DATE: January 22, 2019

TO: Peter Imhof, Zoning Administrator

FROM: Joe Pearson II, Associate Planner

SUBJECT: Target Building & Shopping Center Overall Sign Plan; 6861 & 6865 Hollister Avenue; Case No. 18-116-OSP; APN: 073-100-033, -034, -035

RECOMMENDATION
If the Zoning Administrator finds the request is consistent with the City’s General Plan, and zoning regulations, the Zoning Administrator should take the following actions:

1. Adopt the required Overall Sign Plan, and CEQA findings included in Attachment A pursuant to Sections 35-10 of Article 1, Chapter 35 of the Goleta Zoning Ordinance and Section 15311 of Title 14 of the California Code of Regulations (California Environmental Quality Action Guidelines).
2. Accept the CEQA Notice of Exemption in Attachment B.
3. Approve the Overall Sign Plan (OSP), subject to the conditions included in Attachment C.

If the Zoning Administrator takes other than the recommended action for appropriate findings and conditions, refer the matter back to staff.

REQUEST SUMMARY:
An Overall Sign Plan to allow the installation of commercial signage, including wall signs, under canopy signs, free standing signs, address signs, window signs, and limited temporary signage, for the Target Building and Shopping Center along Hollister Avenue. The Target building wall signs will be halo and externally illuminated with downlighting. The shop building signage and the monument sign along Hollister will be halo illuminated only. The under-canopy signs and window signs will have no direct illumination. Lastly, the pick-up beacon sign will be internally illuminated with routed out acrylic letters. The identification sign will be located at first driveway entrance along Hollister Avenue and the pick-up beacon will be located in the western parking lot.

APPLICANT/AGENT
Andy Neff
MGP XII KB GOLETA, LLC
425 California Street, 10th Floor
San Francisco, CA 94104
JURISDICTION
The Zoning Administrator is authorized to hear this request pursuant to GMC §§ 35-10 of Article I, Chapter 35.

BACKGROUND
The subject site consists of three parcels totaling 8.8 acres. All three of the parcels are zoned Retail Commercial (C-2) and are designated for Community Commercial uses (APN 073-100-034) or for Regional Commercial uses (APN 073-100-033 and 035) within the General Plan. The existing development consists of 134,490 total square feet of building area (116,578 sq. ft. within Target and 17,912 sq. ft. within the inline shops) and 488 parking spaces. Permits that created the onsite development include the following:

- Land Use Rider issued in 1965. The Land Use Rider permitted the original structure of approximately 114,656 square feet. The original tenant was Fed Mart Department Store.

- Land Use Rider issued in 1967. - A Land Use Rider was issued October 2, 1967 for the addition of approximately 2,102-square feet stockroom space on the western elevation.

- Substantial Conformity Determination (83-M-4) issued on March 8, 1983. A Substantial Conformity Determination was made for the conversion of 50,400 square feet of the southerly portion of retail space to office space for Delco Corporation.

- Substantial Conformity Determination (83-M-2) issued on May 6, 1983. A Substantial Conformity Determination was made so that Kmart could occupy the vacated retail space in the northern portion of the building, consisting of approximately 66,000-square feet.

- Development Plan (83-DP-17) approved on September 30, 1983. The Development Plan allowed the removal of the existing tire shop, auto repair, & service station to create the satellite shops building on 17, 500 square feet (presently 6861 Hollister Avenue). Variance (83-V-18) approved on April 11, 1983. The County Board of Supervisors approved a parking variance to allow 488 parking spaces instead of the required 591 spaces based on the requirement of the SC (Shopping Center) zoning designation regulating the property. The property was soon thereafter rezoned to C-2 and the Variance was rendered obsolete as the number of parking spaces required for the site under C-2 parking requirements is 234 spaces.

- Zoning Letter issued July 24, 1992. When Kmart took sole possession of the building for retail trade in 1992, the Santa Barbara County Deputy Director of Planning issued a letter stating that the enterprise did not require zoning clearance to occupy the space previously occupied by Delco because: 1) the use, retail sales by a department store, was a permitted use within the C-2 zone district; 2) was consistent with historic uses; and 3) was consistent with the
original land use clearances approved for the site.

- Substantial Conformity Determination (18-077-SCD) was granted on September 12, 2018. An SCD was approved for façade renovations to both existing buildings on site and to allow for minor changes to site parking and landscaping for the Target project.

PROJECT DESCRIPTION
The applicant proposes a new Overall Sign Plan for the Target Building and Shopping Center. The proposed signage consists of the following (based on current number of tenant spaces):

- Identification Monument (1)
- Temporary Initial Lease Period Banner Signs
- Retail Tenant Wall Signs (18)
  - Four (4) on Target building and Fourteen (14) on shop building.
- Under Canopy Blade Signs (13)
- Pick-up Order Beacon (1)
- Tenant Entry Information Window Graphics
- Building Address Signs

The applicant is also requesting the following modifications:

- Sec. 35-18.4a. One [freestanding sign] in each shopping center if the shopping center has, in addition to street frontage occupied by a service station, a street frontage of at least 125 feet.
  - Applicant requests a total of two (2) freestanding monument signs. One (1) tenant identification sign along Hollister Avenue and one (1) pick-up order beacon sign within the western parking area on the interior of the development.

Site plan and elevations have been provided within the OSP to show approximate location of proposed signage. The Design Review Board (DRB) has reviewed the proposed OSP and granted design review approval and noted that the signage is appropriate for the shopping center.

The plan would require a Sign Certificate of Conformance (SCC) for each sign, unless specifically deemed exempt.

ANALYSIS

I. Overall Sign Plan

   A. General Plan Consistency

The following policies from the Visual and Historic Element of the City’s General Plan (GP) apply to this project:

VH 3.7 Signage (Community Character). [GP] The city’s visual character shall be enhanced through the use of restrained and tasteful signage that conveys an orderly and attractive appearance, complements project design, and enhances the city’s
image. Excessive signage should be minimized. A graphics image should be developed to consistently identify public amenities citywide, such as signage on public buildings, streets and rights-of-way, public parks, and city entry points.

**VH 4.13 Signage (Design Review). [GP]** Signs shall maintain and enhance the city's appearance through design, character, location, number, type, quality of materials, size, height, and illumination. The following standards shall apply:

a. Signs shall minimize possible adverse effects on nearby public and private property, including streets, roads, and highways.

b. Signs shall be integrated into the site and structural design, shall be compatible with their surroundings, and shall clearly inform pedestrians, bicyclists, and motorists of business names.

c. Signs shall not detract from views or the architectural quality of buildings, structures, and/or the streetscape. Protrusion of signs and/or sign structures into the skyline should be minimized to avoid a cluttered appearance.

d. Signs shall be of appropriate and high quality style, color, materials, size, height, and illumination.

e. Lighting is considered an integral part of sign design and shall be controlled to prevent glare and spillage onto adjacent areas.

f. Internally illuminated cabinet or can signs shall be prohibited.

g. Billboards and other off-premises advertising signs shall be prohibited.

### Table 1. Proposed Overall Sign Plan Consistency with General Plan

<table>
<thead>
<tr>
<th>General Plan Policy</th>
<th>Proposed OSP</th>
<th>Consistent with DRB Approval?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design Review: VH 4.13 Signage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Signs shall maintain and enhance the city's appearance through design, character,</td>
<td>The proposed Overall Sign Plans have been reviewed by the Design Review Board</td>
<td>Y/N</td>
</tr>
<tr>
<td>location, number, type, quality of materials, size, height, and illumination.</td>
<td>where they reviewed the proposed OSP's design, character, location, number,</td>
<td></td>
</tr>
<tr>
<td>The following standards shall apply:</td>
<td>type, materials, size, height, and illumination. The DRB granted Design</td>
<td></td>
</tr>
<tr>
<td>a. Signs shall minimize possible adverse effects on nearby public and private</td>
<td>Approval on November 13, 2018.</td>
<td>Y/N</td>
</tr>
<tr>
<td>property, including streets, roads, and highways.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Signs shall be integrated into the site and structural design, shall be</td>
<td>Proposed signage does not adversely impact neighboring properties and streets.</td>
<td>Y/N</td>
</tr>
<tr>
<td>compatible with their surroundings, and shall clearly inform pedestrians,</td>
<td></td>
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<tr>
<td>bicyclists, and motorists of business names.</td>
<td>Proposed signage is compatible with the approved building configuration and</td>
<td></td>
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<tr>
<td></td>
<td>and clear to pedestrians, bicycles, and motorists.</td>
<td></td>
</tr>
</tbody>
</table>

Yes
## Table 1. Proposed Overall Sign Plan Consistency with General Plan

<table>
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<th>Consistent with DRB Approval? Y/N</th>
</tr>
</thead>
<tbody>
<tr>
<td>c. Signs shall not detract from views or the architectural quality of buildings,</td>
<td>Proposed signage does not detract from existing views to and from the streetscape, the mountains, and skyline.</td>
<td>Yes</td>
</tr>
<tr>
<td>structures, and/or the streetscape. Protrusion of signs and/or sign structures into</td>
<td></td>
<td></td>
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<tr>
<td>the skyline should be minimized to avoid a cluttered appearance.</td>
<td></td>
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</tr>
<tr>
<td>d. Signs shall be of appropriate and high quality style, color, materials, size,</td>
<td>Design Review Board reviewed the project in terms of compatible style, color,</td>
<td>Yes</td>
</tr>
<tr>
<td>height, and illumination.</td>
<td>materials, size, height and illumination and granted Design approval.</td>
<td></td>
</tr>
<tr>
<td>e. Lighting is considered an integral part of sign design and shall be controlled</td>
<td>Internally illuminated signs such as halo illuminated wall signs and externally illuminated down lit letter signs are appropriate for the center.</td>
<td>Yes</td>
</tr>
<tr>
<td>to prevent glare and spillage onto adjacent areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Internally illuminated cabinet or can signs shall be prohibited.</td>
<td>No internally illuminated cabinet or can signs are proposed.</td>
<td>Yes</td>
</tr>
<tr>
<td>g. Billboards and other off-premises advertising signs shall be prohibited.</td>
<td>There are no billboards and off-premise advertising signs as part of the proposal.</td>
<td>Yes</td>
</tr>
</tbody>
</table>

The Design Review Board (DRB) completed its Design review of the OSP on November 13, 2018. The DRB is charged with ensuring that the city’s visual character is preserved and enhanced through high quality design. The DRB completed its design review with a positive recommendation regarding the proposed Overall Sign Plan, therefore the proposals can be considered consistent with the City’s General Plan.

### B. Zoning Ordinance Consistency

Consistency with approved Overall Sign Plan:
<table>
<thead>
<tr>
<th>Sign Ordinance (Sec. 35-18)</th>
<th>Proposed OSP</th>
<th>Consistent with DRB Approval?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2. Wall Signs</strong></td>
<td>For each enterprise, one on each frontage on an area open to the public. Anchor tenants are allowed to have one primary sign and 2 ancillary signs per elevation open to the public. Shop tenants are allowed one primary sign. The northern corner shop tenant is allowed up to two wall signs (one primary and one secondary).</td>
<td>Yes</td>
</tr>
<tr>
<td>1. Not to exceed 1/8 of the square footage of the building façade of that portion of the first floor occupied by the enterprise and upon which façade the wall sign is to be located.</td>
<td>Anchor tenants are allowed up to one square foot of sign area per linear foot of elevation. Shop tenants are allowed 1 square foot of sign area per linear foot of tenant frontage. Shop secondary signs are limited to 1/2 square foot of sign area per linear foot of tenant frontage.</td>
<td>Yes</td>
</tr>
<tr>
<td>2. Unless otherwise provided in the approved Overall Sign Plan for the shopping center, not to exceed a maximum of 100 square feet in sign area [for each tenant, one on each frontage], unless approved as an Approved Modification.</td>
<td>Anchor Tenants: Proposed maximum square footage is one (1) square foot of sign area per linear foot of tenant frontage. Shop Tenants: Proposed one (1) square feet of sign area per linear foot of tenant frontage. Northern End Cap Shop Tenant Secondary Sign: Proposed one half (1/2) square feet of sign area per linear foot of tenant frontage.</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>4. Freestanding Sign Structures [Monument Signs]</strong></td>
<td>One in each shopping center provided a street frontage of at least 125 feet. One tenant identification monument sign along Hollister Avenue and one pick up beacon sign in the western parking lot area. The shopping center meets the street frontage minimum of 125 feet.</td>
<td>Yes</td>
</tr>
<tr>
<td>1. Not more than 1 sign may be placed on each freestanding sign structure.</td>
<td>Hollister monument sign only contains a single sign intended for the anchor tenant. The pick-up beacon will only contain the words drive up.</td>
<td>Yes</td>
</tr>
<tr>
<td>2. Sign shall only identify the shopping center and may not advertise or identify any enterprise or service conducted or merchandise sold within the shopping center.</td>
<td>The center will be named for the anchor store. No other enterprises or services or merchandise will be identified.</td>
<td>Yes</td>
</tr>
<tr>
<td>3. No changeable copy may be used.</td>
<td>No changeable copy proposed.</td>
<td>Yes</td>
</tr>
<tr>
<td>4. Height shall not exceed 30 feet.</td>
<td>Height of tallest freestanding sign is 12 feet.</td>
<td>Yes</td>
</tr>
<tr>
<td>5. No part of the sign shall project over the right-of-way.</td>
<td>No part of the monument signs are situated in the right-of-way.</td>
<td>Yes</td>
</tr>
<tr>
<td>6. Base of the supporting structure shall be set back at least five feet from the right-of-way line.</td>
<td>Base is 5 feet from the right-of-way line.</td>
<td>Yes</td>
</tr>
</tbody>
</table>
C. Environmental Review
This project may be found categorically exempt from environmental review pursuant to Section 15311 [Accessory Structures] of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). “Class 11 consists of construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to: (a) On-premise signs.” The scope of the project is limited to the authorization of on-premise signs and sign structures.

APPEALS PROCEDURE
The action of the Zoning Administrator may be appealed to the City Council within 10 calendar days following final action.

ATTACHMENTS
A. Findings
B. CEQA Notice of Exemption
C. Overall Sign Plan Conditions of Approval, (18-116-OSP)
D. Target Building and Shopping Center Overall Sign Plan
ATTACHMENT A
FINDINGS
Target Building & Shopping Center Overall Sign Plan
Case No. 18-116-OSP;
6861 & 6865 Hollister Avenue
APN: 073-100-033, -034, -035

1.0 CEQA FINDINGS

The proposed project may be found categorically exempt under Section 15311 (Accessory Structures) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Section 15311 allows construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. This project establishes an Overall Sign Plan (OSP) regarding on-premise signs at this existing commercial complex. The OSP outlines the size, location, design, and number of signs in order to provide signage necessary to identify businesses and services provided. These signs are accessory to the primary commercial uses at this location in keeping with this CEQA exemption.

There are no unusual circumstances creating the reasonable possibility of significant environmental effects. No cumulative impacts will occur as a result of the project. The project will not affect an environmental resource of hazardous or critical concern and will not result in damage to scenic resources. The project is not located on a site which is included on any list of hazardous waste sites compiled pursuant to Government Code §65962.5. The project will not cause a substantial adverse change in the significance of a historical resource. Therefore, the project may be considered exempt from the provisions of the California Environmental Quality Act pursuant to Section 15311 of the CEQA Implementation Guidelines.

2.0 ADMINISTRATIVE FINDINGS

2.1 Overall Sign Plan (Article I)

The Zoning Administrator hereby makes the following findings for the Overall Sign Plans, pursuant to Section 35-10, Article I, Chapter 35 of the City of Goleta Municipal Code:

The Overall Sign Plan conforms to the requirements of the City Sign Regulations (Goleta Municipal Code Chapter 35, Article I) in terms of size, placement, design consistency and purpose. The Design Review Board considered the Overall Sign Plan on November 13, 2018 pursuant to the criteria for the review of Overall Sign Plans (Section 35-10 of the Sign Regulations) and recommended that the Zoning Administrator approve the Overall Sign Plan and associated required modifications.
NOTICE OF EXEMPTION (NOE)

To: ☑ Office of Planning and Research  
P.O. Box 3044, 1400 Tenth St. Rm. 212  
Sacramento, CA  95812-3044  

From: City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA  93117  

☐ Clerk of the Board of Supervisors  
County of Santa Barbara  
105 E. Anapamu Street, Room 407  
Santa Barbara, CA  93101  

Subject: Filing of Notice of Exemption

Project Title: Target Building & Shopping Center Overall Sign Plan; Case # 18-116-OSP

Project Applicant: MGP XII KB GOLETA, LLC

Project Location (Address and APN): 6861 & 6865 Hollister Avenue, Goleta Ca, 93117, County of Santa Barbara; APN: 073-100-033, -034, -035

Description of Nature, Purpose and Beneficiaries of Project:

The nature and purpose of this project is to provide signage for the Target Building & Shopping Center through an Overall Sign Plan (OSP). Details of the OSP are as follows:

1. Identification Monument (1)
2. Temporary Initial Lease Period Banner Signs
3. Retail Tenant Wall Signs (18)
   a. Four (4) on Target building and Fourteen (14) on shop building.
4. Under Canopy Blade Signs (13)
5. Pick – Up Order Beacon (1)
6. Tenant Entry Information Window Graphics
7. Building Address Signs

The OSP will require a Sign Certificate of Conformance (SCC) for each sign, unless specifically deemed exempt. The beneficiaries of this project are the property owner and the tenants of the Target Building and Shopping Center.

Name of Public Agency Approving the Project: City of Goleta

Name of Person or Agency Carrying Out the Project: MGP XII KB GOLETA, LLC

Exempt Status: (check one)
- ☑ Ministerial (Sec. 15268)
- ☑ Declared Emergency (Sec. 15269 (a))
- ☑ Emergency Project (Sec. 15269 (b) (c))
- ☑ Categorical Exemption: (Accessory Structures (Section 15311))
- ☑ Other Statutory Exemption
Reason(s) why the project is exempt:
Section 15311 of the CEQA Guidelines (Accessory Structures) exempts projects that consist of the construction or replacement of minor structures accessory to existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. The scope of the project is limited to the authorization of on-premise signs and sign structures. This project establishes an Overall Sign Plan (OSP) regarding on-premise signs at this existing commercial complex. The OSP outlines the size, location, design, and number of signs in order to provide signage necessary to identify businesses and services provided. These signs are accessory to the primary commercial uses at this location in keeping with this CEQA exemption. There are no unusual circumstances creating the reasonable possibility of significant environmental effects. No cumulative impacts will occur because of the OSP. The project will not affect an environmental resource of hazardous or critical concern and will not result in damage to scenic resources. The OSP will not cause a substantial adverse change in the significance of a historical resource. Therefore, the project is found categorically exempt from the provisions of the CEQA pursuant to Section 15311 of the CEQA Guidelines.

City of Goleta Contact Person and Telephone Number: Joe Pearson II, Associate Planner and 805-961-7573

If filed by the applicant:
   1. Attach certified document of exemption finding
   2. Has a Notice of Exemption been filed by the public agency approving the project?
      □Yes          □No

Date received for filing at OPR: _____________________________________________

Note: Authority cited: Section 21083 and 211110, Public Resources Code
      Reference: Sections 21108, 21152.1, Public Resources Code
ATTACHMENT C
CONDITIONS OF APPROVAL
Target Building & Shopping Center Overall Sign Plan
Case No. 18-116-OSP;
6861 & 6865 Hollister Avenue
APN: 073-100-033, -034, -035

1. AUTHORIZATION

This Overall Sign Plan, Case No. 18-116-OSP (permit), authorizes implementation of the Project as shown on the approved plans dated “January 22, 2019,” subject to these Conditions of Approval (project). All construction, improvements, implementation and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.

2. AUTHORIZED USES/DEVELOPMENT

The project includes, but is not limited to, the following:

An Overall Sign Plan (OSP) is approved for the Target Building & Shopping Center (6861 & 6865 Hollister Avenue; APN: 073-100-033, -034, -035). Details of the OSP are as follows, as shown in the approved plans dated “January 22, 2019”:

1. Identification Monument (1)
2. Temporary Initial Lease Period Banner Signs
3. Retail Tenant Wall Signs (18) (based on current number of tenant spaces)
   a. Four (4) on Target building and Fourteen (14) on shop building.
4. Under Canopy Blade Signs (13)
5. Pick – Up Order Beacon (1)
6. Tenant Entry Information Window Graphics
7. Building Address Signs

The following modification has been approved to allow for a total of two (2) freestanding monument signs. One (1) tenant identification sign along Hollister Avenue and one (1) pick up order beacon sign with the western parking area on the interior of the development.

PROJECT SPECIFIC CONDITIONS

Fees:
3. Prior to the issuance of any Sign Certificate of Conformance (SCC) pursuant to this OSP, the permittee shall pay in full all applicable permit processing fees.

Freestanding Sign Location:
4. Final location of freestanding signs shall be subject to the review and approval from the Public Works Department.
Sign Certificate of Conformance:
5. No signs are authorized with this Overall Sign Plan. All signs require separate Sign Certificate of Conformance permits and shall comply with the conditions and criteria set forth in Overall Sign Plan 18-116-OSP.

Substantial Conformity:
6. Any sign requests that vary from the Overall Sign Plan and subsequent approved amendments will need to be revised to be found in substantial conformity with the approved Overall Sign Plan and subsequent approved amendments, as determined by Planning and Environmental Review, and shall be required to receive Design Review Board Final approval prior to the issuance of a Sign Certificate of Conformance.

GENERAL CONDITIONS
7. The permittee shall obtain from the City’s Planning and Environmental Review Department, all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, signage, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.

8. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval shall be binding upon successors in interest unless this permit is expressly abandoned in writing by the permittee.

9. This permit is granted for the property/parcel(s) of record on which the project is located and shall not be transferred.

10. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval, if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

11. The permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection the project. Any error or discrepancy found therein is a violation of this permit.

12. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the permittee to seek additional approval, permits, or other action by the City. Failure of the permittee to obtain the above-described review and approval of the City is a violation of this permit.

13. The permittee shall, at permittee’s expense, defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, review, set aside, void, or annul, in whole or in part, the City approval of this permit or any condition attached hereto or
any proceedings, acts, or determinations taken, done, or made prior to the approval of this permit that were part of the approval process.

14. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by the permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this permit shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

-- End of Conditions --
OVERALL SIGN PROGRAM
DATE: NOVEMBER 20, 2018

TARGET BUILDING & SHOPPING CENTER

PREPARED FOR:

ROMERO THORSEN DESIGN
3625 Olympic Boulevard, Ste. 117
Santa Monica, California 90404
tel: 310.315.3577
www.rtd-la.com

TARGET SIGN MANUFACTURER:

FEDERAL HEATH
INTRODUCTION

The purpose of this criteria is to establish the requirements and guidelines for the design of the shopping center’s identity, including: site identification, and ample tenant building identification. The objective is to create high quality signage which is an integral part of the architecture and site characteristics. The intent of this criteria is to insure that all signage at 6861 & 6865 Hollister Ave is designed and executed in a manner which will achieve these objectives and provide superior identification of tenants and tenants’ business, including the integration of national retail brands.

GENERAL NOTES

2.1 All tenant signage shall be subject to landlord’s prior written approval. Each tenant is required to submit LANDLORD APPROVED drawings of each sign to all agencies requiring approval and permitting.

2.2 All signage must comply with applicable codes and sign ordinance for the City of Goleta, California. All signs and their installation must comply with all local building, zoning, and electrical codes. Designs and sign replacement must be approved by Landlord, and the City of Goleta, California. Each tenant shall pay for all required approvals and permits from any agencies requiring approval.

2.3 Tenants shall pay for all of the identity signs, their installation and maintenance. All work must be of excellent quality and identical in workmanship, materials and background color to all other signs in the center. Landlord reserves the right to reject any signage submitted judged to be non-conforming, or any completed sign which is considered below the center’s standard for quality and workmanship.

2.4 Signs shall be maintained in good repair. Tenant shall be responsible for the timely removal of, and replacement of any sign deemed by the City and or Landlord in need of repair.

2.5 Tenants are encouraged to be creative with the development of environmental graphics as a part of their image. The letter design, font, and graphics including colors for each tenant sign shall not be limited exclusively to the suggested style shown and tenant may choose to reflect the character of the shop it identifies. Design approval will be based upon capability with regard to the character intended for the overall development. The use of tenant logos are allowed in conjunction with tenant signs and are included in the total allowable sign area calculations.

2.6 When lease is renewed, any non-conforming sign must adhere to the new sign criteria.

2.7 Shop drawings, materials and paint samples must be supplied to Landlord for approval. In some instances a partial or full size prototype of the tenant’s sign may be required also.

SIGN TYPES

3.1 The following outline are works to be provided by the tenant and or landlord. Please refer to the Key Plan on each exhibit for sign locations. Specific criteria may apply based on the location of your Tenancy.

3.2 TENANT MONUMENT SIGN

3.3 One (1) 4'-6 1/2” high by 10'-0” wide freestanding monument sign will be positioned per site plan near the primary entrance to the shopping center. The monument sign will bear the plaza address and provide signage area for (1) halo illuminated anchor tenant per side.

3.4 ANCHOR TENANT

3.4.1 Defined as greater than 100,000 sq.ft of tenant lease space

3.4.2 Allowed (1) one tenant identification sign and (1) secondary sign on each elevation. Elevations are limited to the primary (front) elevation and secondary (side) elevation.

3.4.3 Anchor Tenant’s total allowable sign area (for primary and secondary signages) is calculated based on (1) square foot of signage per lineal foot of tenant’s frontage of the front elevation. Maximum letter height of Anchor Tenant signs not to exceed 3’-8”. Tenant logo limited to 14’-0” maximum height on primary (front) elevation and 11’-0” maximum height on secondary (side) elevation. Secondary signage maximum letter height not to exceed 2’-6”. Tenant may divide square footage for each approved elevation as long as the total allowable square footage is not exceeded.

3.5 PICK UP BEACON

3.5.1 Pick up beacon sign to be internally illuminated with routed push thru copy and light. Sign to be 12’-0” high by 1’-0” wide with a 2’-0” wide base.

3.6 SHOP TENANTS

3.6.1 Less than 100,000 sq.ft. of tenant lease space

3.7 WALL SIGNS

3.7.1 Tenant signs to be centered horizontally on the tenant fascia and not exceed 75% of the horizontal width as approved by landlord. Letter ascenders and descenders are not applicable to letter height calculations.

3.7.2 Allowed (1) sign on primary (front) elevation. End cap tenants are allowed up to two (2) signs. Primary signs are calculated based on (1) square foot of signage per lineal foot of tenant’s frontage of the front elevation. All secondary signs shall be limited to one half (1/2) square foot of sign area per one lineal foot of tenant frontage for end cap tenants only.

3.7.3 Maximum height of Shop Tenant letter height not to exceed 2’-0”. Logos or stacked messages or multiple lines of copy will be limited to 2’-6” maximum overall height.

3.8 BLADE SIGNS

3.8.1 Blade signs to be mounted to canopy underside, centered within walkway. Blade sign to be 3’-0” wide x 1’-6” tall. Blade signs to have tenant color branding on white panels and are not to be illuminated.

BUILDING/TENANT ADDRESS NUMERALS

4.1 Landlord will provide building addresses numbers and store numbers in standardized font. Five (5) inch tall tenant store address numbers placed above entry doors are to be provided by and maintained by Landlord.

4.2 TENANT WINDOW GRAPHICS

4.2.1 Tenant window signs limited to tenant name, logo, and hours of operation. All tenants are required to have hours of operation displayed.

4.2.2 Tenant name/numbers of operation sign area limited to two (2) sq.ft. overall

4.2.3 Window signs shall be white premium-quality reverse-cut self-adhesive vinyl applied to second surface of glass adjacent to store entry doors.

4.3 All window graphics are subject to review and approval at Landlord’s discretion. Violation of guidelines will require removal of window graphics at tenant’s own expense.

4.4 TENANT LIGHTING

4.4.1 All window graphics are subject to review and approval at Landlord’s discretion. Violation of guidelines will require removal of window graphics at tenant’s own expense.

4.5 Tenant shall be responsible for maintaining window signs in like-new condition. Upon termination of lease, all window signs must be removed at tenant’s expense. Glazing must be returned to original condition. If glazing cannot to returned to original condition, tenant is required to provide replacement at tenant’s own expense.

4.6 Electric neon or LED “OPEN” signs, paper, hand-painted holiday signs or temporary signs are strictly prohibited.

FABRICATION & INSTALLATION

6.1 Construct all work to eliminate burns, dents, cutting edges, and sharp corners.

6.2 Finish welds on exposed surfaces to be imperceptible in the finished work.

6.3 Surfaces which are intended to be flat shall be without dents, bulges, oil canning, gaps, or other physical deformities.

6.4 Except where approved otherwise by Landlord, conceal all fasteners.

6.5 Signage Construction

6.5.1 Many signs require technical details to address structural and electrical needs. When developing these sign details be sure to include the following details, if applicable:

6.5.2 All transformers must be concealed within tenant spaces or within architectural metalwork.

6.5.3 Raceways cannot be exposed. All conduit must be rigid metal and concealed.

6.5.4 Fasteners and attachment connections should be non-corrosive and concealed from view. Mounting pins and brackets should be as thin as possible.

6.6 Lamp selection and aiming should be carefully considered to reduce glare for pedestrians and provide appropriate accent lighting.

6.7 Exercise care to assure that painted, polished, and plaited surfaces are unblemished in the finished work.

SIGN LIGHTING

7.1 All primary and secondary sign elements must be halo illuminated except for the Target building whose signs will be both halo and externally lit.

7.2 All illuminated signs shall be fabricated, installed, and comply with national / local building and electrical codes and shall bear the U.L. label. Apply all identification labels including U.L. labels inconspicuously. All conductors, transformers, housings, and other equipment shall be concealed and/or incorporated into storefront and/or sign components permitted and must be repaired by the Tenant. To protect the visual environment, all Tenant light fixture brightness and glare shall not exceed the maximum lumens established in this criteria and are subject to approval. Tenant’s primary sign, secondary sign (if applicable) shall be circuited (powered) to Tenants panel house and switched separately from other store fixtures. Tenant shall provide a disconnect switch at sign transformer or near electrical junction box.
PERMITTED SIGN DESIGN

The following construction methods are permitted, other conditions are subject to approval by Landlord:

- Reverse channel dimensional halo-lit letterforms. Refer to letter details, section 1 for construction details.
- Painted, etched, and polished metals or materials.
- Any temporary signs or advertisements not approved by Landlord and by the City of Goleta.
- Generic and neon "Open for Business" signs.
- Vacuum-formed or injection molded plastic signs.
- Exposed neon except for certain sign types.
- Plastic or metal trim cap letter forms.

TEMPORARY SIGNS

The temporary signage will be allowed for one period up to 60 days maximum for all new tenants during their initial lease period. All temporary signage must be applied to tenant storefront. It can be in the form of a vinyl banner. All temporary signage is subject to landlord approval prior to installation. Maximum dimensions of banner to be 2'-0" tall by 10'-0" wide.

PROHIBITED SIGNS

No other sign types than those identified in the sign program shall be allowed. The following construction methods are not permitted for exterior signage:

- Letters with exposed fastenings and unfinished edges
- Paper, cardboard, styrofoam, cloth, stickers, & decals
- Signs employing flashing, flickering, rotating or moving lights
- Signs painted directly on the storefront sign band / fascia
- Sandwich board "A" frame signs or other portable signs.
- Signs that include advertising or descriptions of products or services, unless part of DBA tenants.
- Signs placed or displayed on vehicles parked primarily for the purpose of displaying the sign.
- Internally illuminated box signs.
- Signs advertising phone numbers.
- Signs employing luminous or day-glow paint.
- Letters with exposed fastenings and unfinished edges
- Paper, cardboard, styrofoam, cloth, stickers, & decals
- Signs employing flashing, flickering, rotating or moving lights
- Signs painted directly on the storefront sign band / fascia
- Sandwich board "A" frame signs or other portable signs.
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- Signs placed or displayed on vehicles parked primarily for the purpose of displaying the sign.
- Internally illuminated box signs.
- Signs advertising phone numbers.
- Signs employing luminous or day-glow paint.

TENANT SIGNAGE SUBMISSION

11.1 Signs that conform with this overall sign plan do not require Design Review Board approval. City Planning and Environmental Review staff may refer sign applications that do not fully conform to this Overall Sign plan, but do conform to the City of Goleta Sign Regulations to the Design Review Board for approval prior to issuance of a Sign Permit.

11.2 These signage requirements and approvals process have been reviewed by the City of Goleta. The guidelines are specific to 6861 & 6865 Hollister Ave and may differ from the general requirements for signage in other parts of the City. However, as signage is an integral part of the development of this retail center, these more specific requirements have been adopted. The Landlord must approve any and all signage prior to submittal to the City of Goleta Planning Department. The City will not issue sign permits without original documents indicating the Landlord's or designer's approval.

11.3 Submit legible digital signage detail drawings to the Landlord and the Environmental Graphic Designer for review and approval. Incomplete submissions to the Landlord will be returned without review. The submission must include the size and dimensions of all signs, letter heights, materials, specified colors and color chips, mounting details of all signs, graphic representation of all signage in relation to the storefront utilizing approved architectural elevations, including exact location of signs, and any other requirements specified by the City of Goleta Planning Department. The Landlord will retain one (1) complete set on file in his office. Only when the final design sets have been returned with the Landlord's approval may the tenant apply for City approval.

11.4 Tenant submits shop drawings (as required by Landlord) to Landlord for approval.

11.5 Tenant directs signage to be fabricated and installed only after all required approvals, including shop drawing approvals and other Landlord/Lease required information has been obtained and verified by the Landlord.

SIGNAGE AREA MEASUREMENT AND PLACEMENT GUIDELINES

- Width of Tenant Fascia
- Tenant Fascia Area Shown Dashed
- Tenant Name
- Tenant Subheading
- Two Separate Boxes (X1 x Y1) + (X2 x Y2) = Sign Area
- Tenant Name/Hours of Operation Sign Area Limited to Two (2) Square Feet
- Letters with exposed fastenings and unfinished edges
- Paper, cardboard, styrofoam, cloth, stickers, & decals
- Signs employing flashing, flickering, rotating or moving lights
- Signs painted directly on the storefront sign band / fascia
- Sandwich board "A" frame signs or other portable signs.
- Signs that include advertising or descriptions of products or services, unless part of DBA tenants.
- Signs placed or displayed on vehicles parked primarily for the purpose of displaying the sign.
- Internally illuminated box signs.
- Signs advertising phone numbers.
- Signs employing luminous or day-glow paint.
REVERSE CHANNEL ILLUMINATION WITH HALO ILLUMINATION
TARGET ELEVATIONS

NORTH ELEVATION

WEST ELEVATION

"REFER TO FEDERAL HEATH SECTION OF MSP FOR ALL DIMENSIONS AND DETAILS"

SCALE: 1' = 30'-0"
LETTER DETAILS (FASCIA MOUNTED)

1. Halo Lit Letter
   Scale: 3"=1'-0"

1.080 (Min.) Aluminum with Painted Finish.
2. Aluminum spacer or aluminum clip. Finish to match fascia or panel color.
3. Counter-sunk stainless steel fasteners painted to match letter return color on exposed surfaces.
4. White LED illumination as required for sufficient and even lighting. Note: Colored LED is allowed providing landlord approval.
5. Clear acrylic letter backer as required (removable).
TENANT SIGN

TENANT NAME

SUBHEADING

MAX. SIGN LENGTH VARIES
NOT TO EXCEED 75% OF TENANT STOREFRONT LENGTH

TW O LINE TENANT LAYOUT APPLICABLE TO PANEL AND NON-PANEL CONDITIONS

STUCCO FASCIA MOUNT ELEVATION
SCALE: 1/2"=1'-0"

WOOD CLAD FASCIA MOUNT ELEVATION
SCALE: 1/2"=1'-0"

PAINTED ALUMINUM PANEL APPLIED TO WOOD CLAD FASCIA (PANEL TO MATCH WOOD COMPOSITE COLOR)

LETTER ATTACHED TO PANEL ON WOOD CLAD FASCIA.

ALL LETTERS TO BE PINNED OFF BUILDING FASCIA 1/2".

ALL LETTERS TO BE PINNED OFF BUILDING FASCIA 1/2".

BUILDING FASCIA 1/2".

LETTER ATTACHED TO PANEL ON WOOD CLAD FASCIA.
FABRICATED ALUMINUM SIGN STRUCTURE WITH EXTERIOR GRADE WOOD COMPOSITE SIDING. TENANT PANELS WITH PAINTED FINISH AND 1-1/2" DEEP FABRICATED TENANT NAMES WITH HALO ILLUMINATION.

INTEGRAL COLORED CONCRETE BASE

1" DEEP FABRICATED ALUMINUM ADDRESS NUMERALS WITH PAINTED FINISH

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

SIDE VIEW
SCALE: 1/8"=1'-0"
TENANT BLADE SIGN

ROMERO THORSEN DESIGN

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

TOP VIEW

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

SIDE VIEW

BLADE SIGN MOUNTED TO CANOPY UNDERSIDE

TENANT

3'-0"

PAINTED ALUMINUM PANELS WITH APPLIED 1/4" THICK CUT OUT LETTERS/LOGO WITH PAINTED FINISH

MAXIMUM GRAPHICS AREA NOT TO EXCEED LESS THAN 3 INCHES FROM EACH EDGE OF PANEL.

BLADE SIGN MOUNTED TO CANOPY UNDERSIDE

CANOPY

8'-0" CLEARANCE

10'-0" HEIGHT (VERIFY)

3"

4) ANCHOR BOLTS AS REQUIRED PER PLATE

STANDARD BACKGROUND COLOR IN WHITE WITH TENANT LOGO IN BRAND COLOR.

PAINTED ALUMINUM PANELS WITH APPLIED 1/4" THICK CUT OUT LETTERS/LOGO WITH PAINTED FINISH

Maximum graphics area not to exceed less than 3 inches from each edge of panel.

Tenants

(4) anchor bolts as required per plate.

Standard background color in white with tenant logo in brand color.

Painted aluminum panels with applied 1/4" thick cut out letters/logo with painted finish.

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

SIDE VIEW

TENANT
WINDOW CRITERIA

BY LANDLORD

LIMITED TO 2 SQ.FT. SIGN AREA

(PREFERRED LOCATION SHOWN)

TENANT NAME/HOURS OF OPERATION

SCALE: 1/4"=1'-0"
BEACON SIGN WITH 1/8" THICK ALUMINUM SKIN AND FRAME. FACES AND POLE COVER TO BE PAINTED RED. ALL FASTENERS TO BE COUNTER-SUNK SCREWS.

ROUTE OUT WINDOW WITH WHITE ACRYLIC BACK-UP. DIGITALLY PRINTED VINYL GRAPHICS.

1/4" THICK PUSH THRU COPY.
### PROPOSED NEW SIGN SCHEDULE

<table>
<thead>
<tr>
<th>Sign Description</th>
<th>Quantity</th>
<th>Size (sq. ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW 14'-0&quot; WHITE BULLSEYE LOGO / 3'-7&quot; TARGET LETTERS</td>
<td>ONE (1)</td>
<td>232.29</td>
</tr>
<tr>
<td>LS-C W NORTH ELEVATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEW 2'-0&quot; RED ORDER PICKUP ON CANOPY (CUSTOM)</td>
<td>ONE (1)</td>
<td>73.80</td>
</tr>
<tr>
<td>WEST ELEVATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEW IL-30-CL RED CVS PHARMACY LETTERS</td>
<td>ONE (1)</td>
<td>37.80</td>
</tr>
<tr>
<td>NORTH ELEVATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>NEW 11'-0&quot; WHITE BULLSEYE LOGO</td>
<td>ONE (1)</td>
<td>121.00</td>
</tr>
<tr>
<td>WEST ELEVATION</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NEW TOTAL BLDG. SIGNAGE:** 584.17 SQ. FT.

### PROPOSED GROUND SIGN SCHEDULE

<table>
<thead>
<tr>
<th>Sign Description</th>
<th>Quantity</th>
<th>Size (sq. ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC-2 REPLACEMENT FACE - R/C LETTERS HALO LIT</td>
<td>TWO (2)</td>
<td>22.00</td>
</tr>
</tbody>
</table>

**Total:** 22.00 SQ. FT.
**TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS**

**FABRICATION/DESIGN NOTES:**
- **MINIMUM CAN DEPTH REQUIRED:** 3"
- **MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION:** 1"

**ELECTRICAL REQUIREMENTS**
- **Total:** 0.0 Amps
- **(1) 120V 20A Circuit Required.**

**MATERIAL FINISH COLORS**
- **WHITE**
  - Sloan White
  - LED Module Material Finish Colors

**RETAINER**
- **NON-CORRODEABLE Type Mounting Hardware** (Three Min. Per Letter)

**SPACERS TO BE PROVIDED BY FEDERAL HEATH**
- Wood Blocking Required For EIFS Walls (Provided by Customer if Needed)

**SIDE VIEW**
- 4" (BULLSEYE/ LETTERS)
  - 1/2" SPACE

**SCOPE OF WORK:**
- MANUFACTURE AND INSTALL CHANNEL LOGO & LETTERS

**NOTE:** EXTERNAL ILLUMINATION BY OTHERS

**SIGN TYPE**

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>SQ.FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LL168/43 LC-W</td>
<td>14'-0&quot;</td>
<td>3'-7 1/4&quot;</td>
<td>2'-4&quot;</td>
<td>4'-8&quot;</td>
<td>N/A</td>
<td>252.29</td>
</tr>
</tbody>
</table>

**AMPS CIRCUITS**
- **LETTER**
  - LL168/43 LC-W

**FABRICATION/DESIGN NOTES:**
- **MINIMUM CAN DEPTH REQUIRED:** 3"
- **MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION:** 1"

**INSTALLATION REQUIREMENTS**
- **ALL MOUNTING HARDWARE, EXTERNAL WIRING, AND CONNECTORS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR.**
- **ALL PARTITIONS IN THE WALL ARE TO BE CARVED AND NON-CORRODABLE TYPE MOUNTING HARDWARE IS REQUIRED.**

**FIELD SURVEY REQUIRED**

**NON-STANDARD**

**order pickup**

**REVERSE CHANNEL LETTERS | EXTERNALLY ILLUMINATED**

**SCOPE OF WORK:**
Manufacture and install channel letters on wireway as shown and noted

**NOTE:** External illumination by others

**TYPICAL SECTION DETAIL - REVERSE CHANNEL LETTERS**

**FABRICATION/DESIGN NOTES:**
Minimum can depth required: 3"
Minimum letter stroke required for illumination: 1"

**ELECTRICAL REQUIREMENTS**

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

All branch circuits shall be dedicated to users (including ground and neutral) and shall not be shared with other loads.

**NEW & REMOVAL CONSTRUCTION**

Mandatory: Remove all wall backing and access is required for the installation of new signage. Contents to engineered approved drawings. Changes to the original context to make that new required plumbing and new during construction, prior to the sign installation.

**INSTALLATION REQUIREMENTS FOR THIS INSTALLATION**

It is the responsibility of the installation contractor to protect any wall surfaces required to keep small wall elements from being damaged. The installation of any finished label required for signage.

**GENERAL NOTE**

Verify these letters are seen from all views so they need to be finished with "Monolithic" finish meaning: clean & smooth all around, back & underside included.

**MATERIAL FINISH COLORS**

<table>
<thead>
<tr>
<th>Name</th>
<th>Color</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red</td>
<td>Black</td>
<td>Aged finish U.L. Listed</td>
</tr>
<tr>
<td>Black</td>
<td>Black</td>
<td>Aged finish U.L. Listed</td>
</tr>
<tr>
<td>White</td>
<td>White</td>
<td>Aged finish U.L. Listed</td>
</tr>
</tbody>
</table>

**RETURN TO PRINTED PAGE TO MANUFACTURE CHANNEL LETTERS ON WIREWAY AS SHOWN AND NOTED**

**CANOPY MOUNTING**

**SIDE VIEW**

**CHANNEL OF: .080 Alum w/Door on Back to Be Painted to Match Canopy Color. T.B.D.**

**WIREWAY OF: .300 Alum 4" x 4" Painted to Match Canopy Color T.B.D.**

**NO LABELS IN PLAIN VIEW**
Halo Illuminated

Reverse Channel Letters | Externally Illuminated

Scope of Work:
Manufacture and Install Channel Logo & Letters as shown and noted.

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>SQ.FT.</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>CVS-30-CL</td>
<td>29 1/8&quot;</td>
<td>22 10&quot;</td>
<td>3 1/8&quot;</td>
<td>6 8&quot;</td>
<td>12 2 1/4&quot;</td>
<td>57.00</td>
<td>1</td>
</tr>
</tbody>
</table>

Note: External Illumination by Others

Material Finish Colors

- MP# 82074LVG (Full Gloss)

Typical Section Detail - Reverse Channel Letters

Fabrication/Design Notes:
Minimum Can Depth Required: 3"

Minimum Letter Stroke Required for Illumination: 1"

Electrical Requirements:
Total: 0.0 Amps

(1) 120V 20A Circuit Required.

All Branch Circuits Shall be Dedicated to Signs (Including Ground and Neutral) and Shall Not Be Shared With Other Loads.

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

4" Aluminum Spacers to match: (Color TBD)

3/16" Clear Poly-Carbonate Back w/ 5088-314 Etched Glass Vinyl

Diffuser
Fabricated Aluminum Rev. Channel Letter
Non-Corrosive Type Mounting Hardware (Three Min. Per Letter)

1/4" Drain Hole

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

Electrical Requirements
- Total: 0.0 Amps
- (1) 120V 20A Circuit Required.

All Branch Circuits Shall Be Dedicated to Signs (Including Ground and Neutral) and Shall Not Be Shared With Other Loads.

Customer to Provide Dedicated Branch Circuits for Signs Only Per NEC Code Wals. All Branch Circuits Shall Be Dedicated to Signs (Including Ground and Neutral) and Shall Not Be Shared With Other Loads. Proper Size Branching Wire That Can Be Tapped Back To Breaker Panel Is Required.

Installer Responsibilities
- All Installation Hardware, Externally Wired and Cables Are to Be Provided By the Installation Contractor. All Connections In The Wall Are to Be Sealed With Caulking and Be Free of Water Leaks.

Any Deviation From Federal Health Requirements May Result In Damage to Or Improper Operation of Signage, Causing Delays and Additional Costs.

Notes:
- Installed Sign Will Be Cleaned in Field
- Color TBD, This Information to Be Provided by Manufacturer

fabricated
Aluminum
Rev. Channel
Letter

1/4" Drain
Hole

3/16" Clear Poly-Carbonate Back w/ 5088-314 Etched Glass Vinyl

Diffuser
Fabricated Aluminum Rev. Channel Letter
Non-Corrosive Type Mounting Hardware (Three Min. Per Letter)

1/4" Drain Hole

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

4" Aluminum Spacers to match: (Color TBD)

3/16" Clear Poly-Carbonate Back w/ 5088-314 Etched Glass Vinyl

Diffuser
Fabricated Aluminum Rev. Channel Letter
Non-Corrosive Type Mounting Hardware (Three Min. Per Letter)

1/4" Drain Hole

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

4" Aluminum Spacers to match: (Color TBD)

3/16" Clear Poly-Carbonate Back w/ 5088-314 Etched Glass Vinyl

Diffuser
Fabricated Aluminum Rev. Channel Letter
Non-Corrosive Type Mounting Hardware (Three Min. Per Letter)

1/4" Drain Hole

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

4" Aluminum Spacers to match: (Color TBD)

3/16" Clear Poly-Carbonate Back w/ 5088-314 Etched Glass Vinyl

Diffuser
Fabricated Aluminum Rev. Channel Letter
Non-Corrosive Type Mounting Hardware (Three Min. Per Letter)

1/4" Drain Hole

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

4" Aluminum Spacers to match: (Color TBD)

3/16" Clear Poly-Carbonate Back w/ 5088-314 Etched Glass Vinyl

Diffuser
Fabricated Aluminum Rev. Channel Letter
Non-Corrosive Type Mounting Hardware (Three Min. Per Letter)

1/4" Drain Hole

Wood Blocking Required For EIFS Walls
(Provided by Customer if Needed)

4" Aluminum Spacers to match: (Color TBD)
TYPICAL SECTION DETAIL - L.E.D. HALO ILLUMINATED WALL LETTERS

FABRICATION/DESIGN NOTES:
- MINIMUM CAN DEPTH REQUIRED: 3”
- MINIMUM LETTER STROKE REQUIRED FOR ILLUMINATION: 1”
- HALO-LIT INT. & EXTERNAL ILLUM. “LOGO”
- SCOPE OF WORK: MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED
- NOTE: EXTERNAL ILLUMINATION BY OTHERS

<table>
<thead>
<tr>
<th>SIGN TYPE</th>
<th>A</th>
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<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>RETAINER</th>
<th>SQ.FT.</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>132 BULLSEYE-W</td>
<td>11'-0”</td>
<td>11'-0”</td>
<td>1'-10”</td>
<td>1'-10”</td>
<td>1'-10”</td>
<td>1'-10”</td>
<td>3'-8”</td>
<td>1'-10”</td>
<td>121.0</td>
<td>1</td>
</tr>
</tbody>
</table>

ELECTRICAL REQUIREMENTS
- Total: 0.0 Amps
- 120V 20A Circuit Required.

Booted Toggle Switch on Box
Metal Power Supply Enclosure
Metal Pass-Thru Wall For Supply Leads
Electrical To Power Supply In Flexible Cable (by Installer)
Wood Blocking Required For EIFS Walls
Provided by Customer If Needed

CUSTOMER TO PROVIDE DIODES FOR CHANNEL LETTERS
- ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
- ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION
- ADVISORY BOARD: CONSIDER THE ENERGY REQUIREMENTS OF THE INSTALLATION. CONTRACTORS TO PROVIDE ALL NECESSARY MATERIALS. PROVIDED BY CUSTOMER IF NEEDED.
- INSTALLERS TO PROVIDE ALL ACCESSORY WORK IN ACCORDANCE WITH THE INSTALLATION CONTRACT AND PERMIT.

Non-Corrosive Type-Mounting Hardware
(Three Min. Per Letter)

HALO-LIT INT. & EXTERNAL ILLUM. “LOGO”

SCOPE OF WORK:
- MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED
- NOTE: EXTERNAL ILLUMINATION BY OTHERS

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<tr>
<td>132 BULLSEYE-W</td>
<td>11'-0”</td>
<td>11'-0”</td>
<td>1'-10”</td>
<td>1'-10”</td>
<td>1'-10”</td>
<td>1'-10”</td>
<td>3'-8”</td>
<td>1'-10”</td>
<td>121.0</td>
<td>1</td>
</tr>
</tbody>
</table>

ELECTRICAL REQUIREMENTS
- Total: 0.0 Amps
- 120V 20A Circuit Required.

Booted Toggle Switch on Box
Metal Power Supply Enclosure
Metal Pass-Thru Wall For Supply Leads
Electrical To Power Supply In Flexible Cable (by Installer)
Wood Blocking Required For EIFS Walls
Provided by Customer If Needed

CUSTOMER TO PROVIDE DIODES FOR CHANNEL LETTERS
- ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.
- ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION
- ADVISORY BOARD: CONSIDER THE ENERGY REQUIREMENTS OF THE INSTALLATION. CONTRACTORS TO PROVIDE ALL NECESSARY MATERIALS. PROVIDED BY CUSTOMER IF NEEDED.
- INSTALLERS TO PROVIDE ALL ACCESSORY WORK IN ACCORDANCE WITH THE INSTALLATION CONTRACT AND PERMIT.

Non-Corrosive Type-Mounting Hardware
(Three Min. Per Letter)
SCOPE OF WORK:

FEDERAL HEATH SIGN TO MANUFACTURE A "POWER DISTRIBUTION BOARD" - (PDB). TO BE .125 ALUMINUM BREAK FORMED PANEL ½" DEEP. PDB TO HAVE 3/8" MOUNTING HOLES PRE-DRILLED.

INSTALLER TO MOUNT LETTERS TO EXTERIOR WALL AND RUN SECONDARY LEADS IN CONDUIT THROUGH WALL INTO A HANDI-BOX. CONDUIT THROUGH WALL TO BE SEALED FROM WEATHER WITH APPROPRIATE SEALANT SUPPLIED BY INSTALLER.

INSTALLER TO WIRE ALL SECONDARY JUMPS TO CORRESPONDING LETTERS INSIDE BUILDING.

INSTALLER TO WIRE SECONDARY LEADS TO POWER DISTRIBUTION BOARD THROUGH CONDUIT.

INSTALLER TO COORDINATE LOCATION OF POWER DISTRIBUTION BOARD WITH TARGET ON SITE REPRESENTATIVE PER (E-8 SITE ELECTRICAL DRAWINGS). INSTALLER TO MOUNT PDB WHERE REQUIRED.

PDB MAXIMUM DISTANCE FROM SIGNAGE IN ANY ONE DIRECTION IS 150 FEET.

PDB TO BE MOUNTED USING ADEQUATE HARDWARE SUPPLIED BY INSTALLER.

ELECTRICIAN IS TO SUPPLY AND RUN PRIMARY CONDUIT AND DISCONNECT SWITCH TO PDB AND MAKE FINAL CONNECTION.

ALL WORK TO BE DONE PER NEC, UL-48 AND LOCAL CODES.

SHIPPING NOTE:

PLEASE SHIP ALUMINUM PANELS WITH POWER SUPPLIES IN THE SAME CONTAINER.

NOTE:

POWER SUPPLY QUANTITY DEPENDENT ON SIGNAGE REQUIRED.

INSTALLATION REQUIREMENT:

power distribution board (pdb) to be mounted no more then 12" above ceiling to the bottom of the pdb. refer to design drawings for specific location of pdb. pdb to be mounted so that it is easily accessible from a step ladder.
HORIZONTAL LC-2 REPLACEMENT FACE LAYOUT | R/C/L | TWO (2) REQ’D

scale: 3/4’’ = 1’

SCOPE OF WORK:
MANUFACTURE & INSTALL TWO (2) ALUMINUM FACES PAINT RED WITH 3’ DEEP REVERSE CHANNEL LETTERS PAINTED WHITE, HALO LIT.

MATERIAL FINISH COLORS

FACE

Letters

White LVG

WHITE SPACER

FACE

MP# 82074LVG

FULL GLOSS

2'-9"

2'-2 7/8"

68% EQ

8'-0"

6'-10 5/8"

68% EQ

1'-1 3/8"

.090 TO .125 ALUMINUM FACE WITH REVERSE CHANNEL LETTERS (HALO LIT)

ALUMINUM PANEL PAINTED RED

ALUMINUM SPACER PAINTED WHITE (PROVIDED BY F/H)

ALUMINUM REVERSE CHANNEL LETTER CLEAR BACK WITH 2ND SURFACE DIFFUSER

POWER SUPPLY

LEDs

22.0 SQ.FT.

LEFT SIDE VIEW

ELEVATION

SCALE: 1/4” = 1’-0”

White Sloan White LED Illumination

ALUMINUM PANEL PAINTED RED

ALUMINUM SPACER PAINTED WHITE (PROVIDED BY F/H)

ALUMINUM REVERSE CHANNEL LETTER CLEAR BACK WITH 2ND SURFACE DIFFUSER

POWER SUPPLY

LEDs

3” 1 1/2”
NOTE
REFERENCE SHEET A201
FOR EXTERIOR FINISHES