

MAIN STREET PLAZA

California & Botelho

Walnut Creek, CA

Project & Tenant Sign Program

APPROVED,
COMPREHENSIVE
SIGN PROGRAM
(AS OF NOV., 2004)

Woodcreek Partners
21 Lafayette Circle # 200
Lafayette, CA 94549

SEE DR. Y03-087
RESO. 2435 (5/19/04)

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Introduction

The Main Street Plaza Sign Program has been established for the purpose of assuring professional visual graphics, imagery and communications designed to mutually benefit the center, the center's merchants and their customers. The intent is to provide sign guidelines and criteria that are necessary to achieve a visually harmonious environment.

MAIN STREET PLAZA IDENTIFICATION SIGNS

The intent of the primary center identification signing is to:

1. Clearly identify the center and/or its major tenant in a compatible design with the total project.
2. Adequately define the center's identity.
3. Direct traffic to the center's entrances.

PERMANENT TENANT SIGNAGE

The design of the retail tenant signing clearly identifies individual businesses to vehicular and pedestrian traffic within the project site.

The design allows for individual trade/trademark style graphics within a uniform controlled and harmonious sign plan. This benefits all tenants equally throughout the center without visually dominating the architectural environment.

The following pages describe the overall sign program as well as the specifications for individual signs and graphic elements to be used throughout the project.

Criteria

Conformation to the criteria and guidelines for the Main Street Plaza Sign Program will be strictly enforced. Any non-conforming or unapproved signing installed by the Tenant is strictly forbidden and shall be brought into conformance at the tenant's expense. Only the signs described in this document are permitted in, on and within the center.

Any changes from the Main Street Plaza Sign Program must be approved by Woodcreek Partners and City of Walnut Creek. Accordingly, any applications to City of Walnut Creek for revisions to the Main Street Plaza Sign Program must be made by the Owner.

GENERAL CRITERIA

A. PROCEDURES FOR SIGNAGE APPLICATION

Woodcreek Partners shall provide the Tenant the criteria (herein) for the Main Street Plaza Sign Program.

To obtain sign approval from Woodcreek Partners, each applicant shall submit the following:

1. Submit to Woodcreek Partners a completed sign approval application (contained within this booklet) at the noticed address as stated in the fundamental lease provisions.
2. The completed application form required by City of Walnut Creek.
3. Two copies of scaled drawings, one of which will be colored, including all lettering and graphic diagrams and specifications for colors, construction, materials, illumination and installation. Cross-section details shall also be shown in scale along with relevant site, plot and elevation plans. One set of approved plans and City of Walnut Creek application will be returned by Woodcreek Partners to the Tenant.

B. CITY OF WALNUT CREEK SIGN & BUILDING PERMITS

All permits required for signing installation shall be obtained by the applicant, or his agent, at applicant's expense. The applicant shall be responsible for the fulfillment of all requirements and specifications contained in the sign program.

C. SIGN CONTRACTOR

Any sign contractor performing work for any Tenant shall have an applicable State of California Contractor's License. Woodcreek Partners reserves the option to exclude any sign contractor from performing work on the site or buildings.

D. INSURANCE

Sign contractors shall carry WORKER'S COMPENSATION AND PUBLIC LIABILITY INSURANCE against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required by Woodcreek Partners and City of Walnut Creek. Contractor and Tenant shall indemnify Woodcreek Partners from any damages that may arise from the installation, maintenance or use of tenant's sign.

Criteria

E. SIGN MAINTENANCE

Tenant is responsible for the maintenance and repair of their signs. The Tenant shall keep all signs and signage lighting in good appearance and proper operating condition, at all times.

F. SIGN REMOVAL AT TENANTS VACATION OF SPACE

At the time a Tenant vacates their space, the Tenant is to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface. This removal and repair is at the Tenant's expense. If the Tenant fails to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface, Woodcreek Partners will have such work performed and back charge the Tenant for the cost of the work.

G. TENANT SIGN HOURS OF SIGN OPERATION

Sign lighting will be required to be operated by time clocks to be provided by Tenant. Hours of illumination shall be consistent with the operation of the shopping center.

H. WOODCREEK PARTNERS'S RIGHT OF REFUSAL

Woodcreek Partners reserves the right to refuse acceptance of any design for aesthetic compliance to theme of Main Street Plaza, or for any reason whatsoever.

I. TEMPORARY TENANT SIGNAGE

Temporary signs for grand openings or change of ownership will be allowed for 20 days from date of installation or 15 days after the first day of such opening, whichever occurs first, with approval of Woodcreek Partners and City of Walnut Creek.

J. LEASING SIGNS

All leasing and "For Rent" signs, throughout the entire center, are under the direct control of Woodcreek Partners. All real estate signs as defined in W.C.M.C. Sec. 10-8.102 shall conform to all provisions of Sec. 10-8.108(1.)(f).

Criteria

A. ELECTRICAL & ILLUMINATION

1. Sign illumination shall not include flashing, moving or audible effects.
2. Exposed conduit or tubing will not be permitted, except as may be approved by Woodcreek Partners and City of Walnut Creek.
3. All fluorescent lamps and ballasts to be 800 MA 110 volt.
4. All neon transformers will be 30 MA H.P.F. 110 volt.
5. All conductors, transformers and other equipment shall be concealed.
6. Primary electrical service to all signs shall be placed on tenant's meter and shall be part of tenant's construction and operating costs. Time clocks and photo-cell switches are required. Photo cells will be mounted on the top of the sign cabinet and time clocks will be within the tenant's space.
7. Electrical components shall bear the Underwriter's Laboratories (UL) label of approval, or equal, and shall also comply with all local building and electrical codes and industry standards and practices.
8. All Tenant signs will be internally illuminated unless otherwise specified.
9. All Tenant signs may be turned on from dusk till dawn.

B. CONSTRUCTION

1. All bolts, fastenings, clips, conduit, etc., shall be hot-dipped galvanized iron or equal, stainless, aluminum, brass or bronze. Where externally mounted, all items shall be painted to match the exterior colors of the surfaces mounted thereon.
2. All manufacturers/installers are advised that prior to final acceptance, each unit may be inspected for conformance by authorized representative of Woodcreek Partners. Any signs found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor at the Tenant's expense.
3. No substitutes will be accepted by Woodcreek Partners whatsoever, unless so indicated in the specifications and approved by both Woodcreek Partners and City of Walnut Creek.

C. INSTALLATION

1. Locations of signs: All signs or advertising devices advertising an individual use, building, or business shall be attached to the building at a location, described herein, or in attached drawings.
2. All penetrations of the building structure and raceway required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3. Attachments of signs to building shall be made per specifications contained herein.

Criteria

4. Tenant's sign contractor shall repair any damage to the building caused by sign installation. Unrepaired damage caused by Tenant's sign and/or sign contractor, shall be Tenant's responsibility to correct at Tenant's expense. Tenant shall be fully responsible for the operations of Tenant's contractor.
5. Sign permits must be secured by tenant or tenant's sign contractor from the City of Walnut Creek. Fabrication and design must comply with all sign criteria contained herein.
6. Building permits must be secured by Tenant's sign contractor. Fabrication and installation must comply with all local building and electrical codes.
7. All contractors must be fully licensed (California Contractors License C-45), and must provide Woodcreek Partners with a certificate of liability insurance prior to commencing any work on the property.
8. Sign and building permit fees shall be borne by the tenant.

D. TENANT COPY

1. All Tenant signing shall be combined to consist solely of the Tenant's trade name, logo and recognizable trademark insignia. Phone numbers, phrases and jingles are not permitted.
2. Sign copy shall not include products or services except as it may legally be part of the Tenant's trade name, logo and recognizable trademark insignia.
3. All signing shall have the written approval of Woodcreek Partners in each case.

E. WARRANTY

1. The entire display shall be guaranteed by fabricator/installer for 5 years against defects in material and workmanship. Defective parts, displays or installation shall be replaced or repaired without charge to Woodcreek Partners. All lamps, tubes, ballasts and transformers are excluded, but such parts will be unconditionally guaranteed and replaced without charge for a period of 90 days from date of installation.

F. OTHER CONDITIONS

1. In no event shall the proposed sign area parameters for anyone tenant exceed the permitted code requirements of one square foot of sign area for each one foot of principal building frontage occupied by such business, and one square foot of sign area for each 200 square feet of gross floor area occupied by such business.
2. All tenant wall sign lettering shall be configured in such a way as to be located entirely within the dimensional borders as outlined in the sign criteria (30" maximum letter height). However, such signs may include reasonably sized, lower case letters with "descenders" (e.g. "y", "g", "p", etc.), which extend below the main text base line. Otherwise, all sign lettering shall be justified at the bottom of the appropriate sign boundaries as shown on the drawings labeled "Exhibit A" and included in the tenant's sign criteria packets. In no event shall any lettering extend above, or beyond the approved boundaries indicated.
3. The computation of sign area will be determined as defined in the City of Walnut Creek Codes.
4. Neon signs in window areas of tenant spaces are to follow the City of Walnut Creek Neon Sign Guidelines.

Sign Type Descriptions

SIGN TYPES AI, A2 & A3

Site Identification Sign

DESCRIPTION	These freestanding identity markers will provide identification to no more than six of the shopping center tenants (Types A2 & A3 only. On Type AI, there are no tenant names.). The sign is integrated into the landscaping plan on the corner of Botelho and South Main, at the California Blvd. entrance and along the Botelho street frontage. Architectural in design, this sign reflects a common design theme carried throughout the shopping center.
LOCATION	Corner of Botelho and South Main Street. Shopping center entrances on Botelho and California Blvd.
SIZE	Type A1 Project Identity sign panels are 8'-0"H x 1'-10"W, with secondary color panel 8'-0"H x 8-1/2"W Type A2 Project Identity sign panels are 8'-0"H x 1'-10"W, with tenant identity panel 8'-0"H x 8-1/2"W. Type A3 Project Identity sign panels are 6'-8"H x 18"W, with tenant identity panel 6'-8"H x 7"W.
MATERIALS	Aluminum pole, aluminum sign panel and blades.
FABRICATION	Fabricated aluminum shopping center identification panel mounted to the support pole. Additional decorative blades are sheet aluminum. Pole and blades all have a painted finish. Shopping center name in surface applied dimensional letters.
COLORS	Pole and Typography – ICI Paint Color 724 - Parchment Background – ICI Paint Color 164 – Grapevine Wreath Accent Trim – ICI Paint Color 1650 –Grape Thistle
ILLUMINATION	Freestanding identity marker located between Building A and Building C to be exteriorly illuminated with in ground accent light fixtures, (one each sign side.)
COPY	"Main St. Plaza" "Tenant Names" (Types A2 & A3 only)

Sign Type Descriptions

SIGN TYPE BI

Tenant Storefront Sign

DESCRIPTION	Identifies tenant locations/buildings with internally illuminated individual metal letters with plastic faces (Pan Channel Letters 5" Deep). The copy will be in the trade style of the tenant. All copy will be internally illuminated.
LOCATION	Sign on the fascia of the building over each elevation of the tenants store front (north elevation).
SIZE	<p>To be approved by Woodcreek Partners and City of Walnut Creek. Tenant must supply logo trade style and drawings for approval prior to permit filing. The maximum allowable letter height is 30" for caps and lower case letters and 24" for all capital letters.</p> <p>Situation A: (middle four tenants) 2'-6" x 15'-0" max. allowable sign area. (NOTE: Elevation shown as Happy Cooker is limited to a 12' sign length).</p> <p>Situation B: (two end tenants) 2'-6" x 19'-0" max. allowable sign area (NOTE: Elevation shown as Planteen & Krough can have a 22' sign length).</p> <p>Situation C: (double bay tenant) 2'-6" x 30'-0" max. allowable sign area.</p> <p>Situation E: (two tenants occupying end unit) 5'-0" x 11'-0" max. allowable sign area.</p> <p>Situation F: (two tenants occupying end unit) 2'-6" x 22'-0" max. allowable sign area.</p>
MATERIALS	Acrylic faces and aluminum cabinets.
FABRICATION	Acrylic faces and trimcap retainers. .050 aluminum returns welded to .080 aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channel" type letters are permitted.
COLORS	<p>Letter returns will all have the same color returns - Anodized Aluminum/Light Gray Duranodic Paint (Matthews 281-342, acrylic polyurethane). Trimcaps to match the face color of the letter or the return color. Logo/Letter faces Plex facing shall not be transparent where neon is visible. Colors to be approved by Woodcreek Partners and City of Walnut Creek. Revised per Walnut Creek DRC Resolution #2339-1/4/02 No letter borders or outlines permitted. (Bright Red, Orange, Yellow Discouraged) Letter faces may match tenant corporate colors pending prior approval from Woodcreek Partners and the City of Walnut Creek.</p> <p><i>stark white</i></p>
ILLUMINATION	Internally concealed neon tubing, 30MA, HPF transformers. Color of tubing to be compatible with faces.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B2

Tenant Storefront Sign

DESCRIPTION	Identifies tenant locations/buildings on the west elevation of the shopping center with internally illuminated individual metal letters with plastic faces (Pan Channel Letters 5" Deep) or backlit fabricated aluminum letters. The copy will be in the trade style of the tenant. All copy will be internally illuminated.
LOCATION	Sign on the fascia of the building over each elevation of the tenants store front (West elevation).
SIZE	Maximum allowable sign area for the main tenant (formerly "Strouds") on either elevation is 36" x 16'-0" (all caps okay), to be approved by Woodcreek Partners and City of Walnut Creek. Tenant must supply logo trade style and drawings for approval prior to permit filing. Maximum allowable sign area for minor tenants (formerly "Triad Home Theater") is 24" x 11'-0". Additional secondary signage of 1'-7" x 4'-7" will be allowed for this minor tenant only on the Northeast overhang fascia facing Botelho Drive. Per DRC Resolution No. 2349. Southwest corner tenant may have a <i>total</i> of three wall signs, chosen from four potential locations shown on the west and south elevations. Only one text sign and one logo/graphics sign may be displayed on each elevation. 3' x 16' max. for text sign; 3' x 3' max. for logo / graphics sign.
MATERIALS	Acrylic faces and aluminum cabinets or halo illuminated fabricated aluminum letter.
FABRICATION	Acrylic Face Letters Acrylic faces and trimcap retainers. .050 aluminum returns, but welded to .080 aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channel" type letters are permitted. Halo Illuminated Letter .080 aluminum returns with .090 face. Letters to stand off building 2". Stand offs shall be positioned so as not to create any shadows in the halo illumination. No drain holes at the bottom of letters.
COLORS	Letter returns will all have the same color returns - Anodized Aluminum/Light Gray Duranodic Paint (Matthews 281-342, acrylic polyurethane). Trimcaps to match the face color of the letter or the return color. Logo/Letter faces - Blue Rohm & Haas 2051, Purple, Rohm & Haas 2287, Green Rohm & Haas 2047, Burgundy, 3M Scotchcal translucent vinyl 3630-49. Plex facing shall not be transparent where neon is visible. Colors to be approved by Woodcreek Partners and City of Walnut Creek. Revised per Walnut Creek DRC Resolution #2339 1/4/02. No letter borders or outlines permitted. (Bright Red, Orange, Yellow Discouraged). Letter faces may match tenant corporate colors pending prior approval from Woodcreek Partners and City of Walnut Creek.
ILLUMINATION	Internally concealed neon tubing, 30MA. HPF transformers. Color of tubing to be compatible with faces.
COPY	Per the tenant name.

Same
as B1

Sign Type Descriptions

SIGN TYPE B3(a) Tenant Storefront Sign

DESCRIPTION	Identifies tenant with a transom sign OR wall sign at Building B (currently European bath / 3-Day Blinds). Wall sign individual letters to be 3" deep, pin mounted 1" from the wall or on a background plate. The copy will be in the trade style of the tenant. All copy will be Halo-lit. A transom sign may be applied directly to glass (vinyl or gold leaf) or be suspended in front of the glass.
LOCATION	Sign on the northeast side of Building B.
SIZE	To be approved by Woodcreek Partners and City of Walnut Creek. Tenant must supply logo trade style and drawings for approval prior to permit filing. 9'-0"H x 2'-0"W allowable sign area, with 3" maximum depth of letters. Transom sign 3' x 3' maximum.
MATERIALS	Wall sign: Metal or acrylic. Transom sign: Vinyl, paint or gold leaf, applied directly to the glass, or on a metal or acrylic panel suspended in front of the glass.
FABRICATION	<i>Same as B3(b)</i> Transformers, power supplies, wires, etc., must be concealed. Raceways are not allowed.
COLORS	Colors to be approved by Woodcreek Partners and City of Walnut Creek.
ILLUMINATION	Wall sign: Internally concealed neon tubing, 30 MA.HPF transformers. Transom sign: Non-illuminated.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B3(b) **Tenant Storefront Sign**

DESCRIPTION	Identifies tenant with Halo-lit individual metal letters pin mounted to wall at Building B. (currently "European Bath" / "3-Day Blinds"). Individual letters to be 3" deep, pin mounted 1" from the wall. The copy will be in the trade style of the tenant. All copy will be Halo-lit.
LOCATION	Sign on the southwest side of Building B.
SIZE	To be approved by Woodcreek Partners and City of Walnut Creek. Tenant must supply logo trade style and drawings for approval prior to permit filing. 12'-0"W x 18"H allowable sign area.
MATERIALS	Metal
FABRICATION	Metal faces and returns. Letters, numbers, shapes, etc. to be individually pin mounted off wall. All faces and returns to be opaque. Neon should not be visible. Transformers, power supplies, wires, etc., must be concealed. Raceways are not allowed.
COLORS	Colors to be approved by Woodcreek Partners and City of Walnut Creek.
ILLUMINATION	Internally concealed neon tubing, 30 MA.HPF transformers.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B4 Tenant Storefront Sign

DESCRIPTION	Identifies tenant with signage at Building B (currently "European Bath" and "3-Day Blinds").
LOCATION	Transom window located over tenant's customer accessible entry doors at Building B on the southeast and northwest sides of the building.
SIZE	To be approved by Woodcreek Partners and City of Walnut Creek. Tenant must supply logo trade style and drawings for approval prior to permit filing. Allowable sign area is 3' x 3'.
MATERIALS	Glazing vinyl, gold leaf, or glazing paint for signs applied directly to interior glazing. Wood, metal, acrylic or other high-end rigid material for signs suspended behind interior glazing.
FABRICATION	Must be installed on interior side of glazing. If rigid sign suspended behind interior glazing, suspension cables must have clean attachment details to both sign and suspension source, i.e. ceiling, soffits, etc.
COLORS	Colors to be approved by Woodcreek Partners and City of Walnut Creek. Revised per Walnut Creek DRC Resolution #2339 1/4/02.
ILLUMINATION	Transom signs to be non-illuminated.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B5

Tenant Storefront Sign

DESCRIPTION	Identifies tenant location/building at Building B through the use of Suspended Under Overhang Signs.
LOCATION	Northwest and northeast side of Building B.
SIZE	Sign must fill 36"High x 36" Wide overall space.
MATERIALS	Wood, metal, acrylic or other high end rigid material.
FABRICATION	Sign must be double sided if oriented perpendicular to the building's façade. Wood, metal, acrylic or other high-end, rigid material. Sign to be non-internally illuminated. If illumination is desired, gooseneck light fixtures may be used to externally illuminate sign face(s). Double-sided signs must have illumination on both sides if illuminated.
COLORS	Colors to be approved by Woodcreek Partners and City of Walnut Creek. Revised per Walnut Creek Resolution #2339 1/4/02.
ILLUMINATION	Sign to be non-internally illuminated. If illumination is desired, gooseneck light fixtures may be used to externally illuminate sign face(s). Double-sided signs must have illumination on both sides if illuminated.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B6

Tenant Storefront Sign

DESCRIPTION	Identifies tenant location/building to Building C (currently "Site for Sore Eyes/ Sterling Optical" and "Lusa Coffee").
LOCATION	Sign on the fascias of the building over each elevation of the Tenant's storefronts.
SIZE	<p>North Elevation (currently "Sterling Optical / Site For Sore Eyes") – Maximum allowable sign area is 23 square feet with letter height a maximum of 21" within the 30" high building sign band.</p> <p>South Elevation (currently "Lusa Coffee"- noted as "Fresh Blend on elevation sheet) – Maximum allowable sign area is 21 square feet, with letter height a maximum of 21" within the 30" high building sign band.</p>
MATERIALS	Acrylic faces and aluminum cabinets or halo illuminated fabricated aluminum letters.
FABRICATION	Acrylic Face Letters Acrylic faces and trimcap retainers. 050 aluminum returns, but welded to .080 aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channel" type letters are permitted.
COLORS	Letter returns will all have the same color returns – Anodized Aluminum/Light Gray Duranodic Paint (Matthews 281-342, acrylic polyurethane). Trimcaps to match the face color of the letter or the return color. Logo/Letter faces Plex facing shall not be transparent where neon is visible. Colors to be approved by Woodcreek Partners and City of Walnut Creek. Revised per Walnut Creek Resolution #2339 1/4/02. No letter borders or outlines permitted. (Bright Red, Orange, Yellow Discouraged). Letter faces may match tenant corporate colors pending prior approval from Woodcreek Partners and City of Walnut Creek.
ILLUMINATION	Internally concealed neon tubing, 30MA. HPF transformers. Color of tubing to be compatible with faces.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B7

Tenant Kiosk Front Sign

DESCRIPTION	Identifies tenant location/building at Kiosk (currently "Pawmarks Children's Clothing").
LOCATION	Two wall signs, each of which would be affixed to the exterior of one of six transom windows, which are located above a continuous awning encircling the kiosk. One sign would face north toward Botelho and one would face east toward the parking lot.
SIZE	The overall sign dimensions would be 15" H x 5'-10-1/2" W for a sign area of 7.3 square feet each and a total of 14.7 square feet for the two.
MATERIALS	Acrylic letters; with aluminum back panel.
FABRICATION	Construction of each sign consists of a perforated, aluminum panel attached to the window framing by horizontal supports. Individual, vinyl-coated acrylic letters with the copy (currently "PAWMARKS") (all capitals) affixed to each panel. Individual letters may have different colors and their heights may range in size from 5-1/2" to 8-1/2". Letters are mounted to the aluminum panel with 1/2" standoffs.
COLORS	Colors to be approved by Woodcreek Partners and City of Walnut Creek.
ILLUMINATION	Each sign is indirectly illuminated by a double-headed, single pole, light fixture mounted above each sign and projecting 32" out from the building face.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE B8 **Tenant Gateway Sign**

DESCRIPTION	Identifies tenant with a north-facing gateway between Buildings A and B.
LOCATION	See diagram included in Appendix.
SIZE	Maximum 18'-0"L background; maximum 16'-0"L text, and maximum 18"H text.
MATERIALS	Non-illuminated letters only are allowed with metal background. Letters may be acrylic or gold leaf.
FABRICATION	Letters, numbers, shapes, etc. to be individually pin mounted off metal background.
COLORS	Colors to be approved by Woodcreek Partners and City of Walnut Creek. Revised per Walnut Creek Resolution #2339-1/4/02. Individual letters affixed to the aluminum panel shall be of a consistent color and architecturally in character with the structure's ironwork (depending on the name/logo.) Letter faces may match tenant corporate colors provided they do not clash with the gateway colors and pending prior approval from Woodcreek Partners and City of Walnut Creek.
ILLUMINATION	This sign shall be indirectly illuminated with gooseneck lamps.
COPY	Per the tenant name.

Sign Type Descriptions

SIGN TYPE C

Tenant Miscellaneous Window Signs

DESCRIPTION	Certain miscellaneous signs will be permitted on storefront windows. These consist of credit card decals, hours of operation and selected other instructional information.
LOCATION	This information is to be placed only at the entrance door or on the window immediately adjacent to the left side of the entrance door, 66" maximum from floor.
SIZE	The credit card decals shall be only those that are provided by the credit card company. Hours of operation shall be in a size no larger than 1 1/2" cap height. Emergency information shall be no larger than 1" cap height. Total area of all such signs shall not exceed 4 sq. ft.
MATERIALS	Decals and vinyl letters.
FABRICATION	Credit card images are to be decals. Hours of operation and emergency information shall be stylus cut vinyl letters reversed cut and installed on the inside of the glass.
COLORS	Decals are per "company colors" and vinyl letters are white.
ILLUMINATION	None
COPY	Any text or message beyond hours of operation, credit cards honored and emergency information will require landlord approval prior to installation.

Sign Type Descriptions

SIGN TYPE D

Tenant Address Identification

DESCRIPTION	Tenant address
LOCATION	Tenant addresses are to be installed on the entrance door or adjacent glass centered 6" down from the top of the door or window mullion.
SIZE	4" high Helvetica Extra Bold.
MATERIALS	Vinyl letters
FABRICATION	Stylus-cut vinyl letters reversed cut and installed on the inside of the glass.
COLORS	White
ILLUMINATION	None
COPY	Only the tenant address number.

Sign Type Descriptions

SIGN TYPE E

Tenant Rear Entry Sign

DESCRIPTION	Identifies non-customer door for receiving merchandise.
LOCATION	Tenant must place on the exterior of the rear entry door. The address number is to be installed in the top corner of the door on the knob side 6" down from the top and 2" in from the edge. The Tenant name is to be installed with 4" interline spacing below the address number and 2" in from the edge of the door. If more than one tenant shares the same door, each additional tenant's name and suite number shall be applied below the first tenant's name.
SIZE	Address 4", Name 2 ½" cap. height.
MATERIALS	Vinyl letters
FABRICATION	Stylus cut vinyl letters and numbers, right reading
COLORS	Gloss White
ILLUMINATION	None
COPY	Type style is Helvetica Extra Bold for the address. Type style for the Tenant name is Helvetica Medium Condensed in initial caps.

Sign Type Descriptions

SIGN TYPE F

Tenant Wall Sign

DESCRIPTION	Identifies tenant location/building to Building C (currently "Lusa Coffee").
LOCATION	Sign on the northwest corner of the building adjacent to the southwest facing storefront (within glass case).
SIZE	36"W x 48"H x 1" D
MATERIALS	Fabricated aluminum with painted background and vinyl or silk screened graphics.
FABRICATION	Fabricated aluminum sign pan, mounted to building wall surface. Graphics are either surface-applied vinyl or silk screened on face of pan.
COLORS	Graphics and background color may match tenant corporate colors pending prior approval from Woodcreek Partners and the City of Walnut Creek.
ILLUMINATION	Non-illuminated.
COPY	Per the tenant name.

Sign Type Descriptions

Lessor Name and Address _____

Main Street Plaza Address _____

Description of Sign _____

Leaser Signature _____

Date _____

Woodcreek Partners Signature _____

Date _____

(Note: City of Walnut Creek approvals are required prior to fabricating and installing signage)

Sign Approval Application

Lessee Name and Address _____

Description of Sign _____

Lessee _____

Date _____

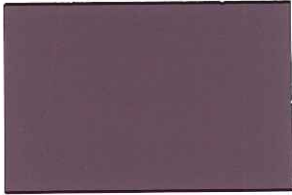
Woodcreek Partners _____

Date _____

Background Color
ICI 164 Grapevine Wreath



Accent Color
ICI 1650 Grape Thistle



Pole & Text Color
ICI 724 Parchment



Typical of All 3 Signs

Cut Waves off of Accent to
Create a Straight Edge



Accent Color
ICI 1650 Grape Thistle

Background Color
ICI 164 Grapevine Wreath



Text Color
ICI 724 Parchment

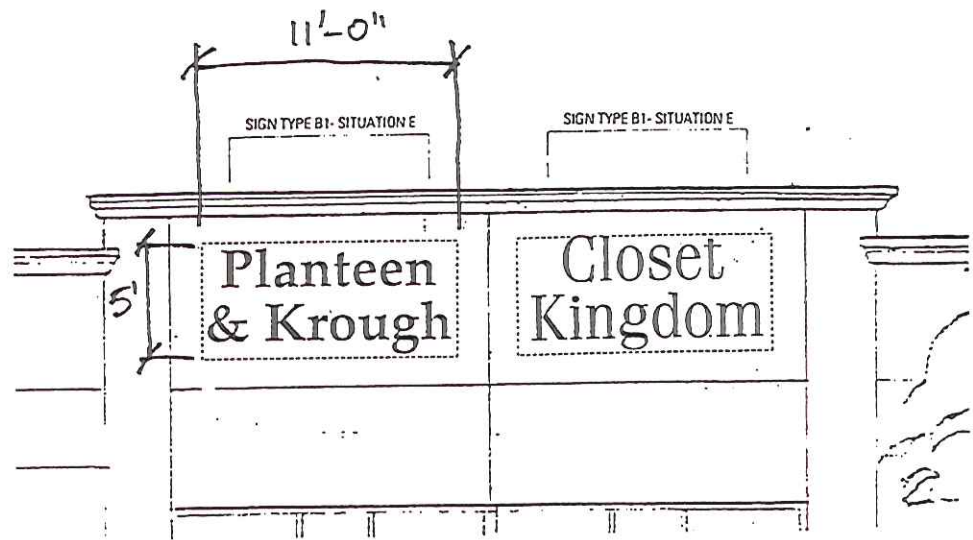
Pole Color
ICI 724 Parchment

Sign Type A1, A2 & A3 Freestanding Identity Markers



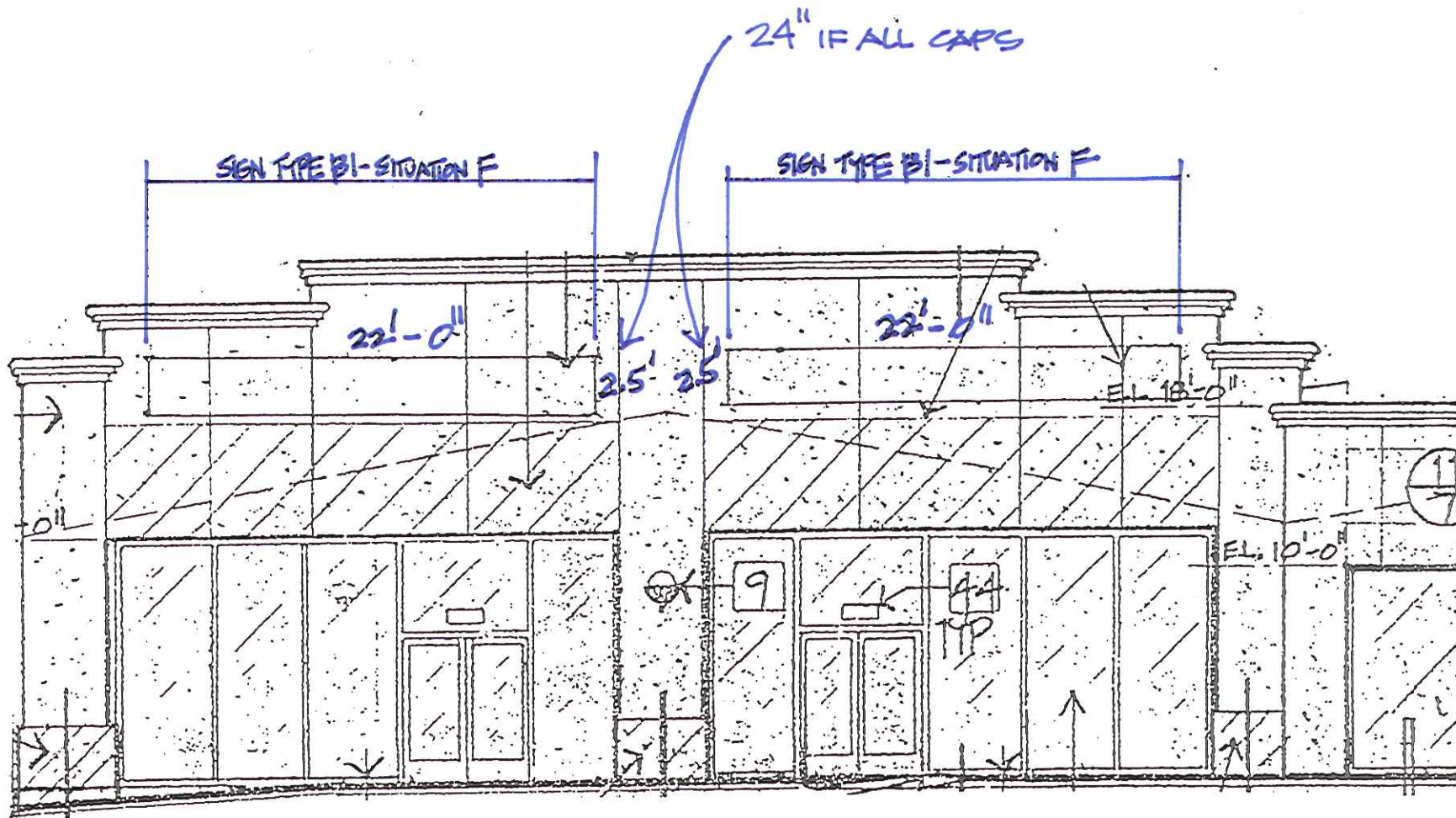
SIGN TYPE - B1
 SITUATIONS B & D

1/8" = 1'-0"



SIGN TYPE - B1
SITUATION E

1/8" = 1'-0"

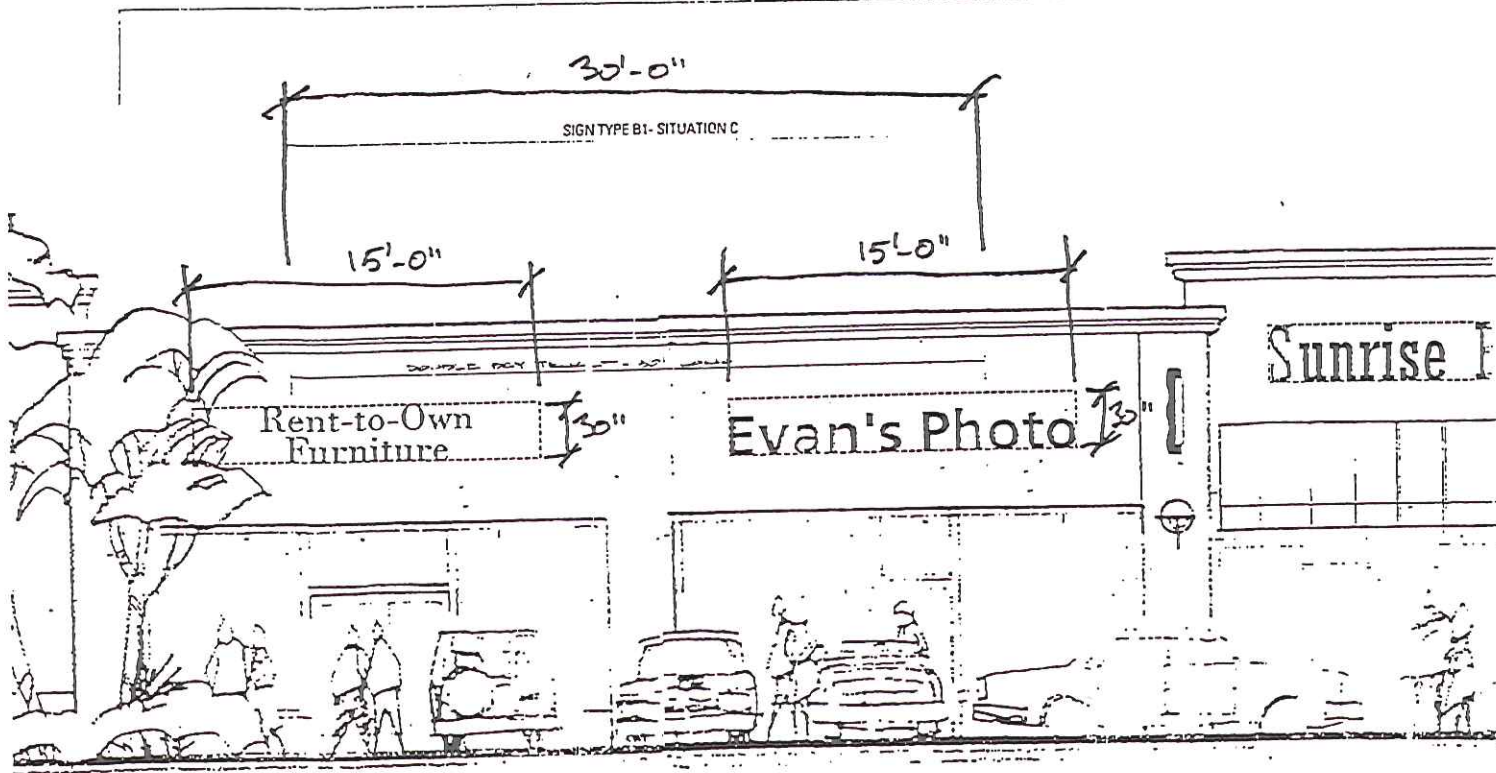


SIGN TYPE -B1

SITUATION F

1/8" = 1'-0"

SIGN TYPE B1- SITUATION C

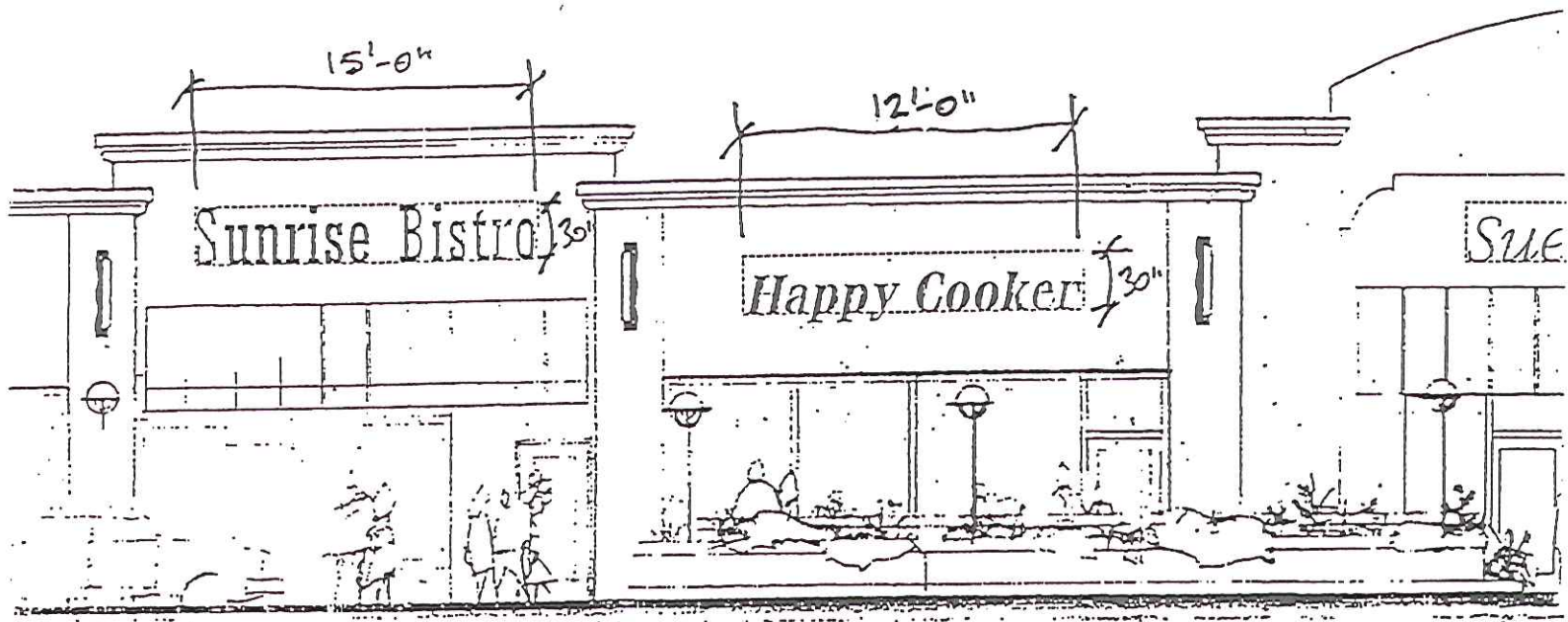


FRONT IDENTIFICATION - NORTH ELEVATION
SCALE 1/8" = 1'-0"

SIGN TYPE - B1

SITUATIONS A & C

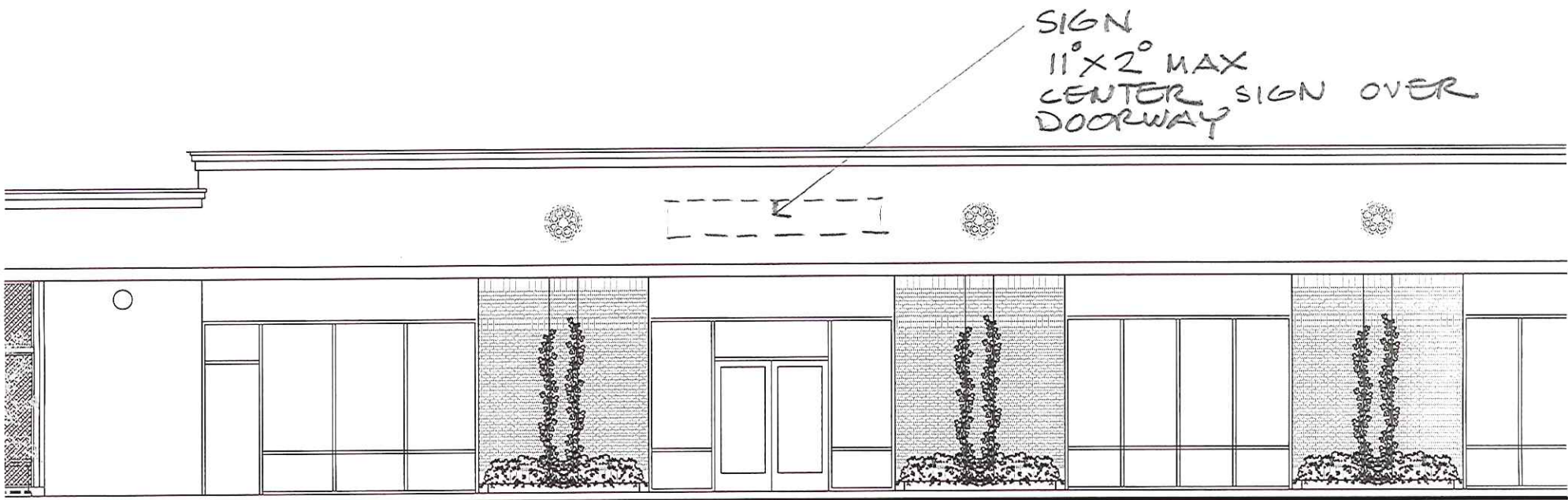
1/8" = 1'-0"



SIGN TYPE - B1

SITUATION A

1/8" = 1'-0"

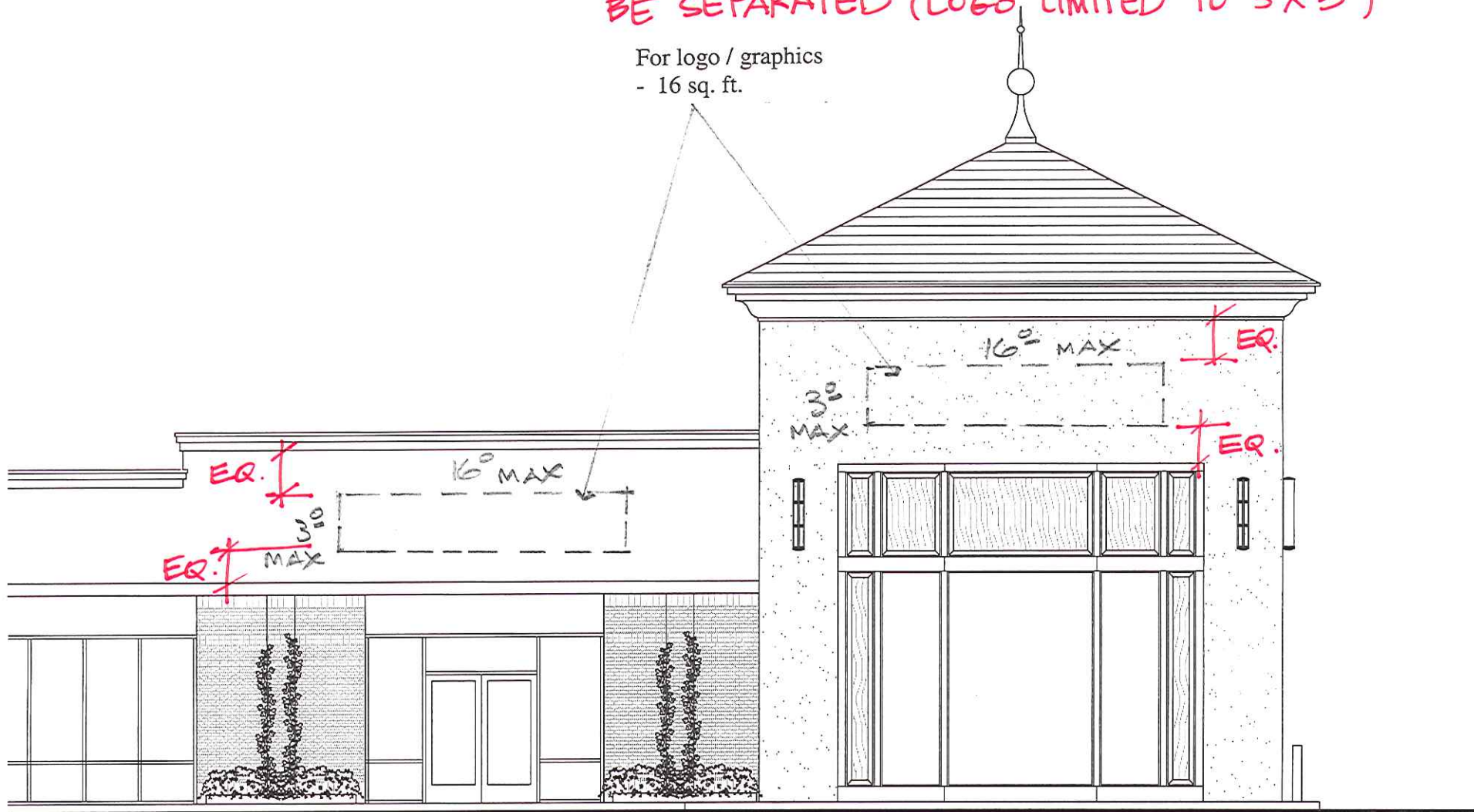


West Elevation 1/8" = 1'-0"

SIGN TYPE B2

LOGO & SIGN TEXT TO
BE SEPARATED (LOGO LIMITED TO 3'X3')

For logo / graphics
- 16 sq. ft.



West Elevation 1/8" = 1'-0"

SIGN TYPE B2

SEE Y05-013 FOR
AMENDMENT TO
THIS TENANT SPACE
(COPELAND SPORTS)



LOGO & SIGN TEXT TO BE SEPARATED (LOGO LIMITED TO 3' X 3')

CENTERED ON FASCIA

16' MAX

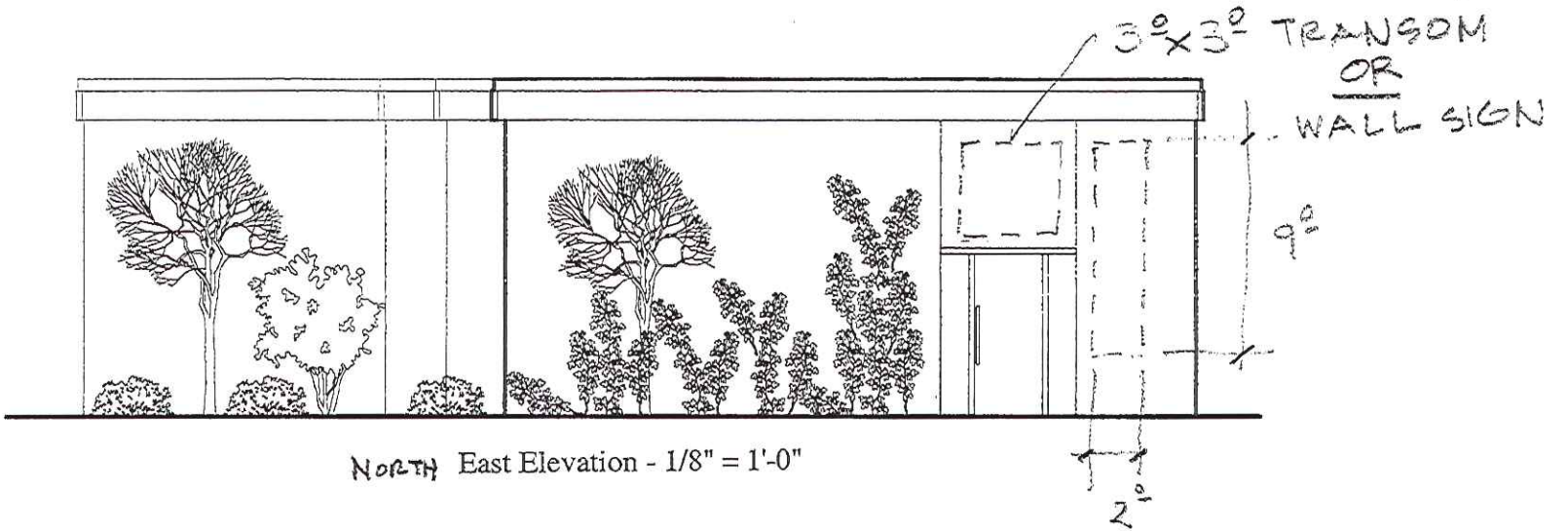
3' MAX

16' MAX

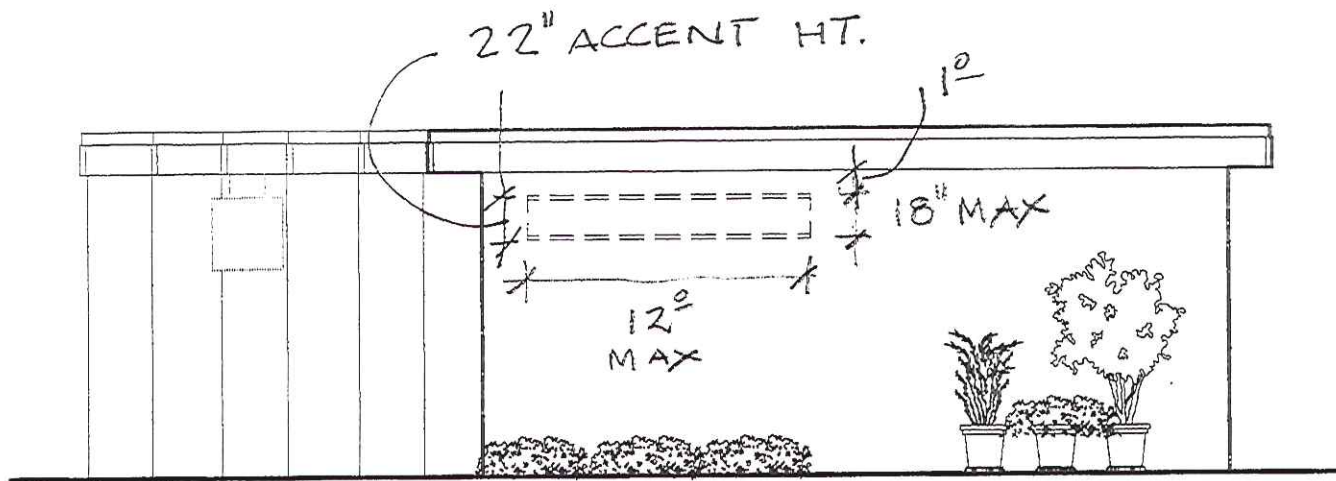
3' MAX

South Elevation 1/8" = 1'-0"

SIGN TYPE B2



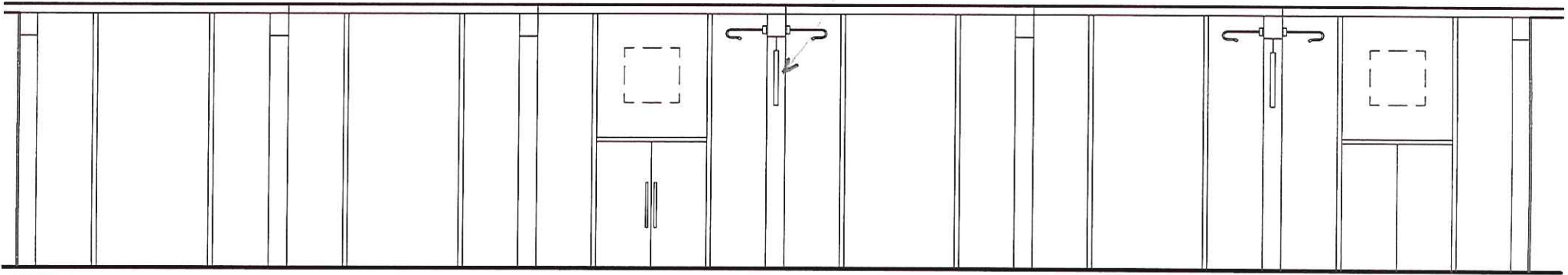
SIGN TYPE B3(a)



South West Elevation - 1/8" = 1'-0"

SIGN TYPE B3(b)

3' x 3' MAX

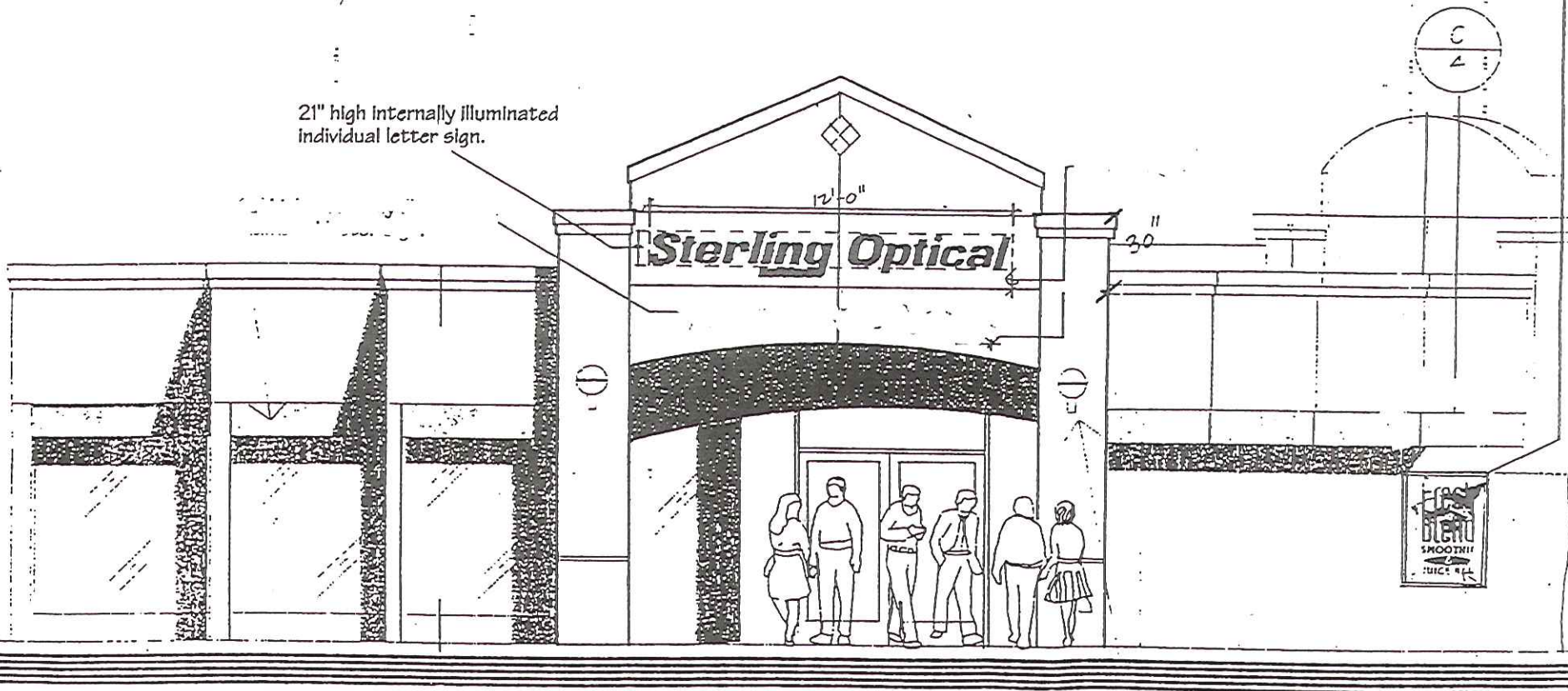
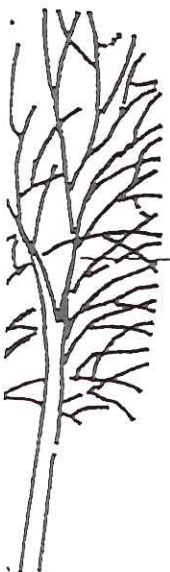


Elevation - 1/8" = 1'-0"

SIGN TYPE B4 & 5

36"W x 48" H x 1"D non-illuminated, fabricated aluminum wall panel sign. Painted background and vinyl or silkscreened graphics in approved tenant colors.

21" high internally illuminated individual letter sign.



string tree

Decorative lights to match existing project

new fuses wall for wall mounted sign for fresh blend

NORTH ELEVATION

1/4" = 1' 0"

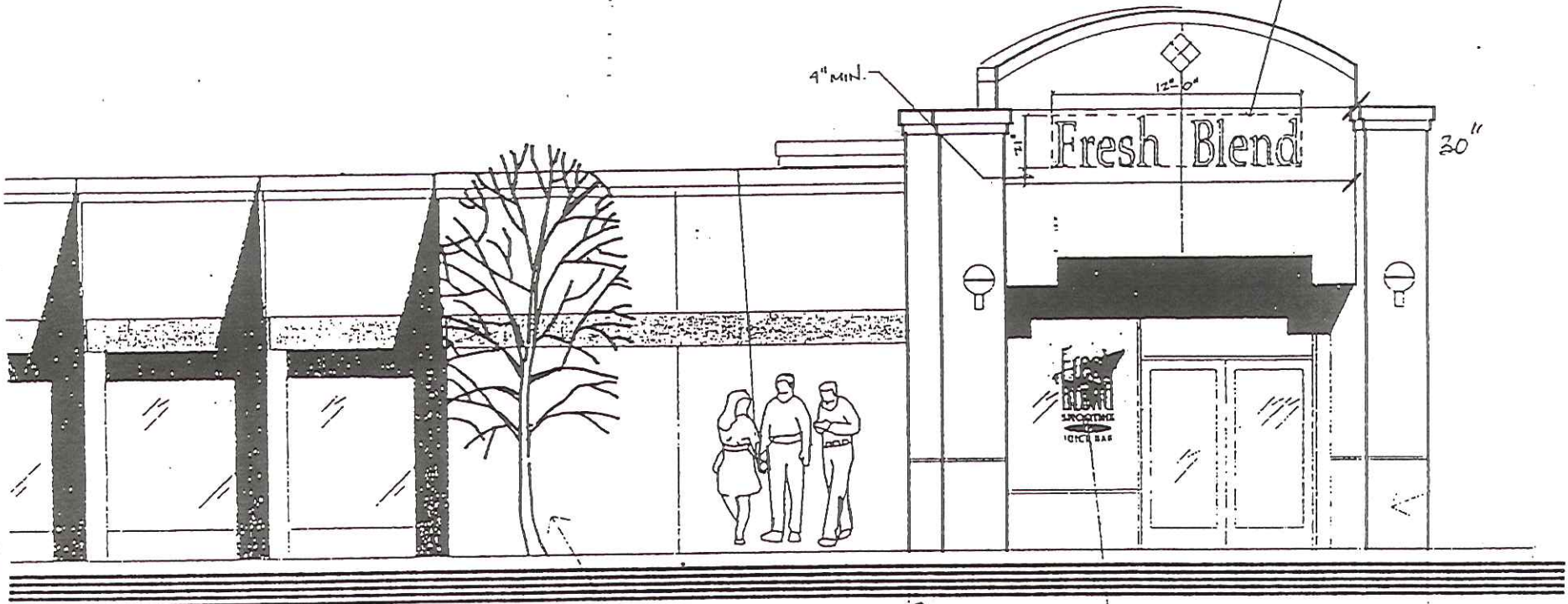
FROM BOTELHO DRIVE

SIGN TYPE B-6
NORTH ELEVATION

SIGN TYPE F

APPENDIX
Pg. 5.7

21" high internally illuminated individual letter sign, Provide perimeter control joints for refacing of sign background if necessary.



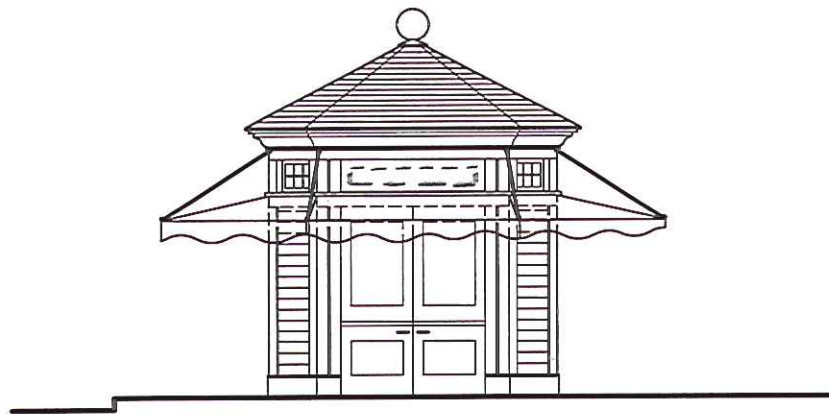
9" MIN.

12'-0"

20"

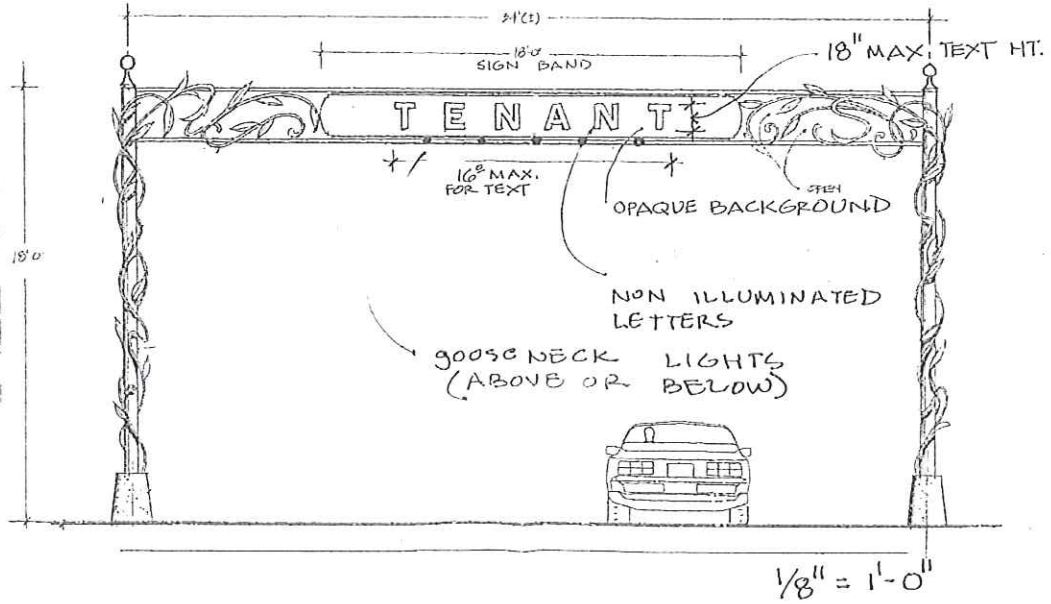
SIGN TYPE - B6

APPENDIX
P. 5.8



Kiosk - 1/8" = 1'-0"

SIGN TYPE B7



SIGN TYPE B8
Gateway Sign

SEE T05 - 013
 FOR FINAL APPROVAL
 OF COPELAND SPORTS
 SIGN



MEN'S WEARHOUSE



Beehive Dr

THE RIGHT START

STOP

15





P3080042 (1280x960x16M jpeg)











