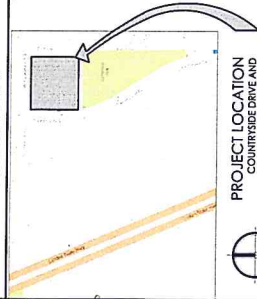


PROJECT DATA

SITE DATA:
 JURISDICTION: CITY OF TURLOCK
 PARCEL AREA: 239 AC (130,675 S.F.)
 BUILDING AREAS
 QUICK SERVE RESTAURANT #1 3,300 S.F.
 QUICK SERVE RESTAURANT #2 2,200 S.F.
 RETAIL #1 9,382 S.F.
 RETAIL #2 9,382 S.F.
 TOTAL BUILDING AREA 22,264 S.F.
 LOT COVERAGE: 22,264 / 130,675 = .17
 LANDSCAPE COVERAGE
 25,817 / 130,675 = .197
 PARKING:
 TOTAL PARKING = 133 STALLS

VICINITY MAP



PROJECT LOCATION
 COUNTRYSIDE DRIVE AND
 TURLOCK PLAZA
 TURLOCK, CA
 APN 088-010-033

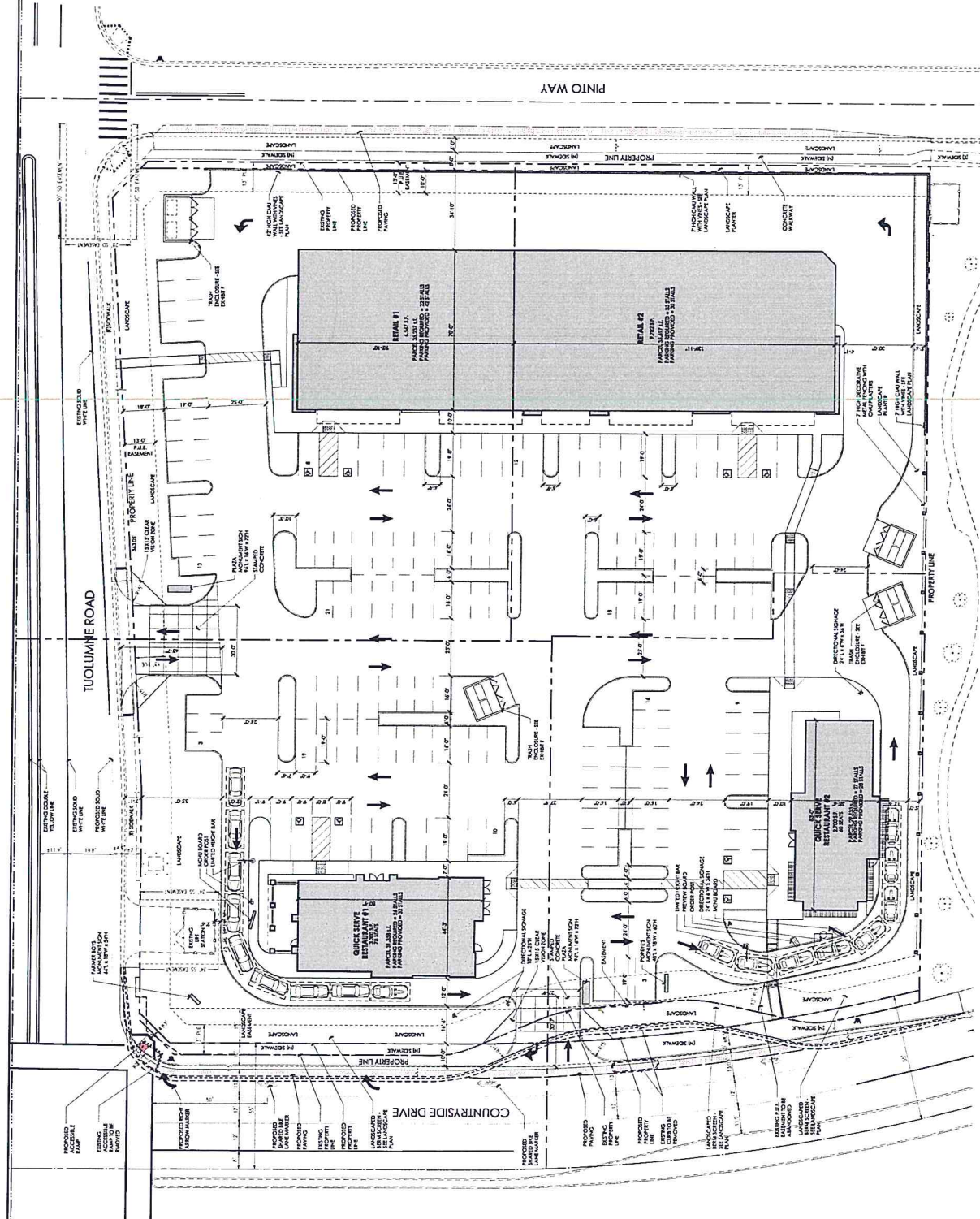
EXHIBIT A - SITE PLAN

**TURLOCK CORNERS
 RETAIL PLAZA,
 TURLOCK, CA**

**PLANNING
 ARCHITECTURE**

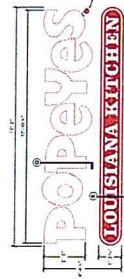
api

ARCHITECTURE PLUS INC.
 4335 S NORTH STAR WAY
 MODESTO, CA 95356
 ph. 209.577.4661
 fx. 209.577.0213
 www.apibac.com



SITE PLAN
 SCALE 1" = 20'-0"
 12-04-17

IL-27 & LK CABINET LED ILLUMINATED CHANNEL LETTERS



IL-27 & LK CABINET LED ILLUMINATED CHANNEL LETTERS
 TOTAL SIGN AREA: 111 IN. L²

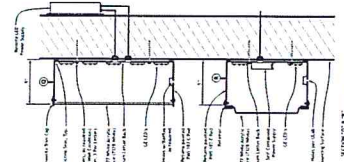
COLORS

- PMS 1855C - 3M 3035-14 Orange
- PMS 1870C - 3M 3035-53 Cardinal Red
- WHITE - 3M 3035-20 White



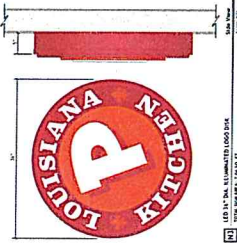
NOTES

1. Channel letters are to be fabricated in accordance with the UL listing.
2. Channel letters are to be fabricated in accordance with the UL listing.
3. Channel letters are to be fabricated in accordance with the UL listing.
4. Channel letters are to be fabricated in accordance with the UL listing.
5. Channel letters are to be fabricated in accordance with the UL listing.
6. Channel letters are to be fabricated in accordance with the UL listing.
7. Channel letters are to be fabricated in accordance with the UL listing.
8. Channel letters are to be fabricated in accordance with the UL listing.
9. Channel letters are to be fabricated in accordance with the UL listing.
10. Channel letters are to be fabricated in accordance with the UL listing.



SECTION: 1/2\"/>

LED 36\"/>

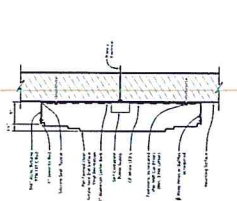


GRAPHIC NOTES

1. Channel letters are to be fabricated in accordance with the UL listing.
2. Channel letters are to be fabricated in accordance with the UL listing.
3. Channel letters are to be fabricated in accordance with the UL listing.
4. Channel letters are to be fabricated in accordance with the UL listing.
5. Channel letters are to be fabricated in accordance with the UL listing.
6. Channel letters are to be fabricated in accordance with the UL listing.
7. Channel letters are to be fabricated in accordance with the UL listing.
8. Channel letters are to be fabricated in accordance with the UL listing.
9. Channel letters are to be fabricated in accordance with the UL listing.
10. Channel letters are to be fabricated in accordance with the UL listing.

COLORS

- PMS 1855C - 3M 3035-14 Orange
- PMS 1870C - 3M 3035-53 Cardinal Red
- WHITE - 3M 3035-20 White



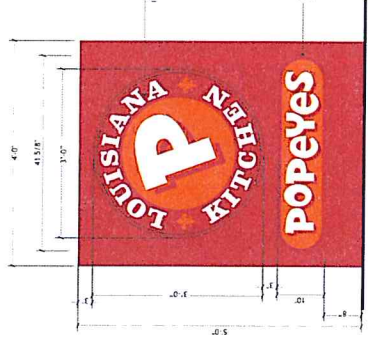
SECTION: 1/2\"/>

NOTES

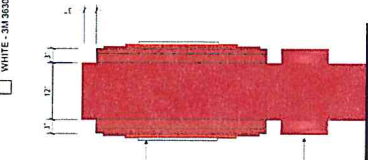
1. Channel letters are to be fabricated in accordance with the UL listing.
2. Channel letters are to be fabricated in accordance with the UL listing.
3. Channel letters are to be fabricated in accordance with the UL listing.
4. Channel letters are to be fabricated in accordance with the UL listing.
5. Channel letters are to be fabricated in accordance with the UL listing.
6. Channel letters are to be fabricated in accordance with the UL listing.
7. Channel letters are to be fabricated in accordance with the UL listing.
8. Channel letters are to be fabricated in accordance with the UL listing.
9. Channel letters are to be fabricated in accordance with the UL listing.
10. Channel letters are to be fabricated in accordance with the UL listing.

COLOR SPECIFICATIONS:

- PMS 1855C - 3M 3035-14 ORANGE
- PMS 1870C - 3M 3035-53 CARDINAL RED
- WHITE - 3M 3035-20 WHITE



FRONT VIEW

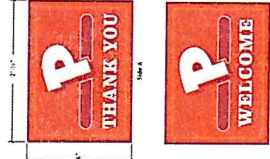


SIDE VIEW

DOUBLE FACED ILLUMINATED MONUMENT SIGN
 SIGN AREA: 202.50 L²

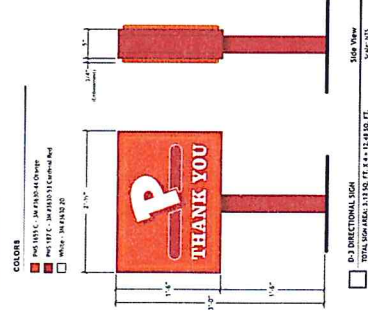
Scale: 1" = 1'-0"

D-3 DIRECTIONAL SIGNS (RENDERING & SPECIFICATIONS)



COLORS

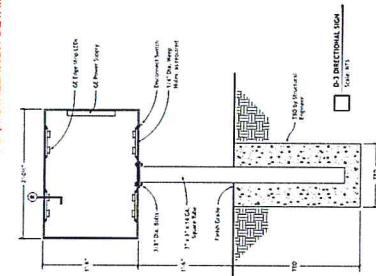
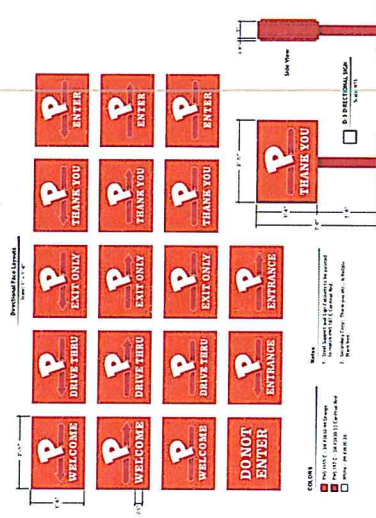
- PMS 1855C - 3M 3035-14 Orange
- PMS 1870C - 3M 3035-53 Cardinal Red
- WHITE - 3M 3035-20 White



D-3 DIRECTIONAL SIGN

TOTAL SIGN AREA: 11.76 L² x 11.44 L²

D-3 DIRECTIONAL SIGNS (DIRECTIONAL FACE LAYOUTS)



D-3 DIRECTIONAL SIGN

TOTAL SIGN AREA: 11.76 L² x 11.44 L²

D-3 DIRECTIONAL SIGNS (INSTALLATION DETAILS)

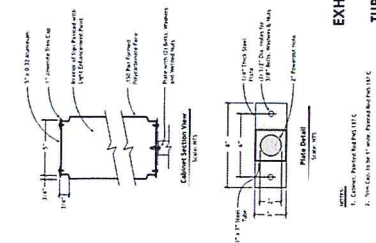


EXHIBIT B - POPEYES
 TURLOCK CORNERS
 RETAIL PLAZA,
 TURLOCK CA

**PLANNING
 ARCHITECTURE**

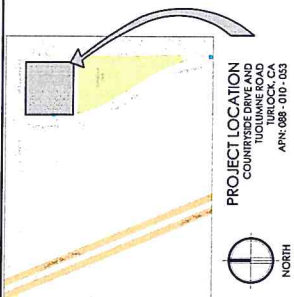
api

ARCHITECTURE PLUS INC.
 4335 B NORTH STAR WAY
 MODESTO, CA 95356
 ph. 209.577.4661
 fx. 209.577.0213
 www.apicorp.com

PROJECT DATA

SITE DATA:
 JURISDICTION: CITY OF TURLOCK
 PARCEL: PAR. 299 AC (130.675 S.F.)
 BUILDING AREA: 3,300 S.F.
 PARKING SPOTS: 133
 RETAIL #1: 4,502 S.F.
 RETAIL #2: 9,792 S.F.
 TOTAL BUILDING AREA: 22,349 S.F.
 LOT COVERAGE: 22.34% / 130.675 = .17
 LANDSCAPE COVERAGE: 36.4% / 130.675 = .20
 PARKING: 133 STALLS
 TOTAL PARKING: 133 STALLS

VICINITY MAP



PROJECT LOCATION
 COUNTRYSIDE DRIVE AND
 TURLOCK ROAD
 TURLOCK, CA
 APN: 088-010-033

FarmerBoys
 BREAKFAST, BURGERS & MORE

WALL SIGNAGE
 1 PER ELEVATION

FarmerBoys
 BREAKFAST, BURGERS & MORE

MONUMENT SIGN
 4'-6" HT X 5'-6" W - 25 SF MAX
 PER SIDE PER CITY STANDARD

FarmerBoys
 BREAKFAST, BURGERS & MORE

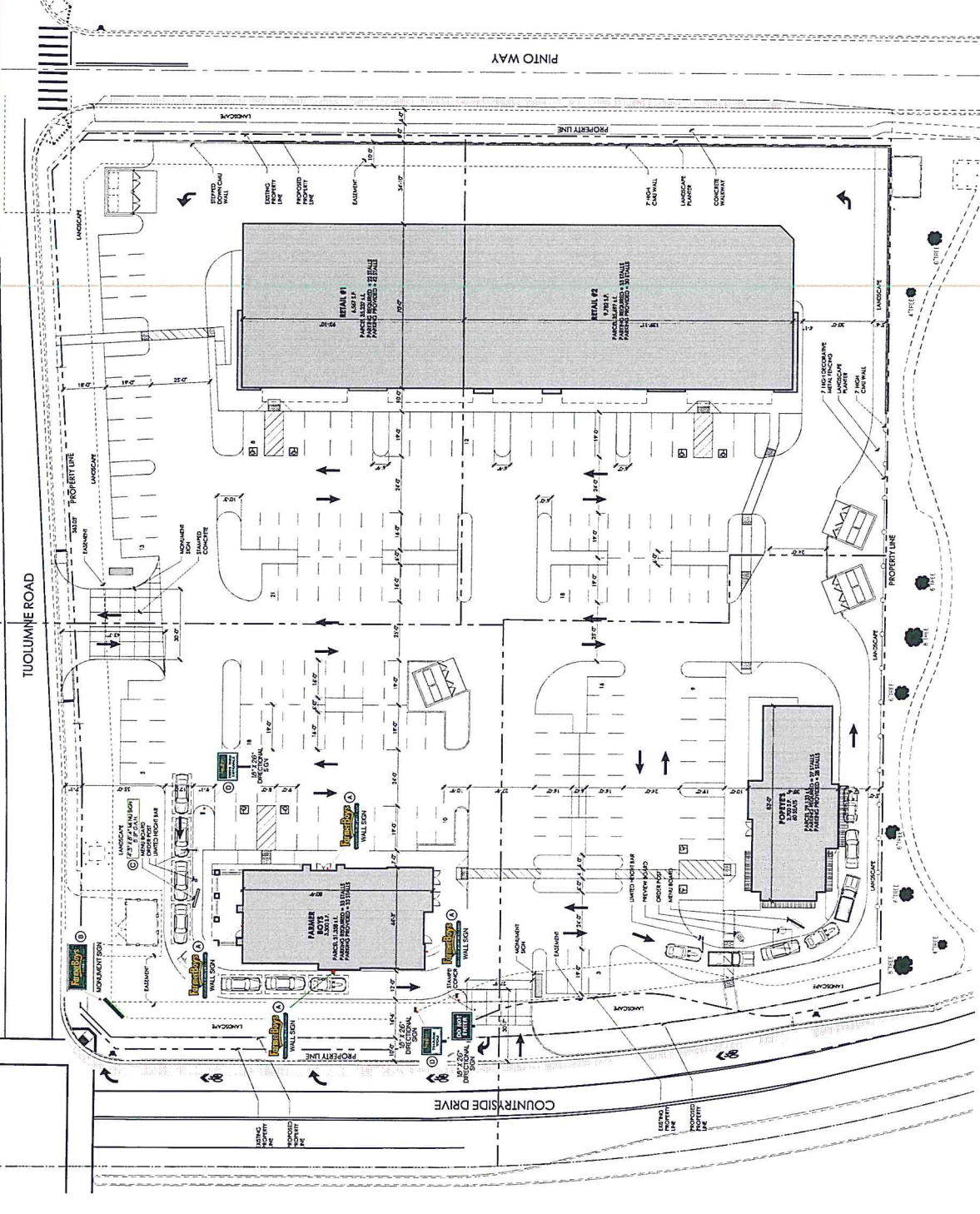
MENU SIGN
 5'-6" HT X 8'-0" W

FarmerBoys
 BREAKFAST, BURGERS & MORE

DIRECTIONAL / DRIVE THRU
 SIGNS - 18" HT X 28" W

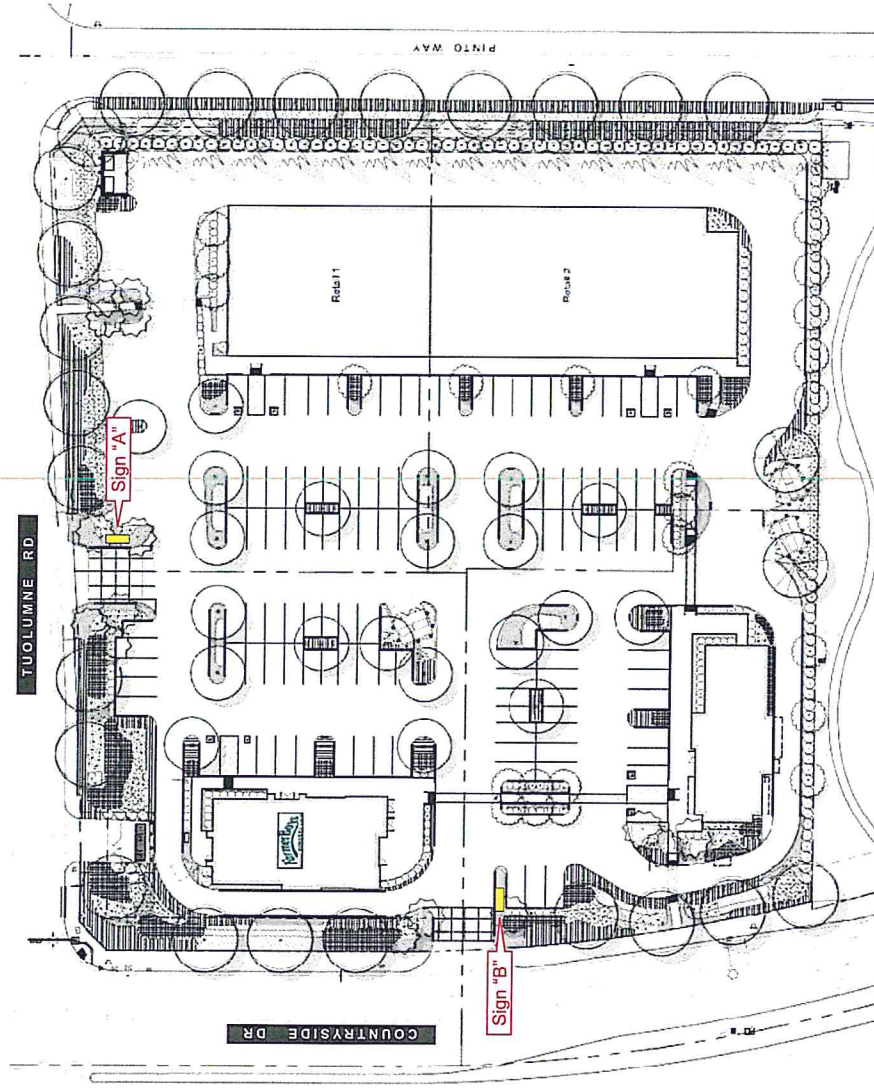
EXHIBIT A - SITE PLAN
 COUNTRYSIDE AND
 TUOLUMNE ROAD,
 TURLOCK, CA

PRELIMINARY SIGN EXHIBIT 8/28/17 ADNA



07-17-17

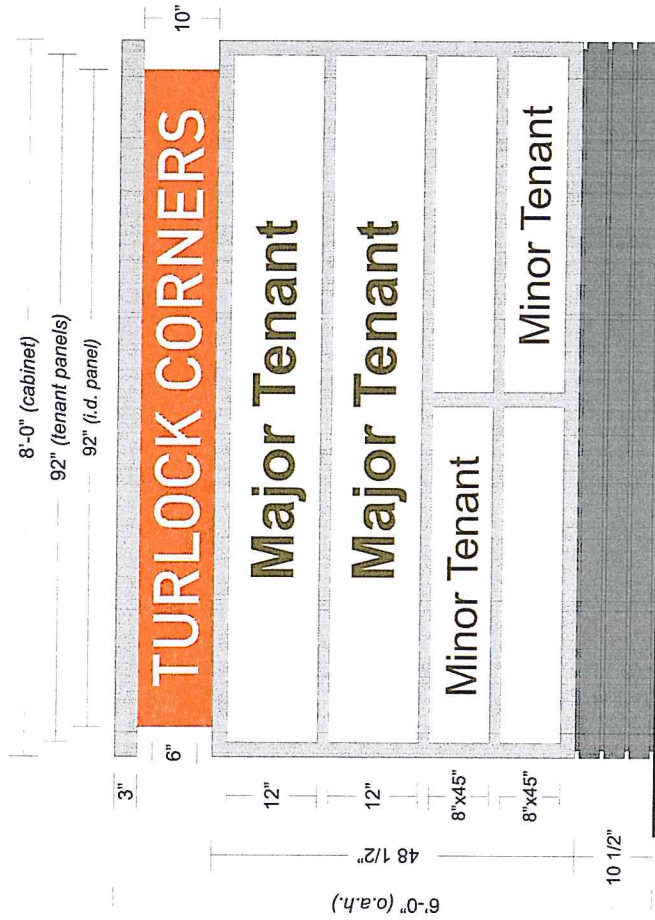
SITE PLAN
 SCALE 1" = 30'



SITE PLAN

USS UNITED SIGN SYSTEMS 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN C.S.C.L. # 718965 FAX (209) 543-1326		DESIGN MANUFACTURING INSTALLATION MAINTENANCE	
JOB INFO JOB #: 000 CLIENT: Turlock Corners Retail Plaza CONTACT: B.A.M. DATE: 7-11-17 PROJECT LOCATION: TURLOCK, CA		JOB INFO SALESPERSON: DAMON RICHMOND DRAWN BY: B.A.M. PAGE 2 OF 2 CLIENT APPROVAL: _____ DATE: _____ LANDLORD APPROVAL: _____ DATE: _____	
REVISIONS: 00-00-00 NOTED FILE NAME: TURLOCK CORNERS RETAIL PLAZA		ELECT. 120 Volt ☐ 277 Volt ☐ Other ☐ one box above Must be checked prior to any mfg.	
See Drawing for Specifications			

This drawing is a preliminary design for informational purposes only. It is not a contract. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for providing all necessary information and data. The client is responsible for providing all necessary information and data. The client is responsible for providing all necessary information and data.



cornice/reveal:
aluminum construction paint to match bldg (medium grey)

i.d. section:
alum. construction paint to match bldg (burnt orange) r/o for "push-thru" copy

i.d. copy:
1/2" clear acrylic "push-thru" with white vinyl overlay

main structure:
aluminum construction ul approved Led illumination paint to match bldg (med. grey)

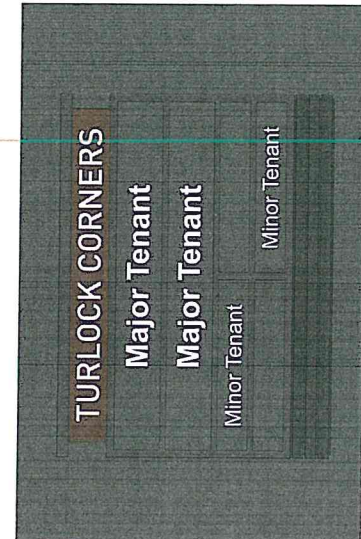
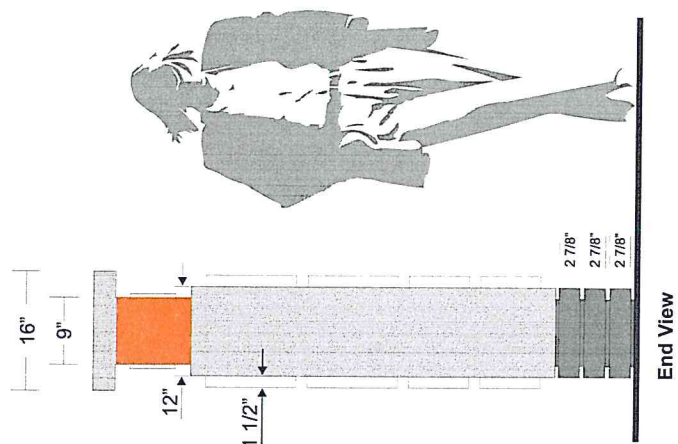
tenant faces:
aluminum "shoe-box" construction paint white (r/o for copy)

tenant copy:
acrylic "back-up" with vinyl copy overlay (per ea. tenant)

base:
aluminum construction paint to match bldg (dark grey)

Signs A & B:
D/F Led Illuminated Monument Signs
Scale 3/4"=1'-0"

mfg & install two (2) signs



Night View (Illuminated)

SS UNITED SIGN SYSTEMS 5201 Pentecost Drive Modesto, Calif 95356 1-800-481-SIGN C.S.C.L. # 718965 FAX (209) 543-1326		DESIGN MANUFACTURING INSTALLATION MAINTENANCE	
JOB INFO JOB #: 000 CLIENT: Turlock Corners Retail Plaza CONTACT: DATE: 7-11-17 PROJECT LOCATION: TURLOCK, CA		SALESPERSON: DAMON RICHMOND DRAWN BY: BAM PAGE 1 OF 2 CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	
REVISIONS: 9-27-17 bam SCALE: NOTED FILE NAME: TURLOCK CORNERS RETAIL PLAZA		ELECT.: 120 Volt ☐ 277 Volt ☐ Other ☐ one box above MUST be checked prior to any mfg.	
SPECIFICATIONS See Drawing for Specifications			

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