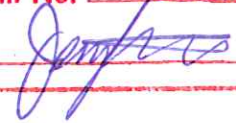


CITY OF WALNUT CREEK  
**PLANS APPROVED**  
Permit No. <sup>DR 2864</sup> 2864 DATE <sup>10/2/2013</sup> 10/2/2013  
BY: 



## NEWELL VILLAGE

PROJECT 1500 NEWELL AVENUE  
WALNUT CREEK, CA  
MASTER SIGNAGE PROGRAM

OWNER **ESSEX**  
PROPERTY TRUST, INC.

DESIGNER 

## CONTENTS OF MASTER SIGNAGE PROGRAM

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19. RETAIL TEMPORARY GRAPHICS (R4) & BACK OF HOUSE SIGNS (R5)

\*THE SIGNS SHOWN ON THESE PAGES ARE FOR INFORMATIONAL PURPOSES ONLY & HAVE BEEN EXCLUDED IN THE MASTER SIGNAGE PROGRAM FOR AREA CALCULATION PURPOSES IN ACCORDANCE WITH CITY OF WALNUT CREEK SIGN ORDINANCE.

#### PROJECT:

1500 Newell Street  
Walnut Creek, CA

#### OWNER:

**ESSEX**  
PROPERTY TRUST, INC.

925 East Meadow Dr.  
Palo Alto, CA 94303  
tel. 650.849.1646

## MASTER SIGNAGE PROGRAM

PAGE 01

08-26-13

## INDEX

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San Francisco, CA 94109  
tel. 415.749.6500  
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**PURPOSE:**

The Newell Village Sign Program has been established for the purpose of assuring a functional, coordinated graphics program that will provide project and tenants identification, while encouraging creativity, compatibility, and enhancement of the project in the City of Walnut Creek.

**DESIGN INTENT:**

These guidelines are designed to provide clear identity for each shop while balancing the overall aesthetic of the building, project identity and consistent street level retail image.

These criteria shall govern the design, fabrication and installation of all signs to be installed by Tenants. This criteria is not intended to include signs required by the fire department or American Disability Act (ADA). In cases not covered by this Master Sign Program, the prevailing criteria will follow the City of Walnut Creek Sign Ordinance in force.

**APPROVALS AND PERMIT:**

- a) Each Tenant will be provided with a copy of the Master Sign Program. Any new or proposed signage should comply with these signage guidelines.
- b) Each Tenant shall submit to Landlord and Landlord's architect for written approval before fabrication, at least two (2) copies of shop drawings indicating the location, size, copy layout, colors, materials, finishes, and method of attachment. After receipt of the sign drawings, Landlord shall return to Tenant one (1) set of such sign drawings with management-suggested modifications and/or approval.
- c) This Master Sign Program shall not imply that any City approval will be automatically granted. Tenant is solely responsible for obtaining any and all required approvals and permits from the City of Walnut Creek.
- d) All permits for signs and their installation shall be obtained by Tenant, at Tenant's sole expense prior to installation.

**GENERAL REQUIREMENTS:**

- a) All tenant signs shall be constructed, installed and maintained at Tenant's sole expense.
- b) All signs and graphics shall be professionally designed. The lettering and spacing of lettering shall be well proportioned to assure legibility and pleasing appearance.
- c) All signs shall be designed consistent with the City of Walnut Creek's adopted sign design guidelines for signs.
- d) Tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of the City of Walnut Creek and Uniform Electric Code.
- e) All signs shall be reviewed for compliance with the above mentioned criteria, as well as overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the right of Landlord.
- f) All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc) and all requirements of the State of California and the City of Walnut Creek.
- g) Sign content shall be limited to business identification signs only; products or service shall not be displayed on any signage unless otherwise noted.
- h) All exterior signs shall be secured by non-corrosive fasteners.
- i) All exposed fasteners to be painted to match the background surface.
- j) All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- k) All identification labels shall be concealed, except where required by code.
- l) Sign contractor shall repair any damage caused by their work. Damage to structure that is not repaired by

the sign contractor shall become the Tenant's responsibility to correct.

- m) Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord harmless from damages or liabilities on account thereof.
- n) Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- o) All exposed welded seams end joints shall be finished smooth.
- p) The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.

**ADMINISTRATION:**

- a) The sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of sign.
- b) Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by the Landlord. Any deviation from these specifications may result in the rejection of the sign by the Landlord.
- c) In the event any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord decision shall be final and binding upon the Tenant.

**PROHIBITED SIGNS:**

- a) No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door.
- b) No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
- c) No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
- d) No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
- e) Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
- f) It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or of immoral nature or unlawful activity.
- g) Painted wall signs are prohibited.
- h) Permanent advertising devices such as attraction boards, posters, banners and flags, except with an approved temporary sign/grand opening permit issued by the City of Walnut Creek.
- i) No freestanding, moving/rotating, noise-making, odor-producing, flashing-lighted signs.
- j) No hand-lettered signs shall be permitted at any time, unless professionally produced and approved in writing by Landlord.
- k) No cloth, paper, cardboard or similar stickers or decals around or on solid exterior surfaces of the Leased Premises.
- l) No exposed structural or electrical components. No neon or exposed lamps.

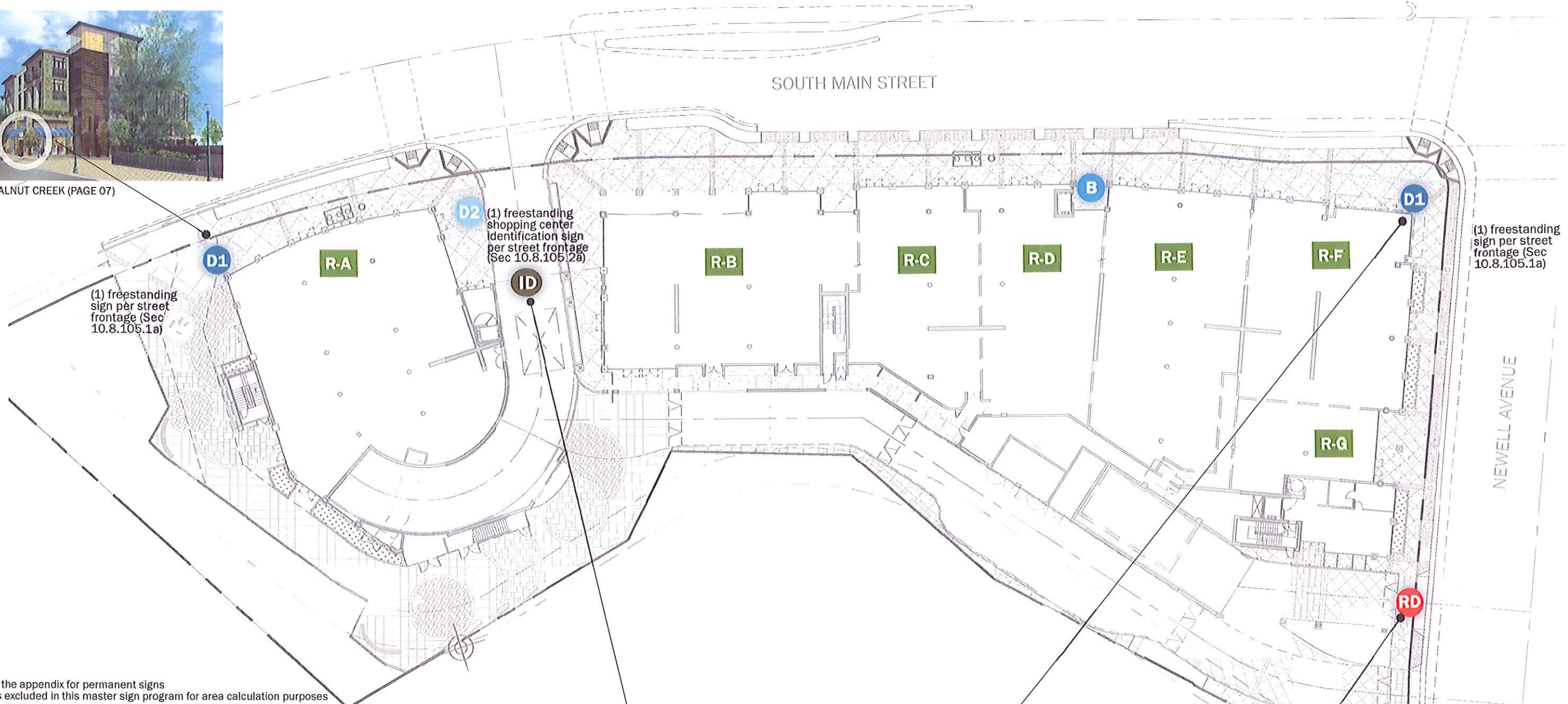
**TEMPORARY SIGNS:**

All temporary signs shall be approved by Landlord and the City of Walnut Creek and shall be consistent with the provisions (Sections 10-8.108.1.(a) Business Opening and 10-8.108.1.(e) Temporary Banners) in the City of Walnut Creek Sign Ordinance. Any required fees shall be paid by the Tenant.

<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST, INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b> PAGE 02 08-26-13</p>	<p><b>GENERAL CRITERIA</b></p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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NORTH/WALNUT CREEK (PAGE 07)



(1) freestanding sign per street frontage (Sec 10.8.105.1a)

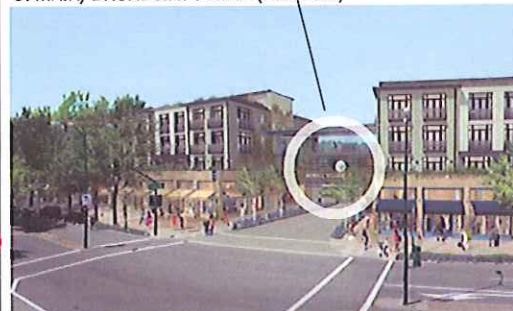
D2 (1) freestanding shopping center identification sign per street frontage (Sec 10.8.105.2a)

(1) freestanding sign per street frontage (Sec 10.8.105.1a)

Refer to the appendix for permanent signs graphics excluded in this master sign program for area calculation purposes

KEY	AREA SUMMARY	
	Allowable	Requested
BUILDING TENANT WALL SIGN (PAGE 5)	25 SF	6.125 SF
MONUMENT - PROJECT (PAGE 6-8)	(2) @ 25 SF	19 SF
MONUMENT - SHOPPING CENTER	(1) @ 32 SF	9.5 SF
BUILDING ID (PAGE 9)	25 SF	49.6 SF
RESIDENTIAL DROP-OFF (PAGE 10)	25 SF	9 SF
		94 SF (Project Signs)
RA-G RETAIL TENANT SUITES (PAGE 11-15)	811 SF	306 SF (Retail shown P.11) 345 SF Max
		400 SF (Total shown) 497 SF Max (total)

S. MAIN/BROADWAY PLAZA (PAGE 09)



CORNER OF S. MAIN/NEWELL (PAGE 08)

RESIDENTIAL ENTRY ON NEWELL (PAGE 10)



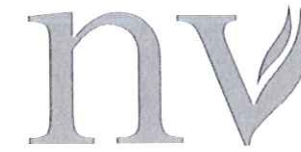
**PROJECT:**  
1500 Newell Street  
Walnut Creek, CA

**OWNER:**  
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PROPERTY TRUST, INC.  
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tel. 650.849.1646

**MASTER SIGNAGE PROGRAM**

**GROUND LEVEL EXTERIOR SIGNAGE MAP**





EXTERIOR SIGNAGE COLOR PALETTE:



ACCENT COLORS:



NEWELL  
VILLAGE

NEWELL VILLAGE

1 EXTERIOR PROJECT SIGN COLOR PALETTE

\*FOR PUBLIC SIGNS ONLY, RETAIL TENANT CAN USE OWN FONTS

2 PROJECT IDENTITY (LOGO + LOGO DESIGN TBD BY ESSEX)

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
0123456789

ABCDEFGHIJKLMNOPQRSTUVWXYZ  
abcdefghijklmnopqrstuvwxyz  
01234567890

3 EXTERIOR PROJECT SIGN TYPEFACE: UNIVERS ULTRA CONDENSED

\*FOR PUBLIC SIGNS ONLY, RETAIL TENANT CAN USE OWN FONTS

3 INTERIOR PROJECT SIGN TYPEFACE: FUTURA HEAVY

\*FOR PUBLIC SIGNS ONLY, RETAIL TENANT CAN USE OWN FONTS

PROJECT:  
1500 Newell Street  
Walnut Creek, CA

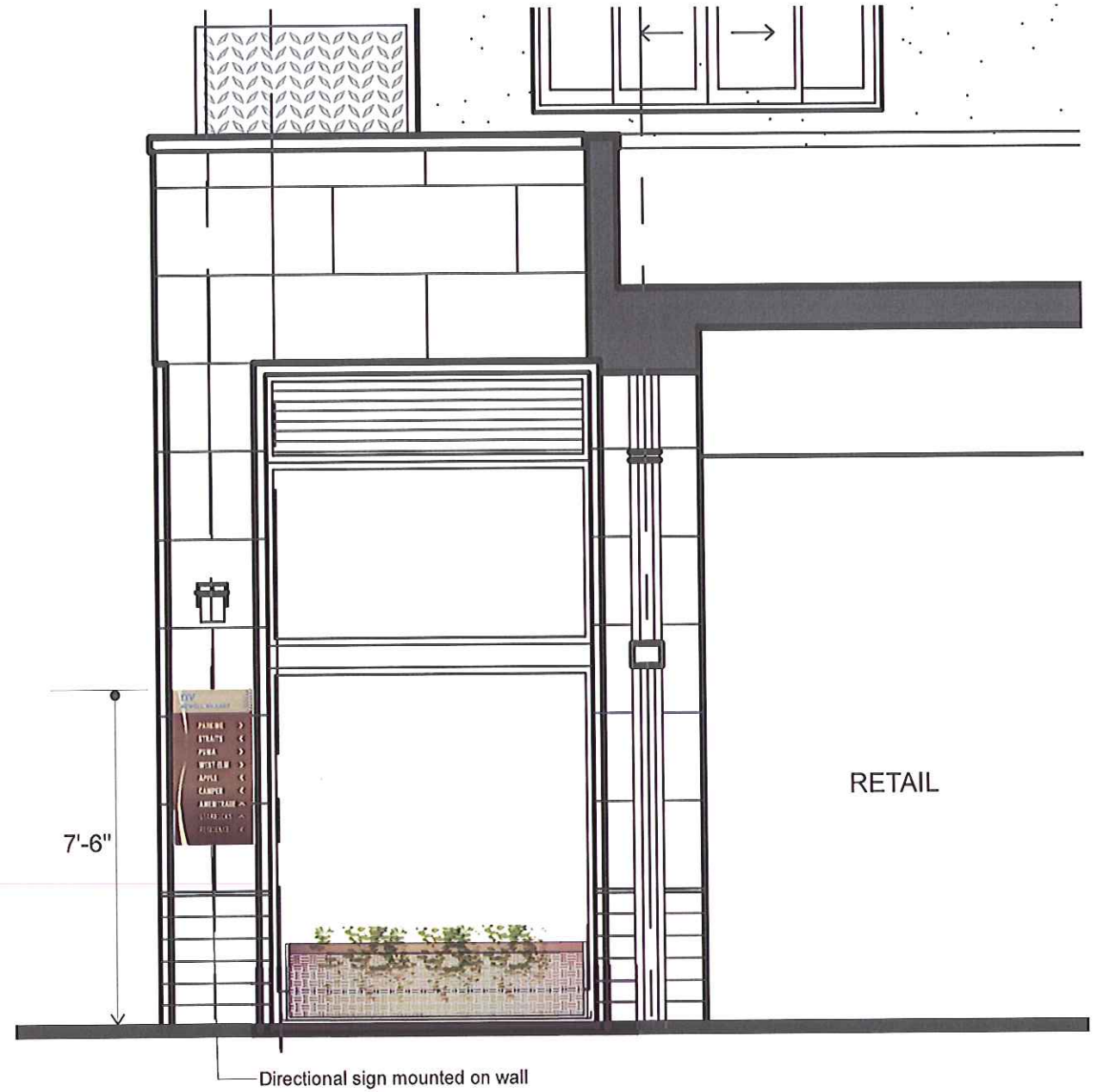
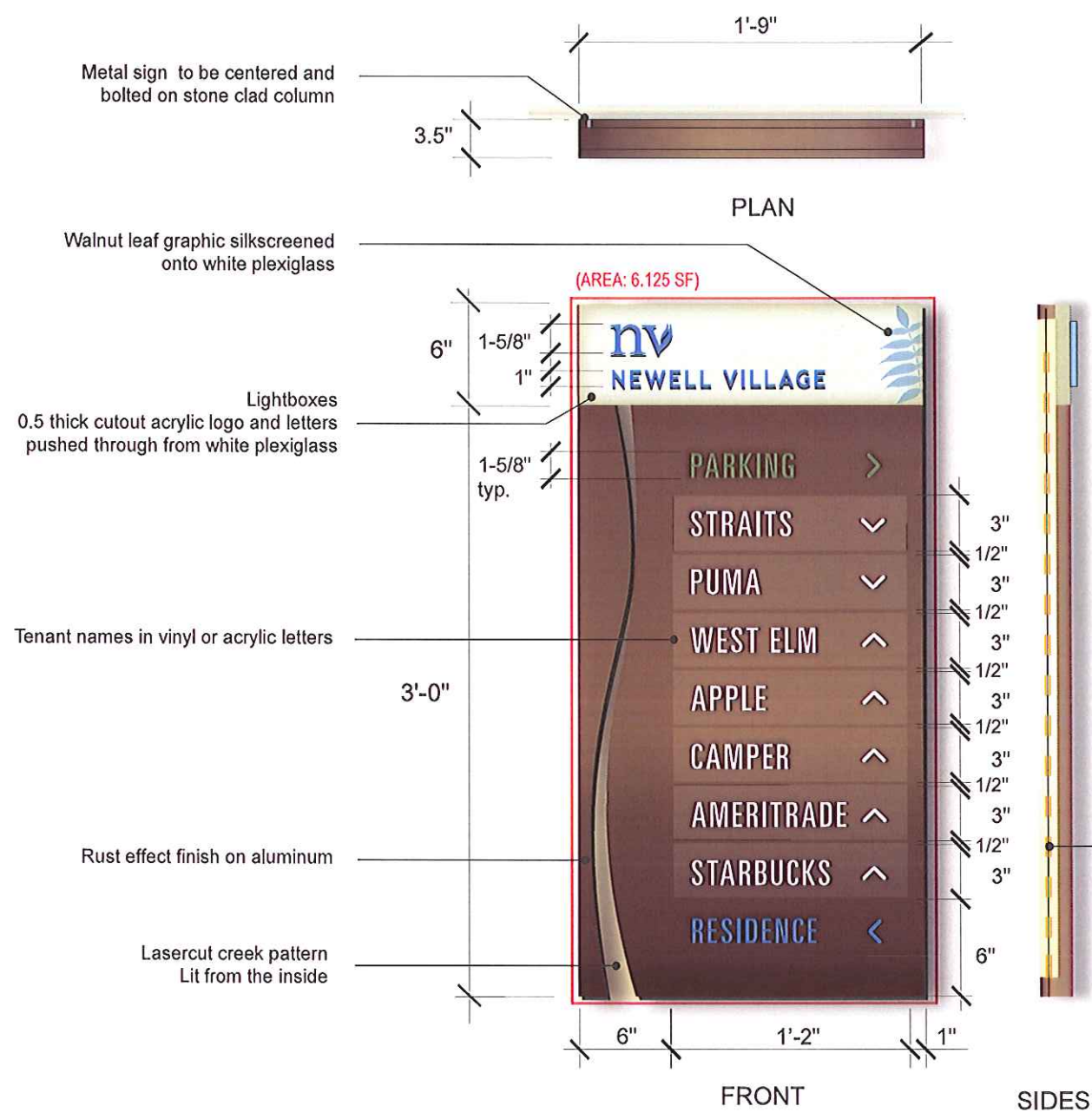
OWNER:  
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**MASTER SIGNAGE  
PROGRAM**  
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**PROJECT SIGNAGE:  
PROJECT ID, COLOR  
PALETTE & TYPEFACE**

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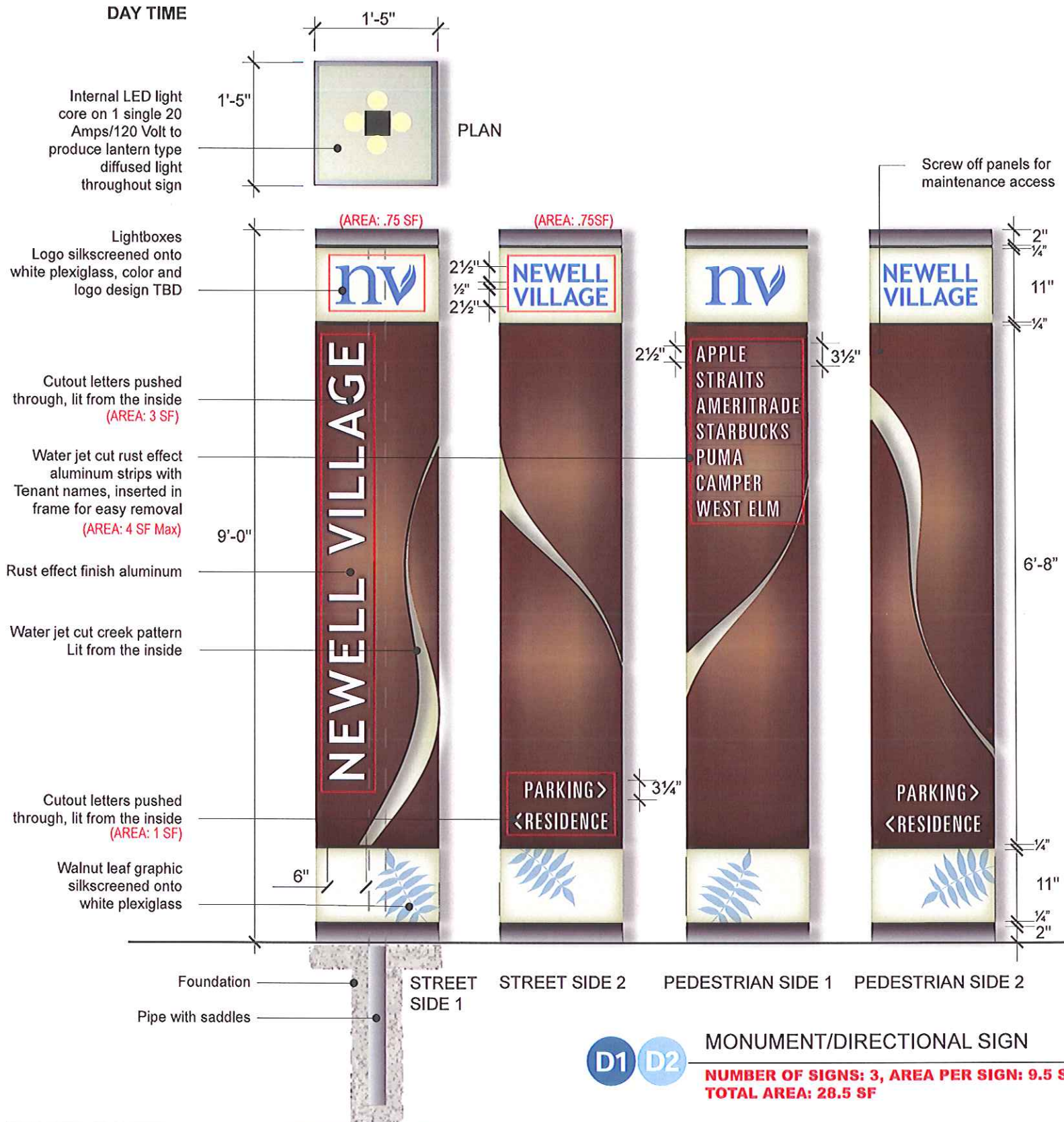


**B** BUILDING WALL SIGN  
 NUMBER OF SIGN: 1, AREA PER SIGN: 6.125 SF

<p><b>PROJECT:</b>          1500 Newell Street          Walnut Creek, CA</p>	<p><b>OWNER:</b>  <b>ESSEX</b>  <small>PROPERTY TRUST, INC.</small>          925 East Meadow Dr.          Palo Alto, CA 94303          tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b>          PAGE 05 08-26-13</p>	<p><b>PROJECT SIGNAGE:</b>  <b>BUILDING TENANT SIGN B</b></p>	<p>1515 Vallejo St.          San Francisco, CA 94109          tel. 415.749.6500          www.nc2studio.com</p> 
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DAY TIME

NIGHT TIME



**D1 D2** MONUMENT/DIRECTIONAL SIGN

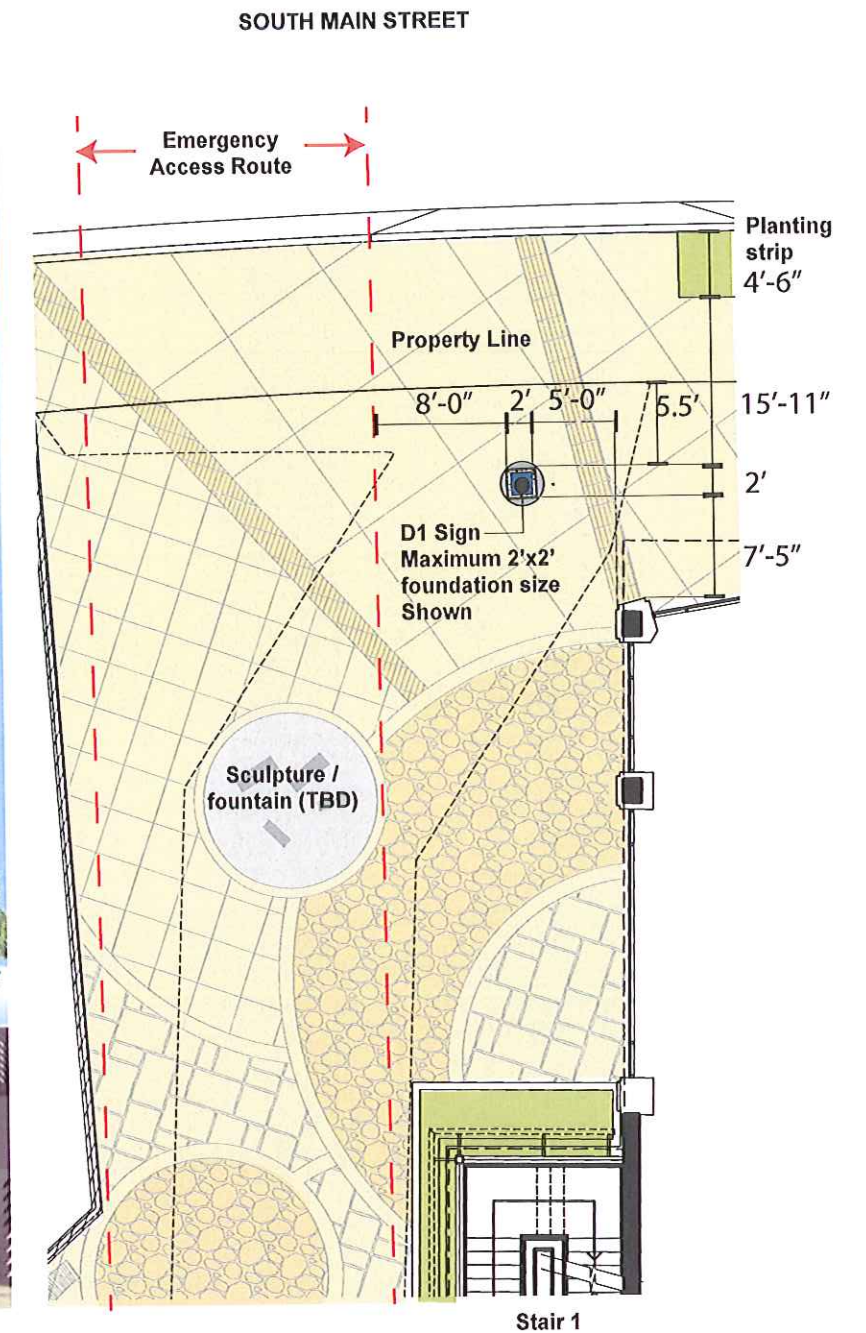
NUMBER OF SIGNS: 3, AREA PER SIGN: 9.5 SF  
TOTAL AREA: 28.5 SF

<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b> PAGE 06 09-19-13</p>	<p><b>PROJECT SIGNAGE:</b> MONUMENT/DIRECTIONAL: D1, D2</p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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D1 Directional sign inside property line by approx. 5' - 6".

**D1** PROJECT SIGNS FROM NORTH VIEW ON S. MAIN STREET



\* Dimensions shown here for the proposed location for the monument sign are for information only. Exact location to be coordinated in construction set and verify in field by contractors of existing utilities, required clearances, and any underground obstructions.

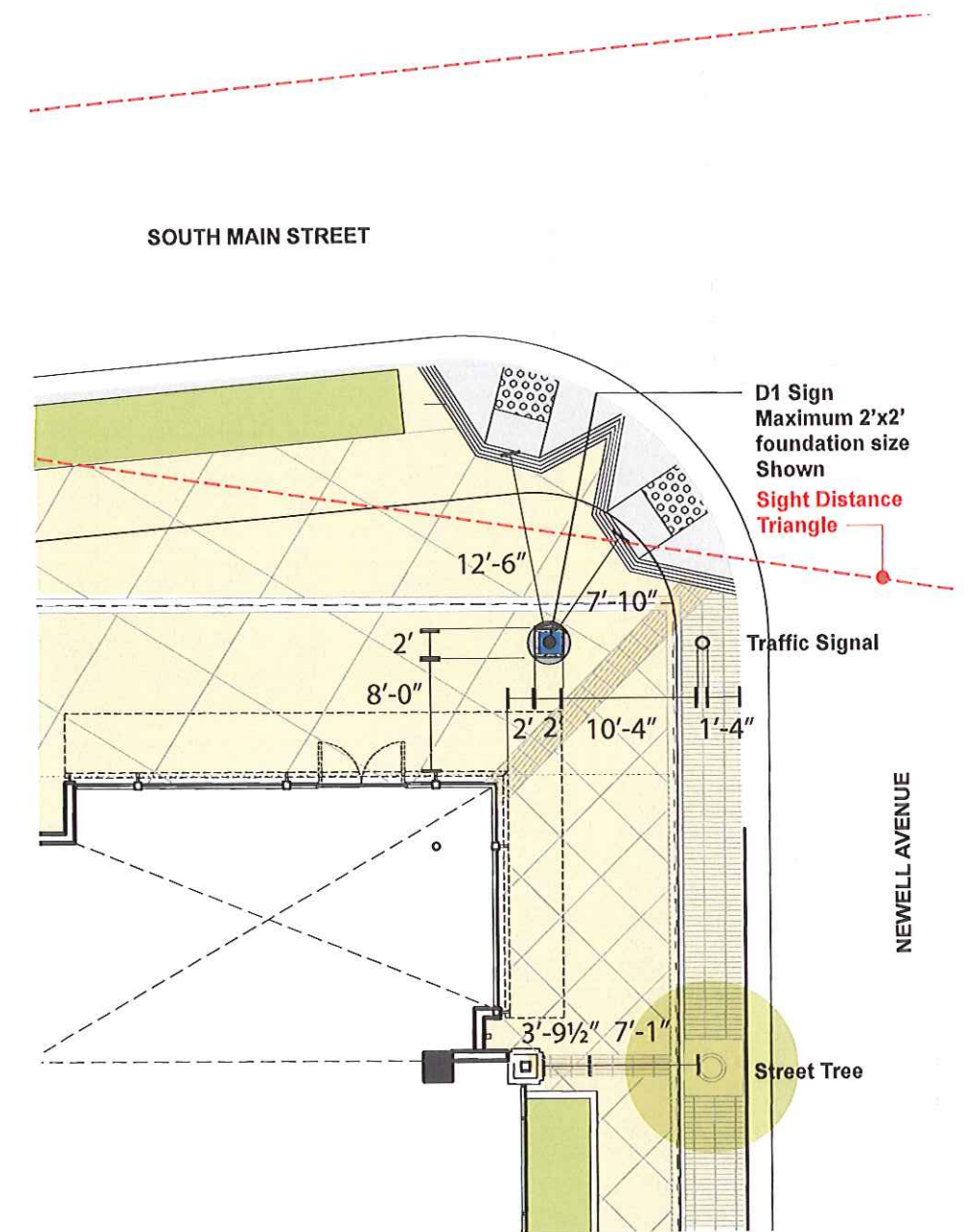
<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST, INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b> PAGE 07 09-16-13</p>	<p><b>PROJECT SIGNAGE:</b> NORTH/CREEK VIEW: D1</p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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R2 Retail ID sign: 9 SF,  
see page 12 for detail

D1 Directional sign inside property  
line by approx. 7' - 6"  
Refer to page 7 for detail



\* Dimensions shown here for the proposed location for the monument sign are for information only. Exact location to be coordinated in construction set and verify in field by contractors of existing utilities, required clearances, and any underground obstructions.

**D1 R2** PROJECT SIGNAGE FROM S. MAIN & NEWELL VIEW

<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST, INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b></p> <p>PAGE 8 <span style="float: right;">09-16-13</span></p>	<p><b>PROJECT SIGNAGE:</b> <b>S. MAIN &amp; NEWELL:</b> D1, R2</p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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**SECTION**

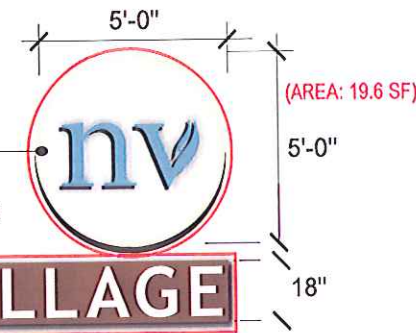
- LED power supply in sheet metal raceway (1 single pole 20 Amps 120 Volt)
- LED modules
- 1/2" push thru plexi letters
- Rust effect back panel mounted on metal slats
- Halo lit channel letters pin mounted on back panel

**ELEVATION**

- 5" thick light box with push through illuminated letters
- Logo and color of signs to be determined
- 3" thick halo lit channel letters pin mounted on rust effect aluminium panel

**NEWELL VILLAGE**

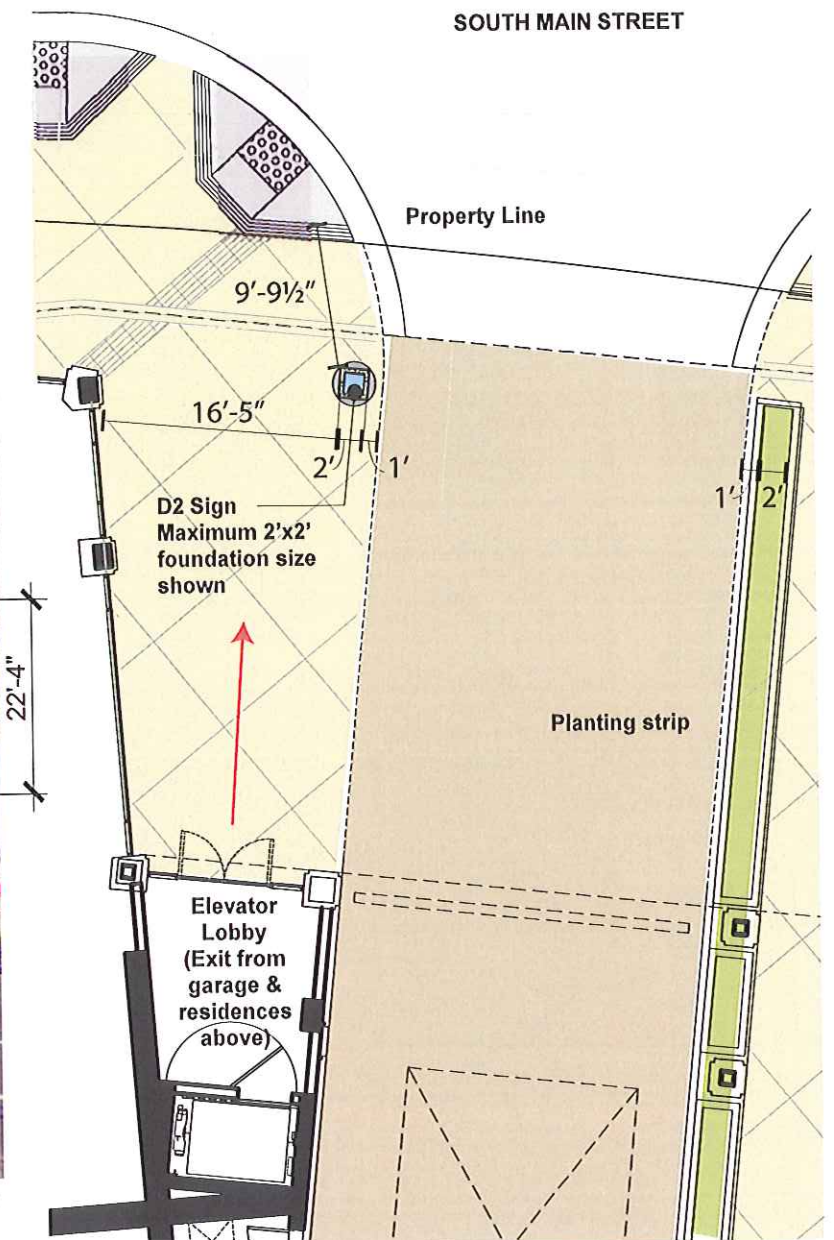
(AREA: 30 SF) 20'-0"



**ID PROJECT ID SIGN**

**AREA PER SIGN: 49.6 SF,  
NO. OF SIGNS: 1  
TOTAL AREAS: 49.6 SF**

ID Building identification sign



**ID D2 PROJECT SIGNS FROM BROADWAY PLAZA VIEW**

D1 Directional sign inside property line by approx. 9' - 9"  
Refer to page 7 for detail

\* Dimensions shown here for the proposed location for the monument sign are for information only. Exact location to be coordinated in construction set and verify in field by contractors of existing utilities, required clearances, and any underground obstructions.

<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST, INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b> PAGE 09 09-19-13</p>	<p><b>PROJECT SIGNAGE: BROADWAY PLAZA VIEW ID, D2</b></p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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(AREA: 9 SF)

**RESIDENCES**

12"

Rust effect finish on aluminum;  
Cut out 1" thick letters pinmounted to building metal panel

Residential Entry Drop off and parking wall mounted directional sign

(AREA: 3.9 SF \*)

\*Exempted in accordance with Sign Ordinance 10-8.106.5: On-site directional signs not exceeding four (4) square feet, with not more than 25% of area containing the name of the business or classification of good sold



RESIDENTIAL ENTRY IDENTIFICATION SIGN

NUMBER OF SIGN: 1, AREA: 9 SF

**PROJECT:**

1500 Newell Street  
Walnut Creek, CA

**OWNER:**

**ESSEX**  
PROPERTY TRUST, INC.

925 East Meadow Dr.  
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**MASTER SIGNAGE  
PROGRAM**

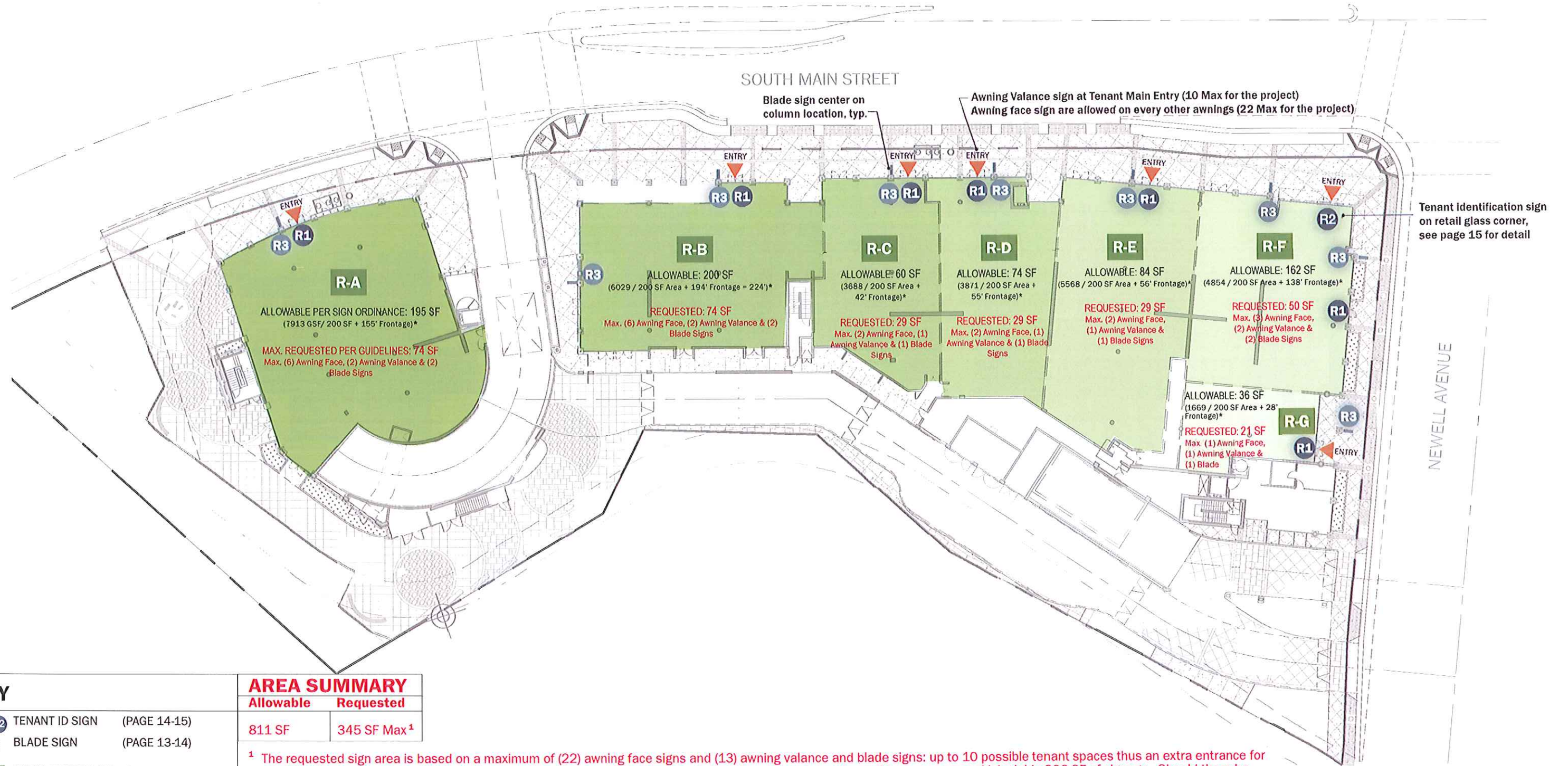
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**PROJECT SIGNAGE:  
RESIDENTIAL ENTRY:  
RD**

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KEY	
<b>R1 R2</b>	TENANT ID SIGN (PAGE 14-15)
<b>R3</b>	BLADE SIGN (PAGE 13-14)
<b>R-A</b>	RETAIL TENANT SUITES
Window graphics, R4 & back of house sign, R5, are excluded from this master sign package for area calculation propose, refer to appendix for detail	

AREA SUMMARY	
Allowable	Requested
811 SF	345 SF Max <sup>1</sup>

<sup>1</sup> The requested sign area is based on a maximum of (22) awning face signs and (13) awning valance and blade signs: up to 10 possible tenant spaces thus an extra entrance for each of the 3 corner spaces with more than one street frontage. The current retail configuration above shows 7 tenant spaces which yields 306 SF of signage. Should there be additional tenants (up to 3), each space will have an allowance for an awning valance and blade sign at the entrance (13 SF).

**\*CALCULATION OF ALLOWABLE SIGN AREA PER CITY OF WALNUT CREEK SIGN ORDINANCE:**  
 The total maximum sign area allowed for a business is calculated as one square foot of sign area for each linear foot of building frontage, plus one square foot of sign area for each 200 square feet of floor area occupied by the business (Sign Ordinance 10-2.8.104.1.a)


**PROJECT:**  
 1500 Newell Street  
 Walnut Creek, CA

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**MASTER SIGNAGE PROGRAM**  
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**RETAIL TENANT SIGNAGE: LOCATION MAP**

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**DESIGN CONCEPT:**

Large fabric awnings and vertical blade signs create a consistent storefront for maximum visibility and branding objectives. The main entries are identified by an additional store ID sign mounted on a thin bar.



**1** TYPICAL RETAIL ELEVATION

<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST, INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p style="text-align: center;"><b>MASTER SIGNAGE PROGRAM</b></p> <p>PAGE 12 <span style="float: right;">09-19-13</span></p>	<p style="text-align: center;"><b>RETAIL TENANT SIGNAGE:</b> R1 - 4</p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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**1** TYPICAL RETAIL ELEVATION



FABRIC AWNING EXAMPLES



AWNING VALANCE SIGN EXAMPLES

- R3** BLADE SIGNS (EXAMPLES ON PAGE 13, SPEC ON PAGE 14)
- R4** PAINTED STORE ID/LOGO ON AWNING FACE AT EVERY OTHER AWNING  
AWNING VALANCE SIGN AT RETAIL TENANT ENTRY ONLY  
(SEE ABOVE FOR IMAGES, SPEC ON PAGE 14)

TEMPORARY WINDOW GRAPHICS, **R4** (PAGE 19)

**PROJECT:**  
1500 Newell Street  
Walnut Creek, CA

**OWNER:**  
**ESSEX**  
PROPERTY TRUST, INC.  
925 East Meadow Dr.  
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**MASTER SIGNAGE  
PROGRAM**

PAGE 12A

09-19-13

**RETAIL TENANT SIGNAGE:  
R1 - 4**

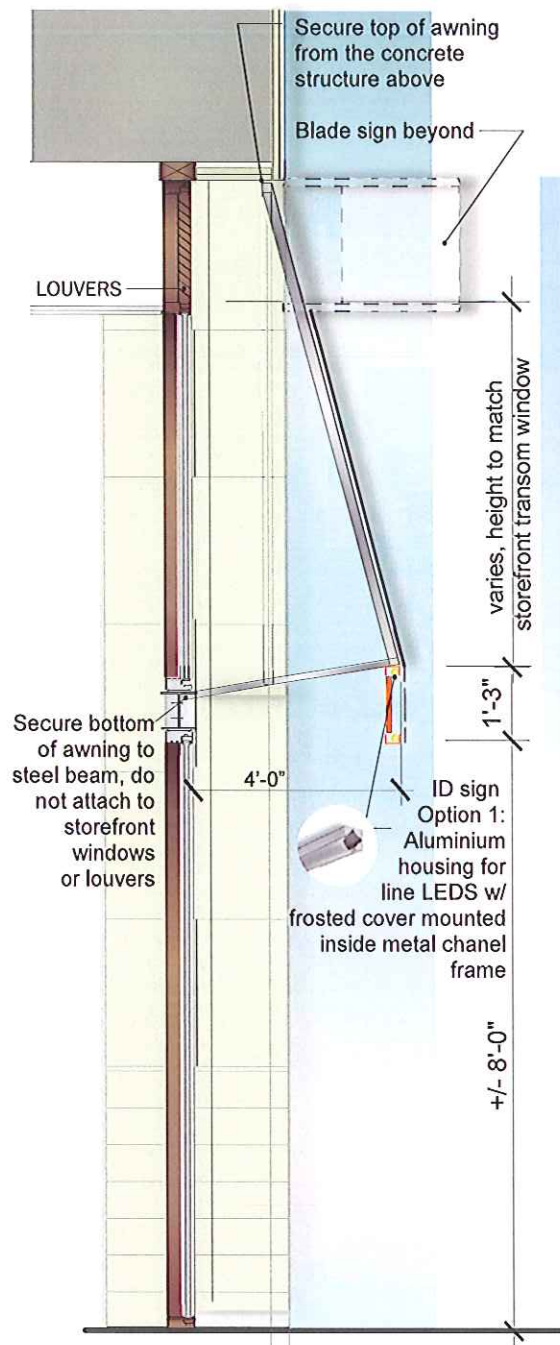
1515 Vallejo St.  
San Francisco, CA 94109  
tel. 415.749.6500  
www.nc2studio.com



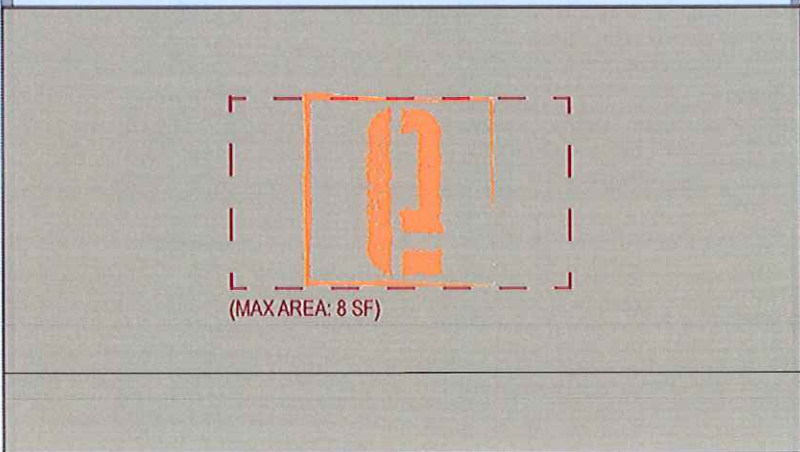


RETAIL BLADE SIGN EXAMPLES

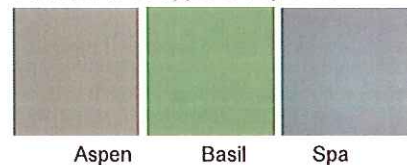
<p><b>PROJECT:</b> 1500 Newell Street Walnut Creek, CA</p>	<p><b>OWNER:</b> <b>ESSEX</b> PROPERTY TRUST, INC. 925 East Meadow Dr. Palo Alto, CA 94303 tel. 650.849.1646</p>	<p><b>MASTER SIGNAGE PROGRAM</b> PAGE 13 08-26-13</p>	<p><b>RETAIL TENANT SIGNAGE: R3 BLADE SIGN EXAMPLES</b></p>	<p>1515 Vallejo St. San Francisco, CA 94109 tel. 415.749.6500 www.nc2studio.com</p> 
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**NON-ENTRYWAYS:**

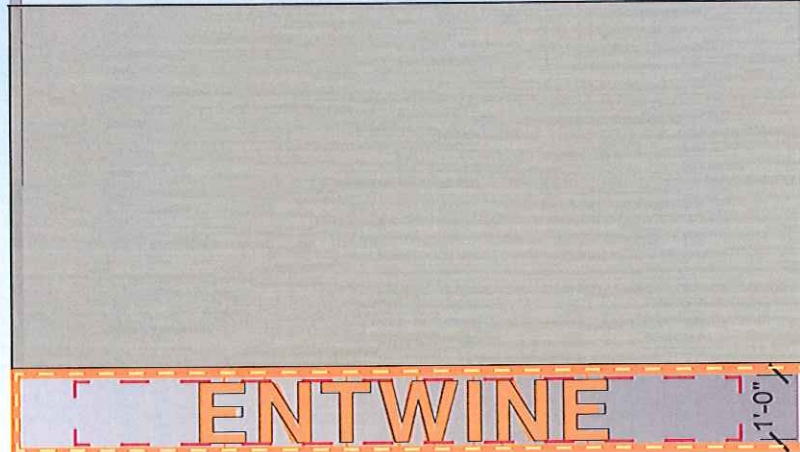


**Fabric Awning & Face Sign:** Fixed frame lean-to/open-ended awning as shown on typical retail elevation. No valance at entryways, with rigid valance at other locations, no exception. Awning frame to match finish color of the window structure. Matte finish canvas fabric by Sunbrella. Suggested color options below, final selection to be approved by owner:



Letters and logo painted on canvas centered on face of awning at every other awning. Maximum letter height is 18", and overall sign is limited to 30% of awning face. Emblems and logos are limited to 8 SF, painted borders and design are counted toward the 30% maximum sign area. (Sign Ordinance 10-8.105b) No lettering is allowed on the side of the awning. Awning to be removed when vacant.

**ENTRYWAYS:**



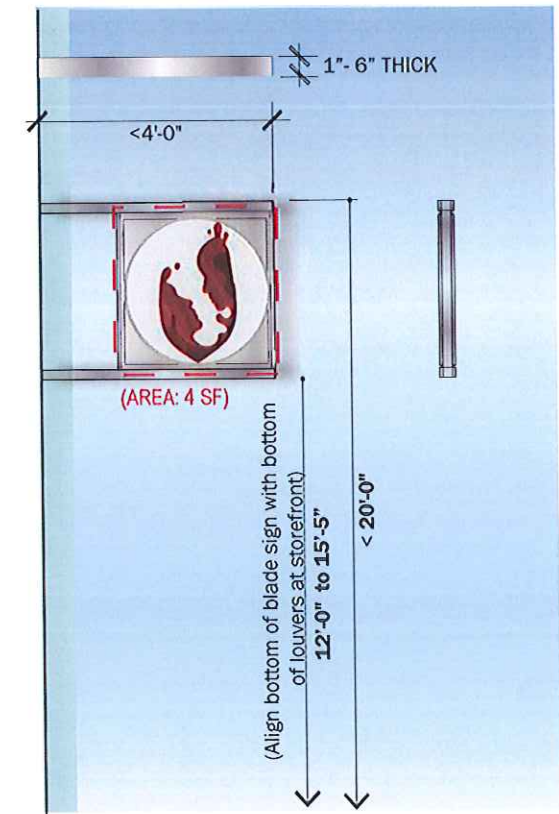
**Awning Valance Sign:** to be mechanically fastened to the awning valance

- OPTION 1:** Cut out painted min .5" thick aluminum letters mounted within a 1" thick metal channel frame with concealed led or wire lighting, metal frame color to match letters. Shown with optional back panel.
- Tenant's own font and color within 8 SF (see dotted area). Height must be 12"



- OPTION 2:** 1" thick front lit aluminum channel letters pin mounted to the bottom of a min 1" thick metal frame, color to match letters.
- Tenant's own font and color within 8 SF (see dotted area). Height must be 12"

**Lighting for both options:**  
The light source should be mounted in such a way that it is not visible from off the property or causes excessive glare. The lighting intensity of the sign should not exceed 75 foot candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the height of the sign. Electrical power supply and wiring should not be directly visible from the public view.



**R3 TYPICAL BLADE SIGN**  
**NUMBER OF SIGN: MAX 10, AREA OF SIGN: 4 SF, TOTAL MAX. AREA: 40 SF**

Tenant's own font and color within 4 SF, size not to exceed 2'x2' (see dotted area). Signs shall not display the business phone number, address, website or merchandise pricing information on the sign. Symbols or Logos used to identify the business are encouraged.

No more than two sign faces. No internal illumination.

Signs should be compatible with the business or the architectural facade where they are placed. Unique, modern, expressive designs that identifies the business and branding are encouraged.

**Decorative frames and brackets are encouraged, see blade sign examples on page 13.** Mounting features may exceed the thickness requirements as reasonably required to create an attractive graphic or design element. Color to match building railing paint color.

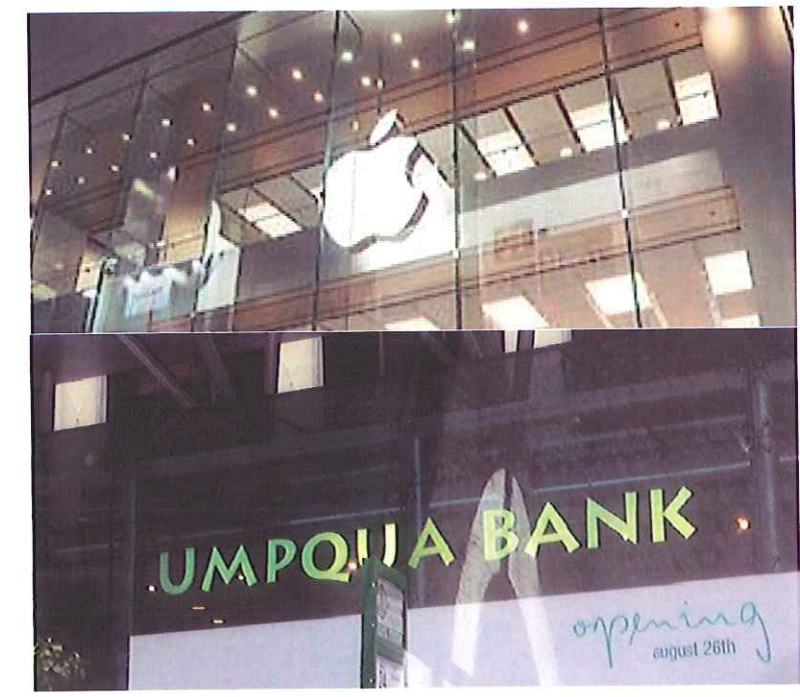
1 blade sign near entryway per street frontage, 2 maximum per tenant allowed, maintain 10' separation from another blade sign. (Sign Ordinance 10-8.105c)

**R1 TYP. TENANT AWNING SIGNS**

**NO. OF RETAIL STOREFRONT WINDOWS: 44, MAX. NO. OF ENTRYWAY & AWNING SIGNS: 22 (BASED ON PLACEMENT AT EVERY OTHER STOREFRONT WINDOW)**  
**AREA OF EACH ENTRYWAY OR AWNING SIGN: 8 SF TOTAL MAX. AREA: 176 SF**

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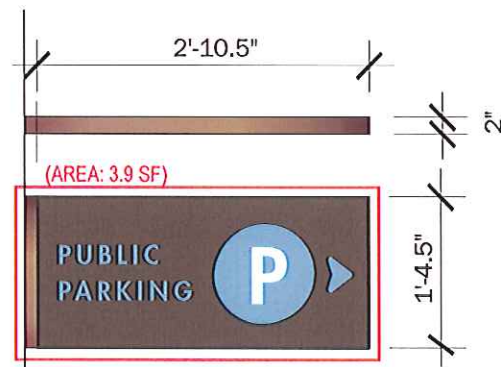
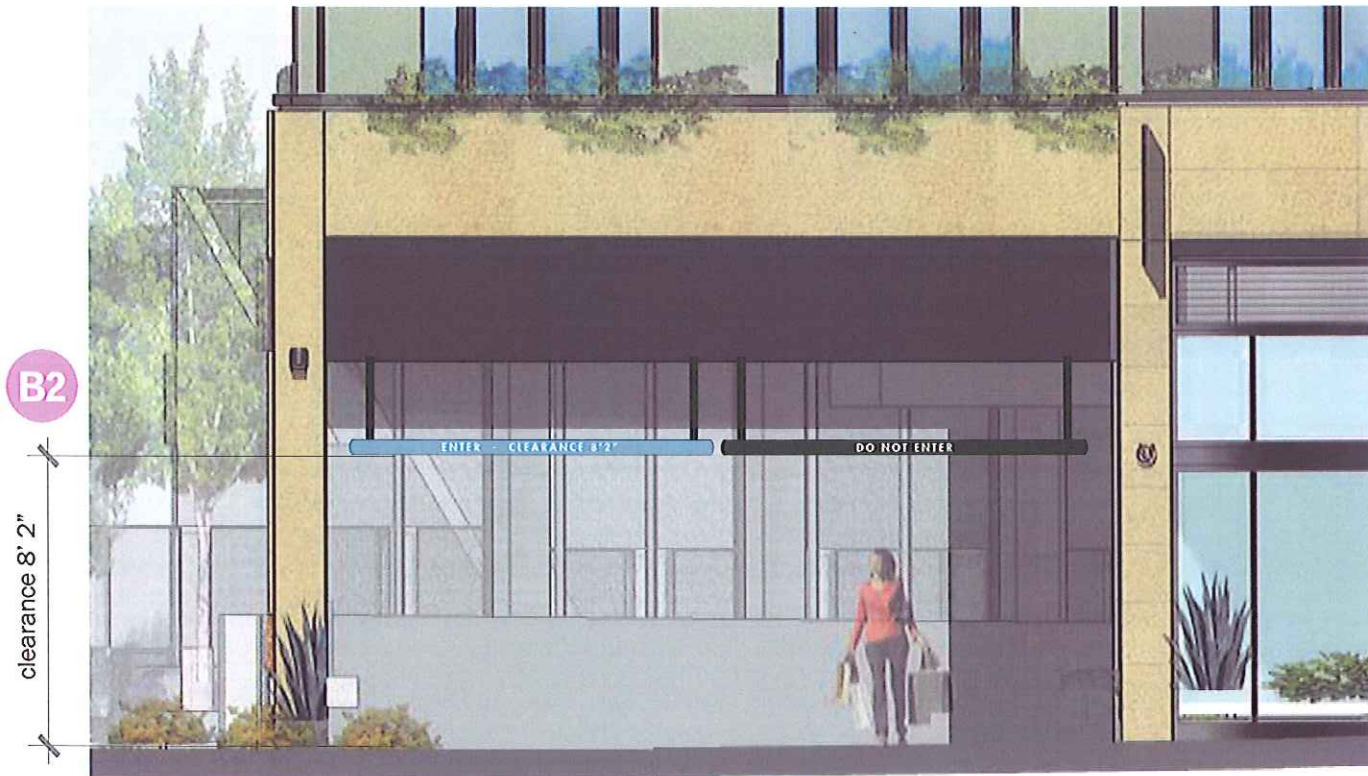


STORE ID BEHIND WINDOW WALL EXAMPLES

Minimal 3" thick face lit individual channel letters, or halo lit letters pin mounted on aluminium panel mounted behind glass facade or suspended from ceiling, size not to exceed 9 SF  
 The light source should be mounted in such a way that it is not visible from off the property or causes excessive glare. The lighting intensity of the sign should not exceed 75 foot candles when measured with a standard light meter perpendicular to the face of the sign from a distance equal to the height of the sign. Electrical power supply and wiring should not be directly visible from the public view.

**R2** TENANT STORE SIGN AT S. MAIN & NEWELL RETAIL CORNER  
**NUMBER OF SIGN: 1, AREA PER SIGN: 9 SF**

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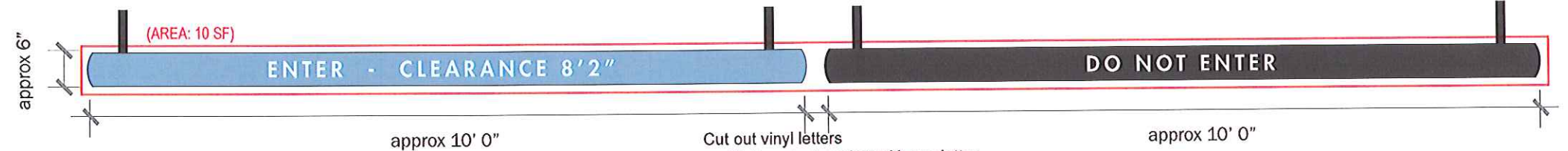


Rust effect finish on aluminum;

Cut out vinyl letters and graphics on painted aluminum; 1/8" panel

**P** PARKING BLADE SIGN

**NUMBER OF SIGN: 1, AREA PER SIGN: 3.9 SF**  
**(EXEMPTED: ON-SITE DIRECTIONAL SIGN UNDER 4 SF,**  
**SIGNAGE ORDINANCE 10-8.106.5)**




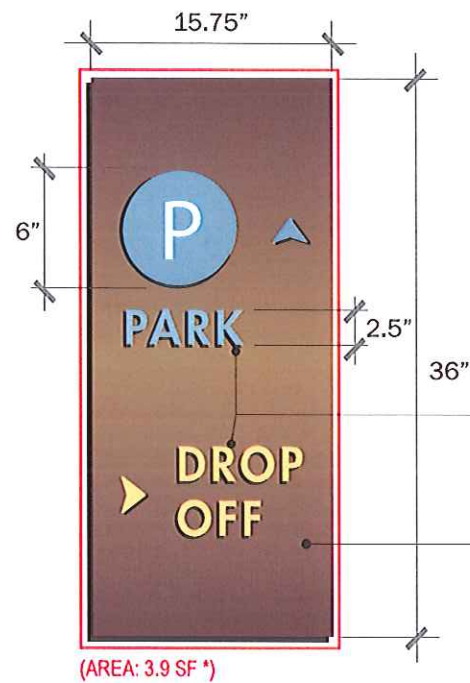
Cut out vinyl letters on 6" diameter bangbar with cap letter

The bang bar hangs on a separate structure that allows the bang bar to give when hit by an object. Colors to be confirmed

**B1 B2** BANG BARS

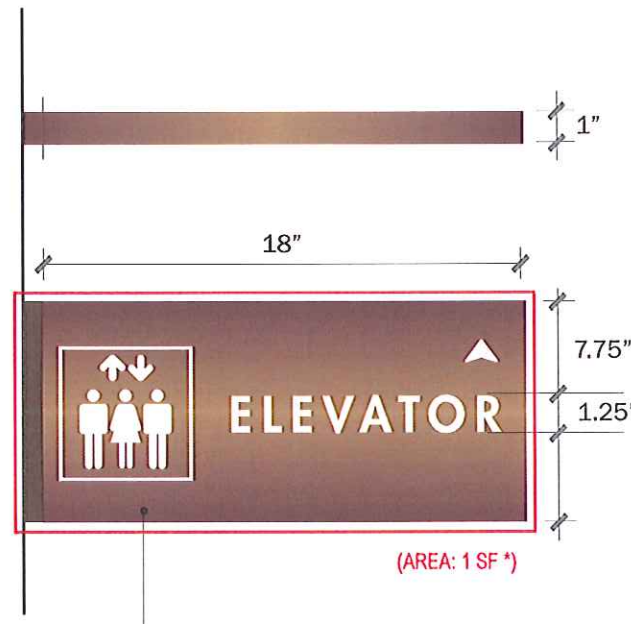
**NUMBER OF SIGNS: 3, AREA PER SIGN: 10 SF**  
**TOTAL AREA: 30 SF**

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1/8" thick cut out painted acrylic letters and graphics adhered to back panel  
 .5" thick rust effect finish aluminum panel adhered to wall;

(AREA: 3.9 SF \*)



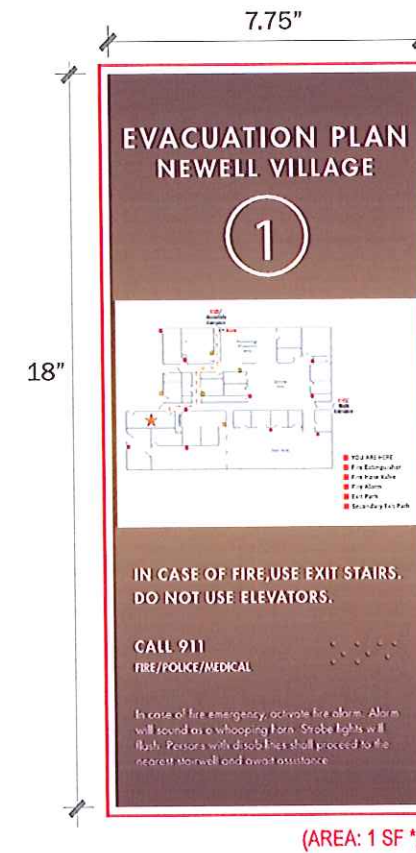
Rust effect finish on aluminum; Graphics silkscreened onto surface in white

(AREA: 1 SF \*)



Braille  
 Rust effect finish on aluminum; Graphics silkscreened onto surface in white

(AREA: 0.7 SF \*)



**MATERIALS**  
 Rust effect finish on aluminum with dye sublimated graphic laminated to 1.8" acrylic

**COLORS/FINISHES**  
 Satin UV clear coat  
 Routed Edges

**INSTALLATION**  
 Install 60" from sign to finished floor using double sided foam tape and silicon adhesive are required.  
 Exact location and quantity TBD.


(AREA: 1 SF \*)

**RD** RESIDENTIAL ENTRY DIRECTIONAL SIGN  
 NUMBER OF SIGN: 1, AREA: 3.9 SF

**E1** ELEVATOR SIGN (BLADE)

**2** ELEVATOR SIGN (WALL)

**E2** EVAC SIGN

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**R4** WINDOW GRAPHICS

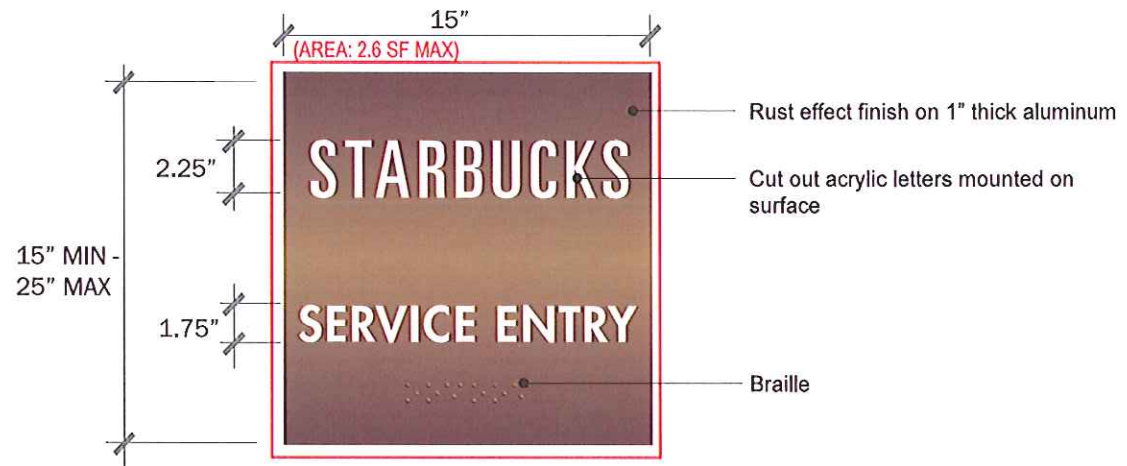
Cut out vinyl numbers, adhered from inside of glass.

Permanent signs may be attached to or painted on the ground floor windows provided such signs shall not occupy more than fifteen percent (15%) of the ground floor window area and are on a building frontage. Separate businesses which are located on the second floor may have windows signs provided that such signs are non-illuminated, occupy not more than 10% of the window area of the tenant space, and are adhered to the glass. (Sign Ordinance 10-8.014.2.b)

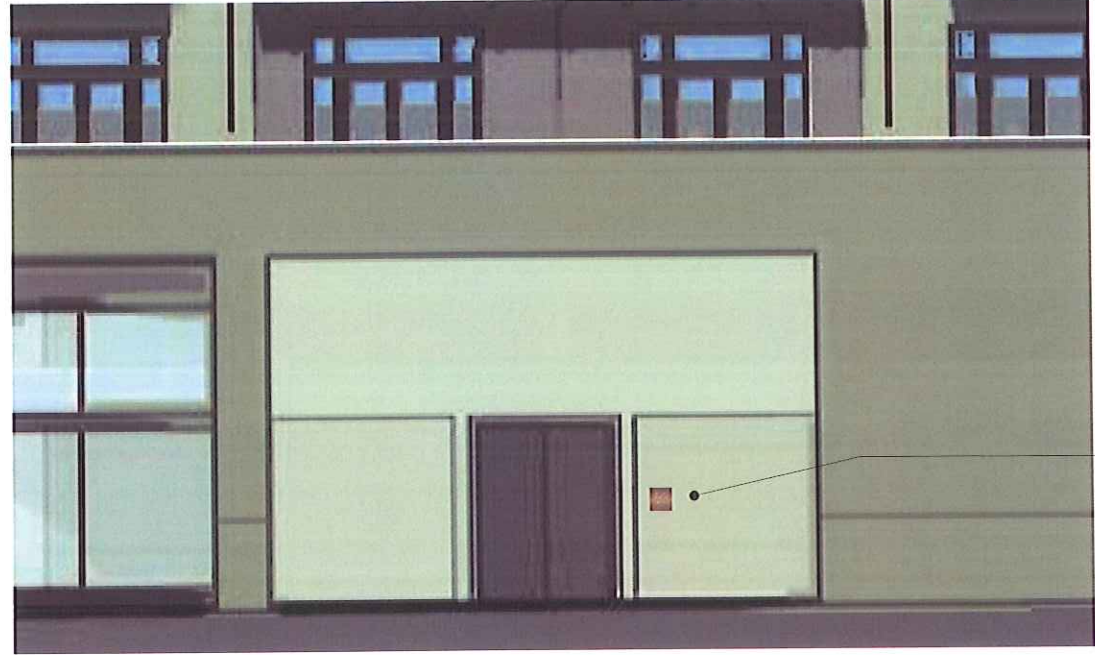
Temporary signs can occupy up to an additional 15% of the window area of a particular use and shall not be included in the total allowable sign area. Temporary window signs shall not be displayed for more than 30 consecutive days nor for more than a total of sixty days per calendar year. Temporary signs only be placed at locations permitted for permanent signs. (Sign Ordinance 10-8.108.1.g)

Business openings: pennants, banners, etc for 15 days after business opens, or within 20 days of installation, whichever occurs first. (Sign Ordinance 10-8.108.1.a)

Signs shall contain the name of business, the type of service rendered, and the principal brand names or classification of merchandise for sale. Brand names may occupy up to 25% of the sign area. Phone numbers, phrases, and slogans are not permitted.



**R5** RETAIL SERVICE ENTRY SIGN  
**NUMBER OF SIGN: 10 MAX, AREA PER SIGN: 2.6 SF MAX**  
**TOTAL MAX AREA: 20 SF**  
**(EXEMPTED : INFORMATIONAL SIGNS WHICH DO NOT EXCEED FOUR (4) SF IN SIGN AREA**  
 SIGN ORDINANCE 10-8.106.4)



Baseline of all tactile copy to be mounted between 48" at the lowest point to 60" at the highest point. Signs should be mounted to the wall on the latch side of the door. If there is no room on that wall, the sign shall be mounted on the nearest adjacent wall.

Single door: sign shall be mounted next to door on the latch side. In case of outward swing doors, the sign must be mounted to the wall outside of the arc of the door swing. The sign should be located within an 18" x18" of clear floor space.

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