

Walgreens Center

WALNUT CREEK, CA

Project & Tenant Sign Program FINAL

DESIGN REVIEW
CITY OF WALNUT CREEK
D.R. NO. _____

REFER TO P.C.
 STUDY SESSION
 CONDITIONAL
 DENIED

RESOLUTION NO. _____
EXHIBIT _____

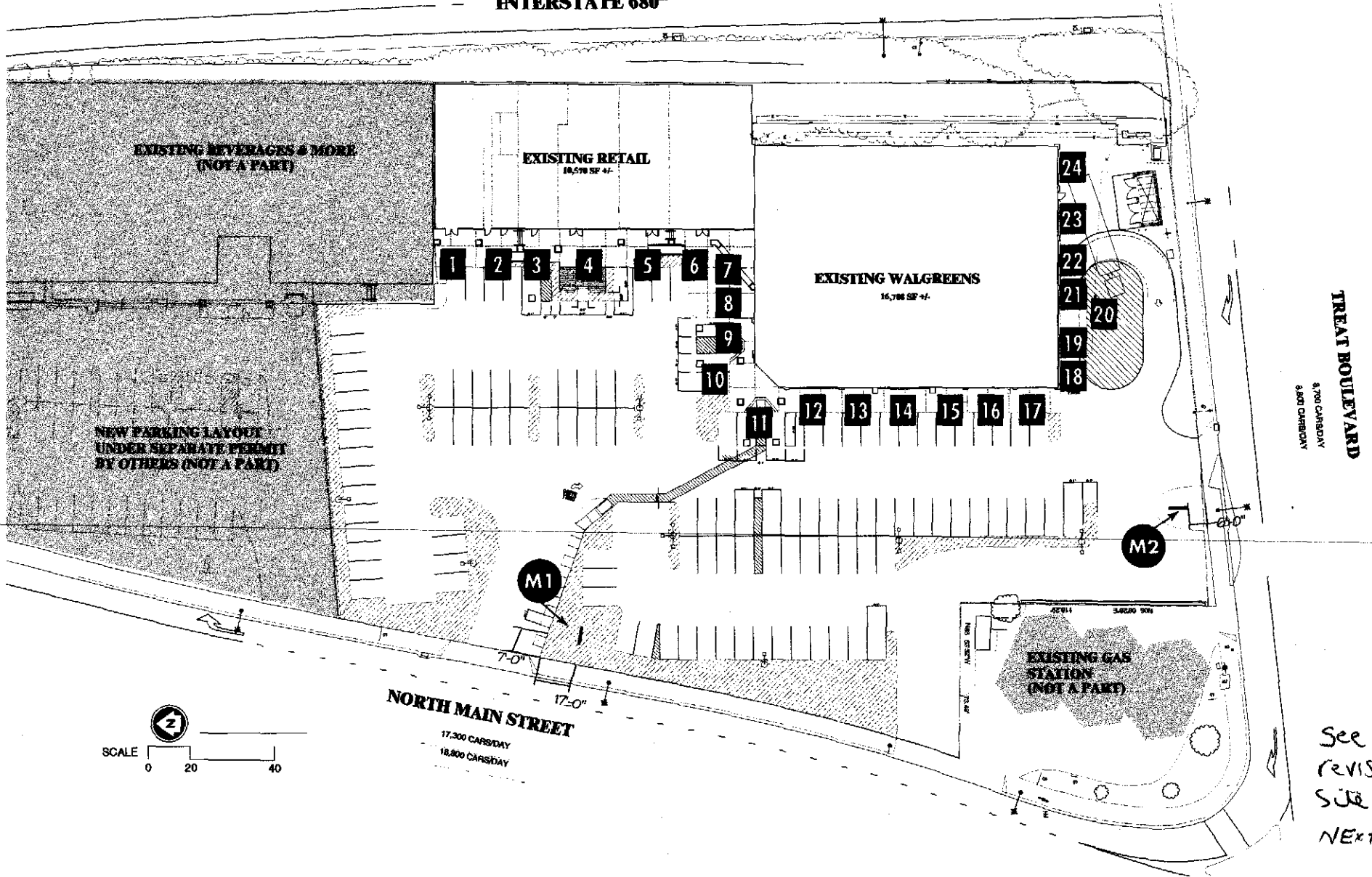
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DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 498022

REFER TO P.C.
 STUDY SESSION
 CONDITIONAL
 DENIED

RESOLUTION NO. 2322
EXHIBIT A



See
revised
Site plan
NEXT page

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WALGREENS SHOPPING CENTER

SITE PLAN

Oct. 1, 2001
Scale: SHOWN
SHEET J

LOCATION:

NEW ADDRESS

NET NEW TENANT SPACE SEE Y03-120

2914

2922

2918

2910

2910

EXISTING BEVERAGES & MORE (NOT A PART)

EXISTING RETAIL 10,570 SF +/-

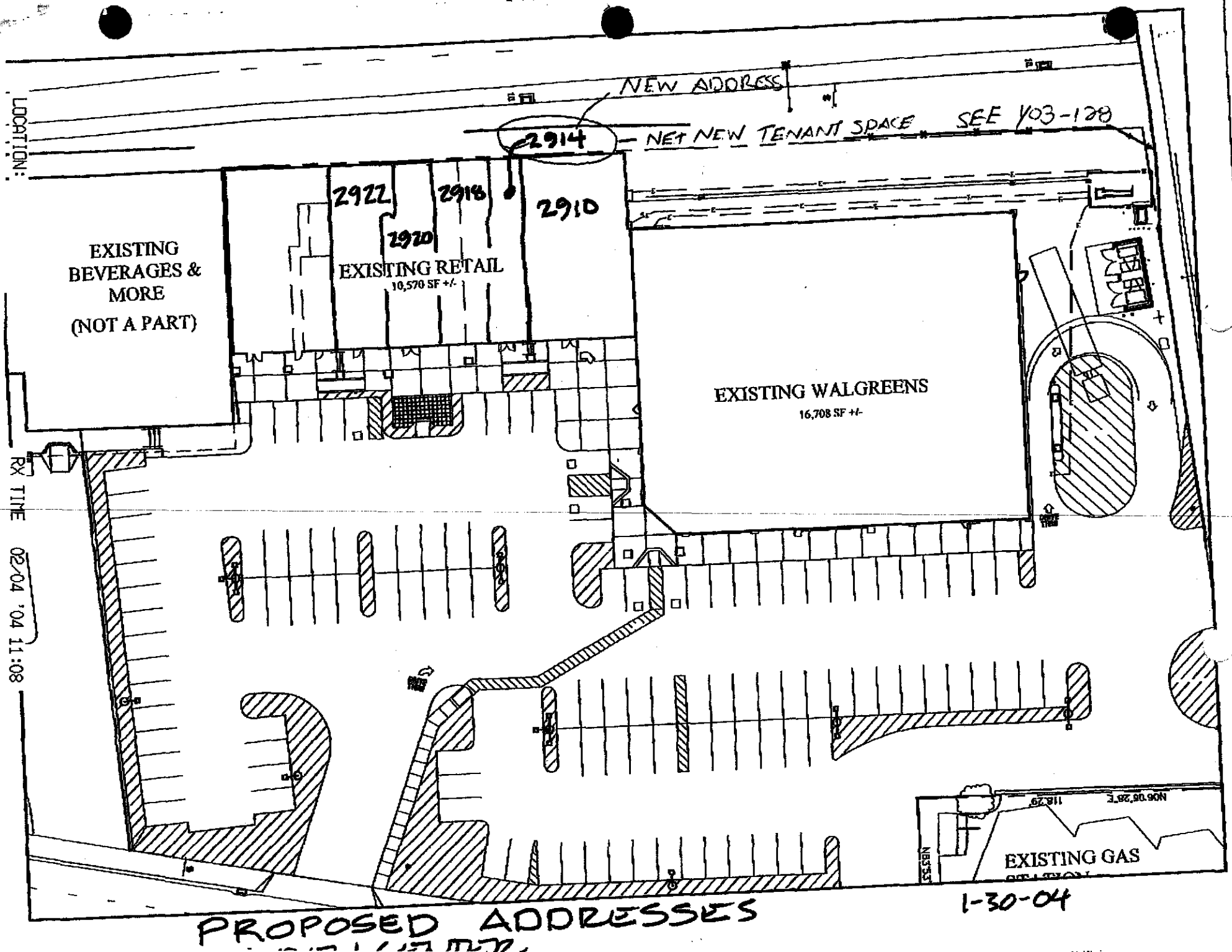
EXISTING WALGREENS 16,708 SF +/-

RX TIME 02/04 '04 11:08

EXISTING GAS

1-30-04

PROPOSED ADDRESSES



Introduction

Walgreens Center 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.

WALGREENS CENTER 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. Identify its tenants in a compatible design with the total project.

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 Walgreens Center Sign Program will be strictly enforced. Any non-conforming or un-approved signing installed by the Tenant is not permitted and shall be brought into conformance at the tenant's expense.

Only the types of signs described in this document are permitted in, on and within the center.

Brian Hirahara & Dina Honda (Owner) and City of Walnut Creek must approve any changes from Walgreens Center Sign Program. Accordingly, the Owner must make any applications to City of Walnut Creek for revisions to Walgreens Center Sign Program.

I. GENERAL CRITERIA

A. REQUIRED SIGNS

Tenant shall provide a minimum of one primary business identification sign per store frontage with a public entrance. *Tenant's sign shall conform to the sign sizes and locations designated for its storefront area in this Criteria.*

B. PROCEDURES FOR SIGNAGE APPLICATION

Brian Hirahara & Dina Honda (Owner) shall provide the Tenant the criteria (herein) for Walgreens Center Sign Program.

To obtain sign approval from Brian Hirahara & Dina Honda (Owner), each applicant shall submit the following:

1. Submit to Brian Hirahara & Dina Honda (Owner) a completed sign approval application (contained within this booklet) at the noticed address as stated in the *fundamental lease provisions*.
2. The completed City of Walnut Creek Sign Review Application form that is required by City of Walnut Creek.
3. Three 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 Brian Hirahara & Dina Honda (Owner) to the Tenant.

4. City of Walnut Creek approval is required for signs. The City requires the 3 sets of the items as described in paragraph 3 along with the application as described in paragraph 2.

C. CITY OF WALNUT CREEK SIGN & BUILDING PERMITS

All permits required for signing installation shall be obtained by the applicant, or his agent, at the applicant's expense.

The applicant shall be responsible for the fulfillment of all requirements and specifications contained in the sign program.

D. SIGN CONTRACTOR

Any sign contractor performing work for any Tenant shall have an applicable State of California Contractors License. Brian Hirahara & Dina Honda (Owner) reserve the option to exclude any sign contractor from performing work on the site or buildings.

E. 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 Brian Hirahara & Dina Honda (Owner) and City of Walnut Creek.

Contractor or Tenant shall indemnify Brian Hirahara & Dina Honda (Owner) from any damages that may arise from the installation, maintenance or use of tenant's sign.

Criteria

F. SIGN MAINTENANCE

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

G. 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, Brian Hirahara & Dina Honda (Owner) will have such work performed and back charge the Tenant for the cost of the work.

H. TENANT SIGN HOURS OF SIGN OPERATION

Hours of sign illumination shall be consistent with the operation of the shopping center and as stated in the lease.

I. BRIAN HIRAHARA & DINA HONDA (Owner)'s RIGHT OF REFUSAL

Brian Hirahara & Dina Honda (Owner) reserve the right to refuse acceptance of any design for aesthetic compliance to theme of the Center, or for any reason whatsoever.

J. TEMPORARY TENANT SIGNAGE

Temporary signs for grand openings or change of ownership will be allowed with the approval of Brian Hirahara & Dina Honda (Owner) and City of Walnut Creek.

A banner permit is required from the City of Walnut Creek. The city ordinance states that business opening signs must be removed 15 days after the first day of such opening or within 20 days of installation, whichever ever occurs first.

K. LEASING SIGNS

All leasing and "For Rent" signs, throughout the entire shopping center, are under the direct control of Brian Hirahara & Dina Honda (Owner).

Leasing signs shall conform to the City of Walnut Creek Sign Ordinance

L. CODES

All signs and their installation are to meet all applicable electrical, structural and building codes.

II. SIGN 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 Brian Hirahara & Dina Honda (Owner) and City of Walnut Creek.
3. All sign lighting is to be indirect as per Owner's standard low voltage floodlights or indirect by internal lamping that provides "reflected" visible light.
4. All conductors, transformers and other equipment shall be concealed.
5. Primary electrical service to all signs will be on the shopping center time-clock.
6. 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.
7. All Tenant signs will be illuminated in accord with the Tenant's lease provisions.

B. CONSTRUCTION

Criteria

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 Brian Hirahara & Dina Honda (Owner). 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 Brian Hirahara & Dina Honda (Owner) whatsoever, unless so indicated in the specifications and approved by both Brian Hirahara & Dina Honda (Owner) 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.
4. Tenant's sign contractor shall repair any damage to the building caused by sign installation. Un-repaired 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. Tenant's sign contractor must secure building permits. Fabrication and installation must comply with all local building and electrical codes.

6. All contractors must be fully licensed (California Contractors License C-45 or C-61), and must provide Brian Hirahara & Dina Honda (Owner) with a certificate of liability insurance prior to commencing any work on the property.

D. TENANT COPY

1. All Tenants signing shall be combined to consist solely of the Tenant's trade name, logo and recognizable trademark insignia.
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 Brian Hirahara & Dina Honda (Owner) in each case.

E. SIGN COLORS

1. Sign colors and the entire display shall be approved Brian Hirahara & Dina Honda (Owner) and the City of Walnut Creek.
2. Colors may conform to the Tenants color scheme, however they shall consist of primary colors. No fluorescent or "day glow" colors permitted.
3. Brian Hirahara & Dina Honda (Owner) reserves the right to not allow colors to be used that are inconsistent with the building colors and overall theme colors of the shopping center.

F. PROHIBITED SIGNS

1. Inflatable signs, displays and exhibits.
2. Exposed neon.
3. Animated or moving signs/displays.
4. Paper, cardboard, foam board, decals.
5. Interior illuminated store signs that are visible through the widows unless approved by both Brian Hirahara & Dina Honda (Owner) and City of Walnut Creek.

Criteria

6. Roof mounted signs.
7. Freestanding easel or sandwich board type signs.
8. Painted signs directly on walls unless approved by both Brian Hirahara & Dina Honda (Owner) and City of Walnut Creek.
9. Signs which advertise a product or service that is not available on the premises.
10. Internally illuminated signs except as identified in the sign types for the project.
11. Signs that are illuminated with or contain exposed light.
12. Signs placed on or in vehicles parked primarily for the purpose of displaying the sign.
13. Signs mounted on windows.
14. No manufacturer labels to be visible on signs except those required by code or ordinance and those are to be located on the sign so as not to be visible from the street or walkway.

G. WARRANTY

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 Brian Hirahara & Dina Honda (Owner). All lamps, tubes, ballast's 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.

H. SIGN HIERARCHY

1. PROJECT SIGNS

These signs are related to the overall shopping center and do not contain any signing that is specific to tenants.

They provide project identity and address code requirements and other general functional communication needs. Typically these signs do not change.

2. TENANT SIGNS

These signs specifically identify tenants that occupy the buildings.

Periodically, as tenants change, the signs will change to reflect their changing name/service.

Sign Location & Type Descriptions

Walgreens Center Project Signs

Site Identification

LOCATION: A
SIGN TYPE: M1
Main Identity Sign

Shopping center name and logo identification.

LOCATION: North Main Street.

SIZE: 4'-3" high x 8'-0" wide

SQUARE FOOTAGE: 34

SIGN DESCRIPTION:

ILLUMINATION: Internal

COLOR / FINISH:

COPY: Walgreens Center; Tenant Name

LOCATIONS: B
SIGN TYPE: M2
Secondary Identity Sign

Shopping center name and logo identification.

LOCATION: Treat Blvd.

SIZE: 4'-3" high x 8'-0" wide

SQUARE FOOTAGE: 34

SIGN DESCRIPTION:

ILLUMINATION: Internal

COLOR / FINISH:

COPY: Walgreens Center; Tenant Name

Sign Location & Type Descriptions

SIGN TYPE: R1

Handicapped Parking Stall Sign

This sign identifies that the parking stall is for handicapped parking.

LOCATION: At head of parking stall

SIZE: 18" high x 12" wide

SQUARE FOOTAGE: 1.5

SIGN DESCRIPTION: Painted Aluminum sign panel with reflective vinyl letters

ILLUMINATION: None

COLOR / FINISH: Handicap blue with white letters

COPY: "Symbol" & Handicapped Parking

SIGN TYPE: R2

Handicapped Parking Tow Sign

State of California required handicapped tow sign

LOCATION: At entrance to parking lot

SIZE: 24" high x 18" wide

SIGN DESCRIPTION: Painted Aluminum sign panel with reflective vinyl letters

ILLUMINATION: None

COLOR / FINISH: Handicap blue with white letters

COPY: "Code required text."

SIGN TYPE: R3

Walnut Creek Parking / Tow Sign

City of Walnut Creek required tow sign

LOCATION: At entrance to parking lot

SIZE: 24" high x 18" wide

SIGN DESCRIPTION: Painted Aluminum sign panel with reflective vinyl letters

ILLUMINATION: None

COLOR / FINISH: White with black letters

COPY: "Code required text."

Sign Location & Type Descriptions

Walgreens Center Tenant Signs

No Signs Permitted

LOCATIONS: 6, 8, 9, 10, 11, 13, 15, 17, 21, 22, and 23

Anchor Tenant Signs

Tenant is entitled to one each of the signs identified to the bay/elevation location assigned.

Tenant Signs

Each tenant is entitled to one each of the signs identified to the bay/elevation location assigned.

TENANTS WITH 2 OR MORE BUILDING BAYS

If a tenant occupies more than one bay in one building elevation, they only receive one sign. Multi-bay tenants may center their sign over the bays occupied.

BAY: 1

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 3'-0" high x 9'-4" wide

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 28'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth,

with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

BAY: 2

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 3'-0" high x 8'-8" wide

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 26'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

Sign Location & Type Descriptions

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

BAY: 1 & 2 (Multi-bay condition)

SIGN TYPE: L1

Tenant Store Front Letters

Multiple bay tenant sign condition Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 3'-0" high x 18'-0" wide

CAPITAL LETTER HEIGHT: 24" maximum

SQUARE FOOTAGE: 54'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

BAY: 3

SIGN TYPE: L1

WALGREENS SHOPPING CENTER
SIGN PROGRAM

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 3'-1-1/4" high x 12'-10-1/2" wide

CAPITAL LETTER HEIGHT: 24" maximum

SQUARE FOOTAGE: 40'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

BAY: 4

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

Sign Location & Type Descriptions

SIZE: 18" high x 18'-8" wide

CAPITAL LETTER HEIGHT: 18" maximum

SQUARE FOOTAGE: 28'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

BAY: 7

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 2'-0" high x 17'-6" wide

CAPITAL LETTER HEIGHT: 24" maximum

SQUARE FOOTAGE: 35'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

BAY: 5

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 2'-6" high x 14'-0" wide

CAPITAL LETTER HEIGHT: 24" maximum

SQUARE FOOTAGE: 35'

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap

WALGREENS SHOPPING CENTER
SIGN PROGRAM

10/1/2001
PAGE 3.5

Sign Location & Type Descriptions

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR / FINISH: Tenant's option (primary colors).

COPY: "The tenant name and/or logo"

LOCATION: Tenant Window

SIGN TYPE: V1

Window Graphics

Graphics (name, service or logo) of the tenant applied to the store front windows. The copy/logo will be in the trade style and color of the tenant.

LOCATION: Centered on the window, no higher than 30" from grade. Not permitted on entry doors.

SIZE: 6" high maximum

SQUARE FOOTAGE: 50 square inches

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass.

ILLUMINATION: None

COLOR / FINISH: Tenant's option - Primary colors: Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, Silver, White and Black.

COPY: "The tenant name, service or logo"

Sign Location & Type Descriptions

Walgreens Tenant Signs

LOCATION: 12

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 1'-6" high x 13'-0" wide

CAPITAL LETTER HEIGHT: 15" maximum

SQUARE FOOTAGE: 19.5

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR: Tenant's option (primary colors).

COPY: PHARMACY

LOCATION: 14

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 2'-2" high x 23'-8" wide

CAPITAL LETTER HEIGHT: 26" maximum

SQUARE FOOTAGE: 33.5

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR: Tenant's option (primary colors).

COPY: Walgreens

LOCATION: 16

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 1'-6" high x 14'-0" wide

Sign Location & Type Descriptions

CAPITAL LETTER HEIGHT: 15" maximum

SQUARE FOOTAGE: 21

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR: Tenant's option (primary colors).

COPY: 1-HOUR PHOTO

LOCATION: 18

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building fascia above the tenant occupied space

SIZE: 1'-9" high x 16'-9" wide

CAPITAL LETTER HEIGHT: 21" maximum

SQUARE FOOTAGE: 20

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth,

with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR: Tenant's option (primary colors).

COPY: Walgreens

LOCATION: 19

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building canopy fascia above the tenant occupied space

SIZE: 2'-0" high x 7'-6" wide

CAPITAL LETTER HEIGHT: 10" maximum

SQUARE FOOTAGE: 15

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

Sign Location & Type Descriptions

COLOR: Tenant's option (primary colors).

COPY: DRIVE THRU PHARMACY

LOCATION: 20

SIGN TYPE: L1

Tenant Store Front Letters

Internally illuminated dimensional letters identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: On building canopy fascia above the tenant occupied space

SIZE: 10" high x 15'-2" wide

CAPITAL LETTER HEIGHT: 10" maximum

SQUARE FOOTAGE: 12.6

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters illuminated with internal neon. Acrylic faces and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No plywood back "channelum" type letters are permitted. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COLOR: Tenant's option (primary colors).

COPY: DRIVE THRU PHARMACY

Sign Location & Type Descriptions

Miscellaneous Signs

The following defines the criteria for miscellaneous signs as applicable to all retail tenants.

SIGN TYPE Z1

Tenant/Store Address

LOCATION: Tenant addresses are to be installed centered above entrance door.

SIZE: 6" High

SIGN DESCRIPTION: Stylus cut vinyl numbers, right reading. First surface applied.

COLORS: White gloss vinyl.

COPY: Tenant address number in Helvetica type style.

SIGN TYPE Z2

Tenant Rear Entry Sign

Identifies non-customer door for receiving merchandise.

LOCATION: Tenant must place on the exterior of the rear entry door.

The sign plaque 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.

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: 12" x 12"

SIGN DESCRIPTION: Painted aluminum .125" thick with stylus cut vinyl numbers and text adhesive applied to door surface.

COLORS: Background color to match building; Type color, dark gray.

COPY: Tenant address number in Helvetica Bold type style. Type style for the Tenant name is Helvetica in initial caps.

SIGN TYPE Z3

Tenant Miscellaneous Window Signs

Certain miscellaneous signs will be permitted on storefront windows. These consist only of hours of operation and phone numbers to be called in case of an emergency.

LOCATION: Hours of operation and phone numbers to be called in case of an emergency is to be placed on the window immediately adjacent to the left side of the entrance door.

SIZE: Miscellaneous Window Signs shall occupy an area no larger than 1.5 square feet and must be located no higher than 30" from grade.

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.

SIGN DESCRIPTION: Stylus cut vinyl letters reversed cut and installed on the inside of the glass.

COLORS: White

COPY: Any text or message beyond hours of operation and emergency information will require landlord approval prior to installation.

SIGN TYPE Z4

Tenant Promotional Window Signs

Certain promotional signs will be permitted which are visible through storefront windows. These consist of promotional messages related to sales and other specific store events.

Sign Location & Type Descriptions

These signs are considered temporary and shall be permitted for 30 consecutive days and for no more than a total of 60 calendar days per calendar year

LOCATION: Within the tenant's premises and only on the glass.

ILLUMINATION: None.

SIZE: Temporary promotional signs shall not exceed 15% of the window area.

NOTE: All temporary signs are to be approved by Brian Hirahara & Dina Honda (Owner) prior to installation.

SIGN DESCRIPTION: No permanent materials

COLORS: Any primary color. No fluorescent or "day glow" colors permitted.

COPY: Any text or message subject to landlord's approval prior to installation.

Approval Application

Tenant Name & Address

Description of Sign

Tenant

Date

Brian Hirahara & Dina Honda (owner)

Date

Sign Summary

Each tenant, all buildings		Z1	No	Address	CODE REQUIRED Above entrance door	Not applicable	Not applicable	Code Required
Each tenant, all buildings		Z2	No	Freight/Rear Entry Door Sign	On or adjacent to door tenants rear entry door	12" x 12"	Not applicable	
Each tenant, all buildings		Z3	No	Window Signs	Adjacent to main entrance door, no higher than 30" from grade	150 square inches	1 1/2"	

PROJECT SIGNS

Sign Type	Description	Size	Sign Area	Location
M1	Main Identification Sign	4'-3" x 8'	34 sq. ft.	A
M2	Secondary Identification Sign	4'-3" x 8'	34 sq. ft.	B
R1	Handicapped Parking Stall Sign	12" x 18"	1.5 sq. ft.	CODE REQUIRED At parking stall
R2	Handicapped Tow A Way Sign	24" x 24"	4 sq. ft.	CODE REQUIRED At driveway entrance
R3	Walnut Creek Tow A Way Sign	24" x 24"	4 sq. ft.	CODE REQUIRED In parking lot

Bay: 1

Field Size
3'-0"H x 9'-4"W
28' Sq.

Max Cap Height
18"
(example is 13.5")

Bay: 2

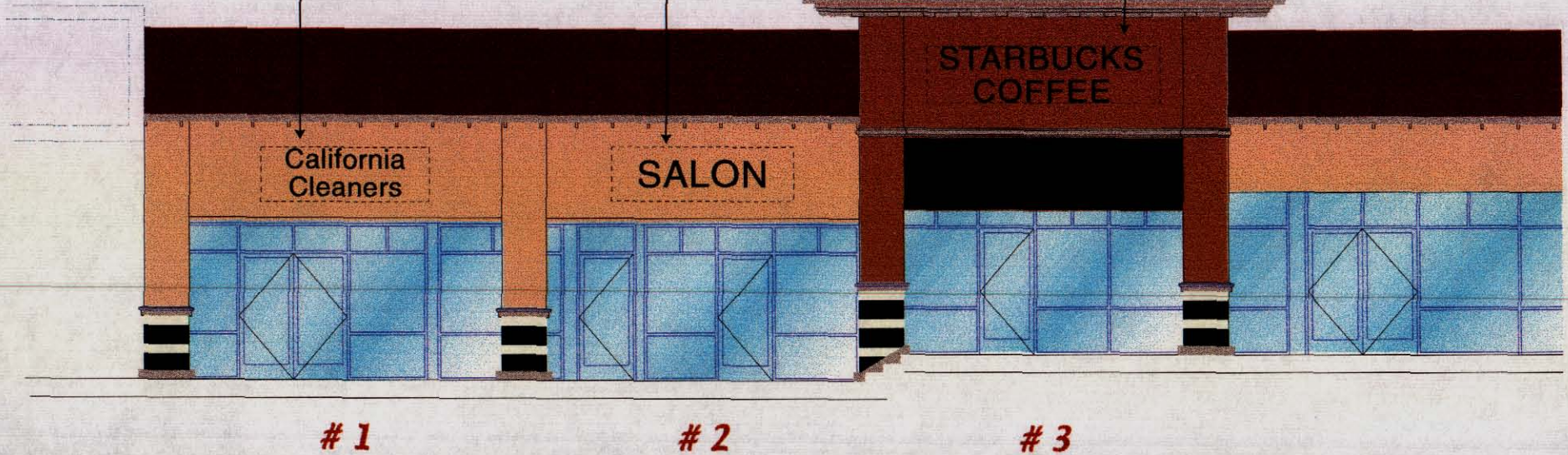
Field Size
3'-0"H x 8'-8"W
26' Sq.

Max Cap Height
18"
(example is 18")

Bay: 3

Field Size
3'-1-1/4"H x 12'-10-1/2"W
40' Sq.

Max Cap Height
24"
(example is 16")



STORES

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WALGREENS CENTER

WEST ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET A.1

Bay: 1 & 2
single tenant option

Field Size
3'-0"H x 18'-0"W
54' Sq.

Max Cap Height
24"
(example is 18")

Bay: 3

Field Size
3'-1-1/4"H x 12'-10-1/2"W
40' Sq.

Max Cap Height
24"
(example is 16")



#1 & #2- one Tenant

3

STORES

e n g l u n d

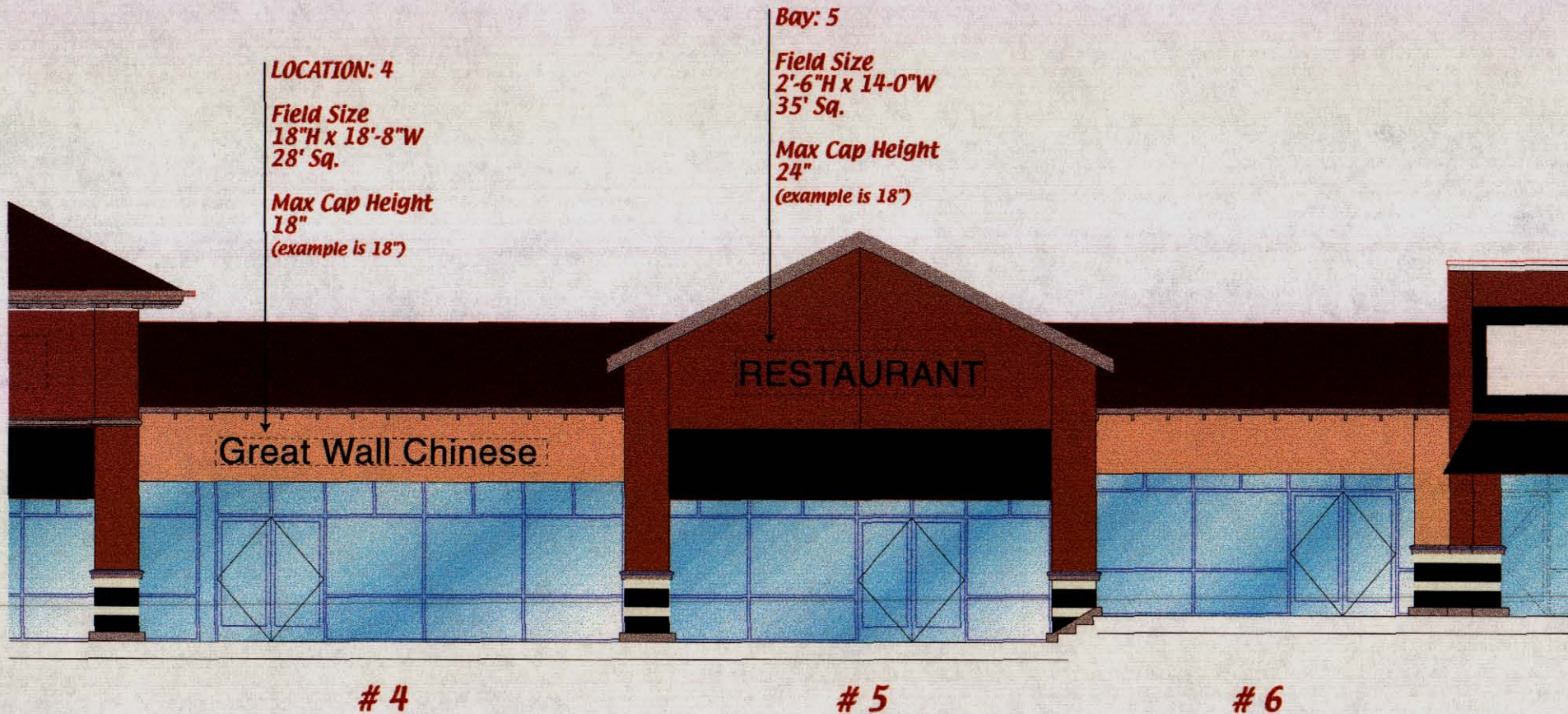
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WALGREENS CENTER

WEST ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET A.2



STORES

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WALGREENS CENTER

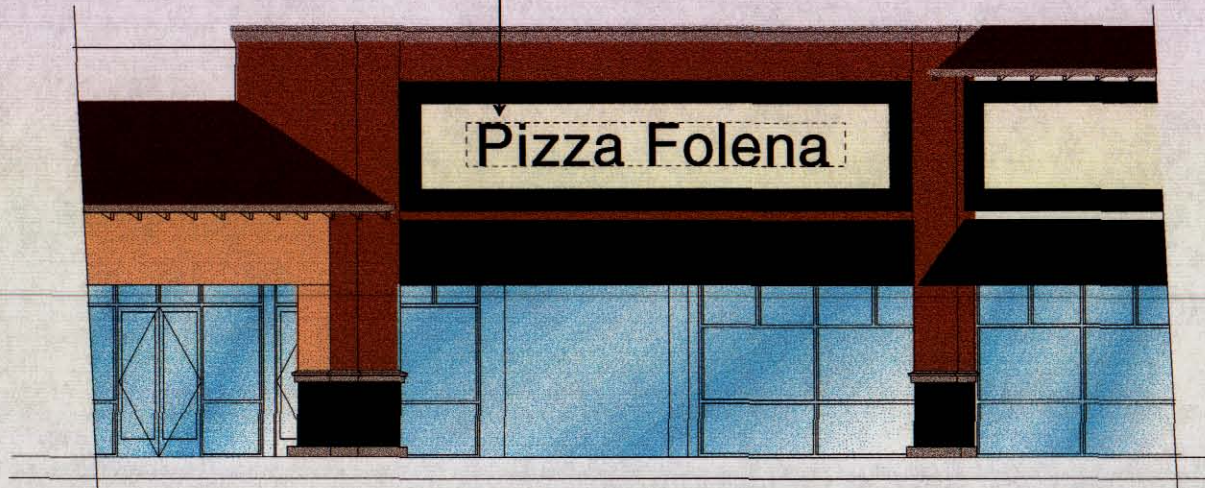
WEST ELEVATION

July 13, 2001
 Job # LD10101
 Scale: 1/8" = 1'
SHEET B

LOCATION: 7

Field Size
2'-0"H x 17'-6"W
35' Sq.

Max Cap Height
24"
(example is 24")



7

STORES

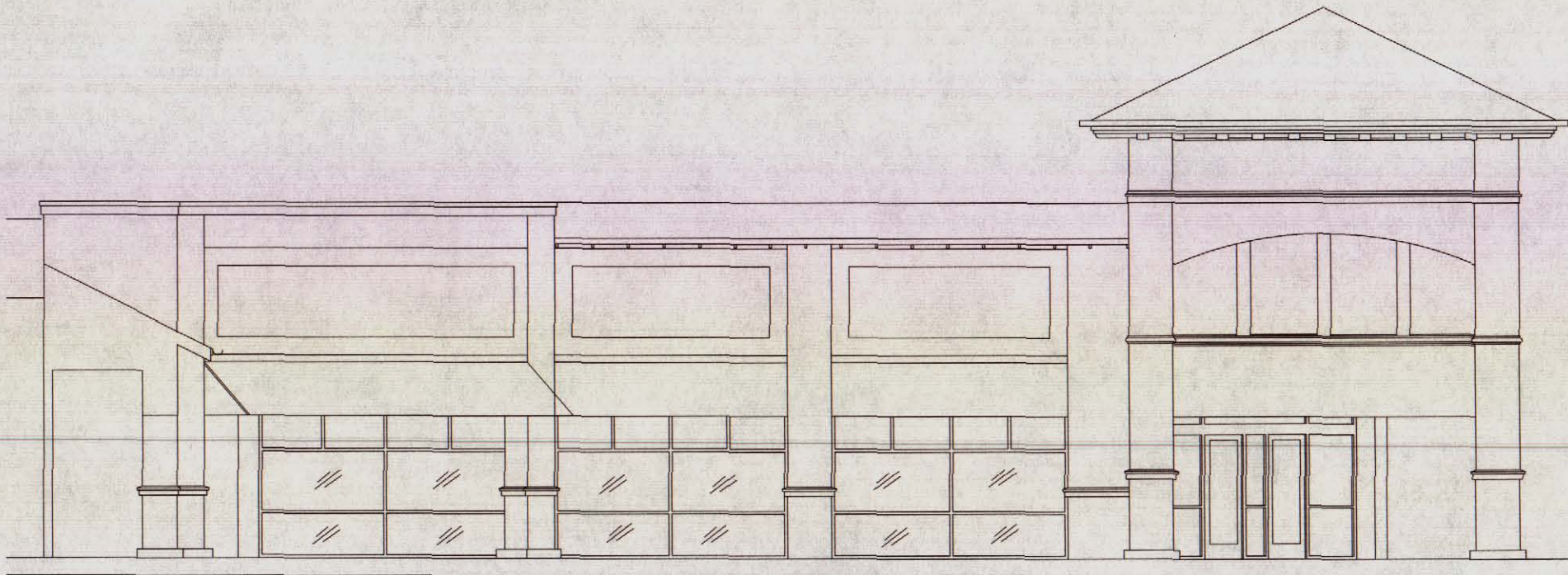
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WALGREENS CENTER

NORTHWEST ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET C



8

9

10

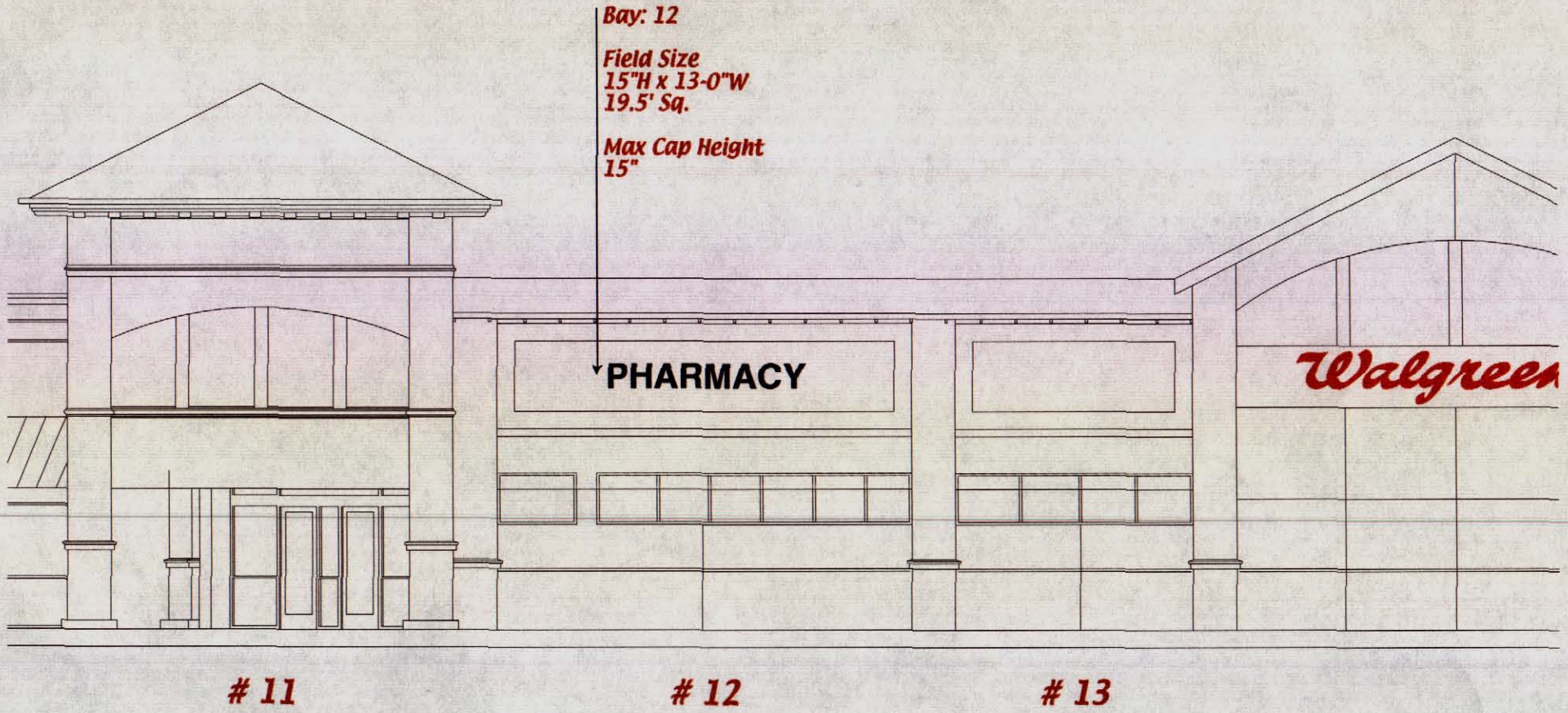
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WALGREENS CENTER

NORTH ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET D



11

12

13

WALGREENS

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WALGREENS CENTER

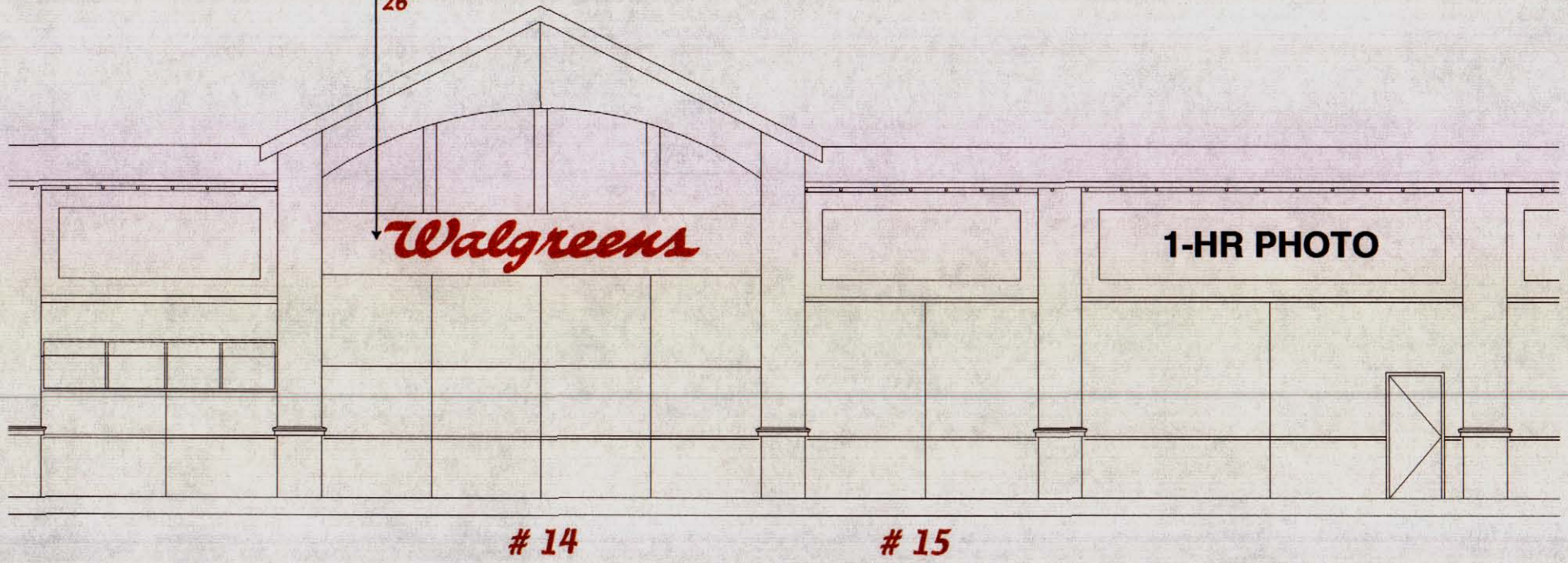
WEST ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET E

Bay: 14

Field Size
26"H x 23-8"W
33.5' Sq.

Max Cap Height
26"



WALGREENS

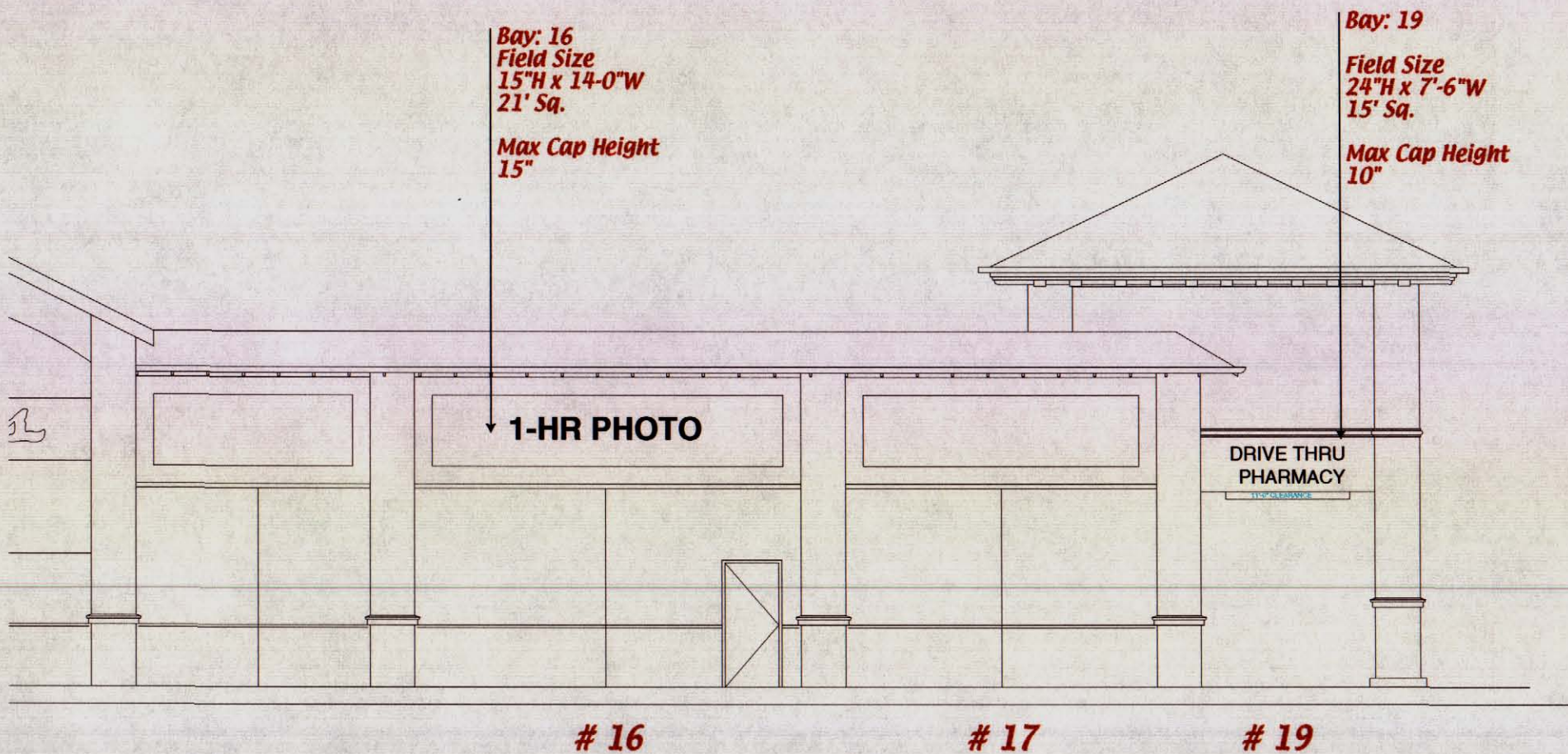
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WALGREENS CENTER

WEST ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET F



WALGREENS

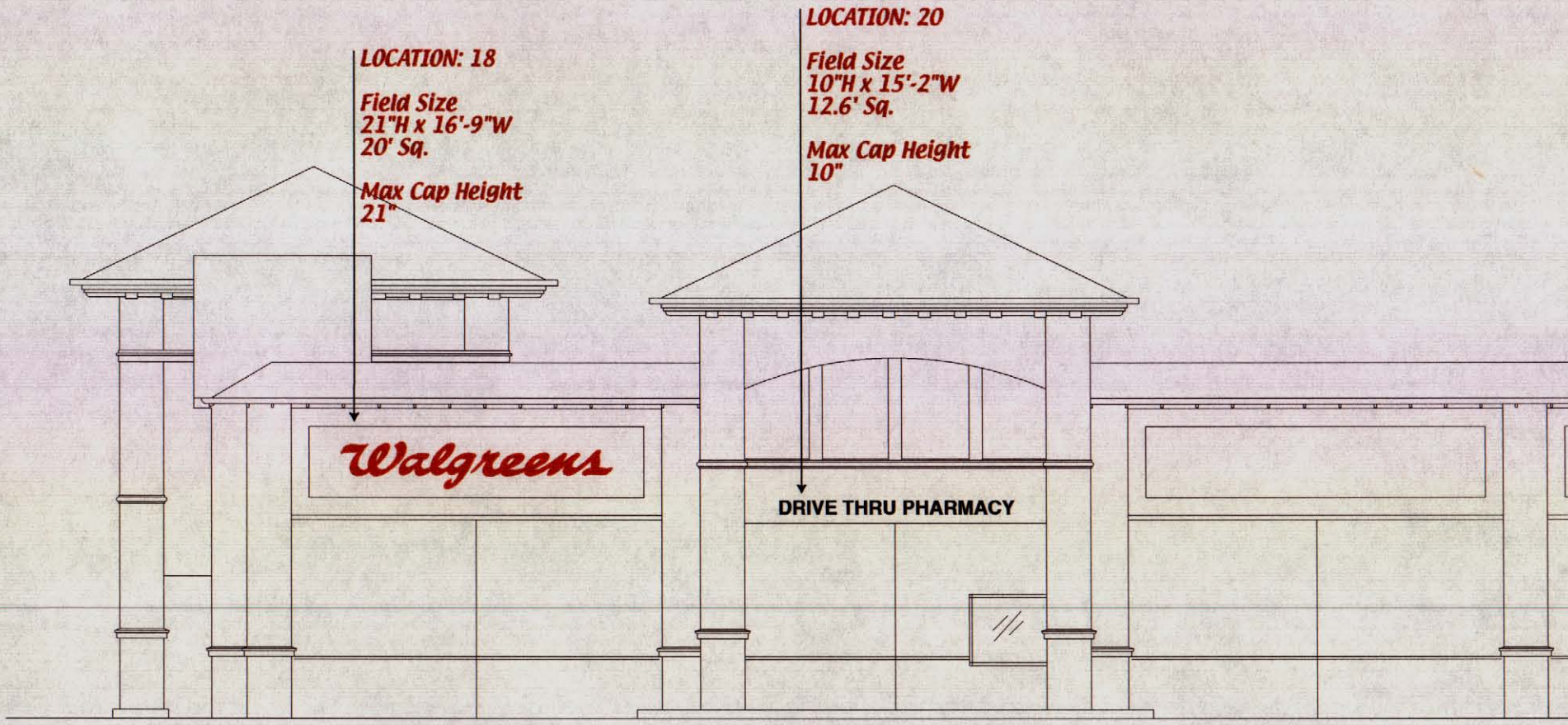
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WALGREENS CENTER

WEST ELEVATION

July 13, 2001
 Job # LD10101
 Scale: 1/8" = 1'
SHEET G



LOCATION: 18
Field Size
 21"H x 16'-9"W
 20' Sq.
Max Cap Height
 21"

LOCATION: 20
Field Size
 10"H x 15'-2"W
 12.6' Sq.
Max Cap Height
 10"

18

20

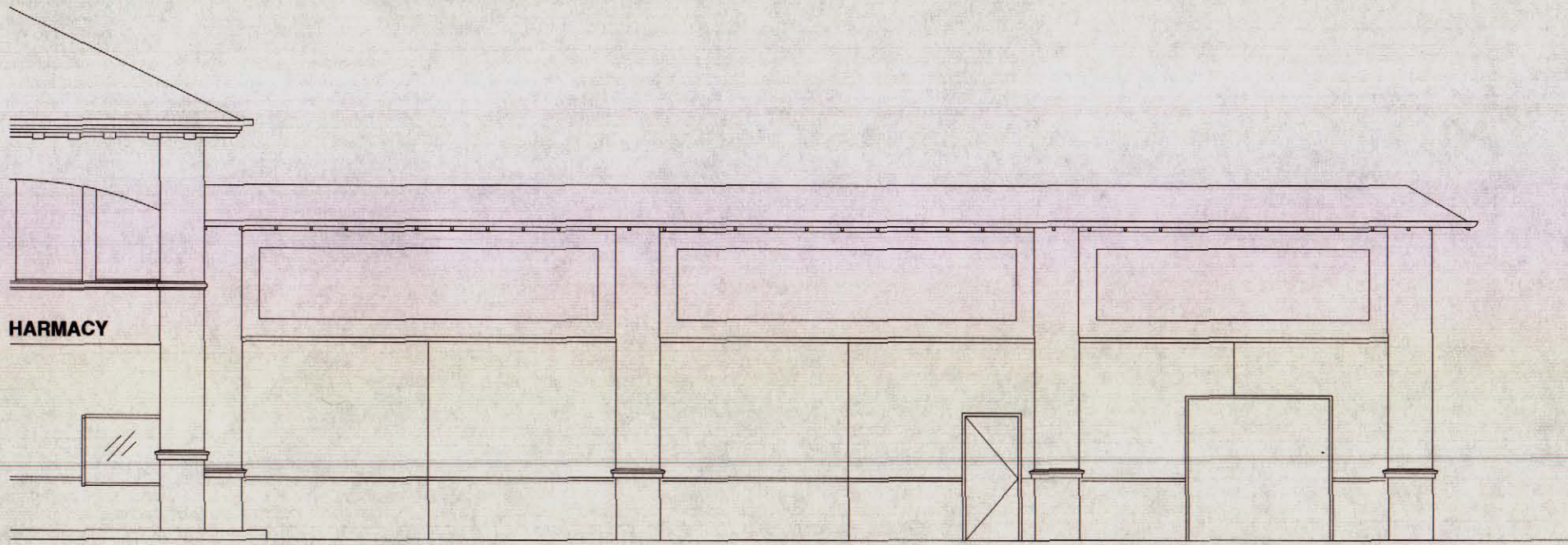
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 D E S I G N W O R K S I N C .

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WALGREENS CENTER
SOUTH ELEVATION

July 13, 2001
 Job # LD10101
 Scale: 1/8" = 1'
SHEET H



22

23

24

WALGREENS

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WALGREENS CENTER

SOUTH ELEVATION

July 13, 2001
Job # LD10101
Scale: 1/8" = 1'
SHEET 1

INTERNALLY ILLUMINATED
FABRICATED ALUMINUM
SIGN CABINET PAINTED TO
MATCH DUNN EDWARDS
#SP514 BONE CHINA.

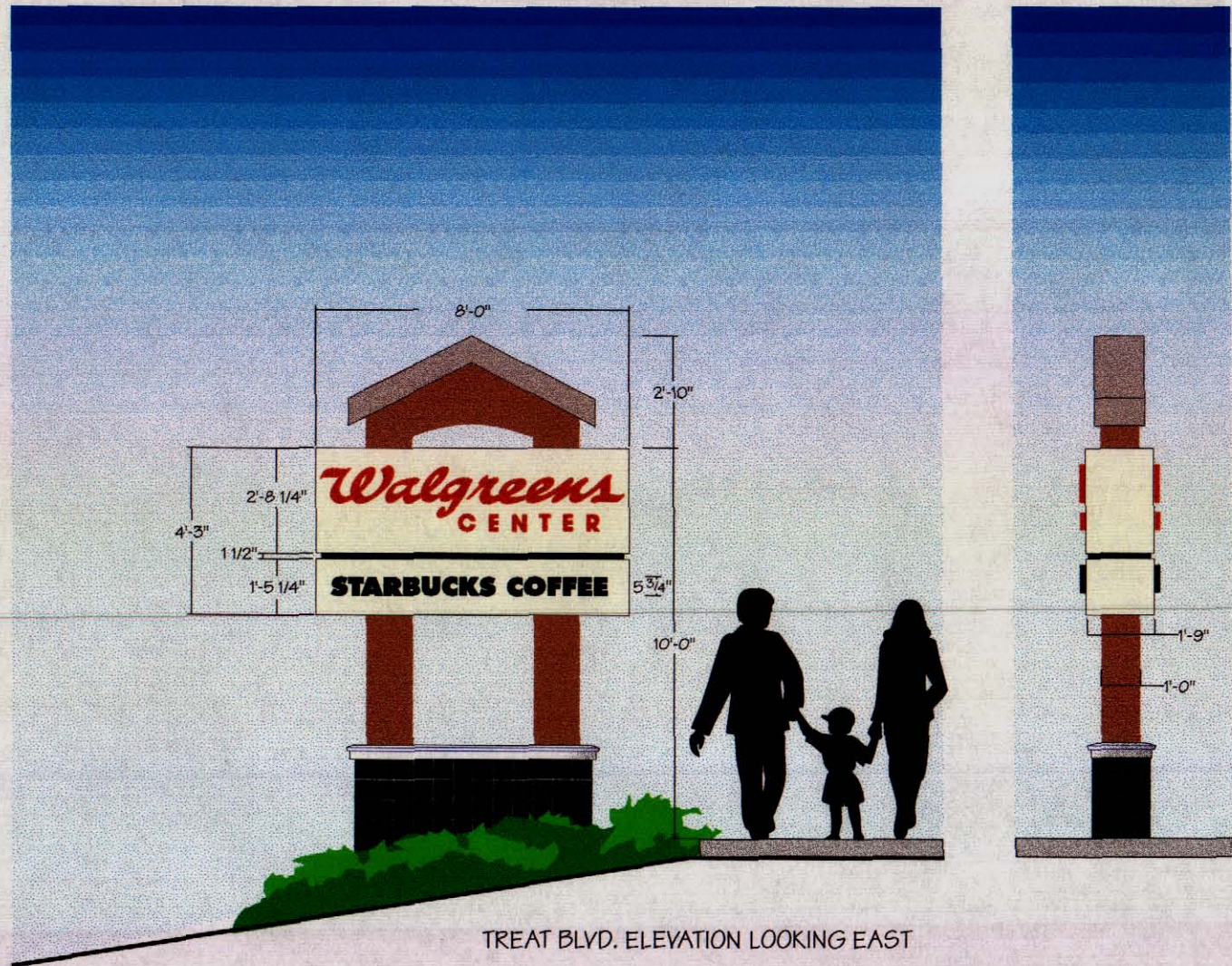
GRAPHICS ARE ROUTED
OUT OF ALUMINUM FACE
WITH PUSH THRU LETTERS
IN RED AND GREEN.

SIGN STRUCTURE & CAP IS
FABRICATED METAL WITH
TEX-COAT FINISH & COLOR
TO MATCH BUILDING.

SIGN BASE IS FABRICATED
METAL WITH 6"X6" APPLIED
TILE THAT MATCHES THE
DARK GREEN BUILDING
TILE.

SIGN IS DOUBLE FACED.

2 SIGNS AT 2 LOCATIONS:
DRIVEWAY ENTRANCE ON
TREAT BLVD. & DRIVEWAY
ENTRANCE ON NORTH



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WALGREENS CENTER

MONUMENT SIGN ELEVATION

August 23, 2001
Scale: 1/4"=1'0"

SHEET K

NOTE TO FILE

December 2009 – CDD Director Meyer determined that “Walgreens Center” is the name of the shopping center and, based on the approved sign program, does not count towards the two allowed names on the two monuments signs (facing Treat Bl and North Main Street). Therefore, the Walgreens Center is approved to have “Walgreens Center” plus two tenant signs (Currently Starbucks Coffee and IHOP Restaurant).

~Alan Carreon
Associate Planner



URRY HOUSE





**STARBUCKS
COFFEE**

**PKY
HAIR**

Sprint





Sprint



OPEN

2920

QUIZNOS SUB



QUIZNOS SUB
QUIZNOS SUB
QUIZNOS SUB

MEAT

5 CALIFORNIA



CURRY HOUSE



SUN MEI

**LUCKY
FAMILY HAIR**

**STAR
CO**



NO PARKING
IN FRONT OF
BUSINESS
OPERATIONS
DURING
BUSINESS HOURS

IHOP®

RESTAURANT

SIGNAGE SOLUTIONS OFFICER SIGNATURE

PRINTED NAME

PREPARED BY:



SR 09.072

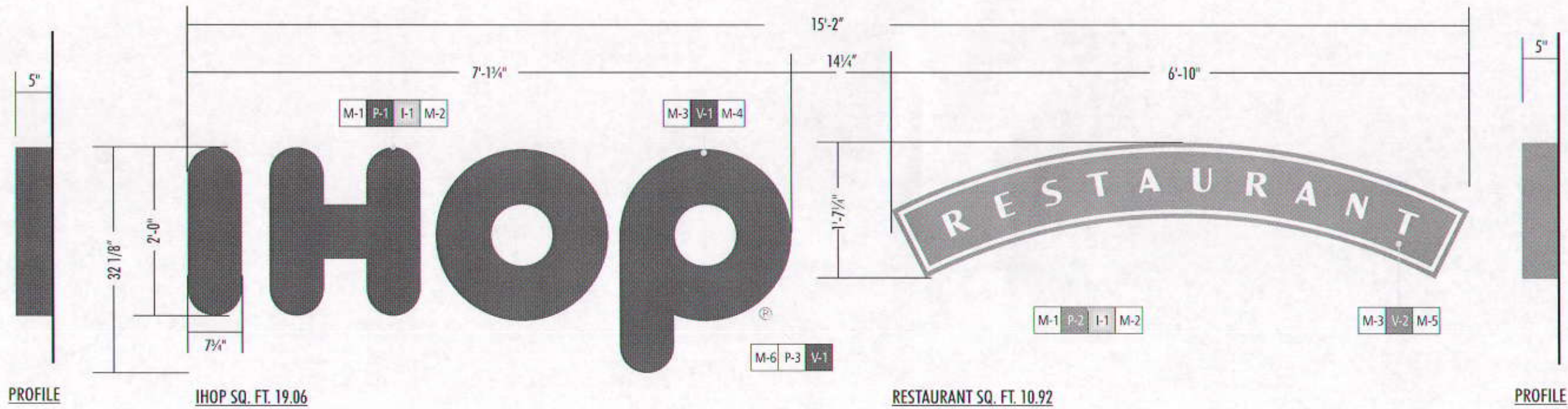
CITY OF WALNUT CREEK
PLANS APPROVED
PERMIT No. _____ DATE 12/15/09
BY: *Scott Harrison*

Plans revised 12/15/09

SIGNAGE SOLUTIONS
1336 ALLEC STREET
ANAHEIM, CA 92805
714-491-0299
FAX-714-491-0439
800-655-9972

SIGNAGE-SOLUTIONS.COM

IHOP at MAIN ST., WALNUT CREEK, CA



SIGNAGE SOLUTIONS OFFICER SIGNATURE

PRINTED NAME

PROFILE IHOP SQ. FT. 19.06 RESTAURANT SQ. FT. 10.92 PROFILE

MATERIALS	
M-1	.040 ALUM. RETURNS
M-2	.063 PRE-FINISHED WHITE ALUM. BACKS
M-3	3/16" 7328 WHITE ACRYLIC FACES
M-4	1" DARK BLUE (HD100602) TRIMCAP
M-5	1" STANDARD RED (HD 100600) TRIMCAP
M-6	1/8" THICK ALUM. CIRCLE - PIN MTD. FLUSH
ILLUMINATION	
I-1	INTERNAL WHITE L.E.D.S

VINYL	
V-1	3M 3630-167 "BRIGHT BLUE" TRANS.
V-2	3M 3630-33 "RED" TRANS.
PAINT	
P-1	PTM PMS 2747 C
P-2	PTM PMS 485 C
P-3	WHITE

SIGN AREA: 29.98 S.F.
(OVERALL H x W)

ELECTRICAL REQUIREMENTS
Approx. A load (amps)
(1) 120V 20A circuit req'd

UL labels required away
from public view.

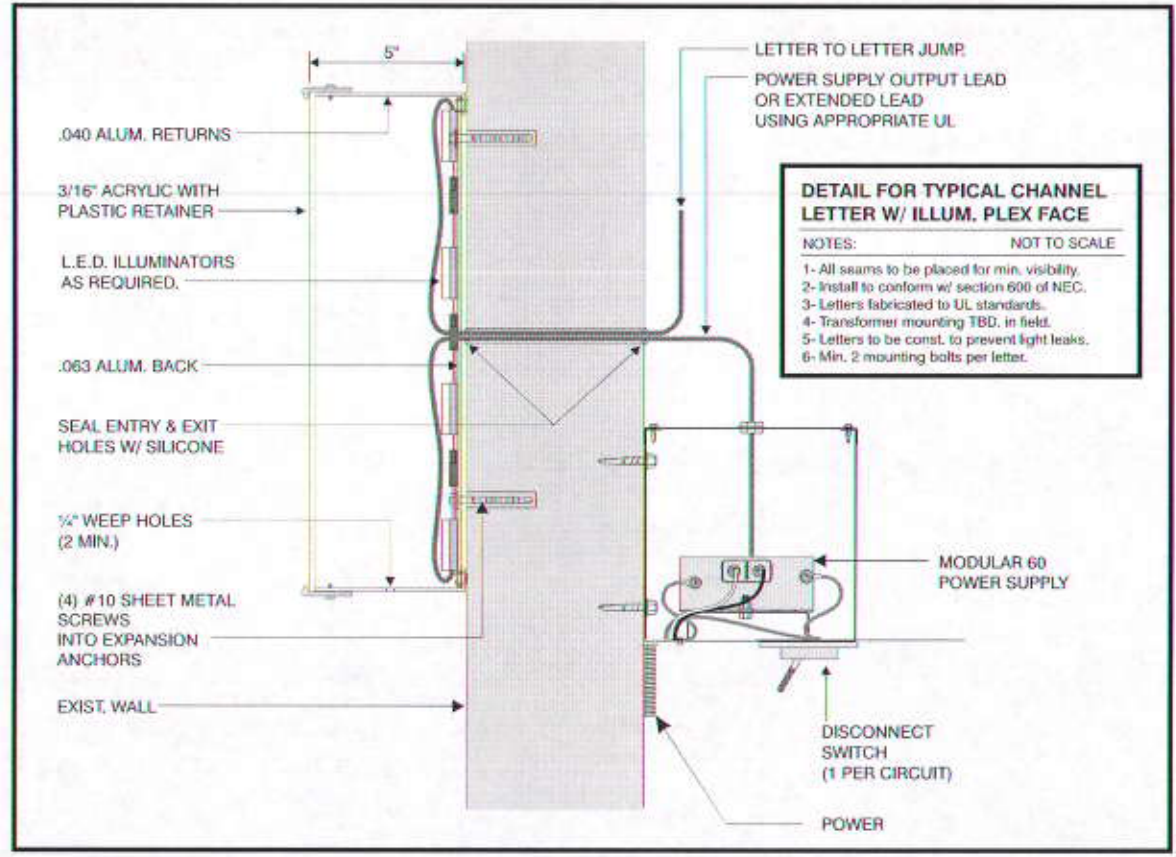


IMPORTANT NOTE
UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2005 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



DETAIL FOR TYPICAL CHANNEL LETTER W/ ILLUM. PLEX FACE
NOTES: NOT TO SCALE
1- All seams to be placed for min. visibility.
2- Install to conform w/ section 600 of NEC.
3- Letters fabricated to UL standards.
4- Transformer mounting TBD. in field.
5- Letters to be const. to prevent light leaks.
6- Min. 2 mounting bolts per letter.



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714-491-0299
FAX 491-0439

ITEM	IH-CL-24	PAGE DESCRIPTION	SPECIFICATIONS
SIGN TYPE	CHANNEL LETTERS W/TAGLINE IN LINE	STATUS	WORKING DRAWINGS
QUANTITY	(1)	SCALE	3/4" = 1'-0"

DESIGNER	GARCIA, G	SALES	GL
JOB NO.	09-7106	DATE	9/12/09
PROJECT		PAGE	1

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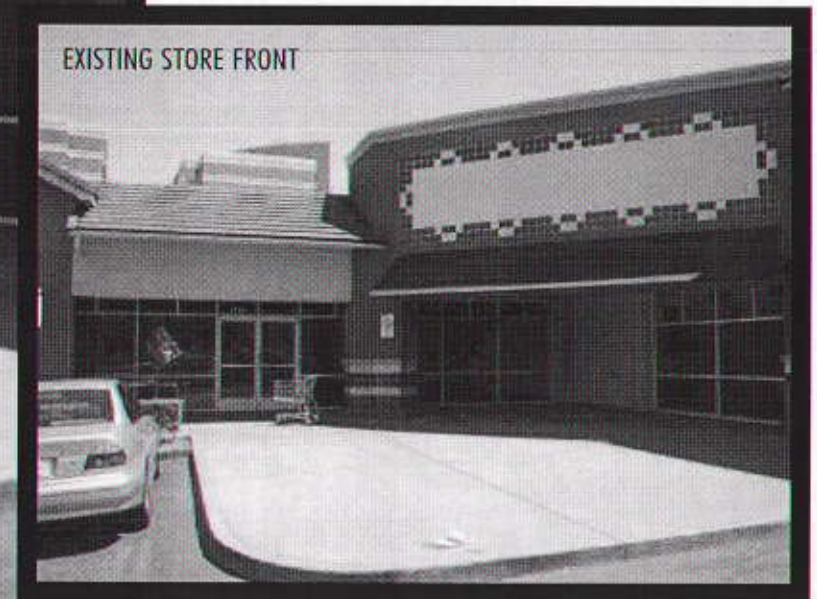
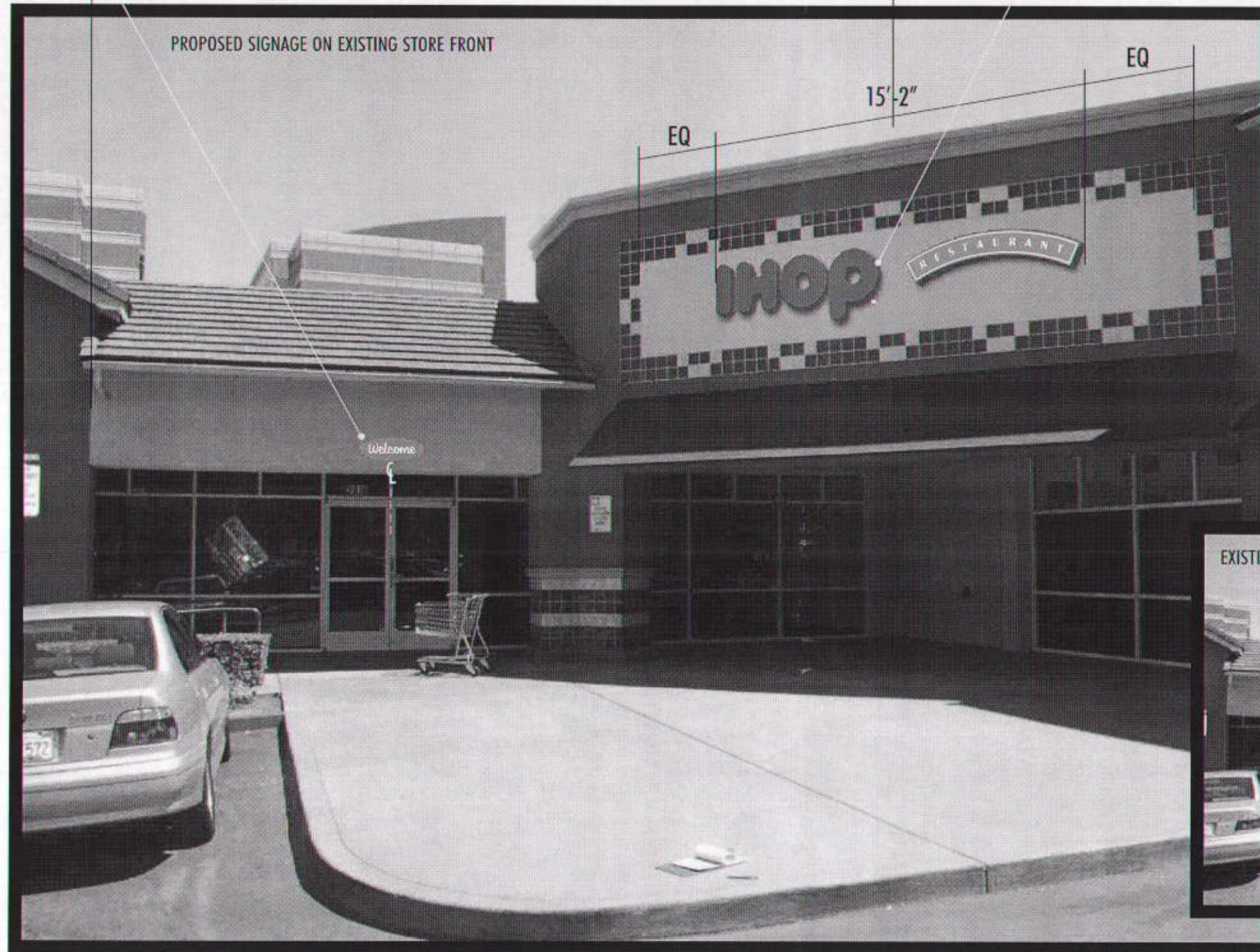
IH-WS-36

40'-5"

IH-CL-24

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PRINTED NAME



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ITEM **IH-CL-24**
SIGN TYPE **CHANNEL LETTERS W/TAGLINE IN LINE**
QUANTITY **(1)** SCALE **NTS**

PAGE DESCRIPTION **CONCEPTUAL**
STATUS **WORKING DRAWINGS**
REV.

DESIGNER **GARCIA, G**
JOB NO. **09-7106**
PROJECT
SALES **GL**
DATE **9/12/09**
PAGE **2**

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PRINTED NAME

MATERIALS	
M-1	E.C.O. ALUMINUM OVAL
VINYL	
V-1	3M HIGH-PERFORMANCE WHITE
PAINT	
P-1	PTM PMS 485 C

SIGN ELEVATION

M-1 P-1 V-1

SIGN AREA: 3.25 S.F.
(OVERALL H x W)

NOTE: SIGN TO BE INSTALLED
CENTERED OVER ENTRY DOOR
WITH PINS, VHB TAPE AND
SILICONE ADHESIVE. MIN.
(6) PINS REQUIRED.



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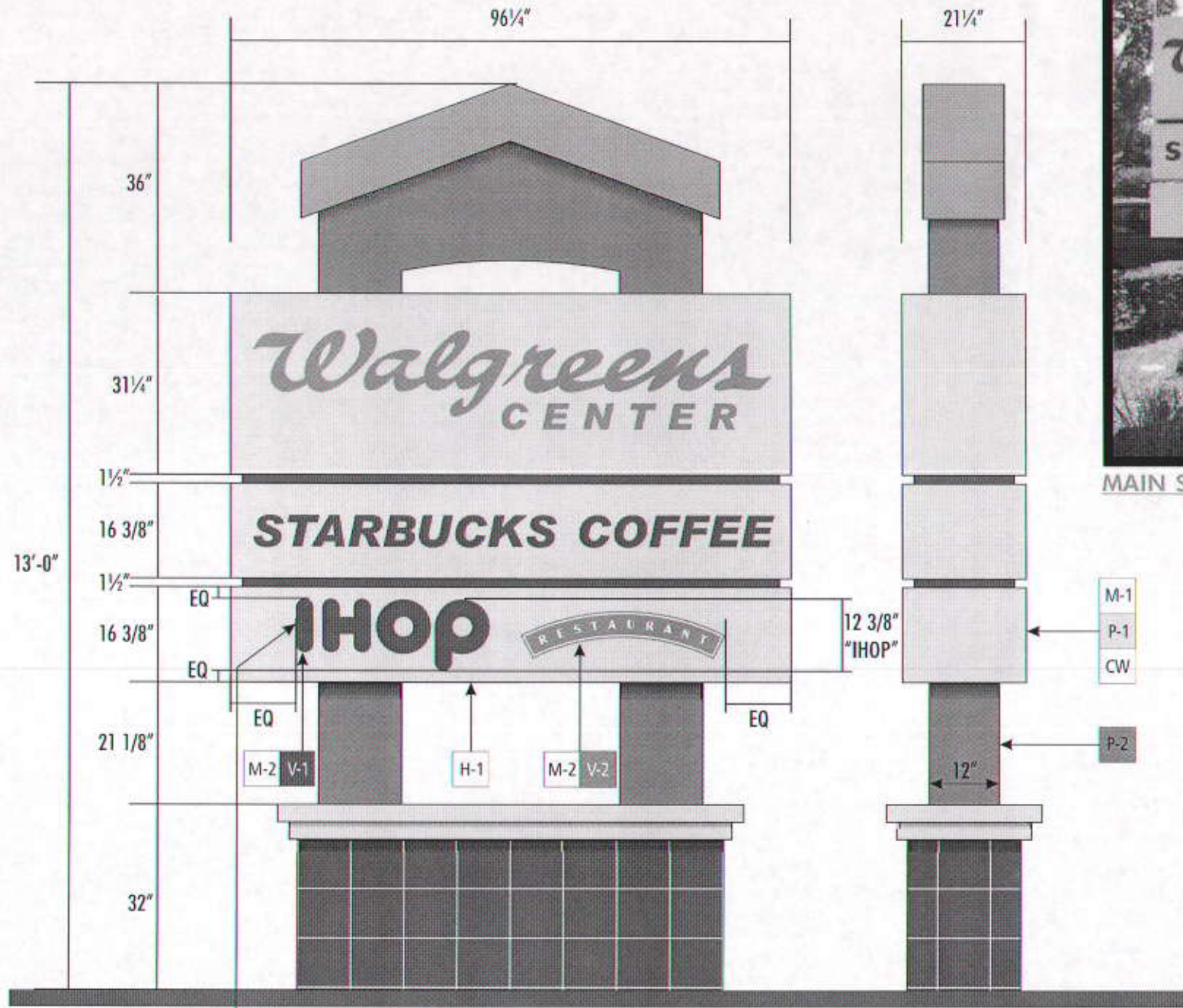
ITEM	IH-WS-36	PAGE DESCRIPTION	SPECIFICATIONS	DESIGNER	GARCIA, G	SALES	GL
SIGN TYPE	F.C.O. ALUM. PLAQUE	STATUS	WORKING DRAWINGS	JOB NO.	09-7106	DATE	9/12/09
QUANTITY	(1)	SCALE	3"=1'-0"	PROJECT		PAGE	3

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SIGNAGE SOLUTIONS OFFICER SIGNATURE

PRINTED NAME



MAIN STREET

ROUTED OUT COPY & TAGLINE BACK WITH ACRYLIC AND VINYL
MAIN STREET

MATERIALS	
M-1	.080 ALUMINUM CABINET ROUT-OUT COPY & TAGLINE BACKED W/WHITE ACRYLIC & VINYL
M-2	3/16" WHITE ACRYLIC
M-3	
M-4	
M-5	
PAINT FINISH	
P-1	FRAZEE 501 SHELL WHITE
P-2	FRAZEE 7814 D
P-3	
P-4	
P-5	
VINYL	
V-1	3M 3630-167 "BRIGHT BLUE" TRANS.
V-2	3M 3630-33 "RED" TRANS.
V-3	
LIGHTING	
H-1	FLUORESCENT TUBE
CABINET WEIGHT	
CW	APPROXIMATELY 70LBS

ELECTRICAL REQUIREMENTS

Approx. A load (LED)
(1) 120V 20A circuit req'd

UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND/OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2005 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.



1336 ALLEC STREET
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ITEM	PAGE DESCRIPTION	DESIGNER	SALES
MONUMENT CABINET ADD-ON	MANUFACTURE DETAILS	GARCIA, G	GL
SIGN TYPE	STATUS	JOB NO.	DATE
	WORKING DRAWINGS	09-7106	9/12/09
QUANTITY	SCALE	PROJECT	PAGE
(1) D.F.	1/2" = 1'-0"		4

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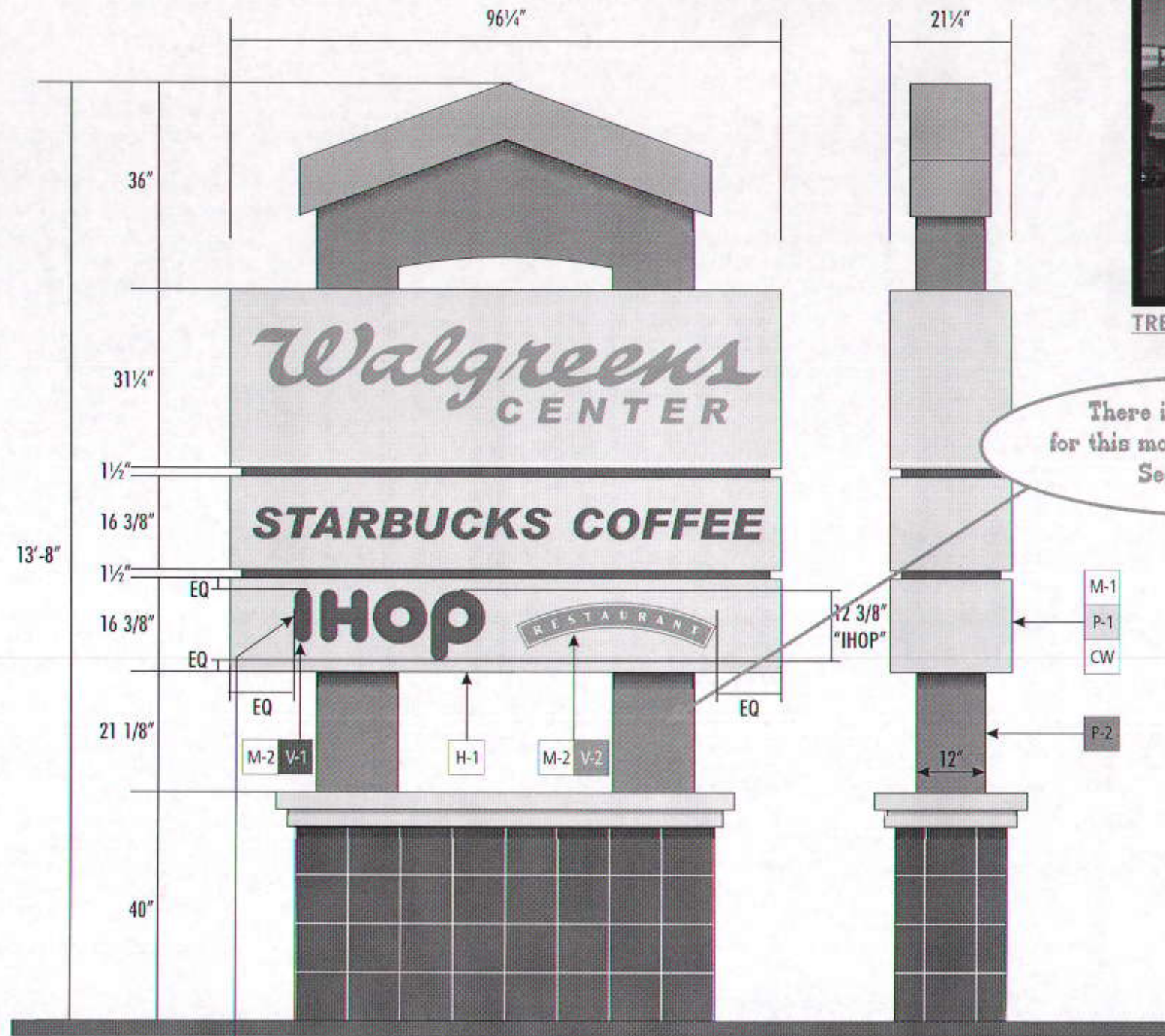
SIGNAGE SOLUTIONS OFFICER SIGNATURE

PRINTED NAME



TREAT BLVD.

There is one support pipe for this monument on Treat Blvd. See engineering.



ROUTED OUT COPY & TAGLINE BACK WITH ACRYLIC AND VINYL
TREAT BLVD.

MATERIALS	
M-1	.080 ALUMINUM CABINET ROUT-OUT COPY & TAGLINE BACKED W/WHITE ACRYLIC & VINYL
M-2	3/16" WHITE ACRYLIC
M-3	
M-4	
M-5	
PAINT FINISH	
P-1	FRAZEE 501 SHELL WHITE
P-2	FRAZEE 7814 D
P-3	
P-4	
P-5	
VINYL	
V-1	3M 3630-167 "BRIGHT BLUE" TRANS.
V-2	3M 3630-33 "RED" TRANS.
V-3	
LIGHTING	
H-1	FLUORESCENT TUBE
CABINET WEIGHT	
CW	APPROXIMATELY 70LBS

ELECTRICAL REQUIREMENTS

Approx. A load (LED) (1) 120V 20A circuit req'd

UL labels required away from public view.

IMPORTANT NOTE

UL 2161 COMPLIANT NEC AND MANUFACTURING RECOMMENDATIONS, ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/ OWNER.

GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS AND OR BALLASTS FOR INSTALL AND SERVICE.

FINAL ELECTRICAL HOOK UP BY OTHERS.

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ITEM MONUMENT CABINET ADD-ON

SIGN TYPE

QUANTITY (1) D. F.

SCALE 1/2" = 1'-0"

PAGE DESCRIPTION MANUFACTURE DETAILS

STATUS WORKING DRAWINGS

REV.

DESIGNER GARCIA, G

JOB NO. 09-7106

PROJECT

SALES GL

DATE 9/12/09

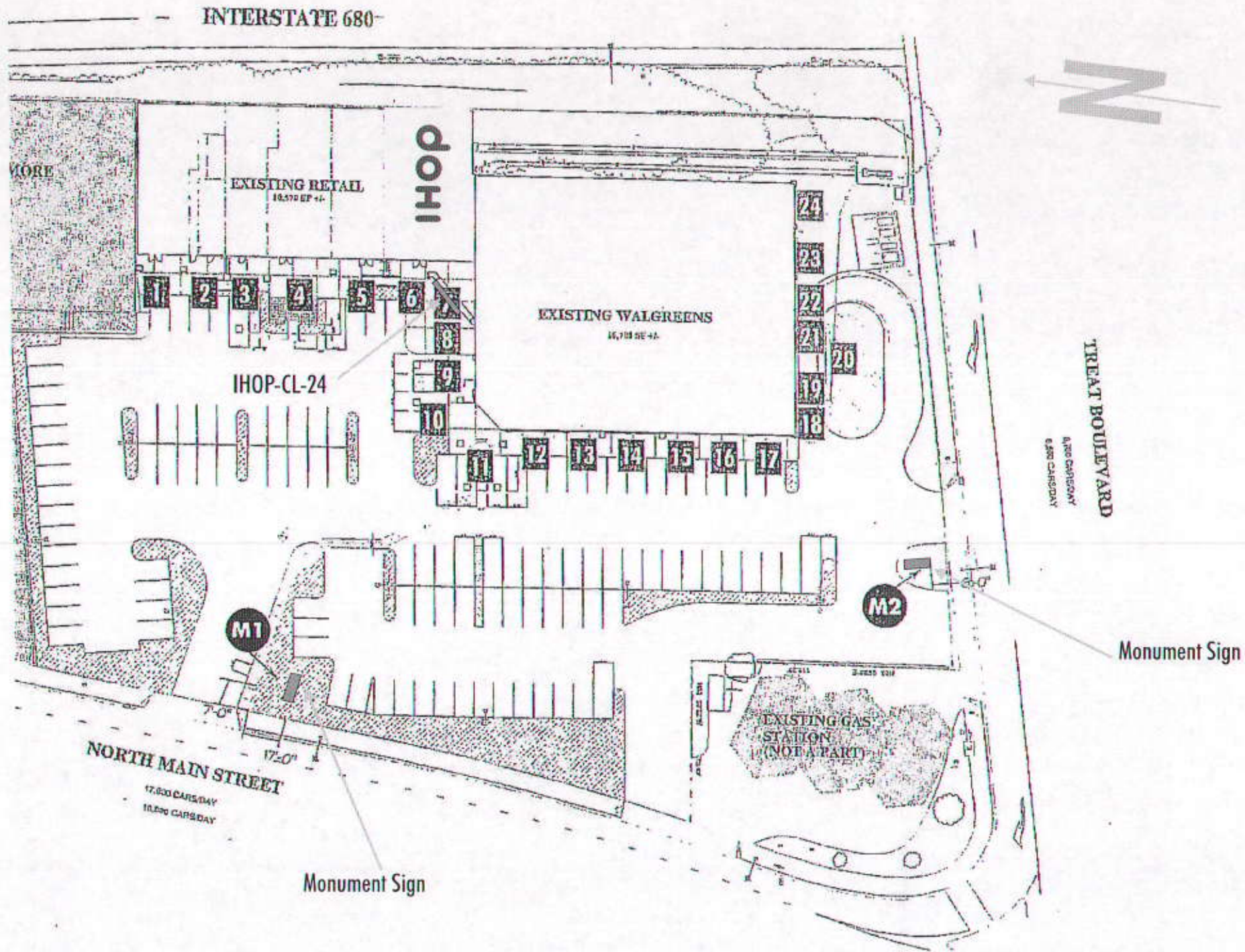
PAGE 5

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Monument Sign

Monument Sign



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ITEM	PAGE DESCRIPTION	SITE PLAN
SIGN TYPE	STATUS	WORKING DRAWINGS
QUANTITY	SCALE	NTS
	REV.	

DESIGNER	GARCIA, G	SALES	GL
JOB NO.	09-7106	DATE	9/12/09
PROJECT		PAGE	6

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