

PALOS VERDES MALL

EXTERIOR SIGNAGE EXHIBIT

Walnut Creek, California

January 10, 2008
January 25, 2008
February 1, 2008
February 13, 2008

MARCH 3, 2008

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. Y06-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
EXHIBIT C . DATE 3/3/08

AMENDED

REVISED
BY
[Signature]
4/10/08

Palos Verdes Image Objective

The purpose of the signage program is to ensure that the integrity of the signage for Palos Verdes Mall is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project.

These Guidelines are established for Owner, City and Users at Palos Verdes Mall to provide a coordinated graphic system that communicates information in a distinctive and aesthetically pleasing manner. The visual consistency created by the criteria minimizes confusion and promotes an image of quality, which unites all of the individual establishments within Palos Verdes.

The Guidelines establish minimum standards that are reasonable and equitable while providing sufficient flexibility to accommodate the User's need to be recognized and marketable, to reflect each retail chain User's graphic prototypes, and to encourage tasteful innovation.

It is the responsibility of each Owner and/or User to submit design drawings of the proposed signage to the Palos Verdes Mall Management and to the City of Walnut Creek for approval prior to the installation of any signage. The use of professional environmental graphic designers and professional signage companies to determine design detailing and sign placement is highly encouraged. Deviations from these Guidelines will only be considered if the overall purpose is to exceed the quality standards set forth herein. Deviations will require the review and approval by the city of Walnut Creek Design Review Commission and the Palos Verdes Management.

- A. Portray a Unique Visual Business Retail Atmosphere.
- B. Provide Effective and Safe Vehicular Circulation.
- C. Provide Strong Identity to Vehicular and Pedestrian Traffic.
- D. Identify Palos Verdes Mall as a Diversified Retail Mall by the Use of Consistent Color and Material Palettes.
- E. Enhance Property through Quality Fabrication and Installation of All Sign Devices.

PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT C . DATE 3/3/08

Palos Verdes Sign Types and Allowances

EXISTING SIGNS:

No changes will be made to the building signs at "Lunardi's Market", or "Right Aid". Only face changes to the existing signs will be allowed. Any changes to the exterior fascad or the sign cabinets will be subject to the City of Walnut Creek Design Review Commission.

The current pedestrian walkway under canopy signs (shingle signs) are to remain and may be fabricated new in the same fashion in which they are now. These signs and their function will not change. Please see the Exempt Sign Exhibit for examples.

SIGN TYPE A: CHANNEL LETTERS

Where specified, tenants are allowed individual, internally illuminated channel letters. These letters are to be fabricated and installed as noted in the general specification details.

The maximum letter height is not to exceed 24" with a single line format. Internally illuminated logo's fabricated with the same specifications as the letters are allowed with a single line format up to 24" tall with a maximum area of 24" x 24". The logo may be placed above, below or to either side of the tenants copy.

A stacked format will be allowed where the area of the fascia allows. The maximum height for a stacked format sign area is 32" maximum including the space between the two lines and the ascenders and descenders. The maximum letter height in a stacked format is 16".

The allowable ratio for the primary frontage sign is 1 Sq. Ft. of sign area per 1' of lineal primary frontage. In addition, 1 sq. Ft. Of sign area for every 200 sq. Ft. Of gross floor area occupied by the business may be included in the calculation of the total sign area. The sign area is not to exceed 75% of leased primary frontage. Tenants are allowed to display their corporate fonts and colors. The trim cap is to match the color of the returns or the face of the letters.

SIGN TYPE B: FLAT CUT OUT ACRYLIC LETTERS

Where specified, tenants are allowed individual, acrylic flat cut out letters. These letters are to be fabricated and installed as noted in the general specification details.

The maximum letter height is not to exceed 14".

The allowable ratio for the primary frontage sign is 1 Sq. Ft. of sign area per 1' of lineal primary frontage. In addition, 1 sq. Ft. of sign area for every 200 sq. Ft. Of gross floor area occupied by the business may be included in the calculation of the total sign area. The sign area is not to exceed 75% of leased primary frontage.

Logo's fabricated in the same form as the channel letters are allowed up to 14" maximum. These logo's may include vinyl or screen printed graphics on the face of the logo area as required to complete the logo. The Logo may be placed at either side of the tenants copy.

Signs will be illuminated indirectly from above using soffit lighting as specified in the architectural documents.

Tenants are allowed to use their corporate colors and fonts.

Signs will be illuminated with indirect soffit lighting. Please see Architects details for building light specifications.

SIGN TYPE C: WINDOW GRAPHICS

All tenants are allowed one set of vinyl window graphics at their storefront as noted in the window graphics specifications. The maximum area is 18" tall x 24" wide. Tenants are allowed to 406-138 display their company name, logo, hours of operation, emergency information, colors and fonts. Repetitive window graphics will not be permitted.

PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 DR NO 406-138
 REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED
 RESOLUTION NO. 2560
 EXHIBIT C . DATE 3/3/08

Palos Verdes Sign Types and Allowances Continued

SIGN TYPE C: WINDOW GRAPHICS

All tenants are allowed one set of vinyl window graphics at their storefront as noted in the window graphics specifications. The maximum area is 18" tall x 24" wide. Tenants are allowed to display their company name, logo, hours of operation, emergency information, colors and fonts. Repetitive window graphics will not be permitted.

SIGN TYPE D: UNDER CANOPY "SHINGLE SIGN"

All tenants are allowed one under canopy "shingle sign" at the entrance of their business. If a tenant has two entrances on different elevations, a second "shingle" sign may be permitted. Tenants are to fabricate the sign as specified in the sign type "D" details. No alterations to the sign bracket will be allowed. The tenant panel may be fabricated with the customers background color, font, font color and or logo. Two lines of copy maximum will be allowed. The tenant panel size of 1' x 4'10" will not be altered nor will the shape that is specified in these details. These signs will not be illuminated. Overall width of the sign is 5' with a 1' x 4'10" maximum tenant panel.

PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. 406-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT C . DATE 3/3/08

Monument Signs

MONUMENT SIGN TYPE M:

One Double face indirectly illuminated monument sign. The sign is to display the property title "Palos Verdes Mall". Sign to display the two anchor tenants for the property. The anchor tenants are the two tenants that lease the most square feet of building space. The sign base and columns are to be fabricated using the same style of stone or block material used on the building and in the landscape. The sign background is to be an aluminum fabricated cabinet with flat cut out aluminum copy fastened to the face of the sign.

The tenant panels are to raised with flat cut out copy and graphics fastened to the face of the tenant panel.

The overall size of the sign is to be 8' tall x 16' wide maximum. This sign is to replace the existing main monument sign at the North entrance to the property on Pleasant Hill Rd.

The sign is to be illuminated indirectly using a landscape light fixture equal to or that of the BK Lighting Lassen Series fixture specified in this program. Two lights per sign, per side will be allowed as required.

Please see sign specifications "M" for design and specifications.

MONUMENT SIGN TYPE M1:

One Double face indirectly illuminated monument sign. The sign is to display the property title "Palos Verdes Mall". This sign is not for tenant use. The sign Base and columns are to be fabricated using the same style of stone or block material used on the building and in the landscape. The sign background is to be an aluminum fabricated cabinet with flat cut out aluminum copy and graphics fastened to the face of the sign.

The overall size of the sign is to be approximately 5' tall x 8' wide maximum. This sign is to replace a previous entrance sign used for the South patron entrance to the property.

The sign is to be illuminated indirectly using a landscape light fixture equal to or that of the BK Lighting Lassen Series fixture specified in this program. Two lights per sign, per side will be allowed as required.

Please see sign specifications "M1" for design and specifications.

MONUMENT SIGN TYPE L :

One Single face indirectly illuminated landscape wall sign. The sign is to display the property title "Palos Verdes Mall". This sign is not for tenant use. The sign background is to be an aluminum fabricated cabinet with flat cut out aluminum copy and graphics fastened to the face of the sign. The cabinet is to be installed on the landscape wall provided by others.

The overall size of the sign cabinet is to be approximately 5' tall x 13' wide maximum(pending the slope of the landscape).

The sign is to be illuminated indirectly using a landscape light fixture equal to or that of the BK Lighting Lassen Series fixture specified in this program. Two lights per sign will be allowed on the copy side of the sign.

PALOS VERDES MALL

DESIGN REVIEW COMMISSION

CITY OF WALNUT CREEK

D.R. NO. 406-138

REFER TO P.C.

STUDY SESSION

CONDITIONALLY APPROVED

DENIED

RESOLUTION NO. 2960

EXHIBIT C . DATE 3/3/08

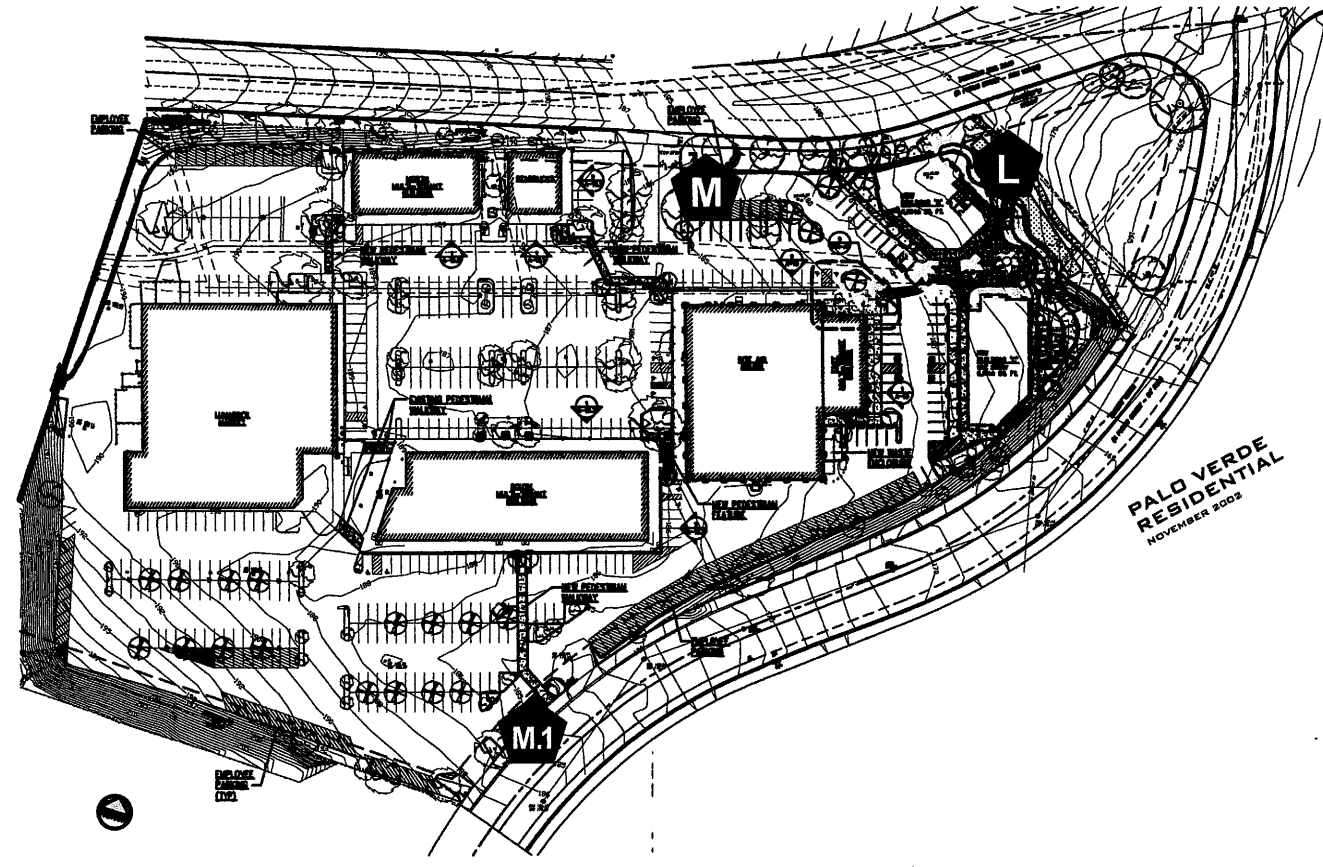
Prohibited Signage

1. No exposed raceways allowed.
2. No exposed conduit shall be visible from the property grounds
3. With the exception of logo's Internally illuminated or non-illuminated cabinets are not permitted.
4. All conductors, transformers and fasteners shall be concealed
5. All penetrations shall be neatly sealed.
6. Sign contractor will be held responsible for any damage done to the building during installation.
7. No manufacturers labels will be allowed on any visual surface of the sign except where the City of Walnut Creek requires.
8. Any or all banners, pennants or temporary signagel shall require review and approval of the City of Walnut Creek per the municipal code Title 10, chapter 8.
9. No exposed neon within the letterset or mounted on the fascia.
10. Sign wording to be limited to the tenants corporate name only.
11. Window graphics are limited to the area detailed in this program. Repetitive window graphics will not be permitted. Sale displays or vendor items will not be allowed.
12. Flashing, moving or audible displays such as inflatable sidewalk displays, rooftop balloons or flashing window displays are prohibited.
13. Per the City Municipal Code 10-8.105(1)(d), any and all neon signs used in the establishment within the first 10 feet of the store front are considered visible to the public and are subject to review and approval by the Walnut Creek Design Review Commission.

PALOS VERDES MALL

DESIGN REVIEW COMMISSION	
CITY OF WALNUT CREEK	
D.R. NO. <u>Y06-138</u>	
<input type="checkbox"/>	REFER TO P.C.
<input type="checkbox"/>	STUDY SESSION
<input checked="" type="checkbox"/>	CONDITIONALLY APPROVED
<input type="checkbox"/>	DENIED
RESOLUTION NO. <u>2560</u>	
EXHIBIT <u>C</u>	DATE <u>3/3/08</u>

Refer to next page for building ID and location key






PALO VERDE RESIDENTIAL
NOVEMBER 2002



SITE MAP

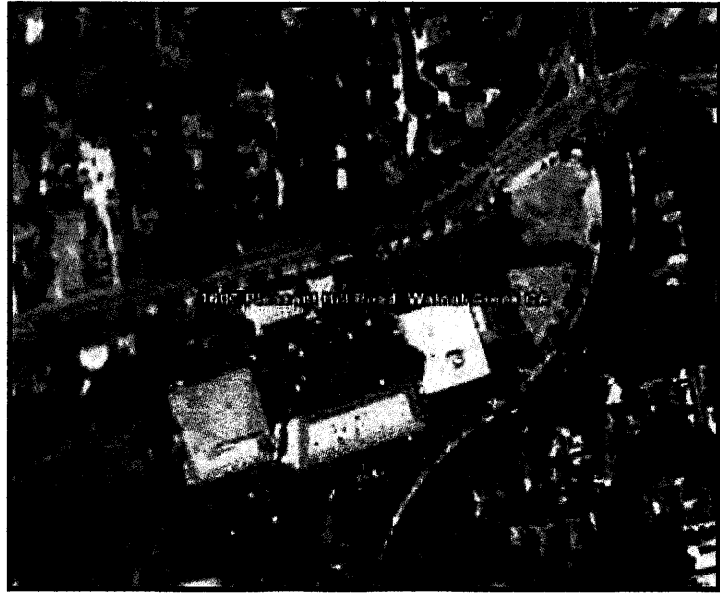
SITE PLAN

-  Primary Monument Sign
-  Secondary Monument Sign
-  Landscape Wall Sign

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. Y06-138

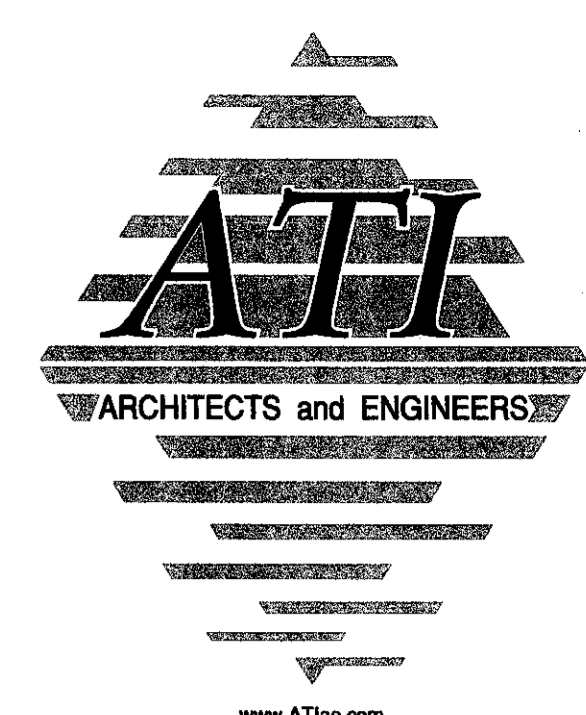
REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
EXHIBIT C . DATE 3/3/08



Aerial View of Existing Conditions

PALOS VERDES MALL

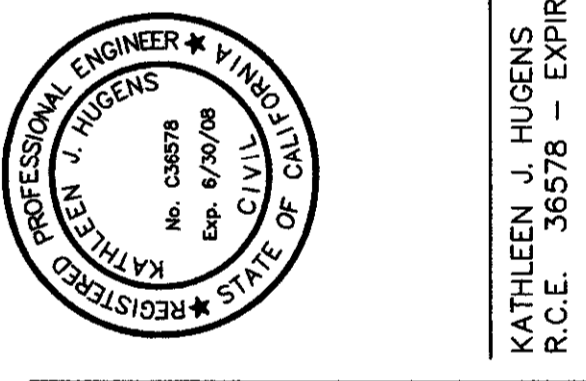


www.ATITeam.com
 3880 Blackhawk Road, Danville, CA 94506 T: 925.648.8800
 2510 Douglas Boulevard, Roseville, CA 95661 T: 916.772.1800
 1931 H Newport Blvd, Costa Mesa, CA 92627 T: 949.734.9200

ITEM:	DATE:	DESCRIPTION:	BY:

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE SOLE PROPERTY OF HOK ASSOCIATES. ANY USE OR REPRODUCTION OF THIS DOCUMENT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF HOK ASSOCIATES IS STRICTLY PROHIBITED.

HOK ASSOCIATES
 CONSULTING ENGINEERS & CONTRACTORS
 315 DUNLOP ROAD SUITE 200 DANVILLE, CA 94526
 PHONE (925) 838-8888 FAX (925) 838-4289



PROJECT TITLE:

Palos Verdes Mall
 City of Walnut Creek
 California

SHEET TITLE:

TREATMENT LOCATIONS &
 DRAINAGE AREAS

DATE:

CAD FILE:
 0701Grd
RECEIVED
 DRAWN BY:
 SEP 17 2007

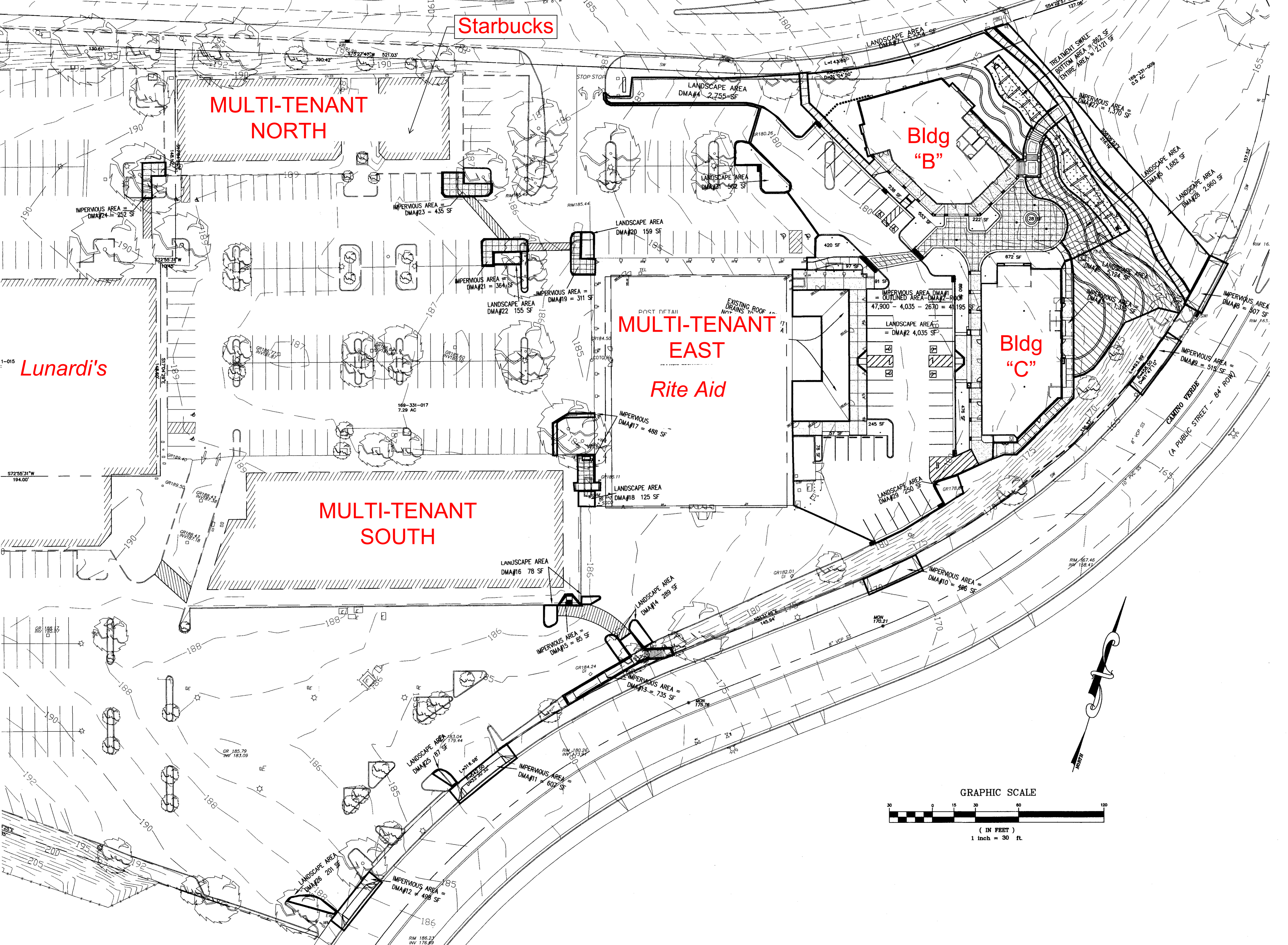
CHECKED BY: CITY OF WALNUT CREEK
 COMMUNITY DEVELOPMENT DEPT.

SCALE:

JOB NO:

SHEET NO:

ATTACHMENT B.1



SIGN TYPE A



A

INTERNALLY ILLUMINATED CHANNEL LETTERS

1. CUSTOM FABRICATED 3" DEEP MINIMUM, ALUMINUM CHANNEL LETTERS. LETTERS MAY BE CUSTOMERS CORPORATE COLORS AND FONT. TRIM CAP IS TO MATCH THE LETTER FACE OR RETURN. LETTER INTERIORS TO BE PAINTED WHITE. ELECTRICAL CONNECTIONS TO BE CONCEALED BEHIND LETTERS. ANY EXPOSED ELECTRICAL CONNECTIONS ARE TO BE PAINTED TO MATCH WALL.

2. FRAMING SYSTEM

3. FINISHED BUILDING SURFACE

4. SLOANE WHITE L.E.D. MODULE OR NEON

5. NEON OR L.E.D. TRANSFORMER

6. PRIMARY ELECTRICAL SOURCE

7. LOW VOLTAGE WIRING WITH 1/2" PASS-THROUGH

8. 1/8" THICK ACRYLIC LETTER FACES WITH TENANTS TRANSLUCENT COLOR

9. STUD MOUNT 1/2" FROM FINISHED BUILDING SURFACE, FINAL METHOD TO BE DETERMINED PENDING FIELD SURVEY

10. 1/4" WEEP HOLE WITH LIGHT-TIGHT BAFFLE

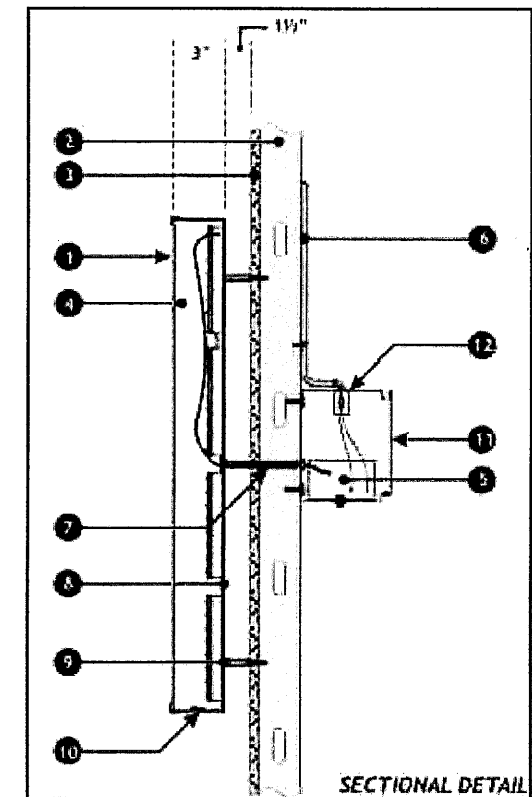
11. TRANSFORMER HOUSING

12. EMERGENCY DISCONNECT SWITCH

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT C . DATE 3/3/08



PALOS VERDES MALL

SIGN TYPE B



DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138

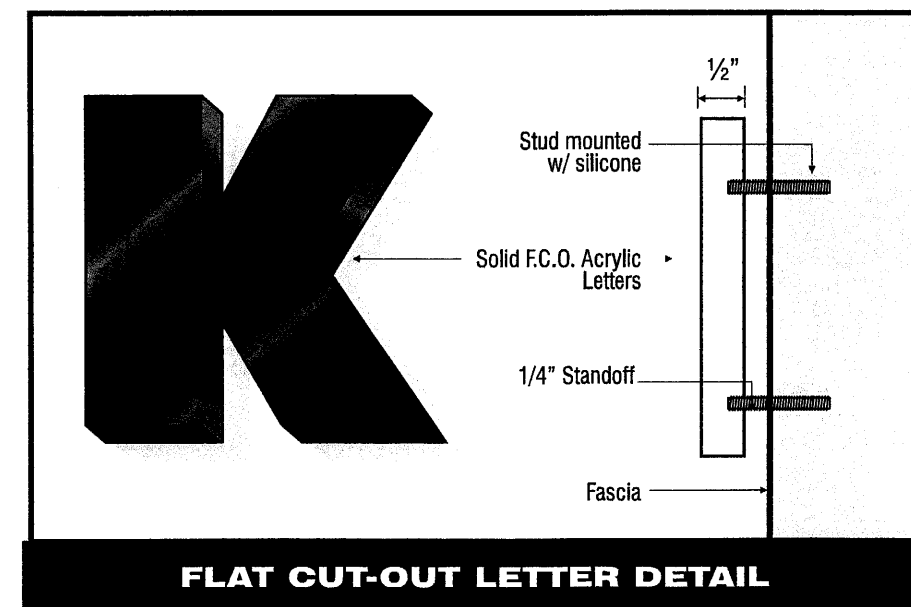
- REFER TO P.C.
- STUDY SESSION
- CONDITIONALLY APPROVED
- DENIED

RESOLUTION NO. 2560
 EXHIBIT C DATE 3/3/08

B NON-ILLUMINATED FLAT CUT OUT ACRYLIC LETTERS

1. CUSTOM FABRICATED 1/2" THICK SOLID ACRYLIC, FLAT CUT OUT LETTERS PAINTED WITH ACRYLIC POLYURETHANE.
2. STUD MOUNT INSTALLATION WITH 1/4" STANDOFF FROM THE FASCIA
3. SET LETTERS IN FASCIA WITH SILICONE
4. CLEAN BUILDING SURFACE AFTER INSTALL WITH SUCTION VACUUM.

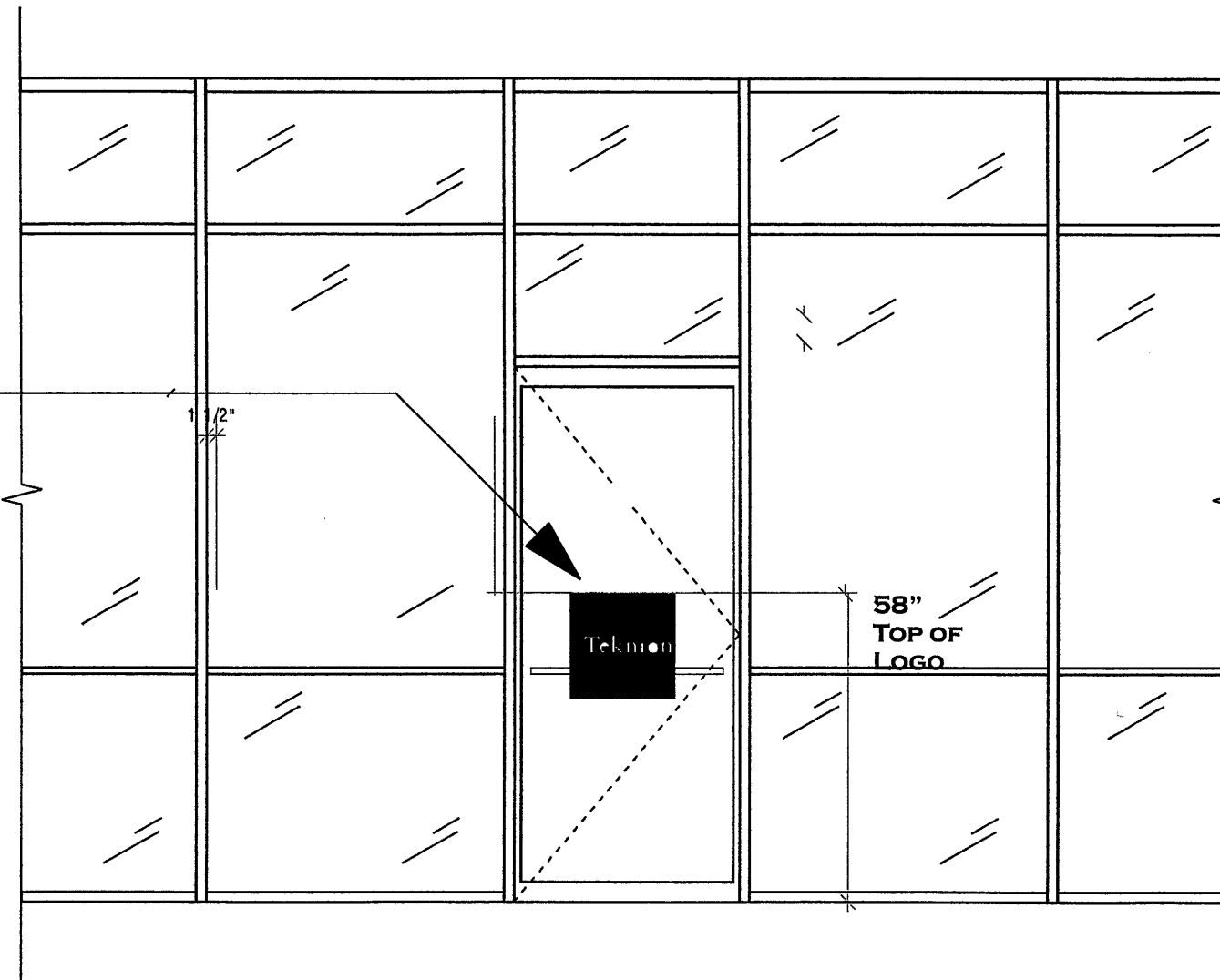
Logo's fabricated in the same form as the flat cut out letters are allowed up to 14" maximum. These logo's may include vinyl or screen printed graphics on the face of the logo area as required to complete the logo. The Logo may be placed at either side of the tenants copy. Tenants are allowed to use their corporate colors and fonts.



PALOS VERDES MALL

SIGN TYPE C

All Copy and logo's to be 18" wide x 2' tall maximum area.



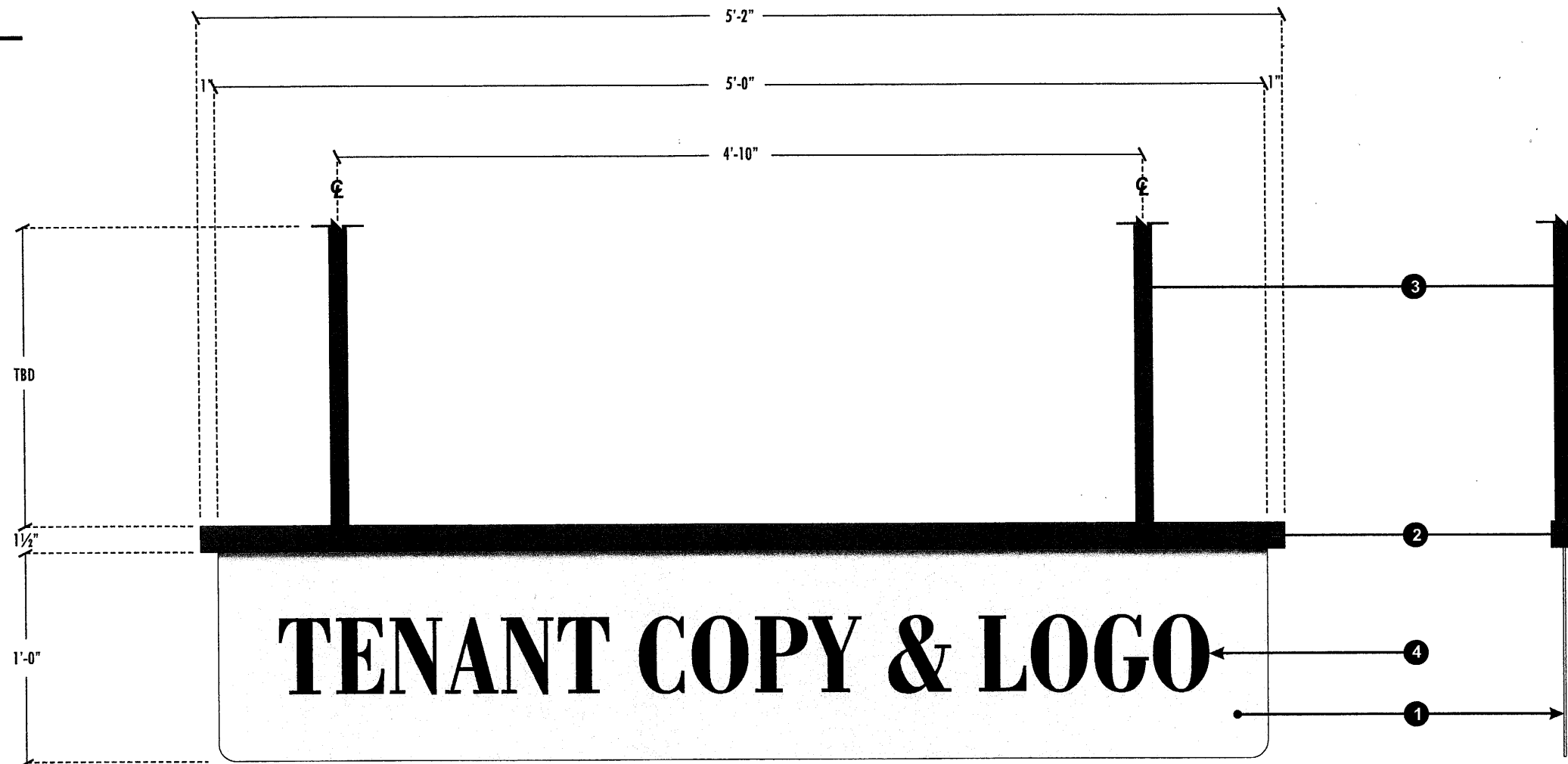
PALOS VERDES MALL

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. Y06-138

- REFER TO P.C.
- STUDY SESSION
- CONDITIONALLY APPROVED
- DENIED

RESOLUTION NO. 2560
EXHIBIT C . DATE 3/3/08

SIGN TYPE D



D DOUBLE FACED UNDER CANOPY SIGN

SCALE: NTS

SPECIFICATIONS				
No.	Item	Description	Color	Qty
1	Sign panel	.125 aluminum	Tenant Color	5.416 sq ft
2	Frame	1 1/2" x 1 1/2" aluminum square tube	Dark Green	5'-2" lin ft
3	Brackets	1" x 1" aluminum square tube	Dark Green	
4	Tenant copy	Opaque vinyl overlay	Tenant Color	

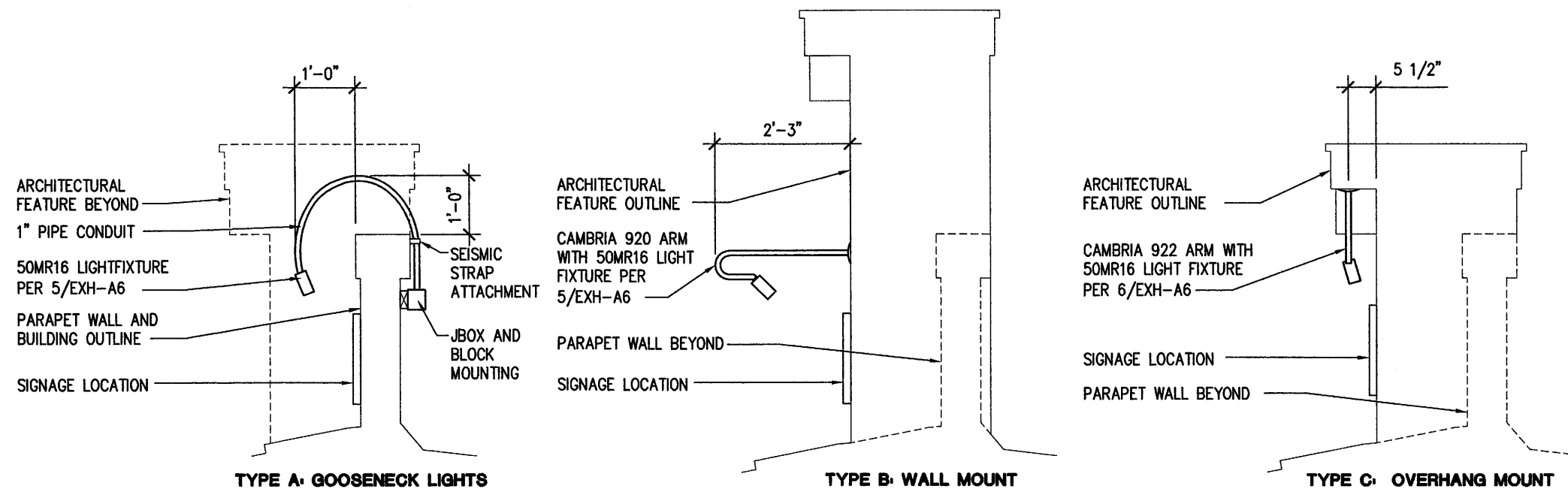
PALOS VERDES MALL

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 406-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
EXHIBIT C . DATE 3/3/08

Palos Verdes Mall Architectural Lighting Detail Types



5 SIGN LIGHTING TYPES

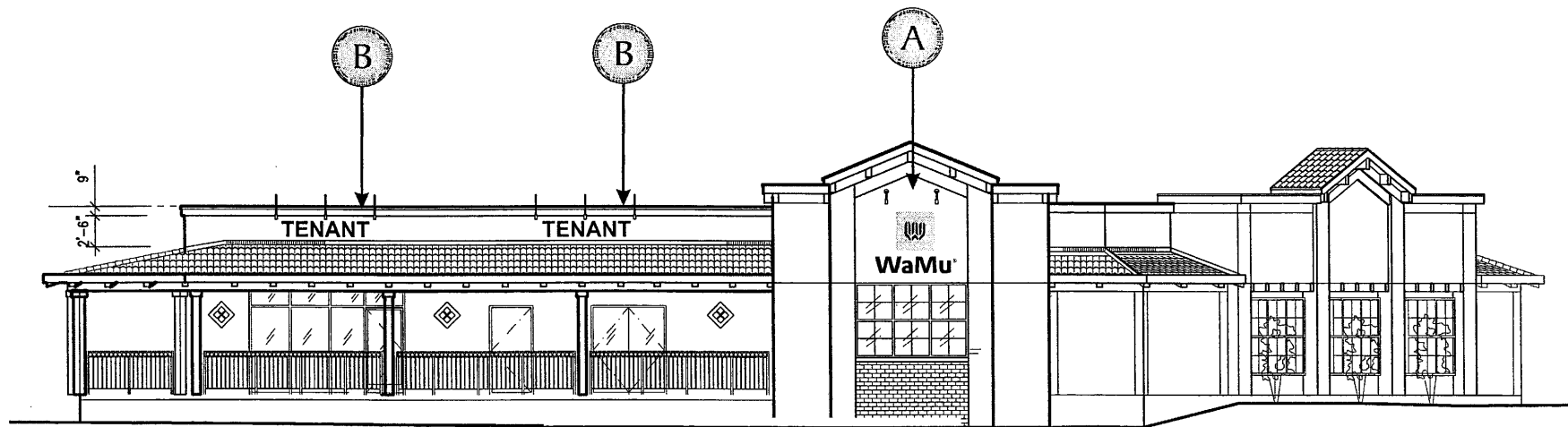
PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06738

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED


RESOLUTION NO. 2560
 EXHIBIT C . DATE 3/3/08


Building B.



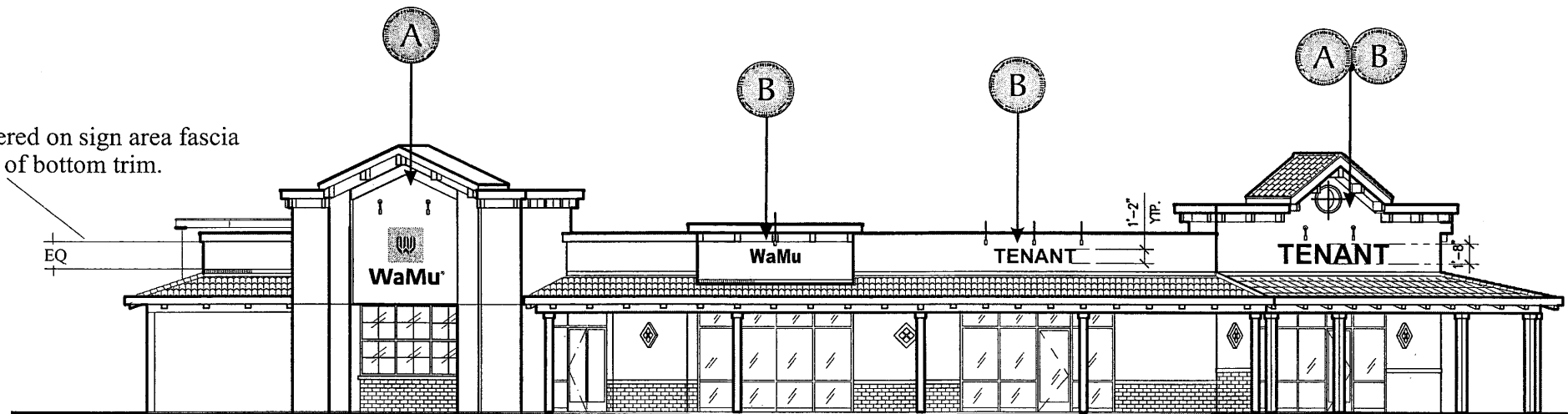
East Elevation

Sign Type Key

 Sign Type "A"

 Sign Type "B"

NOTE: Signs to be centered on sign area fascia
bottom of top trim to top of bottom trim.



West Elevation

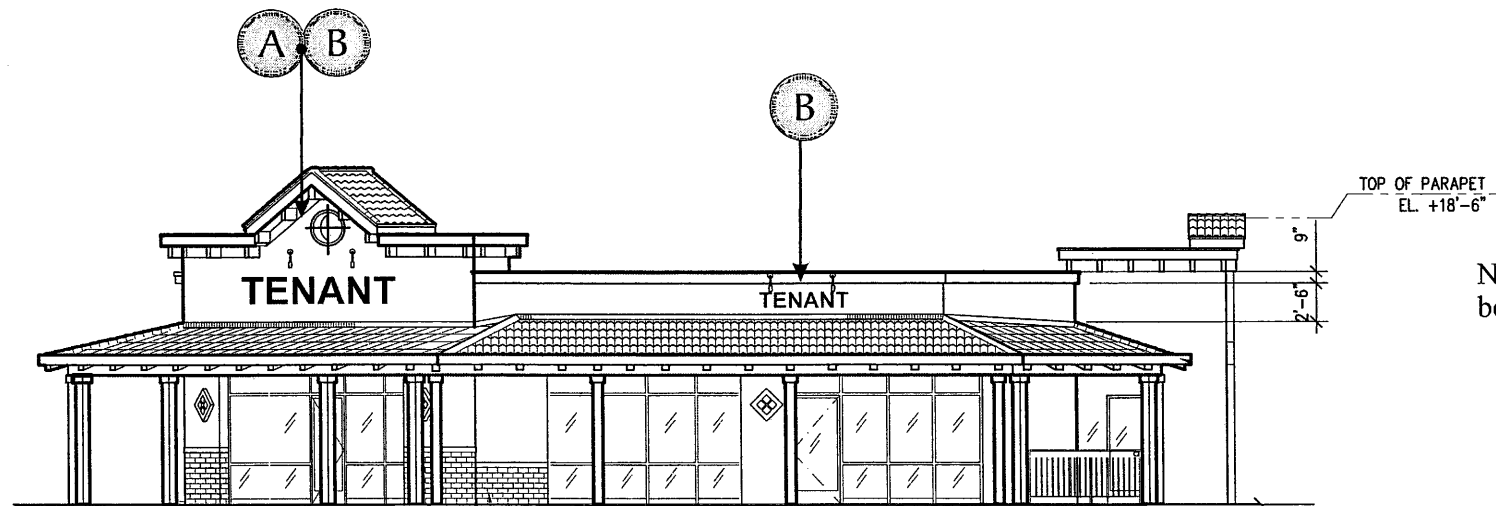
PALOS VERDES MALL

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. Y06-13B

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
EXHIBIT C . DATE 3/3/08

Building B Continued.



East Elevation



West Elevation

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

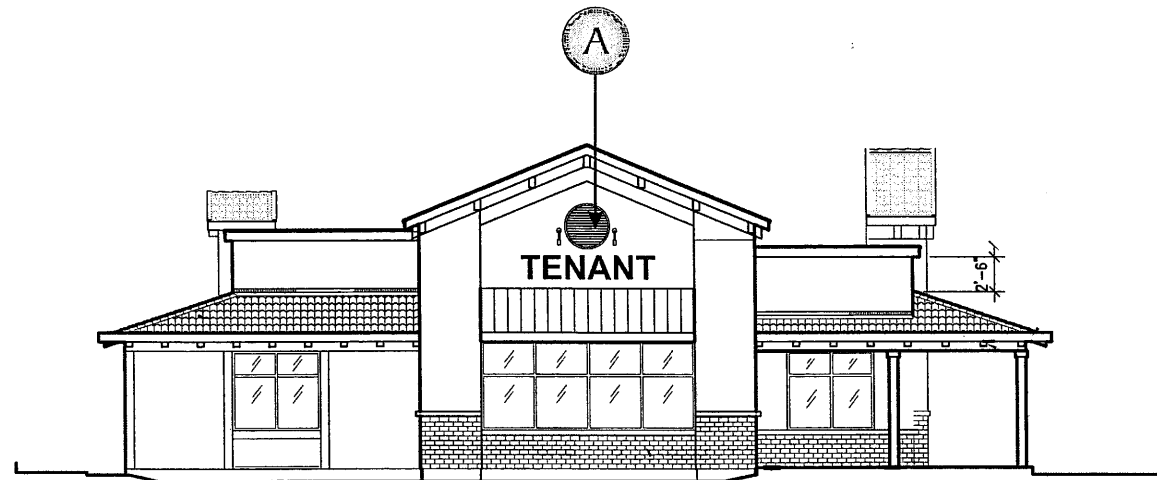
RESOLUTION NO. 2560
 EXHIBIT C DATE 3/3/08

Sign Type Key

Sign Type "A"
 Sign Type "B"

PALOS VERDES MALL

Building C:

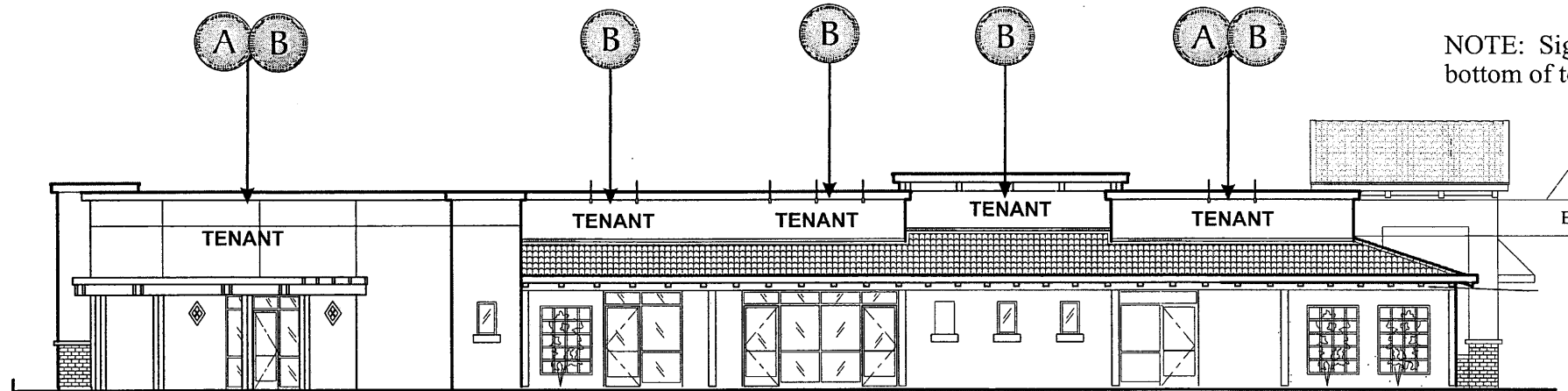


North Elevation

Sign Type Key

Ⓐ Sign Type "A"

Ⓑ Sign Type "B"



East Elevation

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138

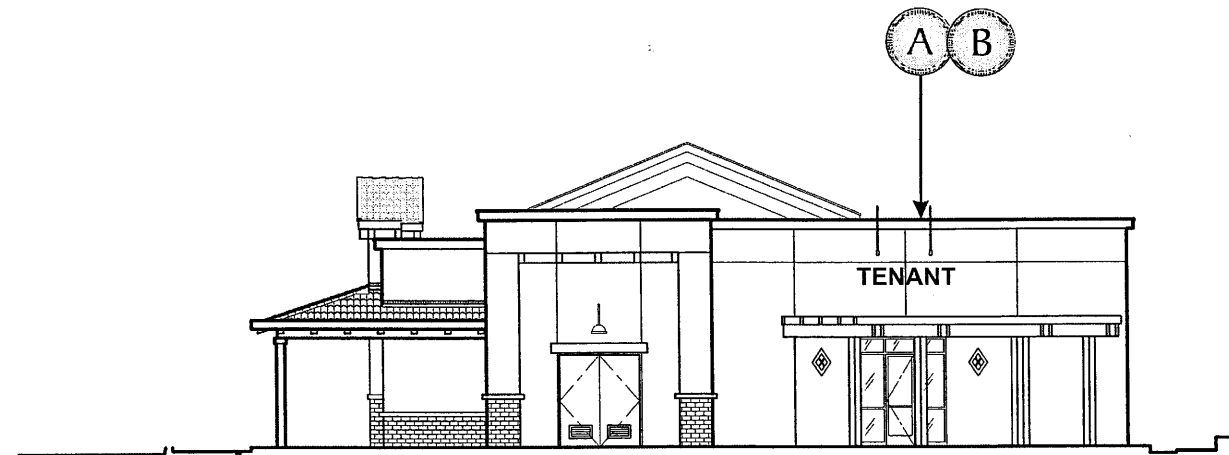
REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT C . DATE 2/3/08



PALOS VERDES MALL

Building C: Continued

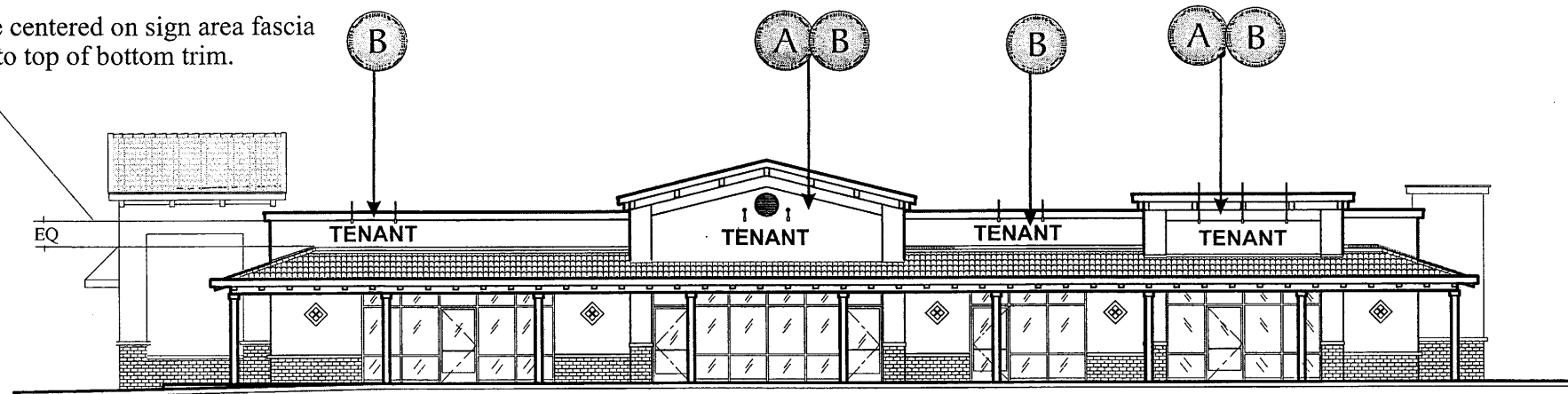
South Elevation



Sign Type Key

-  Sign Type "A"
-  Sign Type "B"

NOTE: Signs to be centered on sign area fascia
bottom of top trim to top of bottom trim.



West Elevation

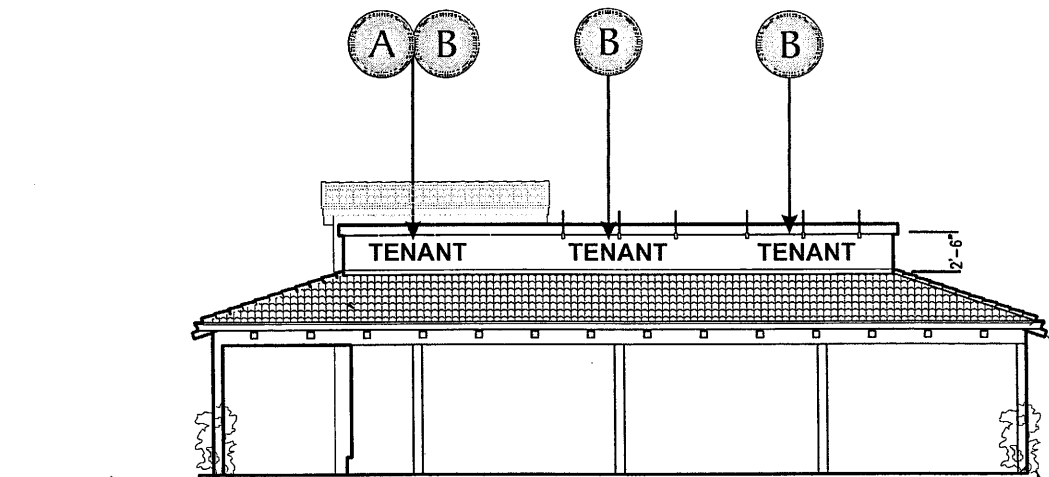
DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

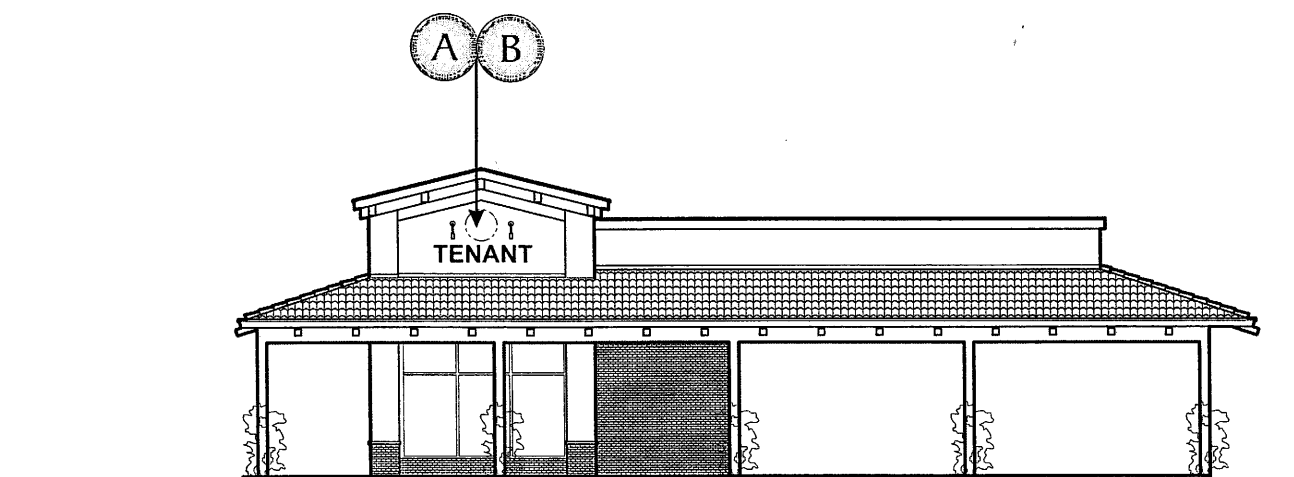
RESOLUTION NO. 2560
 EXHIBIT c . DATE 3/3/08

PALOS VERDES MALL

Starbucks Building

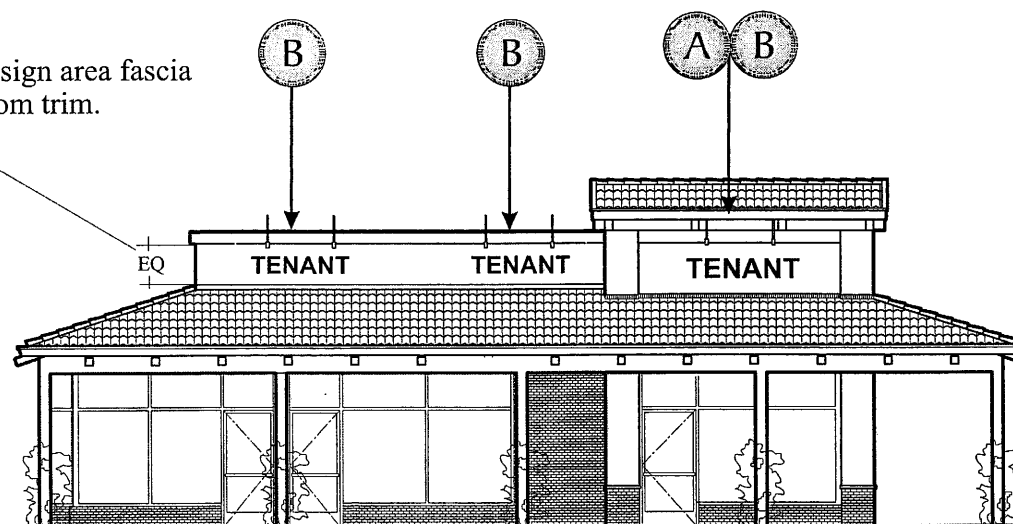


North Elevation




East Elevation


NOTE: Signs to be centered on sign area fascia
bottom of top trim to top of bottom trim.



South Elevation

Sign Type Key

 Sign Type "A"

 Sign Type "B"

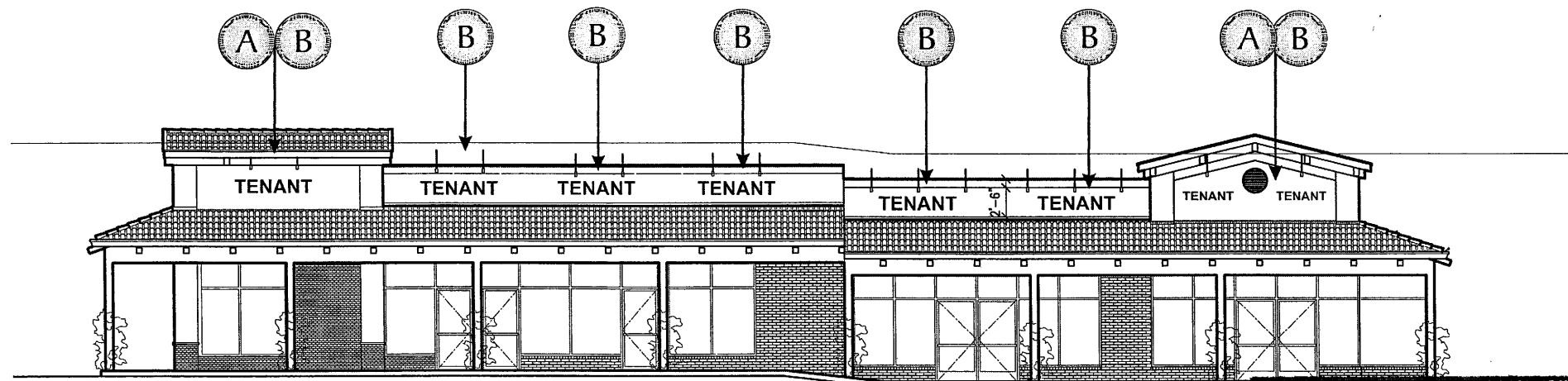
DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 406-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
EXHIBIT C . DATE 3/3/08

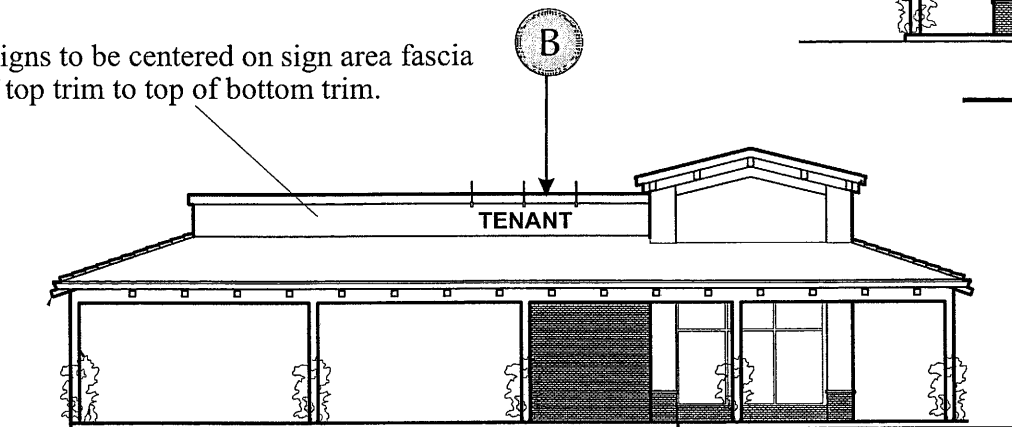
PALOS VERDES MALL

Multi-Tenant Building North

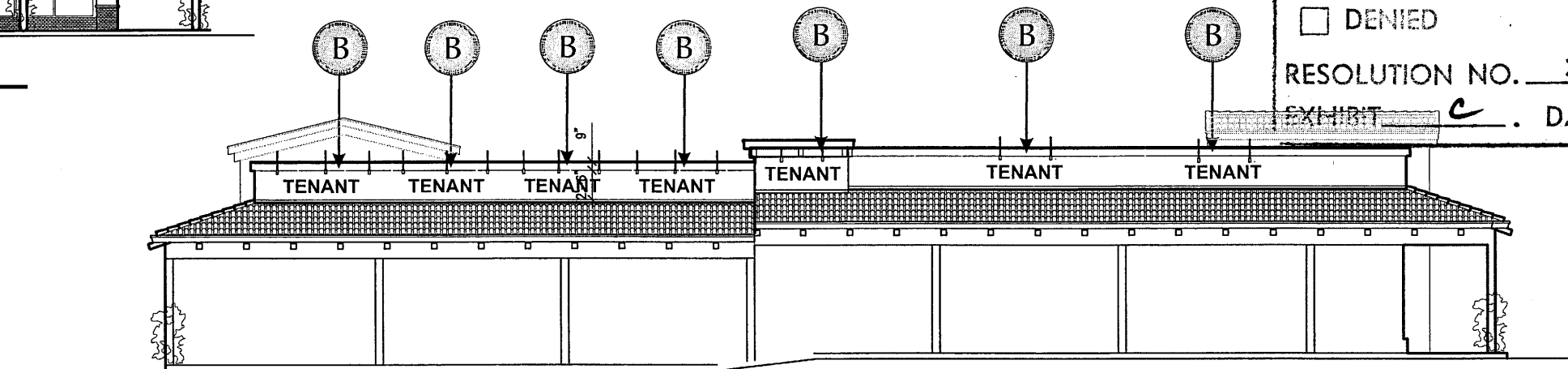


South Elevation

NOTE: Signs to be centered on sign area fascia
bottom of top trim to top of bottom trim.



East Elevation



North Elevation

DESIGN REVIEW COMMISSION

CITY OF WALNUT CREEK

D.R. NO. 406-138

- REFER TO P.C.
- STUDY SESSION
- CONDITIONALLY APPROVED
- DENIED

RESOLUTION NO. 2560

EXHIBIT C . DATE 3/3/08

Sign Type Key

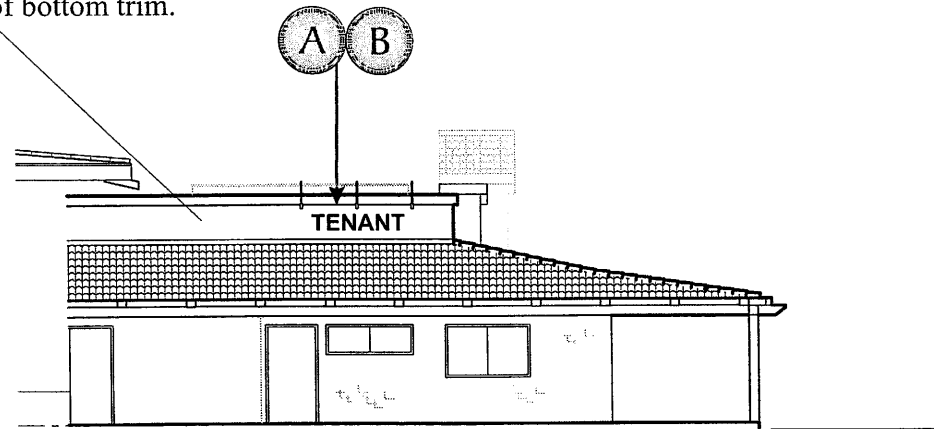
 Sign Type "A"

 Sign Type "B"

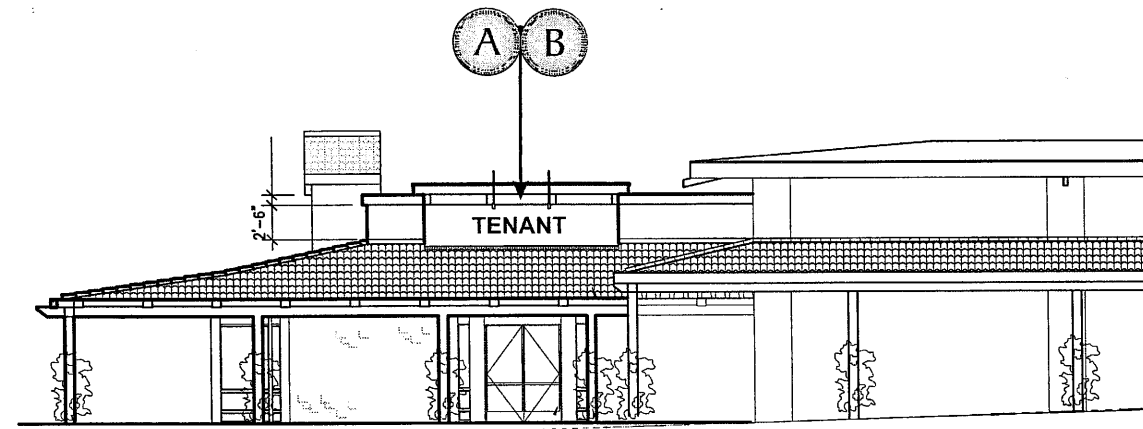
PALOS VERDES MALL

Multi-Tenant East at Rite Aid

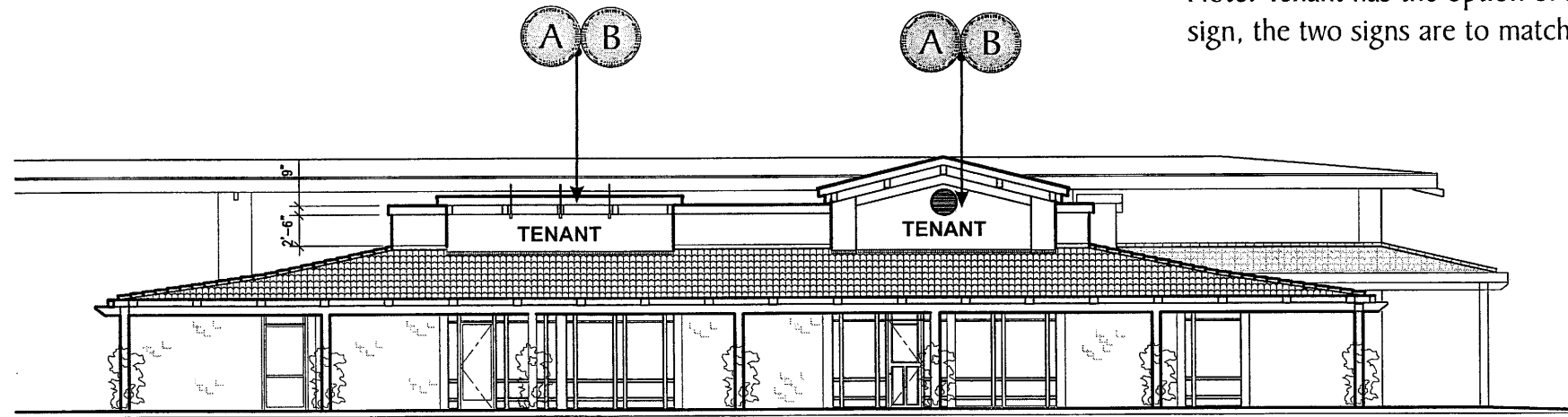
NOTE: Signs to be centered on sign area fascia
bottom of top trim to top of bottom trim.



South Elevation



North Elevation



East Elevation

Note: Tenant has the option of sign type A or B. If tenant has two fascias to sign, the two signs are to match in fabrication method.

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. Y06-138

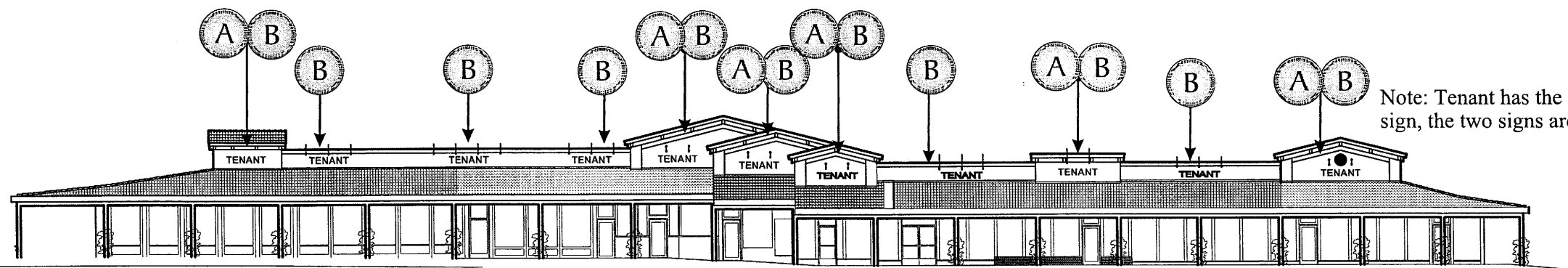
REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
EXHIBIT e DATE 3/3/08
Sign Type Key

A Sign Type "A"
B Sign Type "B"

PALOS VERDES MALL

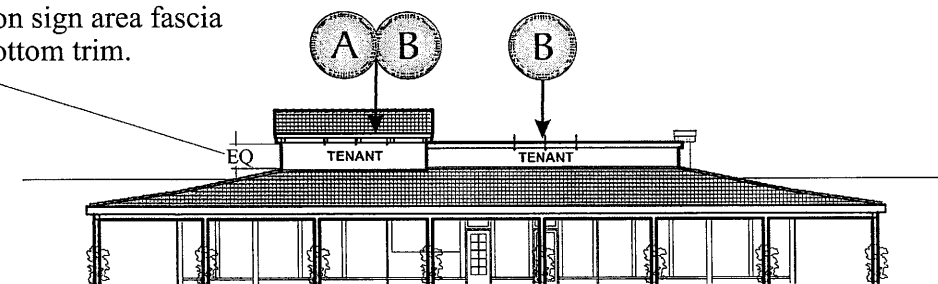
Multi-Tenant South



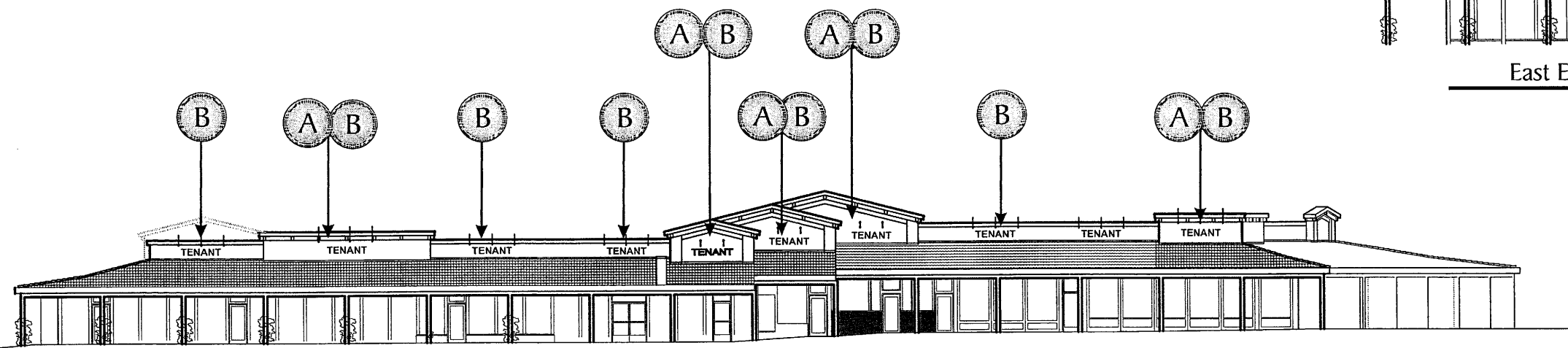
Note: Tenant has the option of sign type A or B. If tenant has two fascias to sign, the two signs are to match in fabrication method.

South Elevation

NOTE: Signs to be centered on sign area fascia bottom of top trim to top of bottom trim.



East Elevation




North Elevation


DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. 406-138

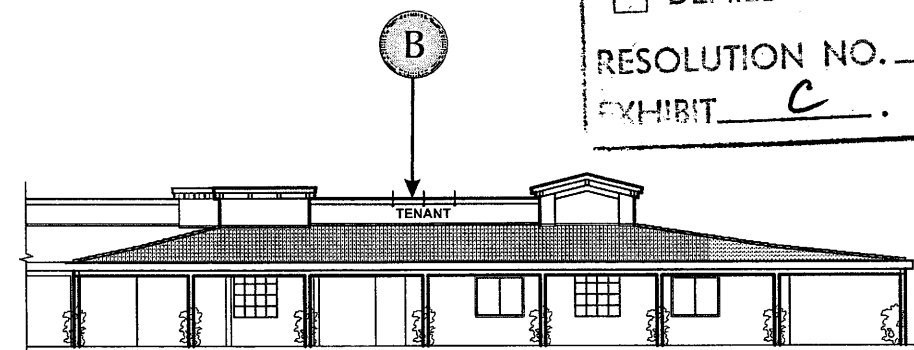
REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT C . DATE 3/3/08

Sign Type Key

 Sign Type "A"

 Sign Type "B"



West Elevation

PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06138

- REFER TO P.C.
- STUDY SESSION
- CONDITIONALLY APPROVED
- DENIED

RESOLUTION NO. 2560
 EXHIBIT C DATE 3/3/08

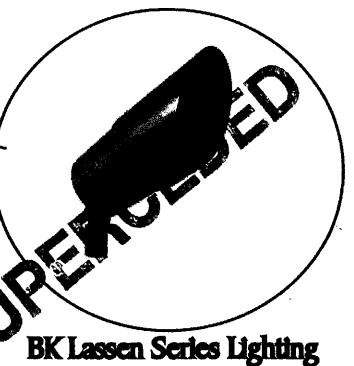
SPECIFICATIONS			
No.	Item	Description	Color
1	Block Base	Block Base provided by others	Ashlar block pattern
2	Concrete Cap	Masonry cap for block Base provided by others	White
3	Copy and Decor	Flat Cut Out .125 aluminum copy	TBD
4	Cabinet	Aluminum fabricated cabinet with aluminum cap and elements	Texcoat - Painted to match Building Color
5	Tenant Panels	1" deep Aluminum pan construction with .125 aluminum F.C.O. Letters mounted to face	Texcoat - Painted to match Building Color



M NEW DOUBLE SIDED PRIMARY PROJECT I.D. SIGN (INDIRECT GROUND-MOUNTED ILLUMINATION)
 Quantity: One (1) Sign Required

SCALE: 1/2" = 1'-0"

PALOS VERDES MALL



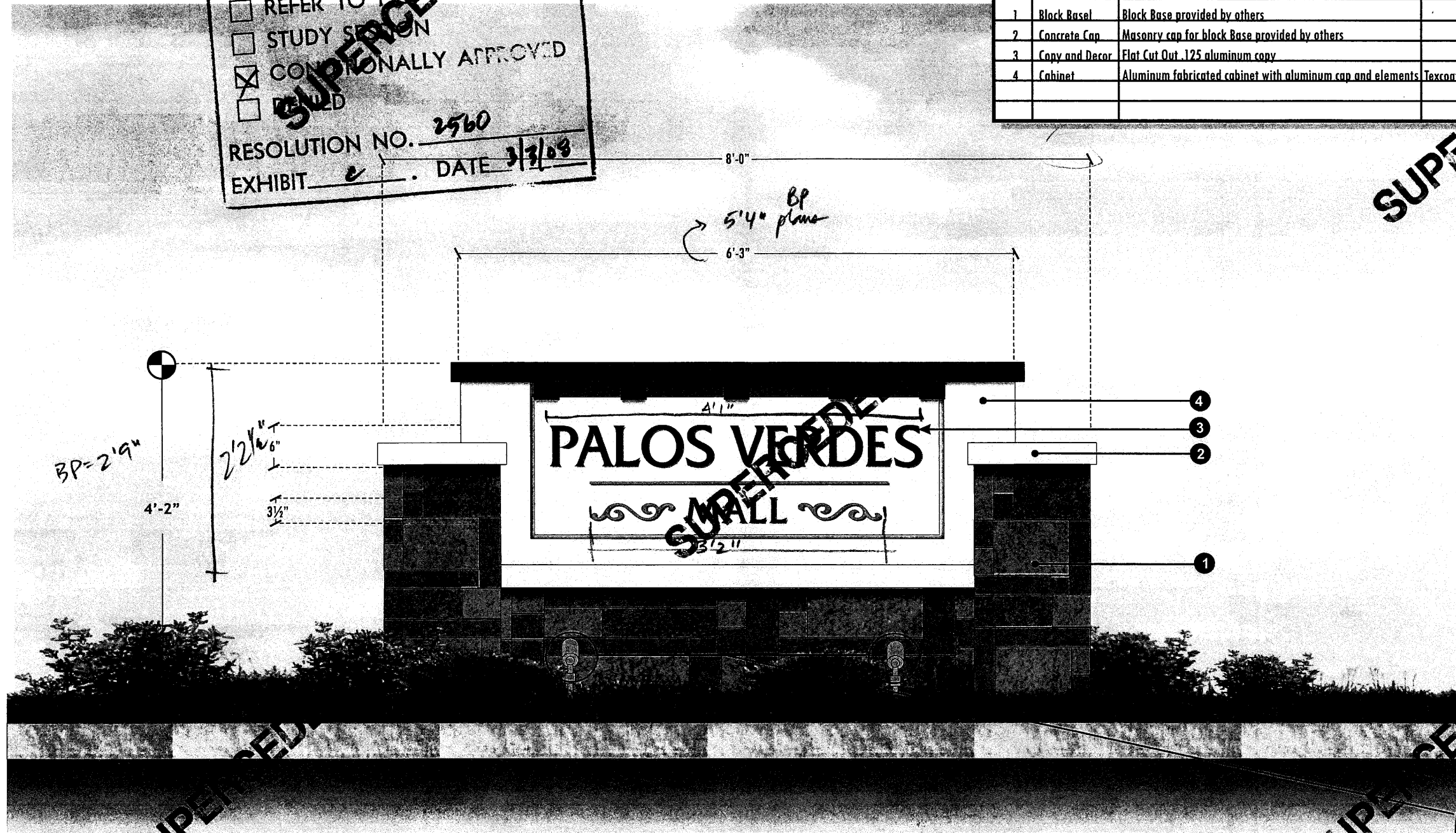
SUPERCEDED

SUPERCEDED

SUPERCEDED

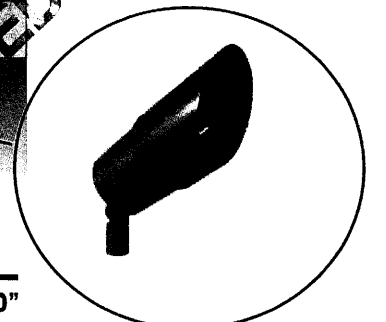
DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-133
 REFER TO PLAN
 STUDY SECTION
 CONDITIONALLY APPROVED
 REVISED
 RESOLUTION NO. 2560
 EXHIBIT e . DATE 3/3/03

SPECIFICATIONS			
No.	Item	Description	Color
1	Block Base	Block Base provided by others	Ashlar block pattern
2	Concrete Cap	Masonry cap for block Base provided by others	White
3	Copy and Decor	Flat Cut Out .125 aluminum copy	TBD
4	Cabinet	Aluminum fabricated cabinet with aluminum cap and elements	Texcoat - Painted to match Building Color



(M.1) NEW DOUBLE SIDED SECONDARY PROJECT I.D. SIGN (INDIRECT GROUND-MOUNTED ILLUMINATION)
 Quantity: One (1) Sign Required

SCALE: 3/4" = 1'-0"

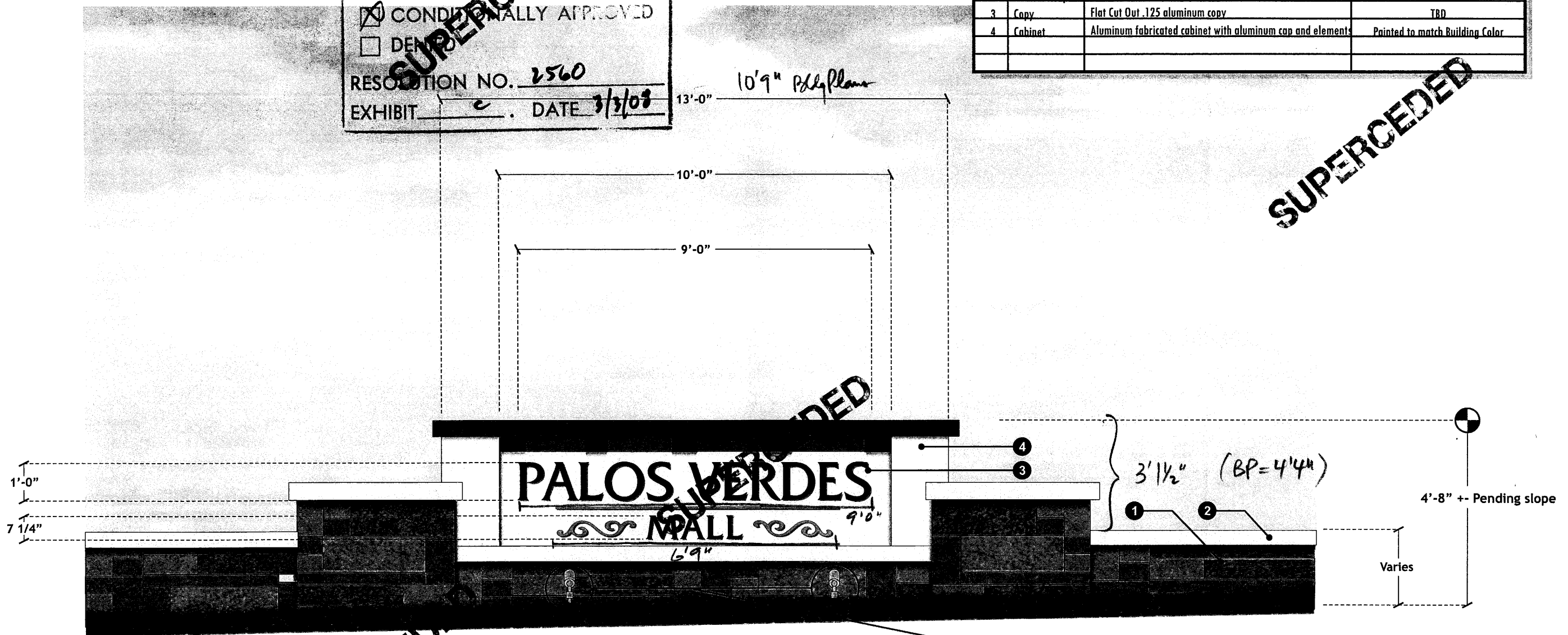


BK Lassen Series Lighting

PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138
 REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DEMONSTRATION
 RESOLUTION NO. 2560
 EXHIBIT c DATE 3/3/09

SPECIFICATIONS			
No.	Item	Description	Color
1	Landscape Wall	Continuous block wall provided by others	Ashlar block pattern
2	Concrete Cap	Masonry cap for block landscape wall provided by others	White
3	Copy	Flat Cut Out .125 aluminum copy	TBD
4	Cabinet	Aluminum fabricated cabinet with aluminum cap and elements	Painted to match Building Color



L SINGLE SIDED LANDSCAPE WALL OBJECT I.D. SIGN (INDIRECT GROUND-MOUNTED ILLUMINATION)
 Quantity: One (1) Sign Required

SCALE: 3/8" = 1'-0"

PALOS VERDES MALL



BK Lassen Series Lighting



Lassen Series™
(PAR30)

The Lassen Series™ is designed for use with the PAR30 50 watt or 75 watt halogen lamp. The combination of the fully-sealed Lassen Series and the 120V PAR30 halogen lamp makes a very economical outdoor lighting instrument. No compromises in quality are taken in its construction, however. The Lassen Series is an all aluminum construction design and is finished in your choice of one of eight Class 'A' powder coat finishes. The Lassen Series includes our Patented Anti-Condensation Valve (ACV™) System and our Patented 360HD Mounting System as standard features

Features:

For use with PAR30 halogen lamps to 70 watts.

- ✍ Tamper proof design.
- ✍ Completely sealed optical compartment.
- ✍ Clear, tempered glass lens, factory sealed.
- ✍ Machined aluminum construction with stainless steel hardware.
- ✍ Patented Anti-Condensation Valve (ACV™) eliminates internal condensation.
- ✍ Patented 360HD Mounting System allows vertical to horizontal and rotational aiming with positive 'aim-and-lock technology' and provides integral wireway.
- ✍ Medium base lamp holder with 250° C, 18 ga., wire leads.
- ✍ ARL & CSA listed.
- ✍ For use with 120V, no transformer required.



FREESTANDING SIGN ILLUMINATION DETAIL TWO EACH PER FREESTANDING SIGN PER SIDE (SINGLE FACE SIGN TYPE "L" REQUIRES ONLY ONE SIDE).

PALOS VERDES MALL

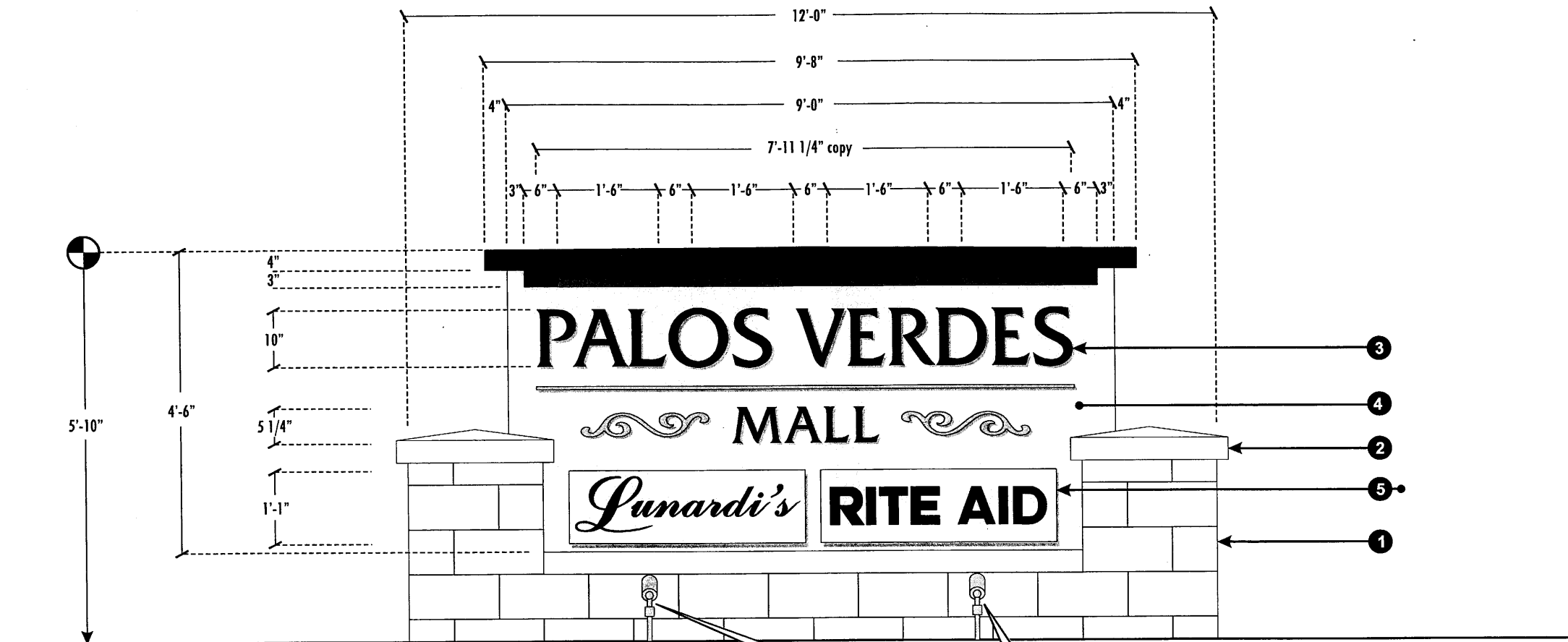
SUPERCEDED

SUPERCEDED

SUPERCEDED

SUPERCEDED

Y06-138
RESO 2560
EXH. C
DATE 12/3/08



APPROVED
MAY 26 2009
CITY OF WALNUT CREEK

SPECIFICATIONS			
No.	Item	Description	Color
1	Block Base	Block base provided by others	Ashlar block pattern
2	Concrete Cap	Masonry cap for block base provided by others	White
3	Copy	Flat Cut Out 1/2" acrylic surface mounted to cabinet	Acrylic Polyurethane-TBD
4	Cabinet	Aluminum fabricated cabinet with aluminum cap and elements	Texcoat - Painted to match Building Color
5	Tenant Panels	1" deep Aluminum pan construction with .125 aluminum F.O. Letters mounted to face	Texcoat - Painted to match Building Color



REVISED
(9B)

RECEIVED

MAY 26 2009

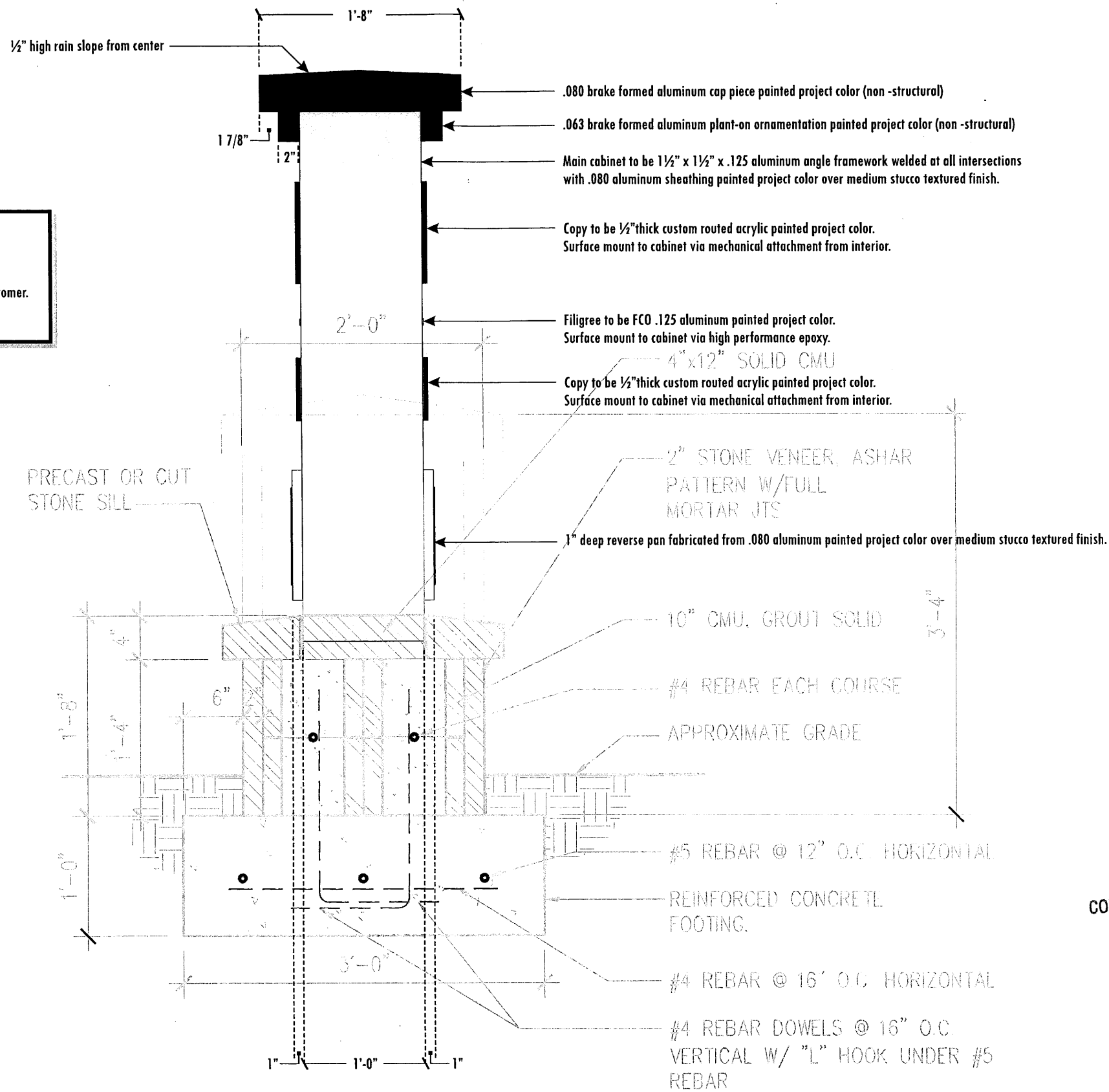
CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPT.

M NEW DOUBLE SIDED PRIMARY PROJECT I.D. SIGN (INDIRECT GROUND-MOUNTED ILLUMINATION)
Quantity: One (1) Sign Required

SCALE: 1/2" = 1'-0"

PALOS VERDES MALL

NOTE:
 Specifications noted are recommended for design intent and for bid use.
 Selected fabricator to develop construction details for customer and city approval.
 Fabricator is responsible for any and all changes, which must be approved by the customer.
 Fabricator to warranty all fabrication and installation.



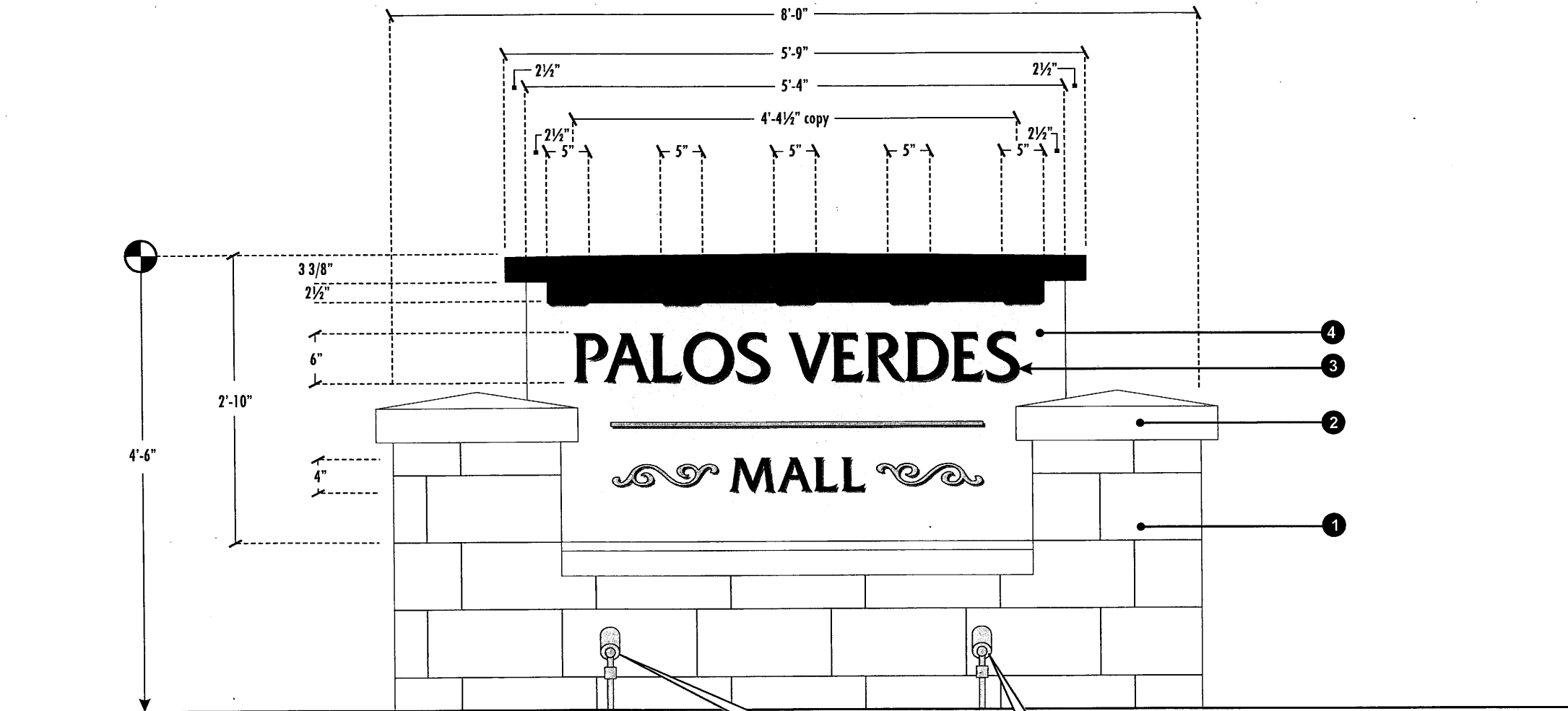
APPROVED
 MAY 26 2009
 CITY OF WALNUT CREEK

REVISED
 (Signature)

RECEIVED
 MAY 26 2009
 CITY OF WALNUT CREEK
 COMMUNITY DEVELOPMENT DEPT.

SECTIONAL VIEW - SIGN M
 Quantity: One (1) Sign Required

SCALE: 1" = 1'-0"



APPROVED
MAY 26 2009
CITY OF WALNUT CREEK

SPECIFICATIONS			
No.	Item	Description	Color
1	Block Base	Block base provided by others	Ashlar block pattern
2	Concrete Cap	Masonry cap for block base provided by others	White
3	Copy	Flat Cut Out 1/2" acrylic surface mounted to cabinet	Acrylic Polyurethane-TBD
4	Cabinet	Aluminum fabricated cabinet with aluminum cap and elements	Texcoat - Painted to match Building Color



REVISED
EB
RECEIVED
MAY 26 2009
CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPT.

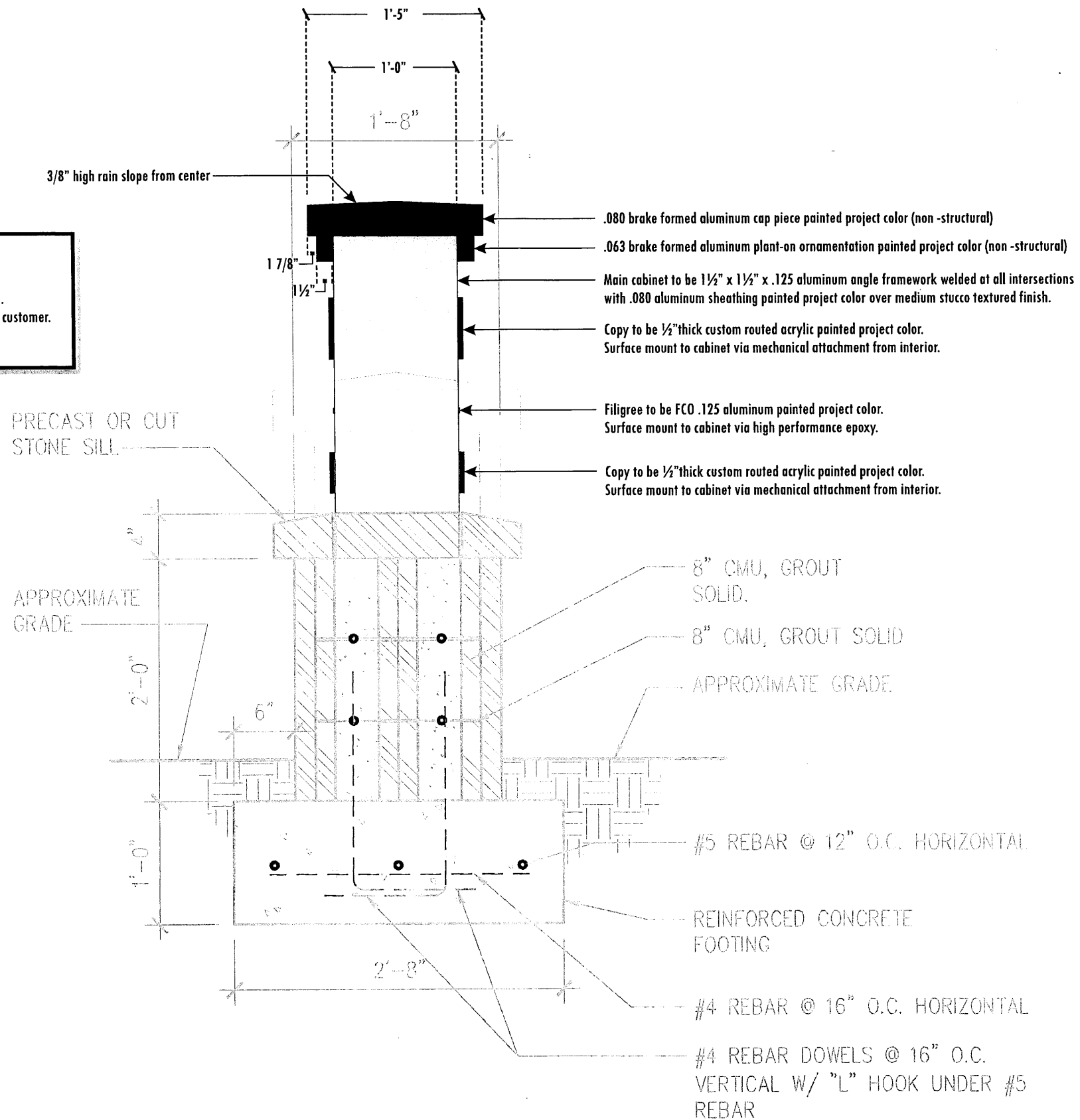
(M.1) NEW DOUBLE SIDED SECONDARY PROJECT I.D. SIGN (INDIRECT GROUND-MOUNTED ILLUMINATION)
Quantity: One (1) Sign Required

SCALE: 3/4" = 1'-0"

PALOS VERDES MALL

NOTE:

Specifications noted are recommended for design intent and for bid use.
Selected fabricator to develop construction details for customer and city approval.
Fabricator is responsible for any and all changes, which must be approved by the customer.
Fabricator to warranty all fabrication and installation.



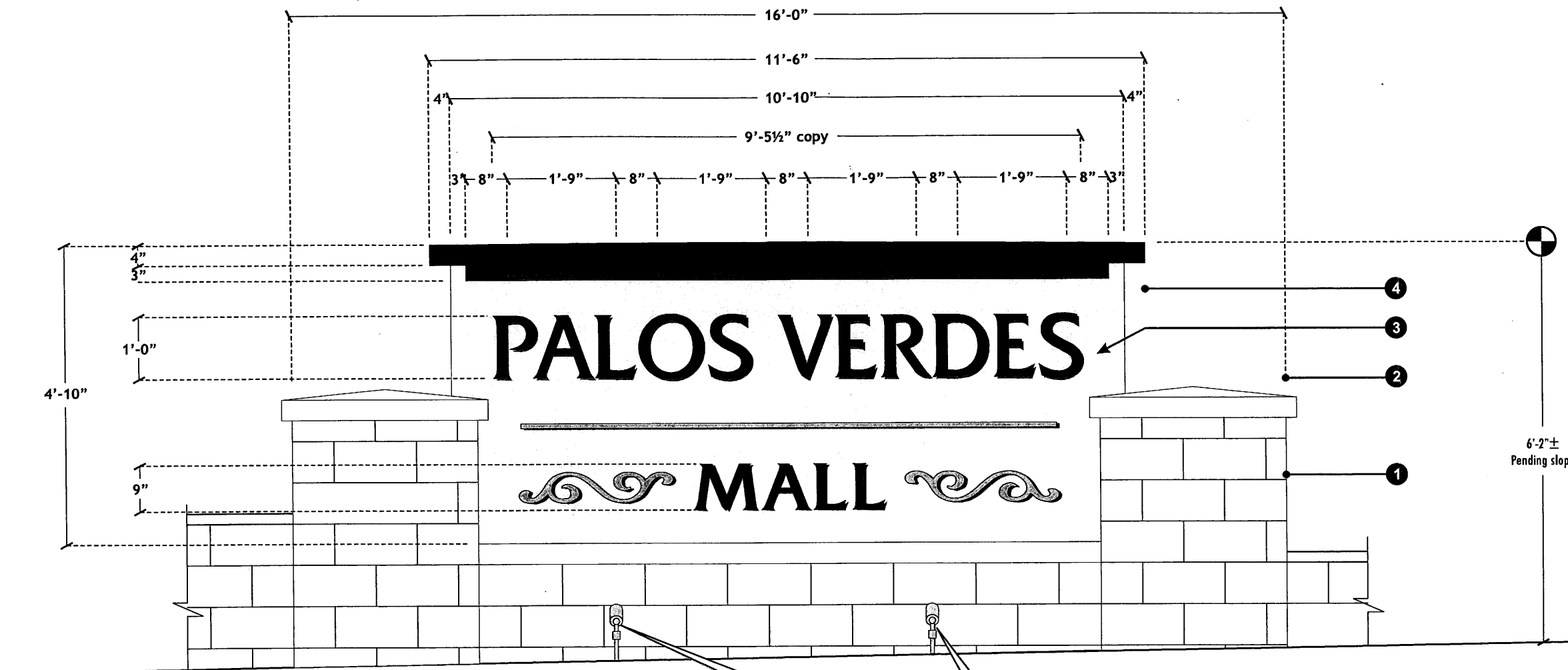
APPROVED
MAY 26 2009
CITY OF WALNUT CREEK

REVISED
EB

RECEIVED

MAY 26 2009

CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPT.



APPROVED
MAY 26 2009
CITY OF WALNUT CREEK

REVISED
EB

RECEIVED
MAY 26 2009

CITY OF WALNUT CREEK
COMMUNITY DEVELOPMENT DEPT.

SPECIFICATIONS			
No.	Item	Description	Color
1	Landscape Wall	Continuous block wall provided by others	Ashlar block pattern
2	Concrete Cap	Masonry cap for block landscape wall provided by others	White
3	Copy	Flat Cut Out 1/2" acrylic surface mounted to cabinet	Acrylic Polyurethane-TBD
4	Cabinet	Aluminum fabricated cabinet with aluminum cap and elements	Painted to match Building Color

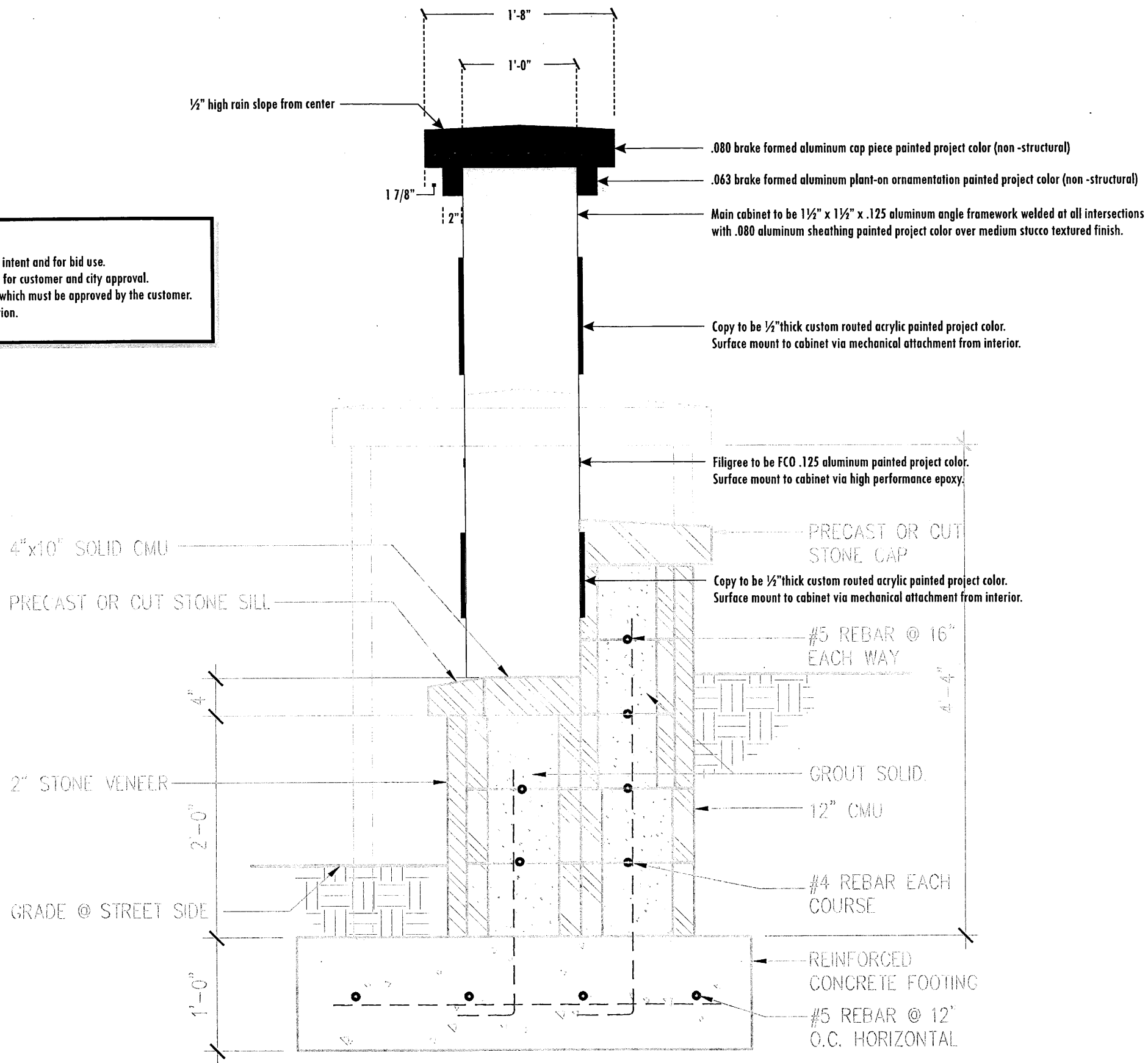


L SINGLE SIDED LANDSCAPE WALL PROJECT I.D. SIGN (INDIRECT GROUND-MOUNTED ILLUMINATION)
Quantity: One (1) Sign Required

SCALE: 1/2" = 1'-0"

PALOS VERDES MALL

NOTE:
 Specifications noted are recommended for design intent and for bid use.
 Selected fabricator to develop construction details for customer and city approval.
 Fabricator is responsible for any and all changes, which must be approved by the customer.
 Fabricator to warranty all fabrication and installation.



APPROVED
 MAY 26 2009
 CITY OF WALNUT CREEK

REVISED
 EB

RECEIVED
 MAY 26 2009
 CITY OF WALNUT CREEK
 COMMUNITY DEVELOPMENT DEPT.



Lassen Series™
(PAR30)

The Lassen Series™ is designed for use with the PAR30 50 watt or 75 watt halogen lamp. The combination of the fully-sealed Lassen Series and the 120V PAR30 halogen lamp makes a very economical outdoor lighting instrument. No compromises in quality are taken in its construction, however. The Lassen Series is an all aluminum construction design and is finished in your choice of one of eight Class 'A' powder coat finishes. The Lassen Series includes our Patented Anti-Condensation Valve (ACV™) System and our Patented 360HD Mounting System as standard features

Features:

For use with PAR30 halogen lamps to 70 watts.

- ✍ Tamper proof design.
- ✍ Completely sealed optical compartment.
- ✍ Clear, tempered glass lens, factory sealed.
- ✍ Machined aluminum construction with stainless steel hardware.
- ✍ Patented Anti-Condensation Valve (ACV™) eliminates internal condensation.
- ✍ Patented 360HD Mounting System allows vertical to horizontal and rotational aiming with positive 'aim-and-lock technology' and provides integral wireway.
- ✍ Medium base lamp holder with 250° C, 18 ga., wire leads.
- ✍ ARL & CSA listed.
- ✍ For use with 120V, no transformer required.



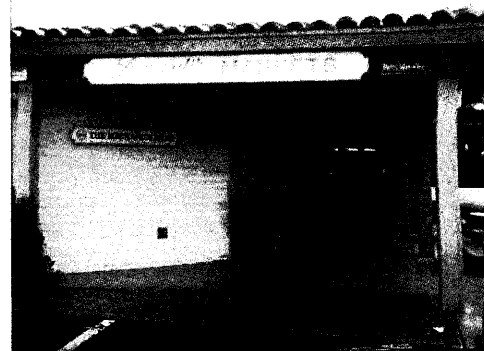
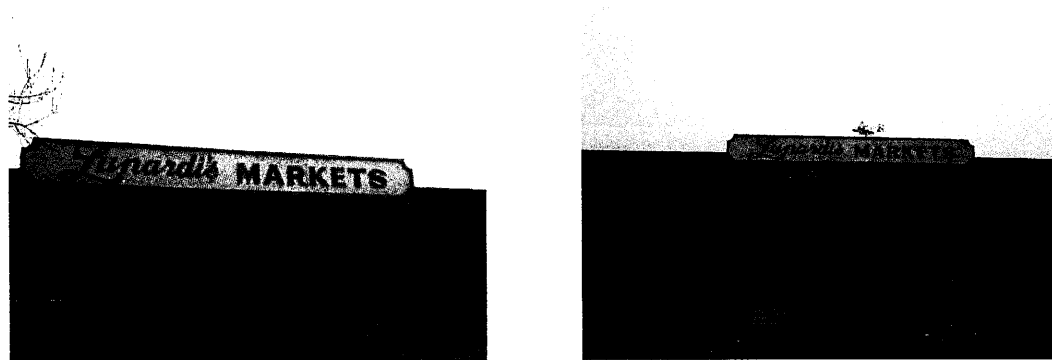
FREESTANDING SIGN ILLUMINATION DETAIL: TWO EACH PER FREESTANDING SIGN PER SIDE (SINGLE FACE SIGN TYPE "L" REQUIRES ONLY ONE SIDE).

PALOS VERDES MALL

Existing Sign Exhibit

Signs will change out and conform to this criteria at time of tenant change over or at time of sign replacement.

Lunardi's Market



Rite Aid

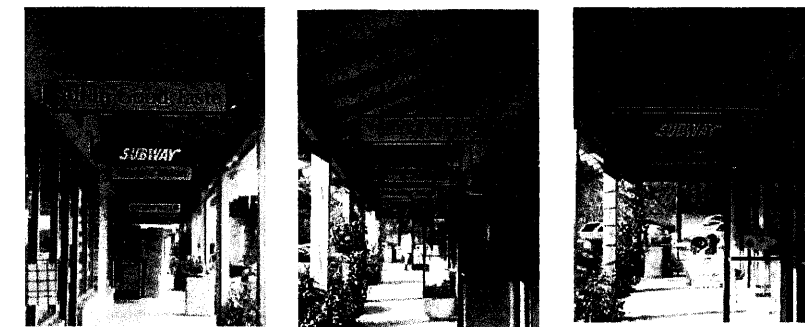


DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT c . DATE 3/3/08

Pedestrian Walkway Under Canopy "Shingle" Signs



Starbucks Coffee
 Marie's Salon
 All in Good Taste
 Cigarettes 4 Less
 Travel Center
 Queen Nails

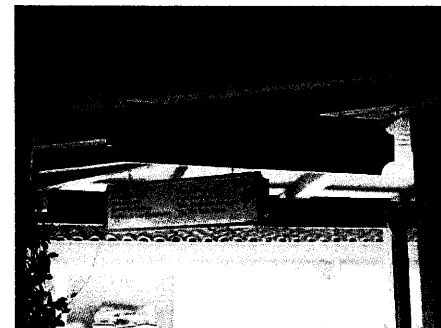
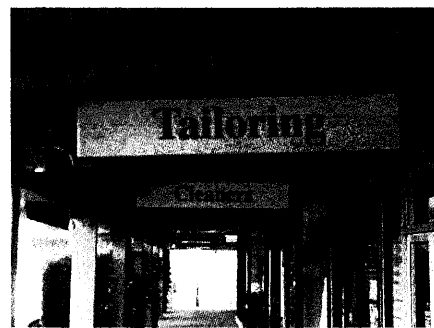
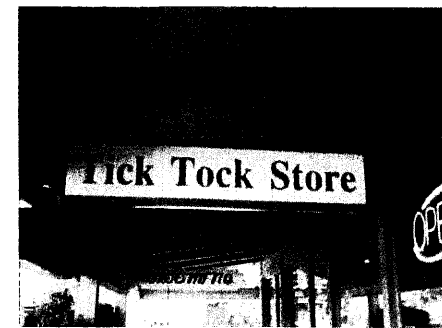
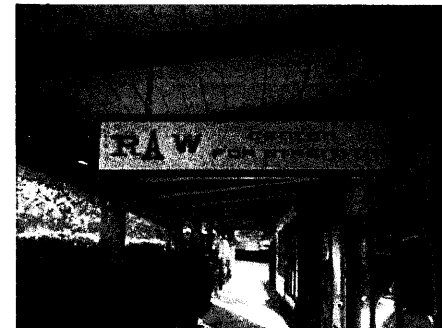
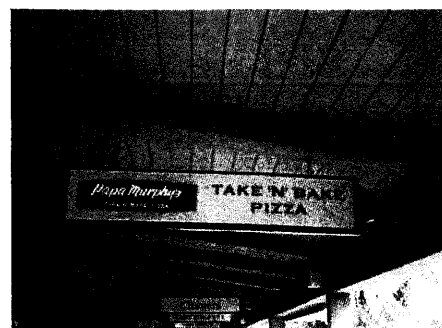
Voila Home Accents
 A Wee Change
 Green Garden
 Subway
 World Progressive Realty
 Finishing Touch

PALOS VERDES MALL

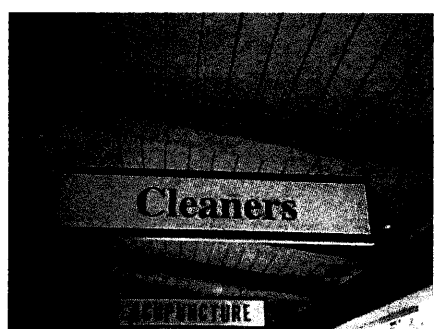
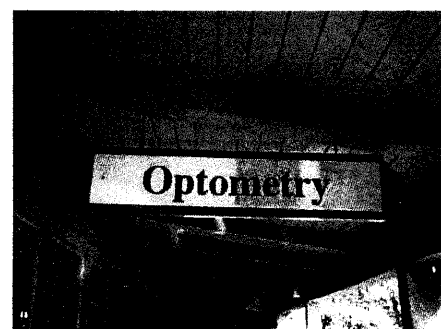
Existing Sign Exhibit

Signs will change out and conform to this criteria at time of tenant change over or at time of sign replacement.

Pedestrian Walkway Under Canopy "Shingle" Signs



- | | |
|------------------------|------------------|
| Curves | Tailoring |
| CinemArt | Artistic Jewelry |
| Acupuncture | The UPS Store |
| Optometry | Vet Hospital |
| Papa Murphy's | Grooming |
| Raw Strength Center | Animal Crackers |
| Cleaners / Alterations | Tick Tock Store |



PALOS VERDES MALL

DESIGN REVIEW COMMISSION
 CITY OF WALNUT CREEK
 D.R. NO. Y06-138

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2560
 EXHIBIT c DATE 3/3/08