

# OLYMPIC PLACE

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SHOPPING CENTER

Walnut Creek, CA

WALNUT CREEK DESIGN REVIEW COMMISSION APPROVED  
**TENANT & PROJECT SIGN PROGRAM**

1/24/03

DEVELOPER

Blake Hunt Ventures I, LLC 1660 Olympic Blvd. Suite 300 Walnut Creek, CA 94596 925 944-0800

OWNER

O. P. Walnut Creek, LLC 1660 Olympic Blvd. Suite 300 Walnut Creek, CA 94596 925 944-0800

ENVIRONMENTAL GRAPHIC DESIGNER

Englund Designworks Inc 2261 Morello Ave. Suite D Pleasant Hill, CA 94523 925 682-3646

# INTRODUCTION

The Olympic Place Shopping 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.

## OLYMPIC PLACE SHOPPING CENTER IDENTIFICATION SIGNS

The intent of the primary center identification signing is to:

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

## TENANT SIGNAGE

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

## GENERAL CRITERIA

Conformation to the criteria and guidelines for the Olympic Place Shopping Center Sign Program will be strictly enforced. Any non-conforming or unapproved signing installed by the Tenant/Lessee is not permitted and shall be brought into conformance at the Tenant/Lessee's expense. Only the signs described in this document are permitted in, on and within the center.

Landlord/Lessor and City of Walnut Creek must approve any changes from the Olympic Place Shopping Center Sign Program. Accordingly, the Landlord/Lessor must make any applications to City of Walnut Creek for revisions to the Olympic Place Shopping Center Sign Program.

### GENERAL CRITERIA

#### A. REQUIRED SIGNS

##### GROUND FLOOR

Tenant/Lessee shall provide a minimum of one primary business identification sign and on secondary banner per store frontage with a public entrance.

Tenant/Lessee's sign shall conform to the sign sizes and locations designated for its storefront area in this Criteria.

##### SECOND FLOOR

Signs for second floor tenants require approval on a case by case basis.

#### B. PROCEDURES FOR SIGNAGE APPLICATION

Landlord/Lessor shall provide the Tenant/Lessee the criteria (herein) for Olympic Place Shopping Center Sign Program.

To obtain sign approval from Landlord/Lessor, each applicant shall submit the following:

1. Submit to Landlord/Lessor a completed sign approval application (contained within this booklet) at the noticed address as stated in the fundamental/basic lease provisions.
2. The completed City of Walnut Creek Sign Review Application form that is required by City of Walnut Creek.
3. Two copies of scaled drawings, one of which will be colored, including all lettering and graphic diagrams and specifications for colors, construction, materials, illumination and installation. Cross-section details shall also be shown in scale along with relevant site,

plot and elevation plans.

One set of approved plans and the City of Walnut Creek application will be returned by Landlord/Lessor to the Tenant/Lessee.

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/Lessee shall have an applicable State of California Contractors License.

Landlord/Lessor reserves the reasonable right 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 Landlord/Lessor and City of Walnut Creek.

Contractor or Tenant/Lessee shall indemnify Landlord/Lessor from any damages that may arise from the installation, maintenance or use of Tenant/Lessee's sign.

#### F. SIGN MAINTENANCE

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

#### G. SIGN REMOVAL AT TENANT/LESSEES VACATION OF SPACE

At the time a Tenant/Lessee vacates their space, the Tenant/Lessee is to remove their sign or sign face and patch and repair the surfaces to

## GENERAL CRITERIA

which the signs were installed back to the original condition of the surface. This removal and repair is at the Tenant/Lessee's expense.

If the Tenant/Lessee fails to remove their sign and patch, replace and repair the surfaces to which the signs were installed back to the original condition of the surface, Landlord/Lessor will have such work performed and back charge the Tenant/Lessee for the cost of the work.

### H. TENANT/LESSEE SIGN HOURS OF SIGN OPERATION

Hours of sign illumination shall be consistent with the operation of the shopping center, as stated in the lease and as controlled by the Landlord/Lessor.

### I. OLYMPIC PLACE WALNUT CREEK LLC (OWNER'S) RIGHT OF REFUSAL

Landlord/Lessor reserves the right to refuse acceptance of any design for aesthetic compliance to theme of the Center, or for any reasonable reason.

### J. TEMPORARY TENANT/LESSEE SIGNAGE

Temporary signs for grand openings or change of ownership will be allowed with the approval of Landlord/Lessor and City of Walnut Creek.

A banner permit is required from the City of Walnut Creek. The city's 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 occurs first.

### K. LEASING SIGNS

All leasing and "For Rent" signs, throughout the entire shopping center, are under the direct control of Landlord/Lessor.

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, sign, structural and building codes.

## 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 shown in the attached drawings and as may be approved by Landlord/Lessor and City of Walnut Creek.
3. All fluorescent lamps and ballast's to be 800 MA 110 volt.
4. All neon transformers will be 30 MA H.P.F. 110 volt.
5. All conductors, transformers and other equipment shall be concealed.
6. Primary electrical service to all signs shall be placed on Tenant/Lessee's meter and shall be part of Tenant/Lessee's construction and operating costs.
7. Electrical components shall bear the Underwriter's Laboratories (UL) label of approval, or equal, and shall also comply with all local building and electrical codes and industry standards and practices.
8. All Tenant/Lessee signs will be illuminated unless otherwise specified in the attached drawings.
9. All Tenant/Lessee signs will be illuminated on a schedule controlled by the Landlord/Lessor time clock.
10. Tenant/Lessee will pay for all costs associated with providing electrical service to the signs.
11. Specified light fixtures for indirect sign or banner illumination are supplied and installed by the Tenant/Lessee.

### B. CONSTRUCTION

1. All bolts, fastenings, clips, conduit, etc., shall be hot-dipped galvanized iron or equal, stainless, aluminum, brass or bronze.
2. Where externally mounted, all items (conduits, hardware fastenings, etc.) shall be painted to match the exterior colors of the surfaces mounted thereon.

## GENERAL CRITERIA

3. All manufacturers/installers are advised that prior to final acceptance, each unit may be inspected for conformance by authorized representative of Landlord/Lessor. Any signs found not to be in conformance will be rejected and removed immediately by the Tenant/Lessee or Tenant/Lessee's contractor at the Tenant/Lessee's expense.
4. No substitutes will be accepted by Landlord/Lessor whatsoever, unless so indicated in the specifications and approved by both Landlord/Lessor 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/Lessee's sign contractor shall repair any damage to the building caused by sign installation. Un-repaired damage caused by Tenant/Lessee's sign and/or sign contractor, shall be Tenant/Lessee's responsibility to correct at Tenant/Lessee's expense.
5. Tenant/Lessee shall be fully responsible for the operations of Tenant/Lessee's contractor.
6. Tenant/Lessee's sign contractor must secure building permits. Fabrication and installation must comply with all local building and electrical codes.
7. All contractors must be fully licensed (California Contractors License C-45), and must provide Landlord/Lessor with a certificate of liability insurance prior to commencing any work on the property.

### D. TENANT/LESSEE COPY

1. All Tenant/Lessee's signing shall be combined to consist solely of the Tenant/Lessee's trade name, logo and recognizable trademark

insignia. Sign copy shall not include products or services except as it may legally be part of the Tenant/Lessee's trade name, logo and recognizable trademark insignia.

2. All signing shall have the written approval of Landlord/Lessor in each case.

### E. SIGN COLORS

1. Sign colors and the entire display shall be approved by Landlord/Lessor.
2. Colors may conform to the Tenant/Lessee's color scheme, however they shall consist of primary colors.
3. No fluorescent or "day glow" colors permitted.
4. Landlord/Lessor 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.
5. All sign mounting assemblies and hardware shall conform to the specified colors listed in the attached drawings and conform to the colors of the surface they are adjoining.

### F. 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 Landlord/Lessor.

All lamps, tubes, ballasts and transformers are excluded, but such parts will be unconditionally guaranteed and replaced without charge for a period of 90 days from date of installation.

### G. PROHIBITED SIGNS

1. Animated or moving signs
2. Inflatable signs, displays and exhibits.
3. Paper, cardboard, foam board, decals.
4. Interior illuminated store signs that are visible through the windows unless approved by Landlord/Lessor.
5. Roof mounted signs.

## GENERAL CRITERIA

6. Freestanding easel or sandwich board type signs.
7. Painted signs directly on walls or windows.
8. Signs which advertise a product or service that is not available on the premises.
9. Exposed neon and signs that are illuminated with or contain exposed light.
10. Signs placed on or in vehicles parked primarily for the purpose of displaying the sign.
11. Signs mounted on windows.
12. Signs displaying advertising or text other than the Tenant/Lessess name except where permitted. Permitted locations are shown in the sign type and elevation drawings.
13. 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.

## SPECIFIC CRITERIA BY LOCATION

### Tenant Signs

Business/tenant names shown in the drawings of the signs are for illustration purposes only and may or may not represent actual tenants on Olympic Place.

#### LOCATIONS: 11, 13, 15, 17, 21, 23

#### SIGN TYPE: A

##### Oval Sign

If Tenant/Lessee's name is in all capital letters, and the letters are over 18" in height, the sign requires approval of the Walnut Creek Design Review Commission Sign Sub-committee

##### TENANT/LESSEE OCCUPYING A SINGLE BAY

Oval shaped, silver painted, aluminum sign cabinet with silver painted aluminum sign face. Graphics and typography will exhibit only the Tenant/Lessee's name and logo and are fabricated metal halo illuminated letters.

Landlord/Lessor purchased and installed sign cabinet is mounted to curved steel beam on specific building "bays".

Tenant/Lessee will reimburse the Landlord/Lessor for the sign cabinet and its installation. The tenant will contract with their own sign company and purchase their sign face, with their letters and install all necessary electrical service to activate the sign.

In addition to an oval sign, a Tenant/Lessee is required to install one Type H banner on the specific building column adjacent to the location of the Type A sign as identified in the Criteria and Elevation Drawings.

##### TENANT/LESSEE OCCUPYING 2 BAYS

If Tenant/Lessee occupies 2 bays, they have the choice of using either an oval sign (Type A) or a rectangular sign (Type B) for their identification, but not both. The Tenant/Lessee entry door shall be located in the bay which contains the Tenant/Lessee's identification sign.

If the oval sign is selected by the tenant for identification, on the un-used rectangular sign, the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

If the rectangular sign is selected by the tenant for identification, on the un-used oval sign, the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

Tenant/Lessee will reimburse the Landlord/Lessor for both sign cabinets, and their installation, that are installed on the bays occupied. The tenant will contract directly with their own sign company and purchase their sign face, with their letters and install all necessary electrical service to activate the sign.

In addition to the Type A or B sign, a two bay Tenant/Lessee is required to install one Type H banner, on the specific building column adjacent to the location of the selected A or B sign, as identified in the Criteria and Elevation Drawings.

##### TENANT/LESSEE OCCUPYING MORE THAN 2 BAYS

If Tenant/Lessee occupies more than 2 bays, they have the choice of using either an oval sign (Type A) or a rectangular sign (Type B) for their identification. Only one Tenant/Lessee identification sign is permitted. The Tenant/Lessee entry door shall be located in the bay which contains the Tenant/Lessee's identification sign.

If the oval sign is selected by the tenant for identification, on the un-used oval and rectangular sign(s), the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

If the rectangular sign is selected by the tenant for identification, on the un-used oval and rectangular sign, the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

Tenant/Lessee will reimburse the Landlord/Lessor for all sign cabinets, and their installation, that are installed on the bays occupied. The tenant will contract directly with their own sign company and purchase their sign face, with their letters and install all necessary electrical service to activate the sign.

In addition to the Type A or B sign, a two or more bay Tenant/Lessee is required to install one Type H banner, on the specific building column adjacent to the location of the selected A or B sign, as identified in the Criteria and Elevation Drawings.

## SPECIFIC CRITERIA BY LOCATION

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### LOCATIONS: 12, 14, 16, 18, 20, 22

#### SIGN TYPE: B

##### Rectangular Sign

##### TENANT/LESSEE OCCUPYING A SINGLE BAY

Rectangular aluminum sign cabinet with fabricated metal halo illuminated letters in the Tenant/Lessee's choice of color. Sign cabinet face will match the building color and texture. Graphics and typography will exhibit only the Tenant/Lessee's name and logo and are fabricated metal halo illuminated letters.

Landlord/Lessor purchased and installed sign cabinet is mounted into a recess in the building on specific building "bays".

Tenant/Lessee will reimburse the Landlord/Lessor for the sign cabinet and its installation. The tenant will contract with their own sign company and purchase their sign face, with their letters and install all necessary electrical service to activate the sign.

In addition to a rectangular sign, a Tenant/Lessee is required to install one Type H banner on the specific building column adjacent to the location of the Type B sign as identified in the Criteria and Elevation Drawings.

##### TENANT/LESSEE OCCUPYING 2 BAYS

If Tenant/Lessee occupies 2 bays, they have the choice of using either an oval sign (Type A) or a rectangular sign (Type B) for their identification, but not both. The Tenant/Lessee entry door shall be located in the bay which contains the Tenant/Lessee's identification sign.

If the oval sign is selected by the tenant for identification, on the un-used rectangular sign, the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

If the rectangular sign is selected by the tenant for identification, on the un-used oval sign, the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

Tenant/Lessee will reimburse the Landlord/Lessor for both sign cabinets, and their installation, that are installed on the bays occupied. The tenant will contract directly with their own sign company and purchase their sign face,

with their letters and install all necessary electrical service to activate the sign.

In addition to the Type A or B sign, a two bay Tenant/Lessee is required to install one Type H banner, on the specific building column adjacent to the location of the selected A or B sign, as identified in the Criteria and Elevation Drawings.

##### TENANT/LESSEE OCCUPYING MORE THAN 2 BAYS

If Tenant/Lessee occupies more than 2 bays, they have the choice of using either an oval sign (Type A) or a rectangular sign (Type B) for their identification. Only one Tenant/Lessee identification sign is permitted. The Tenant/Lessee entry door shall be located in the bay which contains the Tenant/Lessee's identification sign.

If the oval sign is selected by the tenant for identification, on the un-used oval and rectangular sign, the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

If the rectangular sign is selected by the tenant for identification, on the un-used oval and rectangular sign(s), the sign face will contain no text or company logos, but will contain the "OP Symbol" and a border. The border and "OP Symbol" will be halo illuminated.

Tenant/Lessee will reimburse the Landlord/Lessor for all sign cabinets, and their installation, that are installed on the bays occupied. The tenant will contract directly with their own sign company and purchase their sign face, with their letters and install all necessary electrical service to activate the sign.

In addition to the Type A or B sign, a two or more bay Tenant/Lessee is required to install one Type H banner, on the specific building column adjacent to the location of the selected A or B sign, as identified in the Criteria and Elevation Drawings.



## SPECIFIC CRITERIA BY LOCATION

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### **SIGN TYPE: H**

#### **Perpendicular Banner Sign**

Location of a Type H sign when a Type A sign is used as the Tenant/Lessee Identification sign: Elev. 11 - column 11.5; Elev. 13 - column 13.5; Elev. 15 - column 15.5; Elev. 17 - column 17.5; Elev. 21 - column 20.5; Elev. 23 - column 22.5

Location of a Type H sign when a Type B sign is used as the Tenant/Lessee Identification sign: Elev. 12 - column 12.5; Elev. 14 - column 14.5; Elev. 16 - column 16.5; Elev. 18 - column 18.5; Elev. 20 - column 19.5; Elev. 22 - column 21.5

This double side banner sign is required to be installed and mounted to the building column adjacent to the location of the main Tenant/Lessee sign (Type A or B).

The banner can repeat the Tenant/Lessee's identification like main sign or it may contain just a name or just a logo. Secondary text, not incorporated as a part of the Tenant/Lessee's name, is not permitted.

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### **LOCATION: 4**

### **SIGN TYPE: C**

#### **Canopy Letters & Round Sign**

The sign for this building consists of two parts. Dimensional letters and an internally illuminated round sign cabinet. The Tenant/Lessee is permitted to use both or just one or the other for identification of their business.

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### **LOCATION: 4**

### **SIGN TYPE: K**

#### **Perpendicular Banner Sign**

A fabric banner mounted to the building above the entrance to the Tenant/Lessee's space.

The banner can repeat the Tenant/Lessee's identification like main sign or it may contain just a name or just a logo. Secondary text not incorporated as a part of the Tenant/Lessee's name is not permitted.

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### **LOCATION: 4**

### **SIGN TYPE: L1**

#### **Dimensional Letters**

Non-illuminated letters mounted on the window mullion, above the sidewalk level glass, naming a service or product provided by the Tenant/Lessee. One description/name is permitted at each of 2 locations.

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### **LOCATION: 8**

### **SIGN TYPE: D**

#### **Canopy Letter Sign**

A channel beam mounted on the top of the canopy with pin mounted neon letters. Graphics and typography will exhibit only the Tenant/Lessee's name and logo and have translucent faces.

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### **LOCATION: 7.5 & 8.5**

### **SIGN TYPE: J**

#### **Perpendicular Banner Sign**

A fabric banner mounted to the building adjacent to the entrance to the Tenant/Lessee's space.

The banner can repeat the Tenant/Lessee's identification like main sign or it may contain just a name or just a logo. Secondary text not incorporated as a part of the Tenant/Lessee's name is not permitted.

## SPECIFIC CRITERIA BY LOCATION

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### LOCATION: 27

#### SIGN TYPE: E

##### Canopy Letter Sign

A tube mounted on the top of the canopy with pin mounted neon letters. Graphics and typography will exhibit only the Tenant/Lessee's name and logo and have translucent faces.

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### LOCATION: 24, 25, 29, 30, 31, 32, 33

#### SIGN TYPE: L2

Letters on glass

Non-illuminated letters mounted on the window, low, at the sidewalk level glass, naming a service or product provided by the Tenant/Lessee. One description/name is permitted at each of 7 locations.

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### LOCATION: 30-31

#### SIGN TYPE: F

##### Second Story Sign Panel

This sign consists of a cabinet panel on which is mounted fabricated metal letters with halo illumination. The cabinet has halo illumination also.

Graphics and typography will exhibit only the Tenant/Lessee's name and logo. Secondary text not incorporated as a part of the Tenant/Lessee's name is not permitted.

Tenant is to design their own sign for this location. It requires Landlord/Lessor approval and must be submitted to the City of Walnut Creek Design Review Commission for their approval.

### Miscellaneous Signs

The following various type of signs apply to all Tenant/Lessee's.

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#### SIGN TYPE Z1

##### Tenant/Lessee/Store Address

Tenant/Lessee addresses are required for all Tenant/Lessee's and is to be installed centered above entrance door to the Tenant/Lessee's space.

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#### SIGN TYPE Z2

##### Tenant/Lessee Rear Entry Sign

Identifies non-customer service/delivery door for receiving merchandise. Sign is to contain the Tenant/Lessee's address and name. Receiving hours can also be listed on the sign.

If more than one Tenant/Lessee shares the same door, each additional Tenant/Lessee's name and suite number shall be applied below the first Tenant/Lessee's name.

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#### SIGN TYPE Z3

##### Tenant/Lessee Miscellaneous Window Signs

Certain miscellaneous signs will be permitted on storefront windows. These consist of credit card decals, hours of operation and selected other instructional information, such as phone numbers to be called in case of an emergency.

Tenants are required to post, on the glass, the hours of operation for each day of the week.

Sign is to be placed only at the entrance door or on the window immediately adjacent to the left side of the entrance door on the inside of the glass. The credit card decals shall be only those that are provided by the credit card company. Any text or message beyond hours of operation, credit cards honored and emergency information will require Landlord/Lessor approval prior to installation.

## SPECIFIC CRITERIA BY LOCATION

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### **SIGN TYPE Z4**

#### **Tenant/Lessee 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.

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. They must be located within the Tenant/Lessee's premises and only on the glass and these signs shall not exceed 15% of the window area.

All temporary signs and their text are to be approved by Landlord/Lessor prior to installation.

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### **SIGN TYPE Z5**

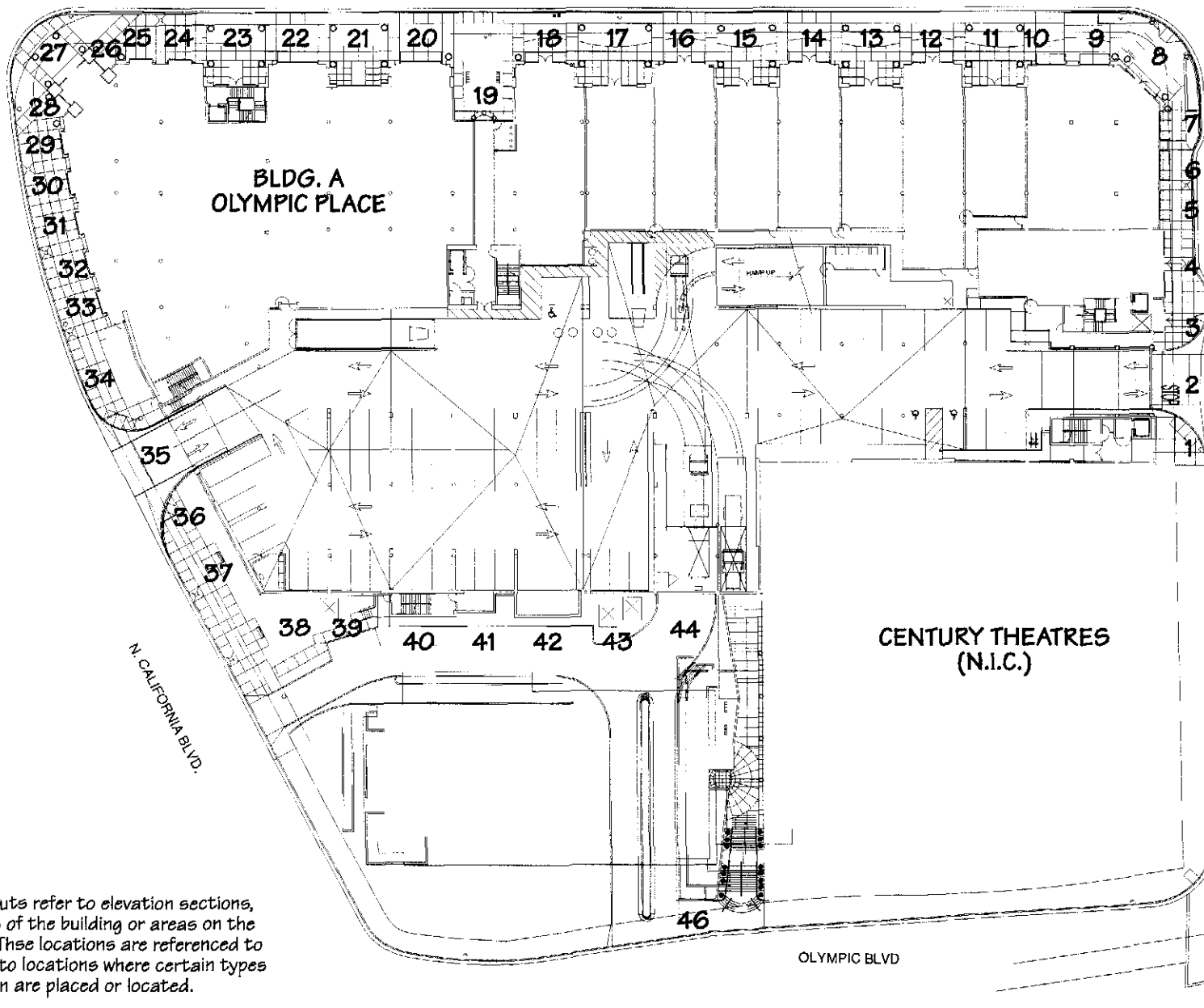
#### **Tenant/Lessee Window Graphics**

Graphics (name, service or logo) of the Tenant/Lessee applied to the storefront windows. The copy/logo can be in the trade style and color of the Tenant/Lessee.

They must be located within the Tenant/Lessee's premises and on the glass in the prescribed location on the window.

All window graphics and their text are to be approved by Landlord/Lessor prior to installation.

MT. DIABLO BLVD.



See MSP  
amdmnt SR  
at end of  
doc

Call outs refer to elevation sections, areas of the building or areas on the site. These locations are referenced to refer to locations where certain types of sign are placed or located.

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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

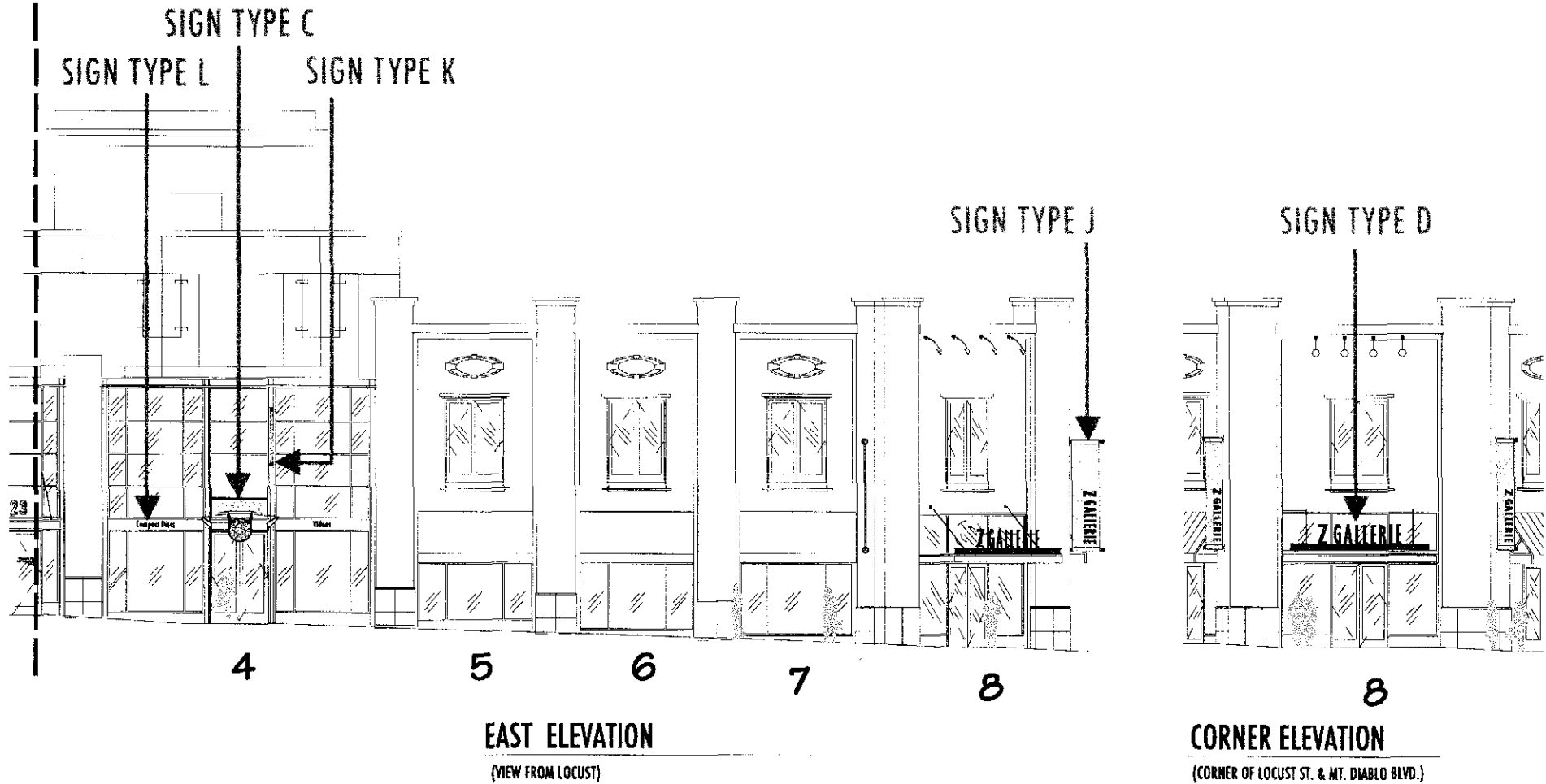
**SIGN LOCATION PLAN**

Jan. 24, 2003  
Job #: JLA0105  
Scale: None  
SHEET 3.1

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.

SEE SHEET 5.1



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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

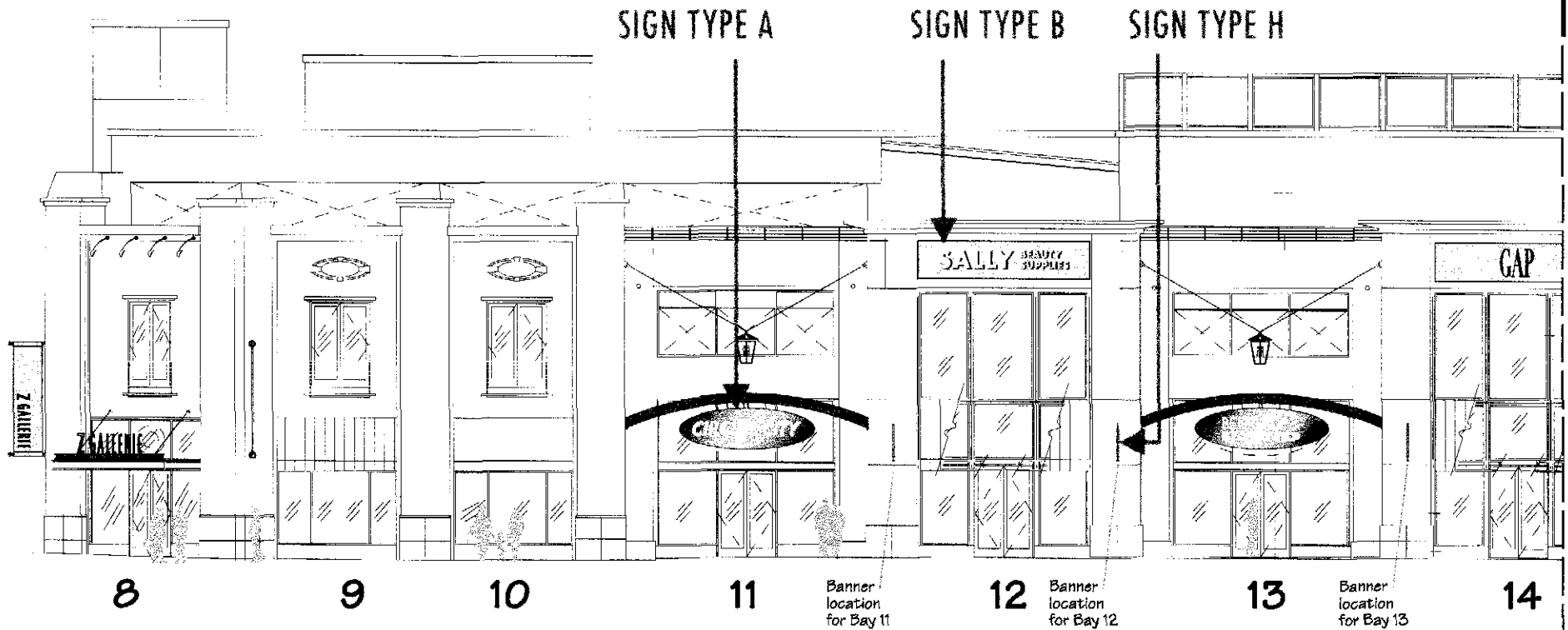
LOCUST ELEVATION LOCATIONS 4-8

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 3.2

# TENANT SIGN STANDARDS

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SEE SHEET 3.4



## NORTH ELEVATION

(VIEW FROM MT DIABLO BLVD.)

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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

MT. DIABLO ELEV. LOCATIONS 8-14

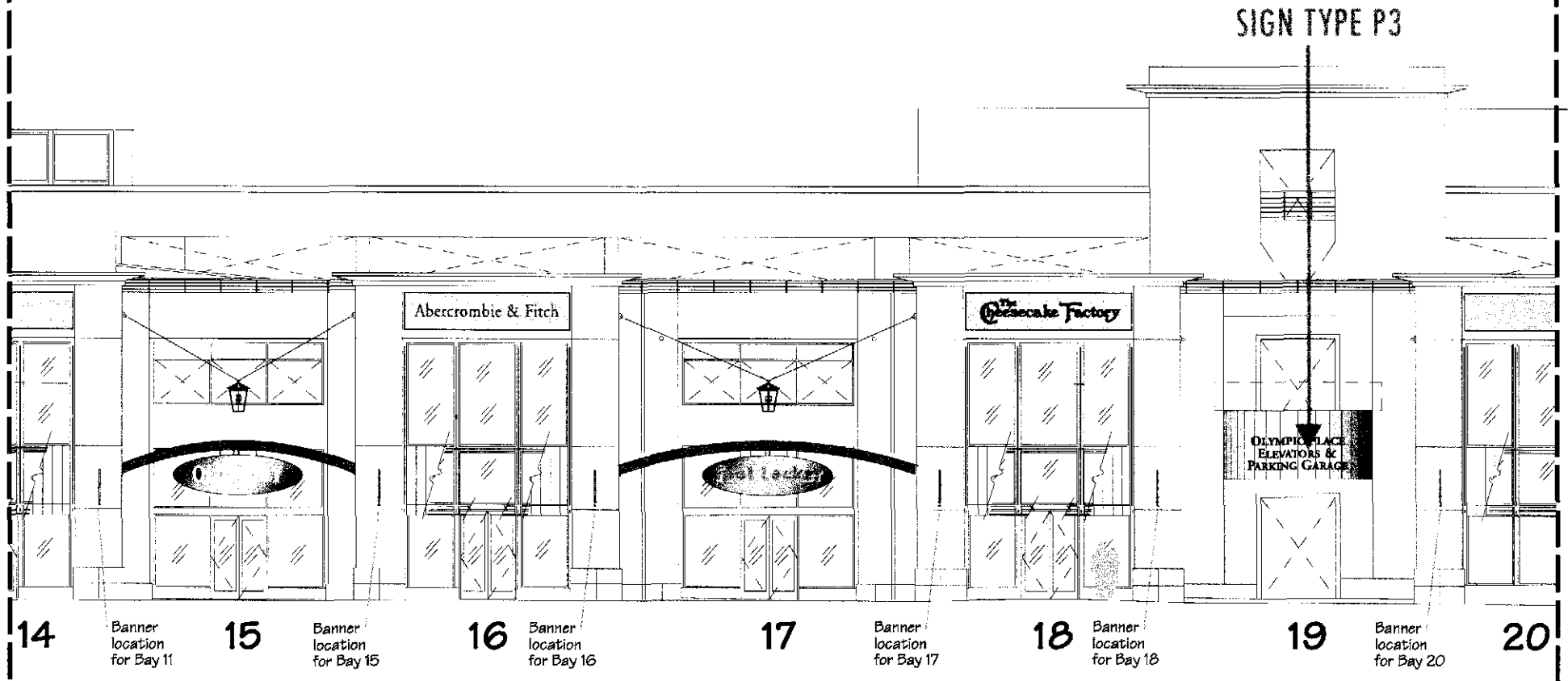
Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 3.3

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.

SEE SHEET 3.3

SEE SHEET 3.5



## NORTH ELEVATION

(VIEW FROM MT DIABLO BLVD.)

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WALNUT CREEK, CA

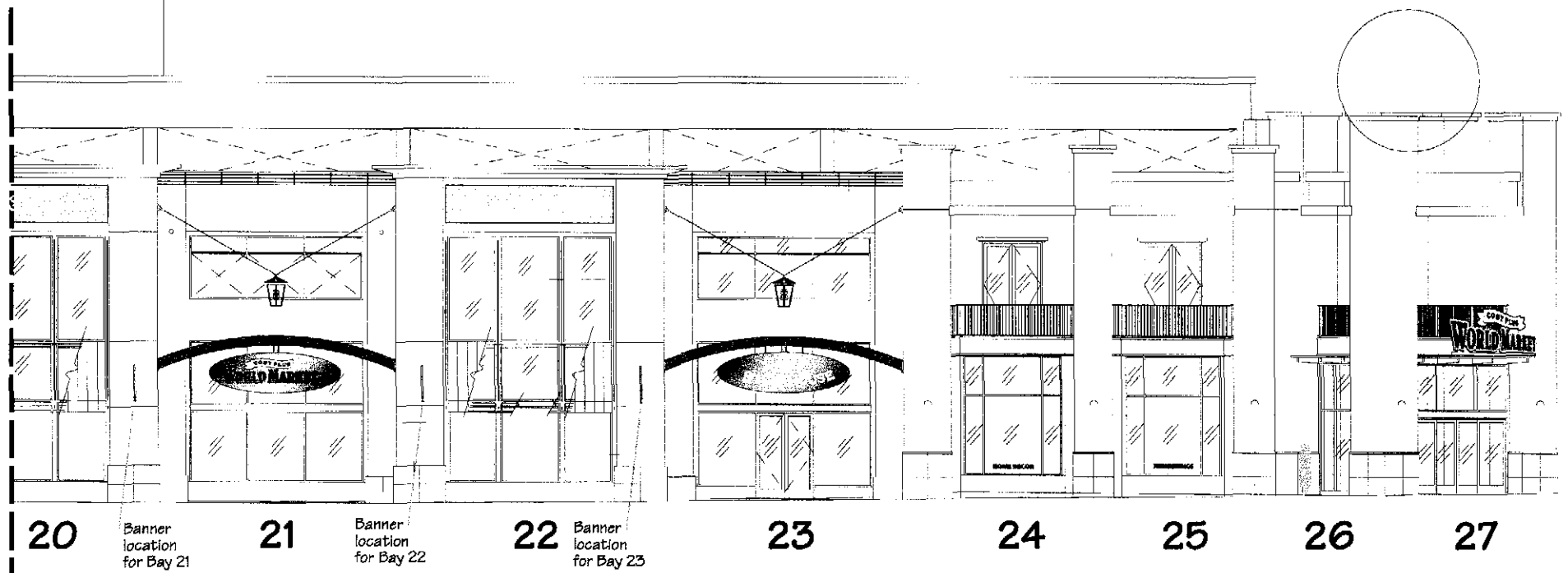
MT. DIABLO ELEV. LOCATIONS 14-20

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 3.4

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.

SEE SHEET 3.4



## NORTH ELEVATION

(VIEW FROM MT DIABLO BLVD.)

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WALNUT CREEK, CA

MT. DIABLO ELEV. LOCATIONS 20-27

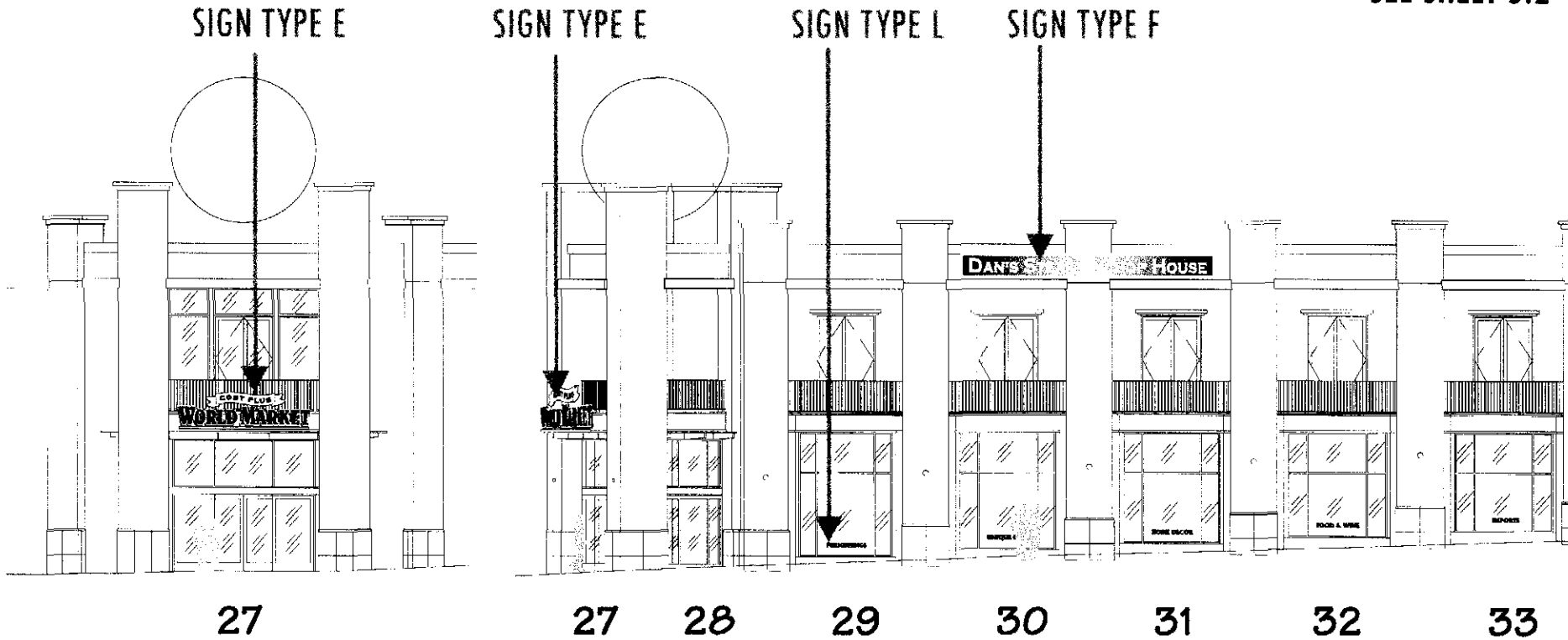
Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 3.5



# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.

SEE SHEET 5.2



## CORNER ELEVATION

(CORNER OF MT. DIABLO BLVD. & CALIFORNIA)

## WEST ELEVATION

(VIEW FROM CALIFORNIA BLVD.)

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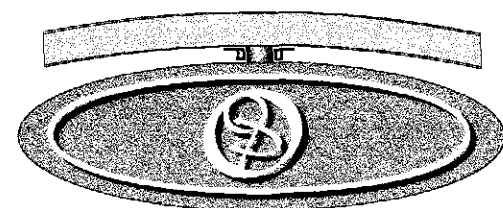
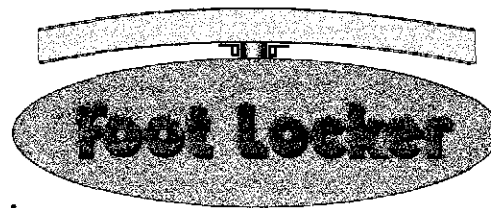
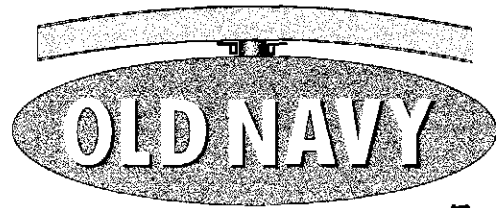
OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

CALIFORNIA ELEV. LOCATIONS 27-33

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 3.6

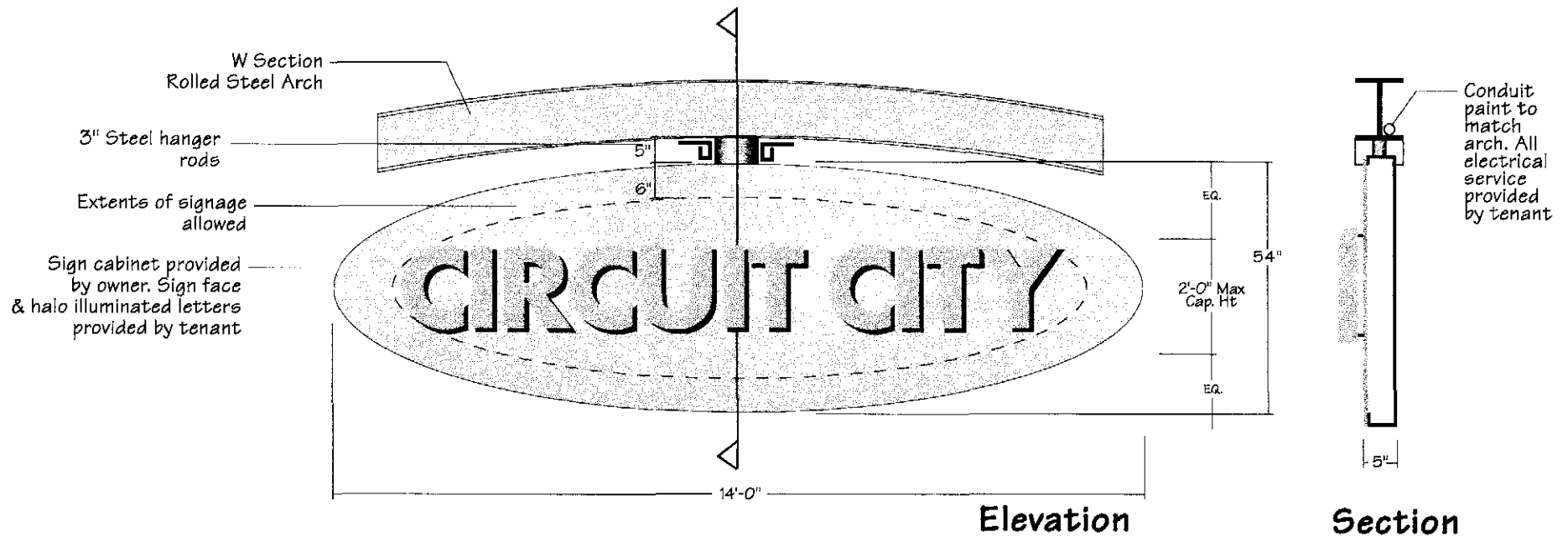
# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.



Examples

Example of sign face when no tenant name is present



## INSTALLATION

Sign is to be mounted to exist beam with fasteners only visible on back of beam. Electrical connection is to be run through mounting support and along back of beam. Connect sign to tenants electrical panel and meter.

## CONSTRUCTION

Sign cabinet is constructed with no visible fasteners, seams or joints on sign face. Service access is to be from back. Sign face is .125" aluminum with surface applied color. Shut off switch is located on top of sign. 120V service

## ILLUMINATION

Sign cabinet is not illuminated as it functions as neon "raceway". Lettering, graphics and border are illuminated in neon in color that is tenants option. Even illumination required across all graphics & typography.

## GRAPHICS / TYPOGRAPHY

Fabricated metal letters with halo illumination in tenants color. Letter style is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted. If tenant names is in all caps and is over 18" high, sign requires City DRC approval.

## COLOR

Cabinet sides, face and back are silver finish that matches the steel beam.

## SIZE

Height: 4'-3"  
Width: 14'-0"  
Depth: 10"  
Square Feet: 38 (approx.)  
Max. Cap. Height: 24"  
Max. Sign Field: 32 sq. ft. (approx)

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WALNUT CREEK, CA

SIGN TYPE A

LOCATION 11,13,15,17,21,23

Jan. 24, 2003  
Job #: JLA0185  
Scale: 3/8"=1'-0"  
SHEET 3.7

# TENANT SIGN STANDARDS

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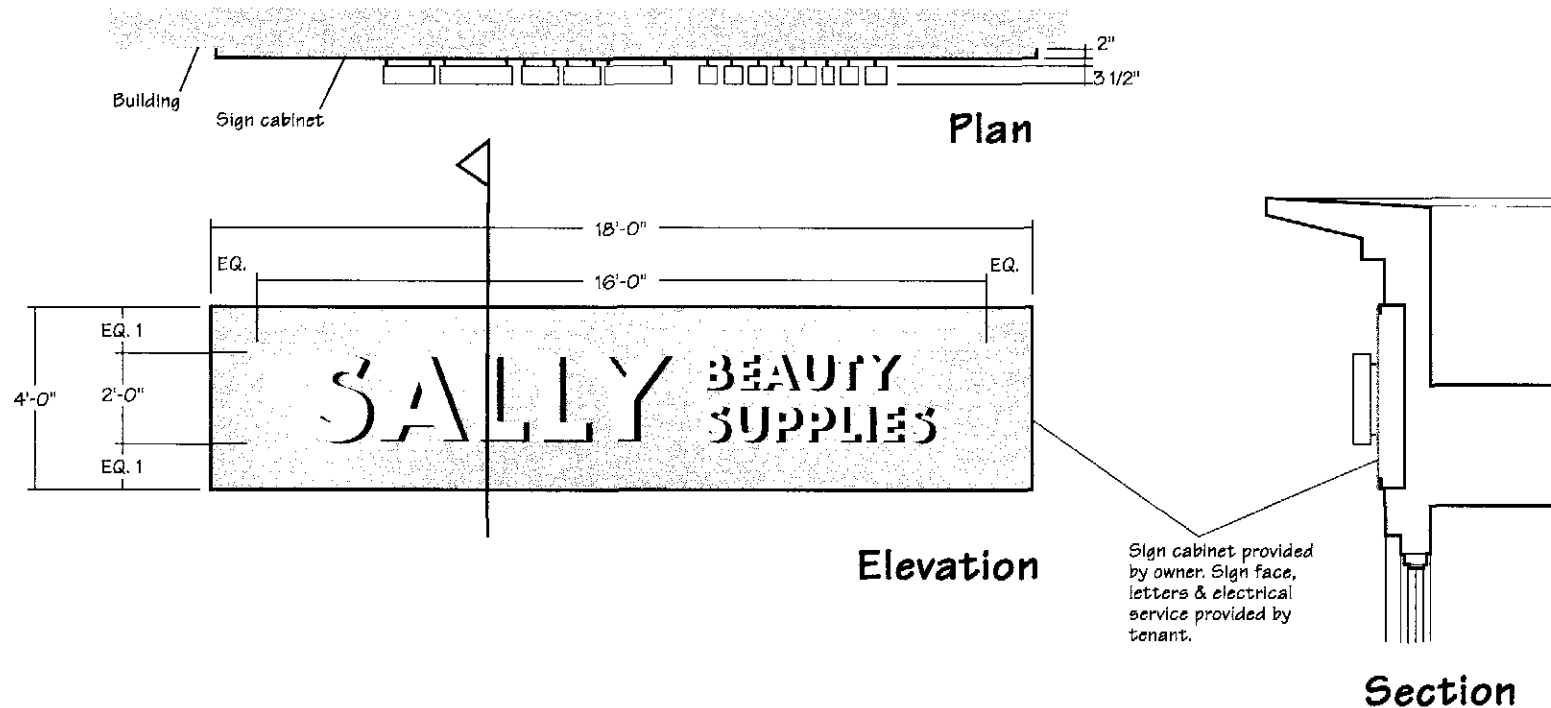


Example of sign face when no tenant name is present

Abercrombie & Fitch

The Cheesecake Factory

## Examples



Sign cabinet provided by owner. Sign face, letters & electrical service provided by tenant.

### INSTALLATION

Sign is to be mounted in recessed area on building wall. Electrical connection is to be run through the sign back. Connect sign to tenants electrical panel and meter.

### CONSTRUCTION

Sign cabinet is constructed with no visible fasteners, seams or joints on sign face. Sign face is hinged for service access. Sign face is .125" aluminum with surface applied color. Shut off switch is located remote of sign. 120V service

### ILLUMINATION

Sign cabinet is not illuminated as it functions as neon "raceway". Lettering, graphics and border are illuminated in neon in a color that is tenants option. Even illumination required across all graphics & typography.

### GRAPHICS / TYPOGRAPHY

Fabricated metal letters with halo illumination in tenants color. Letter style is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted.

### COLOR

Cabinet face, sides and back are aluminum painted and textured to match the building.

### SIZE

Height: 4'-0"  
Width: 18'-0"  
Depth: 5"  
Square Feet: 72  
Max. Cap. Height: 24"  
Max. Sign Field: 32 sq. ft.

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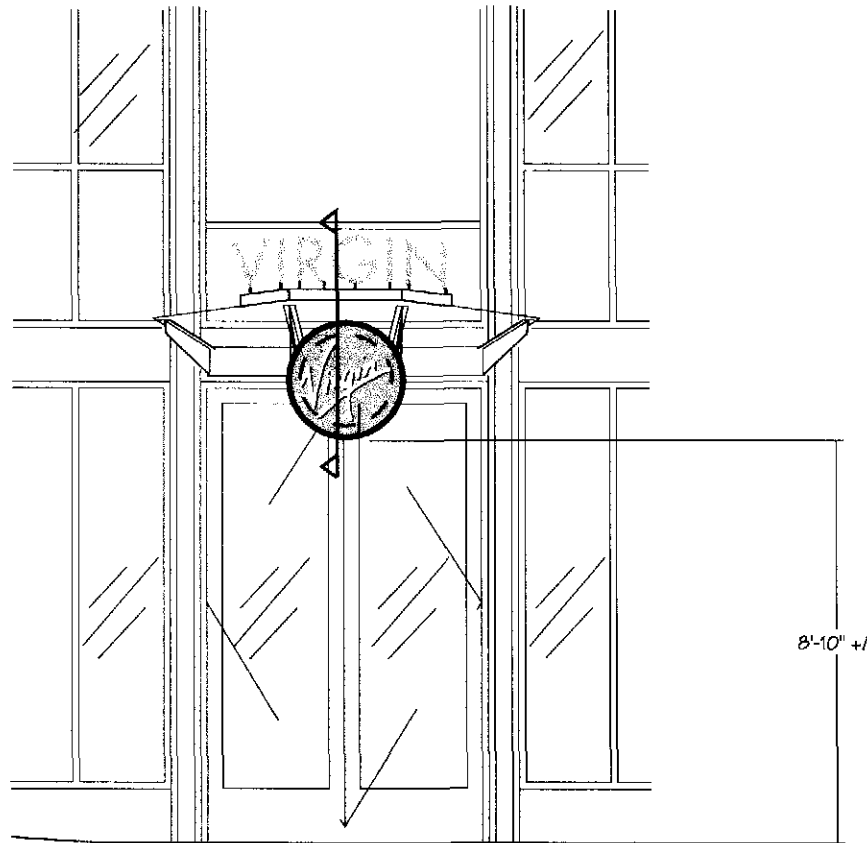
SIGN TYPE B

LOCATION 12,14,16,18,20,22

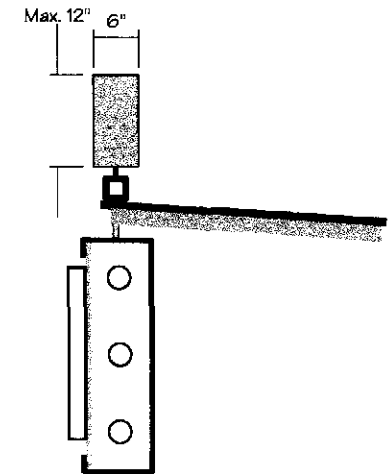
Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 3.8

# TENANT SIGN STANDARDS

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Elevation



Section

## INSTALLATION

Letters are mounted to tubular support which is intern mounted to the top of the canopy. Sign cabinet is mounted to underside of canopy supports. Electrical connection is run through canopy support. Connect sign to tenants electrical panel.

## CONSTRUCTION

Sign cabinet is constructed with no visible fasteners on sign face. Service access is to be from back. Sign face is .125" aluminum with surface applied color. Shut off switch is located on top of sign. 12V service

## ILLUMINATION

Sign cabinet is internally illuminated with cool white fluorescent lamps providing even illumination across all graphics & typography. Dimensional letters can be internally illuminated. Letters and sign cabinet are to be illuminated using low voltage LED's.

## GRAPHICS / TYPOGRAPHY

Cabinet: Translucent "push thru" acrylic in tenants color. Letters: Dimensional with either opaque or translucent face. Letter style is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not

## COLOR

Cabinet sides and back are clear satin anodized aluminum. Sign face & letters are in primary color: red, light & dark green, light & dark blue, black, white, anodized aluminum to match cabinet

## SIZE

Cabinet Height: 2'-6" dia.  
Letter Height: 12" x width of canopy  
Cabinet Depth: 10"  
Letter Depth 6"  
Square Feet: 14 (approx.)  
Max. Cap. Height: 12"

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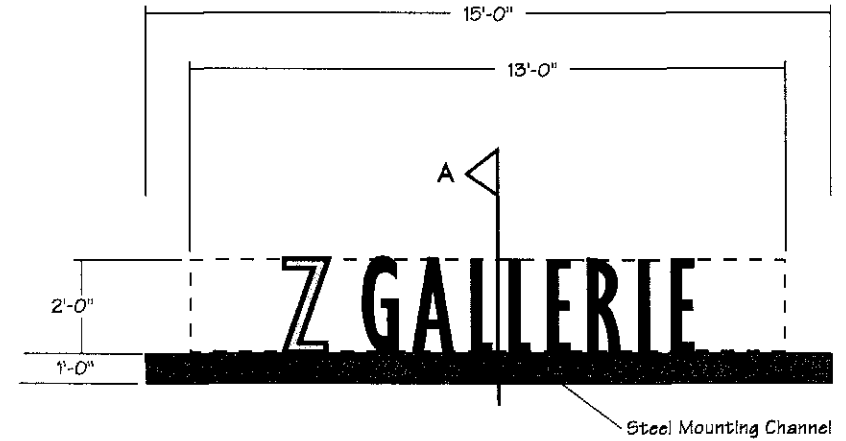
SIGN TYPE C

LOCATION 4

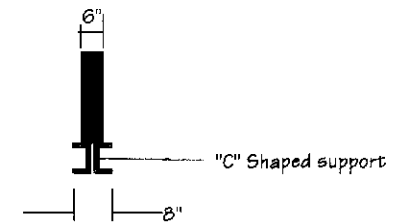
Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 3.9

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.



Elevation



Section

## INSTALLATION

Letters are to be mounted to beam with fasteners only visible on back of beam. Electrical connection is to be run through mounting support and along back of beam. Connect sign to tenants electrical panel.

## CONSTRUCTION

Fabricated metal letters with paint finish. Acrylic faces and trim cap retainers that match the color of the return. Aluminum returns, butt welded to aluminum backs. Metal backs are to be smooth, with no crimping or notched edging allowed. No exposed electrical connections.

## ILLUMINATION

Letters are internally illuminated with neon or low voltage lighting.

## GRAPHICS / TYPOGRAPHY

Letter style and color is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted.

## COLOR

Letters are in primary color: red, light & dark green, light & dark blue, black, white, anodized aluminum. Mounting channel color to match arched channel color.

## SIZE

Height: 3'-0"  
Width: 15'-0"  
Depth: 8"  
Square Feet: 26 (approx.)  
Max. Cap. Height: 24"  
Max. Sign Field: 26 sq. ft. (approx)

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WALNUT CREEK, CA

SIGN TYPE D

LOCATION 8

Jan. 24, 2003

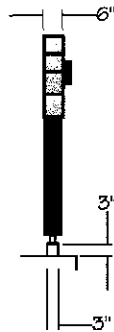
Job #: JLA0105

Scale: Noted

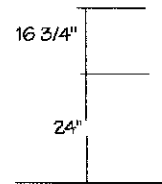
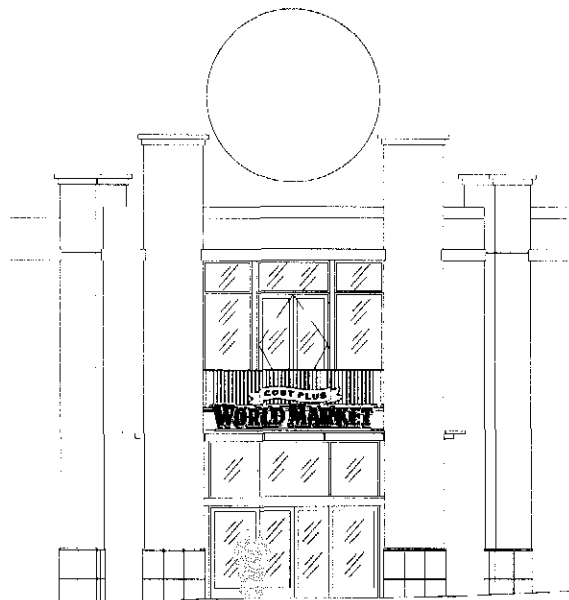
SHEET 3.10

# TENANT SIGN STANDARDS

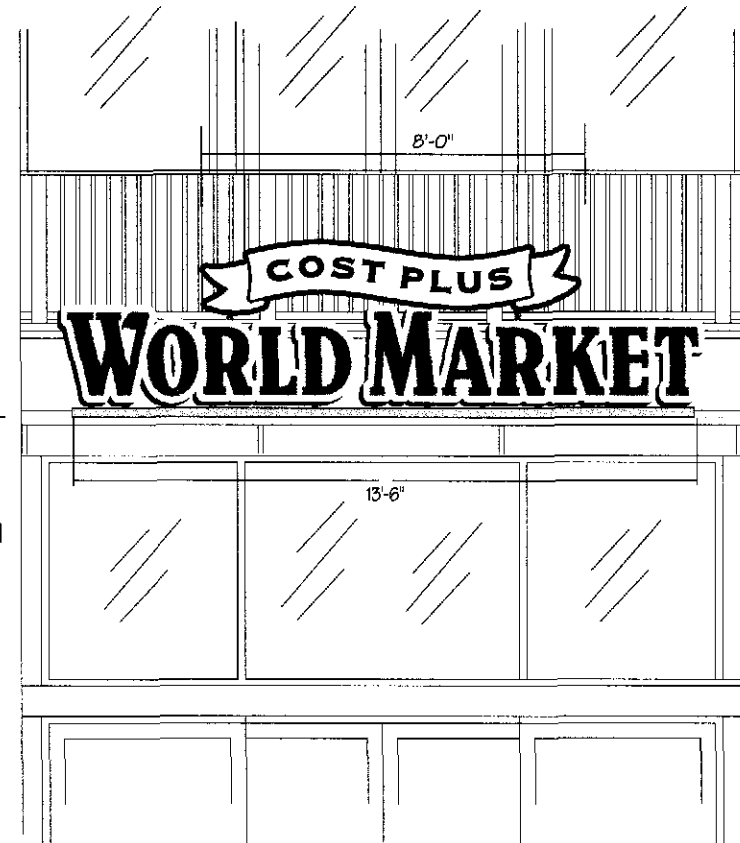
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Side View



Elevation



## INSTALLATION

Letters are to be mounted to beam with fasteners only visible on back of beam. Electrical connection is to be run through mounting support and along back of beam. Connect sign to tenants electrical panel.

## CONSTRUCTION

Fabricated metal letters with point finish. Acrylic faces and trim cap retainers that match the color of the return. Aluminum returns, butt welded to aluminum backs. Metal backs are to be smooth, with no crimping or notched edging allowed. No exposed electrical connections

## ILLUMINATION

Letters and sign cabinet are internally illuminated with neon lighting.

## GRAPHICS / TYPOGRAPHY

Letter style is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted.

## COLOR

Letter and cabinet sides and back are in tenants color. Sign face is in primary color to match tenants requirements. Mounting tube is to match sign arch color.

## SIZE

Height: 41" overall  
Width: 13'-6" overall  
Depth: 6"  
Square Feet: 38 (approx.)  
Max. Cap. Height: 24"

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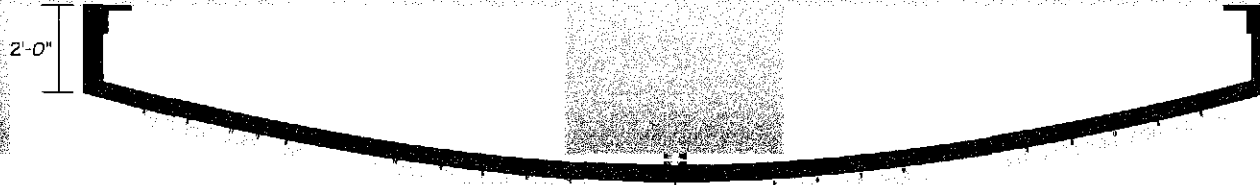
SIGN TYPE E

LOCATION 27

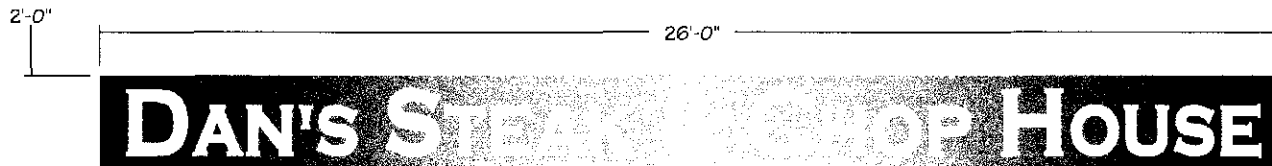
Jan. 24, 2003  
Job #: JLA0105  
Scale: Noted  
SHEET 3.11

# TENANT SIGN STANDARDS

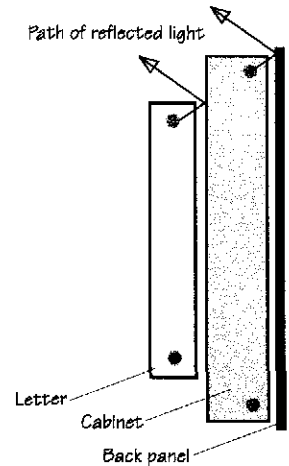
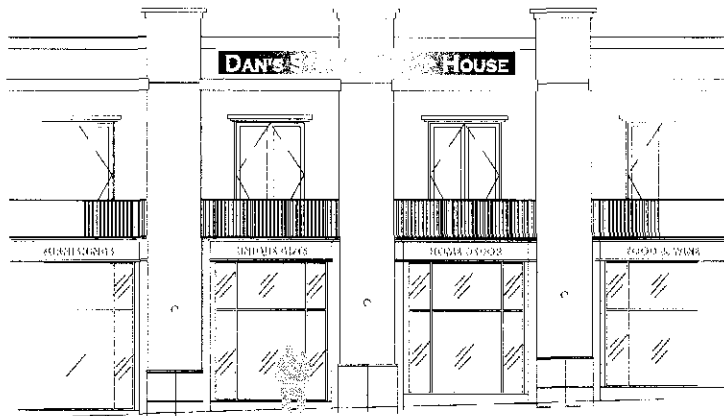
Business names shown in drawing are for illustration purposes only.



Plan



Elevation



Section

**NOTE:** Sign design as shown is not approved by the City. Tenant must submit their own sign to the City of Walnut Creek for approval by the Design Review Commission.

## INSTALLATION

Sign is to be mounted to building fascia and spans over the building column. Connect sign to tenants electrical panel.

## CONSTRUCTION

Sign cabinet is constructed with no visible fasteners on sign face. Service access is to be from back. Sign face is .125" aluminum with surface applied color. Shut off switch is located on back of sign. 120V service

## ILLUMINATION

Sign cabinet is internally illuminated in a manner that provides for halo illumination of the edge. Halo illumination graphics & typography. Color of letter and cabinet halo illumination are to be the same.

## GRAPHICS / TYPOGRAPHY

Dimensional letters in letter style that is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted.

## COLOR

Cabinet sides, back and sign face is in primary color: red, light & dark green, light & dark blue, black, white, anodized aluminum to match cabinet

## SIZE

Height: 2'-0"  
Width: 26'-0"  
Depth: 10"  
Square Feet: 52  
Max. Cap. Height: 18"  
Max. Sign Field: 37.5 sq. ft.

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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE F

LOCATION 30 & 31

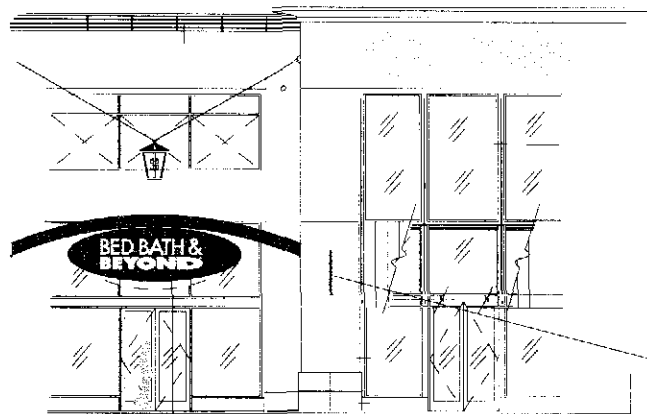
Jan. 24, 2003  
Job #: JLA0105  
Scale: Noted  
SHEET 3.12

# TENANT SIGN STANDARDS

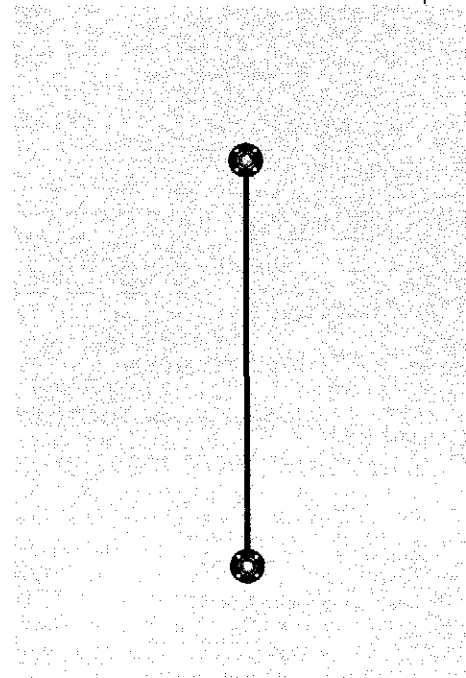
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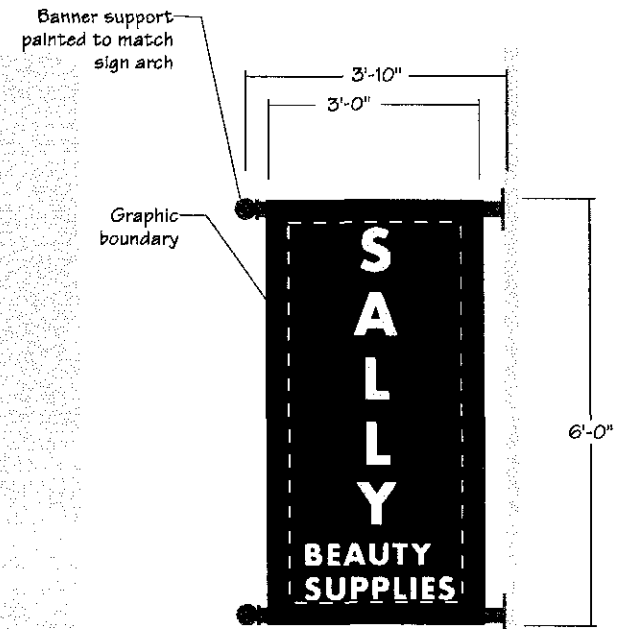
Examples



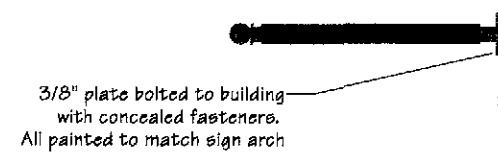
Location



Side View



Elevation



3/8" plate bolted to building with concealed fasteners. All painted to match sign arch

## INSTALLATION

Banner sign is to be mounted to building in the prescribe location for tenant bay with brackets that are mechanically fastened to internal building supports.

## CONSTRUCTION

Fabric banner mounted (stretched) between 2 fabricated metal supports with surface applied color and graphics.

## ILLUMINATION

Banner is non-illuminated.

## GRAPHICS / TYPOGRAPHY

Letter style is tenants option. Name of tenant and logo is permitted. Secondary text that is not incorporated as a part of the tenants name is not permitted.

## COLOR

Banner material is in primary color: red, light & dark green, light & dark blue, black, white to match tenants main sign cabinet. Mounting bracket and assembly to match sign arch color.

## SIZE

Height: 6'-0"  
Width: 3'-0"  
Depth: 10"  
Square Feet: 18  
Max. Cap. Height: 12"  
Max. Sign Field: 13.7 sq. ft.

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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE H

LOCATIONS 10.5,11.5,12.5,13.5,14.5,15.5,  
16.5,17.5,20.5,21.5,22.5,23.5

Jan. 24, 2003  
Job #: JLA0105  
Scale: Noted  
SHEET 3.13

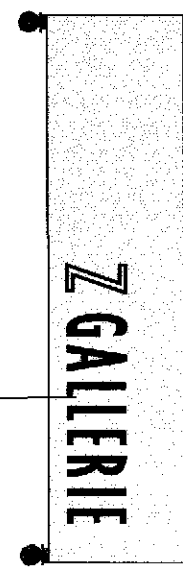


# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.



3'-0" x 12'-0"  
Fabric Banner in  
tenant color



Elevation



Side View

## INSTALLATION

Banner is to be mounted to building with brackets that are mechanically fastened to internal building supports.

## CONSTRUCTION

Fabric banner mounted (stretched) between 2

## ILLUMINATION

Banner is non-illuminated

## GRAPHICS / TYPOGRAPHY

Letter style is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted.

## COLOR

Banner material in primary color: red, light & dark green, light & dark blue, black, white. Support brackets/pole are painted to matched arched supports.

## SIZE

Height: 12'-0"  
Width: 3'-0"  
Depth: 3"  
Square Feet: 36  
Max. Cap. Height: 24"  
Max. Sign Field: 14.5 sq. ft.

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SIGN TYPE J

LOCATION 7.5 & 8.5

Jan. 24, 2003

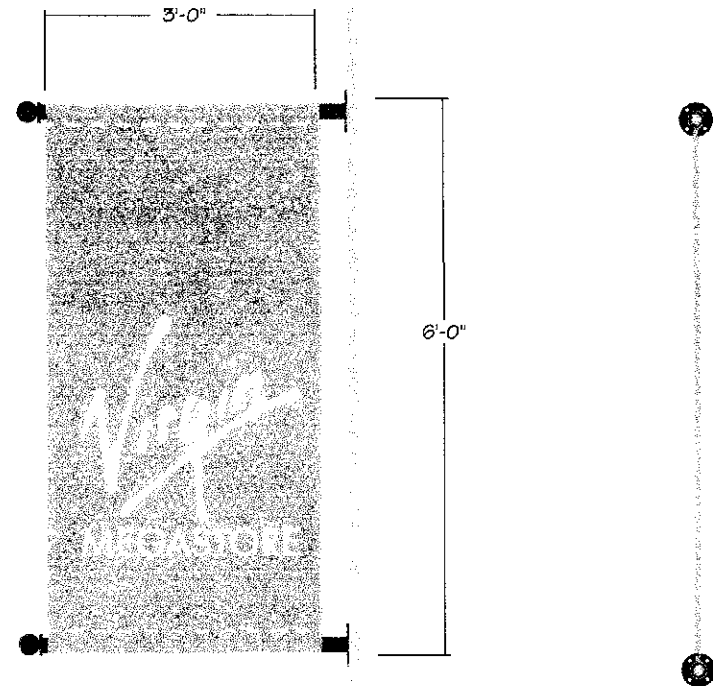
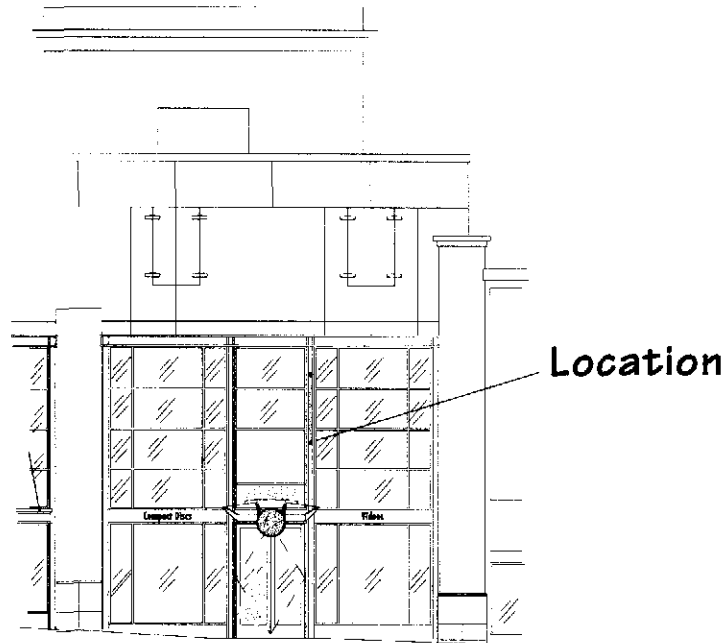
Job #: JLA0105

Scale: Noted

SHEET 3.14

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.



Elevation

Side View

### INSTALLATION

Banner is to be mounted to building with brackets that are mechanically fastened to internal building supports.

### CONSTRUCTION

Fabric banner mounted (stretched) between 2 fabricated metal supports.

### ILLUMINATION

Banner is non-illuminated.

### GRAPHICS / TYPOGRAPHY

Letter style is tenants option. Name of tenant and logo is permitted. Secondary text not incorporated as a part of the tenants name is not permitted.

### COLOR

Banner material in primary color: red, light & dark green, light & dark blue, black, white. Support brackets/pole are painted to matched arched supports.

### SIZE

Height: 6'-0"  
Width: 3'-0"  
Depth: 3"  
Square Feet: 18  
Max. Cap. Height: 18"  
Max. Sign Field: 7.2 sq. ft.

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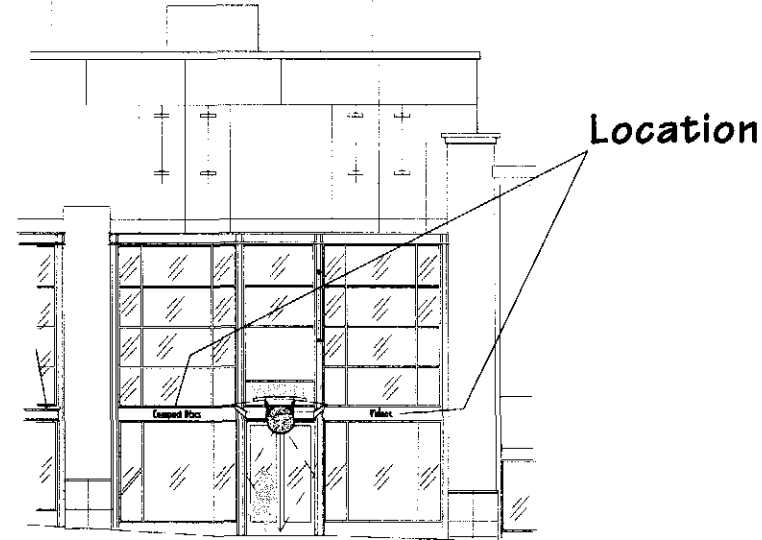
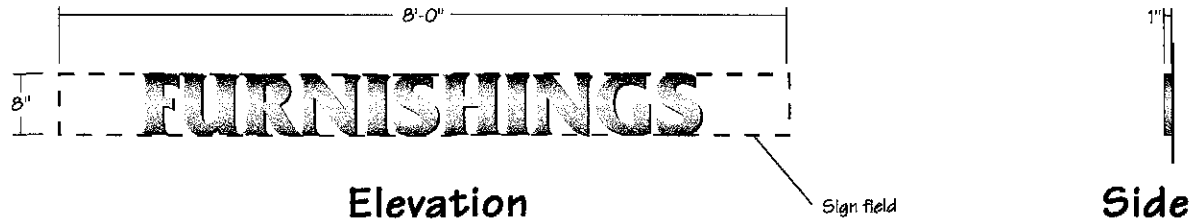
**SIGN TYPE K**

**LOCATION 4**

**Jan. 24, 2003  
Job #: JLA0105  
Scale: Noted  
SHEET 3.15**

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.



## INSTALLATION

Letters are installed on window mullions or frames only in the locations illustrated.

## CONSTRUCTION

Painted acrylic or metal letters.

## ILLUMINATION

Letter are non illuminated.

## GRAPHICS / TYPOGRAPHY

Letter style is tenants option.

## COLOR

Letters in primary color: red, light & dark green, light & dark blue, black, white, natural metal color or other appropriate color to match tenant's color scheme

## SIZE

Height: 8"  
Width: 8'-0"  
Depth: 1"  
Square Feet: 5.3  
Max. Cap. Height: 8"  
Max. Sign Field: 5.3 sq. ft. (approx)

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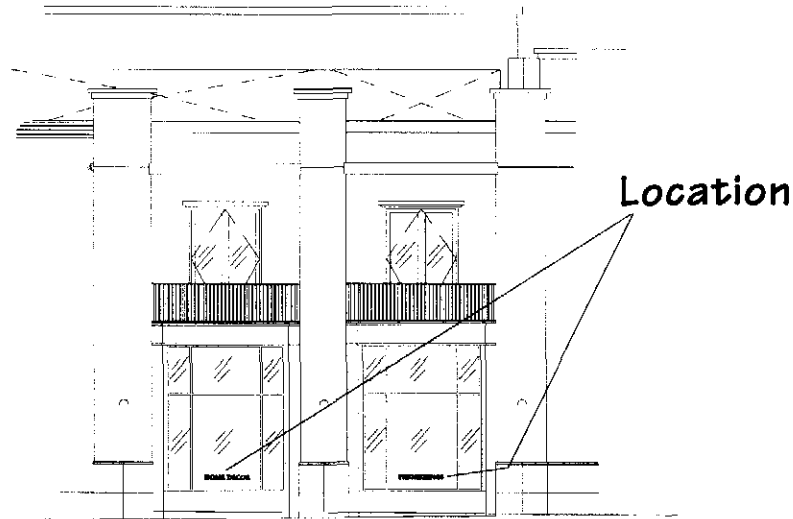
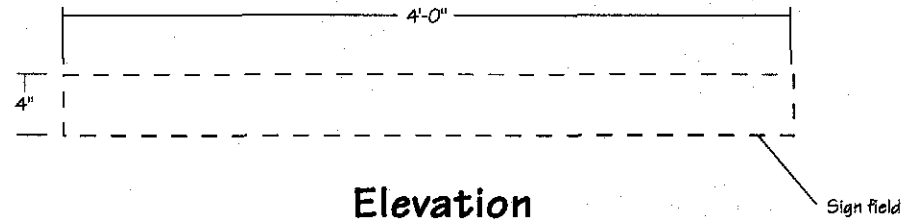
OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE L1 LOCATION 4

Jan. 24, 2003  
Job #: JLA0185  
Scale: Noted  
SHEET 3.16a

# TENANT SIGN STANDARDS

Business names shown in drawing are for illustration purposes only.



**INSTALLATION**

Letters are installed on windows only in the locations illustrated.

**CONSTRUCTION**

Vinyl letters applied to glass.

**ILLUMINATION**

Letters are non illuminated.

**GRAPHICS / TYPOGRAPHY**

Letter style is tenants option.

**COLOR**

Letters in white

**SIZE**

Height: 4"  
 Width: 48"  
 Depth:  
 Square Feet: 1.2  
 Max. Cap. Height: 4"  
 Max. Sign Field: 1.2 sq. ft. (approx)

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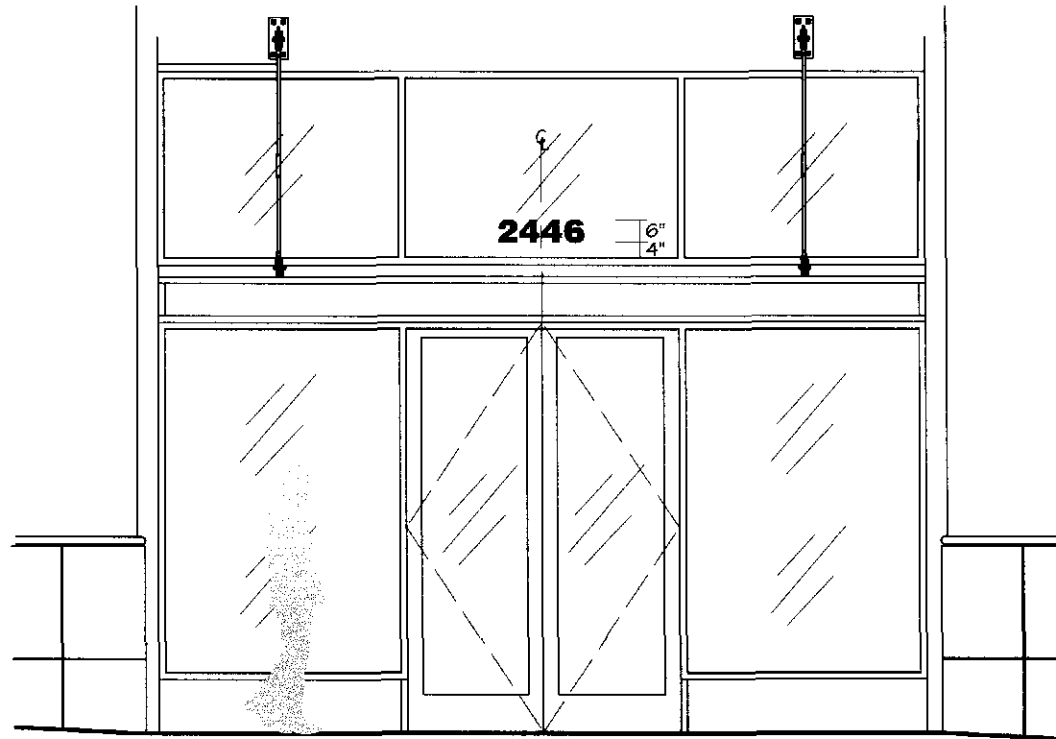
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 WALNUT CREEK, CA**

**SIGN TYPE L2 LOCATION 24,25,29,30,31,32,33**

**Jan. 24, 2003  
 Job #: JLA0105  
 Scale: Noted  
 SHEET 3.16b**

# TENANT SIGN STANDARDS



Elevation

## INSTALLATION

Vinyl numbers applied first surface on glass, 4" up from window frame.

## CONSTRUCTION

Stylus cut vinyl numbers, right reading.

## ILLUMINATION

None

## GRAPHICS / TYPOGRAPHY

Tenant address number in Helvetica Extra Bold.

## COLOR

Glass white

## SIZE

Height: 6"

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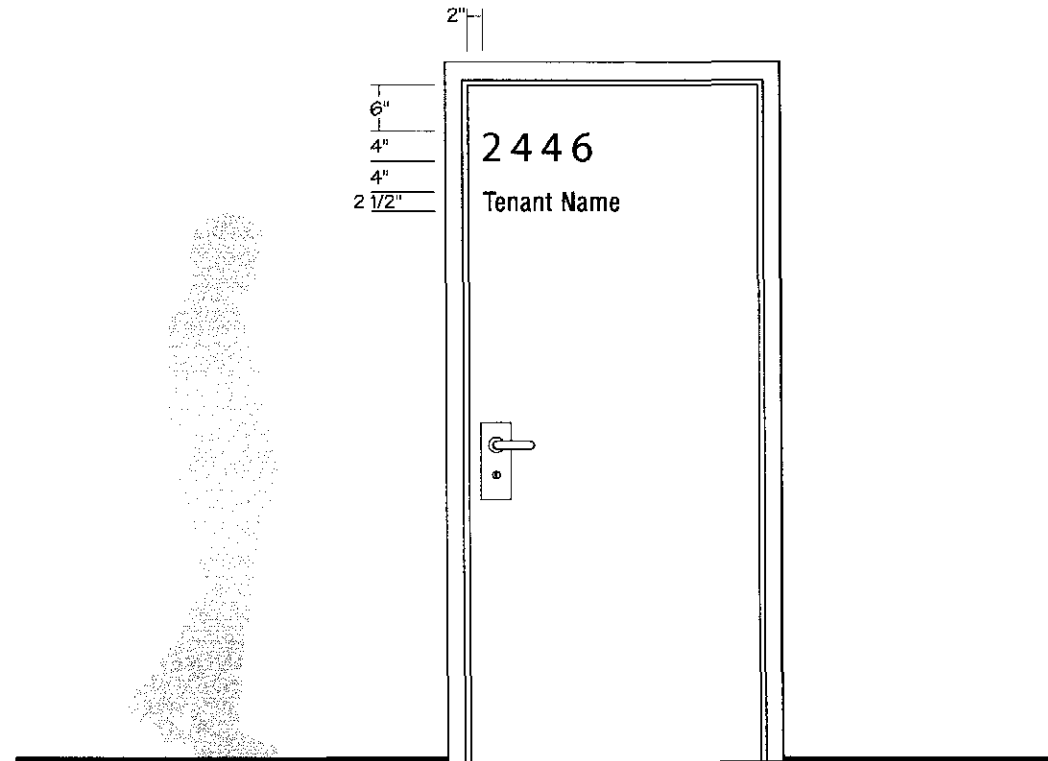
**englund**  
DESIGNWORKS inc.

OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE Z1

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 3.17

# TENANT SIGN STANDARDS



Elevation

## INSTALLATION

Address number installed in top corner of door on the handle side, 6" down from the top and 2" in from the edge. Tenant name is installed with 4" interline spacing below the address number and 2" in from the doors edge.

## CONSTRUCTION

Stylus cut vinyl numbers, right reading, applied first surface

## ILLUMINATION

None

## GRAPHICS / TYPOGRAPHY

Address number in Helvetica Extra Bold type style with Tenant name in Helvetica Medium Condensed, initial caps

## COLOR

Gloss white

## SIZE

Address Number: 4" high  
Tenant Name: 2 1/2" cap. height

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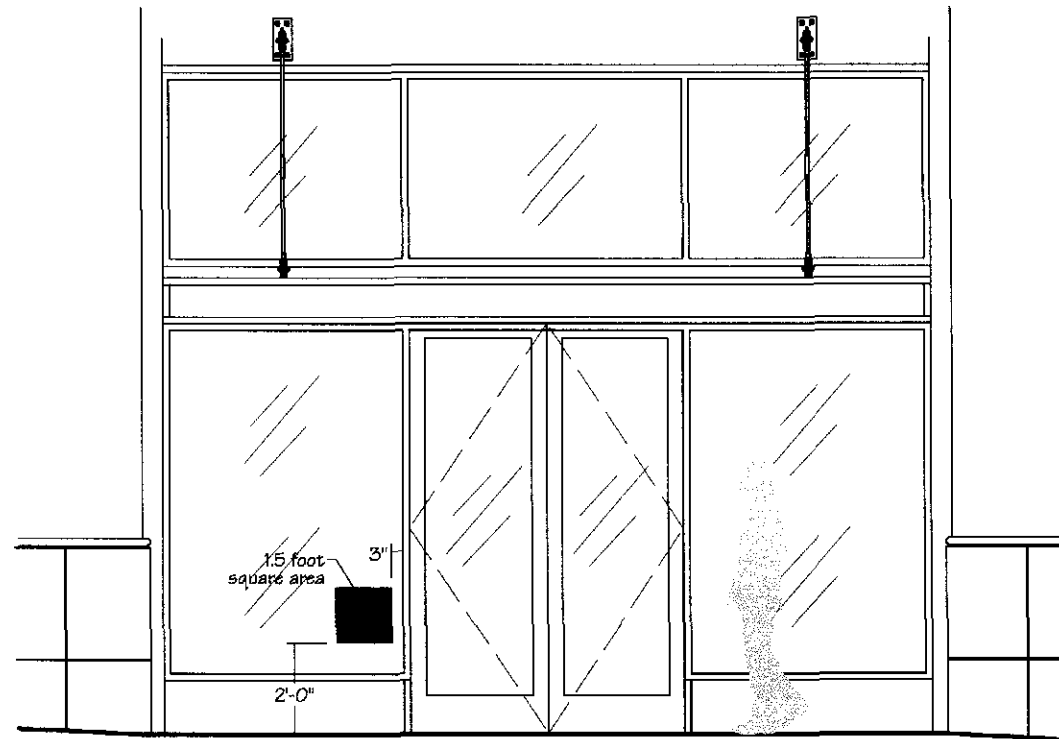
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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE Z2

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/2"=1'-0"  
SHEET 3.18

# TENANT SIGN STANDARDS



Elevation

## INSTALLATION

Decals, hours of operation and emergency information install inside surface of window, left side adjacent to main entrance.

## CONSTRUCTION

Credit card decals as provided by credit card company. Hours of operation, emergency information, etc., shall be stylus cut reverse read vinyl letters.

## ILLUMINATION

None

## GRAPHICS / TYPOGRAPHY

Credit card decals as provided by credit card company. Hours of operation, emergency information, etc., in Helvetica Medium Condensed.

## COLOR

Decals are per "companies colors", all other copy in gloss white.

## SIZE

Graphics to be contained within an area not greater than 1.5 square feet with copy no larger than 1" in cap height.

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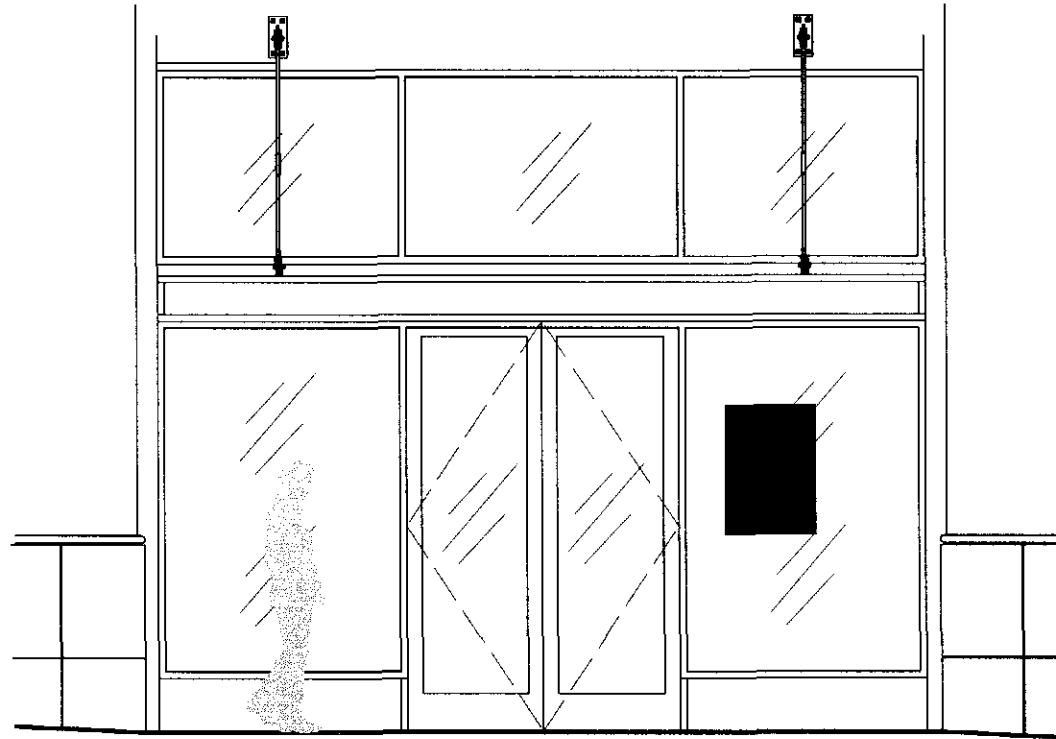
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OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE Z3

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 3.19

# TENANT SIGN STANDARDS



Elevation

**INSTALLATION**

Inside of store, visible through store windows.

**CONSTRUCTION**

As approved by BLAKE HUNT VENTURES (owner).

**ILLUMINATION**

As approved by BLAKE HUNT VENTURES (owner).

**GRAPHICS / TYPOGRAPHY**

As approved by BLAKE HUNT VENTURES (owner).

**COLOR**

Any primary color (red, yellow, blue), white and black. No fluorescent or "day glow" colors permitted.

**SIZE**

Sign(s) shall not exceed 15% of the window area where the sign is installed.

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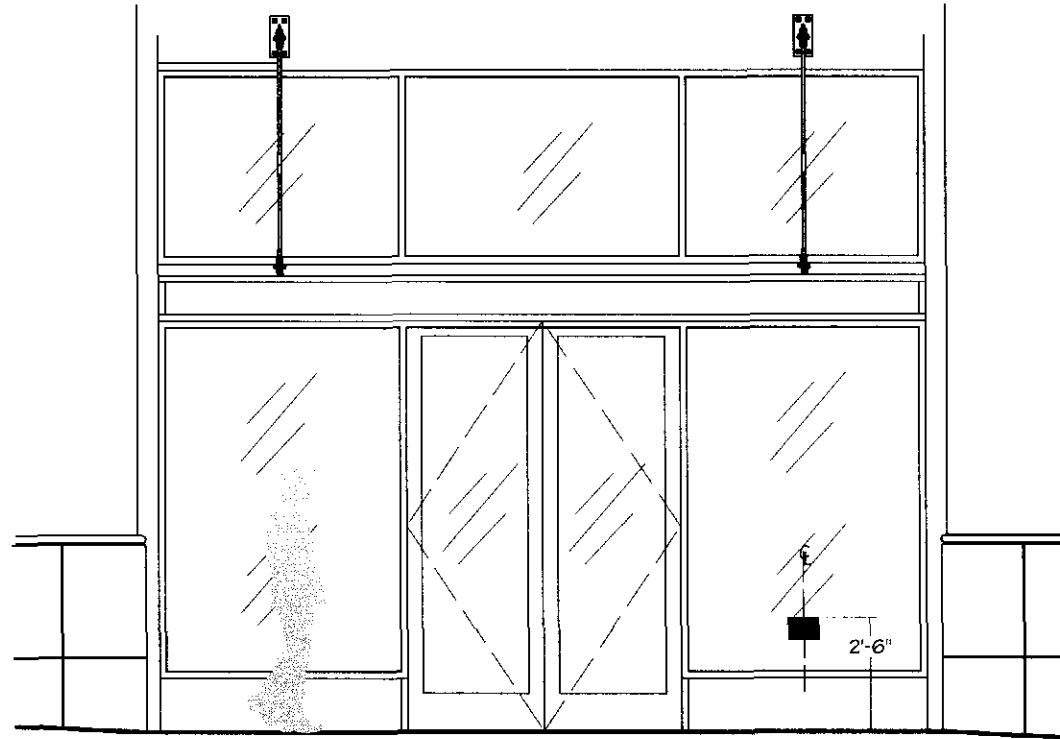
**OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA**

**SIGN TYPE Z4**

**Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 3.20**



# TENANT SIGN STANDARDS



Elevation

## INSTALLATION

On glass, inside surface. Installed centered on in window, no higher than 30" from grade. Not permitted on entry doors.

## CONSTRUCTION

Vinyl and or silk-screened

## ILLUMINATION

None

## GRAPHICS / TYPOGRAPHY

Tenant name, service or logo.  
On front windows, tenant logo and or copy only.

## COLOR

Any primary color (red, yellow, blue), white and black. No fluorescent or "day glow" colors permitted

## SIZE

6" high maximum with a maximum of 50 square inches.

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**OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA**

**SIGN TYPE Z5**

**Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 3.21**

# PROJECT SIGN STANDARDS

## Olympic Place Project Signs

### Parking Garage Entrance Signs

**LOCATION: 2 & 35**

**SIGN TYPE: P1**

#### Illuminated Parking Garage Driveway Entrance Building Mounted Sign

Blade type building mounted sign that provides identification to the parking garage entrances on Locust and California. Double sided sign with halo illuminated letters and project logo. Sign contains City required garage occupancy capacity sign.

**LOCATION: 46**

**SIGN TYPE: P2**

#### Illuminated Parking Garage Driveway Entrance Monolith Sign

Free standing sign that provides identification to the parking garage driveway on Olympic. Double sided monument sign with halo illuminated letters and project logo. Sign contains City required garage occupancy capacity sign.

### Building/Garage Entrance Identification

**LOCATION: 19**

**SIGN TYPE: P3**

#### Indirectly Illuminated Dimensional Letters

Letters that identify the building entrance to the elevators and stairs for the parking garage

### Building Identification

**LOCATION: 3**

**SIGN TYPE: P4**

#### Street Address & Tenant/Lessee Identification on Entry Door

Denotes the numeric address of the Locust St. lobby entrance to the second story Tenant/Lessee. Graphics on the glass identify the Tenant/Lessee on the second floor

See MSP Amdmnt approval SR for primary sign (Y06-023)



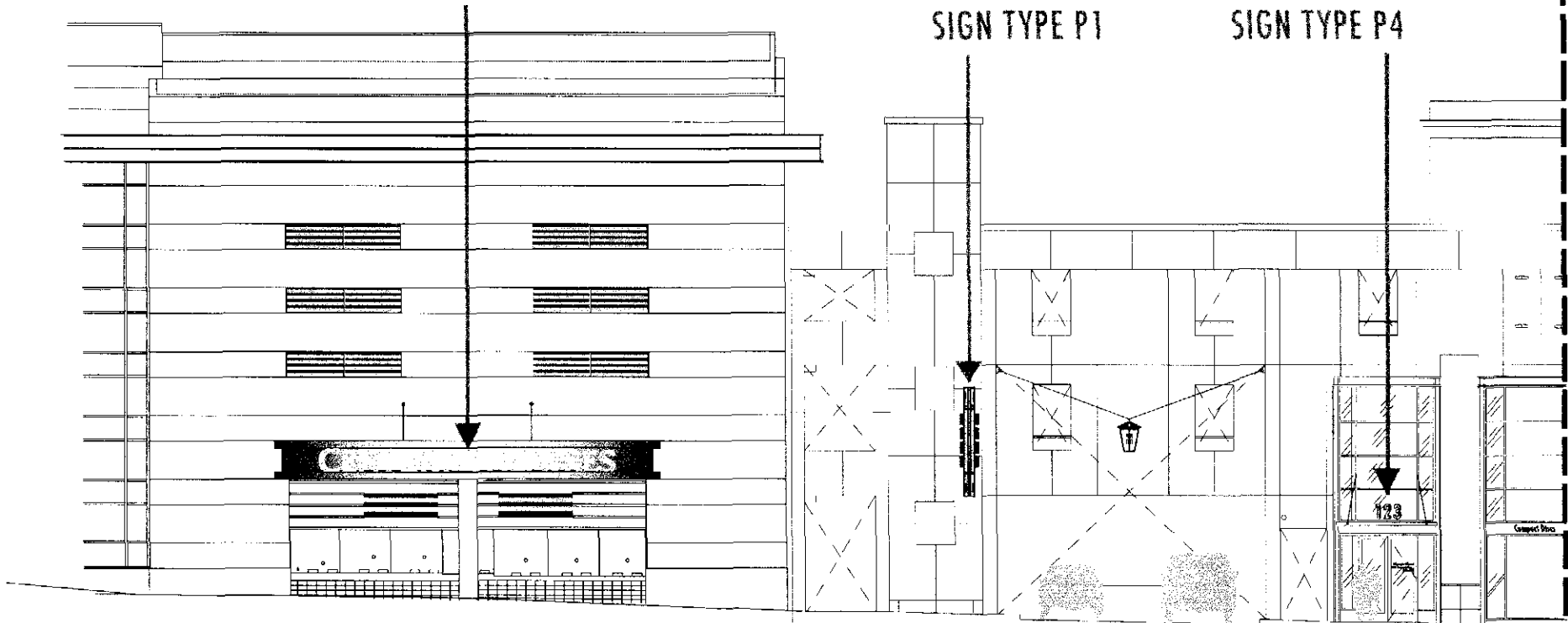
# PROJECT SIGN STANDARDS

SEE SHEET 3.2

ALREADY APPROVED

SIGN TYPE P1

SIGN TYPE P4



EAST ELEVATION

(VIEW FROM LOCUST)

See SR at end of doc for approval of primary signage atop (via Y06-23).

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WALNUT CREEK, CA

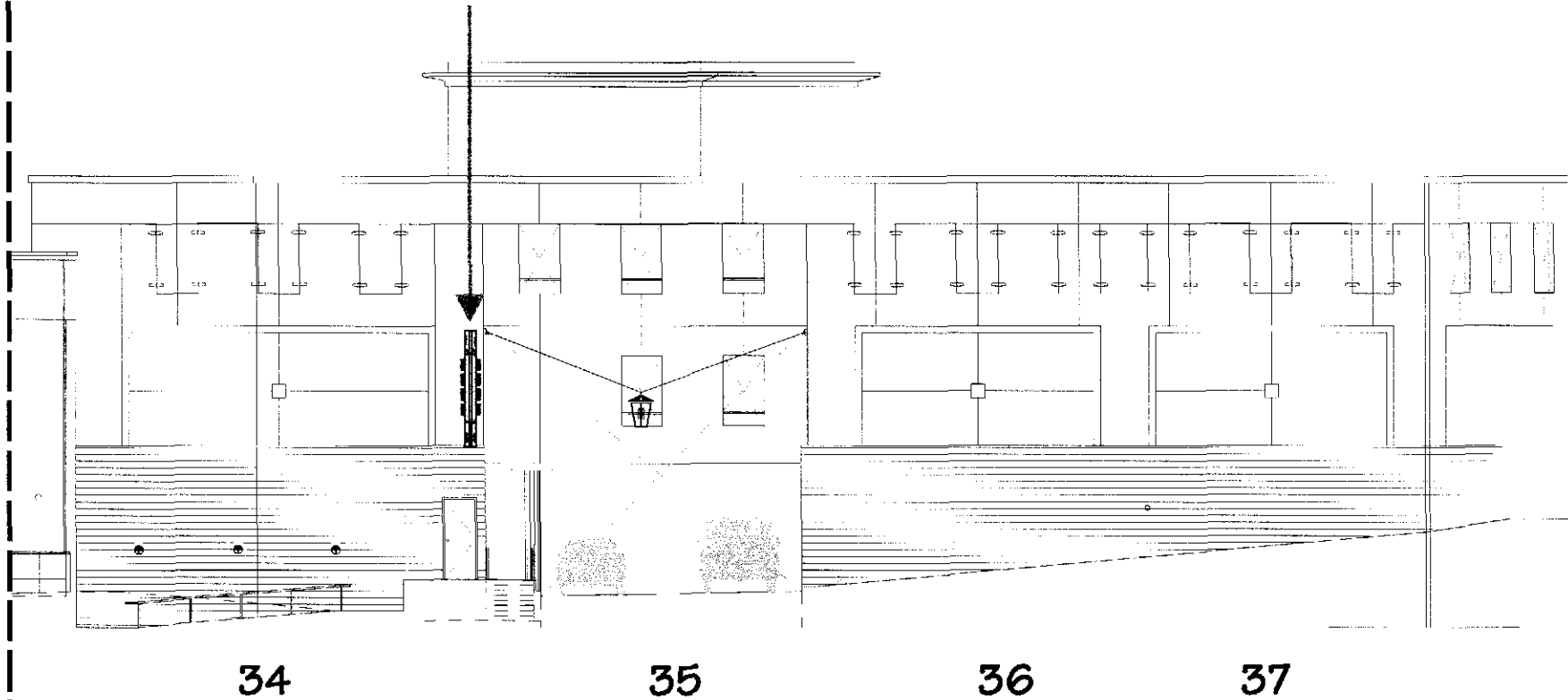
LOCUST ELEVATION LOCATIONS 1-3

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 5.1

# PROJECT SIGN STANDARDS

SEE SHEET 3.6

SIGN TYPE P1



**WEST ELEVATION**

(VIEW FROM CALIFORNIA BLVD.)

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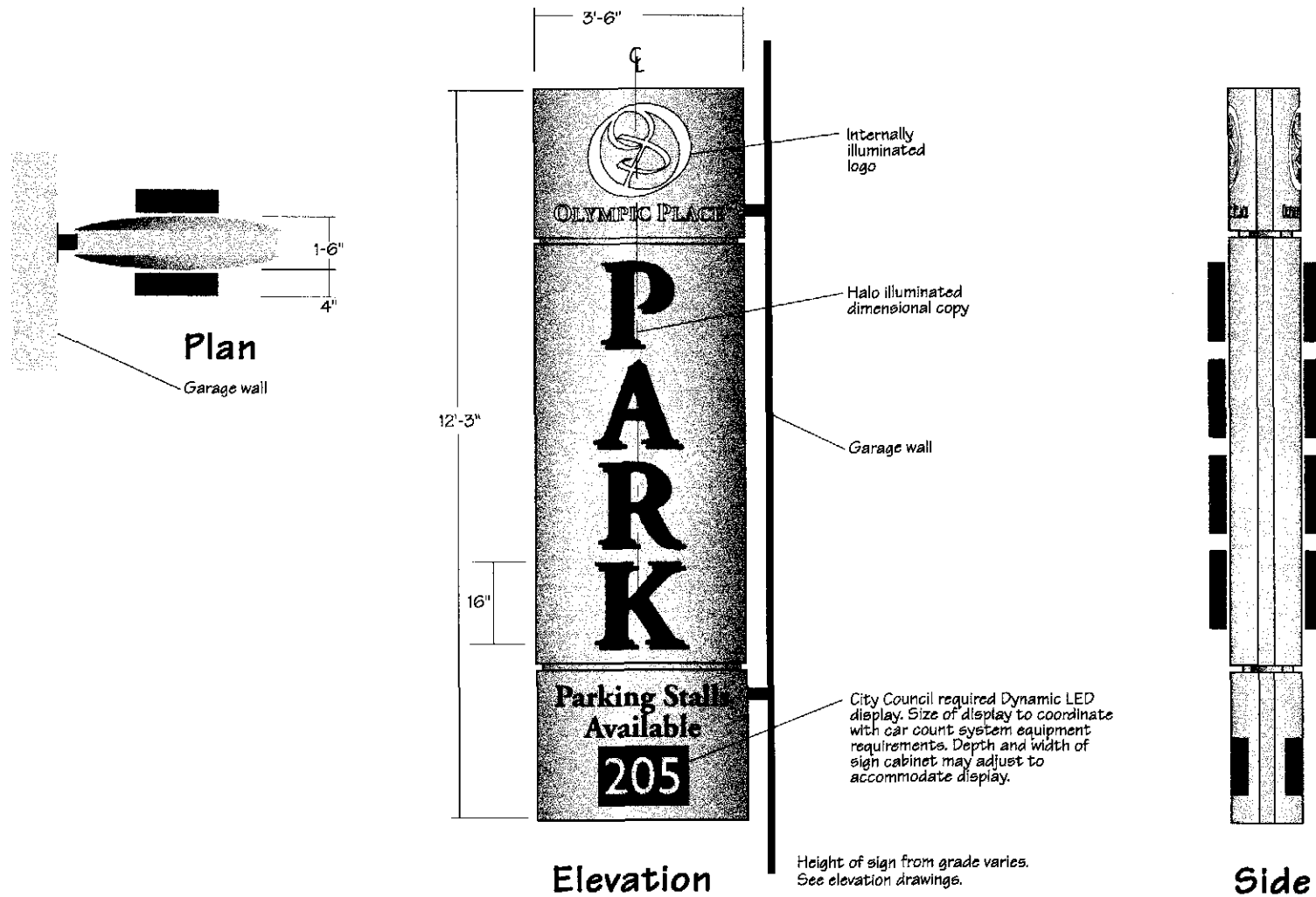
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**OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA**

**CALIFORNIA ELEV. LOCATIONS 34-37**

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/16"=1'-0"  
SHEET 5.2

# PROJECT SIGN STANDARDS



## INSTALLATION

Sign is to be securely mounted to steel stand offs that are bolted to the building. Electrical service is to be run through stand off.

## CONSTRUCTION

Double sided cabinet from welded interior support structure, 0.080" aluminum sign faces with cut out logo and dimensional letters. LED panel. No visible fasteners. Service access is to be from hinged back panel. Shut off switch is located on side of sign. 120V service.

## ILLUMINATION

Sign cabinet is illuminated in a manner to provide for halo illumination of "PARK" copy with internally illuminated logo and text. No light leaks

## GRAPHICS / TYPOGRAPHY

Dimensional letters and logo in Adobe Goumard - Bold. Remote access dynamic LED message display

## COLOR

Sign cabinet with clear anodized finish, all sides with blue dimensional copy and white logo

## SIZE

Height: 12'-3"  
Width: 3'-6" +/-  
Depth: 1'-6" +/-  
Square feet: 42.9' per face

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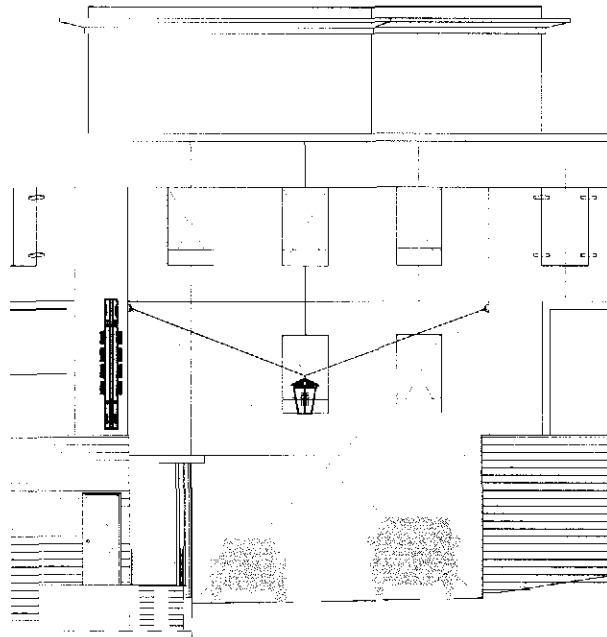
OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE P1

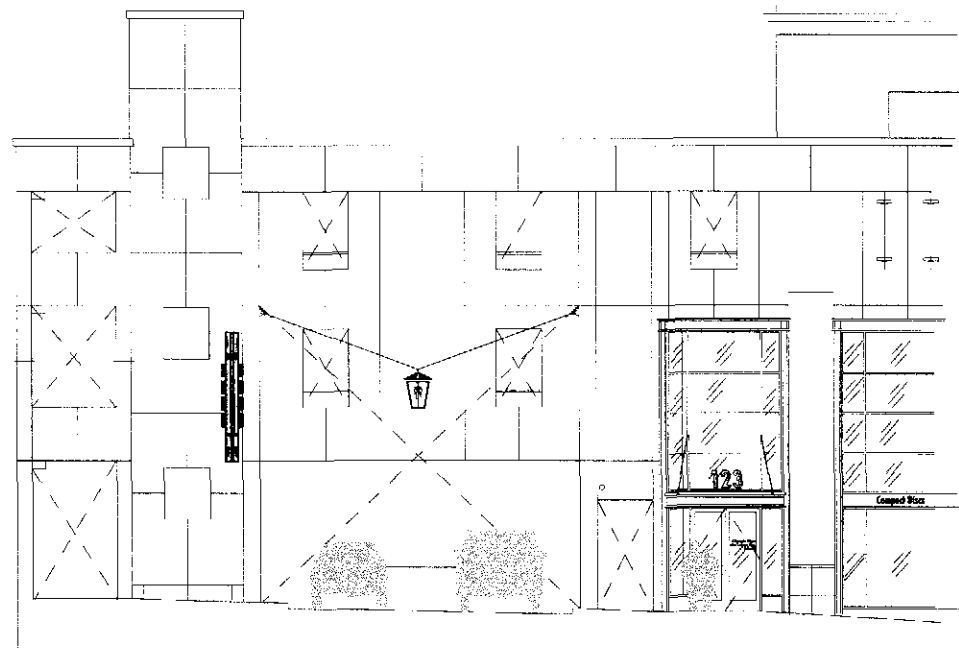
LOCATION 2 & 35

Jan. 24, 2003  
Job #: JLA0105  
Scale: 3/8"=1'-0"  
SHEET 5.3a

# PROJECT SIGN STANDARDS



**CALIFORNIA**



**LOCUST**

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**OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA**

**SIGN TYPE P1**

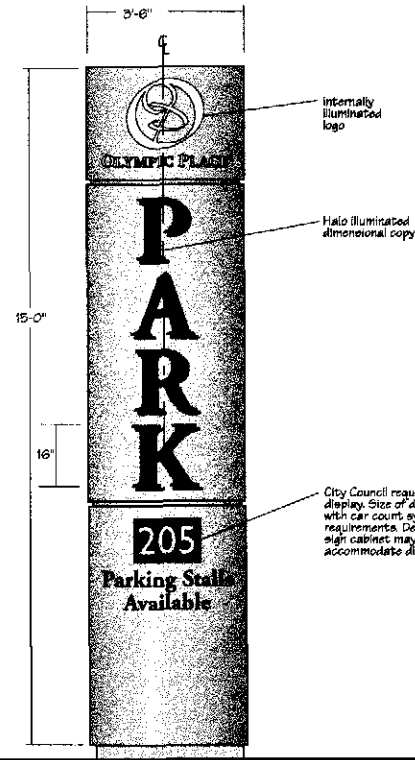
**LOCATION 2 & 35**

Jan. 24, 2003  
Job #: JLA0105  
Scale: Noted  
**SHEET 5.3b**

# PROJECT SIGN STANDARDS



Plan



Elevation



Side

## INSTALLATION

Sign is to be securely mounted to concrete base

## CONSTRUCTION

Double sided cabinet from welded interior support structure, 0.080" aluminum sign faces with cut out logo and dimensional letters. LED panel. No visible fasteners. Service access is to be from hinged back panel. Shut off switch is located on side of sign. 120V service.

## ILLUMINATION

Sign cabinet is illuminated in a manner to provide for halo illumination of "PARK" copy with internally illuminated logo. No light leaks

## GRAPHICS / TYPOGRAPHY

Dimensional letters and logo in Adobe Gourmand - Bold. Remote access dynamic LED message display

## COLOR

Sign cabinet with clear anodized finish, all sides with blue dimensional copy and white logo

## SIZE

Height: 15'-0"  
Width: 3'-6" +/-  
Depth: 1'-0" +/-  
Square Feet: 52 .5' per face

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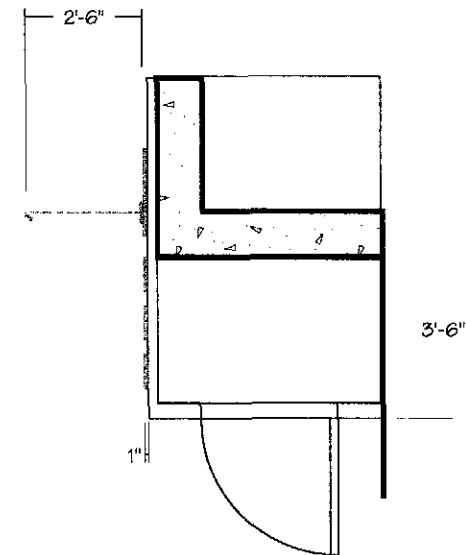
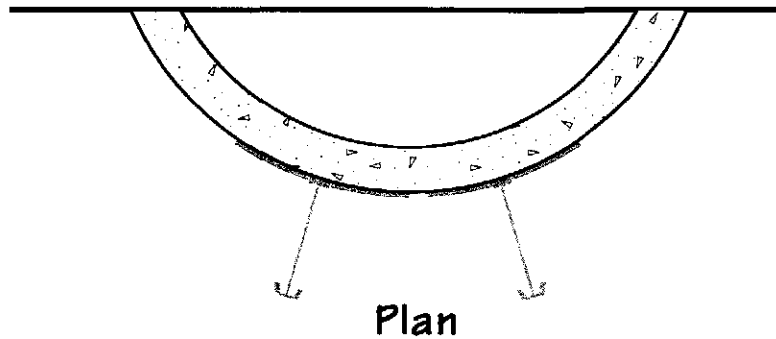
OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA

SIGN TYPE P2

LOCATION 46

Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 5.4

# PROJECT SIGN STANDARDS



## INSTALLATION

Epoxy mounted dimensional letters and logo with threaded studs. 4 studs minimum per letter.

## CONSTRUCTION

1" thick dimensional letters and logo with semi-gloss painted finish. Threaded studs for installation.

## ILLUMINATION

Copy and logo is indirectly illuminated with low voltage light fixtures. B-K "Twin Sign Star - Style C" with integral transformer lighting. Silver finish to match sign arch. 3 fixtures required.

## GRAPHICS / TYPOGRAPHY

Project logo. Dimensional letters in Adobe Garamond - Semibold.

## COLOR

Painted metallic silver semi-gloss finish to match sign arch.

## SIZE

Cap. Height: 9", Logo 24"  
Copy: 7"  
Depth: 1"  
Square Feet: 28'

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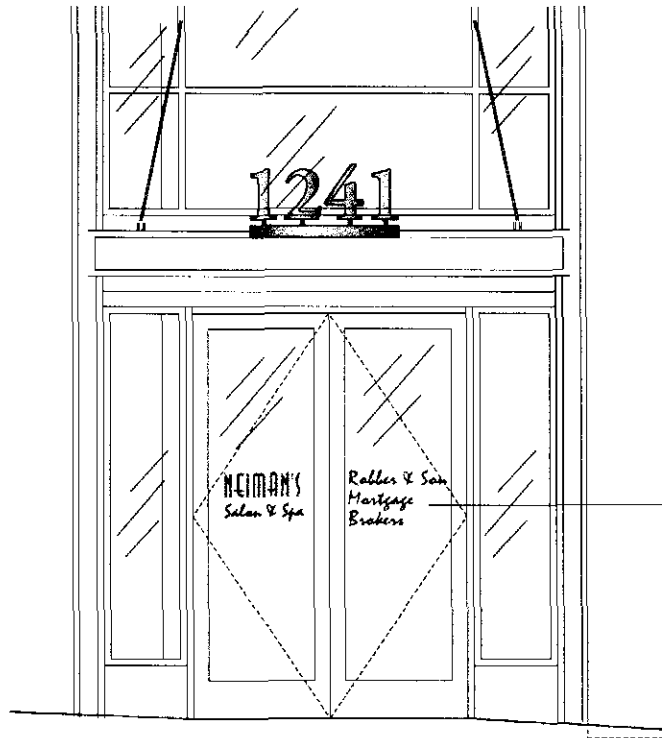
SIGN TYPE P3

LOCATION 19

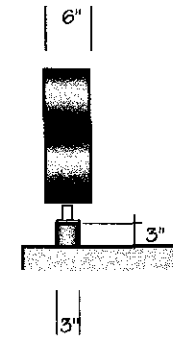
Jan. 24, 2003  
Job #: JLA0105  
Scale: 1/4"=1'-0"  
SHEET 5.5



# PROJECT SIGN STANDARDS



Elevation



Address Side View

See SR at end of doc for approval of primary signage atop at this tenant space (via Y06-23).

Graphics on the glass entry doors identifying the tenants on the second floor. Lettering style, logo and color to be tenants option. Number of graphics (names) will correlate to the number of tenants on the second floor. Maximum area of glass will be 25%.

**INSTALLATION**

Numbers to be pin mounted to tube support which is in turn mounted to the top of the canopy.

**CONSTRUCTION**

Fabricated metal letters with paint finish.  
Tenant graphics silkscreened or vinyl letters.

**ILLUMINATION**

Numbers are not illuminated.

**GRAPHICS / TYPOGRAPHY**

Garamond Semibold.  
Tenant name in tenant logotype.

**COLOR**

Metallic silver to match sign arch.  
Tenant graphic on glass will be in tenant selected color.

**SIZE**

Height: 12"  
Width: length of address  
Depth: 6"

Graphics on Glass: 25% of glass area

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**SIGN TYPE P4**

**LOCATION 3**

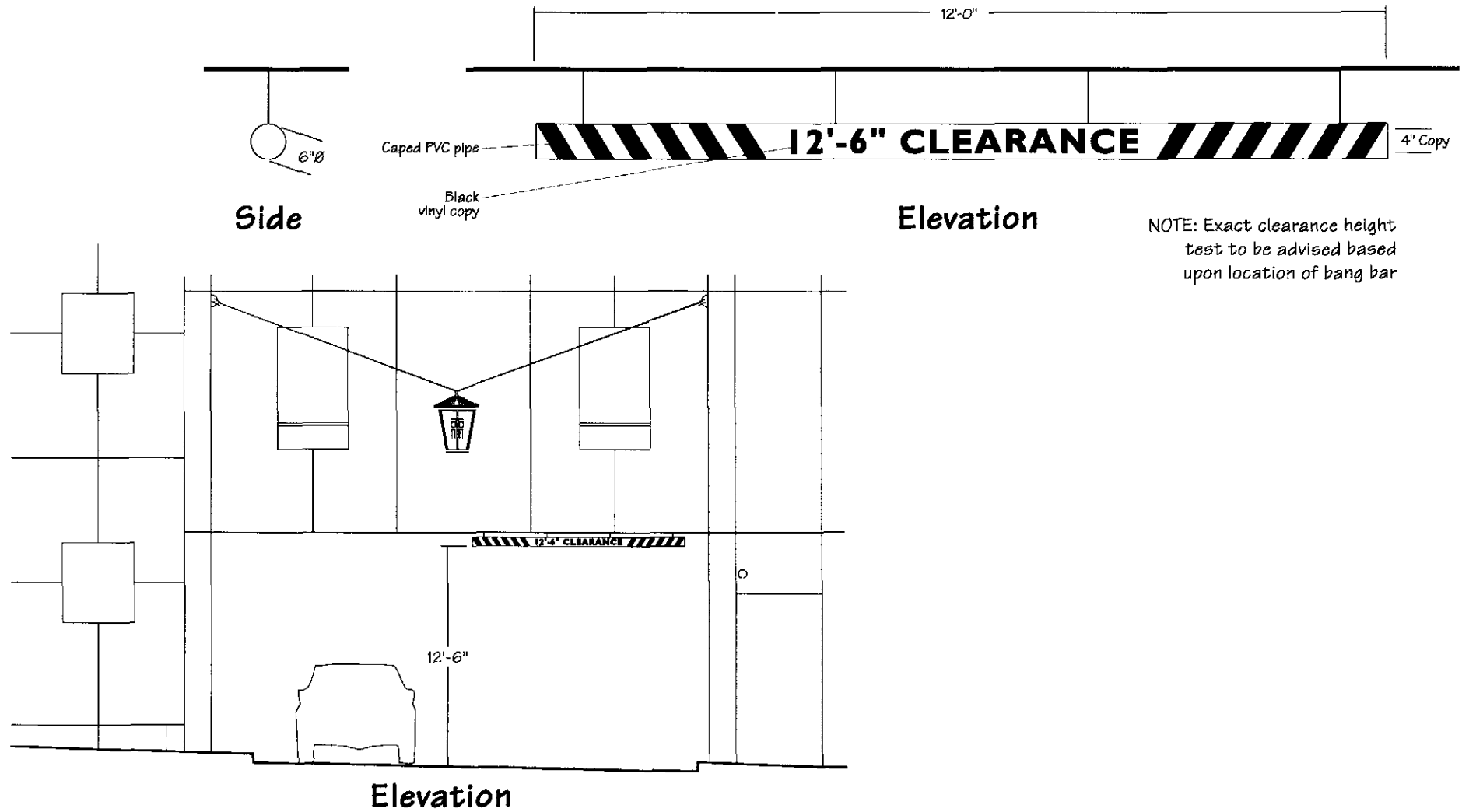
Jan. 24, 2003

Job #: JLA0105

Scale: Noted

SHEET 5.6

# PROJECT SIGN STANDARDS



## INSTALLATION

Sign is to be securely mounted to concrete soffit hanging from 4 leads of 1/8" braided stainless steel cable.

## CONSTRUCTION

Sign constructed from ridged PVC tube with flush end caps. Semi gloss painted finish with vinyl copy.

## ILLUMINATION

None

## GRAPHICS / TYPOGRAPHY

Copy in Gill Sans - Bold.

## COLOR

Sign in PMS 116U yellow and black semi gloss finish with black vinyl copy.

## SIZE

Height: 6"  
Width: 12'-0"  
Max. Cap. Height: 4"  
Max. Sign Field: 2 sq. ft.

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**OLYMPIC PLACE SHOPPING CENTER  
WALNUT CREEK, CA**

**SIGN TYPE P5**

**LOCATION 2,35,44**

**Jan. 24, 2003**

**Job #: JLA0105**

**Scale: Noted**

**SHEET 5.7**

WALNUT CREEK DESIGN REVIEW COMMISSION  
STAFF REPORT

AGENDA: June 7, 2006

CONSENT ITEM d.

ORIGINATED BY: COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING

SUBJECT: **SIGN APPLICATION Y06-023 – EMPIRE REALTY MASTER SIGN PROGRAM** – a request for approval of modifications to the Olympia Place Master Sign Program at 1261 Locust Street and an exception to the City Sign Ordinance.

ZONING:	PD- Planned Development
GENERAL PLAN LAND USE:	PR, Pedestrian Retail
OWNER:	OP Walnut Creek LLC
APPLICANT:	John Gaccione of Englund Design Works Inc.
CEQA STATUS:	Exempt, Section 15301(g), Existing Facilities

STATEMENT OF ISSUES:

The applicant (Empire Realty) is requesting approval of a modification to the existing Olympia Place Master Sign Program for the area identified as “location 3” and an exception to the City’s Sign Ordinance to allow additional second floor.

STAFF RECOMMENDATION:

The Sign Subcommittee and Staff recommend that the Design Review Commission approve a Master Sign Program modification for the area identified as “location 3” in Olympia Place and an exception to the City’s Sign Ordinance to allow additional second floor signage at the entry.

PROJECT AND SITE DESCRIPTION:

Project: The applicant is requesting signage for Empire Realty to be located at 1261 Locust Street in Olympia Place. The proposed sign would allow a framed 5 foot 6 inch wide by 2 foot 6 inch tall, 7 inch deep, internally illuminated cabinet sign with routed aluminum face and push through text. The cabinet and infill panel would replace an existing glass window and will be located on the second story of the building directly above the ground floor lobby. The frame around the sign will consist of an aluminum in-fill panel with a finish that matches the existing mullions (see plans for details). The proposed Master Sign Program modification would allow one new sign in the area identified as “location 3” in the existing Master Sign Program. In addition, a smaller 2-foot wide by 1-foot tall sign that is permitted by the sign program will be placed in the glass panel of one entry door.

Site Description:

The tenant space is on the second story office located above “Bombay Company” that is accessed from a dedicated ground floor lobby on Locust Street. The entry lobby is located on the second floor in Olympia Place Plaza between the theater parking garage and the

“Moonstruck Chocolate Confections” store (locations “2 and 4” on the sign location map of the existing Master Sign Program.)

#### GENERAL PLAN CONSISTENCY AND CODE COMPLIANCE:

The sign ordinance provides standards to control the size, materials, illumination and visual clutter. In addition section 10-8.101.2e of the City’s sign regulations states in part that the purpose of sign regulation is to ensure that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner, rather than to serve as general advertising of the business.

Section 10-8.104(6)- Second Floor Signage of the Sign Ordinance states that:

*Any business which does not have its principal frontage on the ground floor of a building shall not be allowed any sign on the exterior of the building except where principal access to the building is stairway leading outside. Such businesses shall be permitted six (6) square feet of sign area located adjacent to the access to the business providing the total sign surface area for all such second floor businesses shall not exceed ten (10) square feet.*

The applicant is seeking an exception to the sign ordinance to allow placement of a 13.75 square foot illuminated cabinet sign to be located on the second floor for an office use.

Section 10-8.111 of the Walnut Creek Sign Ordinance allows exceptions and provides guidelines for approval of exceptions to the Sign Ordinance. The Sign Ordinance states that an exception may be granted when:

1. Sign size and placement limitations or aesthetic objectives of this chapter shall be followed as closely as practicable; and
2. The intent and purpose of the sign ordinance shall be followed as closely as practicable; and
3. When it can be demonstrated that the signs are necessary to further a public use or benefit.

As described and conditioned in the analysis section of this report, the proposed Master Sign Program modification and exception to the City’s Sign Ordinance is consistent with the purpose and intent of the City’s Sign Ordinance and is consistent with the purpose and intent of the City’s sign regulations.

#### ANALYSIS:

On May 3, 2006, the Design Review Sign Subcommittee reviewed the proposed Master Sign Program and sign ordinance exception to allow a sign on the second story for Empire Realty. The Sign Subcommittee required the applicant to revise the proposed sign to include a frame that matched the existing mullions and to construct a cabinet and infill panel that would replace an existing glass window. The proposed sign will be located on the second story of the building directly above the entry lobby. The applicant revised the sign proposal accordingly and the sign was reviewed a second time by the Sign subcommittee on May 24, 2006, at which time the subcommittee recommended approval of the proposed sign.

In this case, because the primary entrance into the business is through a lobby on the ground floor, a six square foot sign would not provide adequate visibility for pedestrians. A more visible sign such as the one proposed would benefit the public by providing proper visibility. In addition, the proposed sign meets the intent and purpose of the Sign Ordinance in that it is adequately sized with high quality design. The sign subcommittee reviewed the proposed sign and indicated that the sign was scaled appropriately for the proposed location, had good design quality, and even though located on the second floor, provided suitable identification. The proposed sign is in scale with and enhances the building's façade. The Sign Subcommittee has favorably reviewed the proposed exception to the Sign Ordinance and modification to the Olympia Place Master Sign Program.

There have been no public concerns raised to staff regarding the proposed change in signage. Any change to the proposed signage that would substantially alter the integrity of the design would be subject to a new sign application.

The Sign subcommittee recommended that a condition be added to the approval of the cabinet sign such that it is illuminated only during Empire Realty's business hours and that condition is included as part of the attached draft resolution.

#### COMMISSION ACTION REQUIRED:

The Design Review Commission Sign Subcommittee and staff recommend the Design Review Commission approve the exception to the Sign Ordinance and the modification to the Olympia Place Master Sign Program subject to the attached resolution.

Prepared by Adjelegan Lassey, Assistant Planner

#### ATTACHMENTS:

1. Location map/ Site Plan
2. Proposed Resolution