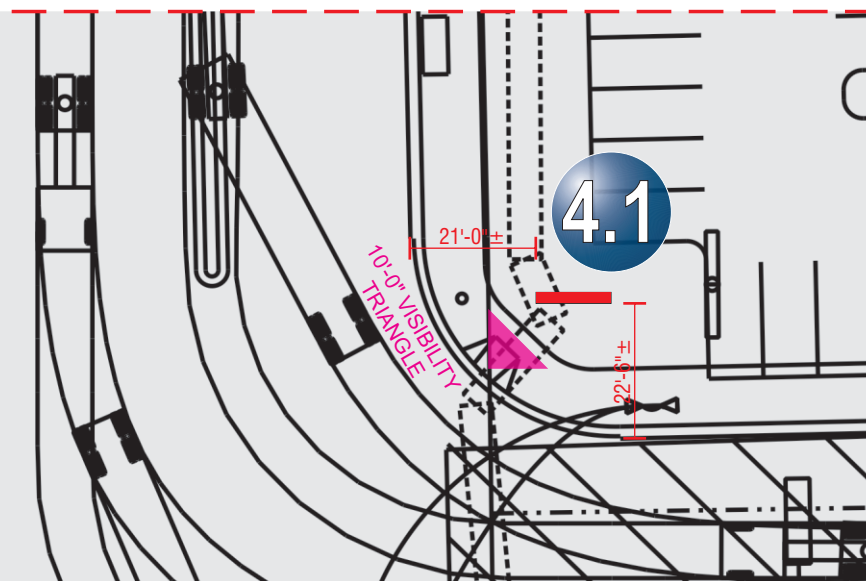
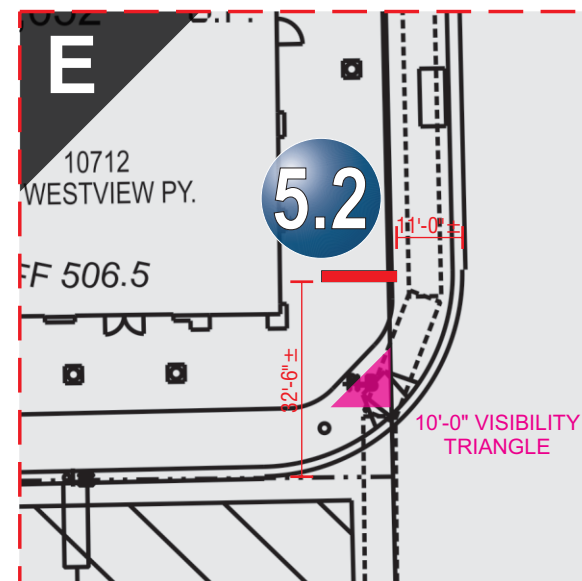
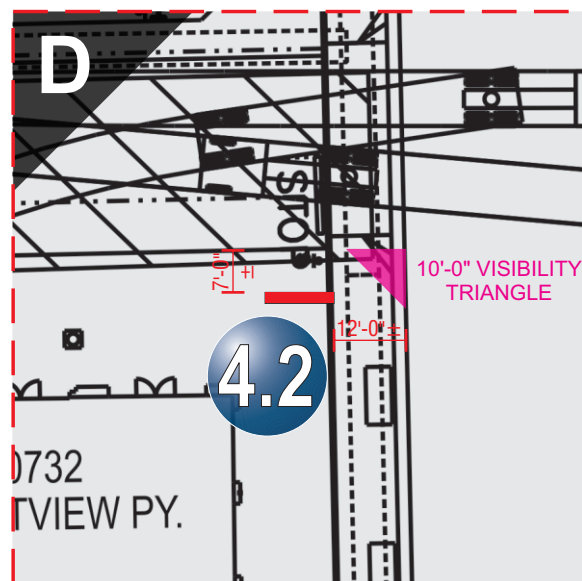
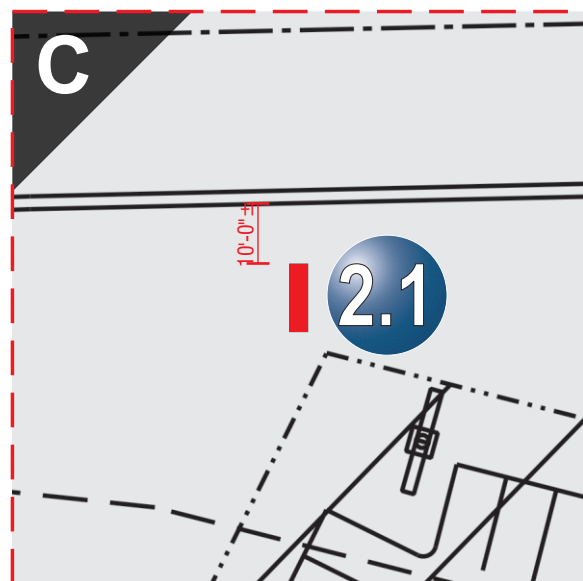
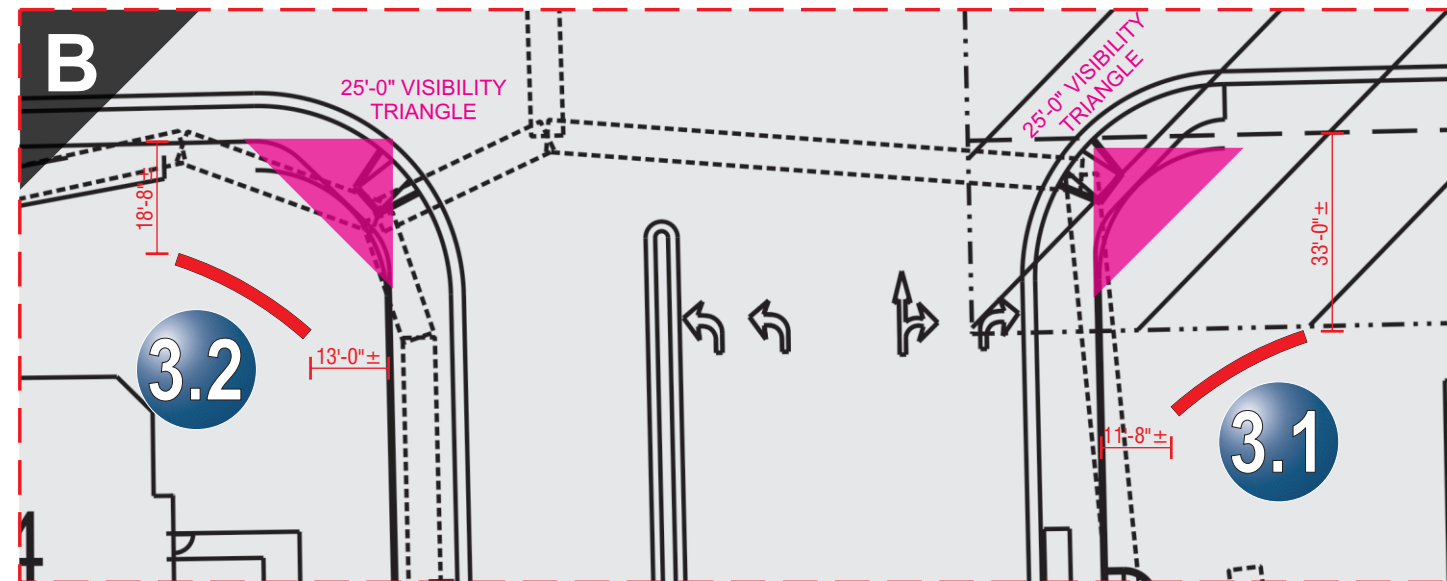
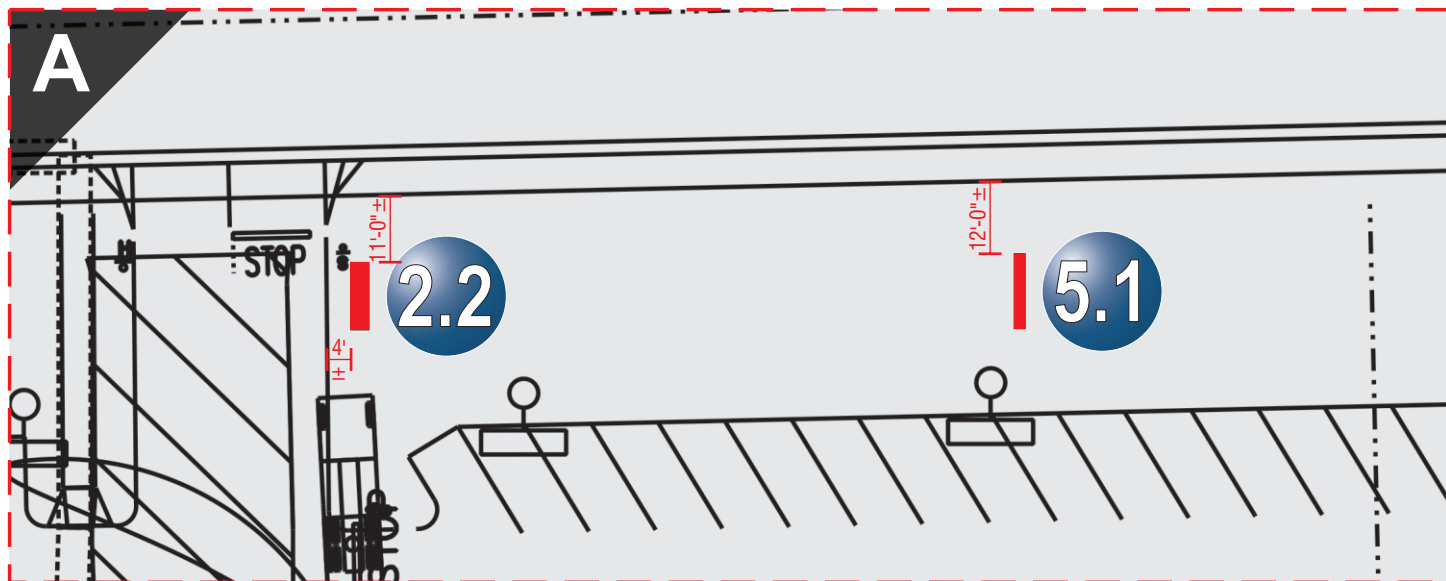
MIRA MESA MARKET SIGN PROGRAM



SITE PLAN
SCALE: 1" = 250'-0"

MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18



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MIRA MESA MARKET SIGN PROGRAM

WALL SIGNAGE

	NAME	SIZE SQ FT	FRONTAGE	ALLOWED	DEVIATION	SIGN TO REMAIN	PROPOSED SQ. FT.
A	CVS PHARMACY	151.33 / 132	158' / 130'	↑	NO	YES	SAME
B	FED EX OFFICE	28.40	60'		NO	YES	SAME
C	MISSION FED.	24.05	22'		NO	YES	SAME
D	JERSEY MIKE'S	36.66	25'		NO	YES	SAME
E	SERENITY NAILS	32.13	22'		NO	YES	SAME
F	VERIZON	28.22	26.5'		NO	YES	SAME
G	SMART & FINAL	204.23	266'		NO	YES	SAME
H	THE HOME DEPOT	357.19' / 295.62' / 279.32	500' / 275' / 500'		NO	YES	SAME
I	BBVA COMPASS	32.92 / 46.39 / 46.39 / 23.42	66' / 50' / 66' / 50'		NO	YES	SAME
J	PICK UP STIX	26.40 / 24.81 / 37.14	43' / 120' / 56.5'		NO	YES	SAME
K	COLDSTONE	17.96 / 30.87	30' / 50'	NO	YES	SAME	
L	STARBUCKS	41.25 / 89.84	24' / 50'	YES,	NO	YES	SAME
M	JAMBA	32.17 / 32.17	27' / 50'	PREVIOUSLY	NO	YES	SAME
N	DAPHNE'S	44.26 / 34.82	17' / 50'	CONFORMING	NO	YES	SAME
O	RUBIOS	40 / 43.26 / 37.49 / 57.81	82' / 96' / 82' / 96'	PER PRIOR	NO	YES	SAME
P	ON THE BORDER	117.56 / 83.33 / 83.33	90' / 80' / 80'	DISCRETIONARY	NO	YES	SAME
Q	BARNES & NOBLE	194.94 / 118.03 / 136.38	165' / 165' / 165'	96-7371	NO	YES	SAME
R	GEN KOREAN BBQ	109.46 / 138.67	60' / 60'	↓	NO	YES	SAME
S	BATH & BODY	94.15 / 27.25	33' / 33'		NO	YES	SAME
T	T MOBILE	26.42 / 24	42' / 42'		NO	YES	SAME
U	BUCA DI BEPPO	216.97 / 37.67	68' / 72'		NO	YES	SAME
V	PANERA BREAD	82.28 / 66.75	57' / 80'		NO	YES	SAME
W	ROSS	325.39 / 144.80	161' / 190'		NO	YES	SAME
X	OLD NAVY	211.98	170'		NO	YES	SAME
Y	TILLYS	57.65	103'		NO	YES	SAME
Z	ISLANDS	87.93	60'		NO	YES	SAME
AA	O'S KITCHEN	19.11	60'		NO	YES	SAME
BB	EDWARDS CINEMAS	862.49' / 255.37' / 808.17'	512' / 175' / 512'	NO	YES	SAME	
CC	MIMI'S CAFE	24.5' / 35' / 22' / 22'	92' / 78' / 92' / 78'	NO	YES	SAME	

NOTE:
WALL SIGNS ARE NOT BEING UPDATED/CHANGED AND ARE PREVIOUSLY CONFORMING PER PRIOR DISCRETIONARY PCD 96-7371.

GROUND SIGNS

NAME	SIZE SQ FT	HEIGHT	ALLOWED	DEVIATION	SIGN TO REMAIN	PROPOSED SQ. FT.
1.0	234	50'	YES	NO	NO	SAME
1.0e	562.91	50'	*	*	N/A	SAME
2.1	960	25'	YES	NO	NO	SAME
2.2	960	25'	YES	NO	NO	SAME
3.1	21.25	8 1/2'	YES	NO	NO	SAME
3.2	21.25	8 1/2'	YES	NO	NO	SAME
3.3	21.25	8 1/2'	YES	NO	NO	SAME
4.1	56.21	8 1/2'	YES	NO	NO	SAME
4.2	37.67	6 1/2'	YES	NO	NO	SAME
4.3	37.67	6 1/2'	YES	NO	NO	SAME
5.1	56.21	8 1/2'	YES	NO	NO	SAME
5.2	56.21	8 1/2'	YES	NO	NO	SAME
TOTAL = 12	3024.63					

NOTE:
GROUND SIGNS ARE BEING REPLACED WITH SAME. ALL BUT SIGN 1.0e ARE PREVIOUSLY CONFORMING PER PRIOR DISCRETIONARY PCD 96-7371. ALL EXISTING GROUND SIGNS TO BE REMOVED AND REPLACED.

* SIGN 1.0e IS ONE ADDITIONAL GROUND SIGN WITH EMC. THIS SIGN REQUIRES A DEVIATION FOR SECOND ON-SITE PYLON SIGN.



MIRA MESA MARKET SIGN PROGRAM

**SECTION I:
INTRODUCTION**

The purpose of this sign program is to ensure the design and production of quality signage which reflects the integrity of the architecture and the intent of the landlord and the City of San Diego for this center. This 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 compliment the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the landlord at the 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 sign program, innovative use of materials, fabrication techniques, typography, and colors are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of this center.

The sign program has been written in sections with numbered articles for easy reference. Each tenant and their sign contractor is to read Section I through Section XI. Sections IV through Section XI deals with specific sign types which are to be employed by any given tenant, the section(s) relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The 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 landlord and the City of San Diego, within the context of this sign program. Where no criteria are defined, the current provisions of the City-Wide Sign Regulations shall apply. Signs that fall outside the parameters of this criteria and the City-Wide Sign Regulations may be approved by the Planning Director, if such signs are deemed to be tasteful, well-balanced and contribute to the success of the Mira Mesa Market.

Where City-Wide Sign Regulations allow more signage than this sign program, the City-Wide Sign Regulation may be used at the Landlord's discretion and approval.

**SECTION II:
APPROVAL PROCEDURE**

Tenant shall submit to the landlord through the tenant's sign company for approval before fabrication, four (4) copies (one in color) of detailed drawings indicating the location, size, layout, color, illumination, method of attachment, including all the lettering and/or logo, prior to submitting to the City of San Diego 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 the City of San Diego for approval.

A dated signature of approval by the landlord will be placed on each sign working drawing prior to submittal to the City of San Diego for a building permit.

**SECTION III:
SIGN TYPE SCHEDULE**

<u>ITEM</u>	<u>SIGN TYPE</u>
<u>GROUND MOUNTED</u>	
1	FREEWAY PYLON
2	SECONDARY PYLON
3	CORNER I.D. MONUMENT
4	PAD MONUMENT
5	FOOD COURT MONUMENT
6	PARKING CODE ENTRY

EXTERIOR WALL MOUNTED

7	PROJECT I.D. LOGO
8	MAJOR TENANT I.D.
9	SHOP TENANT I.D.
10	OFFICE TENANT I.D. (SECOND STORY)
11	PAD TENANT I.D.
12	UNDERCANOPY SIGN
13	TENANT INFO SIGN
14	REAR ENTRY SIGN
15	BUILDING ADDRESS
16	THEMATIC WALL MURALS
17	LIGHT POLE 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. Auxiliary graphics elements will be allowed upon the discretionary approval of the landlord and the City of San Diego.
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 ten (10) days of damage or notice from landlord. If the signage is not rectified with the ten (10) day period, the landlord 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 signs and signs projecting above rooflines and parapets will not be allowed.
5. Unless contained within the sign program, banners, 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 windows without landlord approval.

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MIRA MESA MARKET SIGN PROGRAM

SECTION XI:

PROJECT I.D. LOGO & FOOD COURT I.D. LOGO (Sign Type #7.1 & #7.2)

(Refer to the design drawings contained within this sign program designated as Item #7.1 "Project I.D. Logo" & Item #7.2 "Food Court I.D. Logo" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

SECTION XII:

TENANT STOREFRONT I.D. (Sign Type #8 thru #11)

MAJOR TENANT I.D. (Sign Type #8)

1. A major tenant is defined as tenants occupying buildings A, B, C, D, E, F, G, and H.
2. Major tenants located on Mira Mesa Blvd. or facing the parking lot will be allowed signage on both the front & rear elevations.
3. The maximum allowable letter height is not to exceed eight feet (8') for a single line. Overall sign height not to exceed ten (10') for multi line signs. Maximum sign length not to exceed seventy five percent (75%) of storefront or should conform to current city sign code whichever is greater, as long as approved by Landlord.
4. Major tenants may utilize their trademark logo, logotype and colors as the pertain to the content of this sign program upon approval of the landlord and the City of San Diego.
5. The maximum allowable sign area is not to exceed three square feet per lineal foot of tenant store frontage. The sign area will be calculated by creating a rectangle or circle around the individual letters then multiplying the length by width or will conform to current city sign code whichever is greater, as long as approved by Landlord.
6. One (1) major tenant sign is allowed per elevation facing street or parking lot.
7. Additional directional or informational signs are allowed on a case by case basis and upon approval of the landlord and City of San Diego.

(Refer to the section "Major Tenant Storefront Fabrication Standards" for production standards.)

SHOP TENANT I.D. (Sign Type #9)

1. A shop tenant is defined as tenants occupying a multi-tenant building (i.e. Shop Building #A thru #D.)
2. Shop tenant signs to be individually mounted internally illuminated channel letters as per design drawing Item #9 "Shop Tenant I.D."

3. The maximum allowable letter height is not to exceed two feet (2') for a single line. Minimum letter height not be twelve inches (12") high. Maximum sign length not to exceed seventy five percent (75%) of storefront or conform to current city sign code whichever is greater, as long as approved by Landlord.

4. Shop tenants may utilize their trademark logo, logotype and colors as the pertain to the content of this sign program upon approval of the landlord and the City of San Diego. Shop tenants without any established trademark or letterstyle may choose to utilize the project typestyle.

5. The maximum allowable sign area is not to exceed one square foot (1 sq.ft.) per lineal foot of tenant store frontage to a maximum of fifty square feet (50 sq.ft.). The sign area will be calculated by creating a rectangle around the individual letters then multiplying the length by width or conform to current city sign code whichever is greater.

6. One (1) shop tenant sign is allowed per elevation facing street or parking lot.

OFFICE TENANT I.D. (Sign Type #10)

1. A office tenant is defined as any tenant occupying a space on the second story of Shop Building #B.
2. The maximum allowable letter height is not to exceed twenty-four inches (24") in height. Maximum sign area must be contained within the architectural grid framework of 2'-4" x 8'-0".
3. Office tenants may utilize their trademark logo, logotype and colors as the pertain to the content of this sign program upon approval of the landlord and the City of San Diego.
4. All signage to be mounted to architectural grid framework. One (1) office tenant sign is allowed per elevation facing the North elevation.

(Refer to the design drawings contained within this sign program designated as Item #10 "Office Tenant I.D." for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

PAD TENANT SIGN (Sign Type #11)

1. A pad tenant is defined as any tenant occupying a single freestanding pad building (i.e. Pad and Restaurant Buildings #1 thru #4.)
2. The maximum allowable letter height is not to exceed twenty-four inches (24") in height. Logos may be a maximum of thirty-six inches (36") in height. Maximum sign length not to exceed seventy five percent (75%) of tenant's storefront.
3. Pad tenants may utilize their trademark logo, logotype and colors as the pertain to the content of this sign program upon approval of the landlord and the City of San Diego.

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6. Cooperative tenant seasonal promotional signing will be permitted only upon review and approval of the landlord and the City of San Diego.

7. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage.

8. The tenant will be fully responsible for the operation of his sign contractor and will indemnify, defend and hold harmless the landlord and his agents from damages or liabilities resulting from his contractor's work.

9. Tenant shall immediately remove all signs representing a discontinued service and/or project.

10. Upon removal of any sign by tenant, any damage to the building fascia or sign area will be repaired by tenant, or by the landlord, at tenant's expense. Repair work to be completed within a ten (10) day period.

11. All signage to observe all required setbacks and visibility areas.

**SECTION V:
FREEWAY PYLON (Sign Type #1)**

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

1. Availability of the tenant identification panels on the Freeway Pylon(s) is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.

2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face on the Freeway Pylon(s).

3. A maximum of one (1) tenant graphics will be allowed on the Freeway Pylon(s) with Electronic Message Center.

(Refer to the design drawings contained within this sign program designated as Item #1 "Freeway Pylon" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

**SECTION VI:
SECONDARY PYLON (Sign Type #2)**

1. Availability of the tenant identification panels is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.

2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face on the Secondary Pylon.

(Refer to the design drawings contained within this sign program designated as Item #2 "Secondary Pylon" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

**SECTION VII:
CORNER I.D. MONUMENT (Sign Type #3)**

1. Availability of the tenant identification panels is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.

2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face on the Corner Monument.

(Refer to the design drawings contained within this sign program designated as Item #3 "Corner I.D. Monument" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

**SECTION VIII:
PAD MONUMENT (Sign Type #4)**

1. Availability of the tenant identification panels is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.

2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face on the Pad Monument.

(Refer to the design drawings contained within this sign program designated as Item #4 "Pad Monument" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

**SECTION IX:
FOOD COURT MONUMENT (Sign Type #5)**

1. Availability of the tenant identification panels is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement.

2. A maximum of one (1) tenant identification panel will be allowed per tenant per sign face on the Food Court Monument.

(Refer to the design drawings contained within this sign program designated as Item #5 "Food Court Monument" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

**SECTION X:
PARKING CODE ENTRY (Sign Type #6)**

(Refer to the design drawings contained within this sign program designated as Item #6 "Parking Code Entry" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

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4. The maximum allowable sign area is not to exceed two square feet (2 sq.ft.) per lineal foot of tenant store frontage or per current city sign code whichever is greater, as approved by Landlord. The sign area will be calculated by creating a rectangle around the individual letters then multiplying the length by width.

5. One (1) pad tenant sign is allowed per elevation facing street or parking lot, up to a maximum of four (4) sides.

(Refer to the section "Tenant Storefront I.D. Fabrication Standards" for production standards.)

**SECTION XIII:
TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #8 thru #11)**

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 drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed line 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 means (switch) within visual 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 (except for those pertaining to Item #11 "Office Tenant I.D."), conduit, transformers, junction boxes, ballasts, conductors, or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the landlord.

4. Major tenant, shop and pad tenant storefront identification signs may be fabricated as individually mounted closed pan or reverse pan channel letters. Tenants may incorporate graphic embellishments, such as exposed neon and dimensional appliques subject to landlord and the City of San Diego approvals.

5. Channel letters and logo forms are to be fabricated from aluminum 24 gauge sheet metal or .063 aluminum formed into a pan channel configuration with a five inch (5") return. Each letter must have a minimum of two (2) 1/2" diameter deep holes for drainage of water. The inside of the sheet metal letter and logo form are to be painted white. Letter and logo faces are to be fabricated from 1/8" thick (minimum) acrylic and be attached to the metal return with 3/4" wide trim cap. Internal illumination to be 30m milli-amp neon tube or LED lighting, manufactured, labeled and installed in accordance with U/L (Underwriters Laboratory) standards with 1/4" spacers between back of sign and building fascia.

6. Tenant and/or sign contractor shall not, in course of sign installation or removal, damage any of the buildings exterior or structure. Tenant will be held fully responsible for all the costs incurred to repair any damage, at the sole discretion of the landlord.

7. All penetrations of the exterior fascia are to be sealed watertight, then painted to match existing fascia color.

COLORS

MAJOR, SHOP AND PAD TENANTS:

1. Major, shop and pad tenants with established logo graphics may utilize their custom colors upon approval by the landlord and the City of San Diego.

**SECTION XIV:
UNDERCANOPY SIGN (Sign Type #12)**

1. Each tenant will be allowed one (1) double-faced hanging sign per building entrance. Signs may be placed under canopies or near doorways.

2. Maximum sign area is ten square feet (10 sq.ft.).

3. Colors to comply with Center standards.

4. Minimum of eight feet (8'-0") clearance from bottom of sign to sidewalk below.

(Refer to design drawings contained within this sign program designated as Item #12 "Undercanopy Sign".)

**SECTION XV:
TENANT SUITE NUMBER (Sign Type #13)**

1. Landlord shall install a tenant store number at each tenant entry. These numbers must be vinyl machine-cut numbers, four inches (4") in height utilizing the project typestyle. The numbers are to be installed per the layout as stipulated in this sign program.

(Refer to design drawings contained within this sign program designated as Item #13 "Tenant Suite Number" for layout example.)

SECTION XVI:

1. Theater signage was approved by a prior discretionary action and may be replaced like-for-like at the Landlord's discretion.

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SECTION XVI:

TENANT ENTRY INFORMATION SIGN (Sign Type #13)

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is limited to pertinent business information such as store hours, telephone numbers, emergency information or other business instruction, such as the type of credit cards accepted.
2. The sign is to be white vinyl machine-cut copy in the project typestyle, applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is one hundred forty-four square inches (144 sq.in.) and maximum letter height must not exceed two inches (2").

(Refer to design drawings contained within this sign program designated as Item #13 "Tenant Entry Information Sign".)

SECTION XVII:

REAR ENTRY I.D. (Sign Type #14)

1. Each tenant may place a sign (consisting of vinyl letters) at their delivery entry to identify their store numbers and business name.
2. Each sign is to be fabricated in the same manner and installed in the same relationship to the delivery door.
3. Copy height not to exceed three inches (3").

(Refer to design drawings contained within this sign program designated as Item #14 "Rear Entry I.D.".)

SECTION XVIII:

BUILDING ADDRESS (Sign Type #15)

(Refer to the design drawings contained within this sign program designated as Item #15 "Building Address" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

Note:

Provide building address numbers, visible and legible from the street or road fronting the property per FHPS policy P-00-6 (UFC 901.4.4)

SECTION XIX:

THEMATIC WALL MURALS (Sign Type #16)

1. No commercial messages allowed.

(Refer to the design drawings contained within this sign program designated as Item #16 "Thematic Wall Murals" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

SECTION XX:

LIGHT POLE BANNERS (Sign Type #17)

1. Only significant advertising of the center's seasonal events to the community and city are allowed.

(Refer to the design drawings contained within this sign program designated as Item #17 "Light Pole banners" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

NOTE: All sizes, colors, and quantities are subject to the landlord and City of San Diego approval.

SIGNAGE CONSULTANT

Jones Sign
9025 Balboa Avenue, Ste. 150
San Diego, CA 92123
Tel (858) 569-1400 x1203
Fax (858) 569-1453
Attn: John Hadaya

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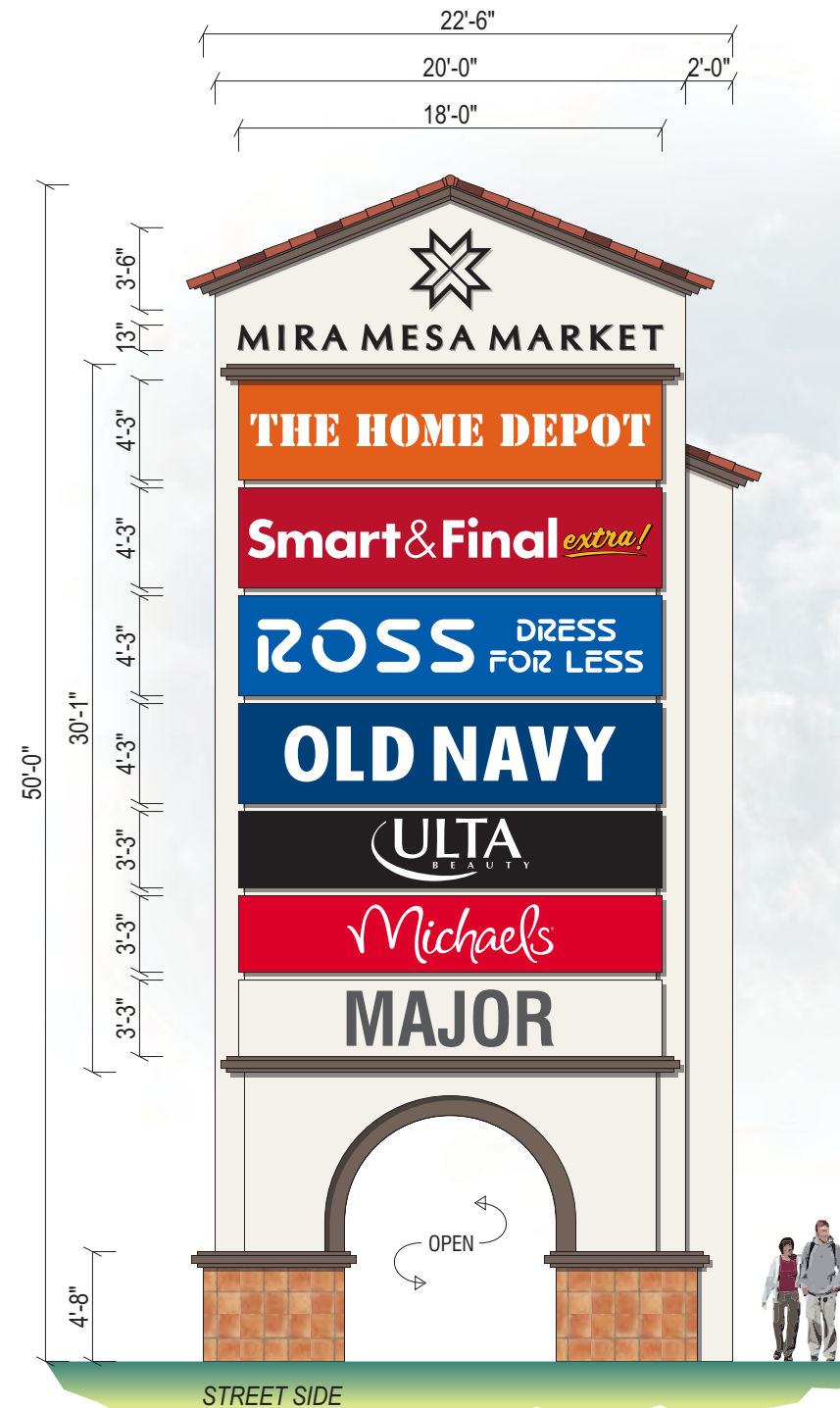
1.0 NEW INTERNALLY-ILLUMINATED D/F PYLON SIGN DISPLAY (Qty 1)

SQUARE FOOTAGE: 630.0

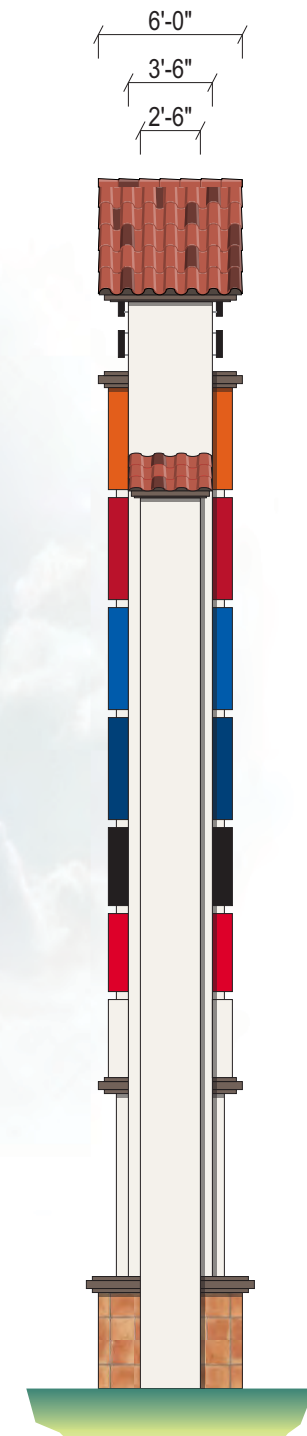
FIELD SURVEY REQUIRED
ENGINEERING REQUIRED



EXISTING CONDITIONS



FRONT VIEW
SCALE: 1/8" = 1'-0"



END VIEW
SCALE: 1/8" = 1'-0"

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED PYLON SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE FABRICATED INTERNALLY-ILLUMINATED REVERSE PAN CHANNELS w/ PAINTED RETURNS & FACES P-3.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

COLORS/FINISHES

- P-1 DUNN EDWARDS DE6225 "FOSSIL"
- P-2 DUNN EDWARDS DE6062 "TEA BAG"
- P-3 BLACK
- S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

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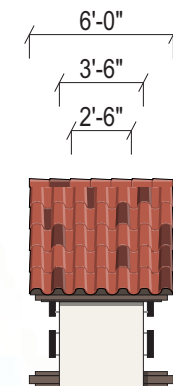
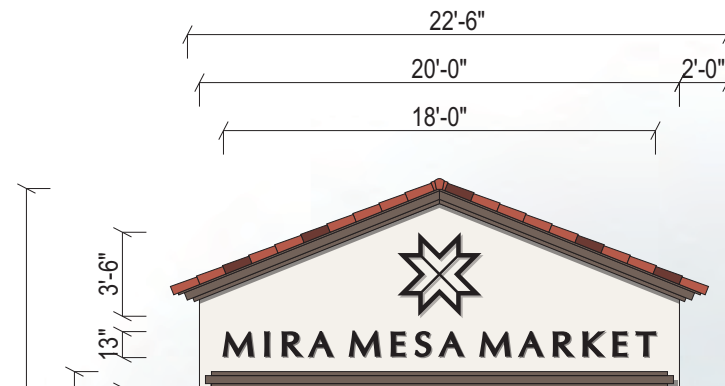
MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

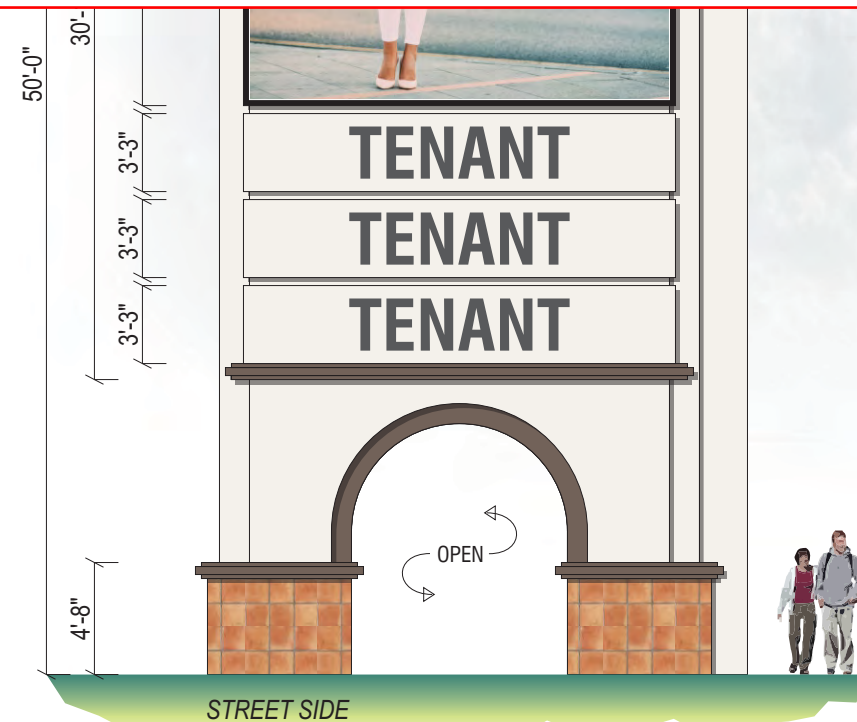
1.0e NEW INTERNALLY-ILLUMINATED D/F PYLON SIGN DISPLAY (Qty 1)

SQUARE FOOTAGE: 630.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED



See Correct & Updated Monument and Pylon Specs



FRONT VIEW
SCALE: 1/8" = 1'-0"

PAINTED P-1, P-2.

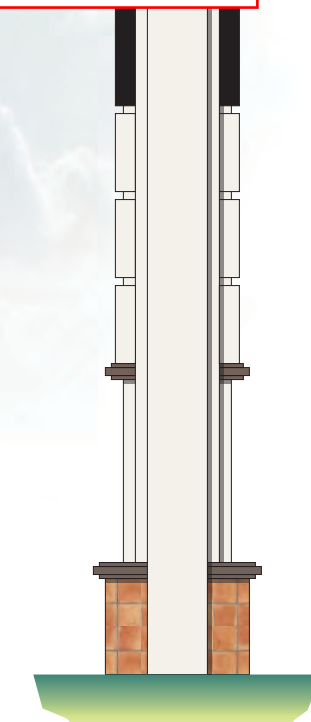
"CENTER ID" & LOGO TO BE FABRICATED INTERNALLY-ILLUMINATED REVERSE PAN CHANNELS w/ PAINTED RETURNS & FACES P-3.

L.E.D. DISPLAY TO BE ILLUMINATED FULL COLOR ELECTRONIC MESSAGE CENTER.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



END VIEW
SCALE: 1/8" = 1'-0"

- COLORS/FINISHES**
- P-1 DUNN EDWARDS DE6225 "FOSSIL"
 - P-2 DUNN EDWARDS DE6062 "TEA BAG"
 - P-3 BLACK
 - S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

JONES SIGN
Your Vision. Accomplished.

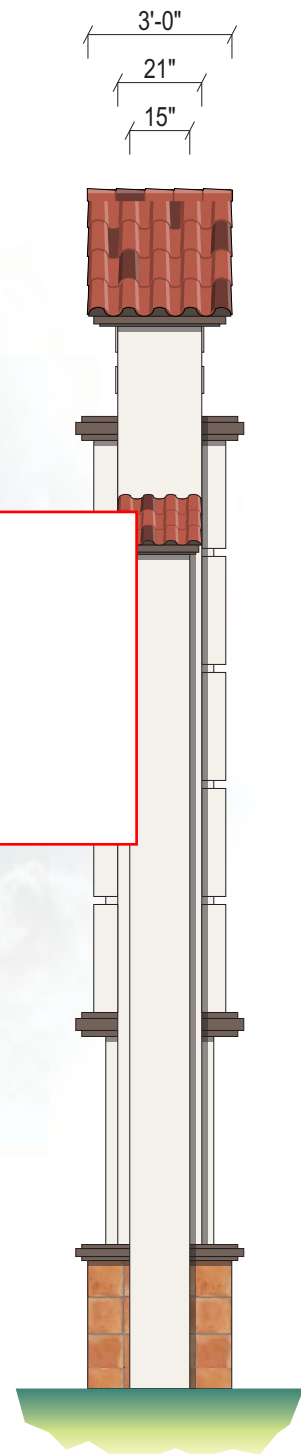
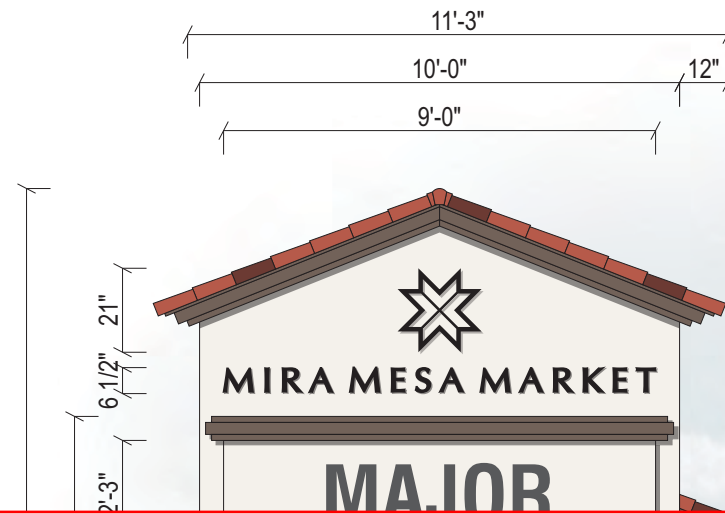
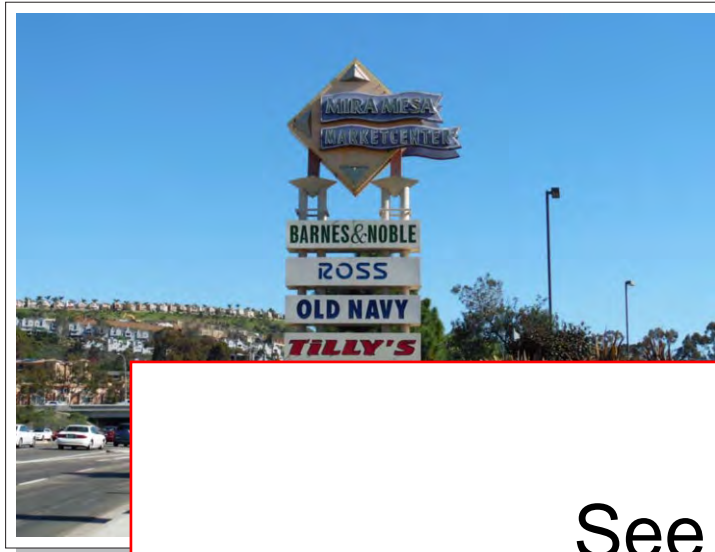
MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

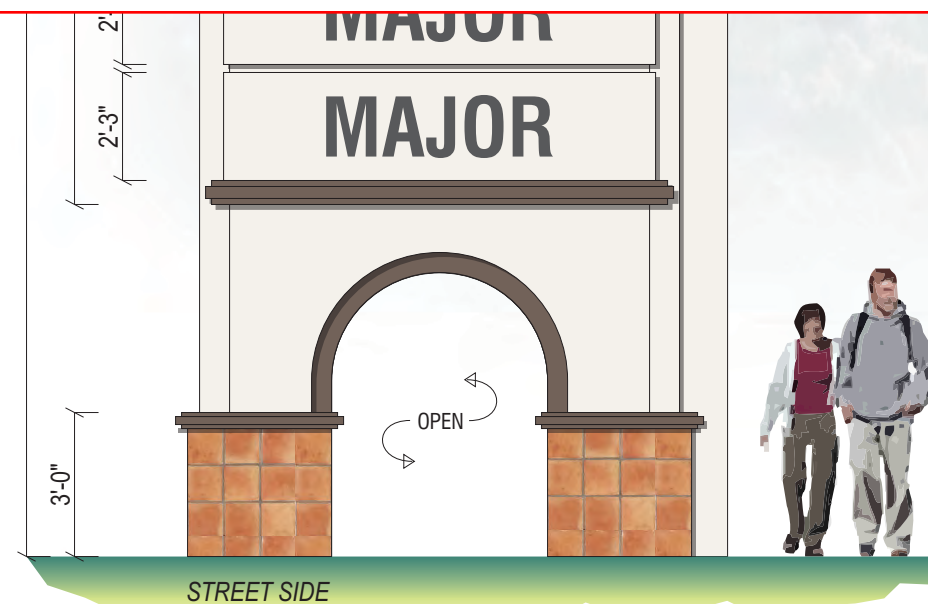
2.1 NEW INTERNALLY-ILLUMINATED D/F PYLON SIGN DISPLAY (Qty 1)

SQUARE FOOTAGE: 135.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED



See Correct & Updated Monument and Pylon Specs



"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

COLORS/FINISHES

- P-1 DUNN EDWARDS DE6225 "FOSSIL"
- P-2 DUNN EDWARDS DE6062 "TEA BAG"
- V-1 PERFORATED BLACK #222
- S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

FRONT VIEW
SCALE: 1/4" = 1'-0"

END VIEW
SCALE: 1/4" = 1'-0"

JONES SIGN
Your Vision. Accomplished.

MIRA MESA MARKET SIGN PROGRAM

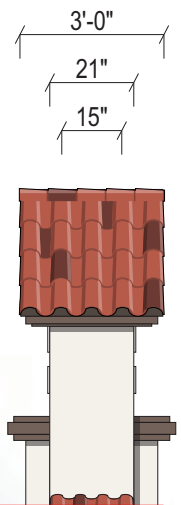
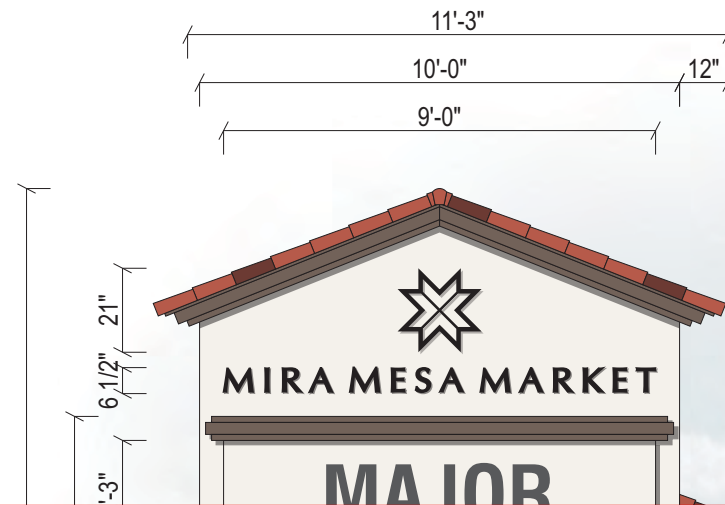
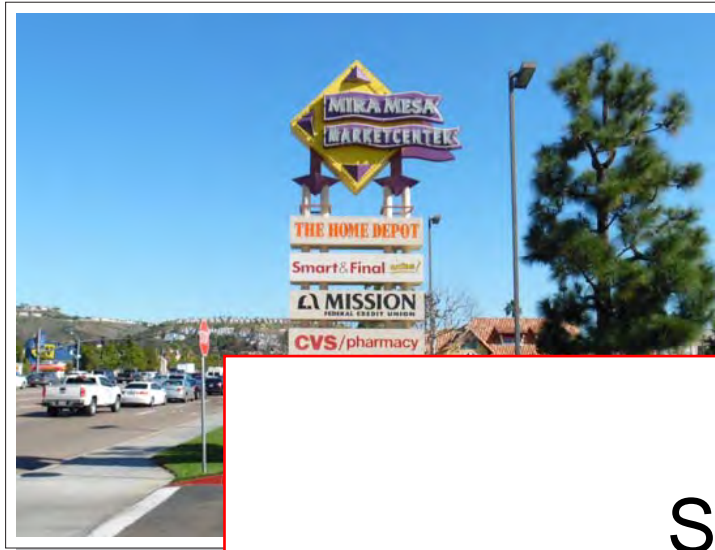
ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

PYLON SIGNS PAGE 17 of 49

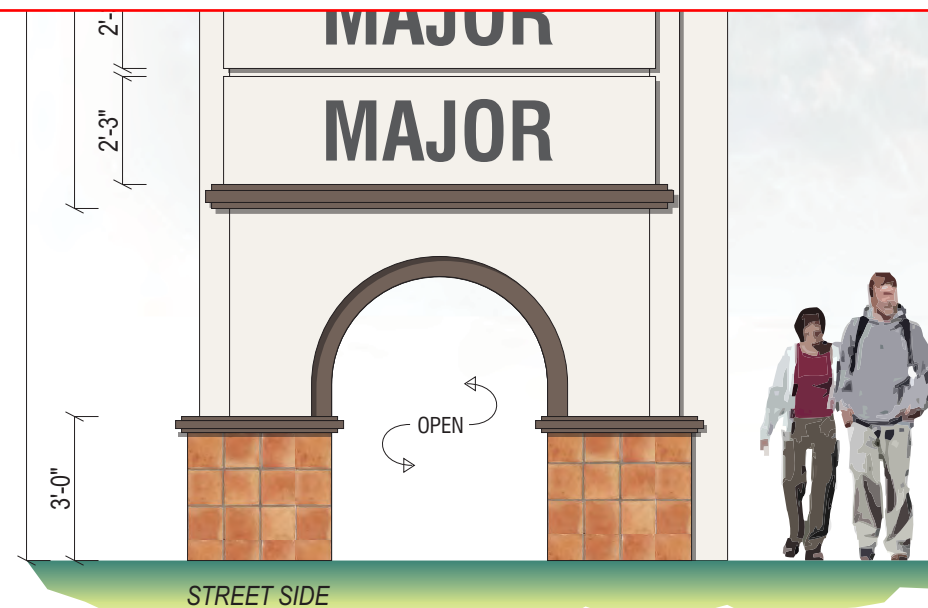
2.2 NEW INTERNALLY-ILLUMINATED D/F PYLON SIGN DISPLAY (Qty 1)

SQUARE FOOTAGE: 135.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED



See Correct & Updated Monument and Pylon Specs



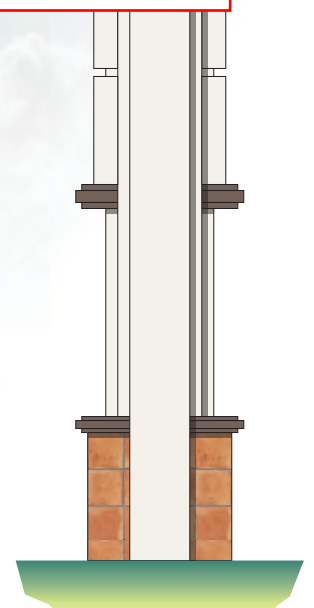
FRONT VIEW
SCALE: 1/4" = 1'-0"

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS.
VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



END VIEW
SCALE: 1/4" = 1'-0"

COLORS/FINISHES

- P-1 DUNN EDWARDS DE6225 "FOSSIL"
- P-2 DUNN EDWARDS DE6062 "TEA BAG"
- V-1 PERFORATED BLACK #222
- S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

JONES SIGN
Your Vision. Accomplished.

MIRA MESA MARKET SIGN PROGRAM

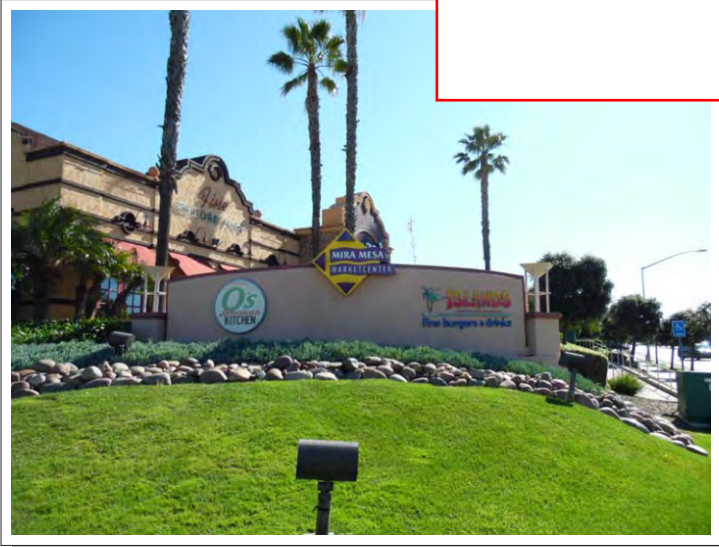
ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

3.1 NEW INTERNALLY

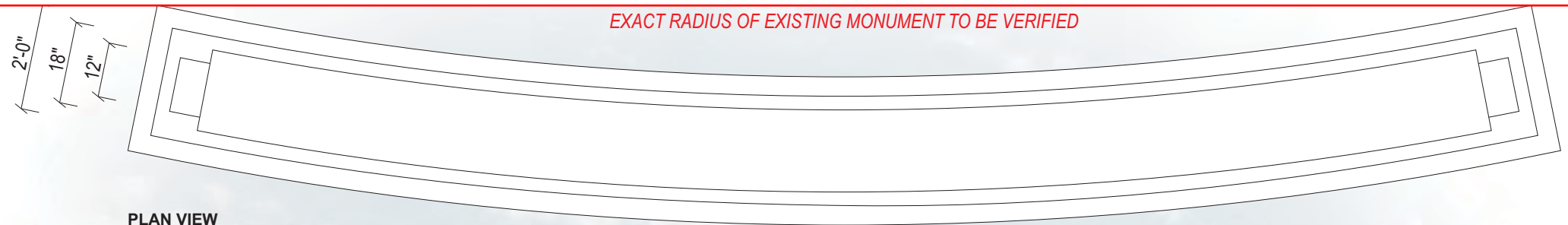
SQUARE FOOTAGE: 125.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



EXISTING CONDITIONS



NEW SINGLE-FACE INTERNALLY-ILLUMINATED CENTER ID MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

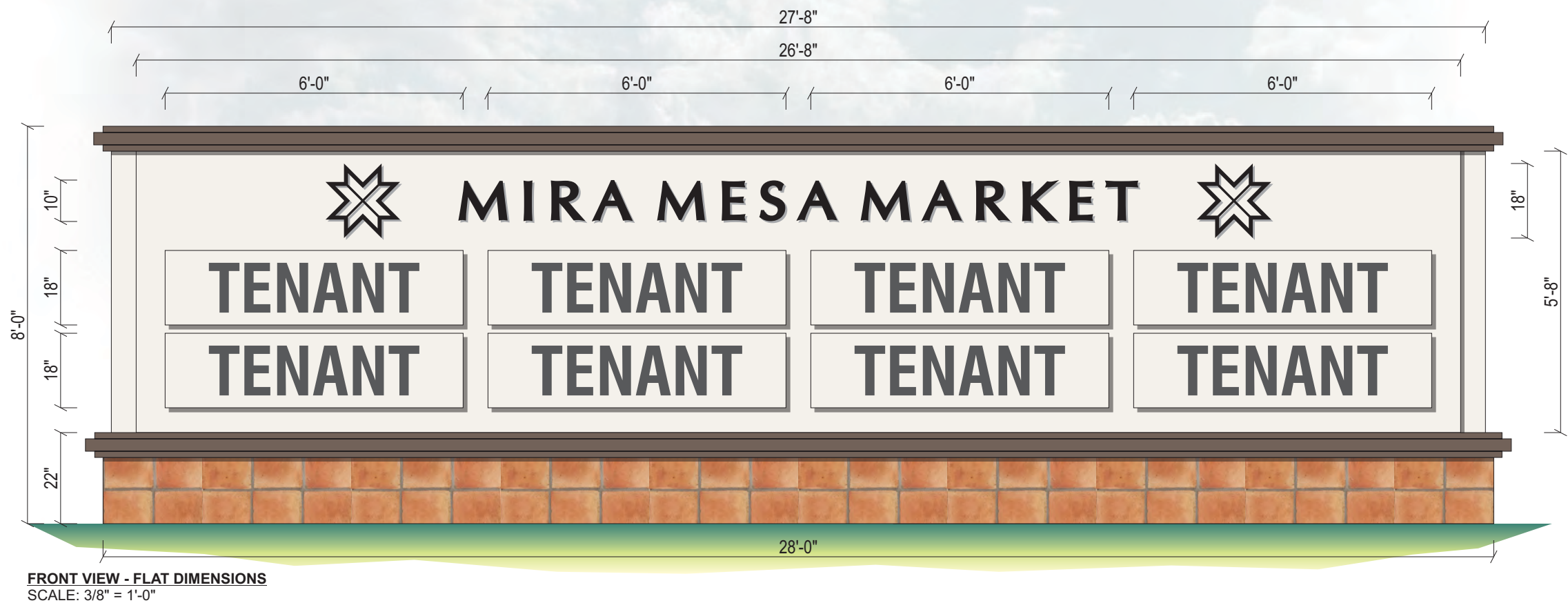
TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

COLORS/FINISHES

- P-1 DUNN EDWARDS DE6225 "FOSSIL"
- P-2 DUNN EDWARDS DE6062 "TEA BAG"
- V-1 PERFORATED BLACK #222
- S-1 SALTILLO TILE



JONES SIGN
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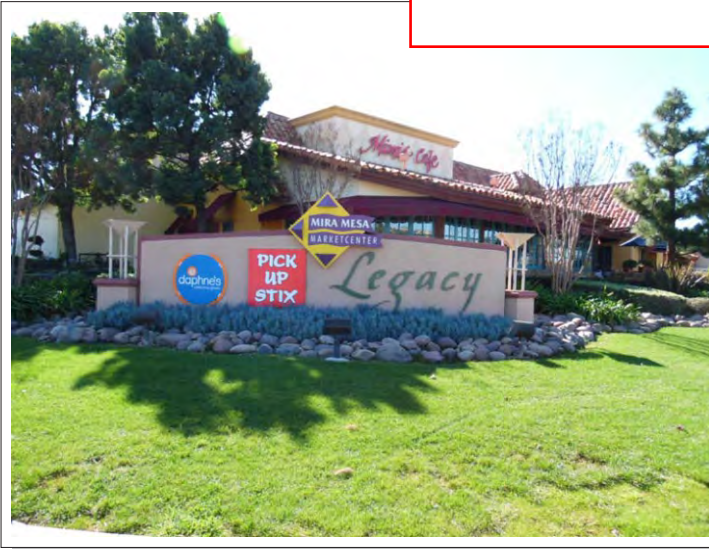
MIRA MESA MARKET SIGN PROGRAM

3.2 NEW INTERNAL

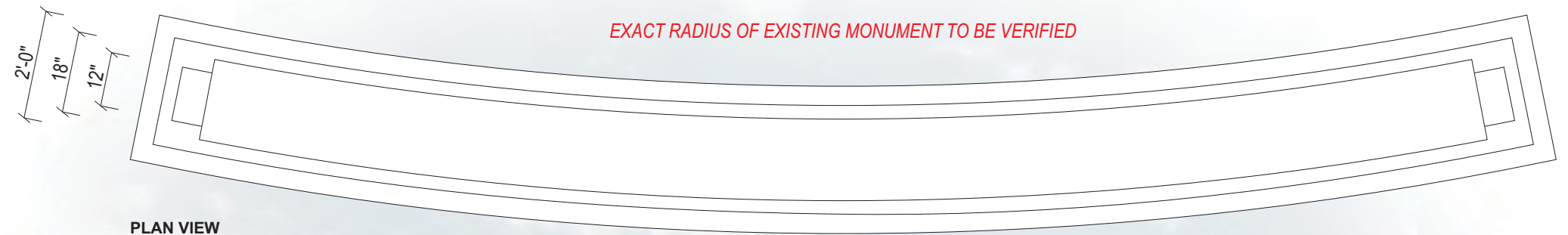
SQUARE FOOTAGE: 125.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



EXISTING CONDITIONS



NEW SINGLE-FACE INTERNALLY-ILLUMINATED CENTER ID MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

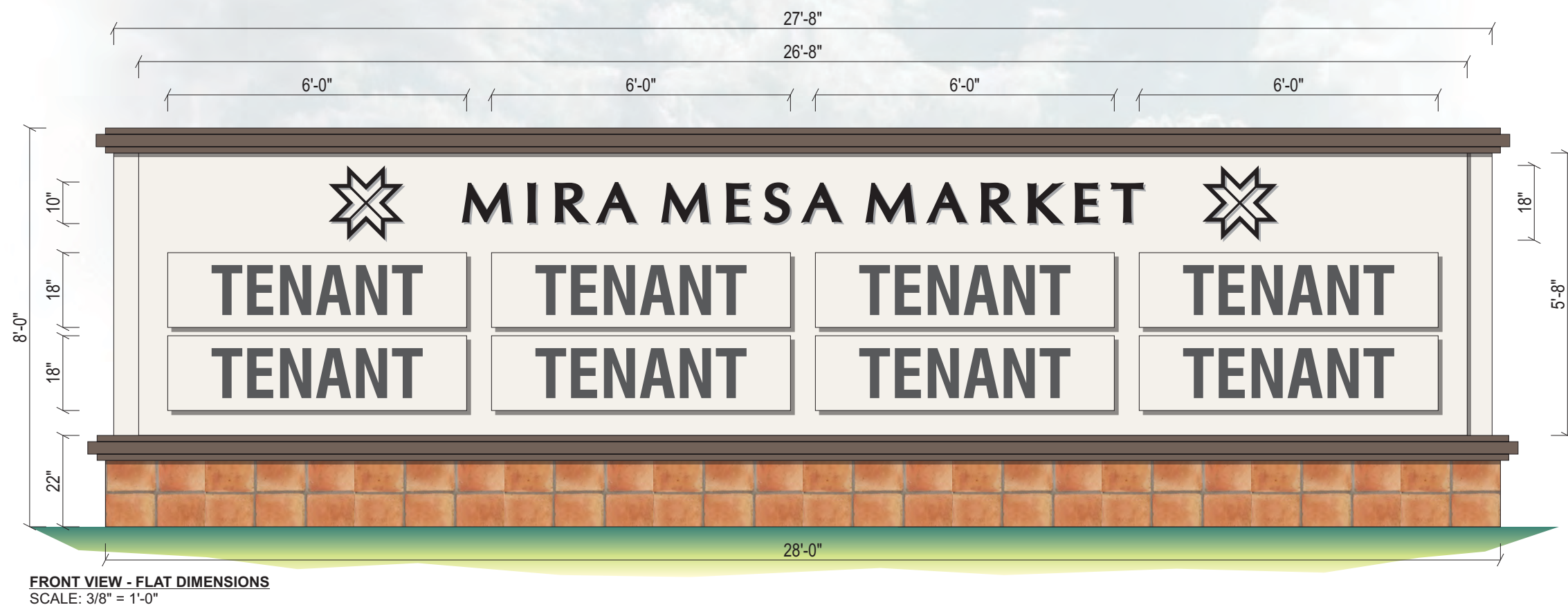
TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

COLORS/FINISHES

- P-1 DUNN EDWARDS DE6225 "FOSSIL"
- P-2 DUNN EDWARDS DE6062 "TEA BAG"
- V-1 PERFORATED BLACK #222
- S-1 SALTILLO TILE



JONES SIGN
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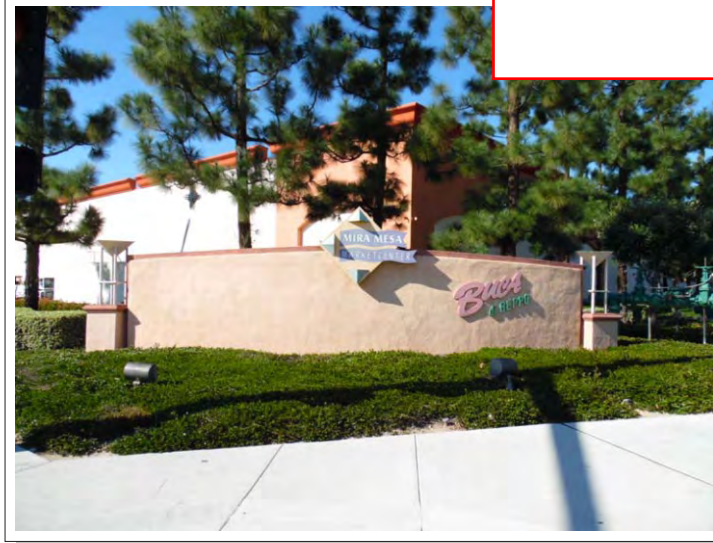
MIRA MESA MARKET SIGN PROGRAM

3.3 NEW INTERNALLY-ILLUMINATED

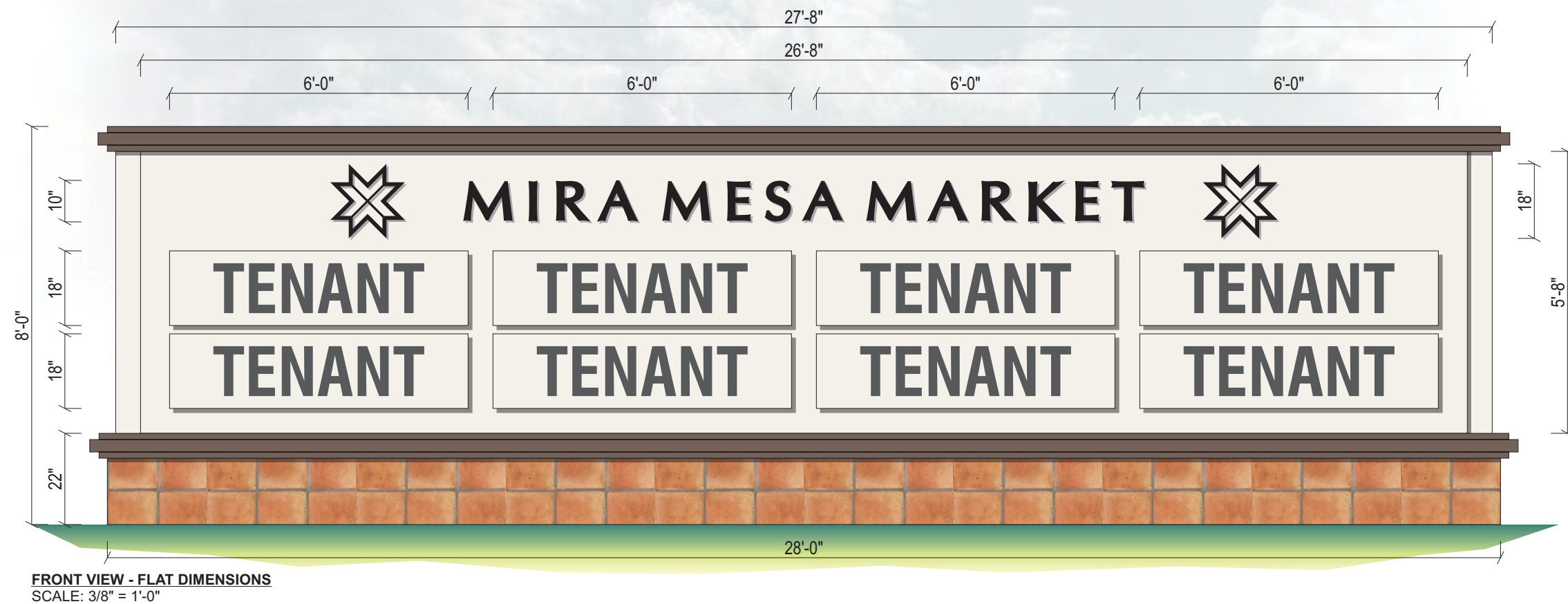
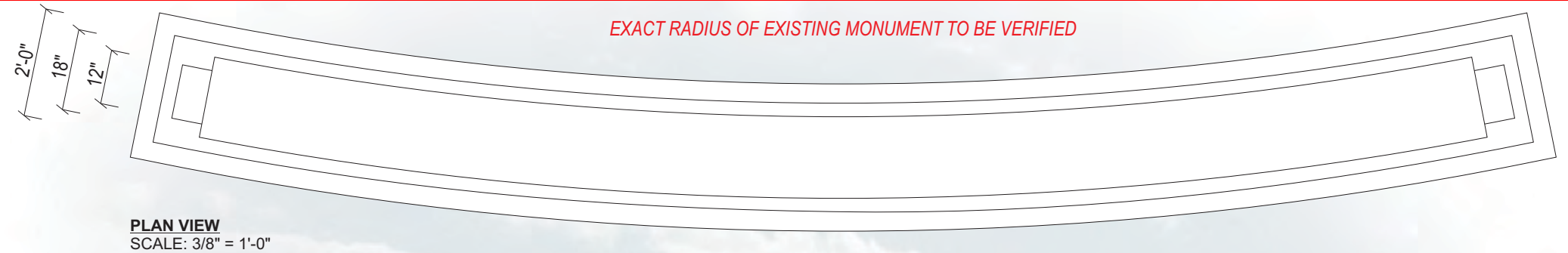
SQUARE FOOTAGE: 125.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



EXISTING CONDITIONS



NEW SINGLE-FACE INTERNALLY-ILLUMINATED CENTER ID MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED **P-1,P-2**.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS **V-1**. ILLUMINATE w/ WHITE LEDS.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING **S-1**.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

COLORS/FINISHES

- P-1** DUNN EDWARDS DE6225 "FOSSIL"
- P-2** DUNN EDWARDS DE6062 "TEA BAG"
- V-1** PERFORATED BLACK #222
- S-1** SALTILLO TILE

JONES SIGN
Your Vision. Accomplished.

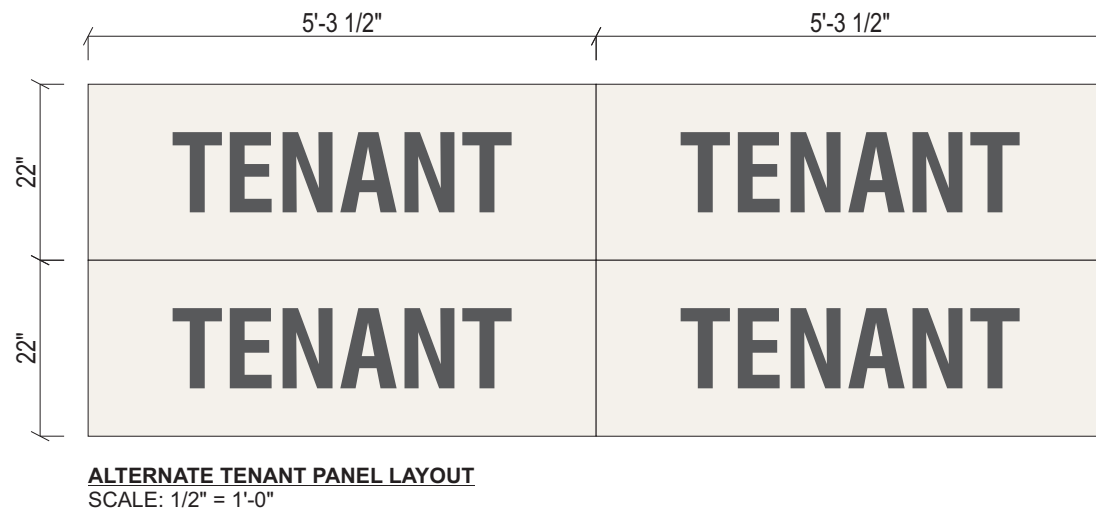
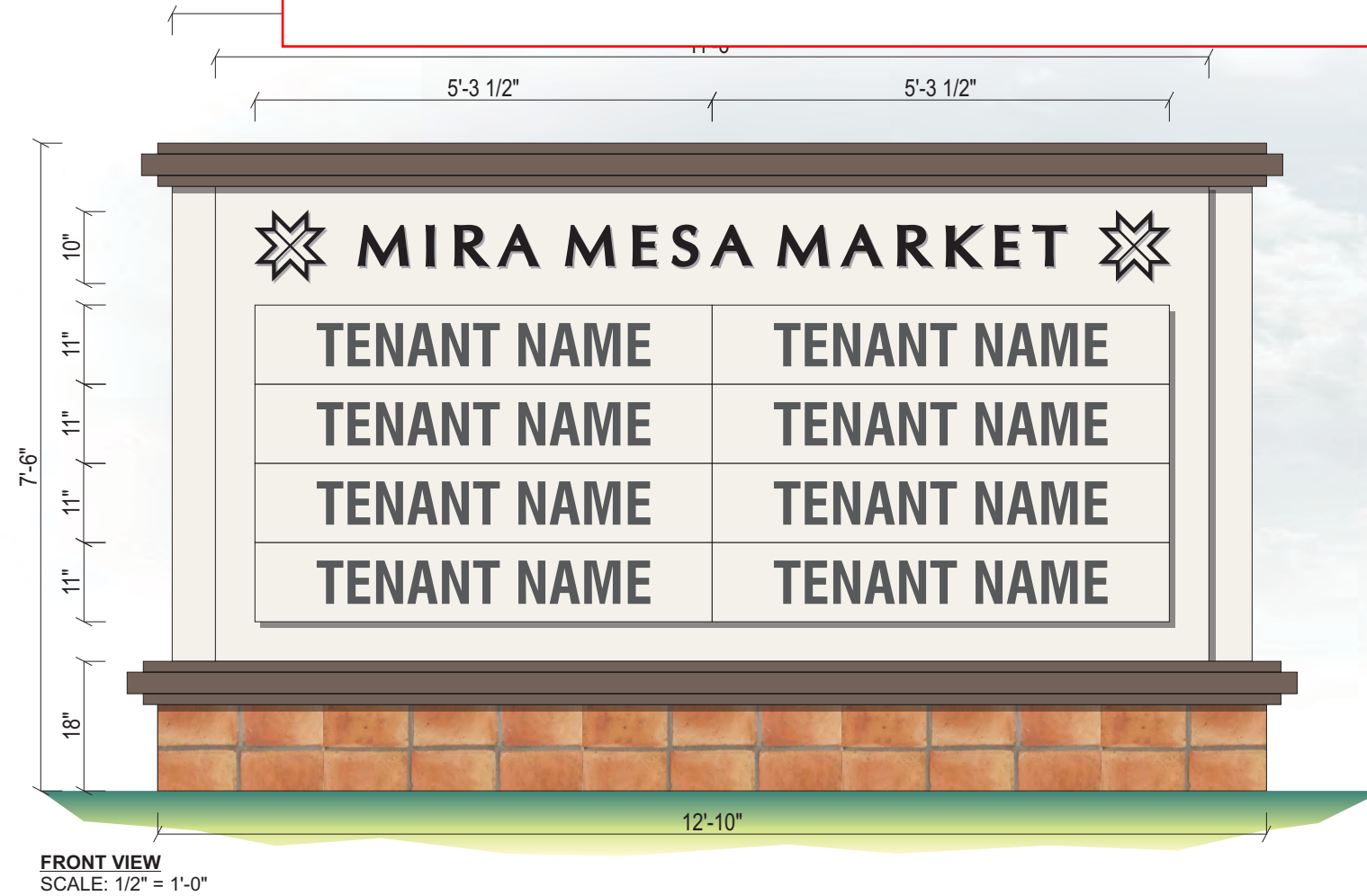
MIRA MESA MARKET SIGN PROGRAM

4.1 NEW INTERNALLY ILLUMINATED MONUMENT SIGN

SQUARE FOOTAGE: 50.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



- COLORS/FINISHES**
- P-1 DUNN EDWARDS DE6225 "FOSSIL"
 - P-2 DUNN EDWARDS DE6062 "TEA BAG"
 - V-1 PERFORATED BLACK #222
 - S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

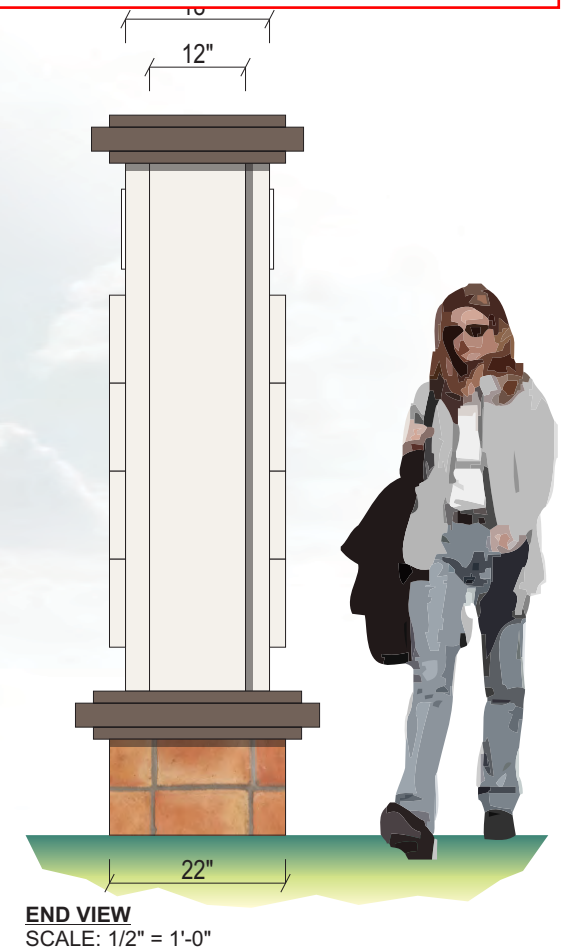
TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



EXISTING CONDITIONS



JONES SIGN
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

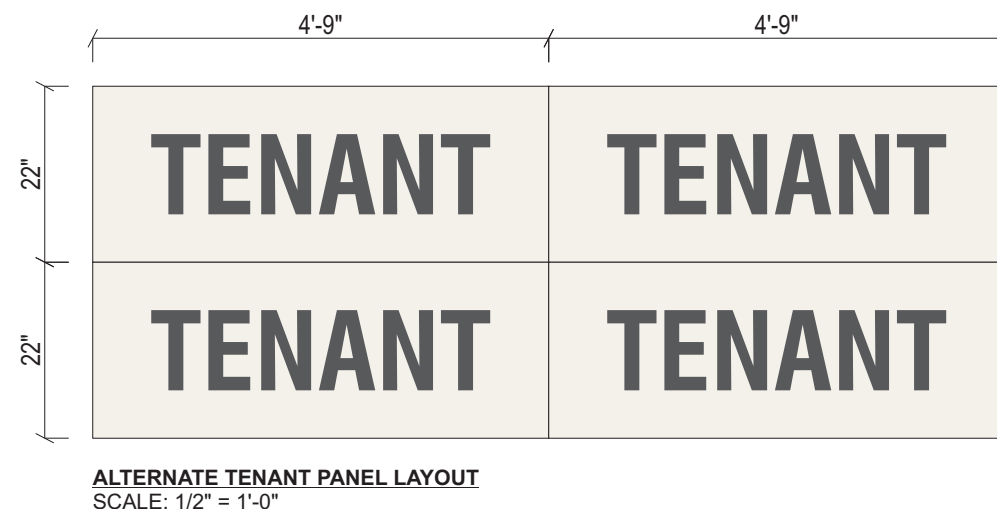
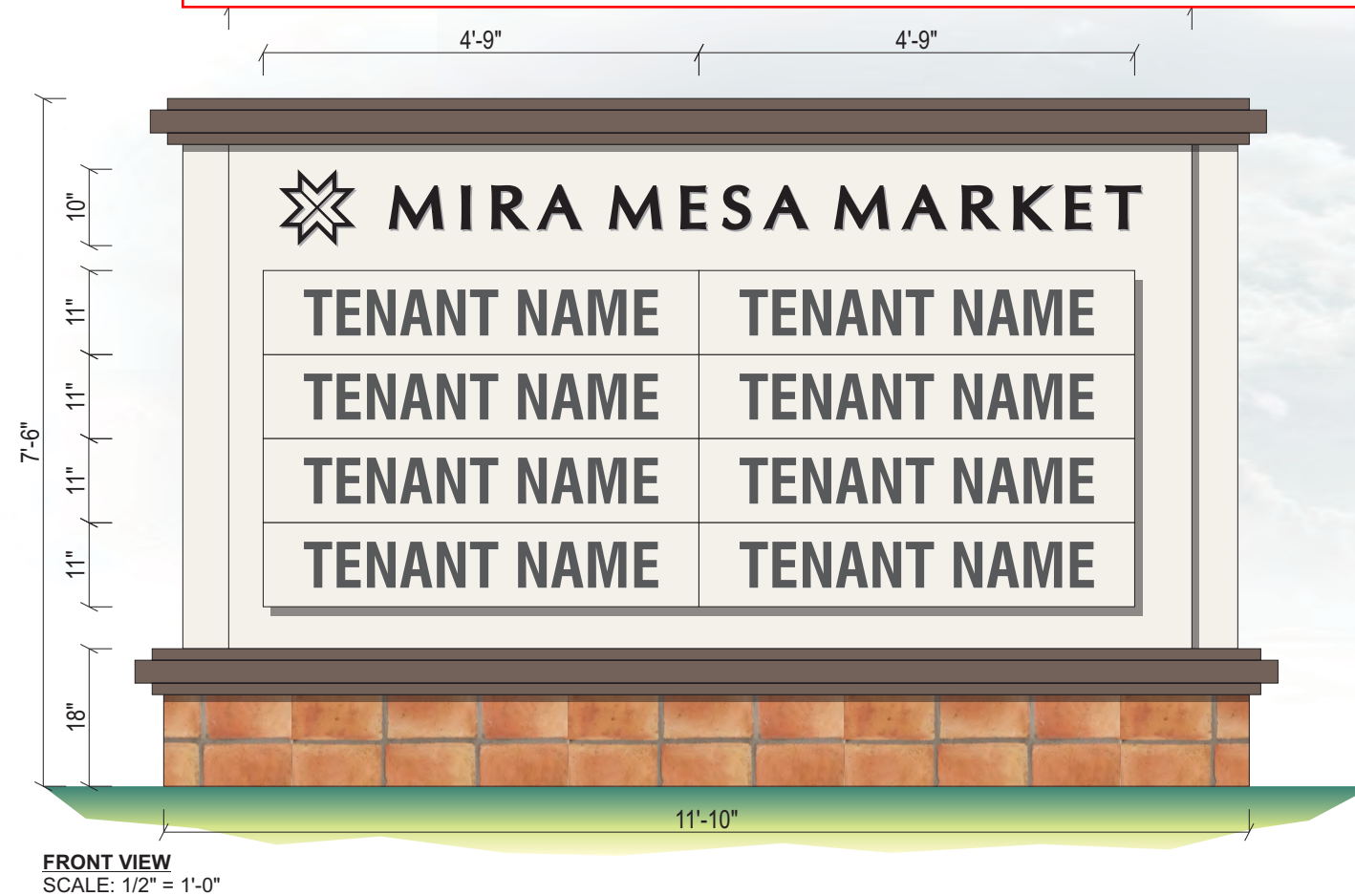
MONUMENT SIGNS PAGE 22 of 49

4.2 NEW INTER

SQUARE FOOTAGE: 45.

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



COLORS/FINISHES

- P-1 DUNN EDWARDS DE6225 "FOSSIL"
- P-2 DUNN EDWARDS DE6062 "TEA BAG"
- V-1 PERFORATED BLACK #222
- S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

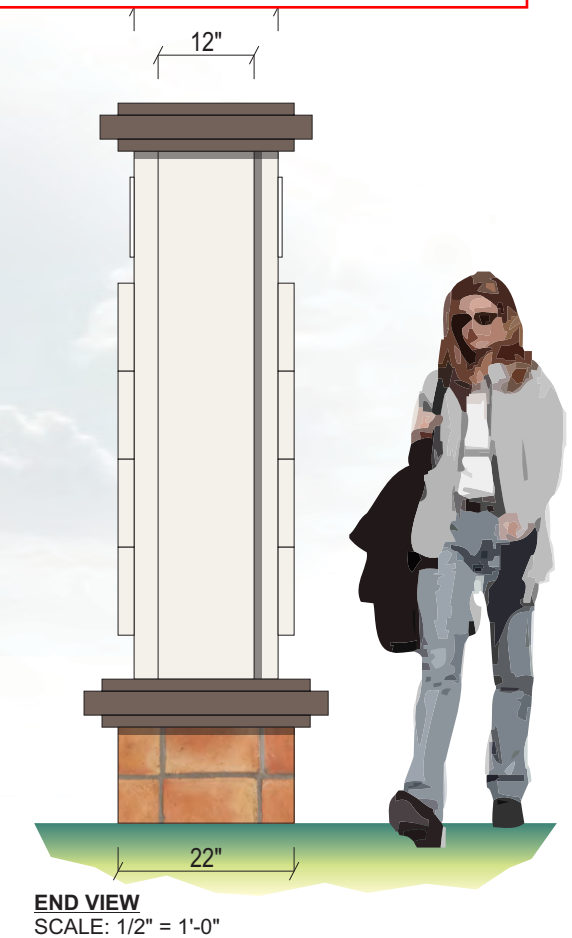
TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



EXISTING CONDITIONS



JONES SIGN
Your Vision. Accomplished.

MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

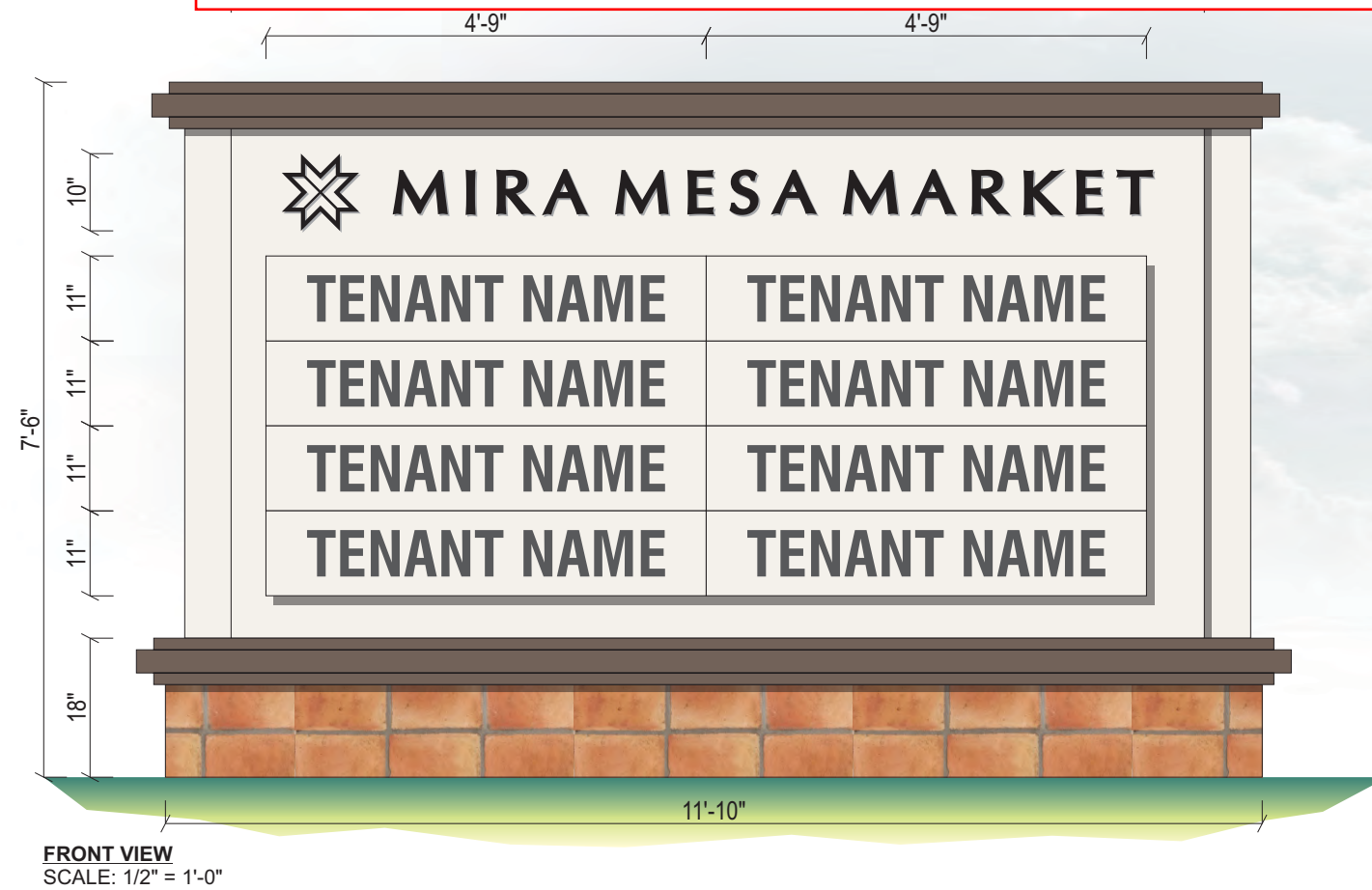
MONUMENT SIGNS PAGE 23 of 49

4.3 NEW INTER

SQUARE FOOTAGE: 45.0

FIELD SURVEY REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



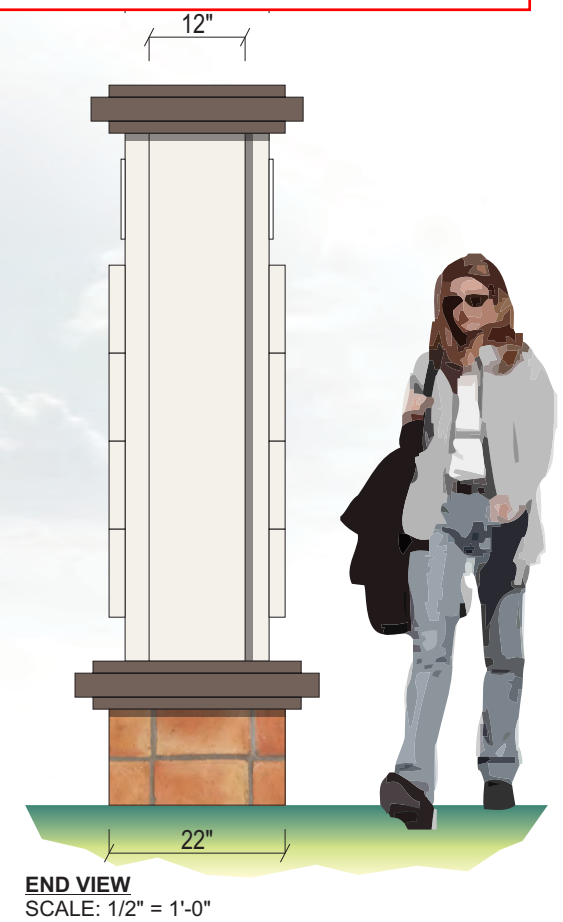
NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

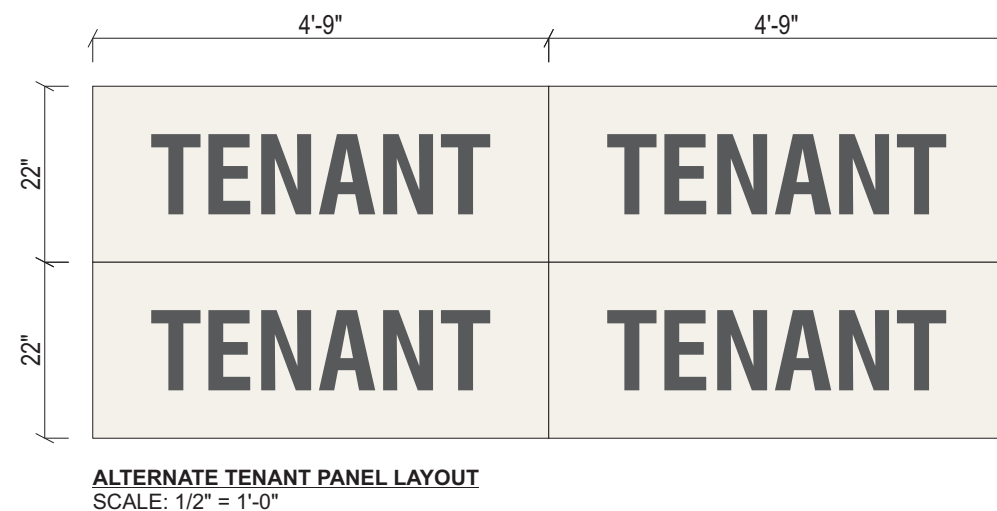
SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



- COLORS/FINISHES**
- P-1 DUNN EDWARDS DE6225 "FOSSIL"
 - P-2 DUNN EDWARDS DE6062 "TEA BAG"
 - V-1 PERFORATED BLACK #222
 - S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET



JONES SIGN
Your Vision. Accomplished.

MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

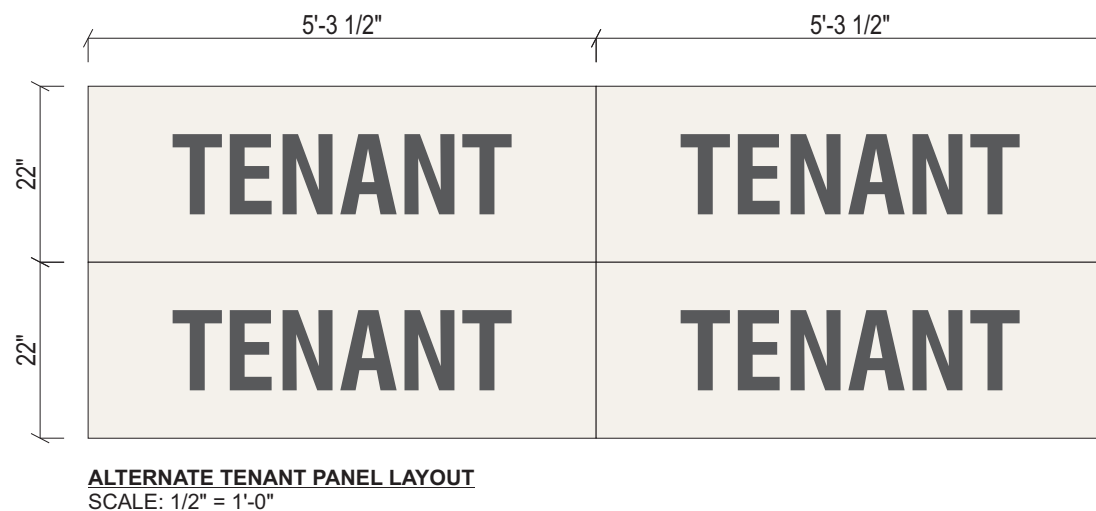
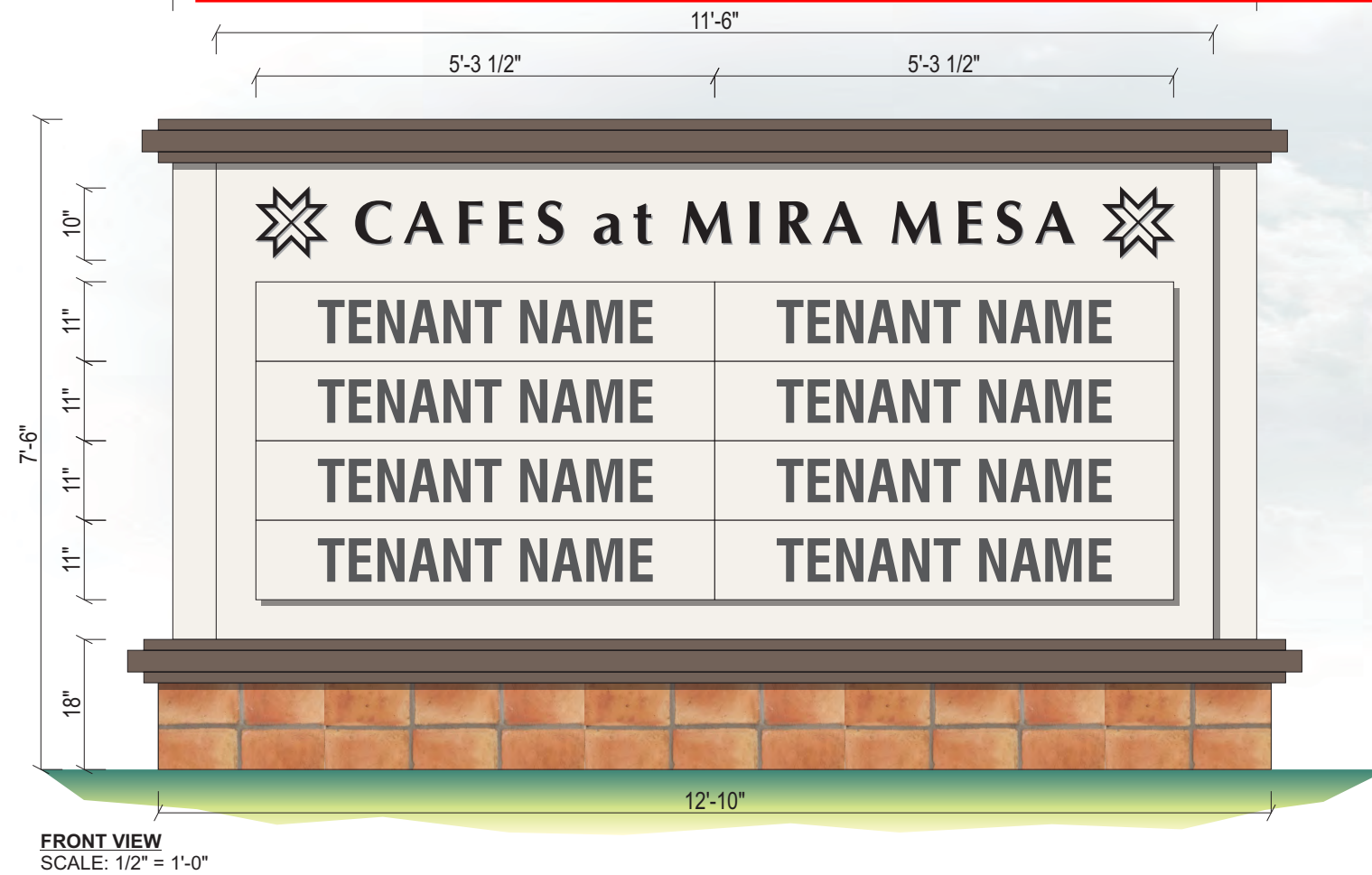
MONUMENT SIGNS PAGE 24 of 49

5.1 NEW INTER

SQUARE FOOTAGE: 50.0

FIELD SURVEY REQUIRED
VECTOR ARTWORK REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



- COLORS/FINISHES**
- P-1 DUNN EDWARDS DE6225 "FOSSIL"
 - P-2 DUNN EDWARDS DE6062 "TEA BAG"
 - V-1 PERFORATED BLACK #222
 - S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX W/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE W/ WHITE LEDS.

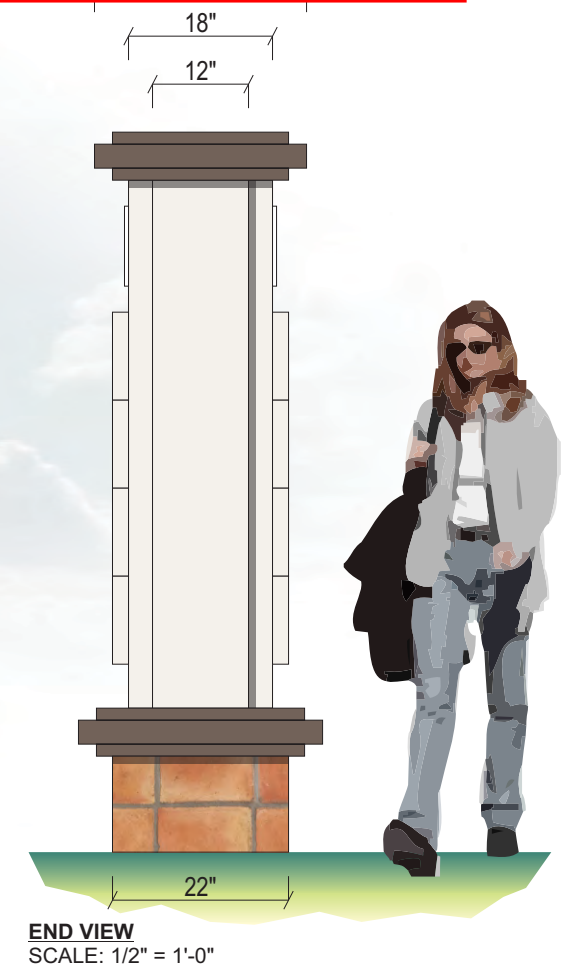
TENANT PANELS TO HAVE ALUMINUM FACES W/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE W/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



EXISTING CONDITIONS



JONES SIGN
Your Vision. Accomplished.

MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

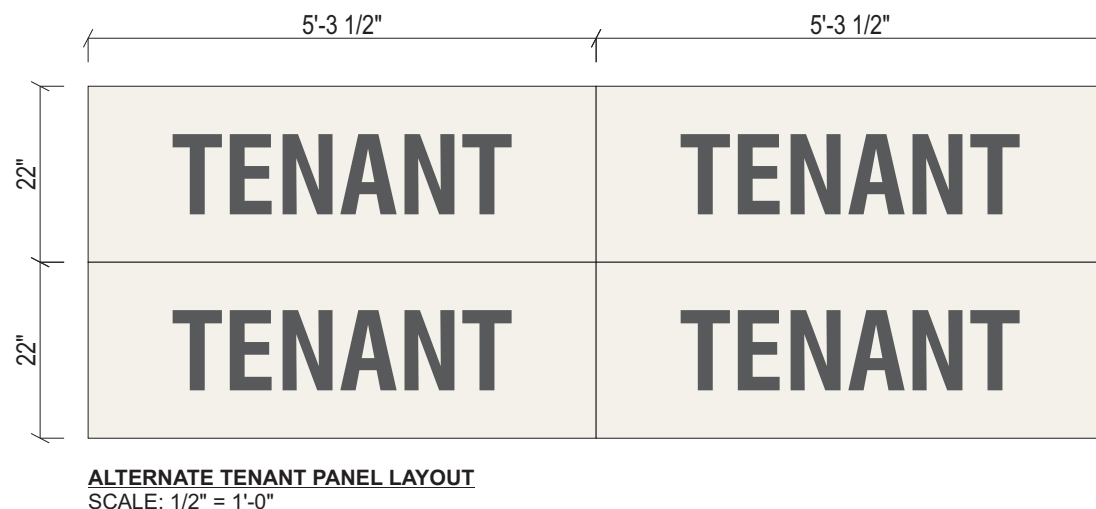
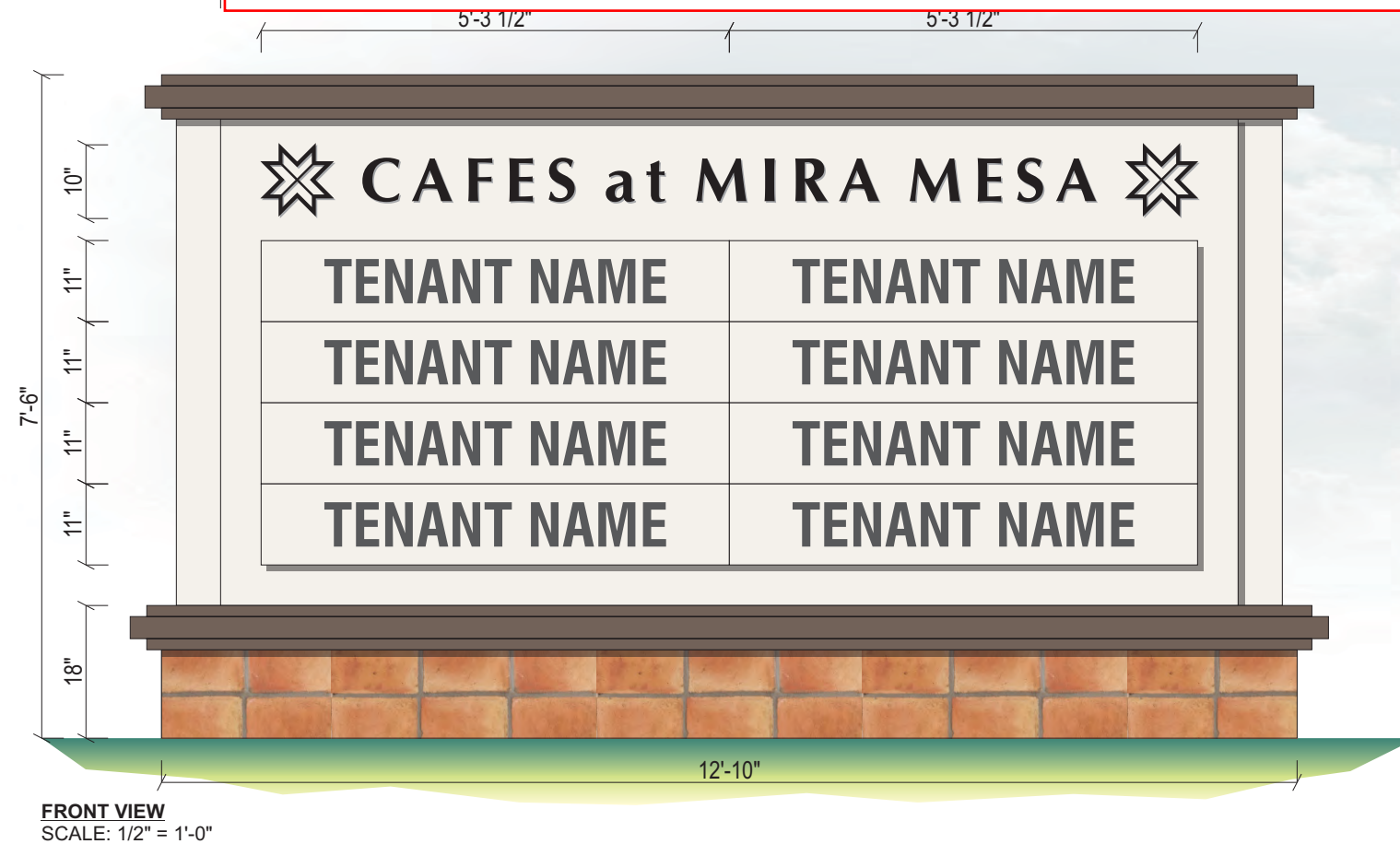
MONUMENT SIGNS PAGE 25 of 49

5.2 NEW INTERN

SQUARE FOOTAGE: 50.0

FIELD SURVEY REQUIRED
VECTOR ARTWORK REQUIRED
ENGINEERING REQUIRED

See Correct & Updated Monument and Pylon Specs



- COLORS/FINISHES**
- P-1 DUNN EDWARDS DE6225 "FOSSIL"
 - P-2 DUNN EDWARDS DE6062 "TEA BAG"
 - V-1 PERFORATED BLACK #222
 - S-1 SALTILLO TILE

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

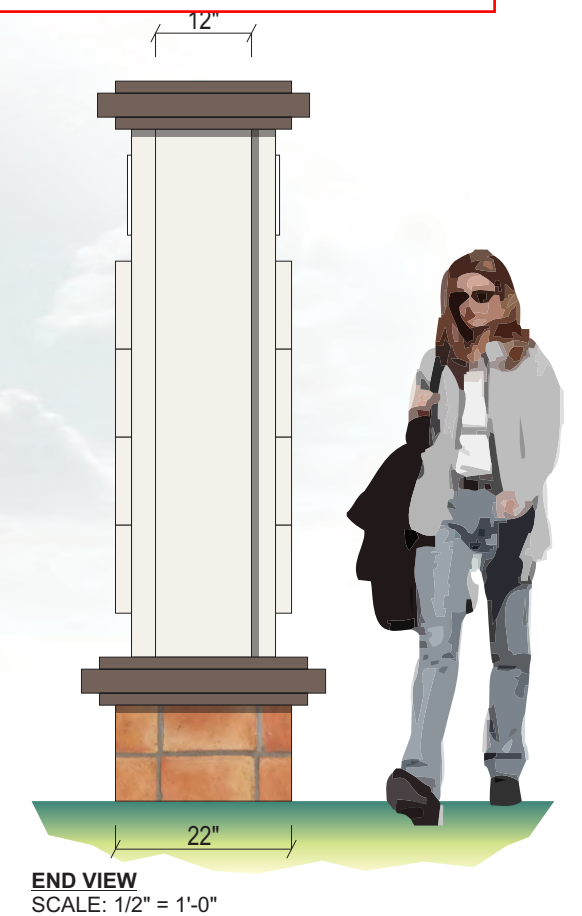
NEW DOUBLE-FACE INTERNALLY-ILLUMINATED MONUMENT SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED P-1,P-2.

"CENTER ID" & LOGO TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU CLEAR PLEX w/ 1st SURFACE APPLIED VINYL GRAPHICS V-1. ILLUMINATE w/ WHITE LEDS.

TENANT PANELS TO HAVE ALUMINUM FACES w/ MAP SATIN FINISH & ROUTED & BACKED-UP PLEX GRAPHICS. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE TILE VENEER FINISH TO MATCH BUILDING S-1.

SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



JONES SIGN
Your Vision. Accomplished.

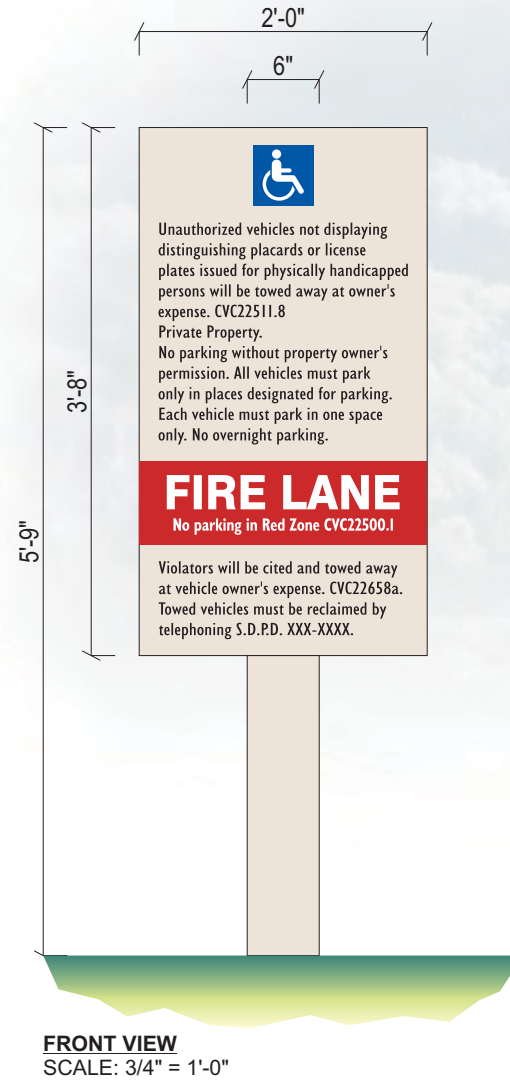
MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

MONUMENT SIGNS PAGE 26 of 49

6.0 NEW NON-ILLUMINATED D/F POST & PANEL SIGN DISPLAY (Qty 5)

SQUARE FOOTAGE: 7.66



3/16" ALUMINUM PANELS PAINTED
P-1,P-2,P-3
w/ APPLIED VINYL OVERLAYS
V-1,V-2

MOUNT TO 2" x 6" ALUMINUM POST
PAINTED P-3








SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET

FONTS

Humanst521 Cn BT
Swis721 Hv BT

COLORS/FINISHES

-  V-1 WHITE
-  V-2 BLACK
-  P-1 REFLECTIVE SAFETY RED
-  P-2 REFLECTIVE HANDICAP BLUE
-  P-3 FRAZEE 8720W "PONGEE"

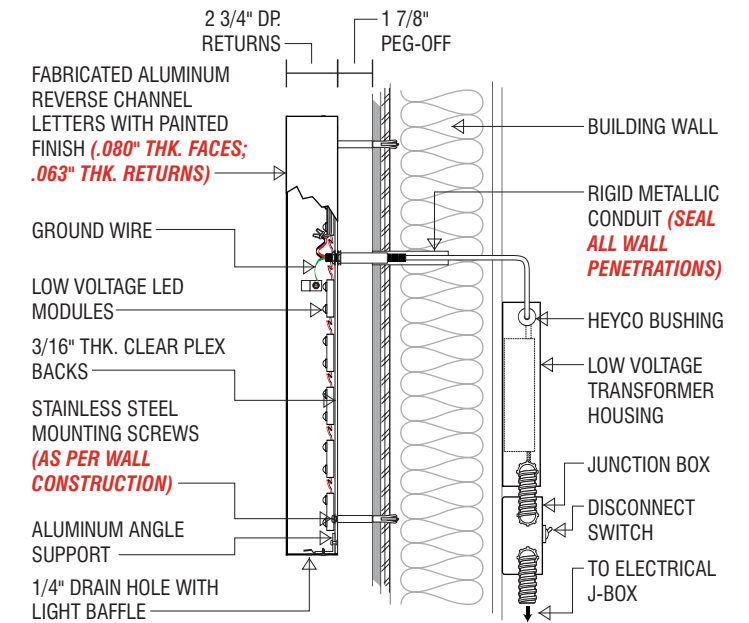
JONES SIGN
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

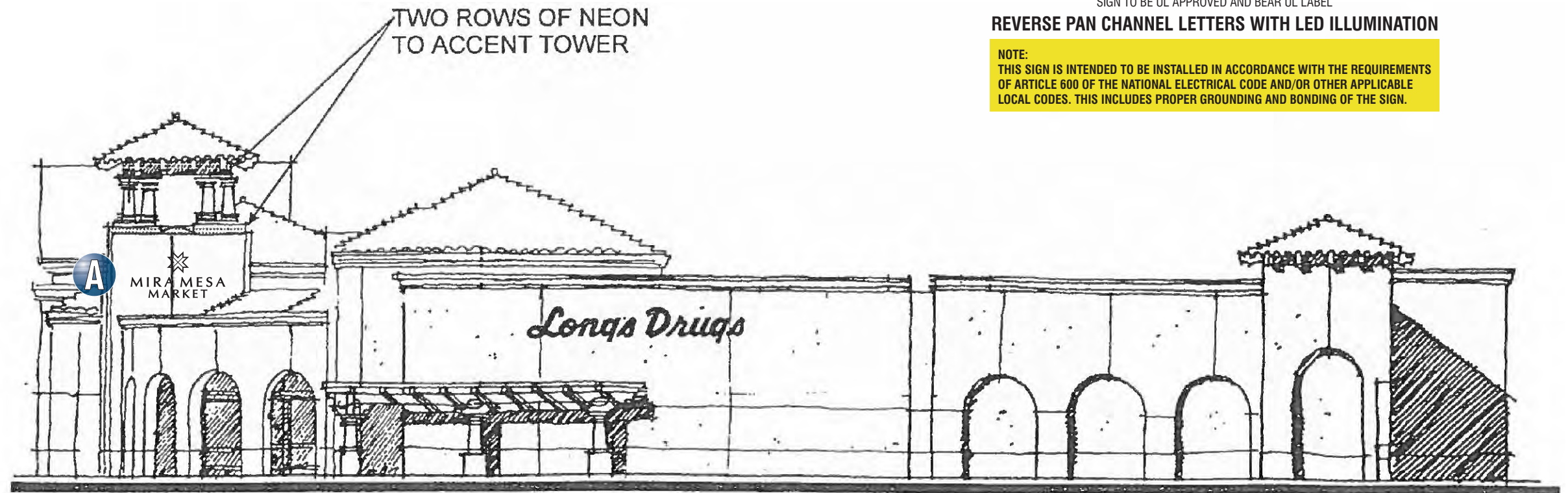
7.1 NEW INTERNALLY-ILLUMINATED REVERSE PAN CHANNEL LOGO & LETTER DISPLAY (Qty 1)

SQUARE FOOTAGE: 73.27



SIGN TO BE UL APPROVED AND BEAR UL LABEL
REVERSE PAN CHANNEL LETTERS WITH LED ILLUMINATION

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



COLORS/FINISHES
P-1 BLACK

SPECIFICATIONS

1. USE STANDARD ALUMINUM CONSTRUCTION w/ MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH
2. PAINT FACES & RETURNS P-1
3. ILLUMINATE w/ WHITE LED HALO
4. VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION

NOTES
- REMOVE AND SCRAP EXISTING WALL MOUNTED SIGNAGE

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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

7.2 NEW INTERNALLY-ILLUMINATED REVERSE PAN CHANNEL LOGO & LETTER DISPLAY (Qty 1)

SQUARE FOOTAGE: 60.0

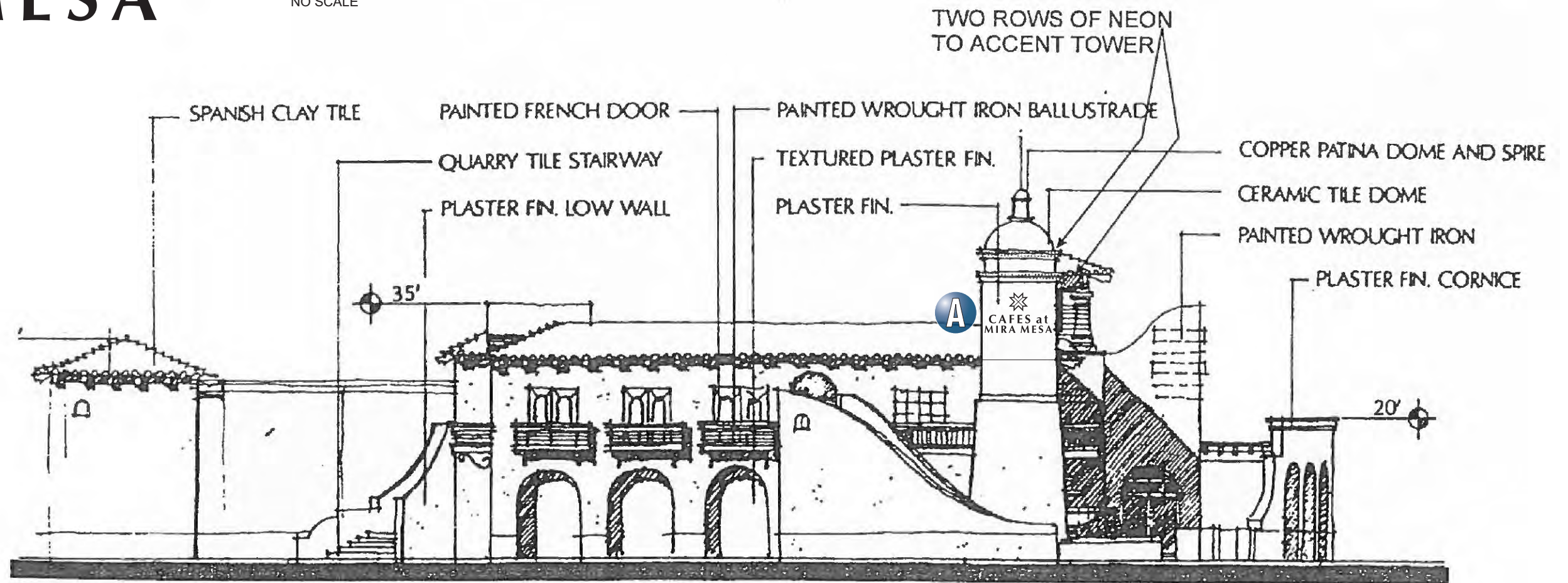
FIELD SURVEY REQUIRED



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



SIMULATED NIGHT VIEW
NO SCALE



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

COLORS/FINISHES

■ P-1 BLACK

SPECIFICATIONS

1. USE STANDARD ALUMINUM CONSTRUCTION w/ MATTHEWS SATIN ACRYLIC POLYURETHANE FINISH
2. PAINT FACES & RETURNS P-1
3. ILLUMINATE w/ WHITE LED HALO
4. VERIFY EXACT POWER SUPPLY LOCATION PRIOR TO INSTALLATION

NOTES

- REMOVE AND SCRAP EXISTING WALL MOUNTED SIGNAGE

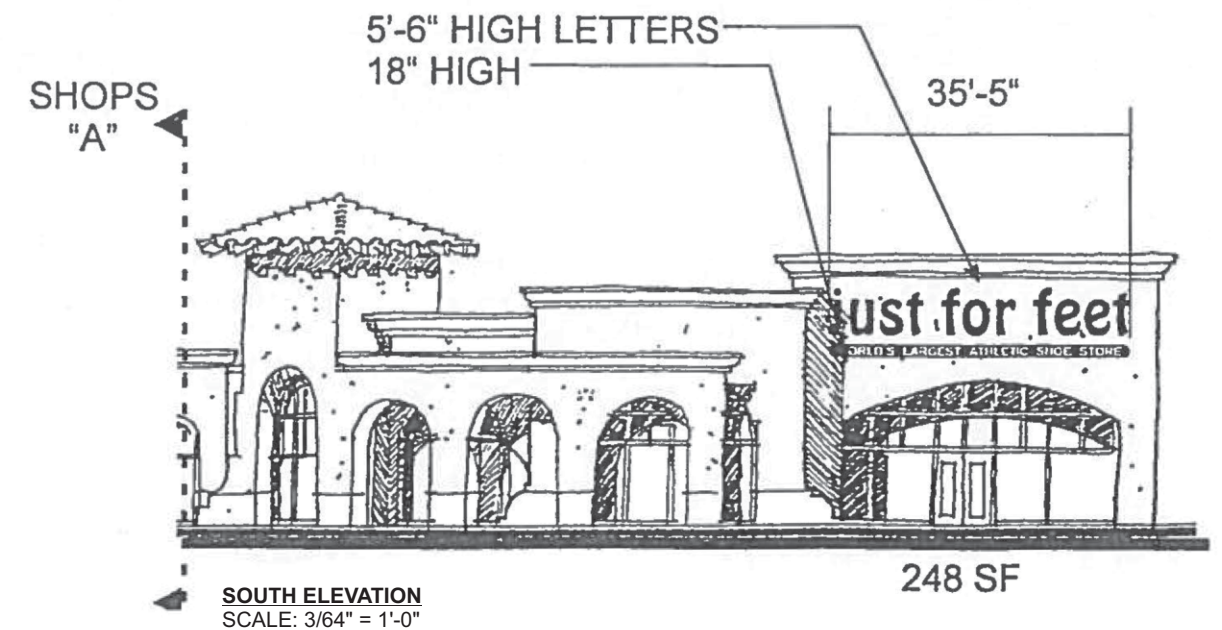
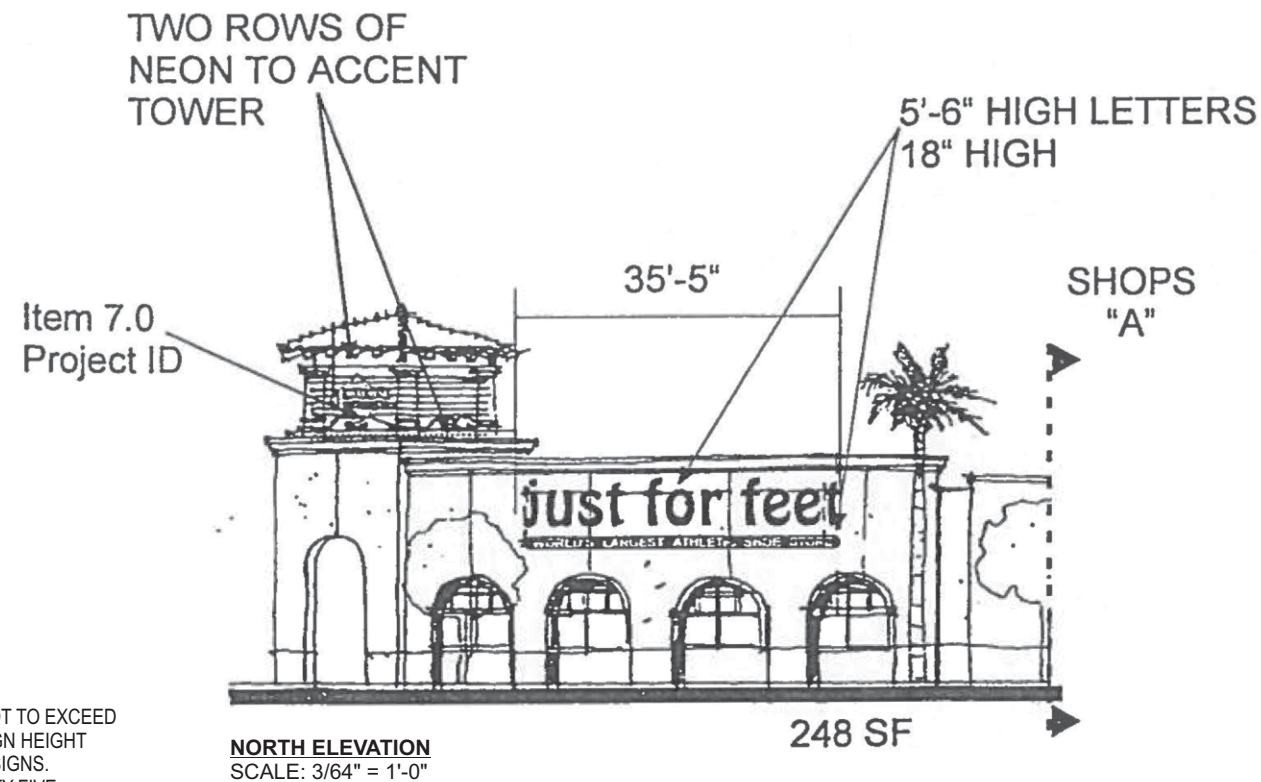
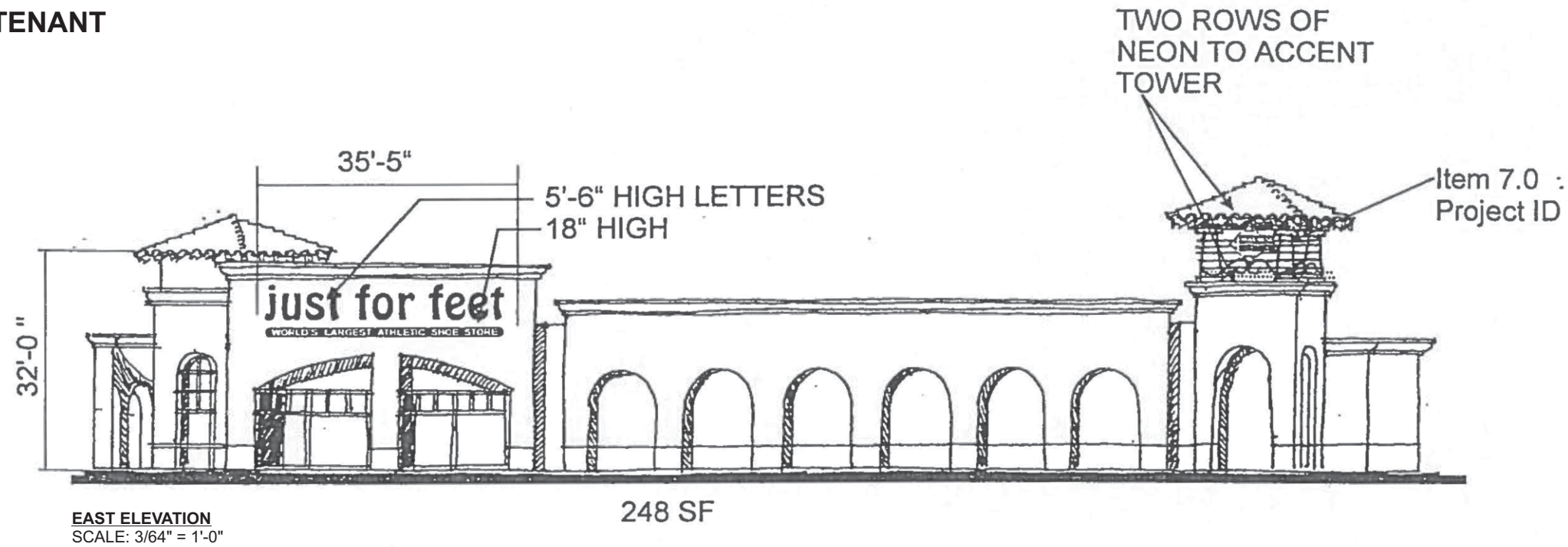
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

CENTER ID LOGOS PAGE 29 of 49

8.0 MAJOR 'A' TENANT



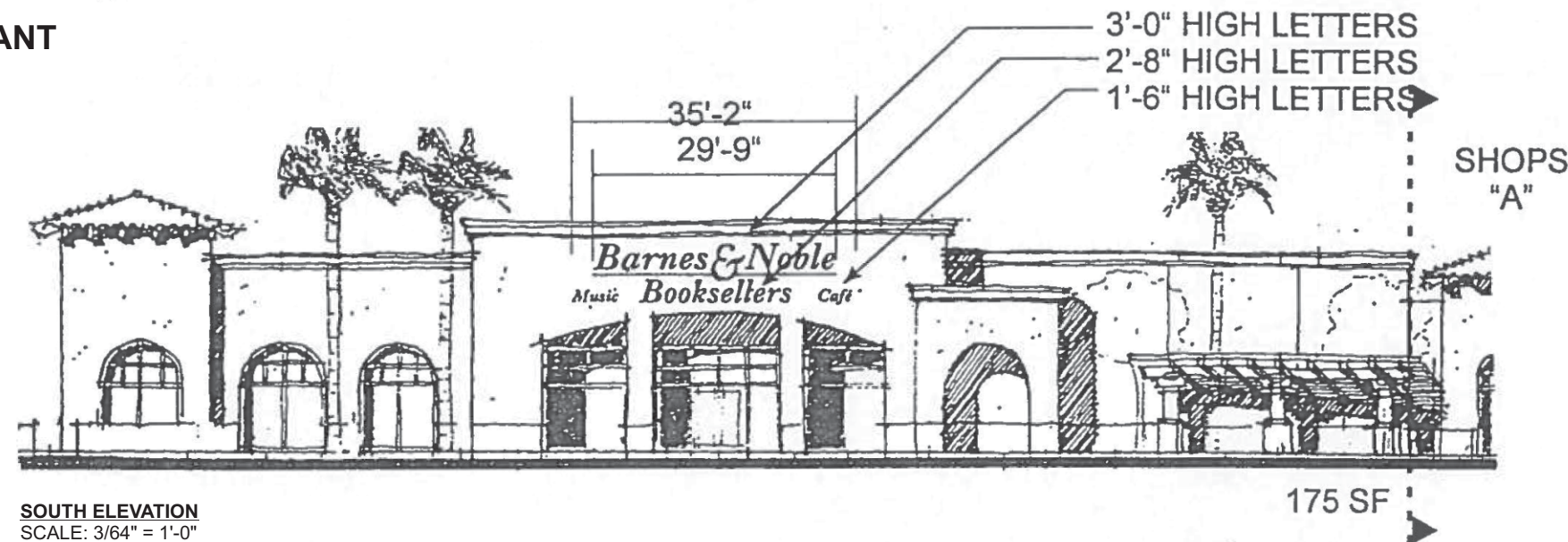
8.0 DESCRIPTION:
THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE AND A HALF SQUARE FEET (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

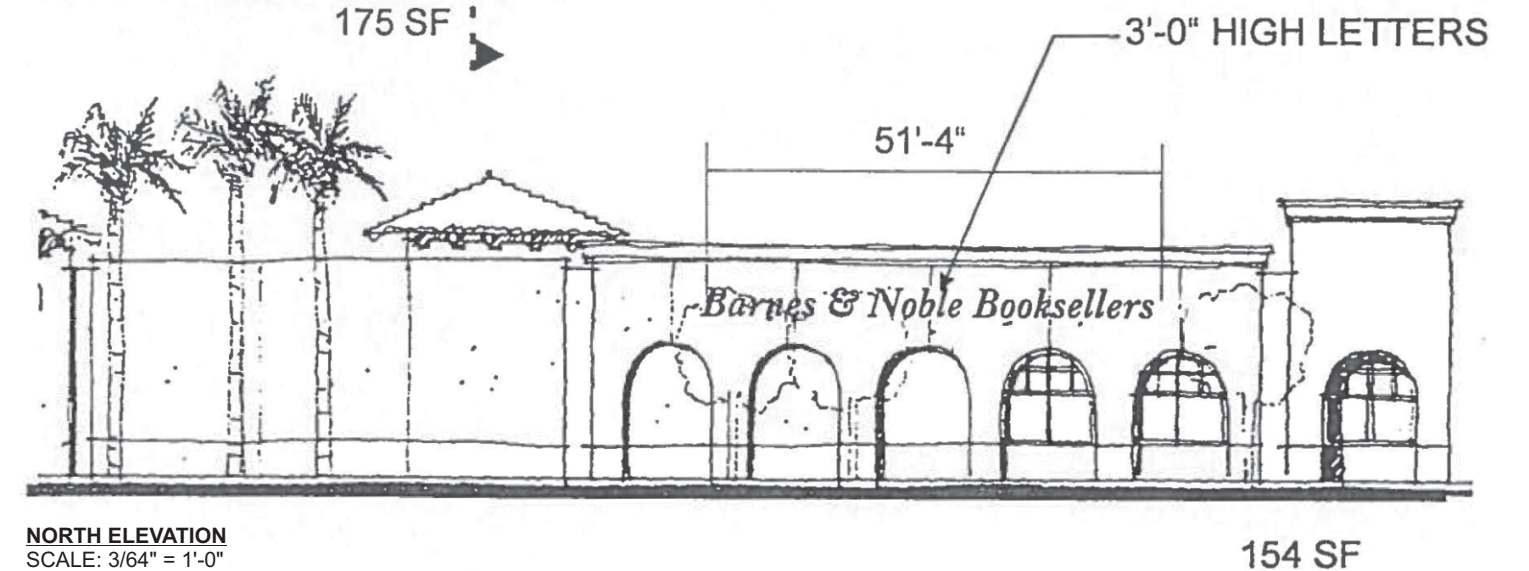
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MIRA MESA MARKET SIGN PROGRAM

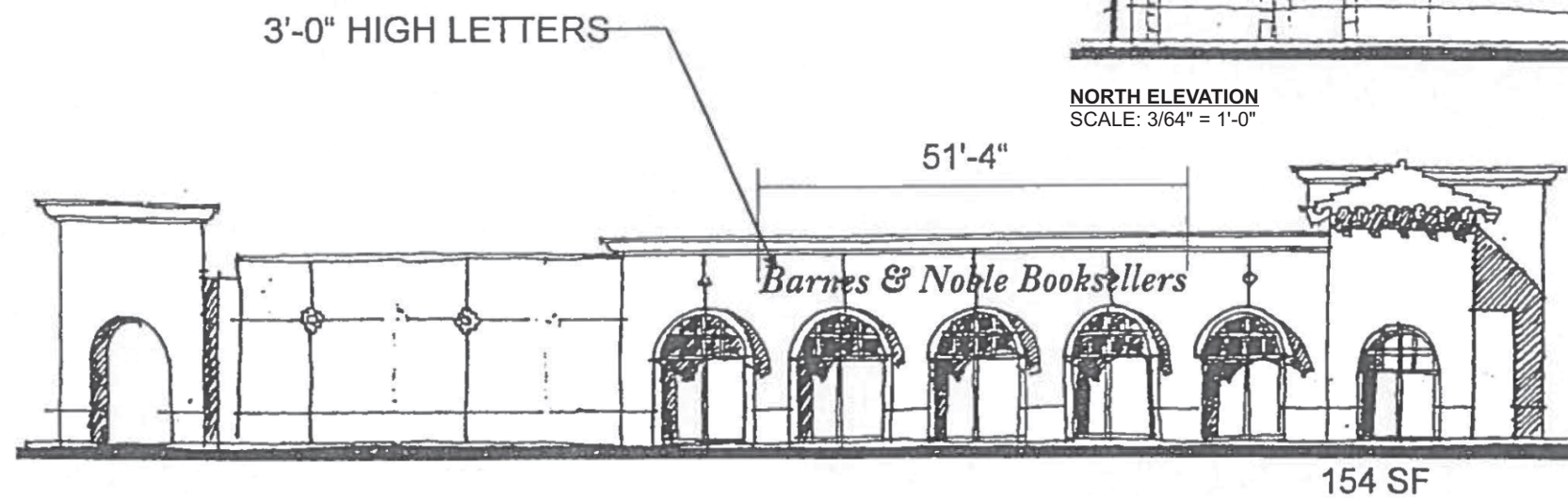
8.0 MAJOR 'B' TENANT



SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



NORTH ELEVATION
SCALE: 3/64" = 1'-0"



WEST ELEVATION
SCALE: 3/64" = 1'-0"

8.0 DESCRIPTION:
THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

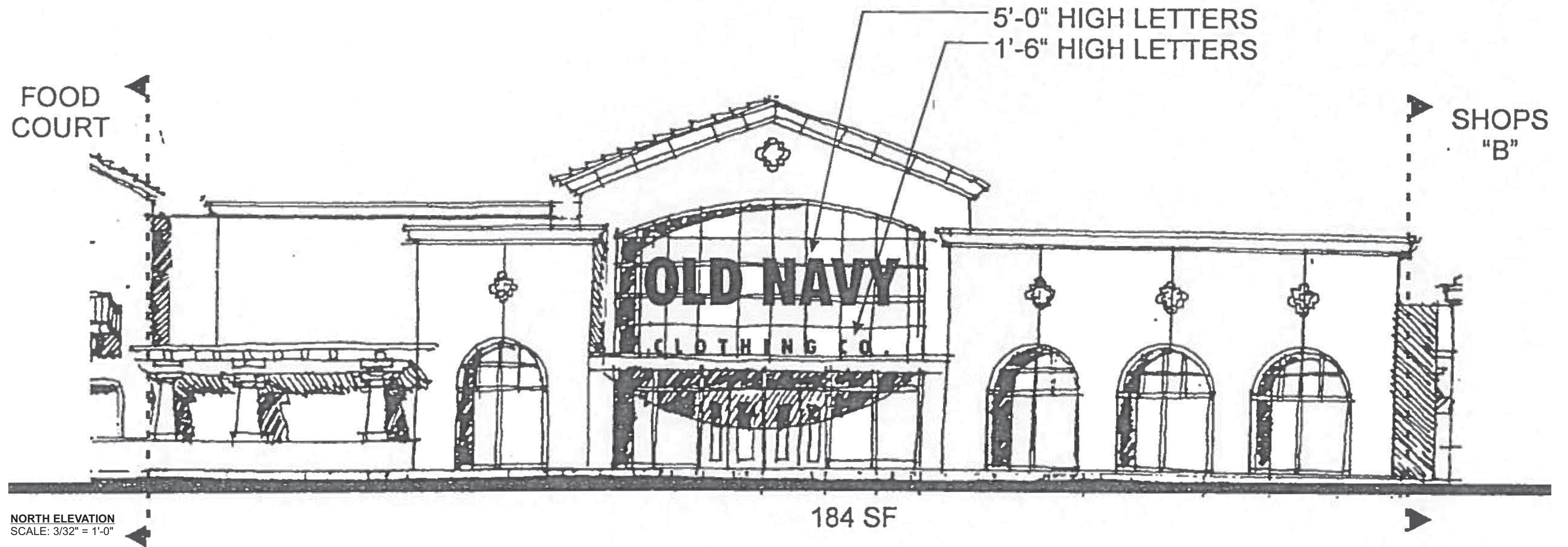
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

MAJOR TENANT ELEVATIONS PAGE 31 of 49

8.0 MAJOR 'C' TENANT



8.0 DESCRIPTION:

THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

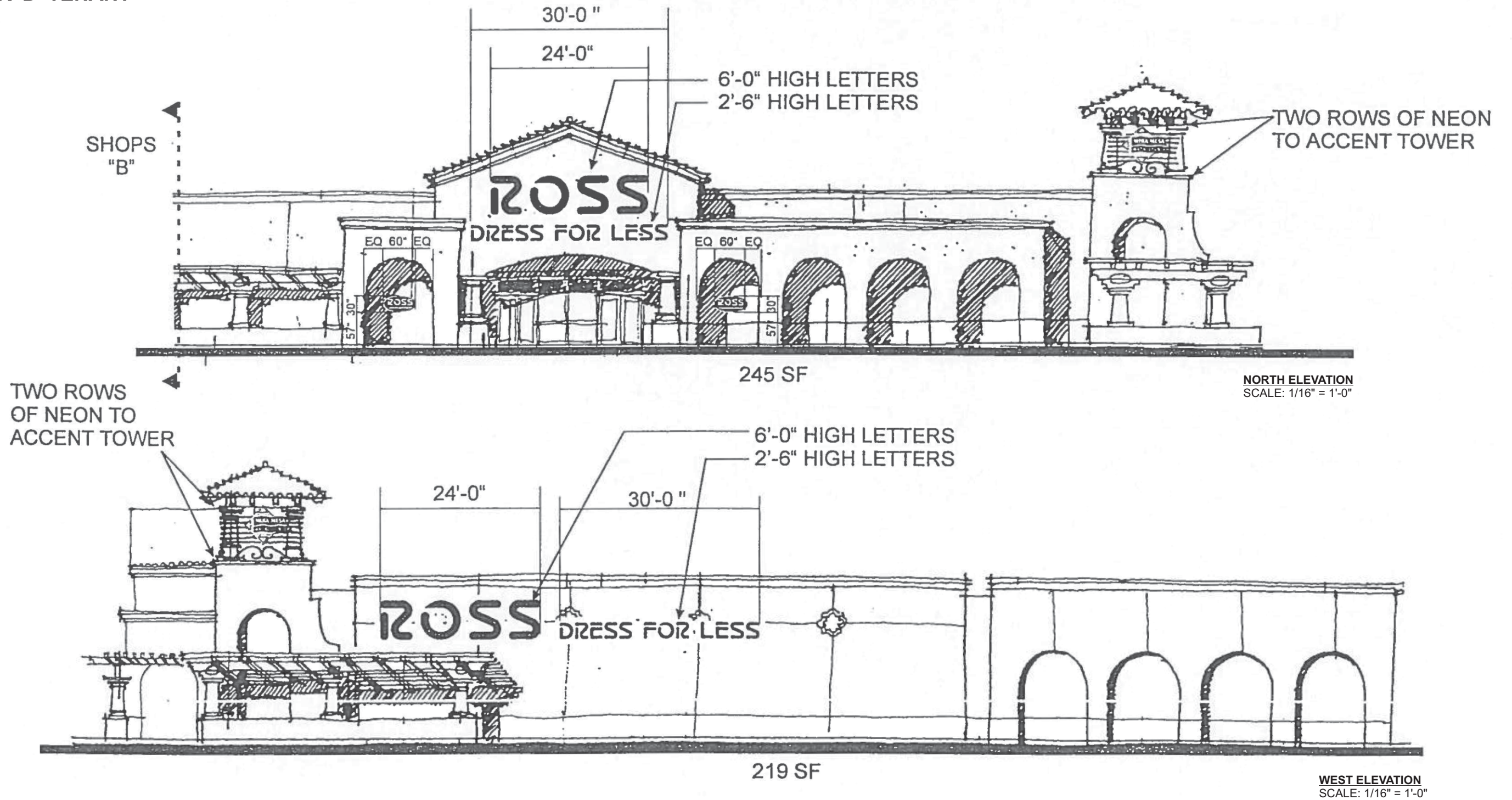
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

MAJOR TENANT ELEVATIONS PAGE 32 of 49

8.0 MAJOR 'D' TENANT



8.0 DESCRIPTION:

THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

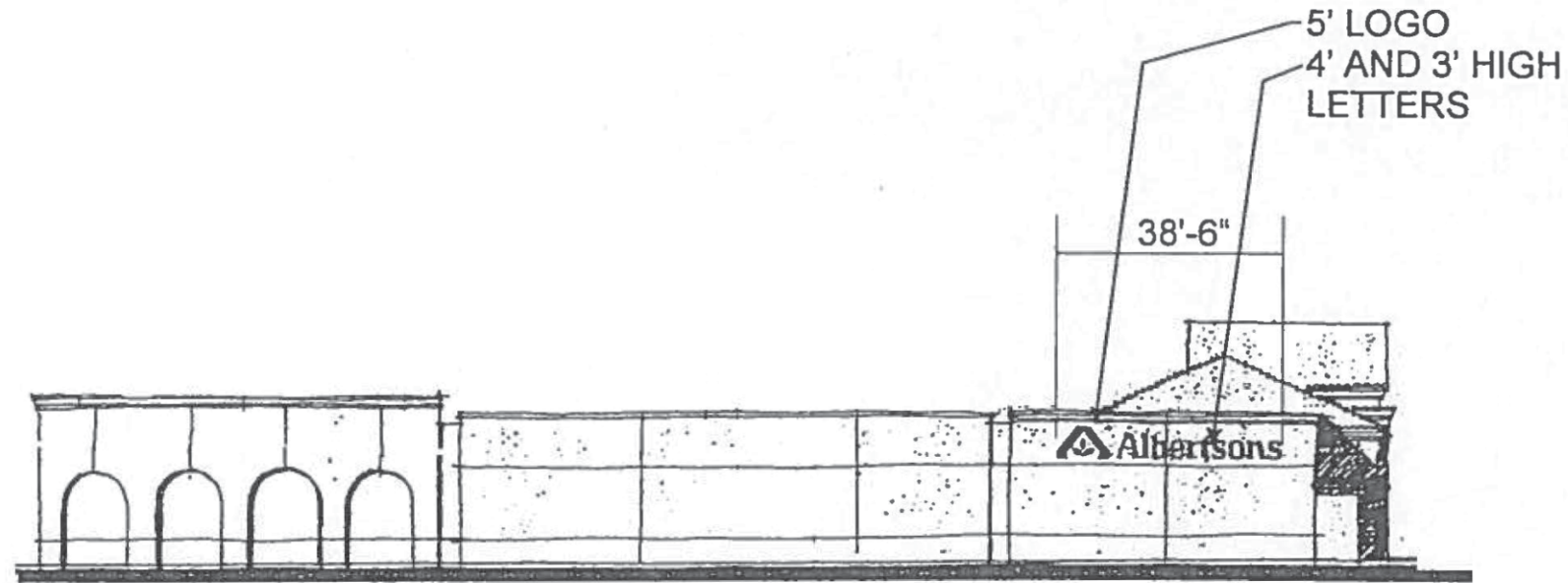
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

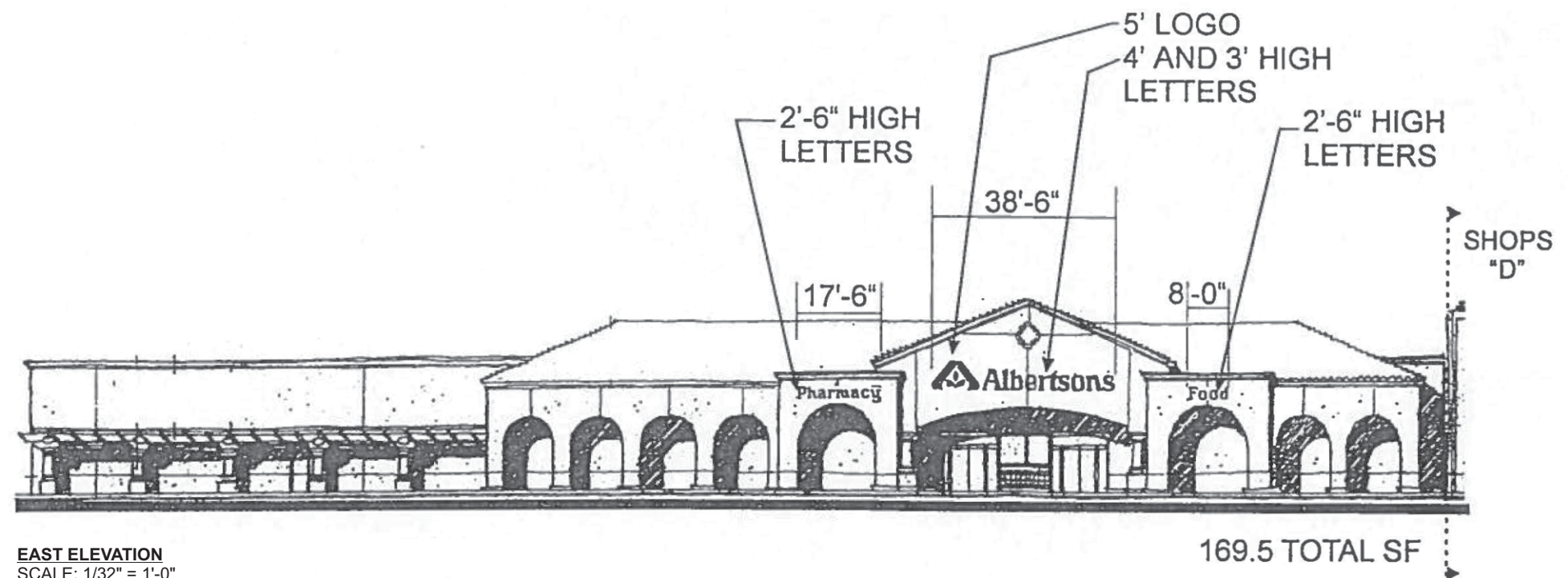
MAJOR TENANT ELEVATIONS PAGE 33 of 49

8.0 MAJOR 'F' TENANT



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

106 TOTAL SF



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

169.5 TOTAL SF

8.0 DESCRIPTION:
THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

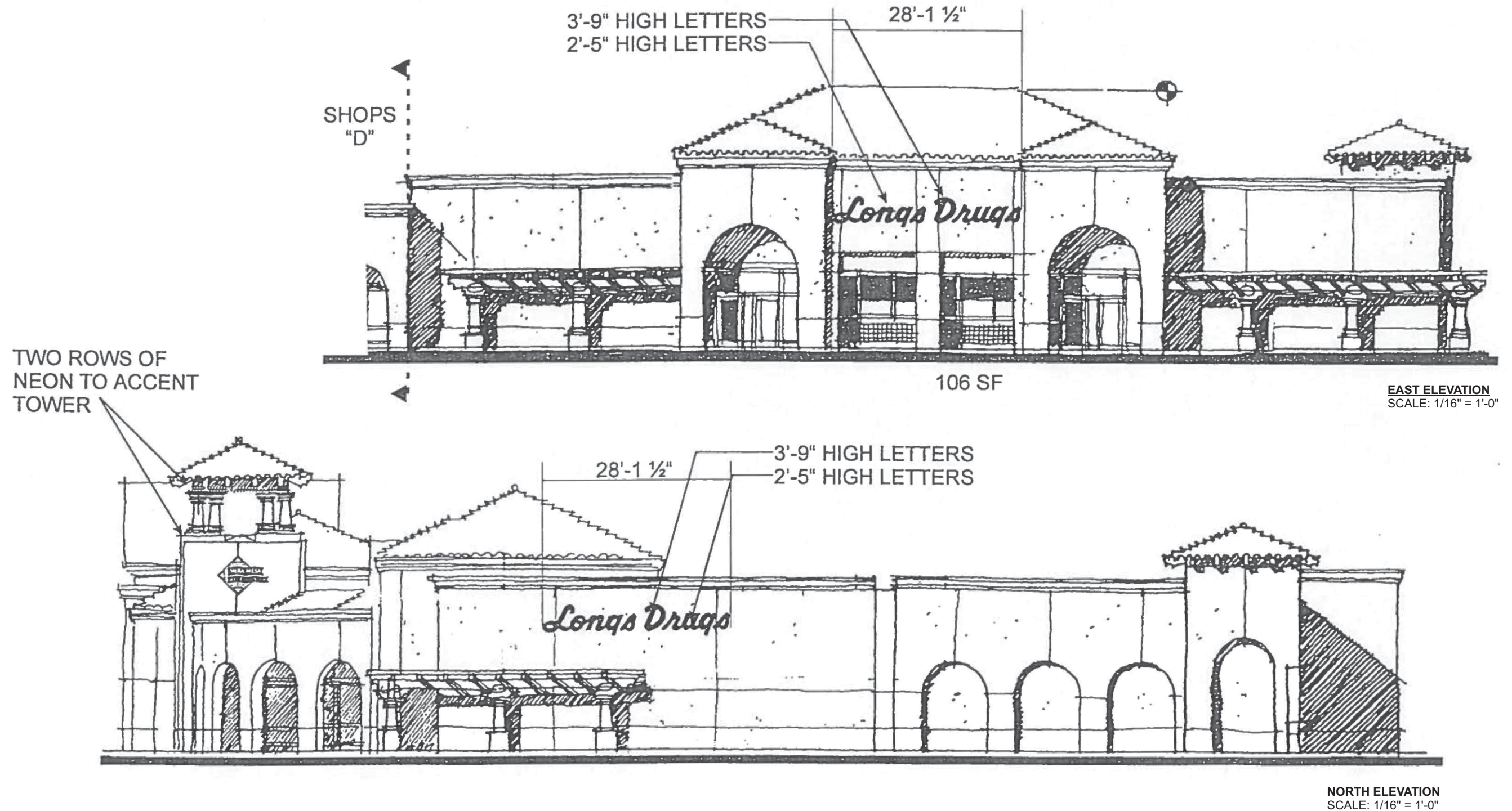
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

MAJOR TENANT ELEVATIONS PAGE 34 of 49

8.0 MAJOR 'G' TENANT



8.0 DESCRIPTION:
THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

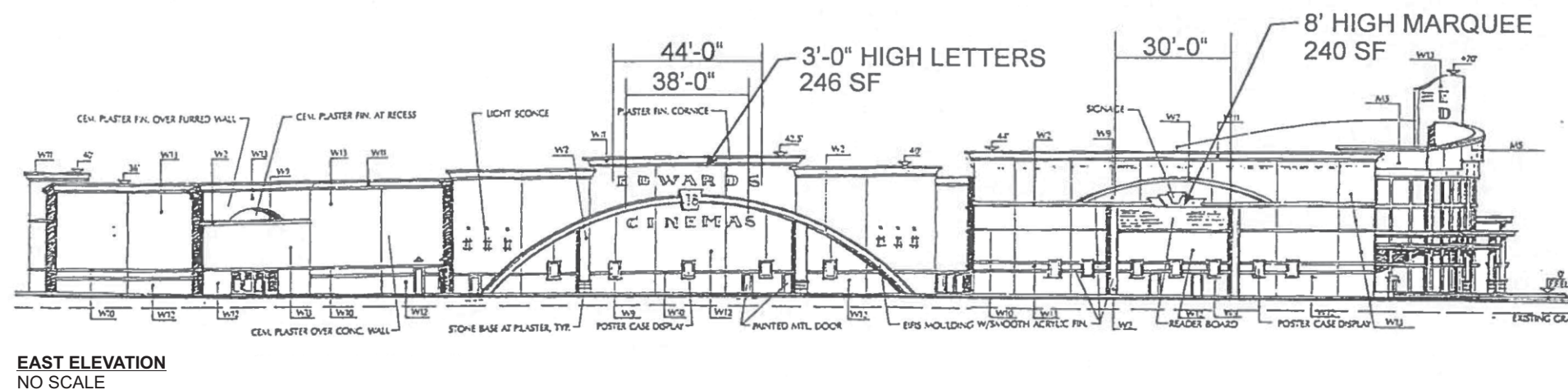
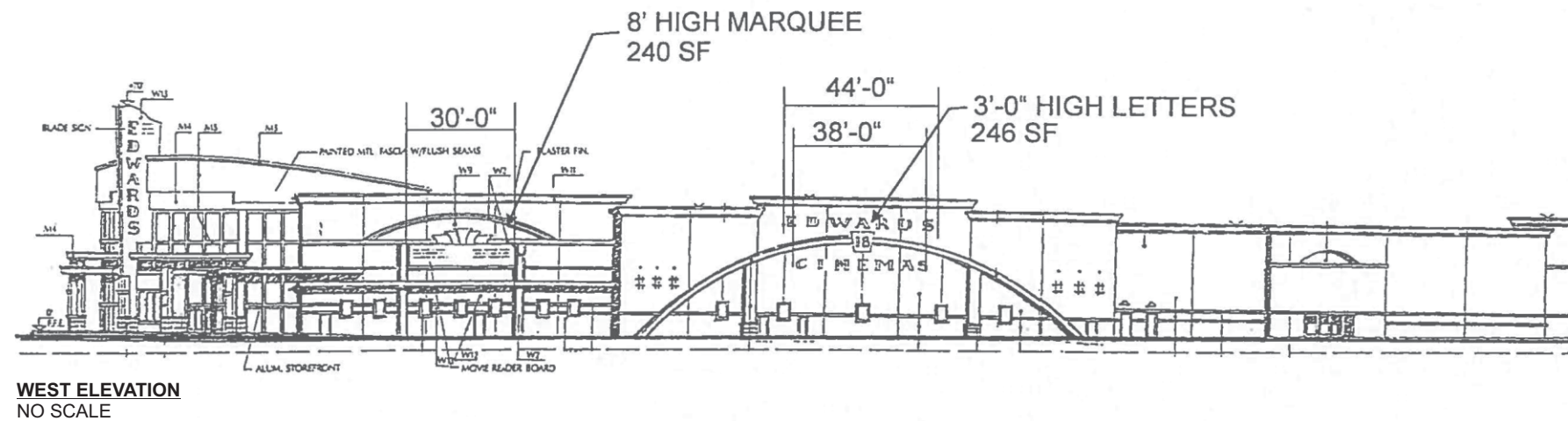
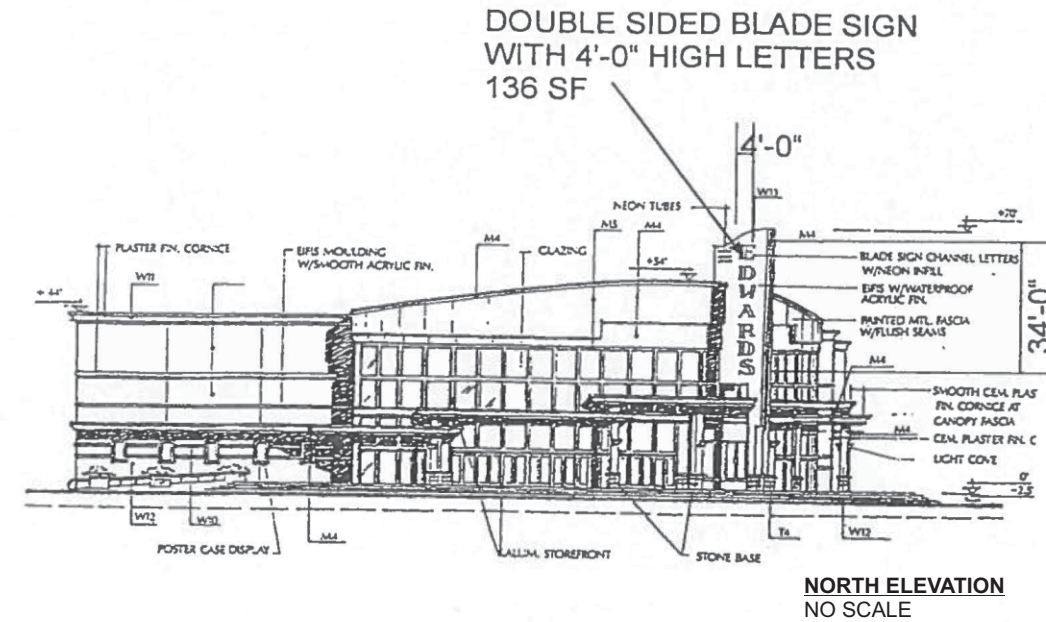
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

MAJOR TENANT ELEVATIONS PAGE 35 of 49

8.0 ANCHOR 'THEATER' TENANT



8.0 DESCRIPTION:
 THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

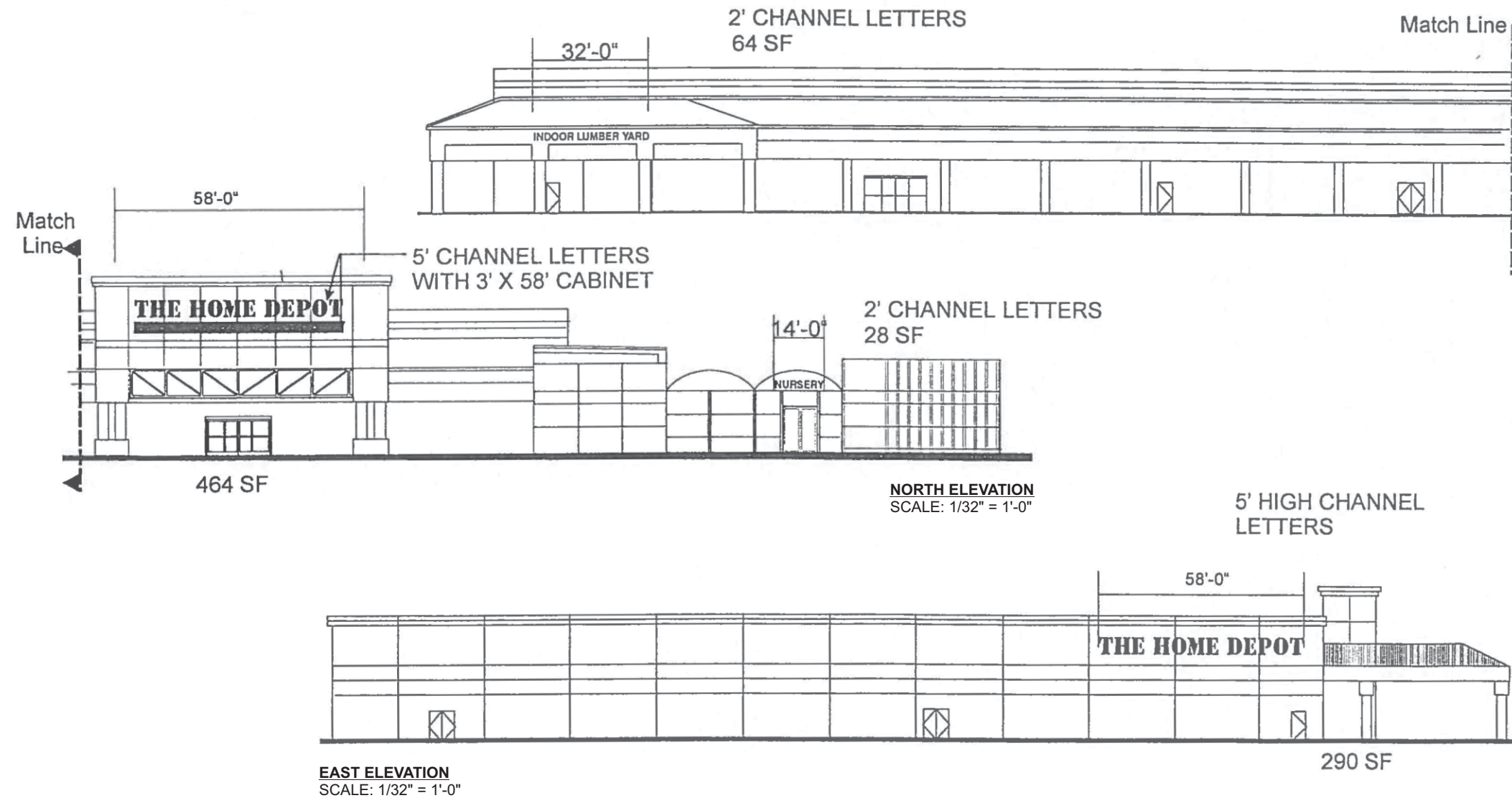
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

ANCHOR TENANT ELEVATIONS PAGE 36 of 49

8.0 ANCHOR 'E' TENANT



8.0 DESCRIPTION:

THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. 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 (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

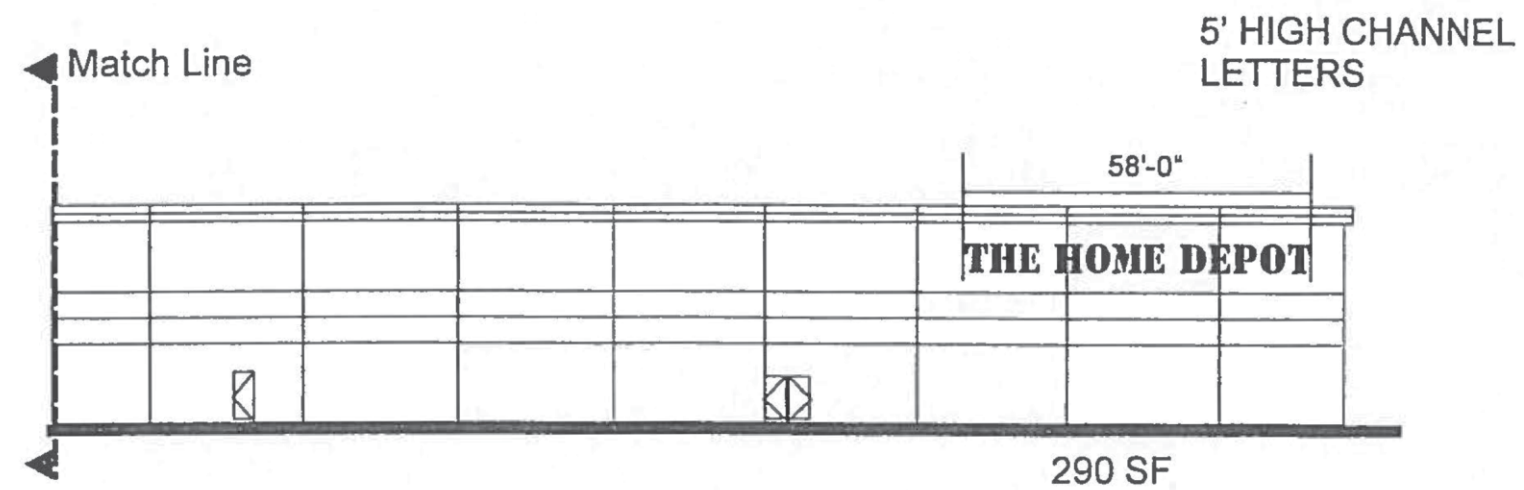
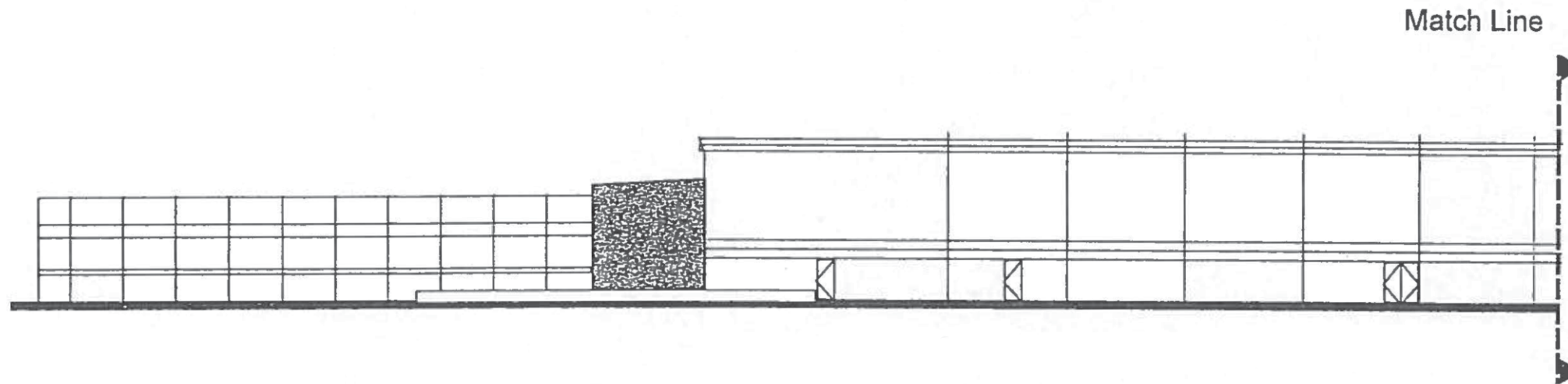
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

ANCHOR TENANT ELEVATIONS PAGE 37 of 49

8.0 ANCHOR 'E' TENANT



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

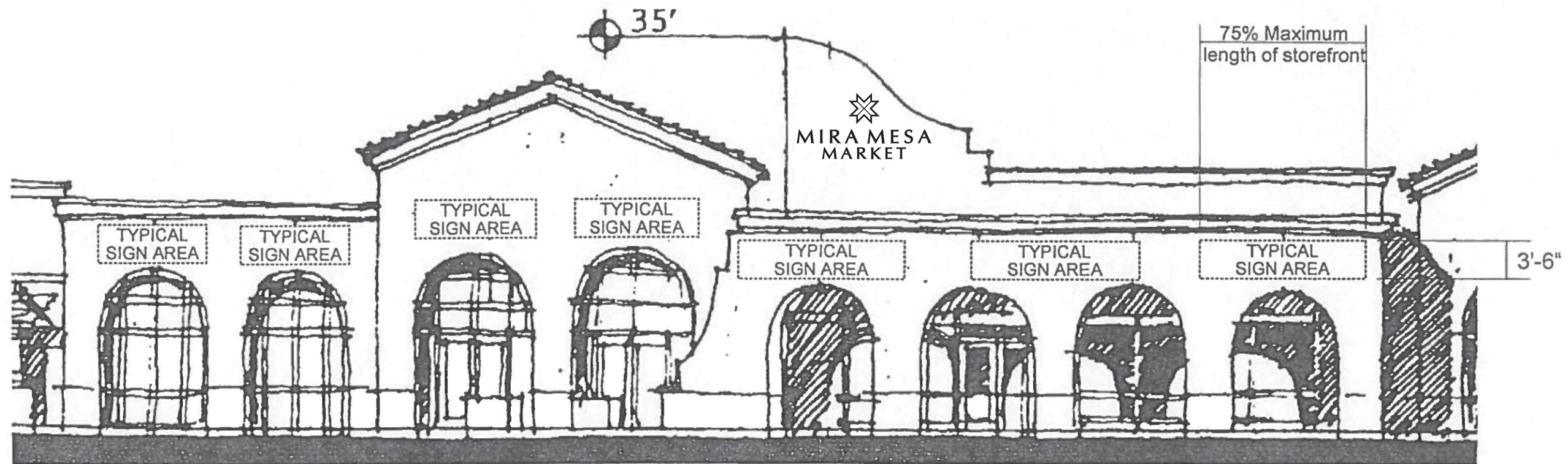
8.0 DESCRIPTION:
THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED EIGHT FEET (8') FOR A SINGLE LINE. OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI-LINE SIGNS. MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE AND A HALF SQUARE FEET (1 1/2 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF TWO HUNDRED AND FIFTY SQUARE FEET (250 SQ.FT.) PER ELEVATION INCLUDING SECONDARY SIGNS.

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MIRA MESA MARKET SIGN PROGRAM

9.0 SHOP TENANTS



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

9.0 DESCRIPTION:

THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED TWENTY-FOUR (24") FOR A SINGLE LINE. MINIMUM LETTER HEIGHT TO BE TWELVE INCHES (12"). MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE SQUARE FEET (1 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF FIFTY SQUARE FEET (50 SQ.FT.) PER ELEVATION.

INTENT:

- DESIGNATE APPROPRIATE TENANT SIGN LOCATIONS.
- DETERMINE ADEQUATE SIGN AREA FOR EACH CONDITION THAT WILL ALLOW FOR THE USE OF CUSTOM ICONIC/GRAPHIC EMBELLISHMENTS.
- PROPOSE SPECIFICATIONS THAT WILL HELP TO PROMOTE THE USE OF QUALITY MATERIALS AND FABRICATION TECHNIQUES, AS WELL AS THE FESTIVE VISUAL THEME OF THE PROJECT.

GRAPHIC EMBELLISHMENTS:

IT IS ENCOURAGED THAT THE GRAPHIC EMBELLISHMENTS FOR THIS CONDITION BE AS THREE DIMENSIONAL AS POSSIBLE. THIS MAY BE ACHIEVED BY THE USE OF SCULPTED/FABRICATED ICONS REPRESENTING A TENANT'S PRODUCT OR SERVICE. MAXIMUM HEIGHT FOR GRAPHIC EMBELLISHMENTS SHALL NOT EXCEED FORTY-TWO INCHES (42"). MAXIMUM LENGTH SHALL NOT EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

SUGGESTED MATERIALS AS FOLLOWS:

- FABRICATED OR SOLID ALUMINUM
- CUT-OUT SINTRA OR ACRYLIC
- SCULPTED WOOD OR SIGN FOAM
- MOLDED FIBERGLASS OR CAST RESIN

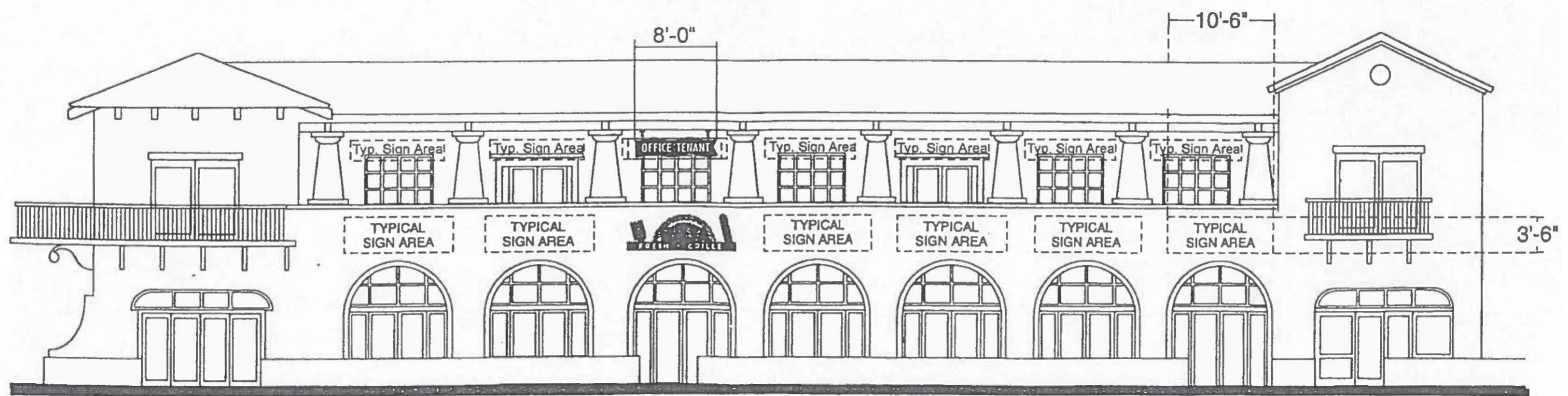
SUGGESTED LETTER TYPES:

- PAN CHANNEL LETTERS WITH ACRYLIC FACES
- OPEN FACE PAN CHANNEL LETTERS WITH VISIBLE NEON
- REVERSE PAN CHANNELS LETTERS WITH CONCEALED NEON/LEDS
- FLAT CUT-OUT METAL OR SINTRA LETTERS WITH VISIBLE OR CONCEALED NEON/LEDS

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MIRA MESA MARKET SIGN PROGRAM

9.0 SHOP TENANT @ FOOD COURT



FOOD AREA - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

9.0 DESCRIPTION:

THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED TWENTY-FOUR (24") FOR A SINGLE LINE. MINIMUM LETTER HEIGHT TO BE TWELVE INCHES (12"). MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE SQUARE FEET (1 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF FIFTY SQUARE FEET (50 SQ.FT.) PER ELEVATION.

INTENT:

- DESIGNATE APPROPRIATE TENANT SIGN LOCATIONS.
- DETERMINE ADEQUATE SIGN AREA FOR EACH CONDITION THAT WILL ALLOW FOR THE USE OF CUSTOM ICONIC/GRAPHIC EMBELLISHMENTS.
- PROPOSE SPECIFICATIONS THAT WILL HELP TO PROMOTE THE USE OF QUALITY MATERIALS AND FABRICATION TECHNIQUES, AS WELL AS THE FESTIVE VISUAL THEME OF THE PROJECT.

GRAPHIC EMBELLISHMENTS:

IT IS ENCOURAGED THAT THE GRAPHIC EMBELLISHMENTS FOR THIS CONDITION BE AS THREE DIMENSIONAL AS POSSIBLE. THIS MAY BE ACHIEVED BY THE USE OF SCULPTED/FABRICATED ICONS REPRESENTING A TENANT'S PRODUCT OR SERVICE. MAXIMUM HEIGHT FOR GRAPHIC EMBELLISHMENTS SHALL NOT EXCEED FORTY-TWO INCHES (42"). MAXIMUM LENGTH SHALL NOT EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

SUGGESTED MATERIALS AS FOLLOWS:

- FABRICATED OR SOLID ALUMINUM
- CUT-OUT SINTRA OR ACRYLIC
- SCULPTED WOOD OR SIGN FOAM
- MOLDED FIBERGLASS OR CAST RESIN

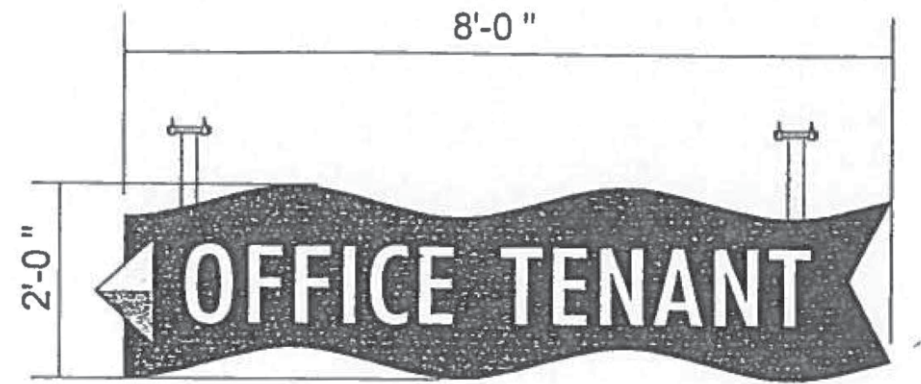
SUGGESTED LETTER TYPES:

- PAN CHANNEL LETTERS WITH ACRYLIC FACES
- OPEN FACE PAN CHANNEL LETTERS WITH VISIBLE NEON
- REVERSE PAN CHANNELS LETTERS WITH CONCEALED NEON/LEDS
- FLAT CUT-OUT METAL OR SINTRA LETTERS WITH VISIBLE OR CONCEALED NEON/LEDS

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MIRA MESA MARKET SIGN PROGRAM

10.0 OFFICE TENANTS



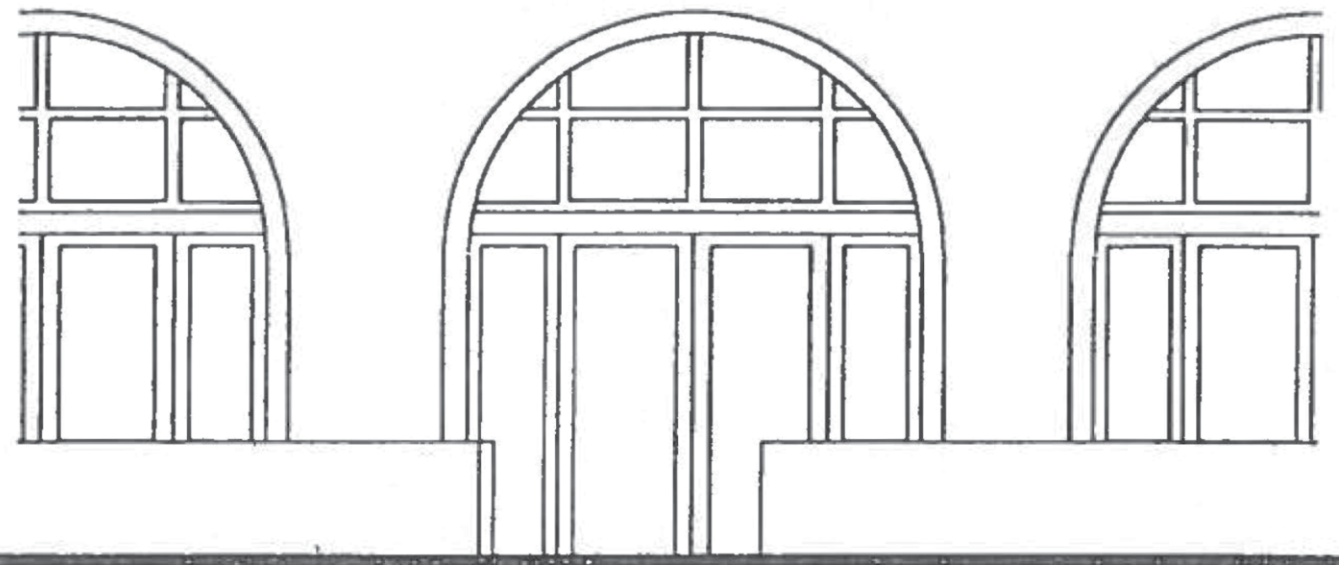
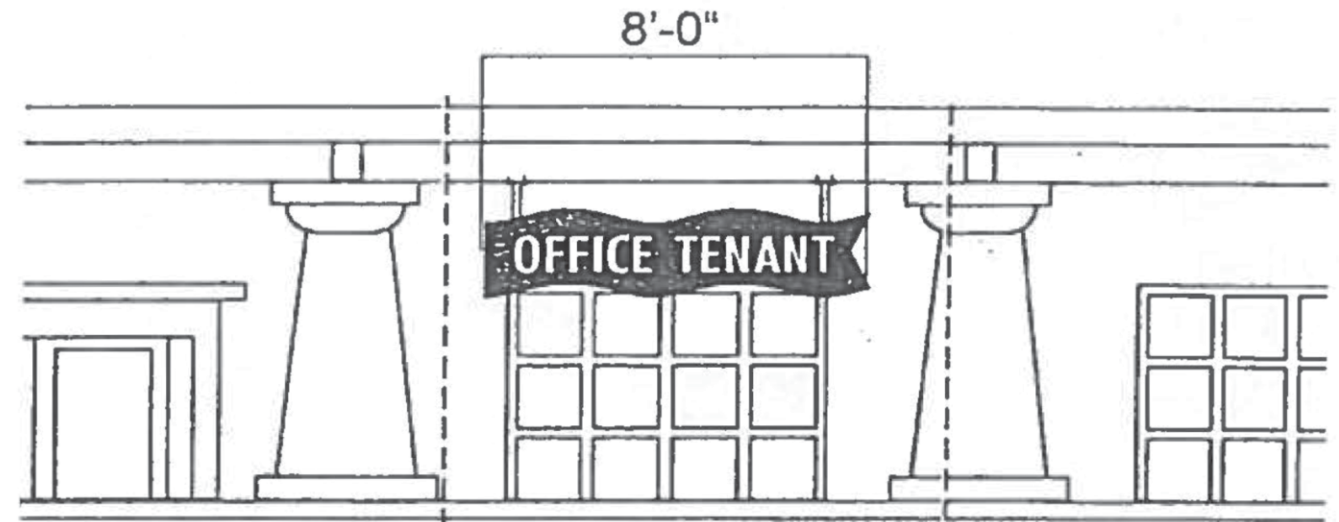
Single faced aluminum cabinet

Tenant copy to be routed out and pushed thru with 1/2" clear pused thru acrylic with white translucent vinyl faces.

Illuminated light scones painted copper patina.

Mounted to wood beam with 2" square tube painted copper patina.

OFFICE TENANT SIGNAGE
SCALE: 1/2" = 1'-0"



FOOD AREA - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

10.0 DESCRIPTION:
SINGLE-FACED ALUMINUM CABINET PAINTED P-1.
TENANT COPY TO BE ROUTED-OUT AND PUSH-THRU WITH 1/2" CLEAR ACRYLIC WITH VINYL OVERLAYS V-1. TENANT LETTER STYLE TO BE "FUTURA MEDIUM CONDENSED" LETTER HEIGHT NOT TO EXCEED 10" HIGH. INTERNALLY-ILLUMINATE WITH FLUORESCENT LAMPS OR LEDS. MOUNTED TO WOOD BEAM WITH 2" SQ. TUBE PAINTED P-2. SIGN TO HAVE ILLUMINATED SCONES PAINTED P-2.

COLORS/FINISHES

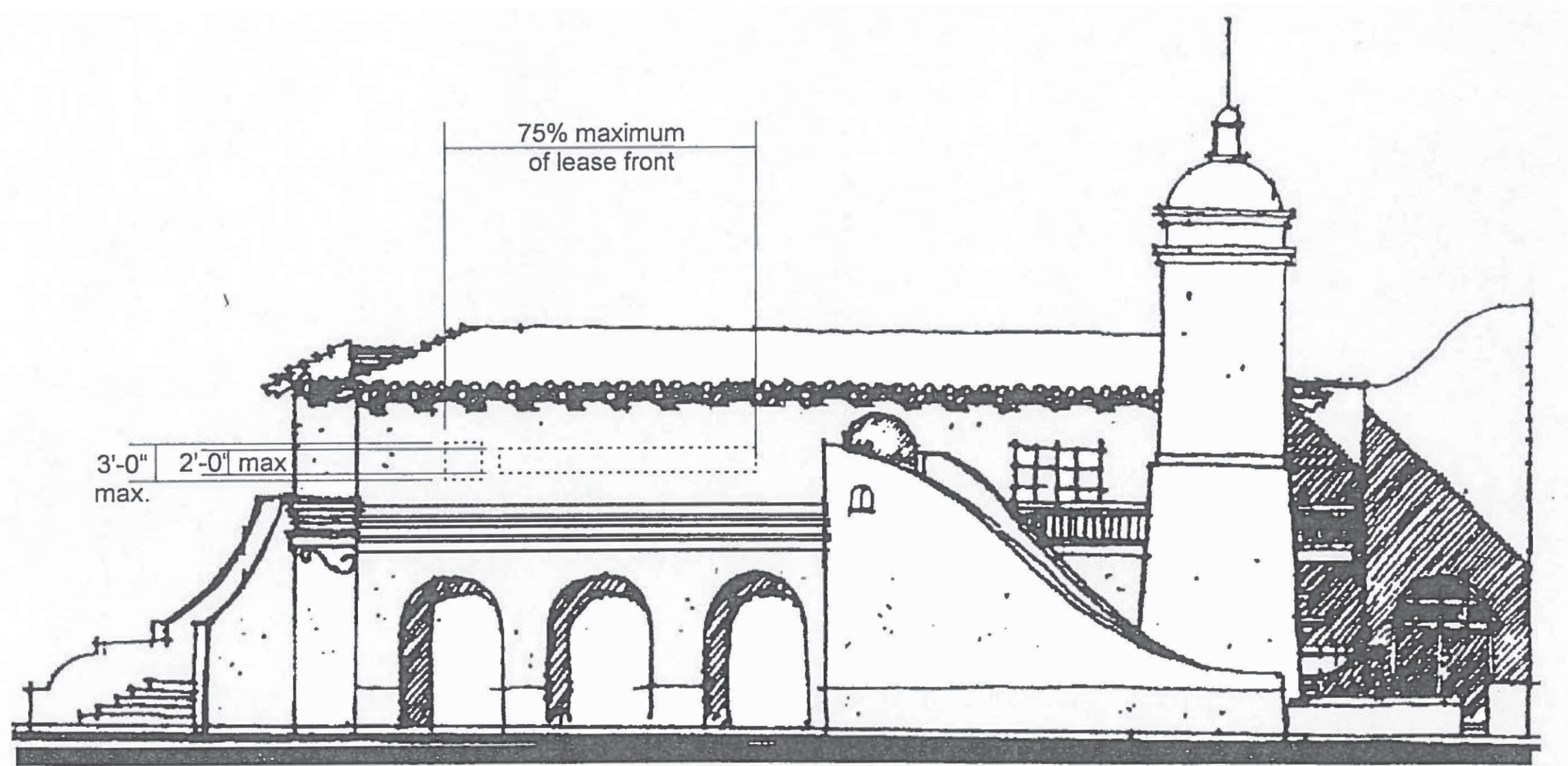
	P-1	FRAZEE AC134N
	P-2	COPPER PATINA
	V-1	WHITE

FONTS
FUTURA MEDIUM CONDENSED

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MIRA MESA MARKET SIGN PROGRAM

11.0 PAD TENANT



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

11.0 DESCRIPTION:
THE MAXIMUM ALLOWABLE LETTER HEIGHT IS NOT TO EXCEED TWENTY-FOUR (24") FOR A SINGLE LINE. LOGOS MAY BE A MAXIMUM OF THIRTY-SIX (36") IN HEIGHT. MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF STOREFRONT.

THE MAXIMUM ALLOWABLE SIGN AREA IS NOT TO EXCEED ONE SQUARE FEET (1 SQ.FT.) PER LINEAL FOOT OF TENANT STORE FRONTAGE TO A MAXIMUM OF FIFTY SQUARE FEET (50 SQ.FT.) PER ELEVATION.

PAD TENANTS MAY UTILIZE THEIR TRADEMARK LOGO, LOGOTYPE AND COLORS.

JONES SIGN
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MIRA MESA MARKET SIGN PROGRAM

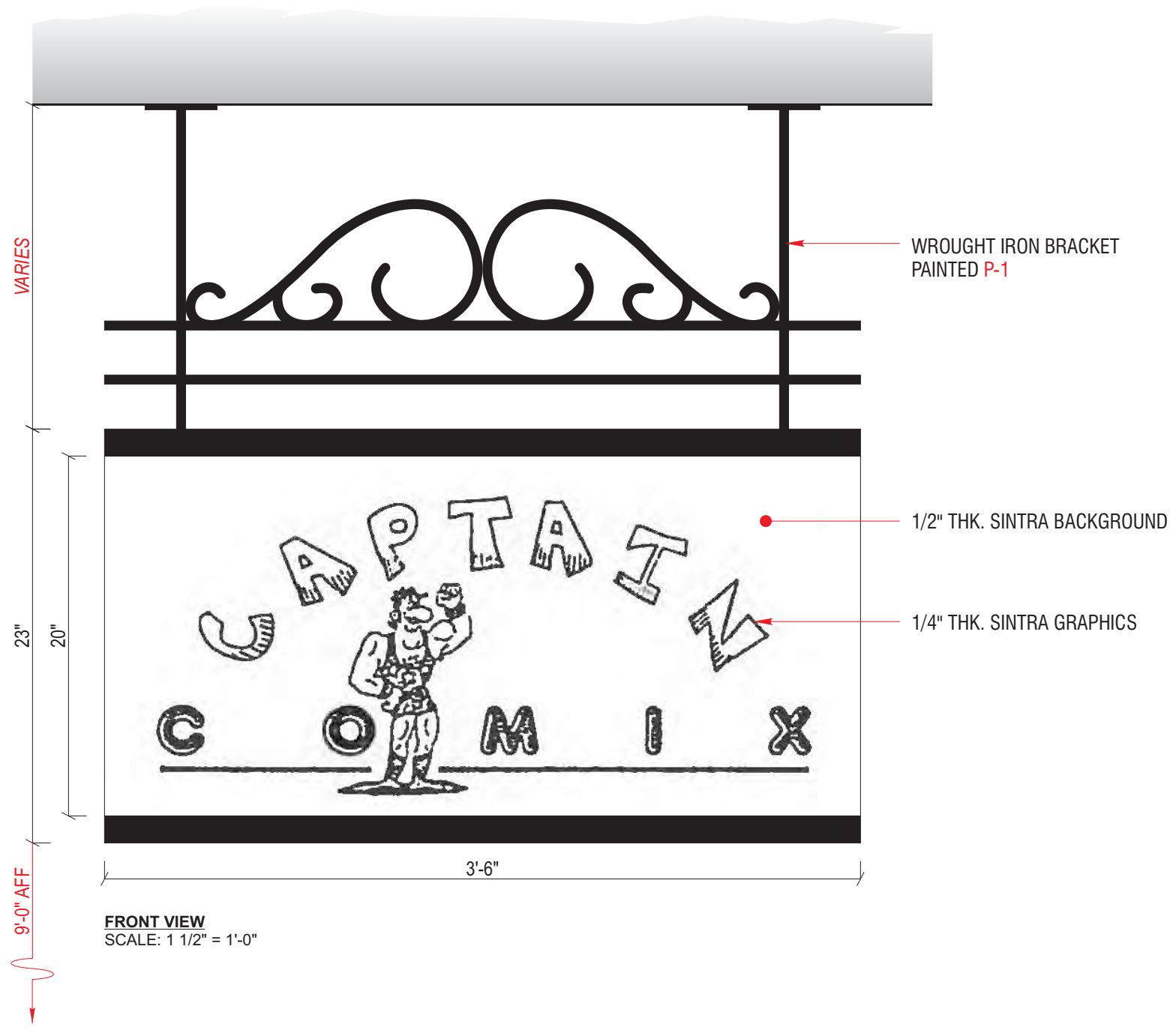
ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

PAD TENANT ELEVATIONS PAGE 42 of 49

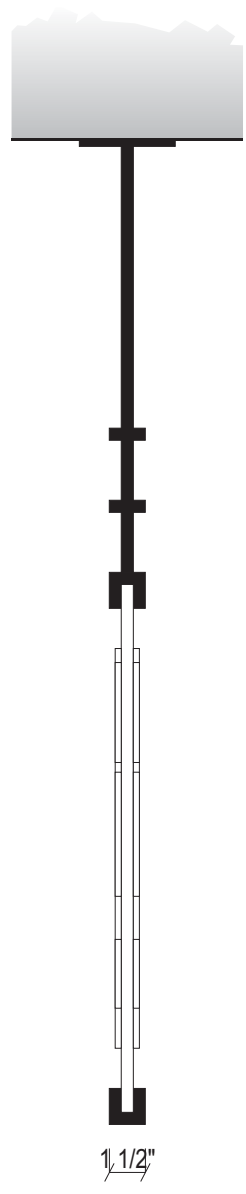
12.0 NON-ILLUMINATED UNDERCANOPY BLADE SIGN

SQUARE FOOTAGE: 5.83

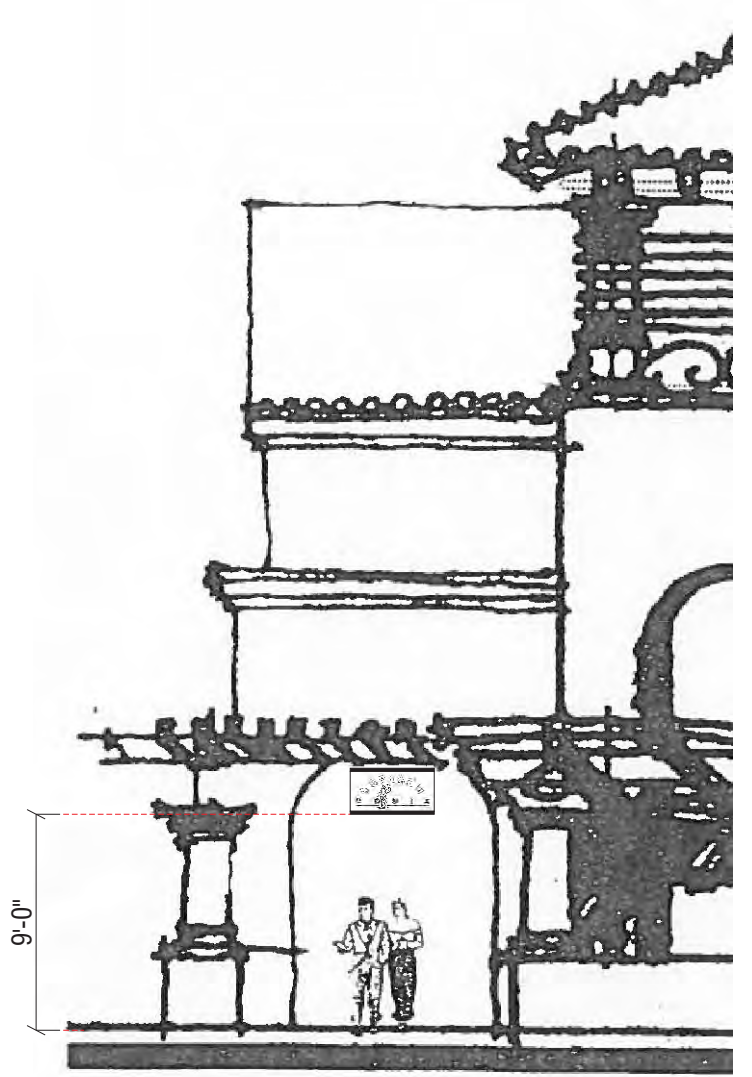
FIELD SURVEY REQUIRED
VECTOR ARTWORK REQUIRED
COLOR CALL OUTS REQUIRED



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



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



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

SPECIFICATIONS
1. SEE SPECIFICATION CALL-OUTS THIS SHEET

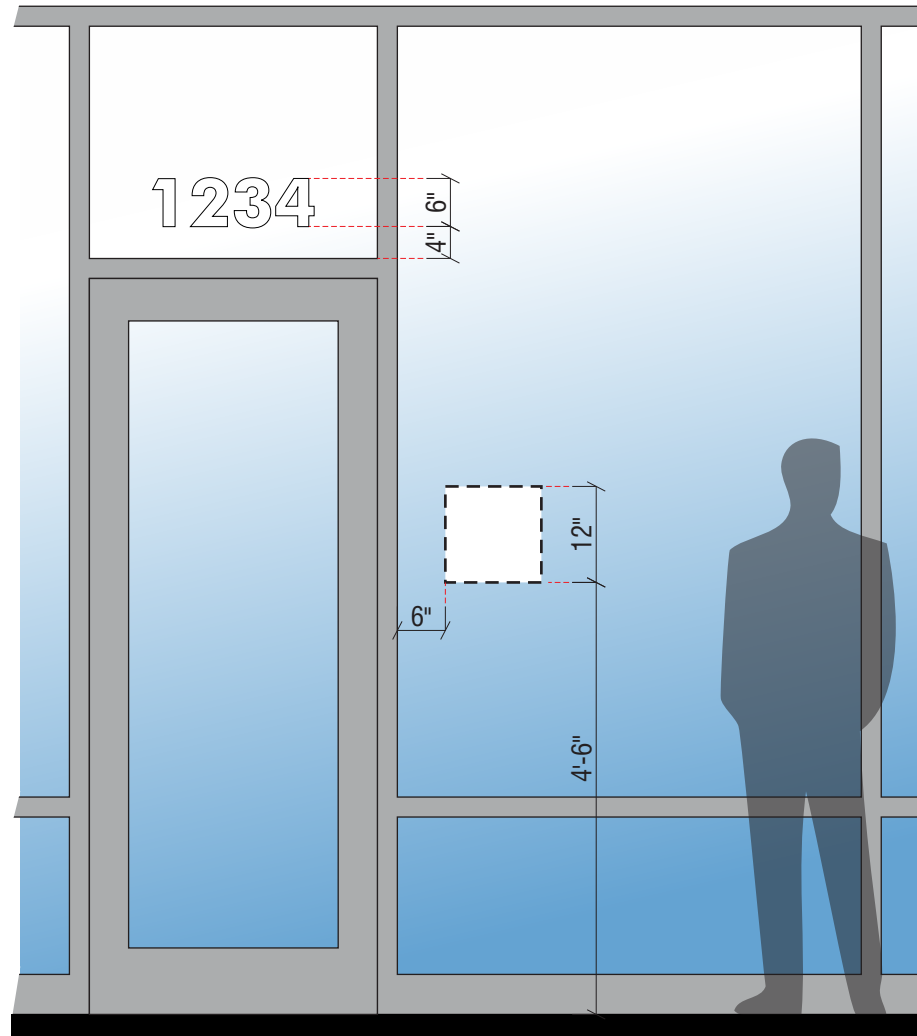
COLORS/FINISHES
P-1 BLACK

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MIRA MESA MARKET SIGN PROGRAM

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13.0 & 14.0 TENANT INFORMATION & REAR ENTRY I.D.



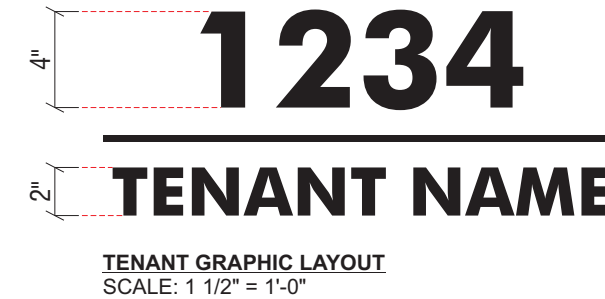
TYPICAL ENTRY ELEVATION
SCALE: 1/2" = 1'-0"

- DECORATE 2nd SURFACE OF GLASS w/ APPLIED WHITE VINYL GRAPHICS.
- 6" HIGH SUITE NUMBERS CENTERED OVER ENTRY DOORS.
- TENANT ENTRY INFO ON GLASS PANEL ON SAME SIDE AS DOOR HANDLE. (12" x 12" MAX)
- COPY TO BE NUMERALS IN PROJECT TYPE STYLE

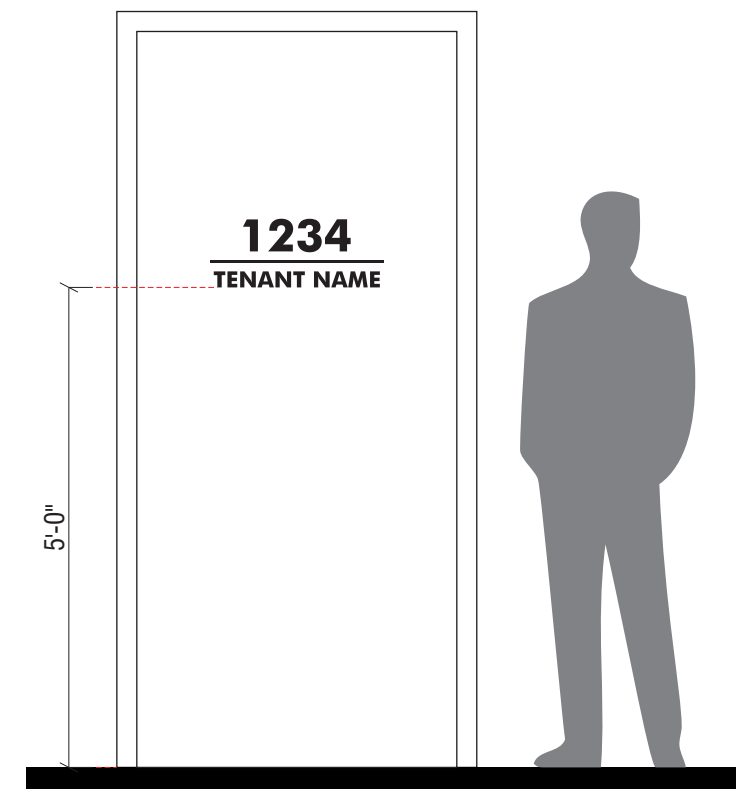
COLORS/FINISHES
P-1 BLACK

SPECIFICATIONS

1. SEE SPECIFICATION CALL-OUTS THIS SHEET



TENANT GRAPHIC LAYOUT
SCALE: 1 1/2" = 1'-0"



TYPICAL REAR ENTRY ELEVATION
SCALE: 1/2" = 1'-0"

- DECORATE 1st SURFACE OF DOOR GLASS w/ APPLIED VINYL GRAPHICS OF CONTRASTING COLOR.
- COPY TO BE TENANT NAME & NUMERALS IN PROJECT TYPE STYLE.
- NO OTHER SIGNAGE IS ALLOWED ON DELIVERY SIDE OF BUILDING.

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MIRA MESA MARKET SIGN PROGRAM

15.0 BUILDING ADDRESS

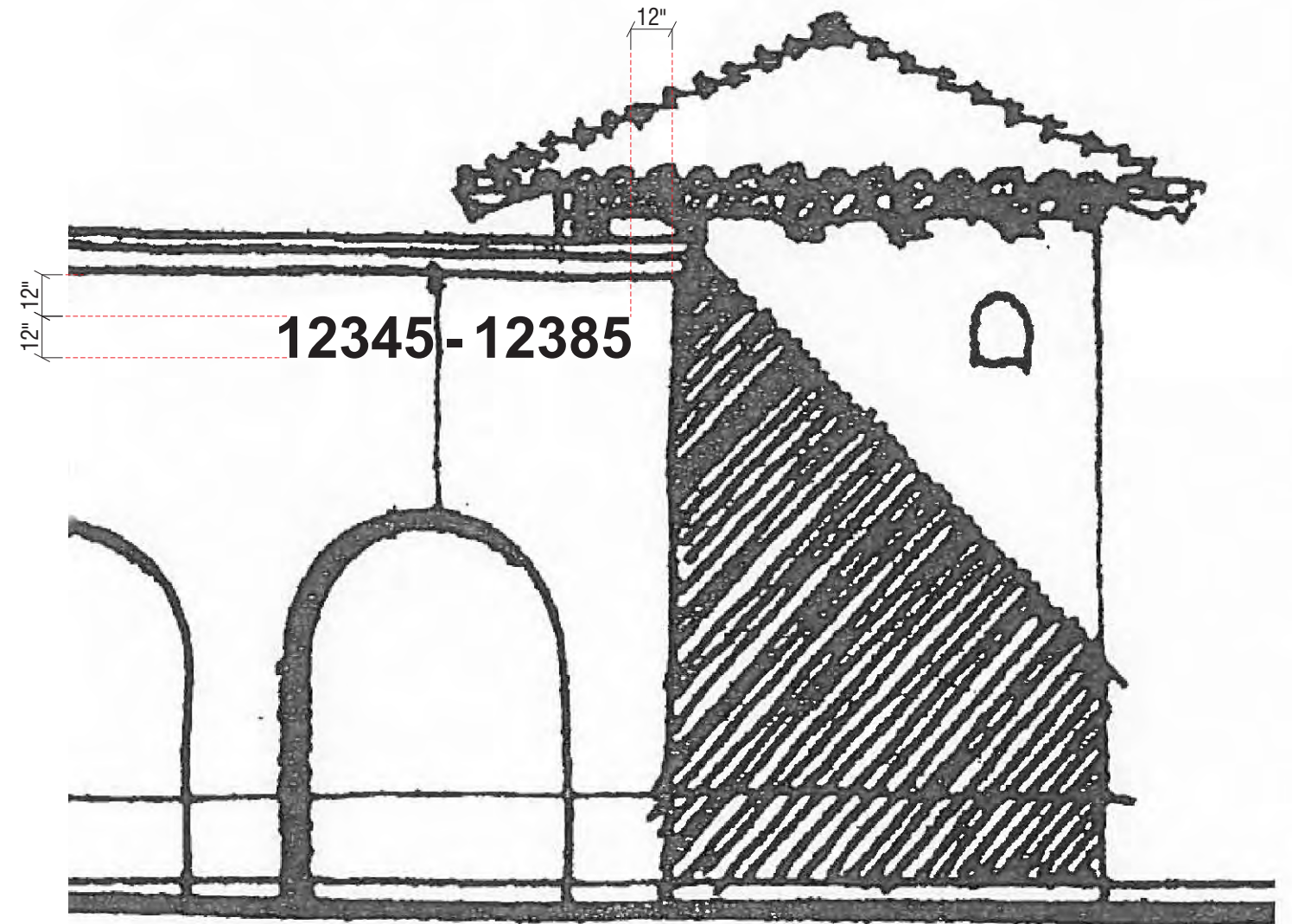
VARIES

12"

12345 - 12385

FRONT VIEW
SCALE: 1" = 1'-0"

NOTE:
BUILDING ADDRESS NUMBERS ARE TO BE
VISIBLE AND LEGIBLE FROM STREET OR ROAD
FRONTING PROPERTY.



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

COLORS/FINISHES
P-1 BLACK

- SPECIFICATIONS
1. INDIVIDUAL HIGH IMPACT POLYSTYRENE ADDRESS NUMBERS
 2. 1/8" ACRYLIC FACES LAMINATED TO FACE
 3. PAINT IN CONTRASTING COLOR P-1

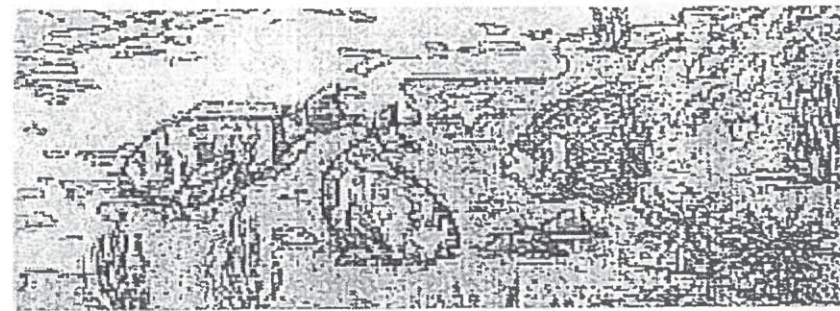
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

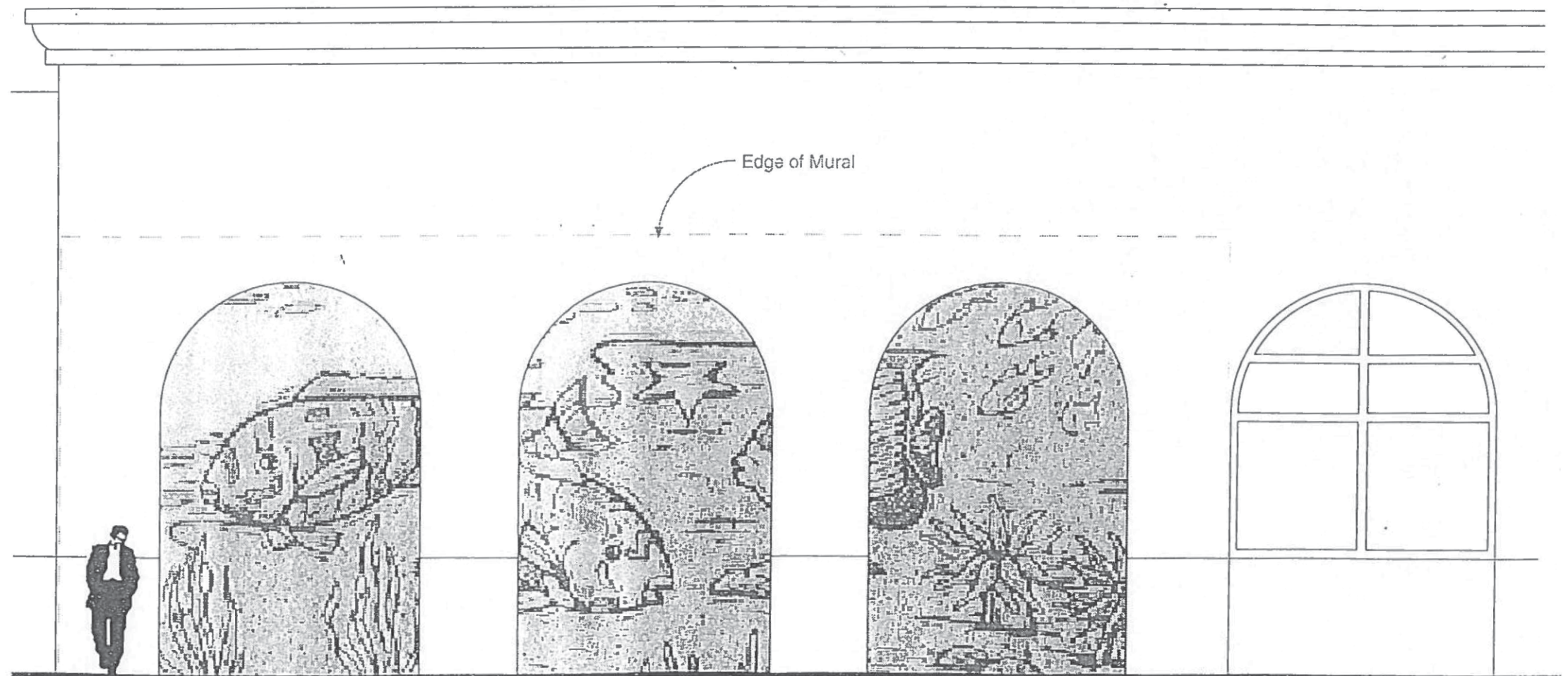
BUILDING ADDRESS PAGE 45 of 49

16.0 THEMATIC WALL GRAPHICS (OPTION 1)



Complete Wall Graphic

NOTE:
EXACT WALL GRAPHICS TO BE DETERMINED.



ELEVATION
SCALE: 3/16" = 1'-0"

INTENT:
CREATE VISUAL INTEREST AT STRATEGIC LOCATIONS UTILIZING OTHERWISE UNUSED WALL SPACE.

OPTIONAL APPLICATIONS TECHNIQUES:

- HAND PAINTED ON SPECIFICALLY PREPARED SURFACES.
- APPLIED CERAMIC TILES TO SPECIALLY PREPARED SURFACES.

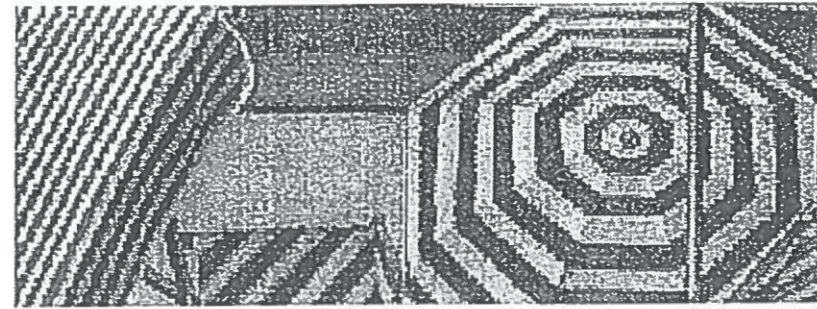
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

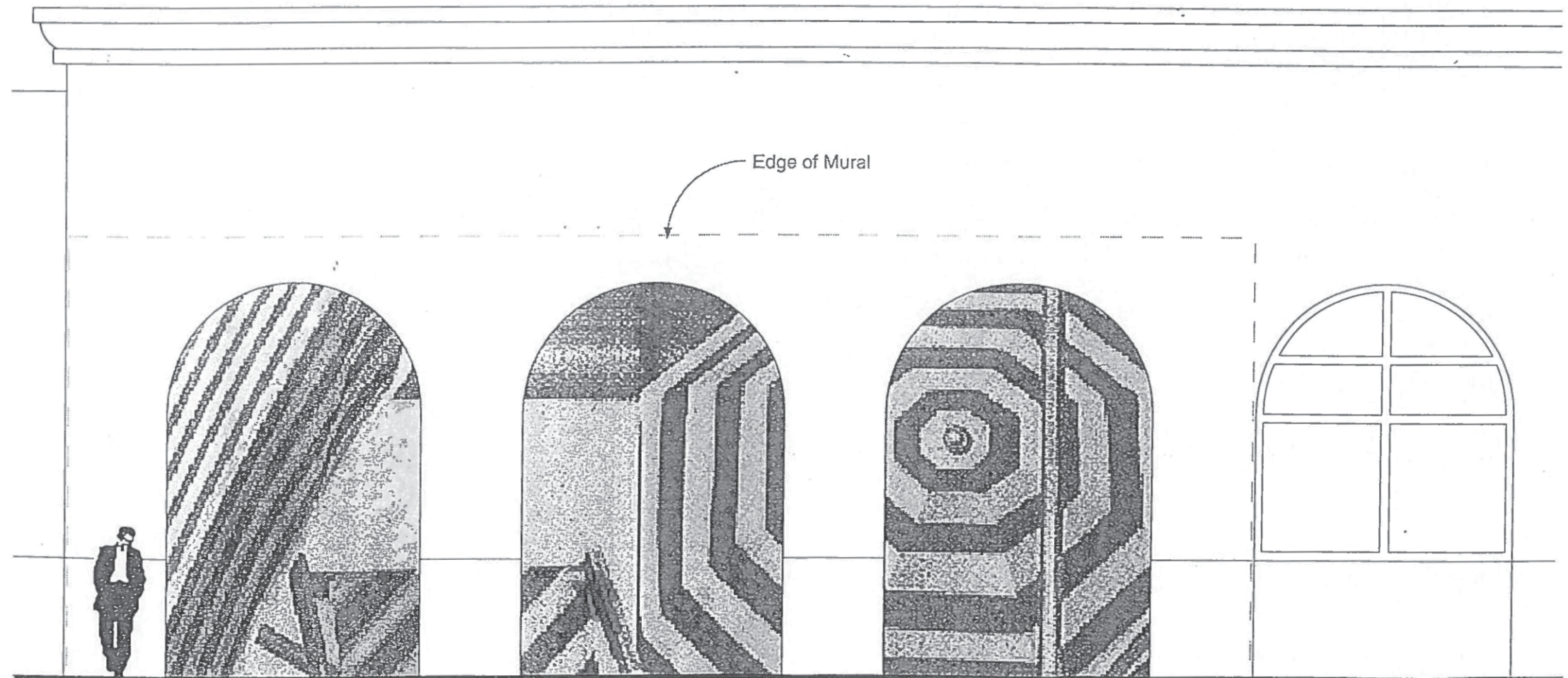
THEMATIC WALL GRAPHICS PAGE 46 of 49

16.0 THEMATIC WALL GRAPHICS (OPTION 2)



Complete Wall Graphic

NOTE:
EXACT WALL GRAPHICS TO BE DETERMINED.



ELEVATION
SCALE: 3/16" = 1'-0"

INTENT:
CREATE VISUAL INTEREST AT STRATEGIC LOCATIONS UTILIZING OTHERWISE UNUSED WALL SPACE.

OPTIONAL APPLICATIONS TECHNIQUES:

- HAND PAINTED ON SPECIFICALLY PREPARED SURFACES.
- APPLIED CERAMIC TILES TO SPECIALLY PREPARED SURFACES.

JONES SIGN
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

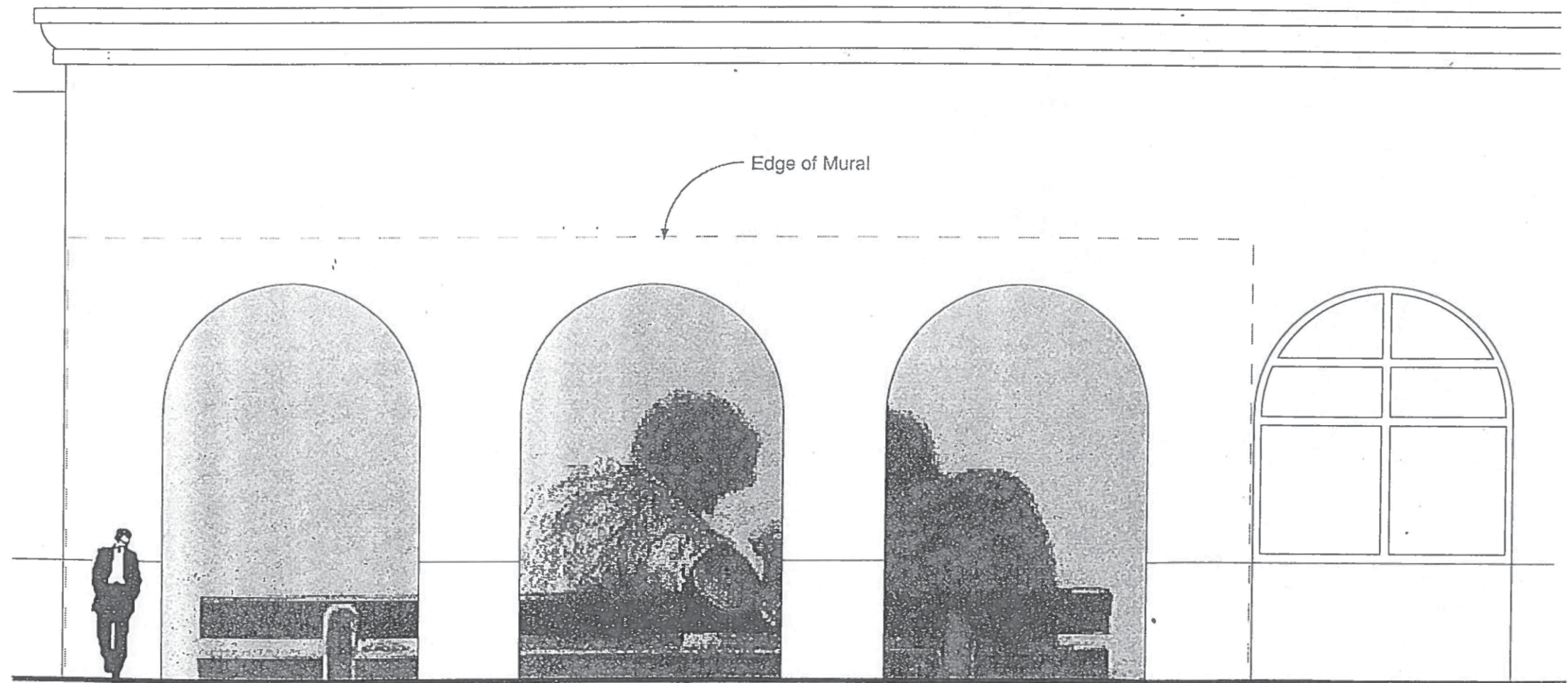
THEMATIC WALL GRAPHICS PAGE 47 of 49

16.0 THEMATIC WALL GRAPHICS (OPTION 3)



Complete Wall Graphic

NOTE:
EXACT WALL GRAPHICS TO BE DETERMINED.



ELEVATION
SCALE: 3/16" = 1'-0"

INTENT:
CREATE VISUAL INTEREST AT STRATEGIC LOCATIONS UTILIZING OTHERWISE UNUSED WALL SPACE.

OPTIONAL APPLICATIONS TECHNIQUES:

- HAND PAINTED ON SPECIFICALLY PREPARED SURFACES.
- APPLIED CERAMIC TILES TO SPECIFICALLY PREPARED SURFACES.

JONES SIGN
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MIRA MESA MARKET SIGN PROGRAM

ORIG DWG: 01/09/2018 REV DWG: 12/22/17, 02/19/18, 02/19/18, 03/06/18, 03/07/18, 03/29/18, 04/23/18, 05/10/18, 05/31/18

THEMATIC WALL GRAPHICS PAGE 48 of 49

17.0 LIGHT POLE BANNERS

NOTE:
EXACT BANNER GRAPHICS TO BE DETERMINED.



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

INTENT:
CREATE ADDED VISUAL INTEREST ALONG
WESTVIEW PARKWAY UTILIZING
EXISTING LIGHT POLES.

APPLICATIONS TECHNIQUES:
SILK SCREENED VINYL, ALUMINUM,
CANVAS BANNER FABRIC.

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MIRA MESA MARKET SIGN PROGRAM

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LIGHT POLE BANNERS PAGE 49 of 49