

Index

Introduction Section A: Submittal Approval Process	Pg. 2
Section B: General Specifications Section C: Signage	Pg. 3
Section D: General Conditions Section E: Prohibited Signs	Pg. 5
Section F: Maintenance Section G: General Notes	Pg. 6
Sign Allotment & Schedule	Pg. 7
Building Elevations	Pg. 8
2nd & 3rd Floor Sizing Guidelines	Pg. 10
Address Numerals & 1st Floor Canopy Signs Sizing Guidelines	Pg. 11
Allowed Illumination Techniques and Sign Manufacturing Methods	Pg. 12
D/F Banner Signs	Pg. 13
D/F Vertical Blade Sign	Pg. 14
Decorated Fabric Awning Signs	Pg. 15
Rooftop Mural	Pg. 16
Mural Detail	Pg. 17
Window Graphics	Pg. 18
Site Plan	Pg. 19

Sign Vendor / Designer

Pacific Neon Co.
2939 Accademy Way
Sacramento, CA 95815
916.927.0527
Contact: Ralph Cundiff
www.pacificneon.com

Developer

BH Development
Attn: Brian Hirahara
President
1501 Mt. Diablo Blvd., #260
Walnut Creek, CA 94596
Telephone: (925) 935-6800 ext. 2#
Fax: (925) 935-6838
E-mail: Brian@bhdev.com

www.chamberorganizer.com/walnutcreekchamber/mem_bhdev

Rev. 7.30.15
Rev. 8.4.15
Rev. 8.20.15
Rev. 9.14.15
Rev. 9.18.15
Rev. 9.22.15
Rev. 9.23.15
Rev.10.12.15
Rev. 10.28.15
Rev. 10.29.15
Rev. 11.4.15

Tenant Sign Criteria

Commercial Development at 1500 Mount Diablo Blvd.

Walnut Creek, California

GRAPHICS AND SIGNAGE CRITERIA

July 21, 2015

PROJECT DIRECTORY

Owner / Owner's Representative

BH Development

Attn: Brian Hirahara, President
1501 Mt. Diablo Blvd., #260
Walnut Creek, CA 94596
Telephone: (925) 935-6800 ext. 2#
Fax: (925) 935-6838
E-mail: Brian@bhdev.com

City of Jurisdiction

Walnut Creek City Hall

1666 North Main Street
Walnut Creek, CA, 94596
Phone: (925) 943-5800
Planning Division: (925) 256-3558
Email: dutyplanner@walnut-creek.org

Sign Company

Pacific Neon Co.

Attn: Ralph Cundiff
2939 Academy Way
Sacramento CA 95815
Phone (916) 927-0527
Email: ralph.cundiff@pacificneon.com

Introduction:

This document establishes guidelines and criteria for the design, implementation and regulation of Tenant signage at 1500 Mount Diablo Blvd. in Walnut Creek, California. This sign program is to establish sign parameters for current and prospective tenants in order to preserve and enhance the appearance of the building and the integrity of the architectural design. The objectives are to encourage high quality and unique signage, which is an integral part of the architecture of the building using a consistent and uniform sign standard, and to maintain the aesthetic quality of the property along with the community standards of Walnut Creek, California. The intent of these criteria is to insure that tenant signage on this property is designed and executed in a manner which will achieve these objectives while providing appropriate identification of Tenant's businesses, including incorporation of corporate identification where applicable. The design of all graphics will be carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location within the project.

The design, fabrication, installation and maintenance of all signs, including but not limited to style and placement of lettering, size, color, materials and methods of illumination shall be subject to the prior written approval of the Landlord as provided in this criteria. Any installed non-conforming or unapproved sign, or non-maintained sign must be brought into conformance or removed at the non-conforming Tenant's expense.

SECTION A: SUBMITTAL & APPROVAL PROCESSES

1. Submittal to Landlord

Prior to sign fabrication and application for City approval of permits, each Tenant shall submit to the Landlord for approval at least three (3) complete sets of detailed design and shop drawings including the following:

- a. Elevation of storefront illustrating the proposed sign design and all dimensions as they relate to the storefront elevation of Tenant's premises; Fully dimensioned and scaled shop drawings. Sign elevation must be rendered in color and must specify exact dimensions (including line spacing), copy, layout, materials, colors, method of attachment, illumination, electrical and all other details pertinent to the sign construction, as well as all sign area square footage calculation(s) in compliance with this criteria.
- b. Sign section detail through the letter and/or logo shall show the dimensioned projection of the face of the letter and/or logo and method / specification of illumination. Letters and/or logo sign details must be accurately dimensioned including line spacing.
- c. Approval or disapproval of sign submittals shall remain the sole right of the Landlord or his chosen representative. If submittals are disapproved, then Tenants must submit revised plans until Landlord's approval is obtained.

2. City Submittal

A full set of final plans must be approved and stamped by the Landlord prior to permit application or sign fabrication. Following Landlord's approval of the proposed signage, Tenant or his agent must submit an application to the City of Walnut Creek for all permits for fabrication and installation by a licensed and bonded sign contractor.

- a. Each Tenant shall be responsible for the fulfillment of all requirements of these Criteria and of government agencies with jurisdiction and approved specifications.
- b. All City coordination with respect to approvals and permits for signs and their installation shall be obtained by the Tenant or his Representative, at his sole expense.
- c. Any changes requested by the City of Walnut Creek regarding design or intent must be also cleared by Landlord before resubmittal to City.
- d. The Landlord reserves the right to revise the Criteria in accordance with the City of Walnut Creek Sign Code Ordinance. These Criteria may be revised at any time if so required by any government agency having jurisdiction over its contents.

3. Approval and Commencement

Tenant and his sign contractor shall not be permitted to commence installation of the exterior sign unless all of the following conditions have been met:



2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: 10.12.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

2

Tenant Sign Criteria (CONT.)

- a. A stamped set of final drawings reflecting the Landlord's and the City's approval shall be obtained from each party;
- b. The Landlord must receive the sign installer's and/or sign company's Certificate of Insurance and Business License.
- c. The Landlord must receive and approve the sign installer's and/or sign company's schedule for installation of signage.

4. Modifications

In the event Tenant wishes to change its exterior sign anytime during the term of its lease, then Tenant must comply with the requirements set forth herein and any future modifications, revisions or changes which have been made to the criteria for the property after the execution of its lease agreement.

SECTION B: GENERAL SPECIFICATIONS & REQUIREMENTS

1. All signs shall be reviewed for conformance with these guidelines and overall design quality. Approval or disapproval of sign submittals shall remain the right of the Landlord and/or the City of Walnut Creek.
2. All electrical signs shall bear the UL label and be visible from pedestrian level. Signs must be constructed and installed to meet or exceed all applicable codes and City requirements. Per City of Walnut Creek, a building permit issued by the city shall be obtained prior to the erection of any business identification sign.
3. Sign content shall be limited to the Tenant's name and primary graphic logo unless specifically provided for herein.
4. Notwithstanding the following Sign Provisions, Tenants may utilize standard corporate logos and/or prototypical signage graphics, if established as recognizable company or corporate trade mark or used in a majority of the Tenant's stores, subject to approval by the City of Walnut Creek.
5. All signage on the building fascia, with the exception of certain logo/graphics, shall be internally illuminated individual channel letters, indirectly illuminated or dimensional letters in accordance with the definitions below. No cabinet signs shall be permitted except for logos and graphics as may be allowed herein. Signage illumination shall not include flashing, moving or scintillating effects.
6. Channel letters are to be defined as individual channel letters or as connected channels that may be composed of script letters with connected serifs, or as non script letters that are connected by heavy outlines into an integrated shape or "channel box".

8. Reverse pan channel letters/logo returns shall be 3" deep unless approved otherwise by the Landlord.
9. Power for the tenant signage shall be provided by the tenant's electrical panel to a junction box at all sign locations. Power hookup shall be the responsibility of the tenant. A time clock (relay through house panel) shall be provided and controlled by landlord to uniformly turn signage on and off.
10. Canopy signs may be internally illuminated or indirectly illuminated. Rigid banner blade signs may be illuminated with low profile spot lighting, placed at bottom of banner structure.
11. Mural signs are permitted, but must be designed to compliment the building architecture with weathered and distressed finishes preferable. Content and design are subject to prior review and approval by the Landlord and the City of Walnut Creek Design Review Commission Sign Subcommittee. Signs may be indirectly illuminated with low profile spotlights placed above graphics. Any mural sign graphics will be counted towards allotted tenant sign area calculations. Murals shall be handpainted only. Digitally printed film graphics are not permitted.
12. Signs must not extend beyond the roof parapet. Signs are not allowed on or against any roof structures or dimensional architectural features.
13. Though discouraged, exposed channel letter raceways are permitted if designed in architectural harmony with the building, to the extent possible. Raceways shall be painted to match the existing building surface and shall not extend past the total line length of sign graphics.
14. Tenant signs will be no larger than the specifications outlined in this criteria.
15. All signs are to be positioned so as to be proportional to the area upon which they are placed, as well as to comply with the square footage limitations. They should also be centered at the appropriate location on the elevation to be balanced with the buildings as a whole (not necessarily centered on the Tenant space). The appropriate location for all signage shall be coordinated with the Landlord.
16. Fasteners, anchors or other securing elements shall not be visible. All fasteners shall be stainless and resist corrosion in contact with dissimilar materials.
17. Installation shall be weather-tight with appropriate use of flashings, sealants and other building materials, as may be required.

20. Tenant shall perform installation and other work required herein at Tenant's sole cost and expense.
21. No other signage except that described herein is permitted. Unless a specific type of signage or advertising medium is specifically allowed under this Criteria, it is considered disallowed until prior written approval of Landlord is obtained.
22. Tenant will be responsible for patching and possibly re-bricking (depending on inspection of damage by Landlord) of fascia to original condition upon removal of any signage installed by tenant.

SECTION C: SIGNAGE

SIGN AREA MEASUREMENT

Sign area is calculated by multiplying (x) times (y) or by outlining the sign contained within a 4-sided box. Overall letter form height is always designated/determined by the capital "X" height of a given font. Calculation of words with lower case decenders (e.g., y, q, p, g, j) are not counted when creating area boxes. Any exceptions to this standard method of calculation shall be subject to the review and approval of the Design Review Commission Sign Subcommittee. More specific methods depending on individual circumstances are described below (see examples for specific sign layout conditons).

BUILDING SIGNS

The sign program regulates the total allowed signage for each tenant, based upon the frontages of each store. Tenant signage shall not exceed the total allowed maximum signage per tenant. Allowable square footage per tenant is determined as (1) sq. ft. per (1) lineal foot of tenant frontage, plus an additional (1) sq. ft. per 200 sq. ft. of tenant floor area. Maximum sign restrictions are also designated within this criteria shown as location specific sign exhibits. Tenants are allowed a minimum of 20 sq. ft. of sign area.

Given the prominent site location and the corner of Mt. Diablo Boulevard and N. Main Street and the presence of signage on three sides of the building, any reconfiguration of the four tenant spaces identified in the document shall require amending the Master Sign Program, subject to the review and approval of the Design Review Commission, to determine the appropriate reallocation of sign area allowed for tenant spaces.



2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: 7.30.15
8.4.15
10.12.15
10.27.15
10.29.15
11.4.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

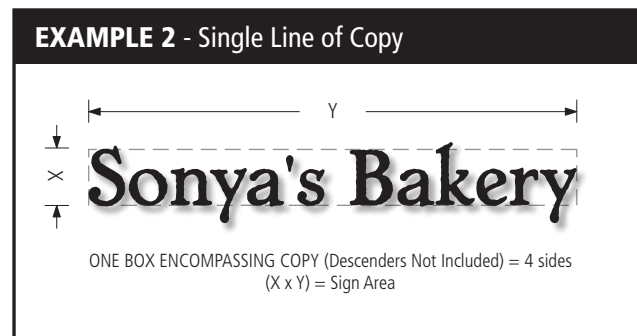
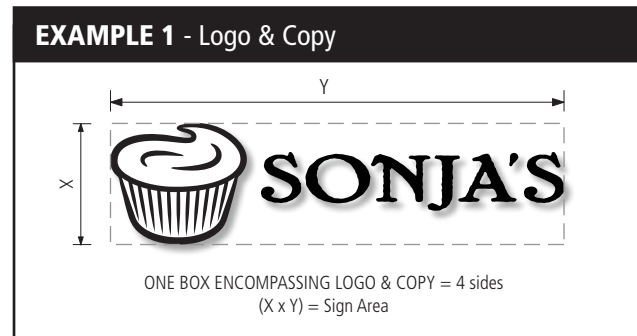
California Title 24 Compliant

Sheet No.

3

Tenant Sign Criteria (CONT.)

EXAMPLES OF SIGN AREA CALCULATION METHODS:



TENANT SIGN TYPES PERMITTED:

HALO ILLUMINATED, EDGE LIT OR INDIRECTLY ILLUMINATED REVERSE PAN CHANNEL LETTERS/LOGO

The landlord and the City of Walnut Creek encourage unique sign designs incorporating high quality materials and finishes. Specific conditions warrant specific design applications depending on Tenant location within building:

First Floor Tenants:

Edge mounted letters/logo mounted to face of raceway located on top edge of architectural canopy structures.

Second & Third Floor (Roof) Tenants:

Wall mounted letters/logo attached to exposed raceway located in specific areas designated on building.

Construction and design guidelines:

1. Reverse pan channel letters / logo must have faces and returns of decorative architectural metal or finishes at Landlord's discretion. Preferred colors to be muted or darker metallic colors. Finishes to be satin, matte or flat. All colors and finishes to be approved by Landlord in writing after submittal of sign plan to Landlord, and subject to city review and approval.

2. Halo illuminated letters must be internally illuminated by LED modules. LEDs light transmission to be diffused with vinyl films applied to backside or other methods to eliminate shadowing or light segmentation.
3. Complex logos may be cloud cabinets with routed out, push through acrylic on face, but must also be halo illuminated.
4. Wall mounted letters/logos may have offset F.C.O. outline backer panels to create halo/outline effect and will be mounted to exposed raceways projecting from wall surface. Raceways shall not extend beyond the length of the sign.
5. All letters/logos to be mounted to fabricated aluminum raceways. Raceways to be self contained housing low voltage wiring and electronic power supplies. All surfaces must be painted to match existing wall surface or canopy structure and have satin, matte or flat finishes. Penetrations into wall or canopy structure for attachment to be verified prior to installation.

PROJECTING VERTICAL DOUBLE FACED BLADE SIGN

One double face, vertically oriented blade sign may be allowed for the first floor café tenant space as shown, subject to the following guidelines:

1. Blade signs must be painted aluminum or decorative architectural metal construction. All mounting hardware and exposed bracket structure to match or compliment building materials to which it is attached. Cabinet must be internally illuminated, with LED modules. Creativity is encouraged but must compliment architecture of building.
2. Graphics should be dimensional, i.e. reverse pan channel construction or routed out from face with push-thru acrylic with vinyl film applied to face (for halo and face lit effect).
3. Sign projection must not extend more than 3 ft. from building surface to leading exposed edge of cabinet.
4. Lowest point in sign must be no less than 8 ft. above finished grade directly below sign location.
5. Sign support brackets shall have a maximum of 6" clear space between sign cabinet and building wall surface. Sign support brackets shall be compatible with the design and scale of the sign and building architecture.
6. Square footage area calculations are based upon the overall cabinet size of projecting cabinet background and is counted for one (1) side only of a double-faced sign. Area of sign is counted against the Tenant's sign area allotment for said frontage.

7. Projecting signs may require engineering analysis for wind and weight loads per wall conditions or structural integrity. It is the responsibility of the tenant and/or sign contractor to fulfill those obligations should they occur. Landlord accepts no financial responsibilities in the event that engineering is required to secure sign permit.

DOUBLE FACED BANNER BLADE SIGN

Double face banner signs are allowed for the second floor tenant as shown, but must conform to a standard, uniform design, as outlined in the exhibit provided and subject to the following guidelines:

1. Graphic panels to be fabric type material for substrate. Graphics may be sewn appliqué. Exceptions would be considered on a case by case basis, subject to the review and approval of the City of Walnut Creek staff or, if necessary, by the Design Review Commission Sign Subcommittee. All graphics and materials to be colorfast and appropriate for outdoor application. UV inhibiting materials strongly recommended. Panels to have sewn sleeves on top and bottom and reinforced hems or edges to prevent fraying.
2. Fabric banners to be mounted to a pair of 2" sq. tube stretcher bars on top and bottom brackets indicated. All exposed banner structure to be painted Bronze or Black, matte or satin finish. Faces to be externally illuminated with low profile spot lights at bottom facing up as specified in exhibit. Lighting controls for banners shall be reviewed and approved in the field by the City of Walnut Creek Planning Division.
3. Sign projection must not extend more than 3'-0" from building surface to leading exposed edge of cabinet.
4. Sign support brackets shall have a maximum of 6" clear space between fabric banner and building wall surface.
5. Landlord retains and reserves the right for approval of banner content, graphic applications and materials. Landlord encourages non-repetitive, single item content per banner, preferably promoting products or services available in lieu of business name, and subject to City review and approval.
6. Tenants are responsible for maintenance and replacement of banners if landlord determines banners are unsuitable due to wear and tear, weathering or fading.

MURAL SIGNS/GRAPHICS

Under certain circumstances tenants may be allowed mural graphics with indirect low profile lighting, as outlined in provided exhibit with the following guidelines:



2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: 7.30.15 10.27.15
8.4.15 10.29.15
9.14.15 11.4.15
9.22.15
9.23.15
10.12.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

4

Tenant Sign Criteria (CONT.)

1. All mural designs must be submitted to Landlord as a comprehensive color rendering for written approval prior to execution, including scaled drawings indicating placement and size.
2. Murals must be executed using proper / appropriate paint materials. No digitally printed film overlays are permitted. Murals must be executed as handpainted artwork only.
3. Vacating Tenants must restore wall to original condition or replace brick work to match existing wall.
4. Landlord reserves the right to dictate artwork intent or style which is subject to review and approval by the City of Walnut Creek Design Review Commission Sign Subcommittee.

WINDOW SIGNS/GRAPHICS

1. Window graphics are permitted for ground floor tenants only. No window graphics are allowed above the ground floor.
2. Graphics and / or copy to be limited to a maximum of 3" in height.
3. Repetitive window graphics over adjacent glazing is strongly discouraged and must receive special permission from Landlord and the City of Walnut Creek Design Review Commission Sign Subcommittee for execution.
4. Window signs are limited to tenant name, logo, hours of operation or graphics related to business identity.
5. Window signage must not exceed 15% of the glazed area of the individual window panes.
6. No limitation on design or color for secondary graphics located on sidelight window(s) provided that window graphics relate to tenant business or services.
7. Paper, hand-painted holiday signs or temporary signs are strictly prohibited.
8. No graphics of any kind are allowed on the upper windows and door transom (except address numerals).
9. Graphics that are perceived as abusive, inflammatory, or obscene by community standards are strictly prohibited, and are subject to immediate removal at tenant's expense.
10. No block-out film to obscure or hide occupying tenant space will be allowed.
11. All window graphics are subject to review and approval at Landlord's discretion. Violation of guidelines will require removal

of window graphics at tenant's own expense.

12. Electric (neon) or L.E.D. "OPEN" signs are allowed but limited area of 2 Sqft. Sign area total.
13. Upon termination of lease, all window signs must be removed at tenant's expense. Glazing must be returned to original condition. If glazing cannot be returned to original condition, tenant is required to provide replacement at tenant's own expense.

SECTION D: GENERAL CONDITIONS

1. The fabricator may make recommendations and/or changes to the details as shown on the drawings provided Landlord approves such recommendations in writing prior to shop drawings or fabrication of prototypes or samples.
2. All electrical signs shall be UL compliant and carry the certified and registered UL label affixed to sign cabinet in a place where it is visible at pedestrian level.
3. The sign contractor shall be responsible for the fulfillment of all the requirements and specifications, completing the installation in a workman-like manner, and cleaning up, patching and painting any surfaces damaged by the installation to original building specifications.
4. All sign fabrication work shall be of excellent quality. All logo images and type styles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable. Landlord reserves the right to reject any fabrication work deemed to be below standard.
5. Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
6. Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free of dust, ripples, weld marks, orange peel, drips and runs, and shall have uniform surfaces conforming to the highest standards of the industry.
7. All signage lighting should be concealed and light leaks will not be permitted.
8. All metals to be painted with the highest quality automotive polyurethane paint (preferably Matthews Paint, or equal quality alternative), unless otherwise specified. Tenant is required to execute a sign painting application that yields the longest life with the least likelihood of paint fading and peeling. Paint must withstand exterior

weather conditions, and be sprayed to a smooth finish, not brushed on.

9. Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the individual general sign contractors. Therefore, it shall be the responsibility of the fabricator to perform the complete structural design of the signs and to incorporate all the reasonable safety factors to protect the Landlord and sign fabricator against public liability. Designs, which survive rational engineering analysis and conform to all applicable national and local codes, will be acceptable.

SECTION E: PROHIBITED SIGNS & RESTRICTIONS

The following instances are provided as examples of prohibited signage applications and may not exhibit all possible conditions. Signs prohibited by Landlord that do not conform to the Criteria are not limited to those set forth below.

1. Signs which move, swing, rotate, flash, blink, scintillate, fluctuate or have animated light areas.
2. No sign or any portion thereof may project above the fascia, roof or building on which it is moored.
3. Off-Premises signage.
4. "A" frame signs prohibited without landlord approval, and in accordance with City policy.
5. Plastic face box-type cabinets signs or luminous-vacuum formed type plastic letters.
6. Signs using exposed fastenings.
7. Paper, cardboard, cloth, form core, gatorboard, inflatable or styrofoam signs, stickers or decals, painted lettering or decals hung on or behind storefronts.
8. Flying signs such as blimps or kites designed to be kept aloft by mechanical, chemical or hot air means.
9. Stationary or walking sandwich boards or costumed or non-costumed persons shall not be utilized for advertising outside of Tenant's premises.
10. No balloons, flags or marketing tents are allowed.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: **8.4.15**
9.22.15
10.12.15
10.28.15
10.29.15
11.4.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

5

Tenant Sign Criteria (CONT.)

11. Sign which emits odor, noise or visible matter other than light.
12. Signs identifying secondary businesses except where specifically approved by Landlord, and in accordance with City policy.
13. No person shall exhibit, post or display or cause to be exhibited, posted or displays upon any sign, anything obscene, indecent or immoral nature or unlawful, as determined in the sole discretion of Landlord.
14. No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which make use of the words, "STOP", "LOOK", "DANGER", or any other words, phrases, symbols or characters in such a manner to interfere with, mislead or confuse traffic.
15. No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door.
16. Signs on or affixed to trucks, automobiles, trailers or other vehicles, which advertise, identify, or provide direction to a use or activity not related to the lawful making of deliveries of merchandise or rendering of services from such vehicles.
17. External displays (other than holiday decorations) which consist of unshielded light bulbs, open or strings of open light bulbs.
18. No simulated materials (i.e., wood grained plastic laminates) or wall coverings.
19. In no case shall the wording of signs describe prices, or any type of advertising except as part of the occupant's trade name or insignia.
20. Temporary signs of any nature used or installed without Landlord's approval in writing, and in accordance with City regulations.
21. Unprofessional hand-lettered sign in public view from the storefront are prohibited.
22. Absolutely no signs are permitted to be taped to the storefront or any

other visible surface.

23. Any sign that is not in conformance with this criteria.
24. Excessively bright or garish signs.

SECTION F: MAINTENANCE

1. Tenant shall maintain his sign in good working order to include replacement of damaged or burned out neon or LED lighting at Tenant's sole cost and expense. In the event Landlord notifies Tenant of an existing defect and Tenant fails to cure said defect within ten (10) days after notification, Landlord may cause the defect to be repaired. Tenant hereby agrees to reimburse Landlord for the cost of any such repairs within ten days after the receipt of an invoice setting forth those costs incurred by Landlord, plus an overhead charge of 10% minimum plus any damages resulting from lost income.
2. Upon termination or expiration of the lease, Tenant hereby agrees to remove his sign and repair any holes or damage to the fascia and restore the fascia to its original condition at Tenant's cost and expense to Landlord's sole satisfaction with three (3) days of expiration of term or early termination of Tenant's lease. If tenant does not repair the wall surface to Landlord's sole satisfaction, then Landlord reserves the right to perform the repairs at Tenant's expense.
3. Landlord reserves the right to periodically hire an independent electrical engineer at Tenant's sole expense, to inspect the installation of all Tenant's signs. Tenant will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Landlord may correct any code violations, requests for sign removals, or discrepancies not corrected within ten (10) days of notice, at Tenant's sole expense, including an overhead charge of 10%.
4. Contractors installing signs are to be qualified, insured and licensed by the State of California and are to have a current City business license.

SECTION G: GENERAL NOTES

1. All signs must be installed and operational prior to new Tenant opening for business per Landlord's discretion.
2. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the store windows and doors or upon the exterior walls of the building.
3. One row of letters is strongly advised, but two rows of letters are allowable if approved by Landlord, provided their maximum total height does not exceed the maximum allowable height provided herein.
4. All signs shall be reviewed for conformance with these Criteria and overall design quality. Approval or disapproval of sign submittals based upon aesthetics of design including color palette shall remain the sole right of the Landlord, subject to the review and approval of the City of Walnut Creek.
5. Landlord's approval may be withheld at his sole discretion. Landlord's right to deviate from the criteria set forth herein (1) is clearly and unequivocally subject to and not limited to strict conformance with the City Of Walnut Creek Sign Ordinance, and (2) shall not obligate Landlord to deviate from the criteria on subsequent Tenant signage submissions under the "theory of precedence" or "grandfathered" policies.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: 7.30.15
8.4.15
10.12.15
10.28.15
10.29.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

6

Sign Allowances & Schedule

SQ. FOOTAGE ALLOCATION COMPUTATION

Mount Diablo Blvd. Primary Tenant Frontage: 107' Assessed Primary Frontage Sign Area: 107.0 sq.ft.
Main Street Secondary Tenant Frontage: 65' Assessed Primary Frontage Sign Area: 60% of 65' = 39.0 sq.ft.
Commercial Lane Secondary Tenant Frontage: 41' Assessed Primary Frontage Sign Area: 60% of 41' = 24.6 sq.ft.
1st Floor Tenant Occupied Floor Area: 4,977 sq.ft. 1st Floor Additional Bonus Sign Area: 4,977 sq.ft. ÷ 200 = 25.0 sq.ft. 2nd Floor Tenant Occupied Floor Area: 4,982 sq.ft. 2nd Floor Additional Bonus Sign Area: 4,982 sq.ft. ÷ 200 = 25.0 sq.ft. 3rd Floor Tenant Occupied Floor Area: 4,162 sq.ft. 3rd Floor Additional Bonus Sign Area: 4,162 sq.ft. ÷ 200 = 21.0 sq.ft.
Total Sign Area Allowance = 241.6 sq.ft.

SIGN SCHEDULE

SIGN	ASSIGNED TENANT	SIGN AREA
A1	2nd Floor Tenant	54.0 sq.ft.
A2	2nd Floor Tenant	36.0 sq.ft.
B	3rd Floor Tenant	21.0 sq.ft.
C1	2nd Floor Tenants	2.0 sq.ft.
C2	2nd Floor Tenants	2.0 sq.ft.
C3	2nd Floor Tenants	2.0 sq.ft.
C4	2nd Floor Tenants	2.0 sq.ft.
C5	2nd Floor Tenants	2.0 sq.ft.
C6	2nd Floor Tenants	2.0 sq.ft.
C7	2nd Floor Tenants	2.0 sq.ft.
D	Address Numerals	N/A
E1	1st Floor Retail	10.0 sq.ft.
E2	1st Floor Retail	10.0 sq.ft.
F1	1st Floor Retail	10.0 sq.ft.
F2	1st Floor Retail	10.0 sq.ft.
G	1st Floor Café	13.0 sq.ft.
H1	1st Floor Café	2.0 sq.ft.
H2	1st Floor Café	1.5 sq.ft.
I	3rd Floor Tenant (Mural)	60.0 sq.ft.

Total 241.5 sq.ft.



2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: **7.30.15**
8.4.15
8.20.15
9.14.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

7

2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: **7.30.15**
8.4.15
8.20.15
9.14.15

Customer Approval:

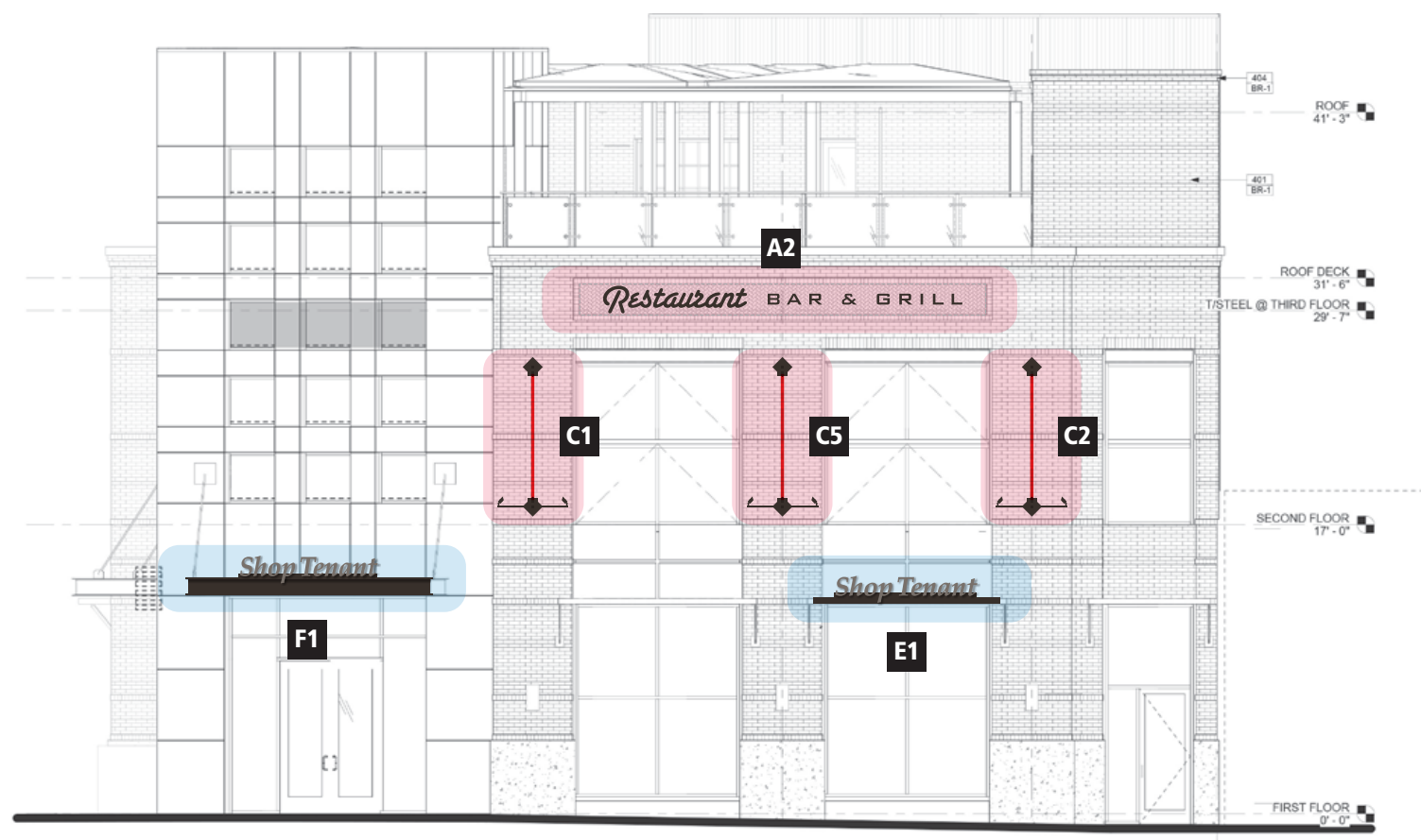
U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

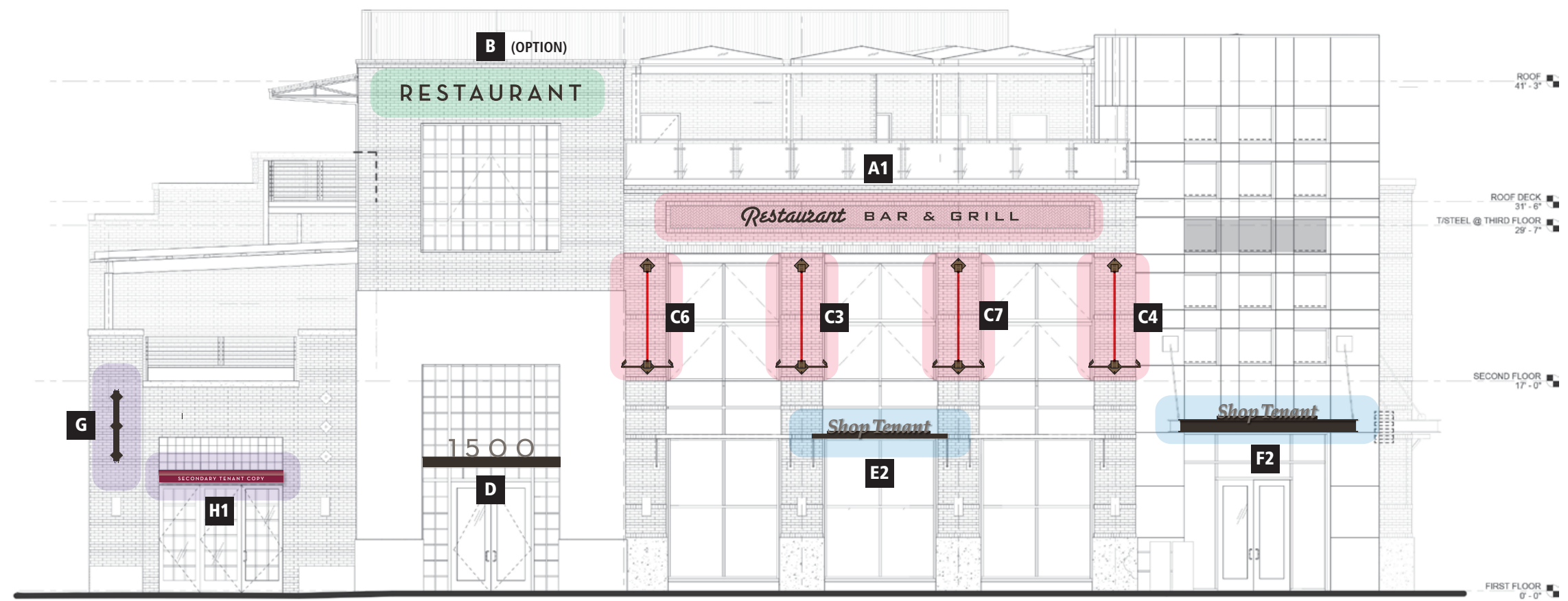
Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

- FIRST FLOOR TENANT SIGN ASSIGNMENT
E1 E2 F1 F2
- SECOND FLOOR TENANT SIGN ASSIGNMENT
A1 A2 C1 C2 C3
C4 C5 C6 C7
- THIRD FLOOR TENANT SIGN ASSIGNMENT
B
- CAFÉ TENANT SIGN ASSIGNMENT
G H1



East Elevation - Scale: 3/32" = 1'-0"



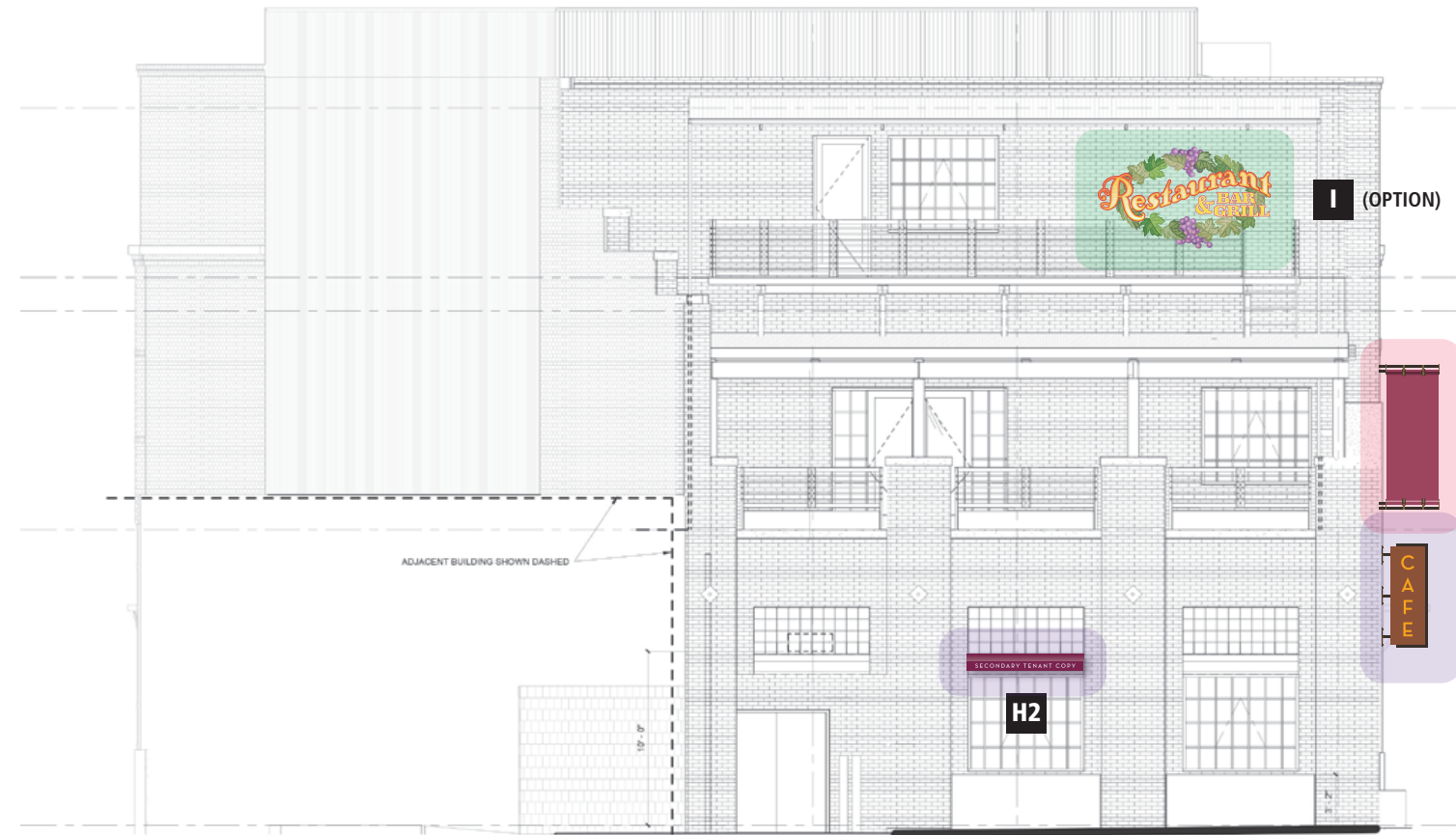
South Elevation - Scale: 3/32" = 1'-0"

FIRST FLOOR TENANT SIGN ASSIGNMENT

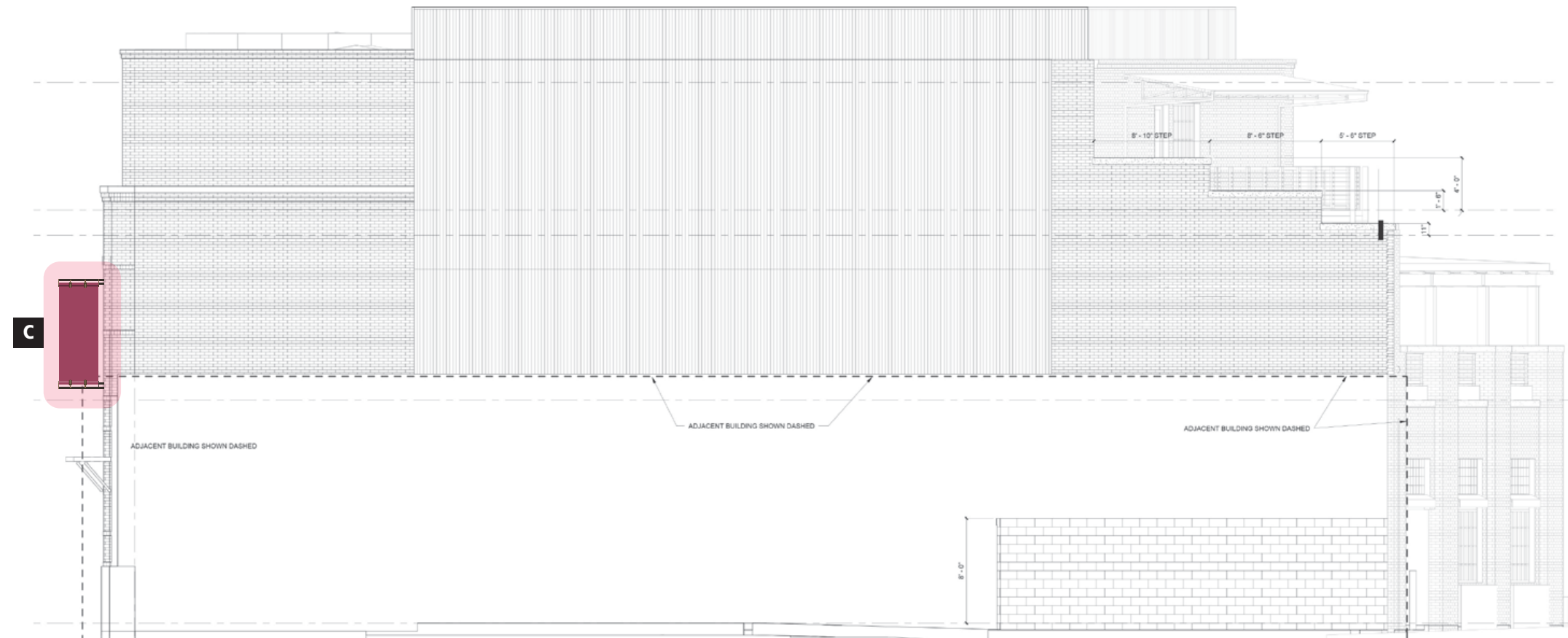
SECOND FLOOR TENANT SIGN ASSIGNMENT C1 C2 C3 C4
C5 C6 C7

THIRD FLOOR TENANT SIGN ASSIGNMENT I (OPTION)

CAFÉ TENANT SIGN ASSIGNMENT G H2



West Elevation - Scale: 3/32" = 1'-0"



North Elevation - Scale: 3/32" = 1'-0"



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: **7.30.15**
8.4.15
8.20.15
9.14.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

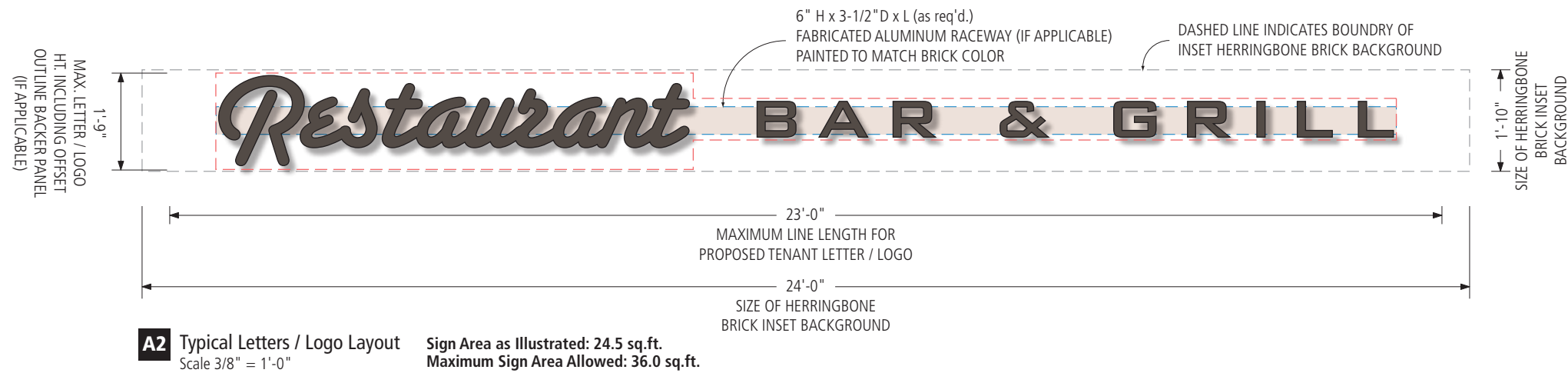
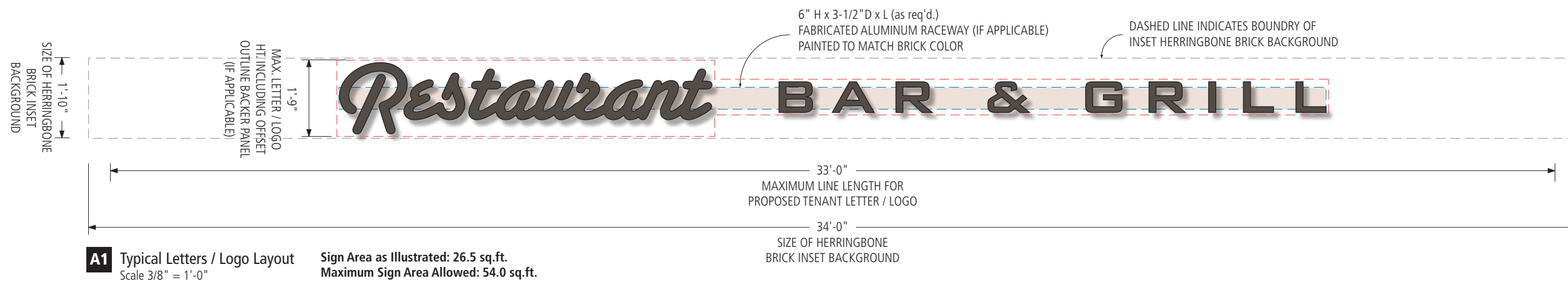
Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

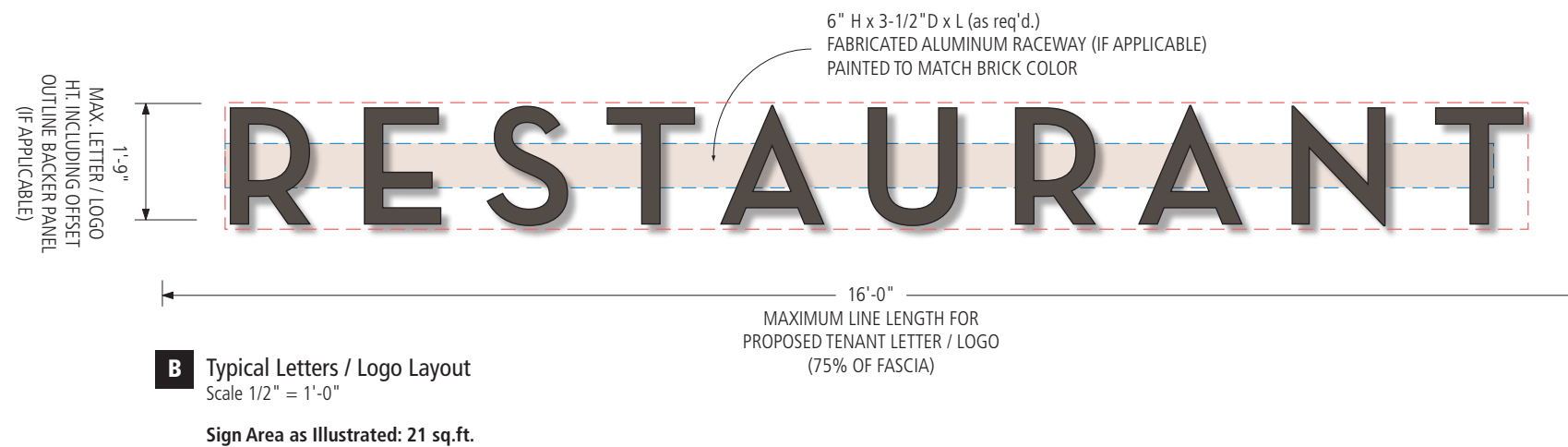
Sheet No.

9

2nd Floor Tenant Sign - Letters /Logo Sizing Guidelines



3rd Floor Tenant Sign - Letters /Logo Sizing Guidelines



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: **8.4.15**
9.14.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

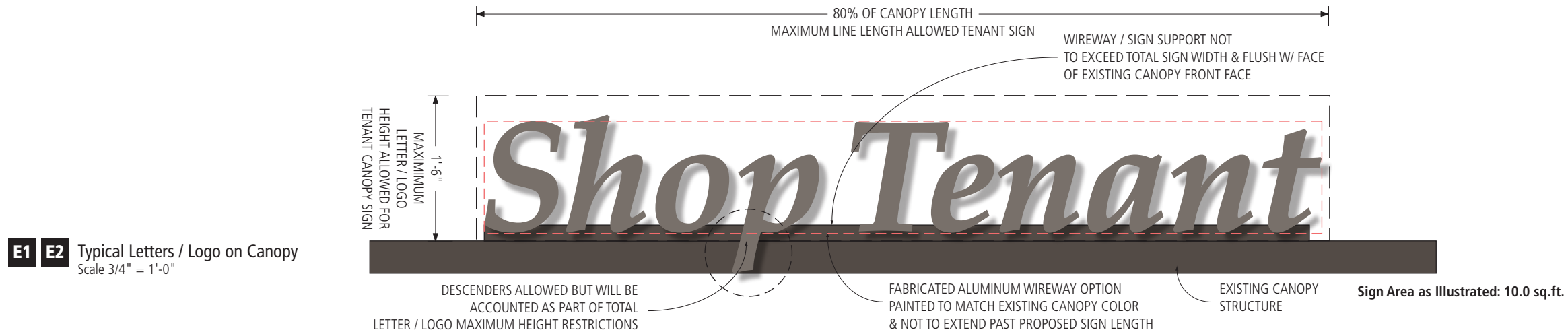
Sheet No.

10

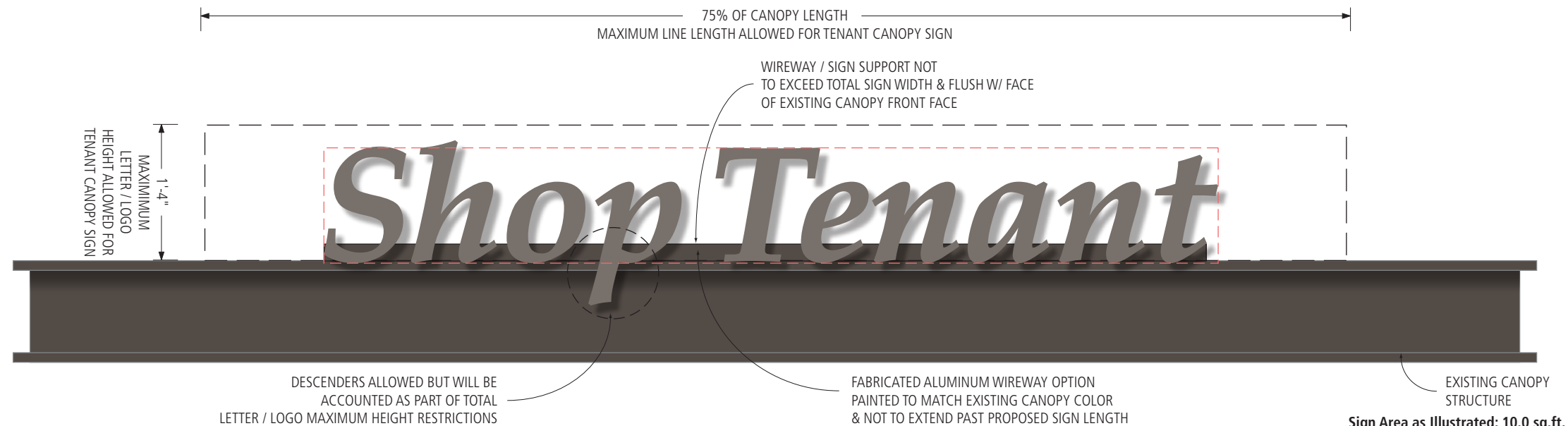
Non-Illuminated Fabricated Metal Address Numerals on Transom Ledge - Letters /Logo Sizing Guidelines



1st Floor Shop Tenant Canopy Sign - Letters /Logo Sizing Guidelines



1st Floor Corner Canopy Tenant Sign - Letters /Logo Sizing Guidelines



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**
Account Executive: **Ralph Cundiff**
Project: **1500 Mt. Diablo Blvd**
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: **7.30.15**
8.4.15
9.14.15
9.22.15
10.12.15
10.28.15

Customer Approval:

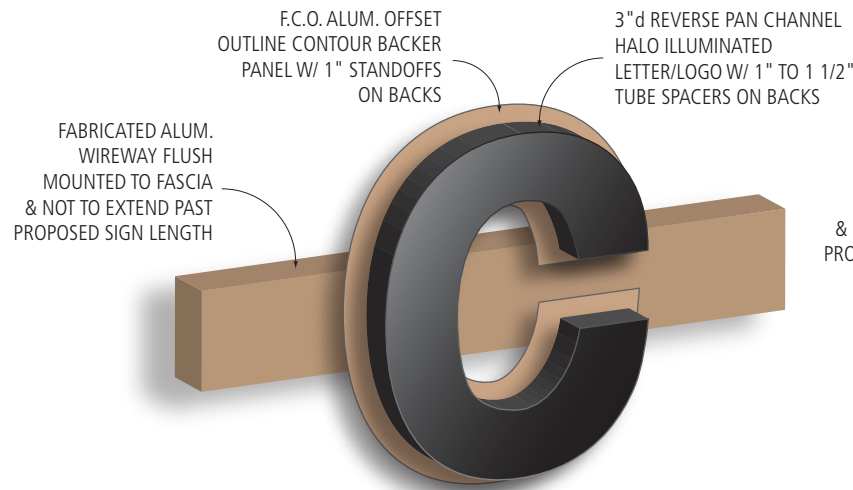
U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Allowed Illumination Techniques & Manufacturing Methods for Individual Letters / Logos



Halo Illuminated w/ Offset Backer Panel

Applicable for Signs:

A1 A2 B

NOT Allowed for Signs:

E1 E2 F1 F2

General Construction Method Specifications:

Letters / Logo

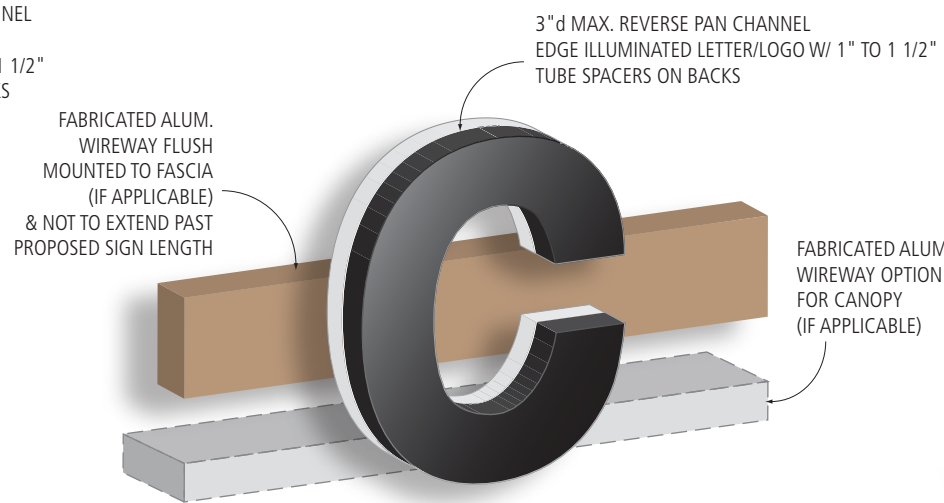
3" deep, fabricated aluminum, reverse pan channel construction. Faces and returns to be decorative architectural metal or finishes at Landlord's discretion. Backs to be Clear Lexan with 3M diffuser film applied overlay for light dispersion. Letters / Logo to be internally illuminated with White LEDs for halo lighting effect on offset backer panel. Reverse pan channel letters / logo to be pegged off of offset contour backer panels with 1" or 1-1/2" tube spacers and mechanically fastened to backer panel. Electrical feeds to be located within area of wireway.

Offset Backer Panel

Offset outline F.C.O. backer panels to be min. 1/8" aluminum painted to match background masonry color, flat finish on all surfaces. Backer panel to be spaced off of wireway 1" with tube spacers or hidden blocks and mechanically fastened to permanent, fabricated aluminum raceway.

Wireway

Fabricated aluminum 2 piece construction with removable U-channel front cover. Receiver channel to be fabricated aluminum and mechanically fastened to brick fascia. All surfaces to be painted to match brick fascia, flat finish. All wiring and electrical for letters / logo to be located within raceway. No exposed wiring allowed. Landlord will provide electrical whip within wireway. Tenant's sign contractor shall be responsible for ensuring that wireway, letters / logo and all associated connections are weatherproof. Wireway not to extend past total sign length.



Edge Illumination

Applicable for Signs:

A1 A2 B

E1 E2 F1 F2

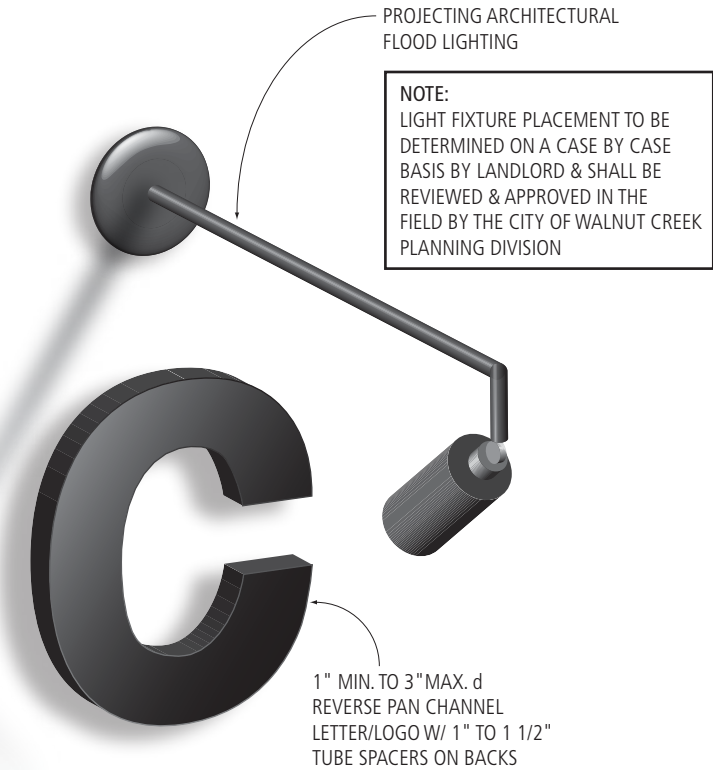
General Construction Method Specifications:

Letters / Logo

3" deep maximum, fabricated aluminum, reverse pan channel construction. Faces and returns to be decorative architectural metal or finishes at Landlord's discretion. Returns / backs to be F.C.O. clear acrylic with diffusion on returns. Backs to have opaque vinyl blackout film to prevent light transmission from backside of letters. Letters / Logo to be internally illuminated with White LEDs and edge lit only. Edge lit reverse pan channel letters / logo to be mechanically fastened to fabricate aluminum wireway. Letters / logo may be fastened through backs and into wireway directly (for fascia mounted application) or may be attached along bottom edge (for canopy mounted applications). No exposed wiring to be allowed.

Wireway

Fabricated aluminum 2 piece construction with removable U-channel front cover. Receiver channel to be fabricated aluminum and mechanically fastened to brick fascia (for fascia mounted application) or along bottom edge (for canopy mounted applications). All surfaces to be painted to match brick fascia, flat finish (for fascia mounted applications) or Black (for canopy mounted applications). All wiring and electrical for letters / logo to be located within wireway. No exposed wiring allowed. Landlord will provide electrical whip within wireway. Tenant's sign contractor shall be responsible for ensuring that raceway, letters / logo and all associated connections are weatherproof. Wireway not to extend past total sign length.



Indirect Flood Illumination

Applicable for Signs:

A1 A2 B

E1 E2 F1 F2

General Construction Method Specifications:

Letters / Logo

Min. 1" up to a max. of 3" deep, fabricated aluminum, reverse pan channel construction. Faces and returns to be decorative architectural metal or finishes at Landlord's discretion. Reverse pan channel letters / logo to be pegged off of offset contour backer panels with 1" or 1-1/2" tube spacers and mechanically fastened to fascia or edge mounted to fabricated mounting plates for canopy mounted applications (all spacers and mounting plates to be painted Black for canopy mounted applications).

Flood Lighting

Flood lighting to be achieved through gooseneck or architectural tube brackets with low-profile light housings. All brackets, hardware and light housings to be outdoor rated with decorative architectural metal or finishes at Landlord's discretion. All wattages, light fixture designs and photometrics must be provided to Landlord for approval prior to installation and are subject to change by Landlord. No exposed wiring allowed. Landlord will provide electrical whip within bracket locations. Tenant's sign contractor shall be responsible for ensuring that all associated connections are weatherproof.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: **8.4.15**
9.14.15
9.18.15
9.22.15
10.28.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

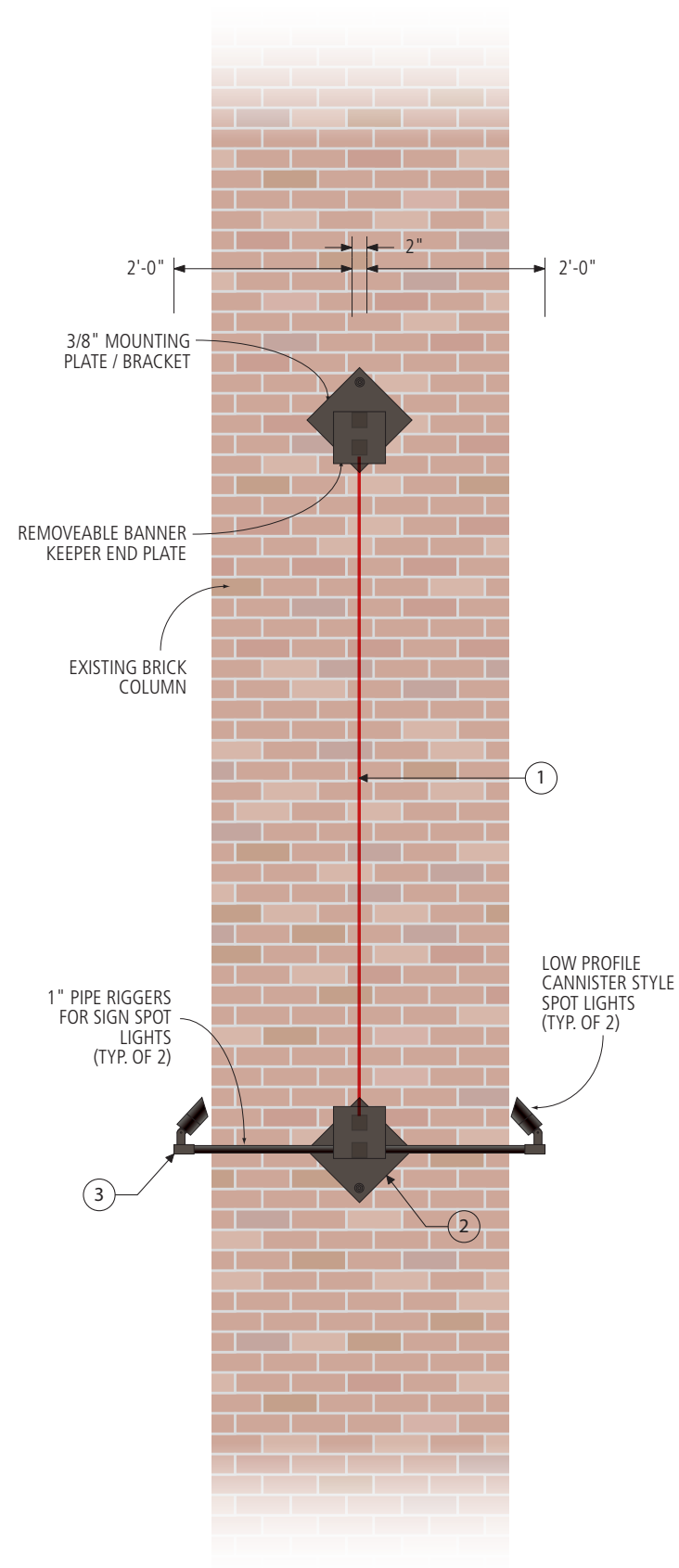
Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

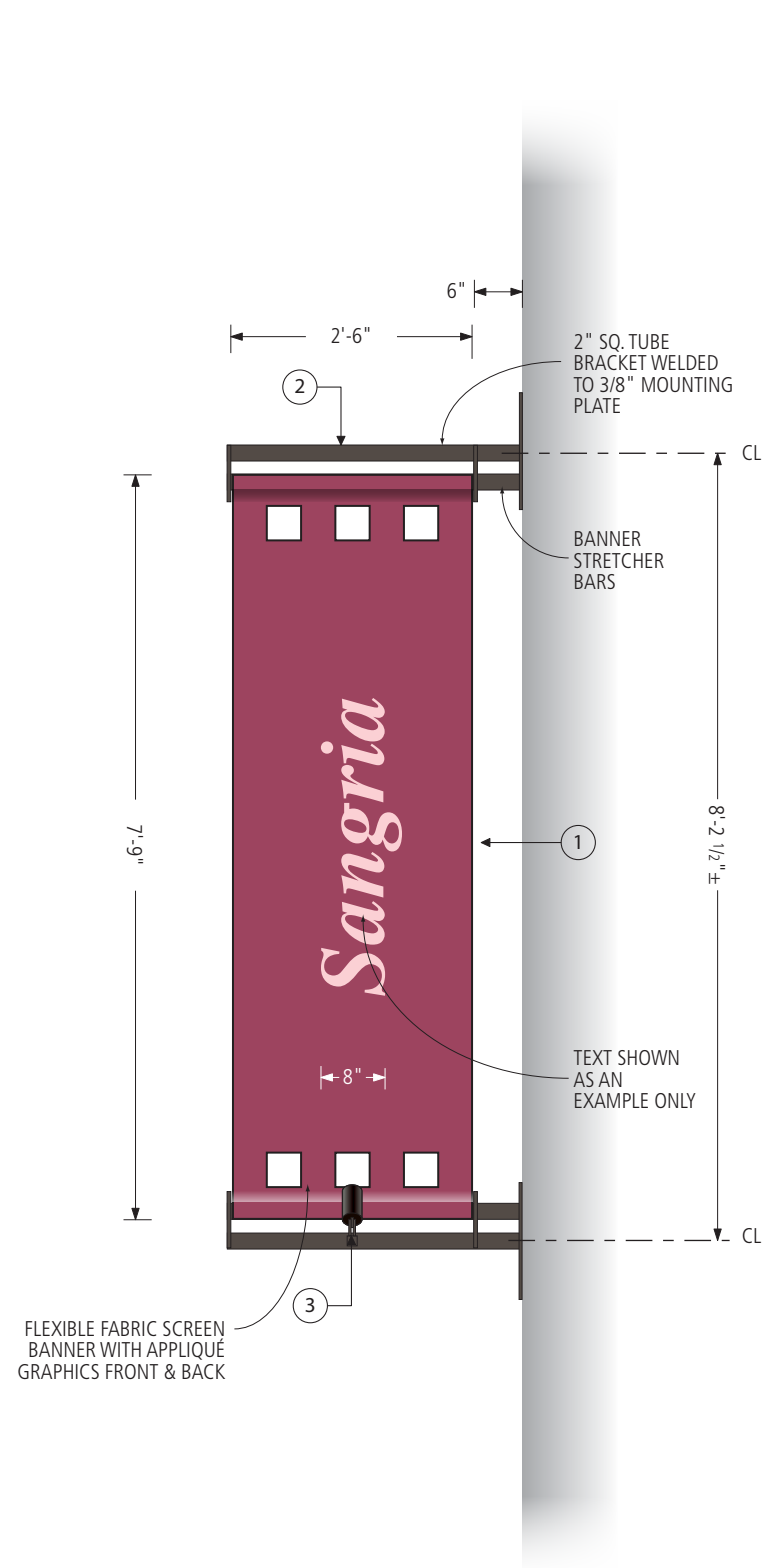
California Title 24 Compliant

Sheet No. **12**

D/F Banner Signs - Indirect Spot Light Illumination



C Typical End View
Scale 1/2" = 1'-0"



C1 C2 C3 C4 Typical PROMOTIONAL
C5 C6 C7 D/F Banner Sign w/ Indirect Illumination
Scale 1/2" = 1'-0"
Sign Area as Illustrated: 2.0 sq.ft.

Material Schedule

- ① **Panel**
Graphic panels to be fabric type material for substrate (exact material TBD). Graphics may be sewn appliqué. All graphics and materials to be colorfast and appropriate for outdoor application. UV inhibiting materials strongly recommended. Landlord retains and reserves the right for approval on content, application and materials. Tenants are responsible for maintenance and replacement of banners if landlord deems panels unsuitable due to wear and tear, weathering or fading. Panels to have sewn sleeves on top and bottom and reinforced hems or edges to prevent fraying. Fabric banners to be mounted to a pair of 2" sq. tube stretcher bars on top and bottom brackets indicated. All exposed banner structure to be painted Black, satin finish.
- ② **Brackets**
Fabricated aluminum construction with all surfaces painted Bronze or Black, matte or satin finish. Banner stretcher bars (top and bottom) to have inner keeper plate and removable outer cap plate. Mounting plate to have (4) lag or thru-bolt attachment points per plate with all hardware painted Bronze or Black, matte or satin finish to match bracket structure.
- ③ **Lighting**
Panel faces to be indirectly illuminated from bottom up with low-profile, B-K Lighting SignStar Style C low voltage spot lights. Lights to be mounted to corresponding 1" dia. outrigger bracket mounts as indicated. 1 light located at bottom for each banner side. All lighting hardware to be painted Black, satin finish.

NOTE:
LIGHT FIXTURES SHALL BE REVIEWED & APPROVED IN THE FIELD BY THE CITY OF WALNUT CREEK PLANNING DIVISION



2939 Academy Way
Sacramento, California 95815

Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: 7.30.15 10.28.15
8.4.15
9.14.15
9.18.15
9.22.15
10.12.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

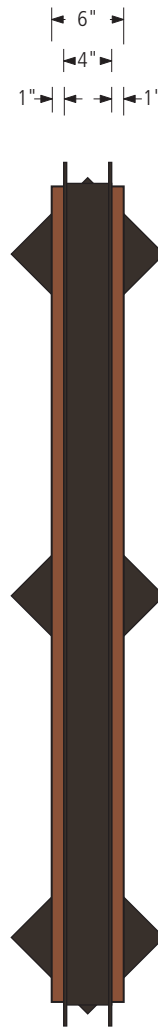
Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Vertical Blade Sign



G D/F Illuminated Blade Sign
Scale 3/4" = 1'-0"
Sign Area as Illustrated: 13 sq.ft.



G End View
Scale 3/4" = 1'-0"



G Perspective View

Material Schedule

- ① **Cabinet**
6" deep, fabricated aluminum construction. Cabinet to be internally illuminated with White LEDs. Faces (front and back) to be pan construction with routed faces for graphics. Faces and returns to be painted to match building architecture, flat finish. Pan faces to be attached to cabinet returns with counter-sunk flat head s/m screws painted to match face.
- ② **Graphics**
All graphics to be routed out of face, push-thru with Clear acrylic. Face to have 3M white diffuser film overlay and colored translucent film applied as overlay. Faces to be face and halo lit.
- ③ **Cabinet Decorative Trim**
Trim to be 2" x 4" extruded aluminum applied around perimeter of cabinet and painted Black, satin finish.
- ④ **Bracket / Mounting Plate**
Brackets to be 1-1/2" sq. tube aluminum welded to cabinet and 3/8" mounting plate. Mounting plate to be secured to building fascade with anchors as wall condition require. All bracket hardware surfaces including attachment hardware to be painted Black, satin finish.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916.927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: **8.20.15**
9.14.15

Customer Approval:

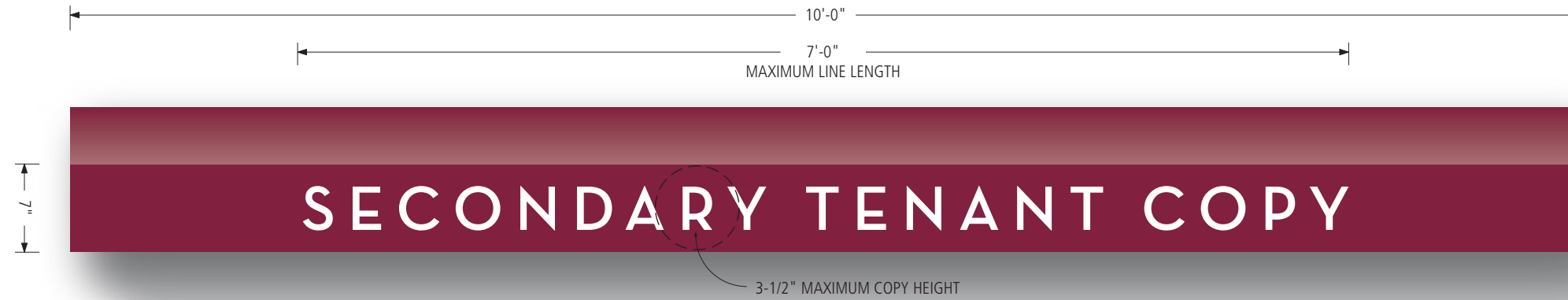
U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

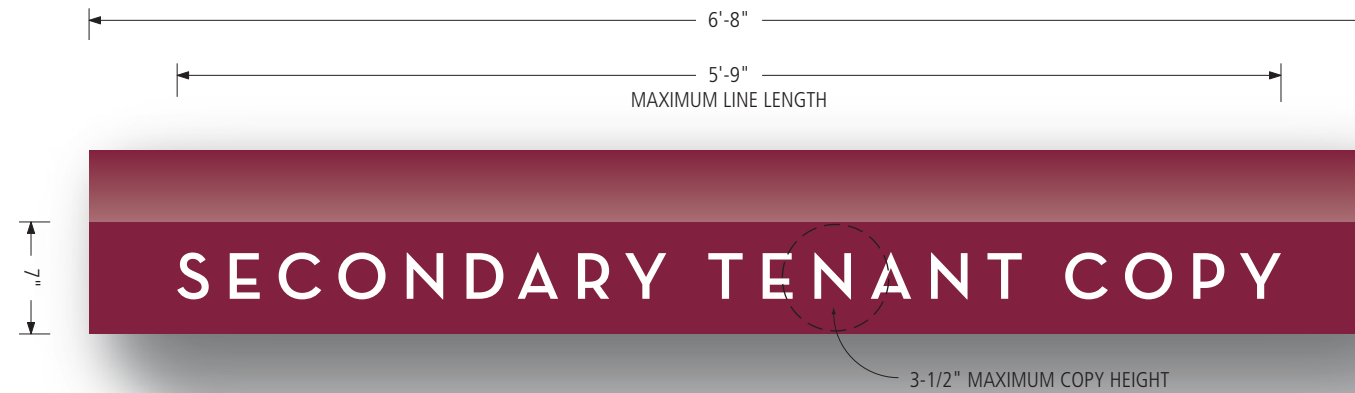
Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Fabric Awning Signs (Secondary)



H1 Front View of Awning Face
Scale 1" = 1'-0"
Sign Area as Illustrated: 2.0 sq.ft.



H2 Front View of Awning Face
Scale 1" = 1'-0"
Sign Area as Illustrated: 1.5 sq.ft.

Material Schedule

- 1 Awning**
Awning to be fabric with all graphics to be professionally hand painted or using commercial digital dye transfer / eradication process awning materials.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision: **8.20.15**
9.14.15

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

15

Rooftop Mural



Partial West Elevation | Roof Deck Level - Scale: 1/8" = 1'-0"



2939 Academy Way
 Sacramento, California 95815
 Tel 916.927.0527
 Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
 BH Development

Address:
 1500 Mt. Diablo Blvd.
 Walnut Creek, CA

Drawn By: **William Dickson**
 Date: **7.1.15**
 Revision: **7.30.15**
9.14.15

Customer Approval:

U.L. Listed
 Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
 Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
 All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Rooftop Mural (Detail)



B-K LIGHTING SIGNSTAR STYLE C
LOW VOLTAGE SPOT LIGHTS MOUNTED
WITH 1" DIA. OUTRIGGER BRACKETS
& CORRESPONDING MOUNTING PLATES
(TYPICAL)

1 Partial West Elevation | Roof Deck Level - Scale: 3/8" = 1'-0" Sign Area as Illustrated: 60 sq.ft.

NOTE:
GRAPHICS SHOULD REFLECT ARCHITECTURAL
CONTEXT & IS SUBJECT TO DESIGN REVIEW
BY LANDLORD AND CITY PRIOR TO EXECUTION



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**
Date: **7.1.15**
Revision: **7.30.15**
9.14.15

Customer Approval:

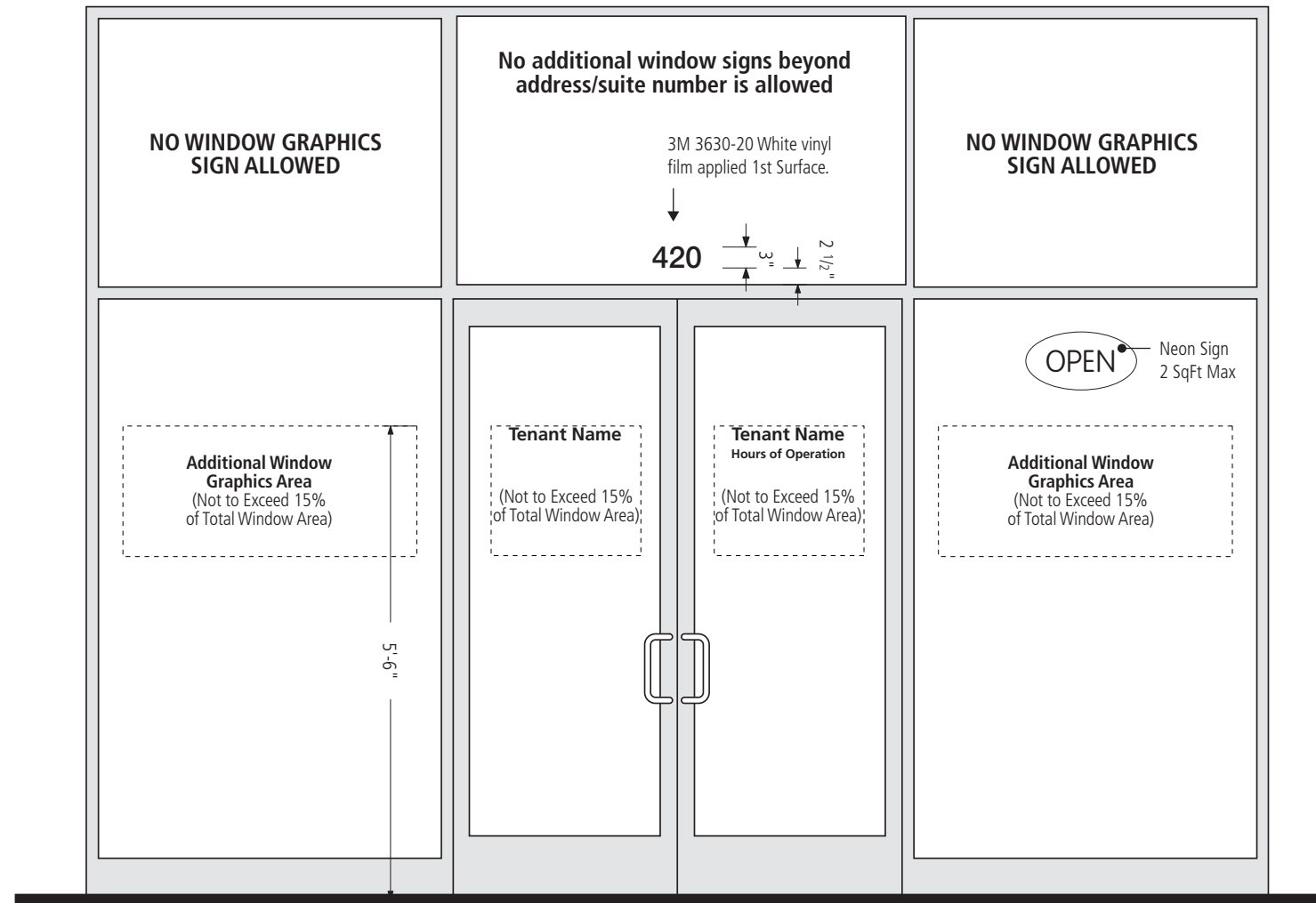
U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Typical Tenant Door & Window Graphics



Window Graphics

Scale 1/2" = 1'-0"

TENANT DOOR & WINDOW GRAPHICS

1. Window signs are limited to tenant name, logo, hours of operation or graphics related to business identity.
2. Window signage must not exceed 15% of the glazed area of the individual window panes.
3. All tenants are required to have address numerals applied in transom area, over entrance doors as shown. Address numerals shall be 3 inch copy, centered over entrance door(s).
4. All tenants are required to have hours of operation as part of their window graphics package and should be located either on entrance door or adjacent sidelight window. Hours should be displayed at an appropriate height and visibility.

5. Graphics/copy on doors, address numerals and hours of operation shall be white vinyl film.
6. No limitation on design or color for secondary graphics located on sidelight window(s) provided that window graphics relate to tenant business or services.
7. Paper, hand painted holiday signs or temporary signs are strictly prohibited.
8. No graphics of any kind are allowed on the upper windows and door transom (except address numerals).
9. Graphics that are perceived as abusive, inflammatory or obscene by community standards are strictly prohibited and are subject to immediate removal at tenant's expense.
10. No block-out film to obscure or hide occupying tenant space will be allowed.

11. All window graphics are subject to review and approval at Landlord's discretion. Violation of guidelines will require removal of window graphics at tenant's own expense.
12. Electric (neon) or L.E.D. "OPEN" signs are allowed but limited area of 2 Sqft. Sign area total.
13. Upon termination of lease, all window signs must be removed at tenant's expense. Glazing must be returned to original condition. If glazing cannot be returned to original condition, tenant is required to provide replacement at tenant's own expense.



2939 Academy Way
Sacramento, California 95815
Tel 916.927.0527
Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
BH Development

Address:
1500 Mt. Diablo Blvd.
Walnut Creek, CA

Drawn By: **William Dickson**

Date: **7.1.15**

Revision:

Customer Approval:

U.L. Listed
Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

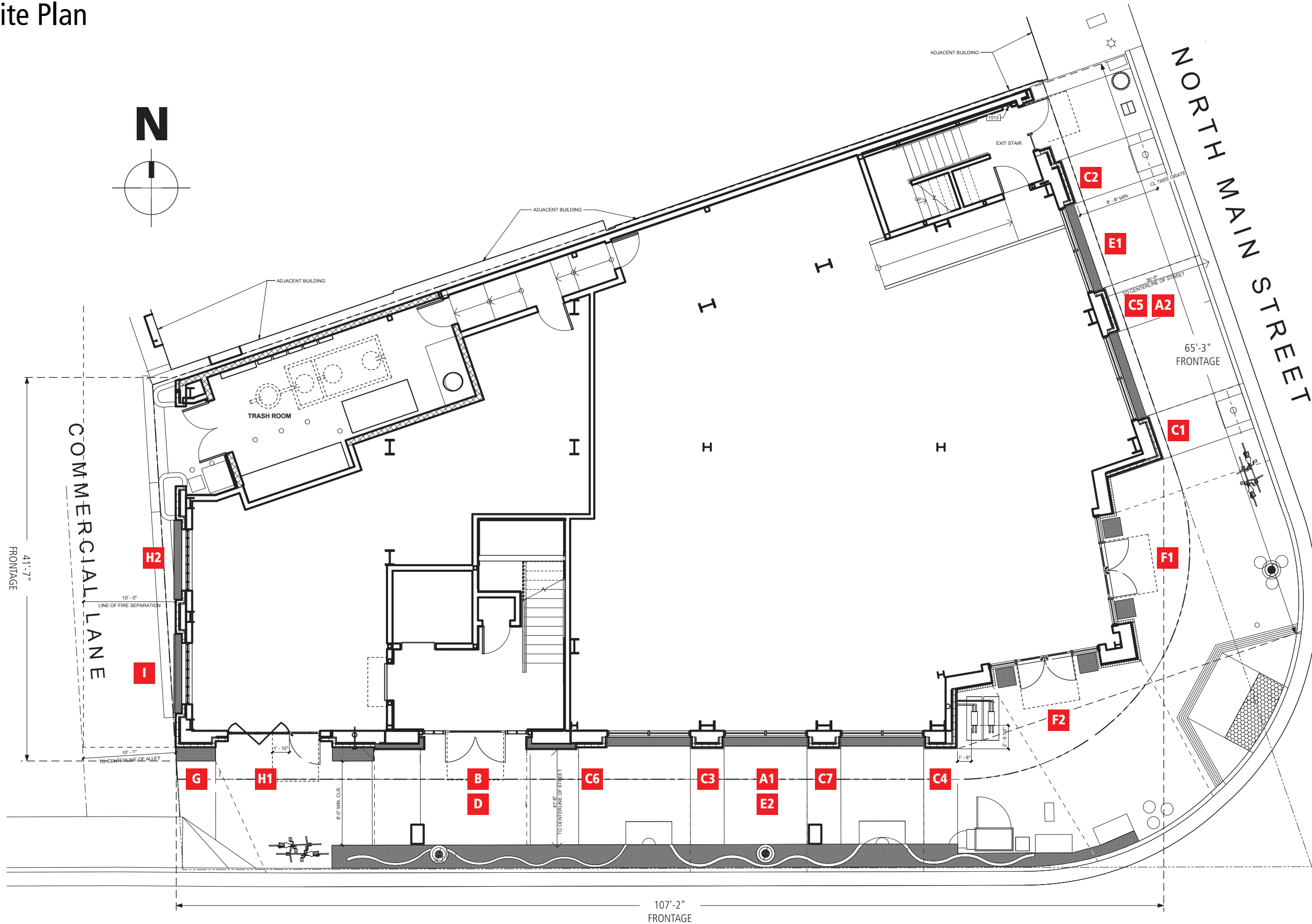
Copyright ©2015
All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant

Sheet No.

18

Site Plan



Scale: 3/32" = 1'-0"

MOUNT DIABLO BOULEVARD



2939 Academy Way
 Sacramento, California 95815
 Tel 916.927.0527
 Fax 916. 927.2414
www.pacificneon.com

Project No: **15-6915g-00**

Account Executive: **Ralph Cundiff**

Project:
1500 Mt. Diablo Blvd
 BH Development

Address:
 1500 Mt. Diablo Blvd.
 Walnut Creek, CA

Drawn By: **William Dickson**
 Date: **7.1.15**
 Revision: **8.4.15**
8.20.15

Customer Approval:

U.L. Listed
 Signs to be manufactured to U.L. Specifications and will bear the U.L. Label(s). The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits
 Customer to provide primary dedicated electrical circuit(s) with a separate ground to the electrical panel. L.E.D. Electronics to have a separate dedicated 120V complete circuit (No shared neutral). Common ground to electrical panel acceptable.

Copyright ©2015
 All print and electronic art remains the sole, copyrighted property of Pacific Neon Company and are not to be distributed, copied, e-mailed or transferred in any way without prior written release from Pacific Neon Company.

California Title 24 Compliant