

EXHIBIT A: APPROVED MSP, DRC Reso 3087

Walnut Creek Transit Village

Phase II - Master Sign Program | June 30, 2020



SQUARE PEG DESIGN

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PROJECT IDENTITY & SIGNAGE

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SITE & EXTERIOR

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PARKING

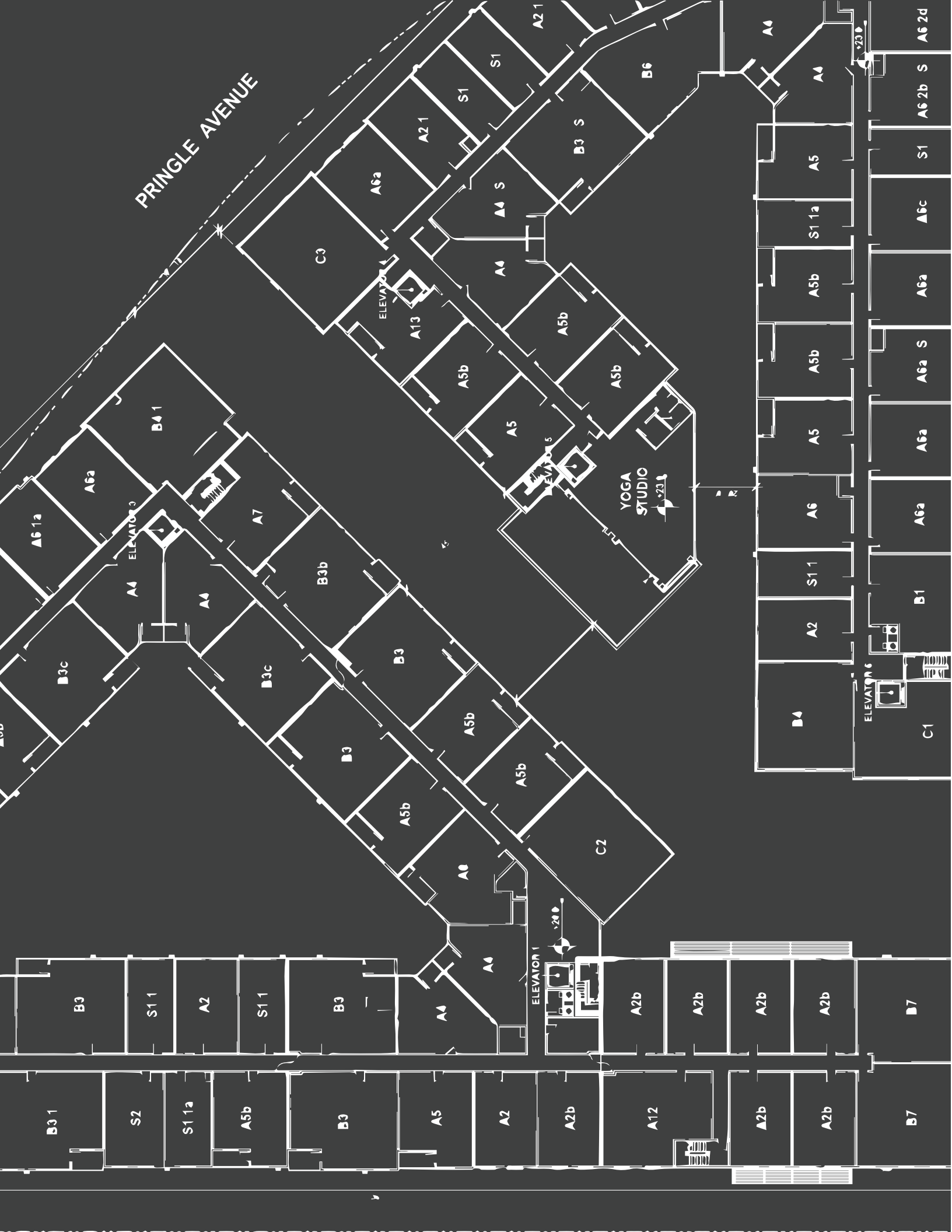
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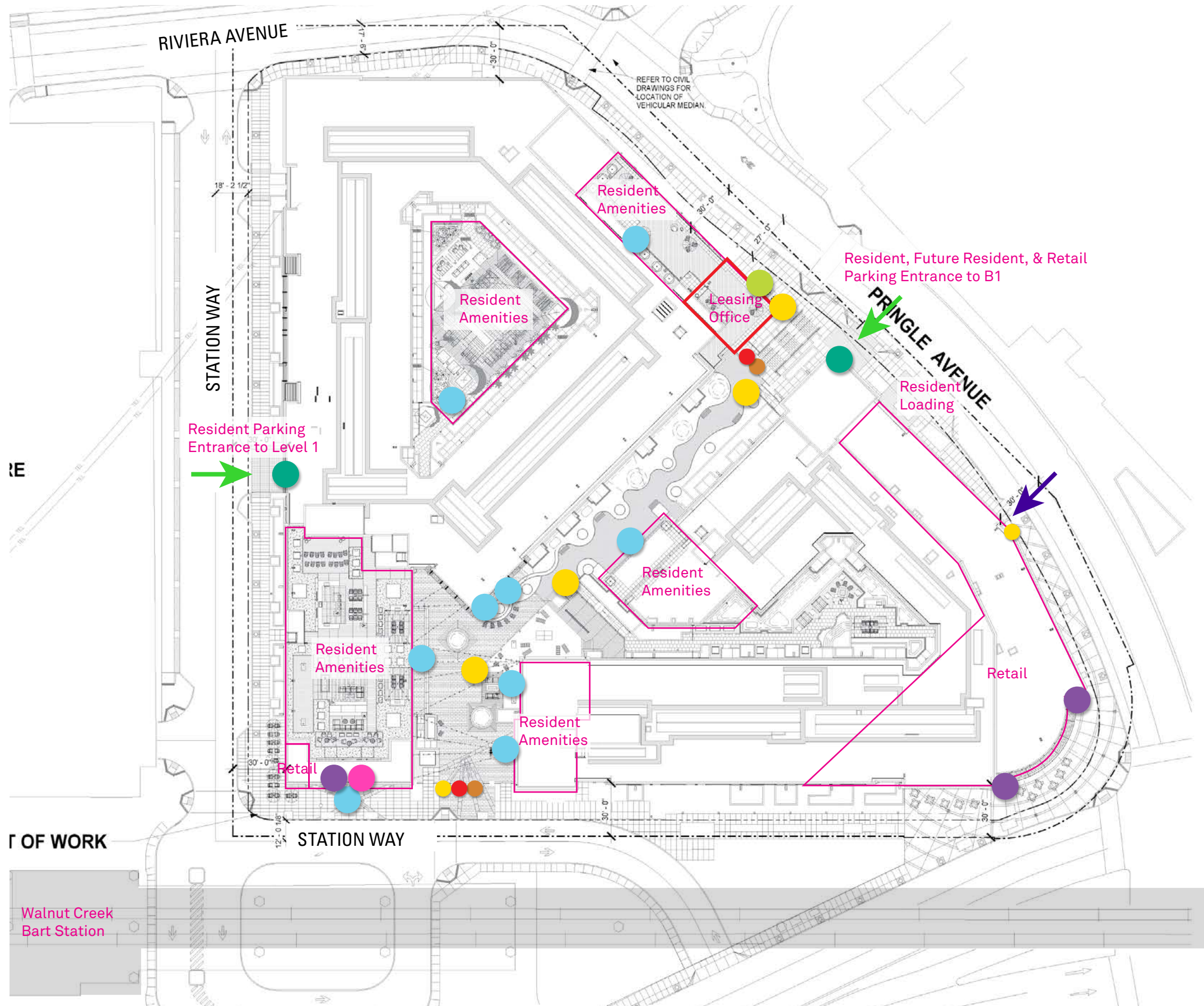
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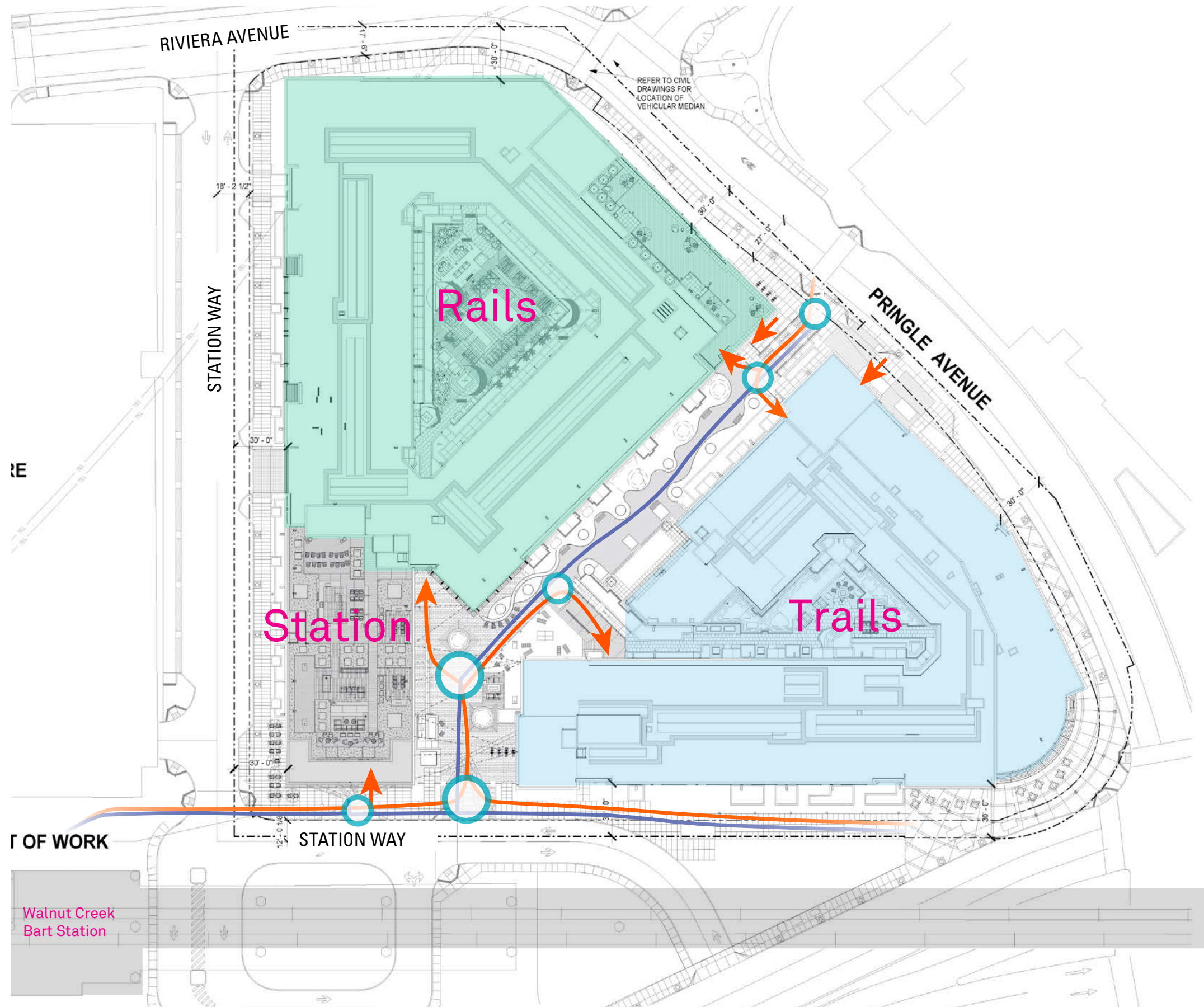
Site Study and Project Sign Locations



KEY

- Project ID
- Clock ID
- Project ID, Gate
- Pedestrian Directional
- Identity/Leasing Office ID
- Amenity ID
- Parking ID
- Paseo Regulatory Sign
- ← Parking Entry, Vehicular
- ← Parking Entry, Pedestrian

Site



KEY

- Trails
- Rails
- Station
- Resident Path & Entry, Pedestrian
- Public & Visitor Path, Pedestrian
- Decision Point

Building Entry Study

IDENTIFICATION SIGNS

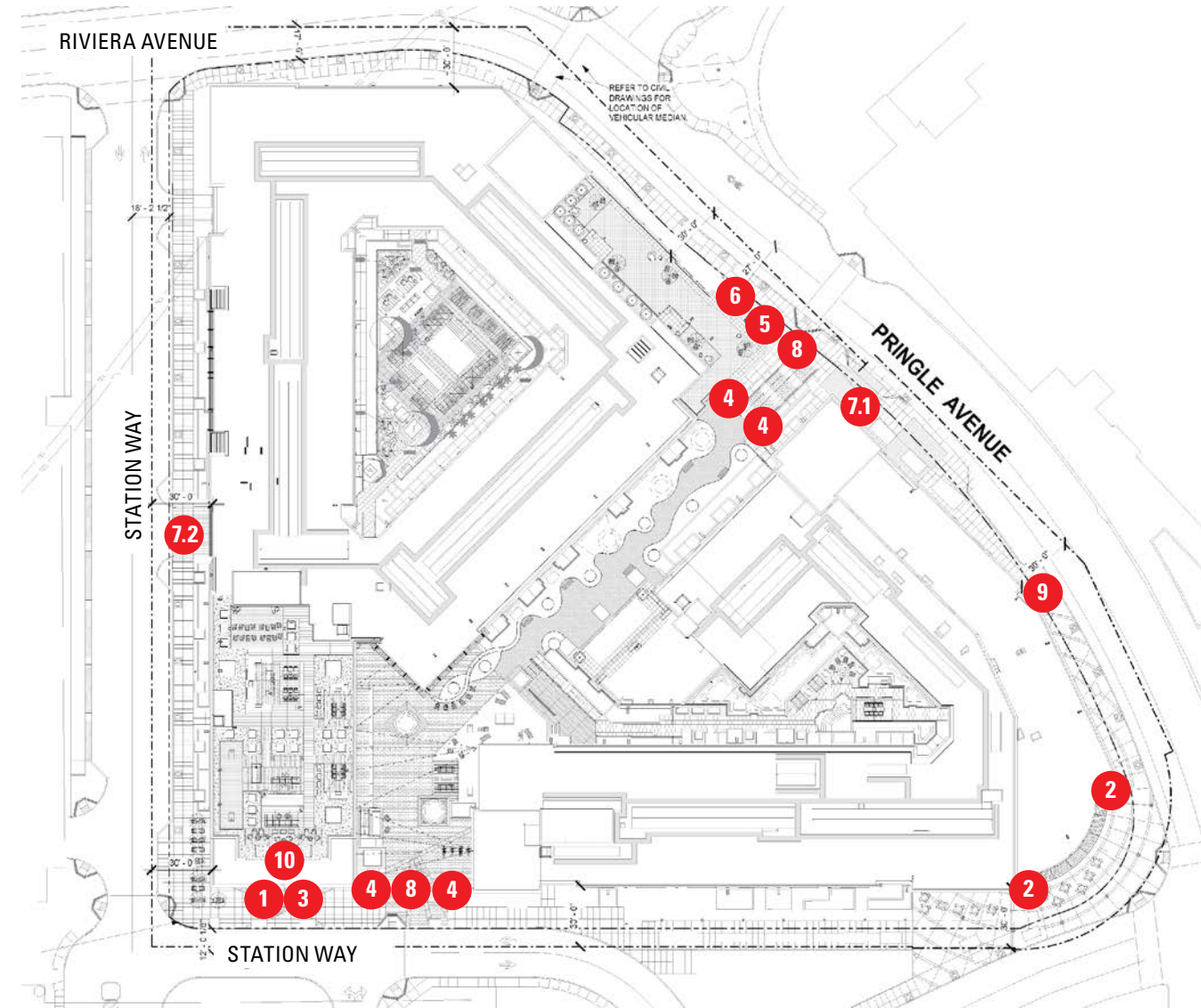
SIGN TYPE	DRAWING PAGE	ILLUMINATED	SIGN AREA, SQUARE FEET	QUANTITY	TOTAL SIGN AREA
1 Project ID, Rails & Station	17-18	Yes	45	1	45
2 Project ID, Trails	19-20	Yes	24	2	24
3 Identity, Rails & Station	21	Yes	21	1	21
4 Project ID, Gate	23	No	1	4	4
5 Project ID, Leasing Office	24	No	8	1	8
6 Leasing Office ID	24	No	8	1	8
7.1 Parking ID	33-34	No	34	1	34
7.2 Resident Parking ID	36	No	25	1	25
TOTAL				12	169

WAYFINDING SIGNS

SIGN TYPE	DRAWING PAGE	ILLUMINATED	SIGN AREA, SQUARE FEET	QUANTITY	TOTAL SIGN AREA
8 Pedestrian Directional	25	No	7	2	14
9 Pedestrian Directional, Blade	22	No	3	1	3
TOTAL				3	17

EXCLUDED SIGN AREA

SIGN TYPE	DRAWING PAGE	ILLUMINATED	SIGN AREA, SQUARE FEET	QUANTITY	TOTAL SIGN AREA
10 Clock ID	9-11	Yes	64	1	44
TOTAL				1	44



Exterior Sign Area Table

*For Reference Only. Design Elements to be Reviewed
by Design Review Committee Subcommittee.*



Project Identity & Clock

For Reference Only. Design Elements to be Reviewed by Design Review Committee Subcommittee.

Grand Central Station



Union Station Denver



Train Station Design Vernacular

Creating a modern interpretation of historic elements; clock, dimensional letters & sign structure as part of the architectural design.



Day Rendering Scale: NTS



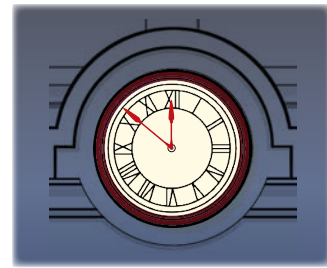
Dusk Rendering Scale: NTS



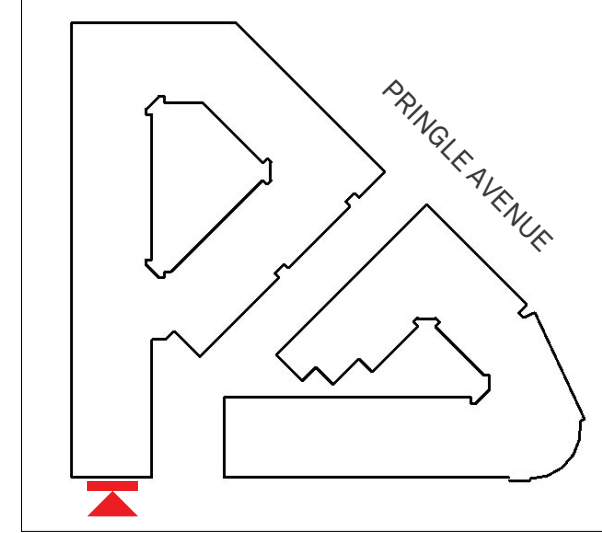
Alternate Architectural Design, Day Rendering Scale: NTS

Project ID and Clock Rendering

For Reference Only. Design Elements to be Reviewed by Design Review Committee Subcommittee.



Night View



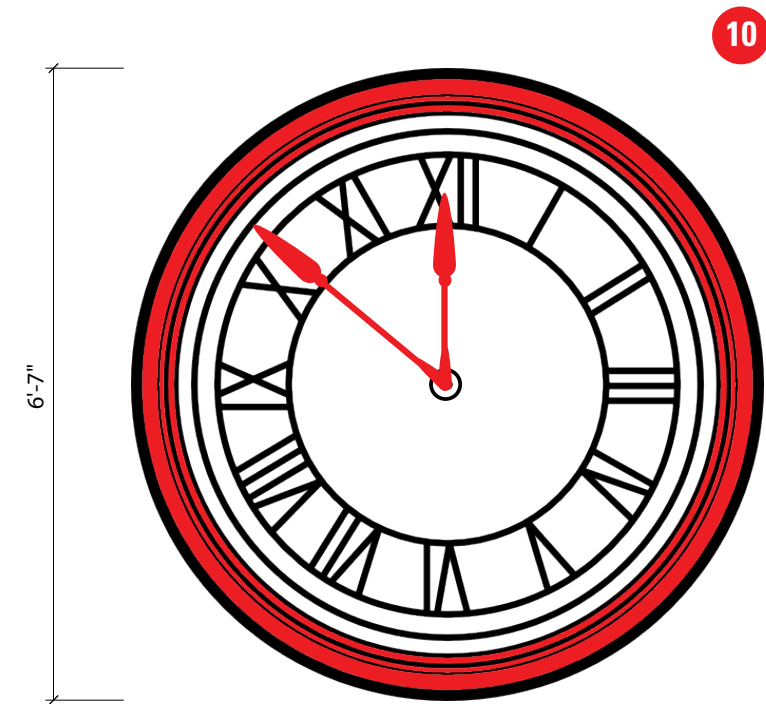
Plan View



Context Elevation Scale: 1/8" = 1'-0"



Plan Scale: 1/2" = 1'-0"

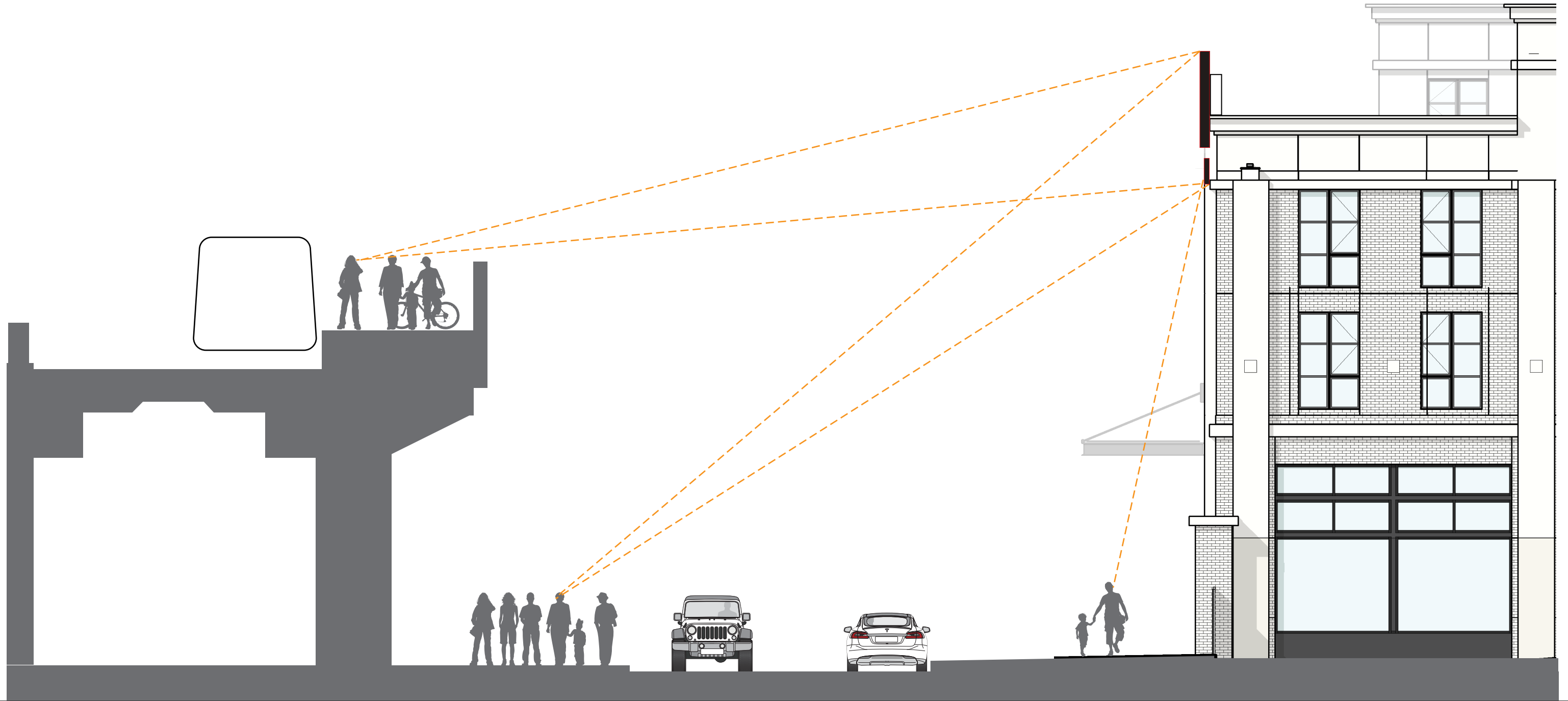


Front View Scale: 1/2" = 1'-0"

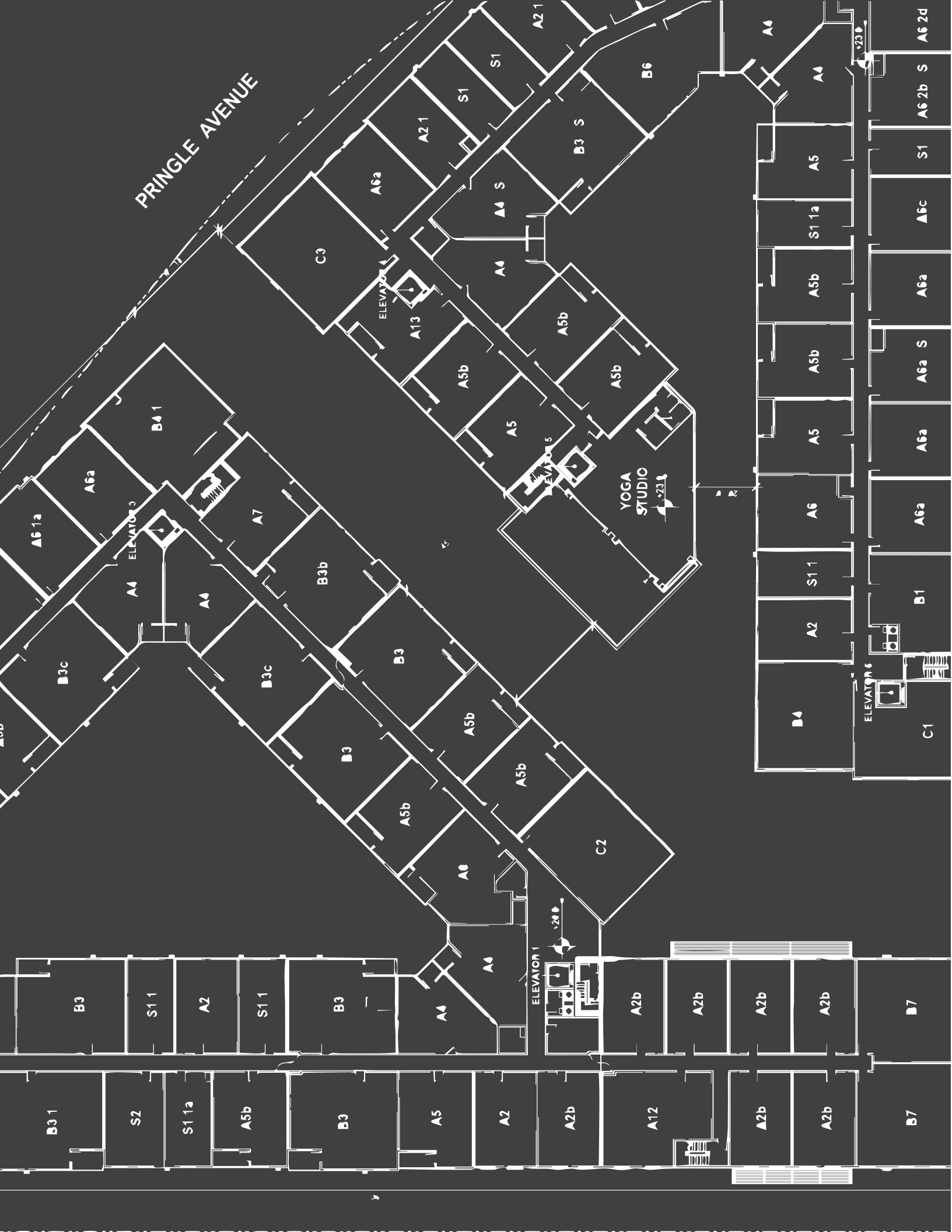
Project ID and Clock

The Clock is a painted and fabricated aluminum cabinet and is integrated within the architectural facade; soft white illuminated clock face with dimmer/intensity control; analog as needed for exterior grade.

For Reference Only. Design Elements to be Reviewed by Design Review Committee Subcommittee.



Sightline Study



Project Identity & Signage

Site, Exterior, Parking



Inspiration: Structural Steel as the design icon for inspiration; it has an industrial feel and is used on canopies throughout the architecture.

Color and Material

PAINT COLORS

P1



Dark Grey

P2



Waymark Brand Color

P3



White

P4



Waymark Brand Color

P5



Black

P6



Clock Red

P8



Blue

VINYL COLORS

V2



3M
White Vinyl

V7



3M
Satin Gold

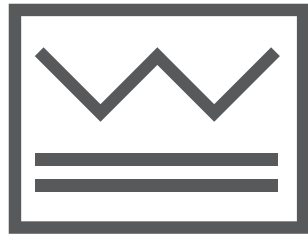
V8



3M
Black Vinyl

**FINAL COLORS AND MATERIALS TO BE REVIEWED,
COORDINATED AND APPROVED BY INTERIORS
AND RED PROPELLER.**

Branding



THE WAYMARK

STATION DISTRICT



THE WAYMARK

Typography

Objektiv Regular

AaBbCcDdEeFfGgHhIiJjKkLlMmNn
OoPpQqRrSsTtUuVvWwXxYyZz
1234567890

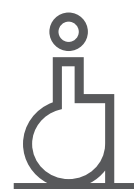
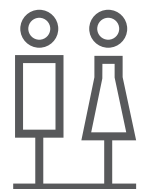
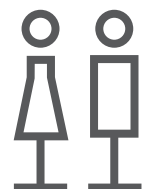
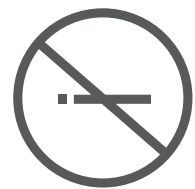
Objektiv Medium

AaBbCcDdEeFfGgHhIiJjKkLlMmNn
OoPpQqRrSsTtUuVvWwXxYyZz
1234567890

NORFOLK REGULAR

ABCDEFGHIJKLMN
OPQRSTUVWXYZ
1234567890

Symbols



Arrows



Typography & Symbols

NEW STREET B

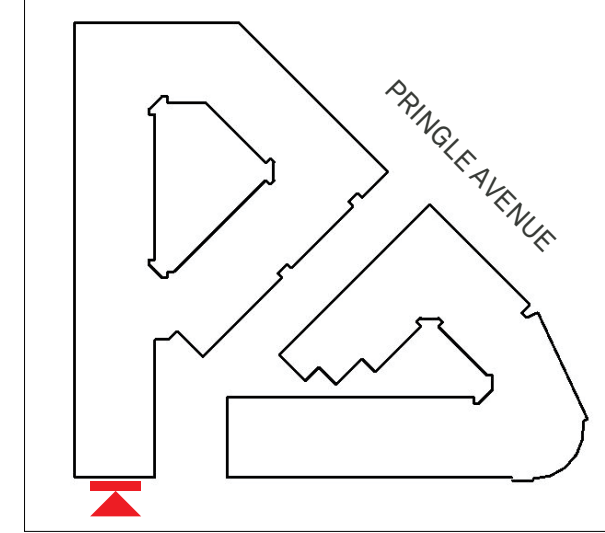


Site & Exterior



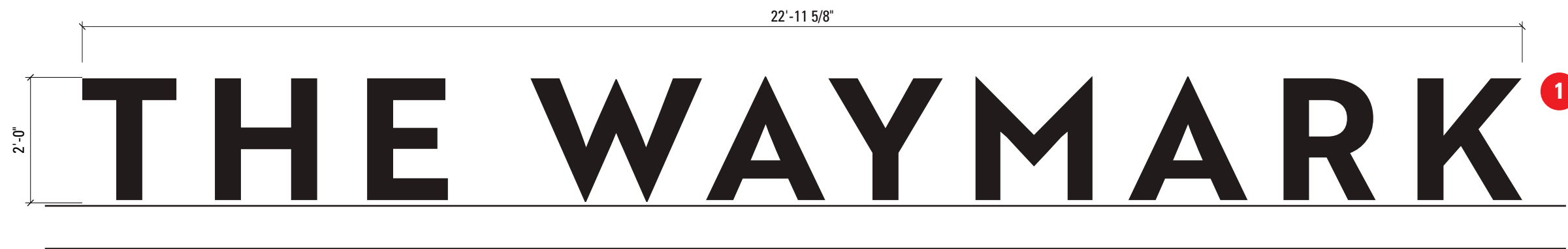
Context Elevation

Scale: 1/8" = 1'-0"

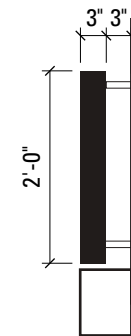


Plan View

**Project ID:
Rails & Station Building**



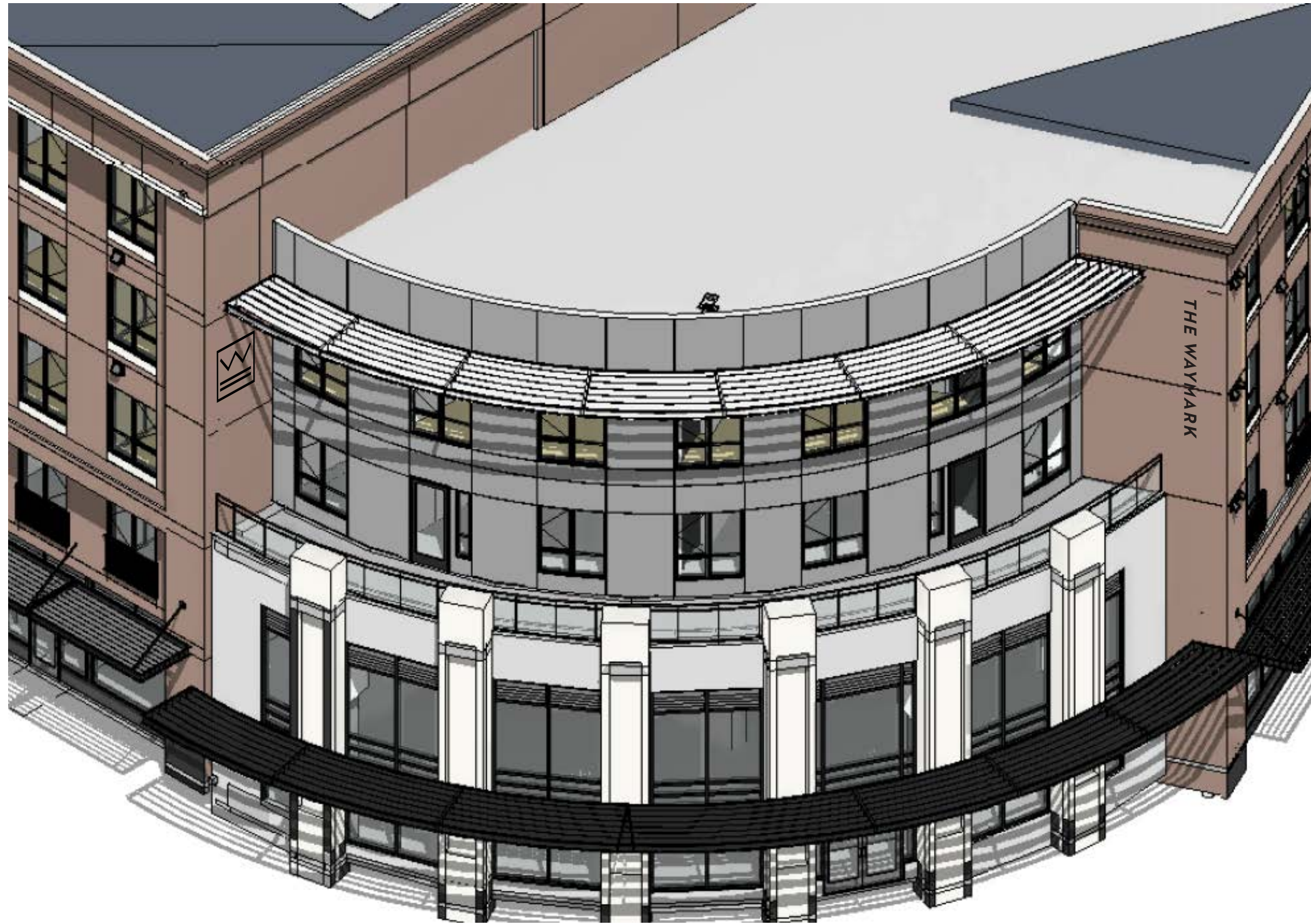
Elevation,
1/2"=1'-0"



Section,
1/2"=1'-0"

Project ID:
Rails & Station Building

Fabricated reverse channel letters halo illuminated; with painted faces and contrast painted returns.



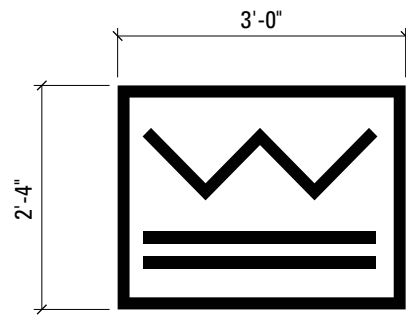
Site Line Study,
NTS

**Project ID:
Trails Building**



Context Elevation

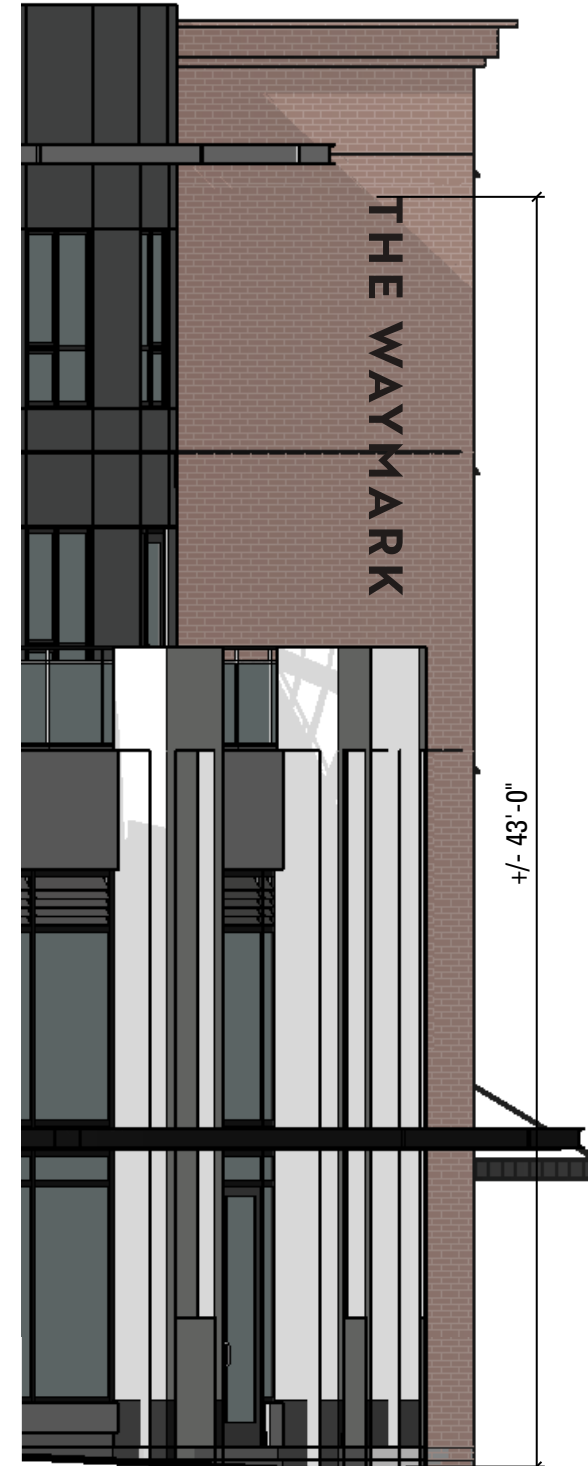
Scale: NTS



Front View
 Scale: 1/2" = 1'-0"
 Sign Area: 7 sq. ft.

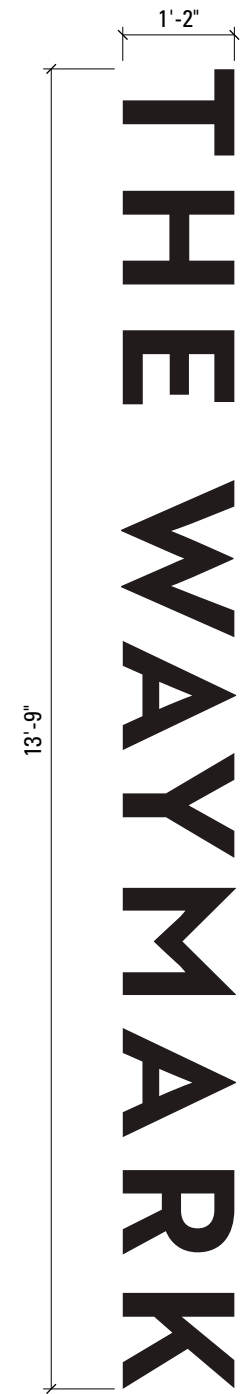


Side View

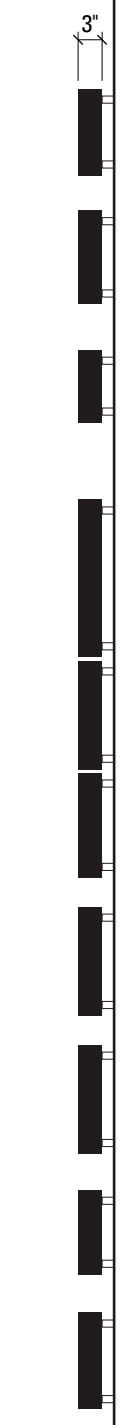


Context Elevation

Scale: NTS



Front View
 Scale: 1/2" = 1'-0"
 Sign Area: 17 sq. ft.



Side View

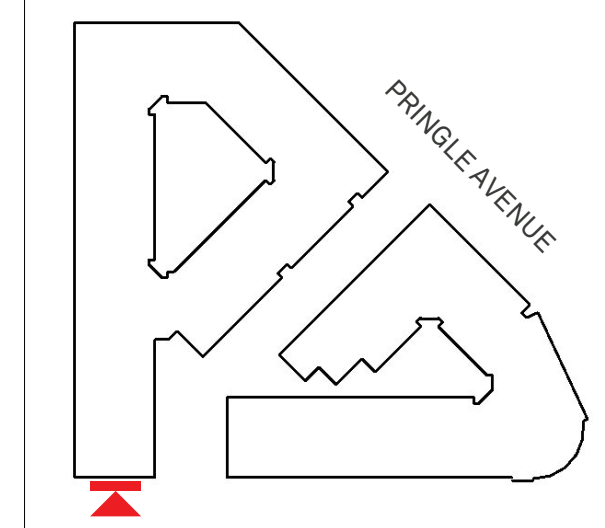
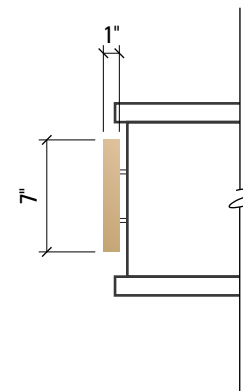
Project ID Detail: Trails Building

Fabricated reverse channel letters & logo, halo illuminated; with painted faces and returns. Illumination to have dimmer/intensity control and timer.

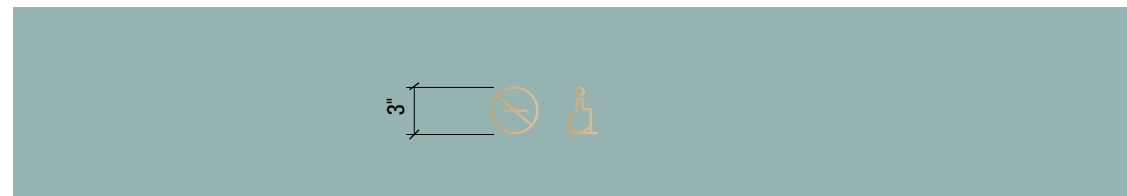
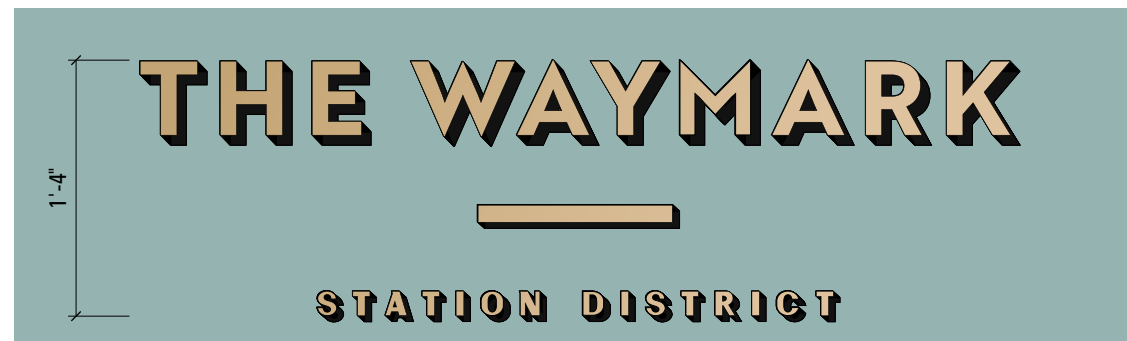
3



Front View
Scale: 1"= 1'-0"



Plan View



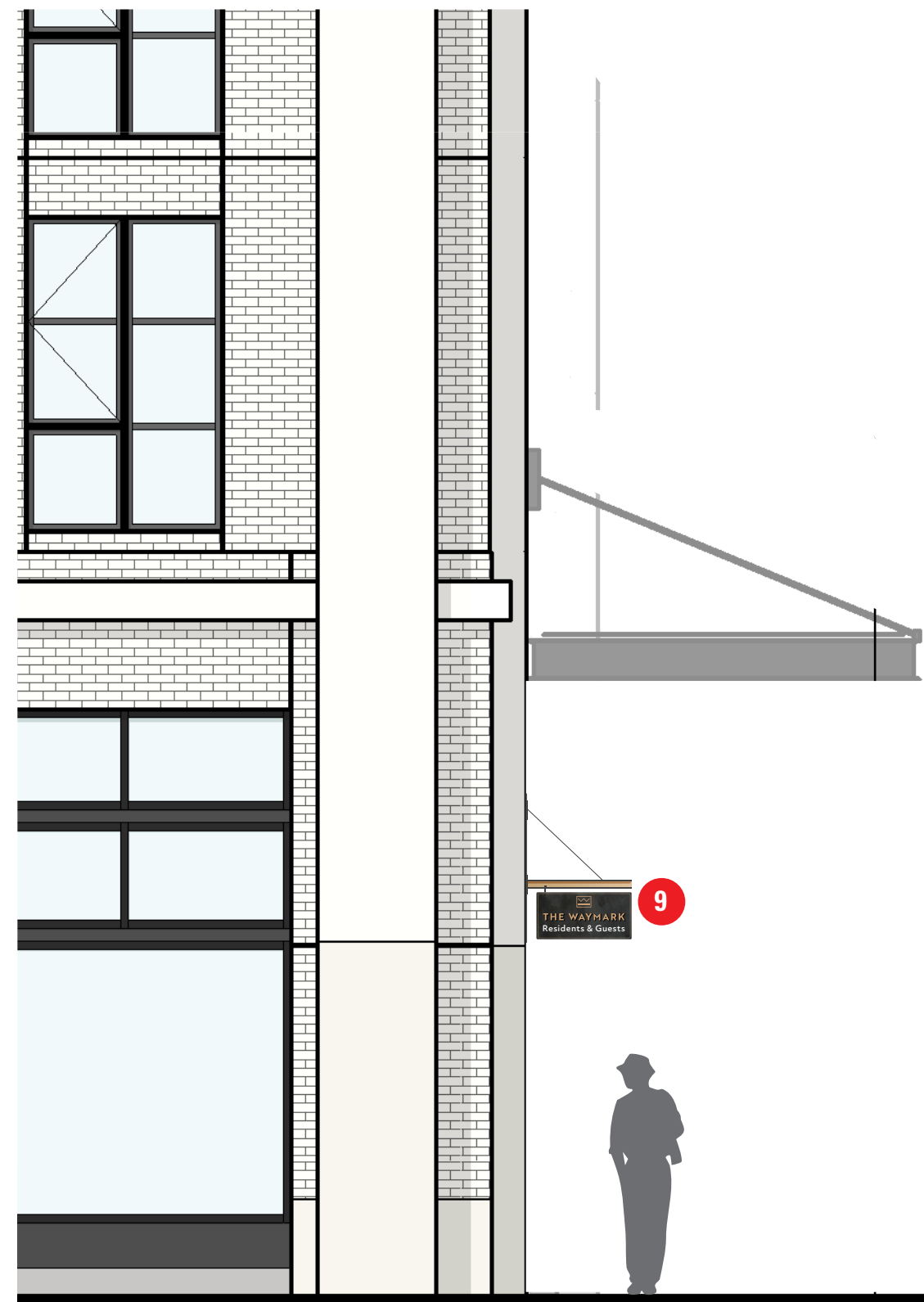
Front View
Scale: 1"= 1'-0"



22

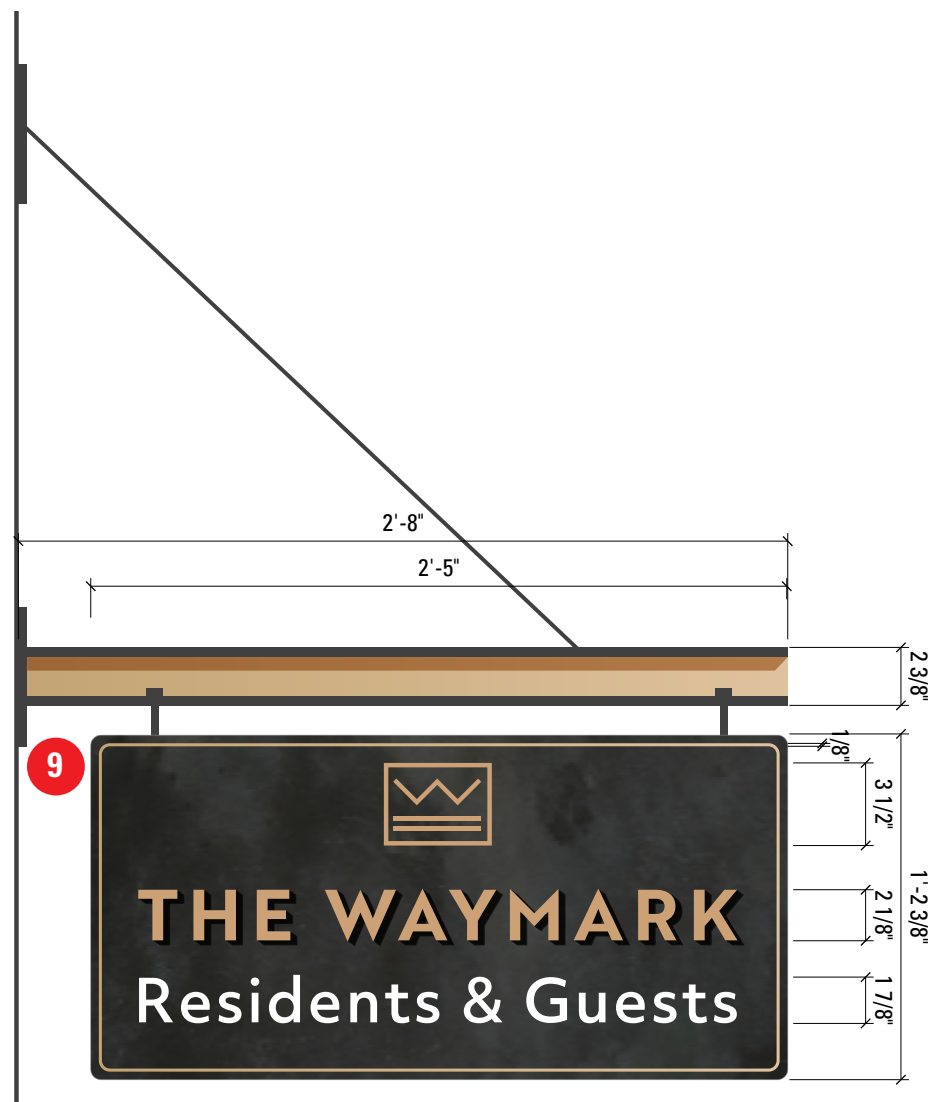
Building Entry Signs: Rails & Station Building

Fabricated reverse channel letters halo illuminated; with painted face and returns. Gold leaf vinyl with black vinyl background (where shown) graphics applied first surface.



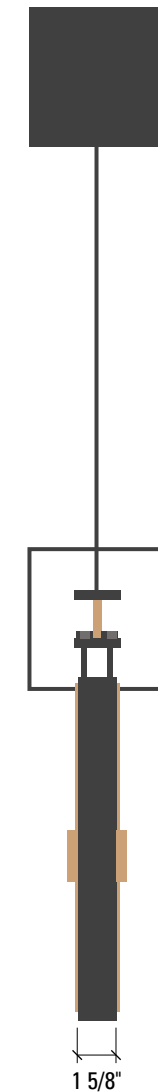
Side View

Scale: 1/4" = 1'-0"

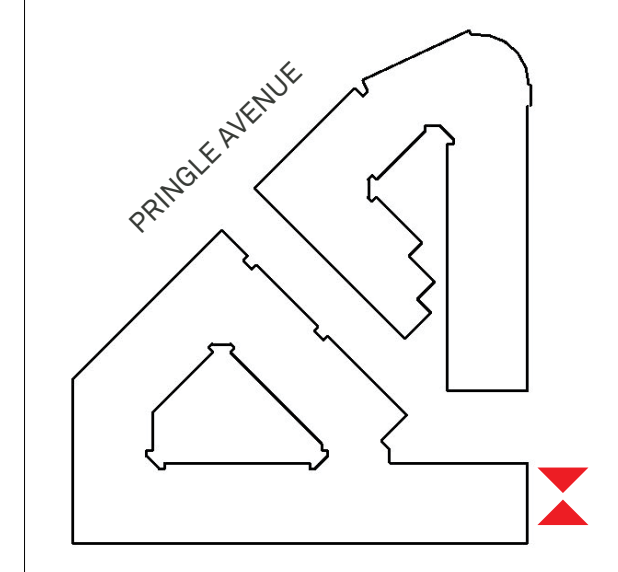


Front View

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



Side View

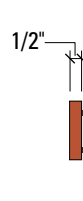


Plan View

Entry ID, Blade Sign: Rails & Station Building

I-beam structure and fabricated aluminum sign panel with screen printed graphics mounted to exterior wall; Sign panel to have a blackened steel faux finish with 1/4" raised reveal; non-illuminated.

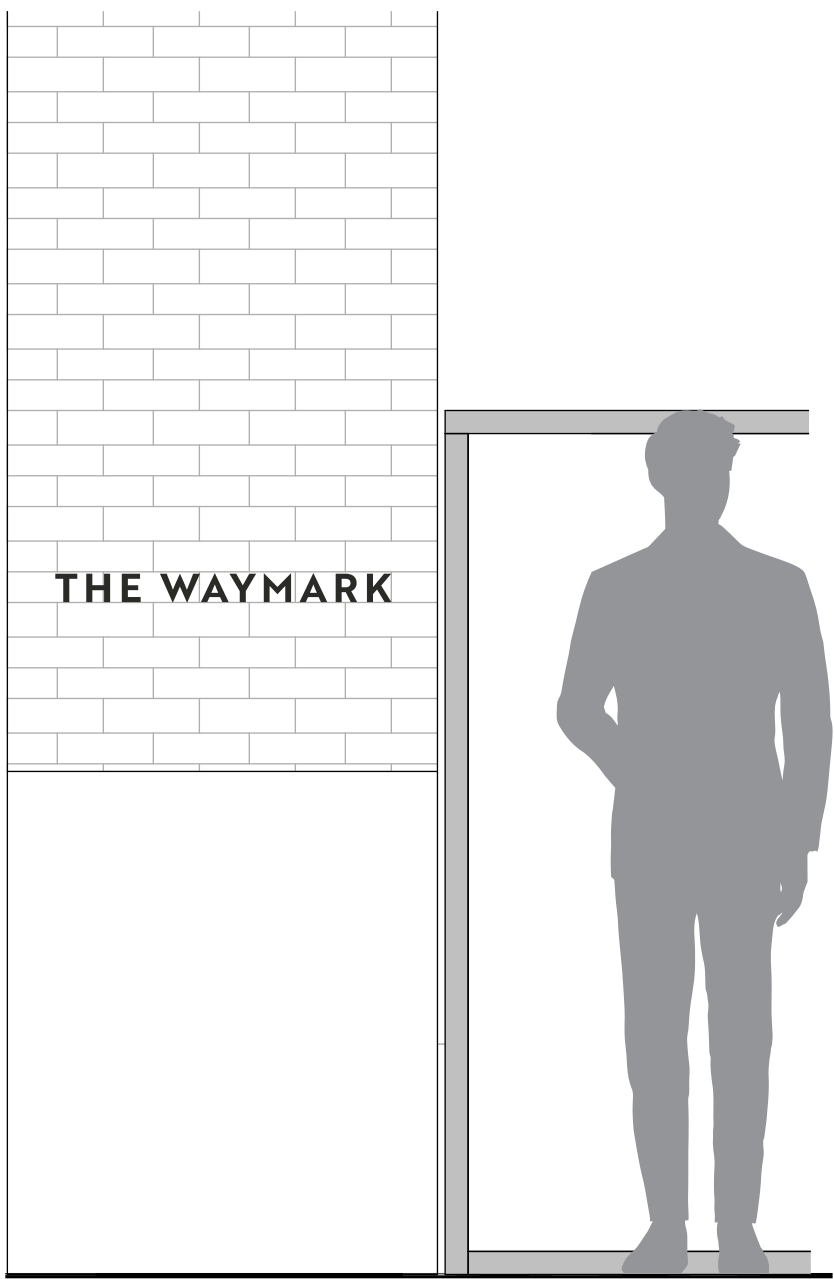
THE WAYMARK



Detail

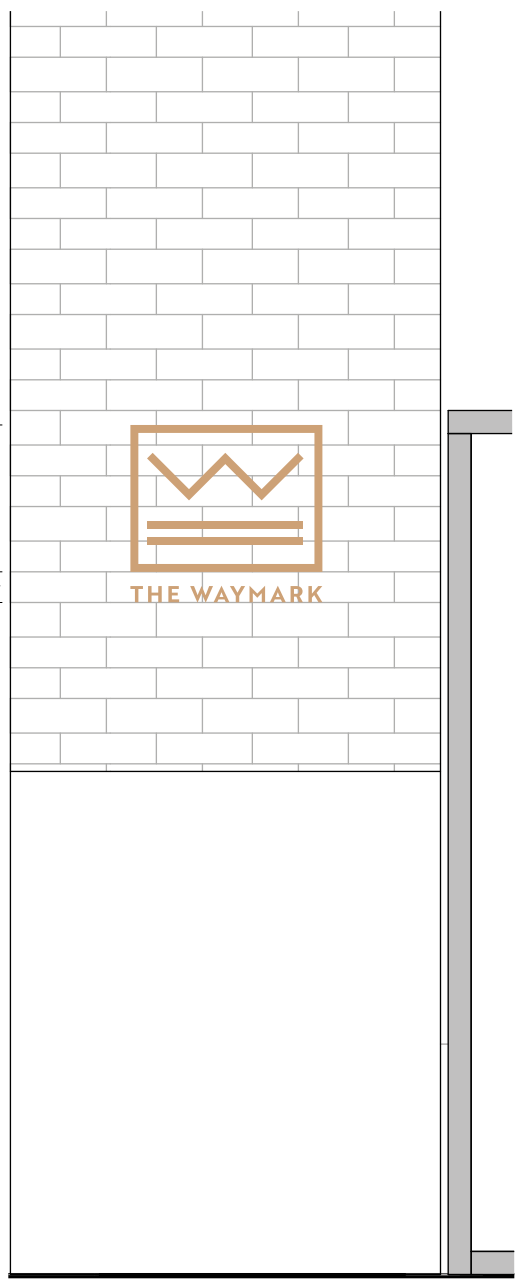
Scale: 1 1/2" = 1'-0"

Side View



Front View

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

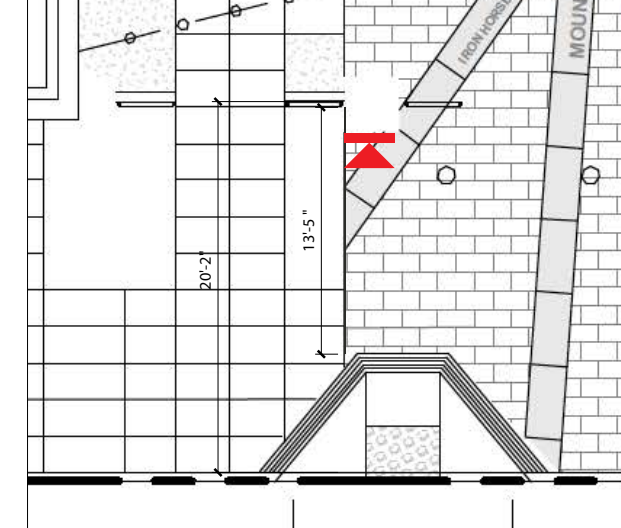


Front View Option



East Elevation

Scale: 1/8" = 1'-0"

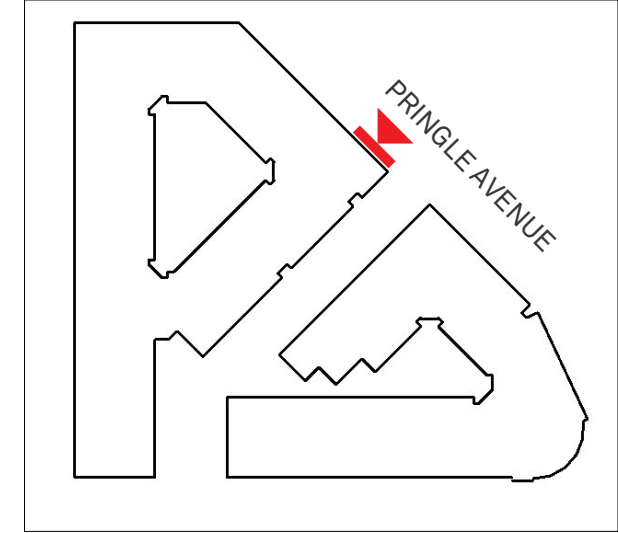
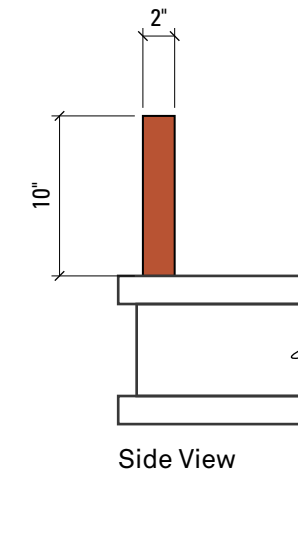
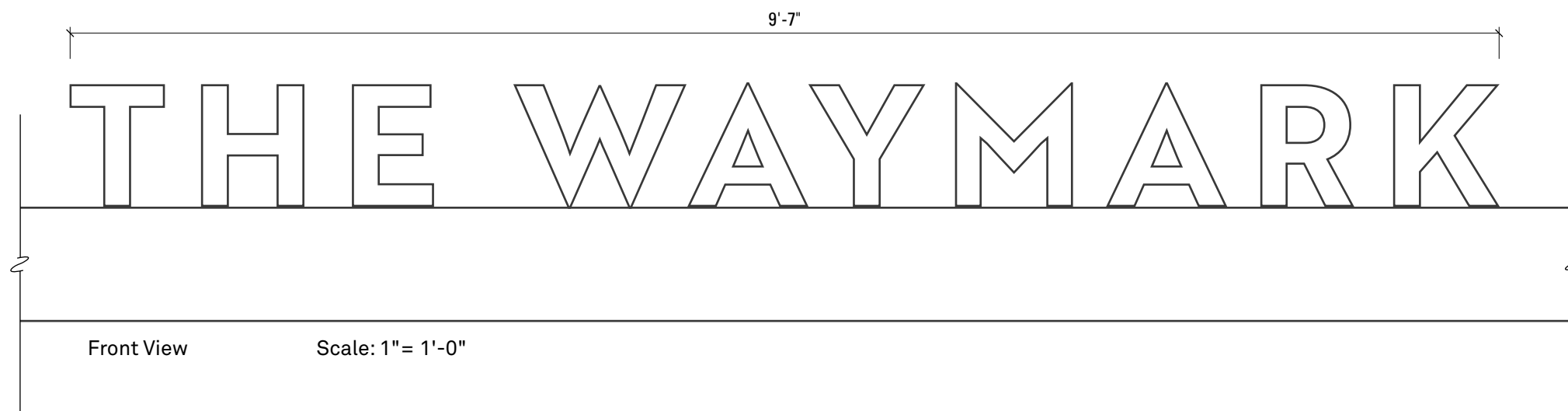


Plan View

Project ID at Entry Gates:

Painted aluminum dimensional letters pin mounted to wall.

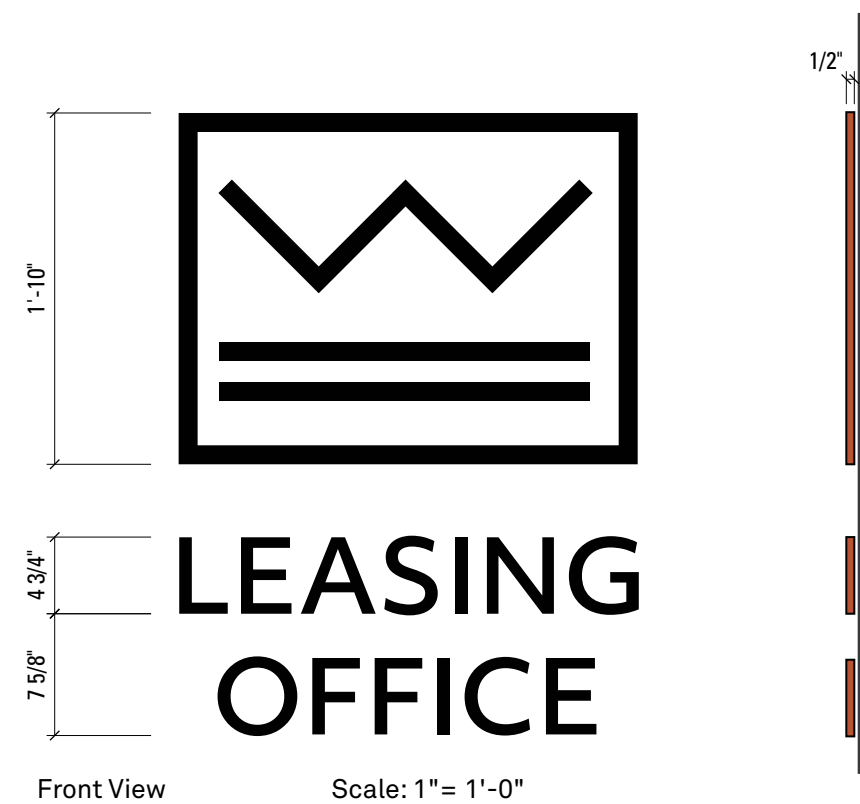
5 6



Plan View

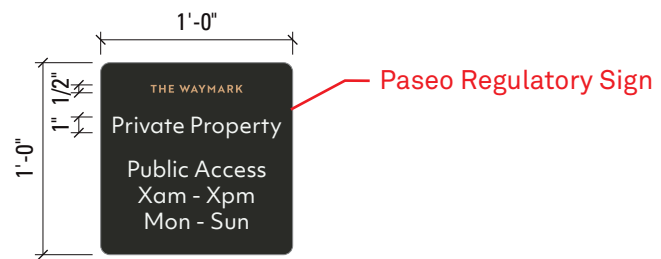


Context Elevation Scale: 1/4" = 1'-0"

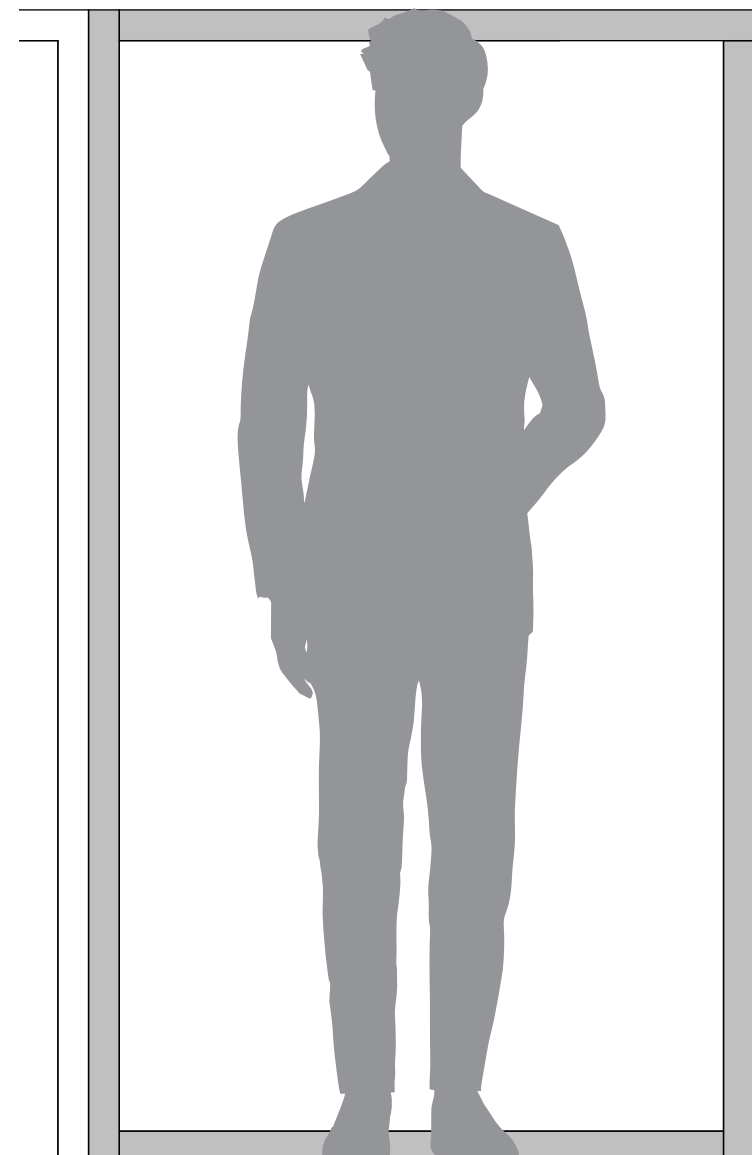


Leasing Office Signs:

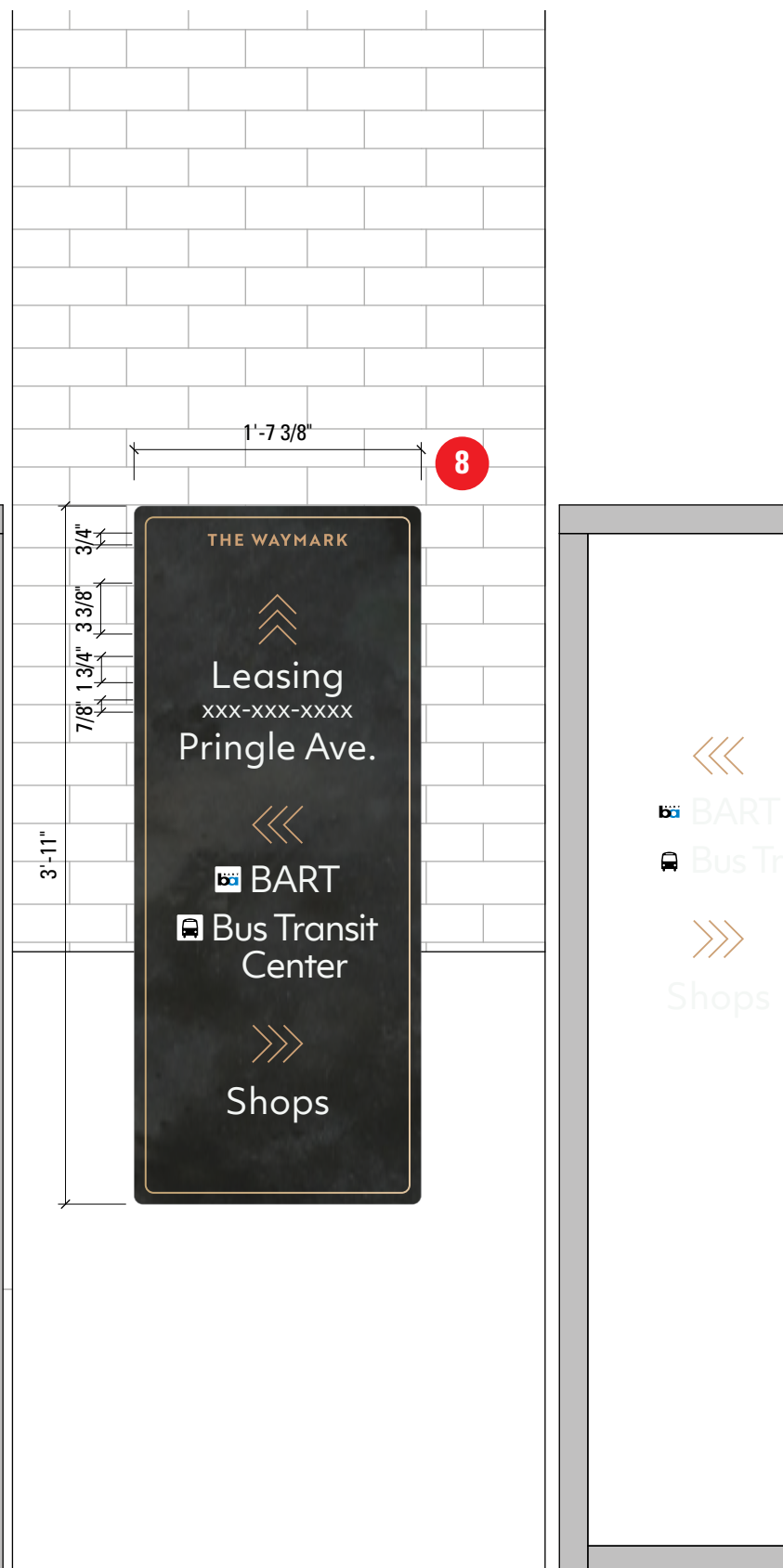
Fabricated reverse channel letters mounted to top of canopy rail, with painted aluminum dimensional letters and symbol pin mounted to wall. Address ID shown as gold leaf vinyl with black vinyl background.



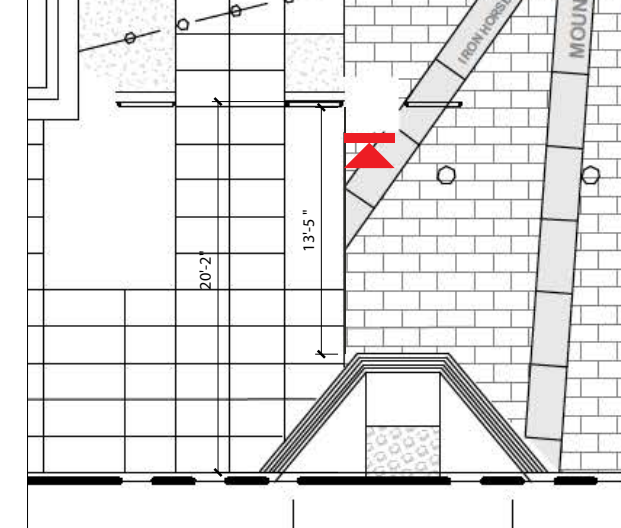
Front View Scale: 1" = 1'-0"



Front View Scale: 1" = 1'-0"



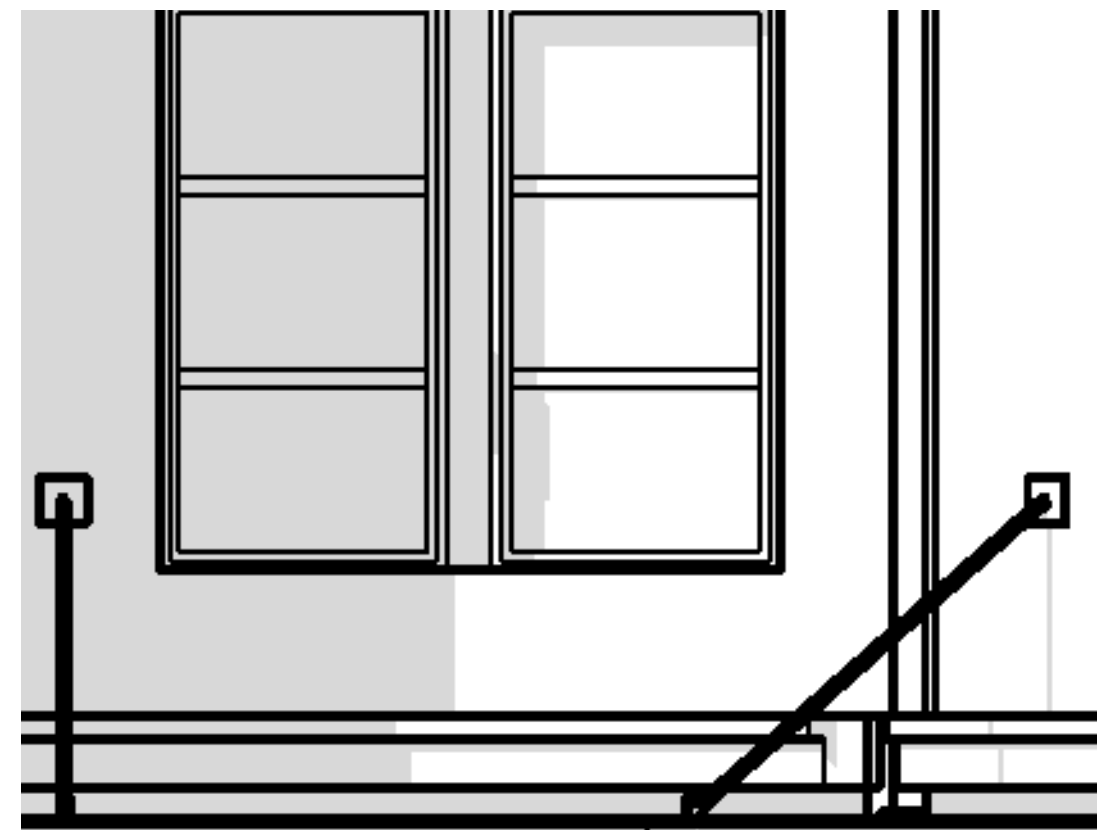
East Elevation Scale: 1/8" = 1'-0"



Plan View

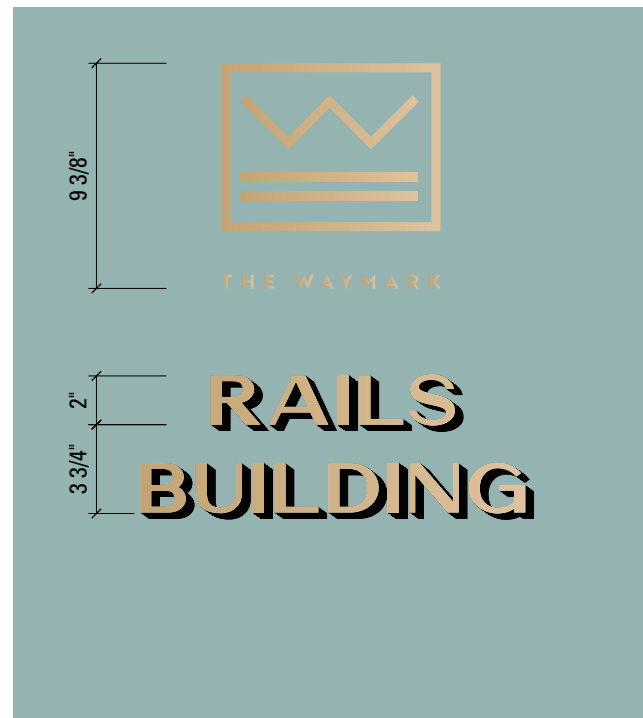
Pedestrian Directional, Wall Mounted & Paseo Regulatory Sign

Painted aluminum panel with screen printed graphics mounted to pilaster. Sign panel to have a blackened steel faux finish with 1/4" raised reveal. Regulatory sign to be painted aluminum panel with screen printed graphics.



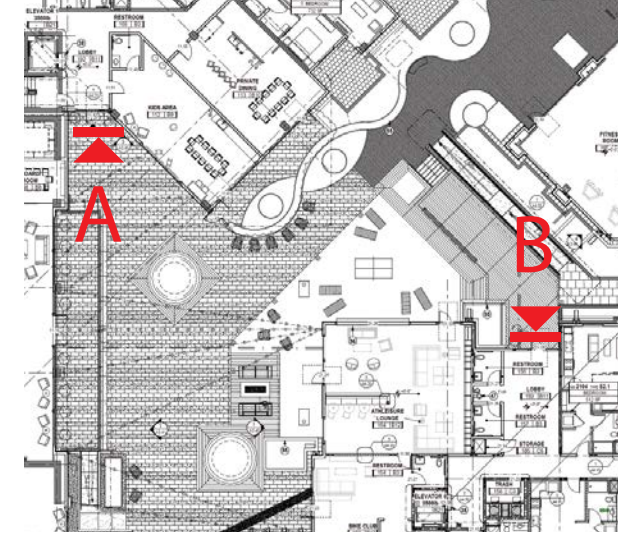
Context Elevation A

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



Front View

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



Plan View

For Reference Only.



Context Elevation B

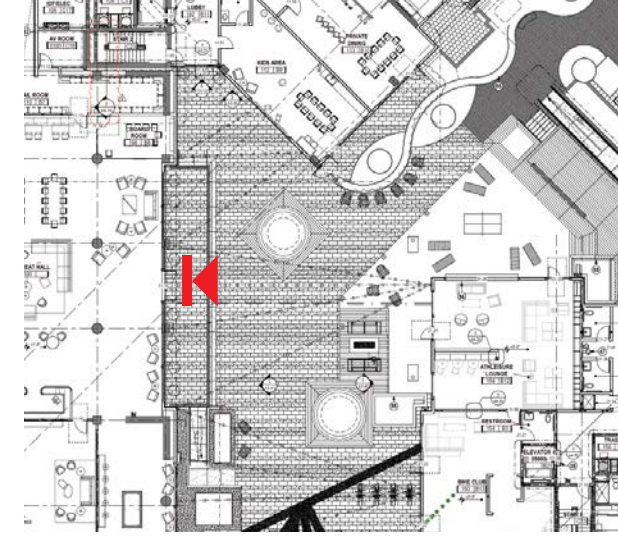
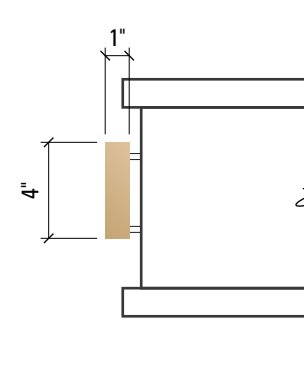
Scale: 1/4" = 1'-0"

Entry ID, Vinyl: Rails & Station: Trails

Gold leaf vinyl with black vinyl background (where shown) graphics applied first surface.



Front View
Scale: 1 1/2" = 1'-0"



Plan View

For Reference Only.



Context Elevation

Scale: 1/4" = 1'-0"



Front View

Scale: 3" = 1'-0"

Amenity ID, Letters & Vinyl:

Fabricated reverse channel letters halo illuminated; with painted face and returns. Gold leaf vinyl with black vinyl background (where shown) graphics applied first surface.



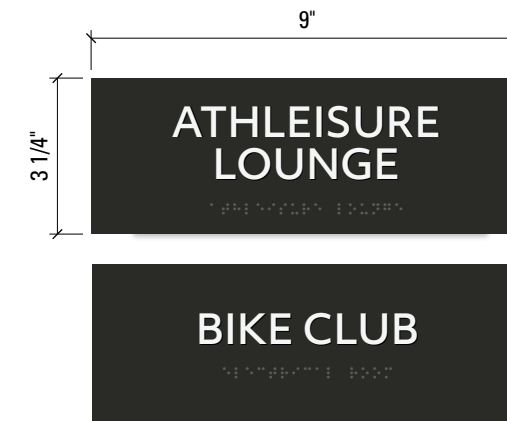
Front View A

Scale: 1" = 1'-0"

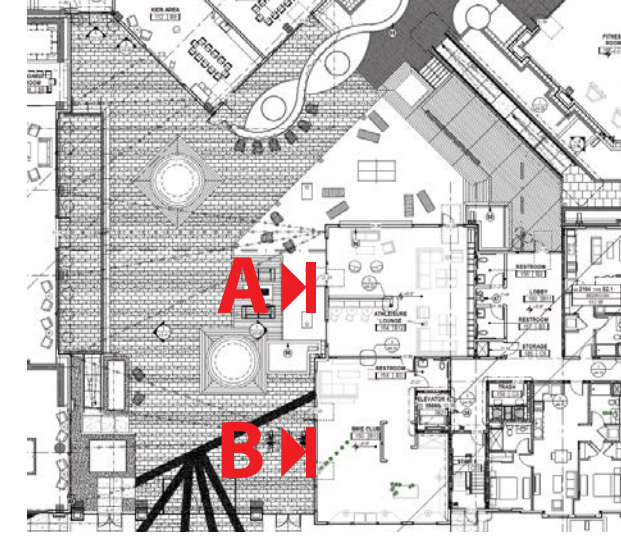


Front View B

Scale: 1" = 1'-0"



ADA Room ID
Scale: 3" = 1'-0"



Plan View

For Reference Only.



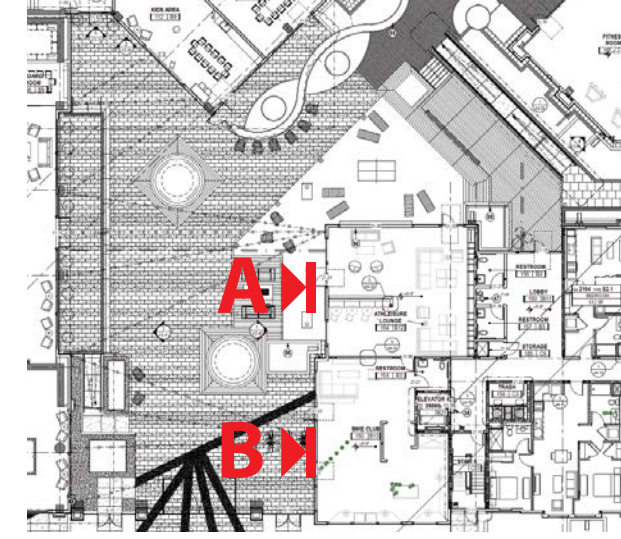
Context Elevation A

Scale: 1/4" = 1'-0"

Elevation B

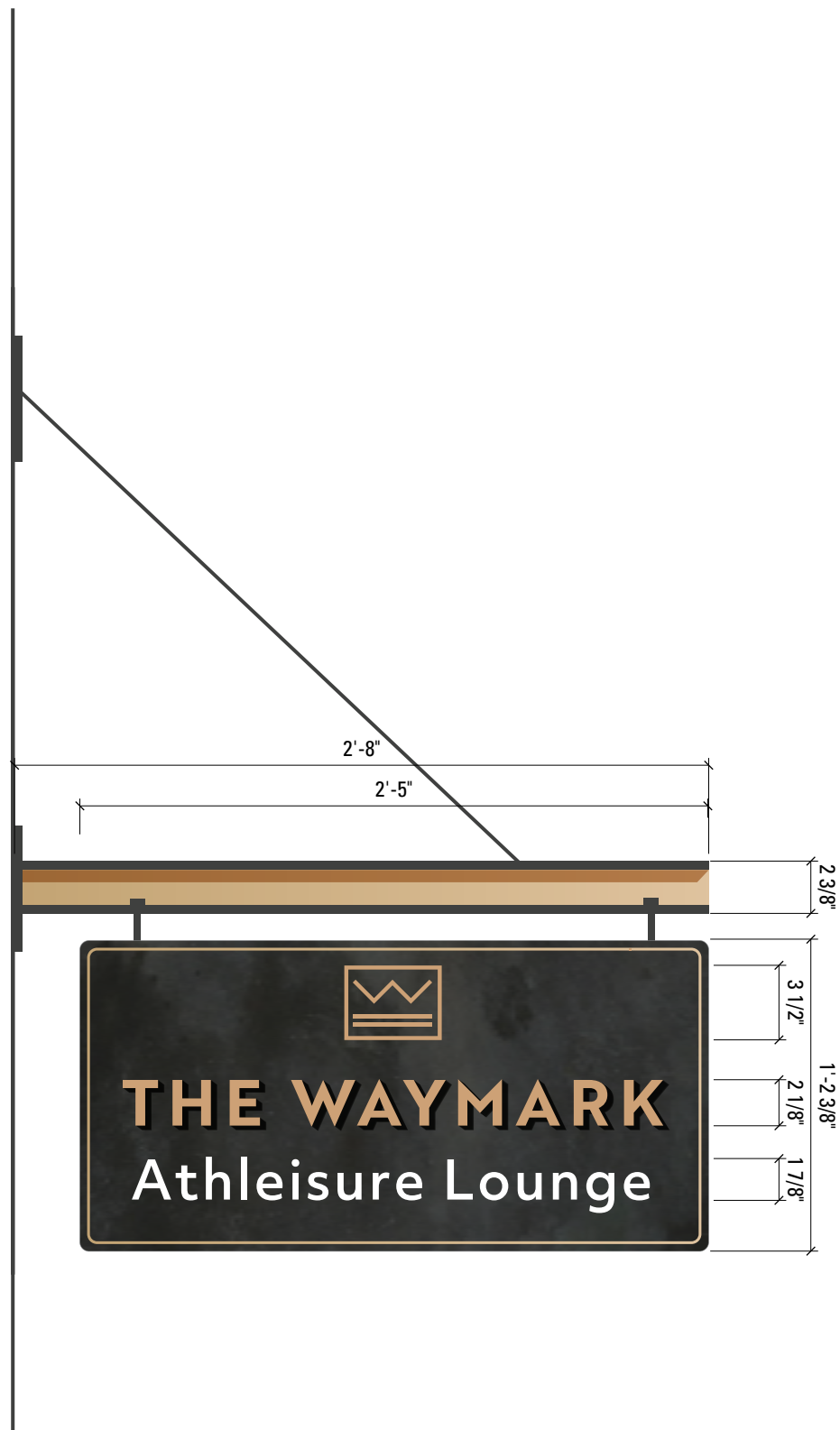
Amenity ID, Vinyl & ADA Plaque:

Gold leaf vinyl with black vinyl background (where shown) graphics applied first surface and ADA plaque (see pg. 59 for details) mounted to window with vinyl backer.



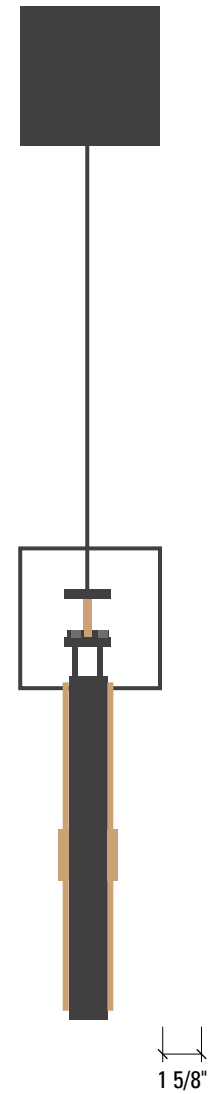
Plan View

For Reference Only.



Front View

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



Side View

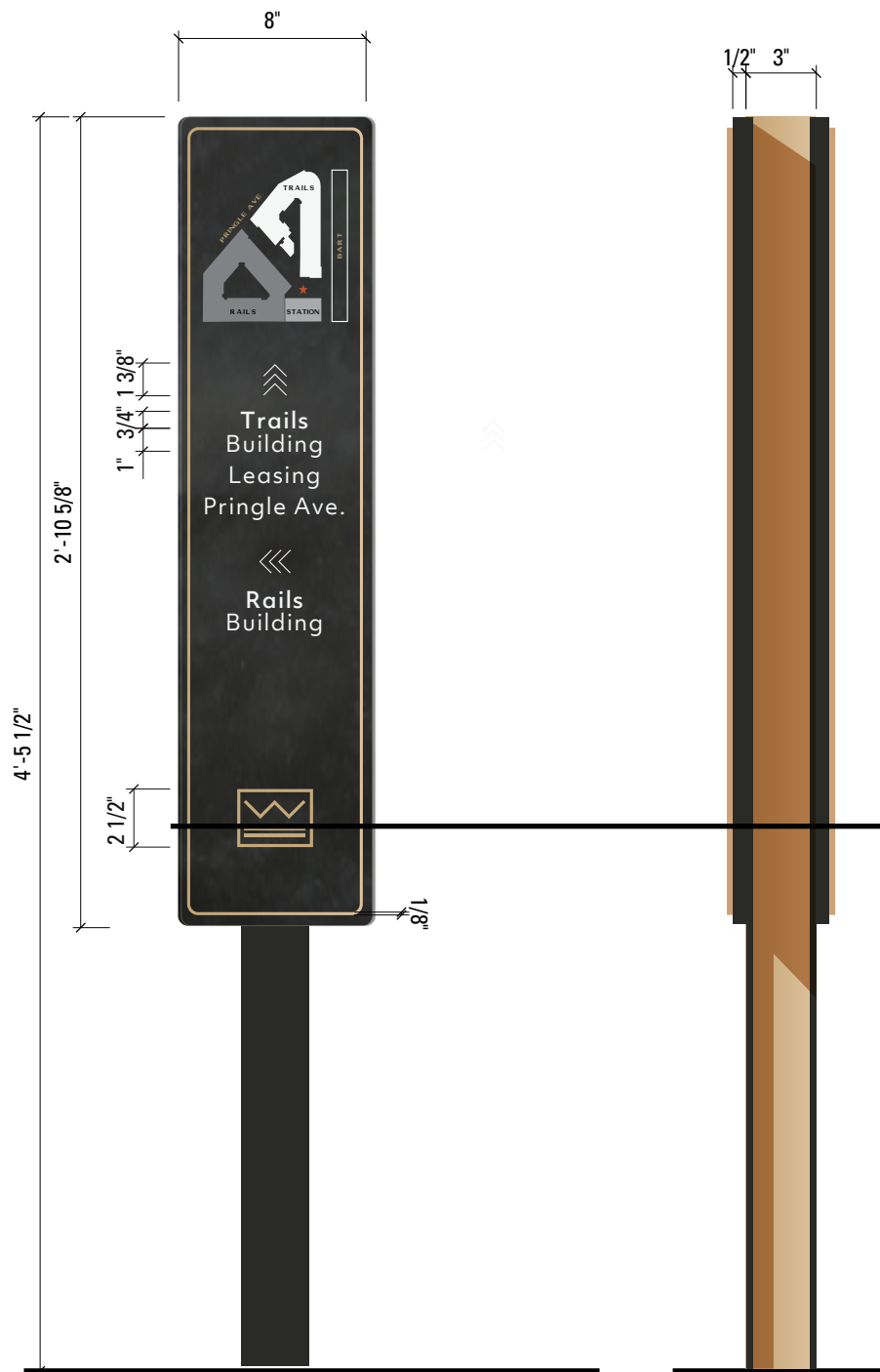


Context Elevation A

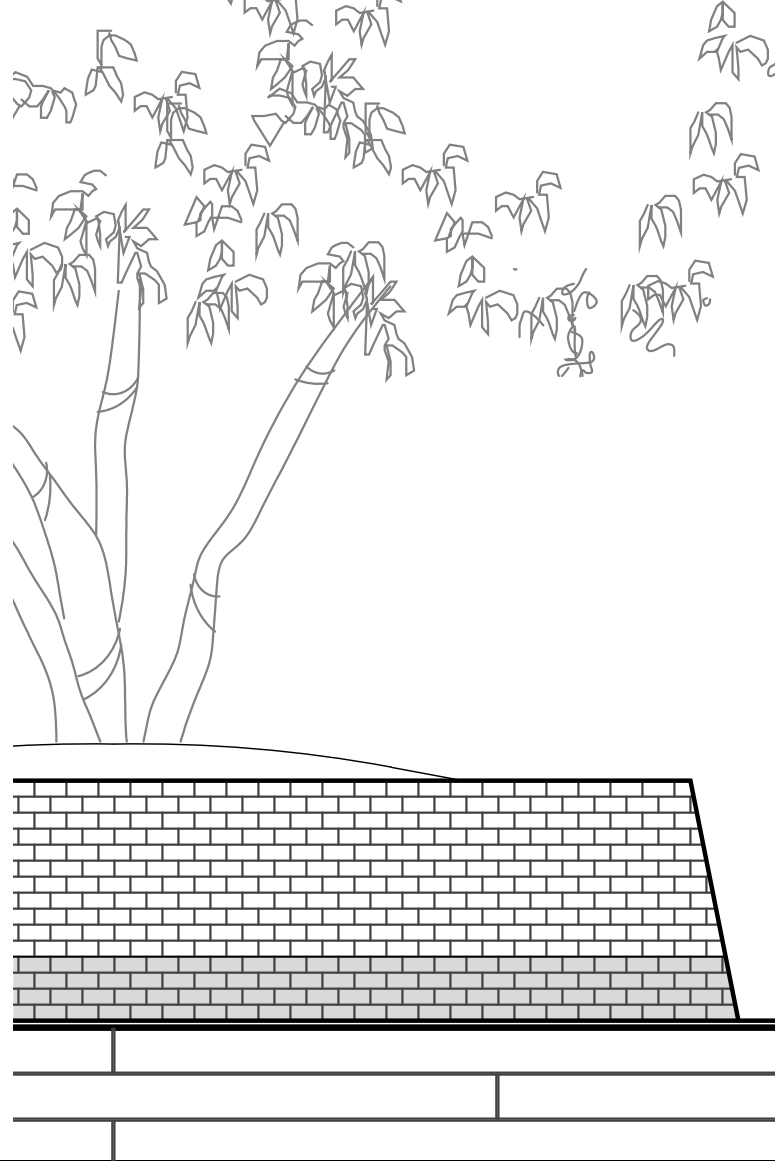
Scale: 1/4" = 1'-0"

Amenity ID, Blade Sign: Option

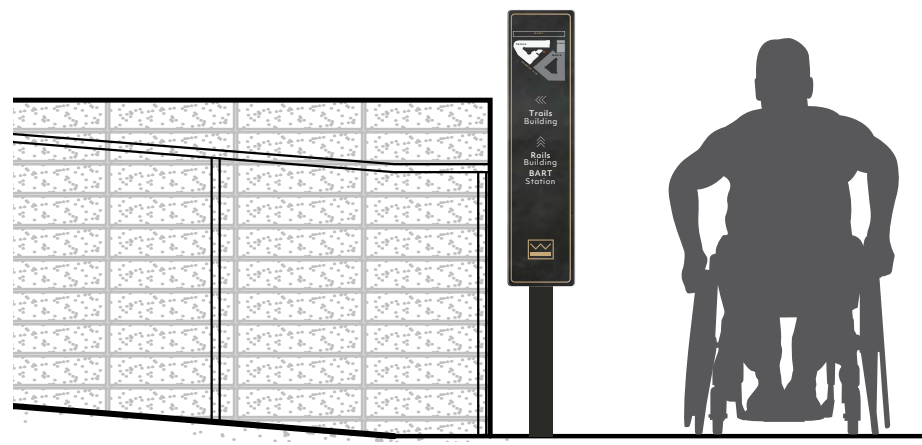
I-beam structure and fabricated aluminum sign panel with screen printed graphics mounted to exterior wall; Sign panel to have a blackened steel faux finish with 1/4" raised reveal; non-illuminated.



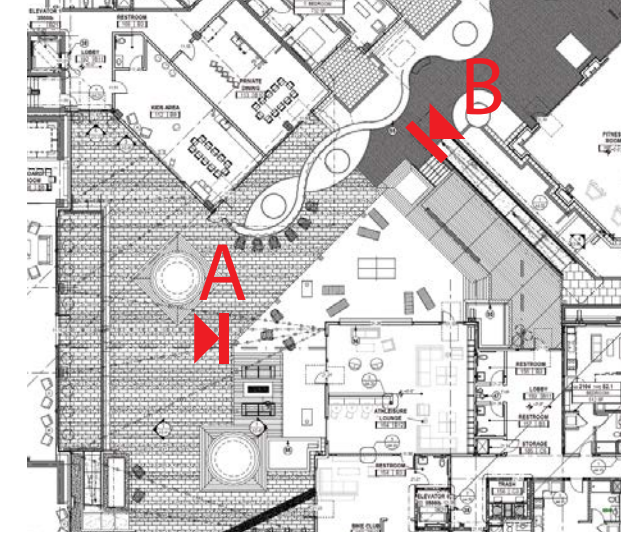
Front View Elevation A Scale: 1 1/2" = 1'-0"



Elevation A Scale: 1/2" = 1'-0"

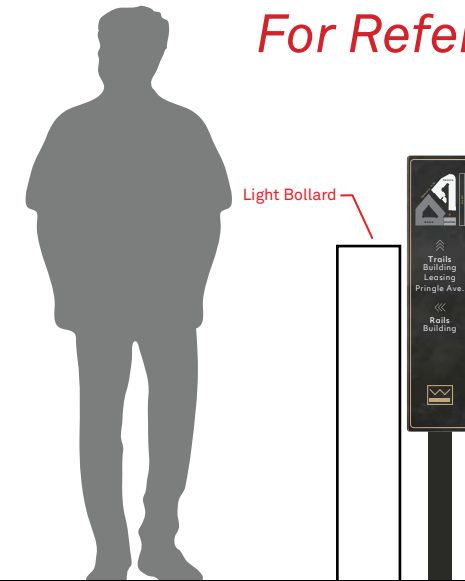


Elevation B Scale: 1/2" = 1'-0"



Plan View

For Reference Only.



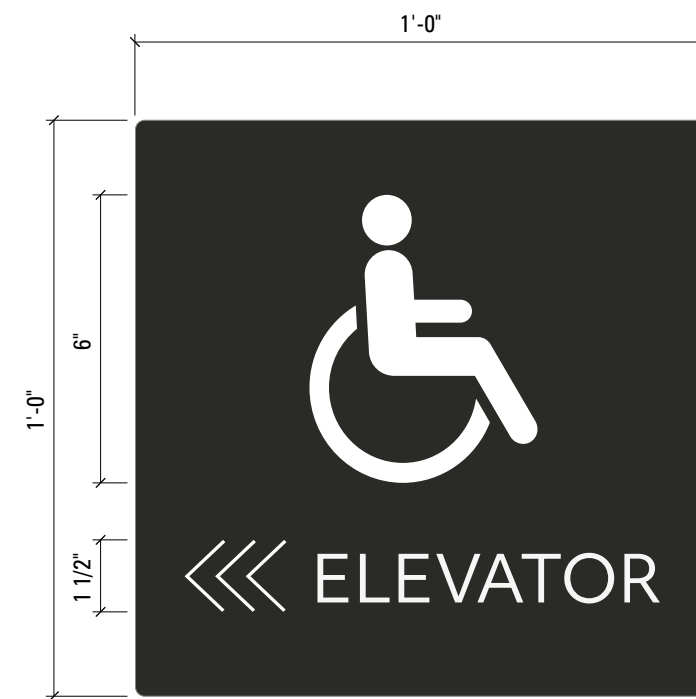
Pedestrian Directional Courtyard:

Painted aluminum panels with screen printed graphics mounted to i-beam post. Sign panel to have a blackened steel faux finish with 1/4" raised reveal.



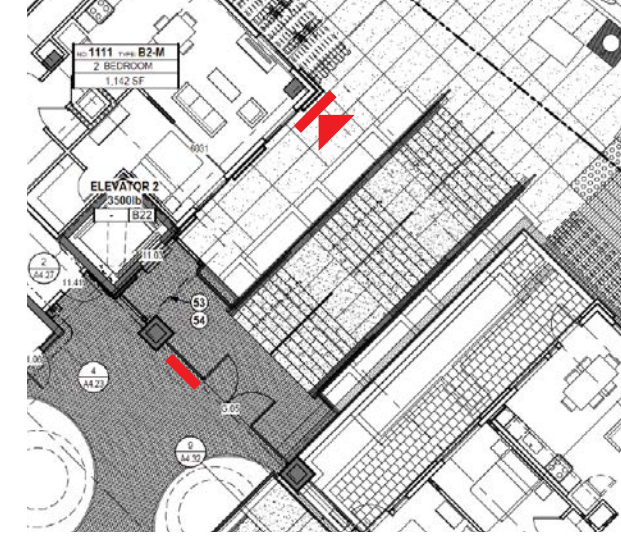
Context Elevation

Scale: 1/4" = 1'-0"



Front View

Scale: 3" = 1'-0"



Plan View

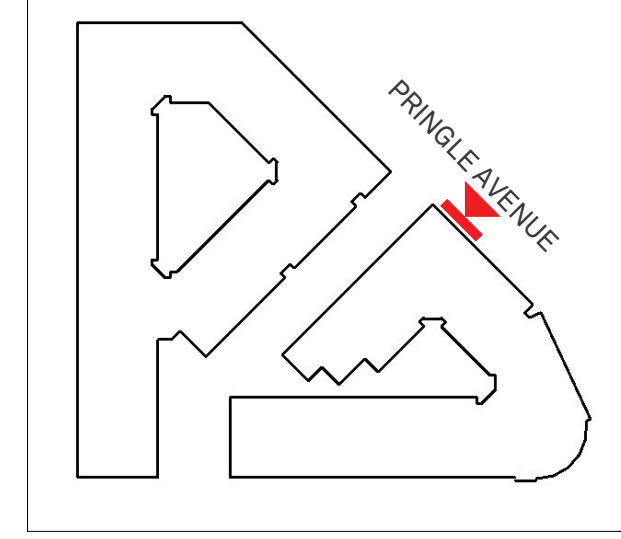
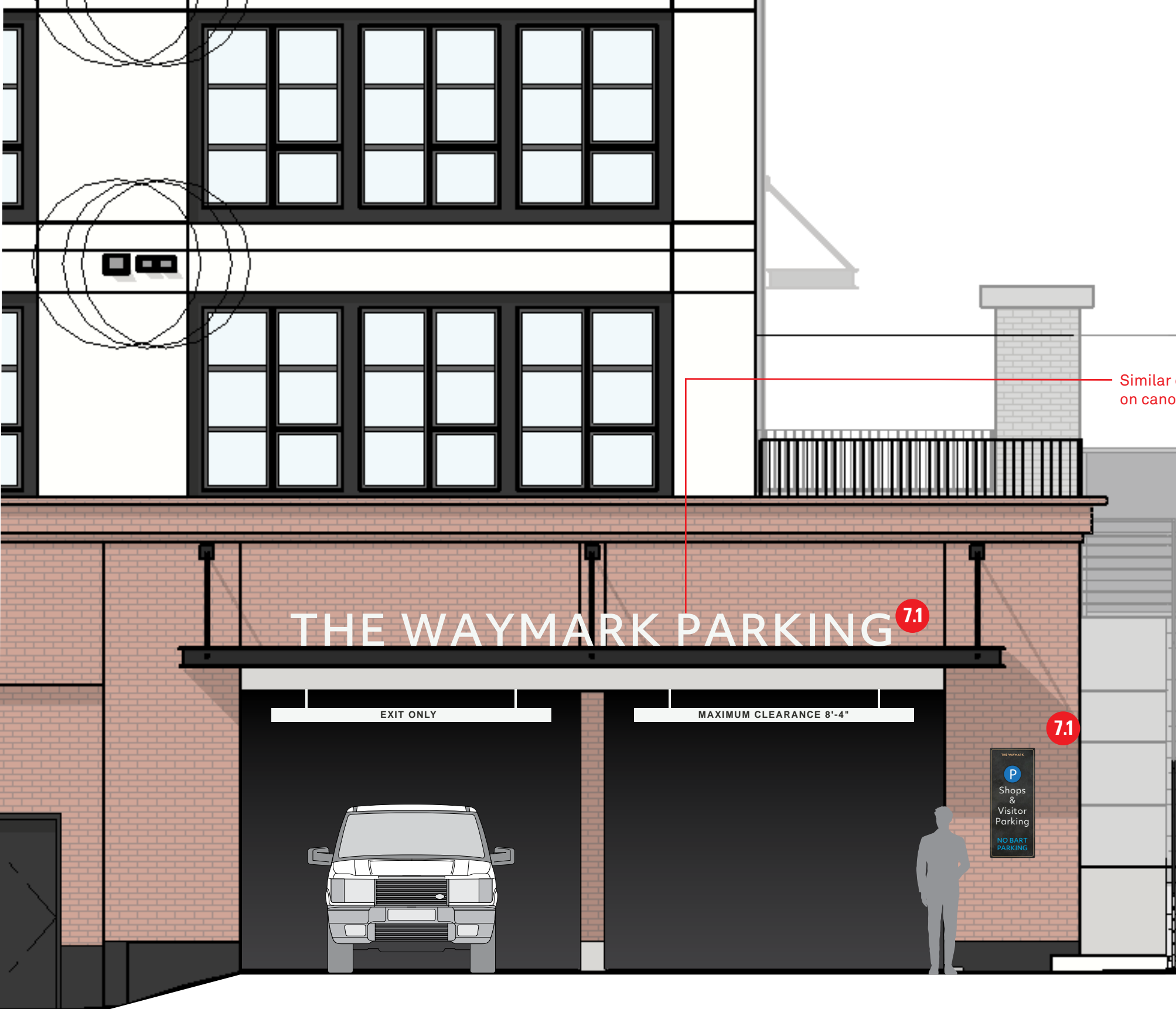
For Reference Only.

Elevator ADA Sign: Painted aluminum panel with screen printed graphics.

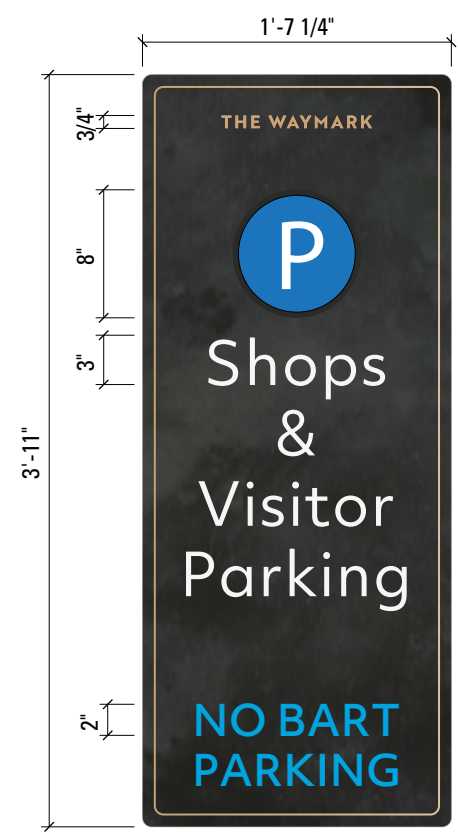
NEW STREET B



Parking



Plan View

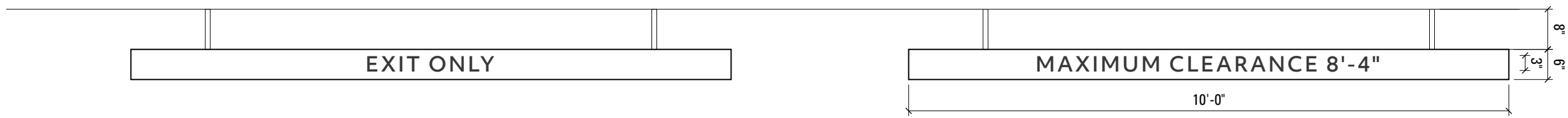


Front View
Scale: 1"= 1'-0"

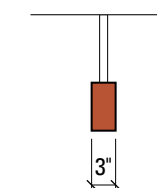
East Elevation
Scale: 1/4"= 1'-0"

Parking ID, Dimensional Letters & Wall Mounted Sign:

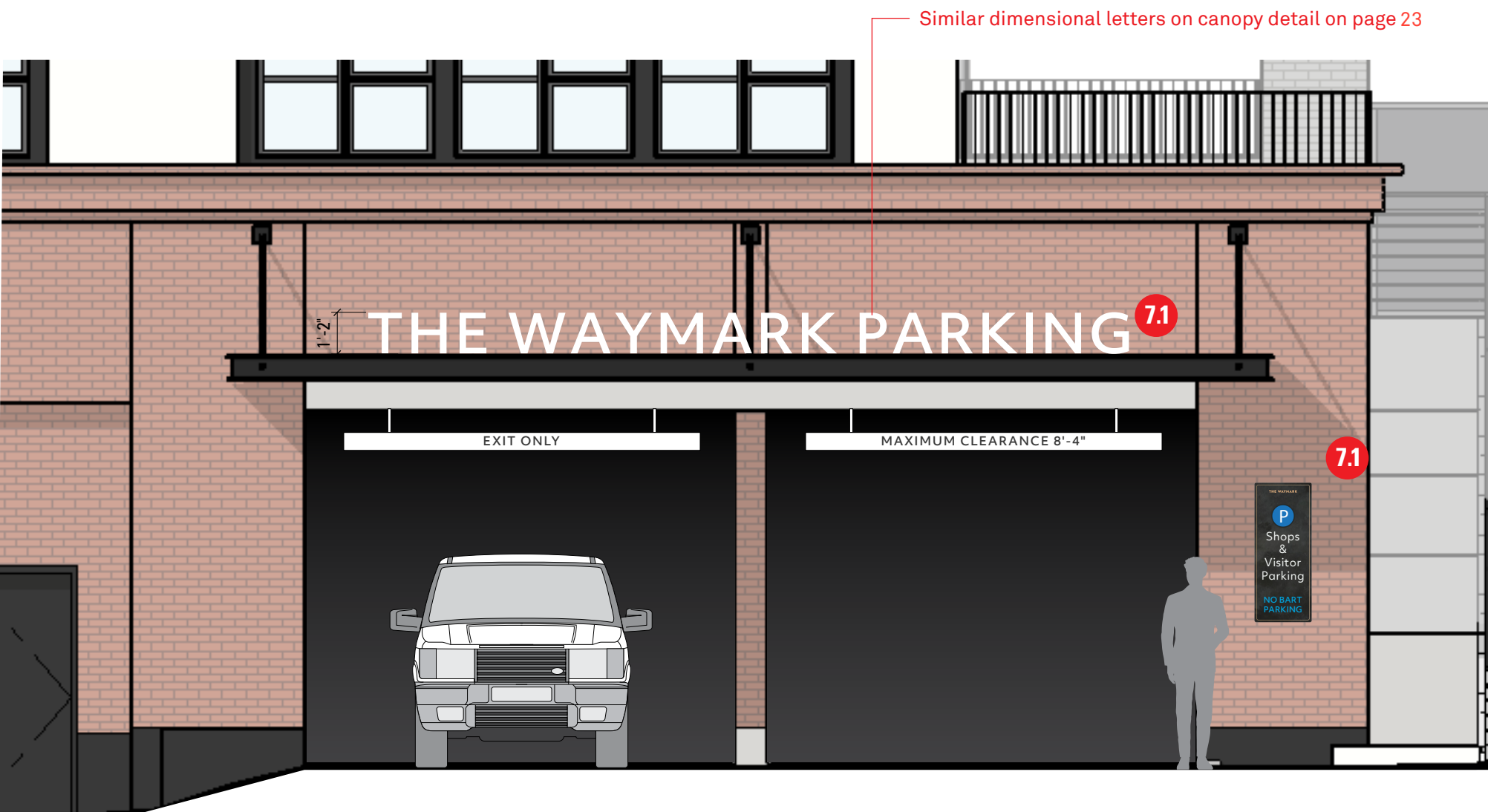
Painted aluminum panel with screen printed graphics. Sign panel to have a blackened steel faux finish with 1/4" raised reveal.



Front View
Scale: 1/2" = 1'-0"



Side View



Similar dimensional letters on canopy detail on page 23

East Elevation

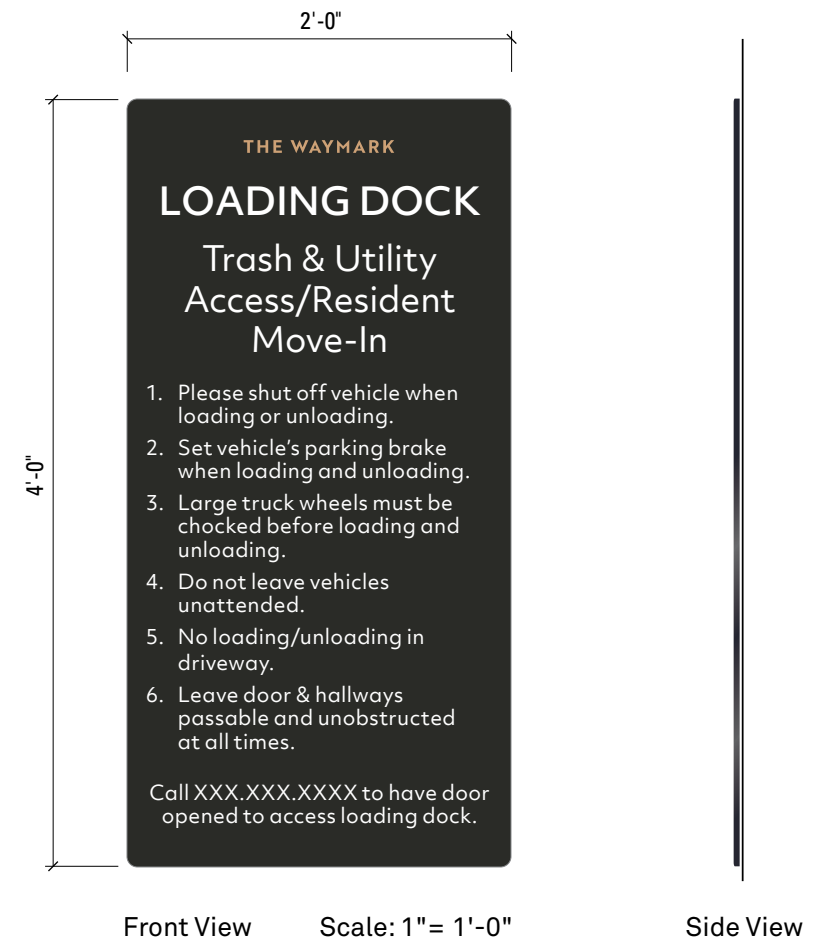
Scale: 1/4" = 1'-0"

Clearance Bar:

Clearance bar: fabricated aluminum tube suspended with stainless steel cable; painted, with reflective vinyl graphics.



Plan View



Front View

Scale: 1" = 1'-0"

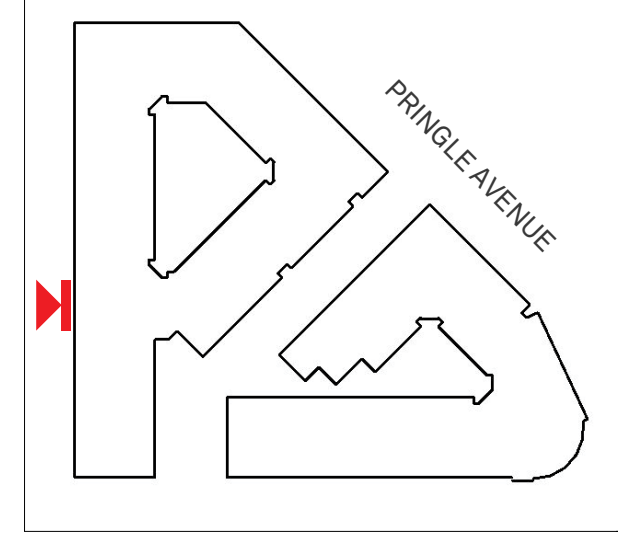
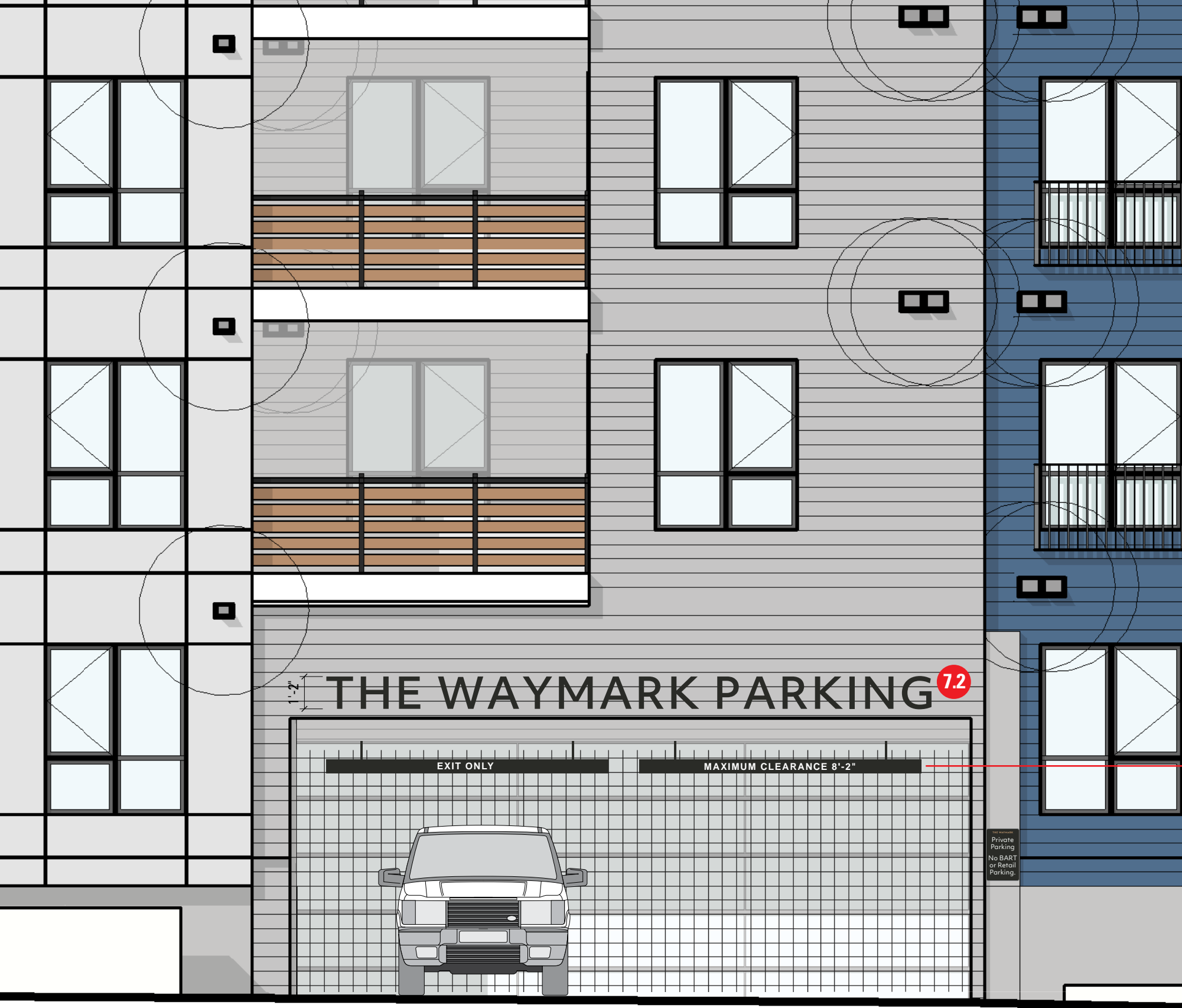
Side View

East Elevation

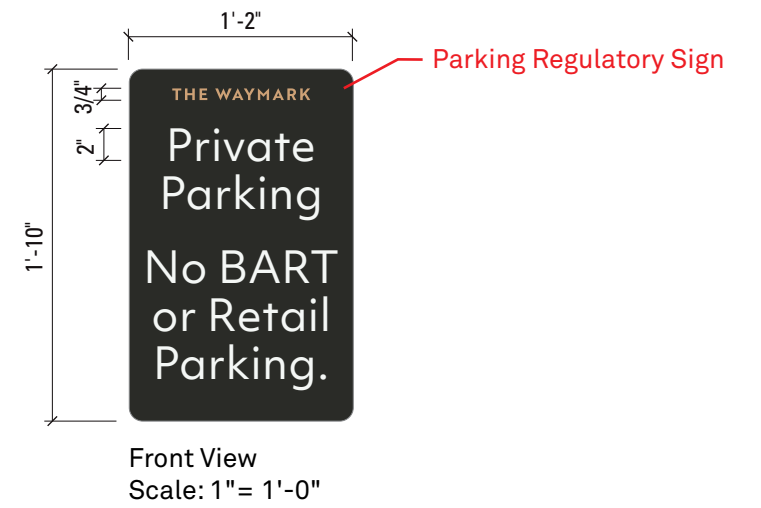
Scale: 1/4" = 1'-0"

Loading Dock ID:

Painted aluminum panel and painted graphic on roll up doors.



Plan View



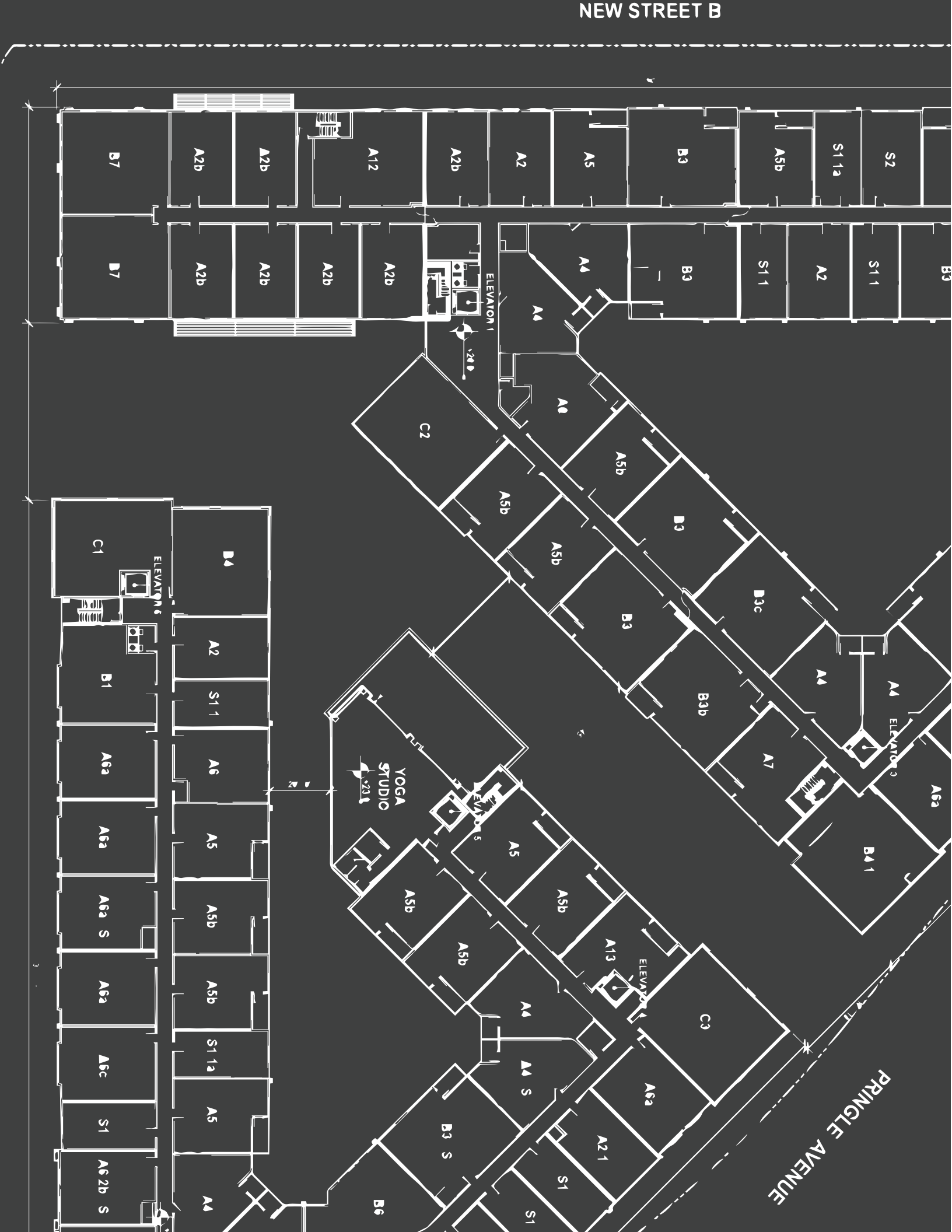
Similar clearance bar detail on page 33

East Elevation

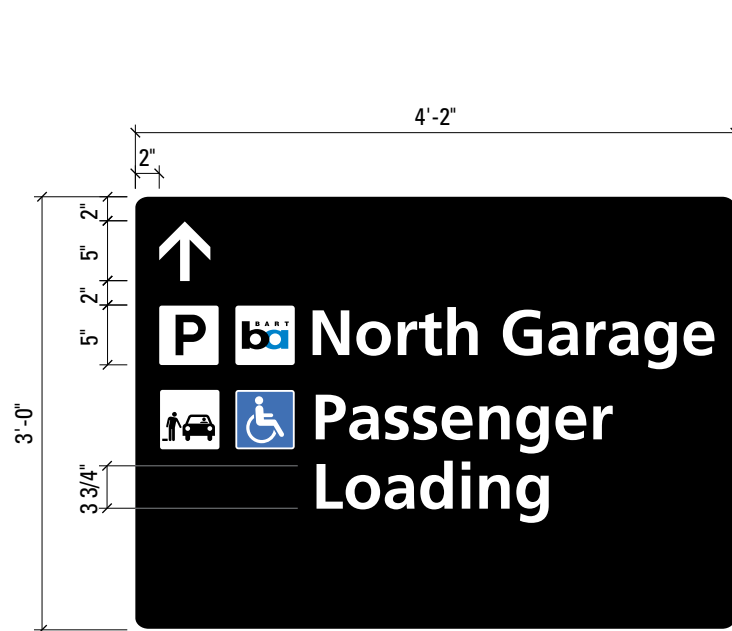
Scale: 1/4" = 1'-0"

Resident Parking ID & Clearance Bar:

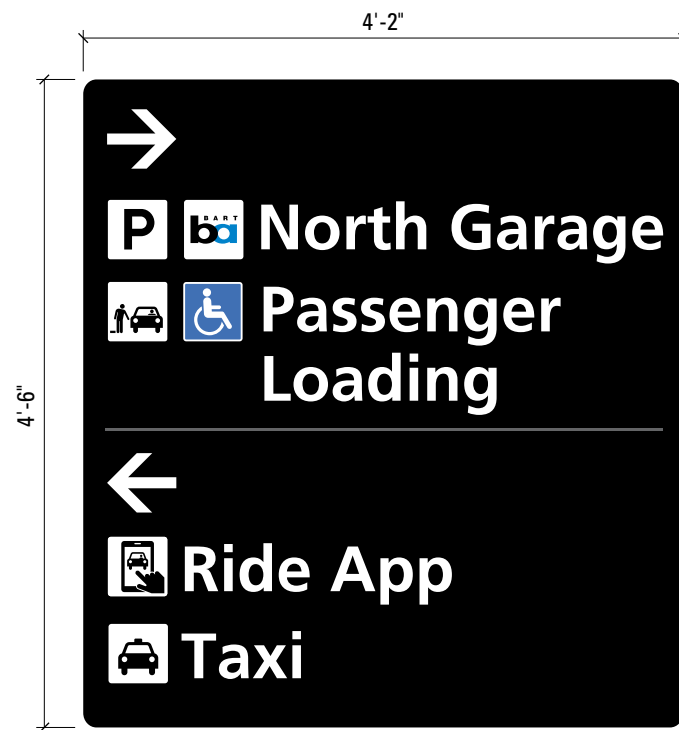
Painted aluminum dimensional letters pin mounted to wall.



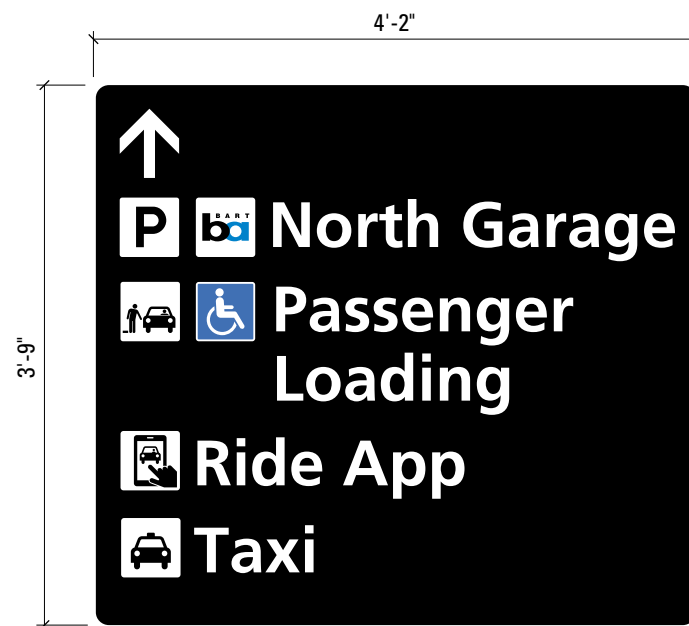
BART Wayfinding Signs



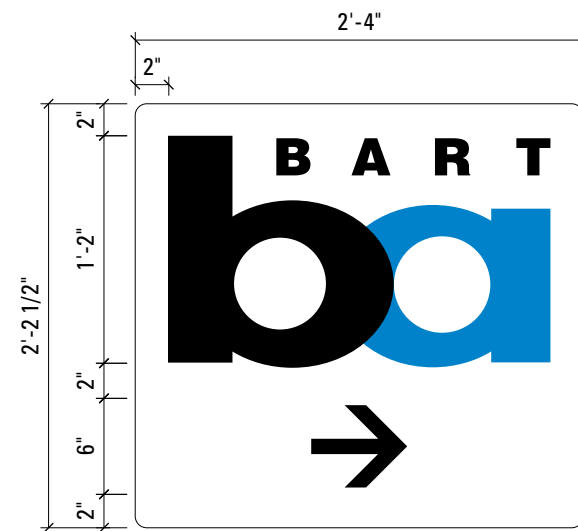
A



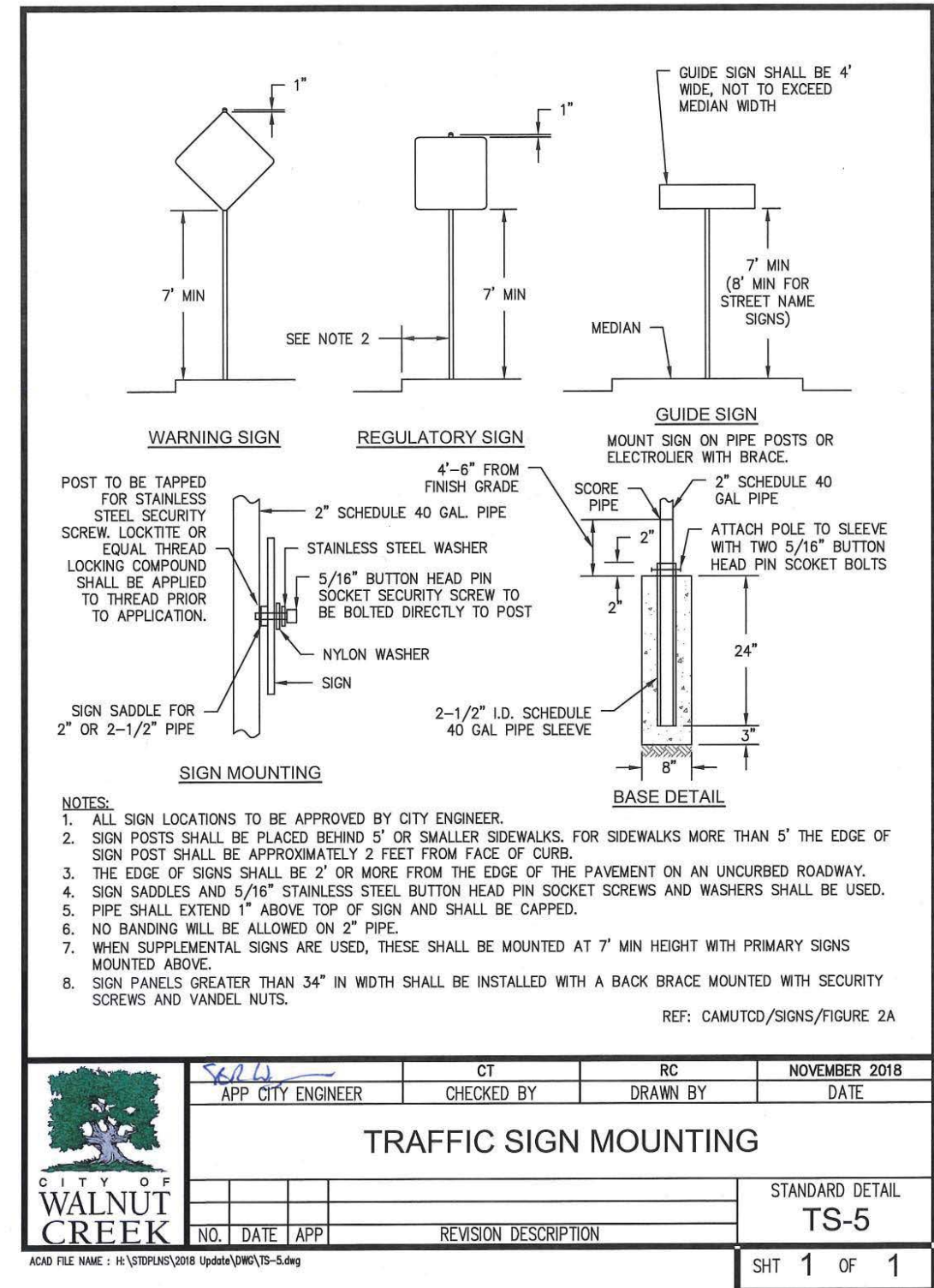
B



C



D



1

FRONT VIEW LAYOUTS

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

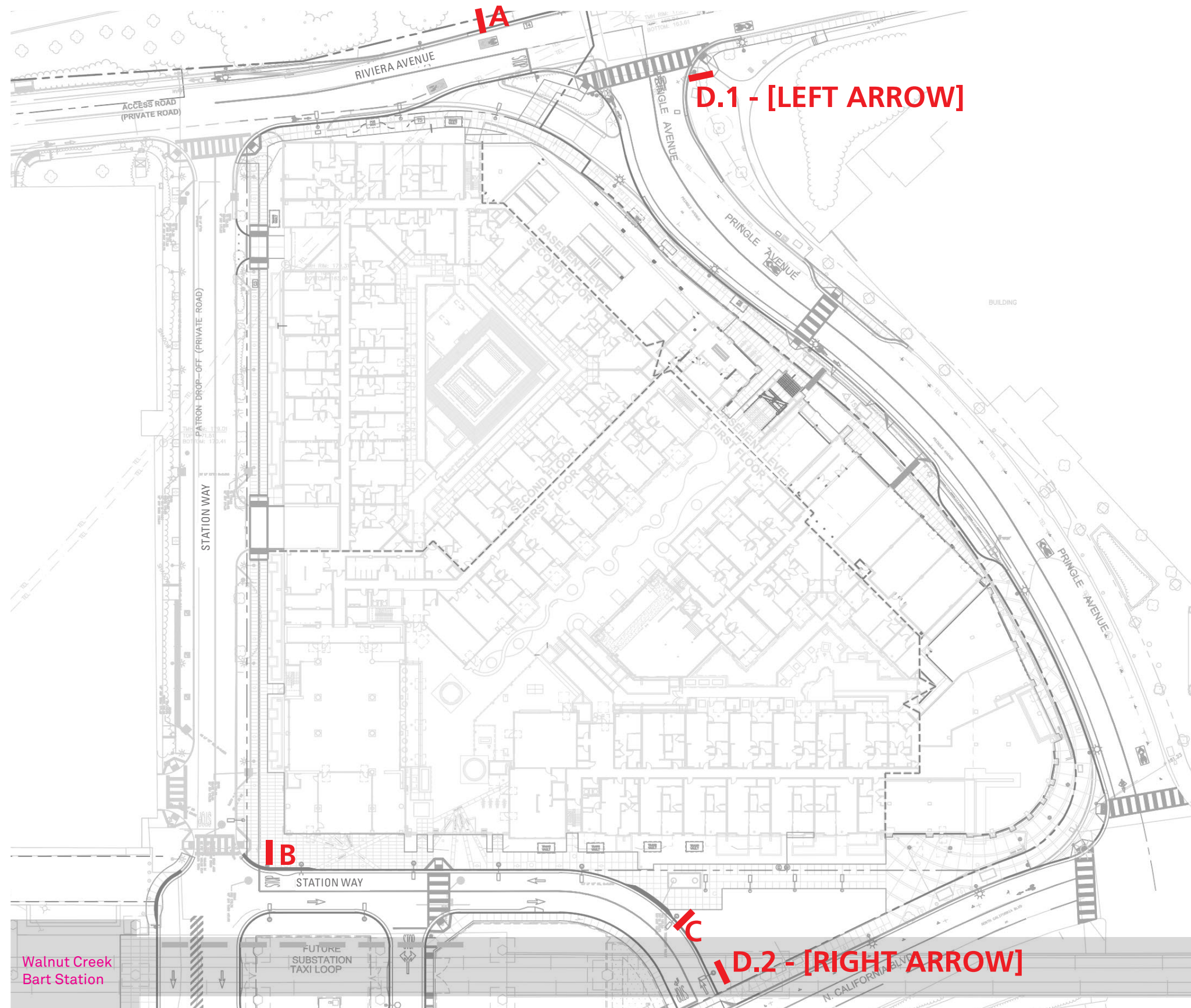
2

SIGN INSTALLATION DETAIL

Scale: NTS

Sign Layouts

BART is currently working on updating exterior wayfinding signage standards. Design including message and background colors may need to be updated for the different curb zones. Please coordinate with BART prior to fabrication for final approval of graphics.



Sign Location Plan



Retail Tenant Sign Guidelines

Landlord's Objective

The objective of the Signage Design Criteria guidelines is to provide standards and specifications that assure consistent quality, size, variety and placement for Tenant signs throughout the project.

The criteria are intended to stimulate creative invention and achieve the highest standard of excellence in environmental graphic communication. Such excellence can best be achieved through open and frequent dialogue between Tenant, Landlord and the Landlord consultants.

Signing at The Waymark is an integral part of the center's image and appeal, so signs shall be carefully placed and proportioned to the individual architectural façade on which they are located. Care in the design and installation of store signs will enhance the customer's appreciation of individual Tenants and contribute to the project's overall success.

Tenant and Landlord Signage Obligations

Tenant's Responsibilities

Design, fabrication, permitting, and installation of signs, including any structural support, time-clocks, connection to photocells, and electrical service from Tenant's panel and any special installation requiring addition or modification to the shell building approved by the Landlord.

The Tenant shall employ sign fabricators and installers who are licensed and are well qualified in the techniques and procedures required to implement the sign design concept and approved by the Landlord.

The Tenant shall abide by all governmental regulations and by all provisions, guidelines and criteria contained within The Waymark and this Sign Design Criteria.

Only those sign types provided for and specifically approved by the Landlord in Tenants' sign submission documents will be allowed. The Landlord may, at their discretion and at the Tenant's expense, correct, replace or remove any sign that is installed without Landlord's written

consent or that is not executed in conformance with the approved submission.

The sign shall be maintained in like new condition. The Landlord may, at their discretion, and with two weeks written notification, replace, remove, or refurbish, at the Tenant's expense, any sign that has deteriorated. The Landlord may, at their discretion, maintain a service contract for Tenant's sign subject to reimbursement by the Tenant.

Tenant shall furnish the Landlord with a copy of all sign fabrication and installation plans and permits prior to installation.

Signs shall be powered through concealed conduit from Tenant's electrical panel.

Sign illumination shall be turned on by means of a photocell and turned off by means of a programmable timer set to center hours of operation determined by the Landlord.

Signs shall be removed by the tenant when tenant vacates the property. Tenant will coordinate all signage installations on site with the property manager.

Landlord's Responsibilities

Provide base building design and construction information requested by Tenant's sign design consultant. Process in a timely way the review, revision and approval submissions of the Tenant's sign design drawings.

There are many acceptable sign treatments and a mixed media approach of several different elements and lighting techniques is allowed.

Tenants are strongly encouraged to consider the architectural style of their façade, the overall concept of the project, the scale of the proposed sign and the critical viewing angles and sight lines when designing graphics and signs for the storefront.

The Waymark Sign Design Criteria supersedes all less restrictive Sign Codes by the City of Walnut Creek and the governing district. If the Tenant can show good cause for a deviation from the size limitations outlined within, which does not violate any City of Walnut Creek and governing district written Sign Code or regulation regarding the size and placement or storefront signs, the Landlord will consider such requests. Any deviations from this City-approved Master Sign Program requested by tenants, shall require an MSP amendment by the City's Design Review Commission.

Sign Types and Placement Criteria

Primary Tenant Identification Sign:



Tenant is allowed one primary identification sign located in the designated sign zone just above the primary store entrance. Tenants located on building corners with two or more active storefronts are allowed a second primary identification sign upon approval of the Landlord.

Sign size: Based upon the Tenant's leased frontage, as measured in a straight line from Lease line to Lease line for each storefront elevation.

A logo can be part of the identification sign if it is a standard part of the Tenant's branding for chains with at least 3 stores. All subject to

landlords sole discretion, and logo is counted as part of sign area. Otherwise, the logo can be displayed as a window graphic.

Tenants are to follow Primary Tenant Identification Sign criteria as outlined in the Tenant Elevations Section.

Additional Primary Tenant Identification Signs:

Specific suites with building elevations facing multiple exposures may incorporate one additional primary identification sign per active storefront exposure, subject to Landlord's approval.

Signs may identify the business name and a minimum generic word description of the service. No brand product identity or specific service descriptions may be displayed.

NOTE: Specific locations and surrounding architectural treatments can dictate the maximum sign height and length, which may differ from the general guidelines proposed above. The Landlord reserves the right to approve or reject any proposed sign on the basis of its size and placement.

Retail Tenant Signage Criteria

**Sign Types and Placement Criteria:
Blade Sign**



Tenants are allowed one blade sign per storefront exposure. Blade signs shall be limited to 4.5 square feet in size.

The blade sign program has been established to work with each Tenant's graphic identity.

Tenants are to follow Blade sign criteria as outlined in Tenant Elevations Section.

Proposals for blade sign designs will be reviewed at the time of the Tenant's overall sign design submission. It is the responsibility of the Tenant to ensure that the fabrication and installation by their contractor includes adequate support for the blade sign.

Landlord will provide a structural blade sign armature with attachment detail for each blade.

**Sign Types and Placement Criteria:
Window Signs and Graphics**



Tenants shall be allowed window graphics, not to exceed more than fifteen percent of the ground floor window area and are on a building frontage. Window graphics can be concentrated in one window or equally spread over a tenants occupied space Window applied signs may be allowed on second surface (tenant interior) of glass. Signs may be a decal, hand painted or gilded presenting the Tenant name, logo or brand.

**Sign Types and Placement Criteria:
Other Store Signs**

**Suite Identification Signs
And Store Hours**



Suite identification signs shall be provided to the Landlord standard at the Tenant's expense. Signs will include Tenant Suite Address, Days and Hours of operation. Landlord will provide exact design standards and specifications that the Tenant can follow or guidelines for area, placement and scale if the Tenant wishes to brand their information. Storefront suite number, address, and store hours printed black on optically clear vinyl and mounted to second surface (interior) of storefront glass. Placement should be typical per elevation and indicated in tenant's signage submittals.

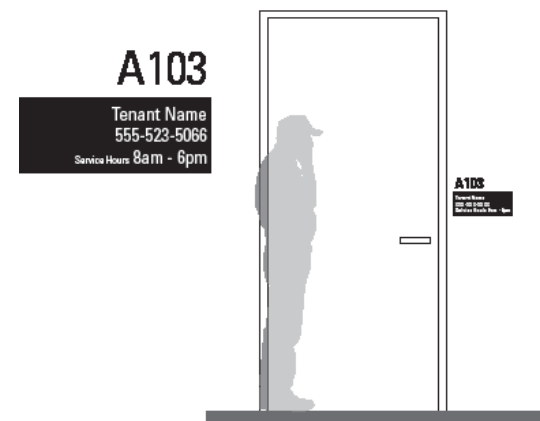
Fonts are Norfolk regular and Objectiv medium. Tenants are allowed to use their own fonts if desired, subject to Landlord approval.

Retail Tenant Signage Criteria

Legally-Required Storefront Signs

Most Tenant suites will include the primary storefront entry doors as a legal means of egress from the interior. If required by code, Tenant provide a sign at storefront entrance doors identifying “these doors are to remain unlocked during business hours” in an upgraded surface mounted panel matching the storefront finish. Such signs shall not be placed as to be visible from the exterior tenant storefront.

Service Door Signs



Landlord-designed rear door signs shall be provided by the Tenant at the Tenant’s expense. Tenants shall be required to identify their service door for delivery and emergency purposes. Tenants shall provide die cut vinyl transfer letters indicating the suite letter or number affixed to service

door centered at five feet (5’- 0”) above the threshold. Landlord will provide exact design standards and specifications.

Allowable Sign Types and Illumination Methods

Prohibited Sign Types

- Unadorned rectangular cabinet signs with translucent or opaque faces
- Awning signs and logos
- Projecting Signs
- Temporary wall signs, pennants, banners, inflatable displays or sandwich boards, unless specifically approved by the Landlord.
- Exposed junction boxes, wires, transformers, lamps, tubing, conduits, raceways or neon crossovers of any type
- Signs using trim-cap retainers
- Window signs unless approved by the Landlord (Note: box signs hanging in display windows are not allowed, and the use of exposed neon in window displays may be allowed subject to Landlord approval)
- Pre-manufactured signs, such as franchise signs, that have not been modified to meet these criteria
- Paper, cardboard or Styrofoam signs, stickers, or decals hung

- around or behind storefronts
- Signs on roofs or equipment screens
- Exposed fasteners, unless decorative fasteners are essential to the sign design concept
- Simulated materials such as wood grained plastic laminates or wall coverings
- Flashing, oscillating, animated lights or other moving sign components, except as specifically approved by the Landlord
- “Open” or “Closed” signs in storefront doors or display windows
- Any signs prohibited by the City of Walnut Creek sign ordinance Sec. 10-8.107.

Sign Lighting Recommendations



Tenant signs shall be creatively illuminated using a variety of lighting techniques. One or more of the following may be allowed:

- Internally illuminated acrylic faced channel letters
- Opaque-faced reverse channel

- letter with silhouette (halo) illumination (LED)
- Fiber optics
- Incandescent (LED) light bulbs, if integral to the exposed sign design
- Internally illuminated signs with seamless opaque cabinets and push-through lettering
- LED shall be used for all internal sign illumination and LED lighting must be coordinated with Landlord project lighting designer and a minimum of 3500K
- No external light fixtures will be allowed as part of the tenant sign designs

Type Styles, Logos, and Use of Color

Type Styles And Logos

The use of logos and distinctive type styles is encouraged for all Tenants' signs. Sign lettering should be combined with other graphic and or dimensional elements denoting the type of business.

The Tenant may adapt established type styles, logos and/or images that are in use on similar buildings operated by the Tenant in other locations, provided that these images are architecturally compatible and approved by the Landlord.

The typeface may consist of upper and/or lower case letters.

The Tenant shall identify trademark protected type and marks in their sign submission to assist the Landlord in the review process.

Use Of Color

The following guidelines are for selecting colors for Tenants' signing. The Project and the individual building façade will consist of a neutral metallic color and materials. The Landlord encourages the Tenant to consider these colors when choosing their sign colors, and where feasible the Landlord will consider the Tenant's color scheme when making final building color and material choices. Tenants are requested to make early color submissions for review by the Landlord. Final determination of building colors will follow from on site mock-ups and drawdowns reviewed and approved during construction of the base building shell.

- Signs may incorporate regionally and nationally recognized logo colors
- Sign colors shall be selected to provide sufficient contrast against building background colors
- Sign colors shall be compatible

with and complement building background colors

- Sign colors shall provide variety, and sophistication
- Color of letter returns shall match the face of the letter or be a contrasting dark grey for good daytime readability (black returns are generally not permitted)
- Interior of open channel letters shall be painted dark when placed against light backgrounds
- LED shall complement related signing elements



- KEY**
- Retail Tenant Space
 - Parking Entry, Vehicular
 - Parking to Retail, Pedestrian
 - Primary Retail Entry, Pedestrian

Resident, Future Resident, & Retail Parking Entrance

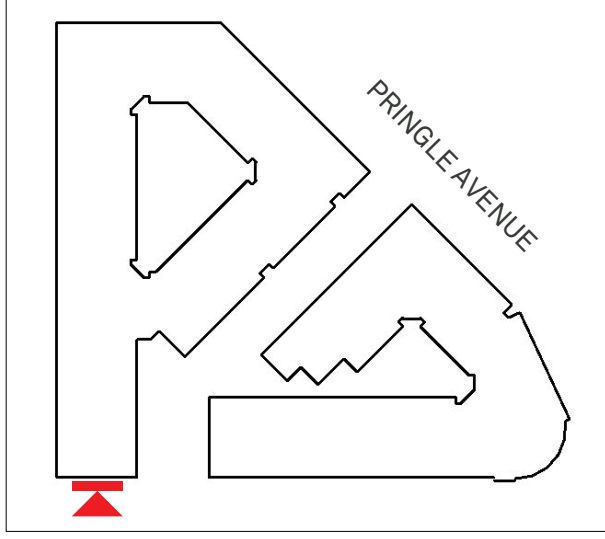
* RETAILS 1 TO 7 IS LOCATED ON LEVEL B1; RETAIL 8 IS LOCATED ON LEVEL 1.

Retail Tenant Location Plan



South Elevation, Building 1

Scale: 1/8" = 1'-0"

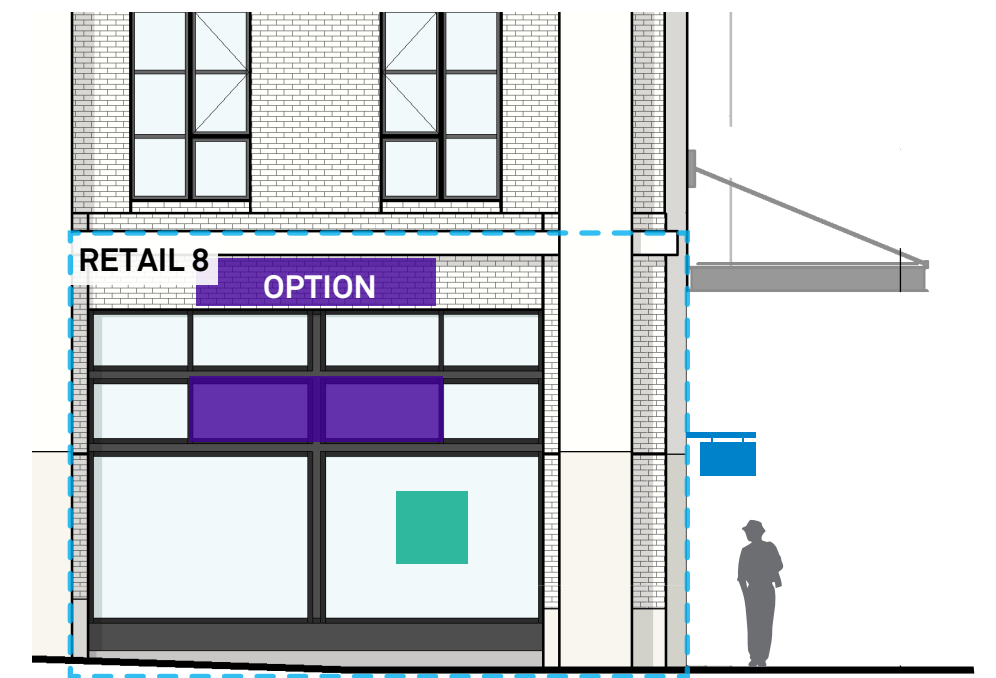


Plan View

Boxes indicate potential sign location and is not indicative of actual sign size. Sign sizes and placement on tenant elevation is dependant on allowable sign size per length of actual tenant frontage.

Note on Sign Placement:
All building demising space and exhibits are for example only to show options for tenant sign placement using estimated sign area. Final space plan may change as determined by Landlord & Tenant. Sign placement is representative only. Once sign design & location is determined by Landlord and Tenant, all tenant signs must be approved by the City Planning Division and a sign permit must be obtained.

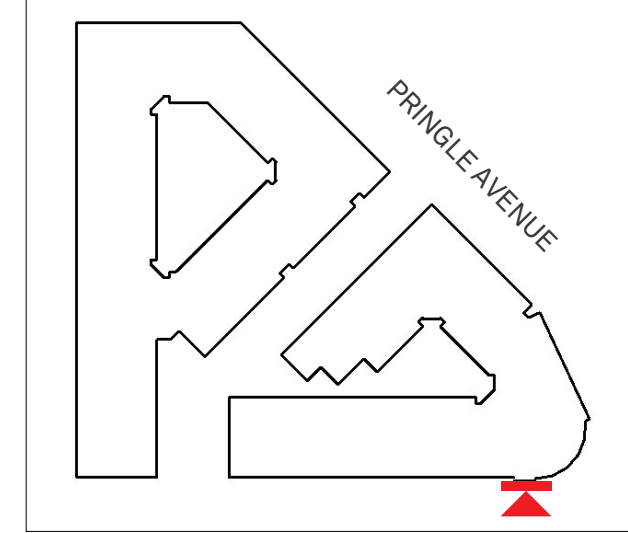
- TENANT ID SIGN
- SECONDARY TENANT ID SIGN
- BLADE SIGN
- EXTENT OF INDIVIDUAL RETAIL STORE FRONTS



West Elevation, Building 1

Scale: 1/8" = 1'-0"

Retail 8 Elevation



Plan View

TENANT ID SIGN



SECONDARY TENANT ID SIGN



BLADE SIGN



EXTENT OF INDIVIDUAL RETAIL STORE FRONTS



Boxes indicate potential sign location and is not indicative of actual sign size. Sign sizes and placement on tenant elevation is dependant on allowable sign size per length of actual tenant frontage.

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RETAIL 1

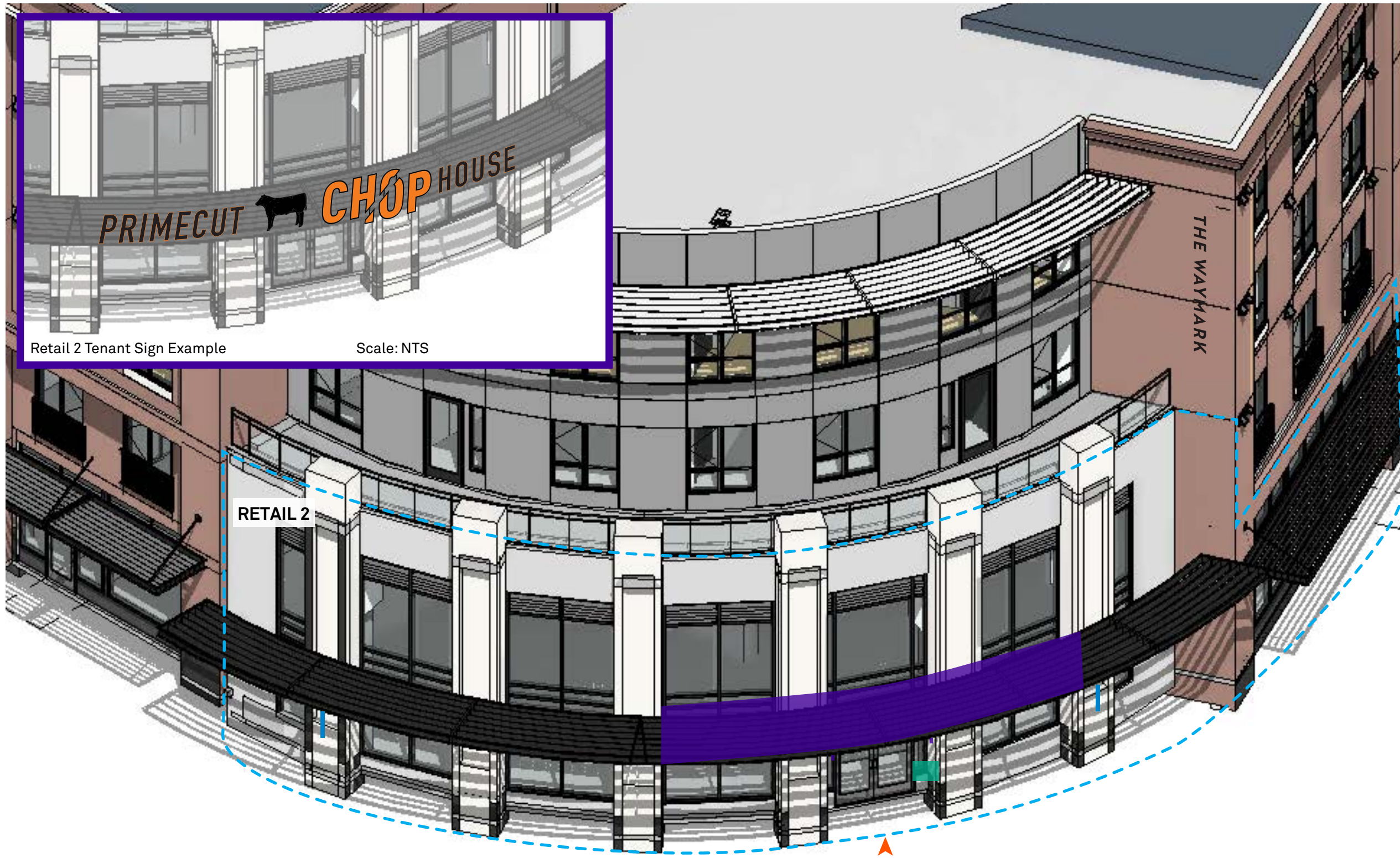
RETAIL 2

Retail 1 Mounting Height:
Bottom of & Blade Sign to
pedestrian walkway = 8'-6"

South Elevation, Building 2

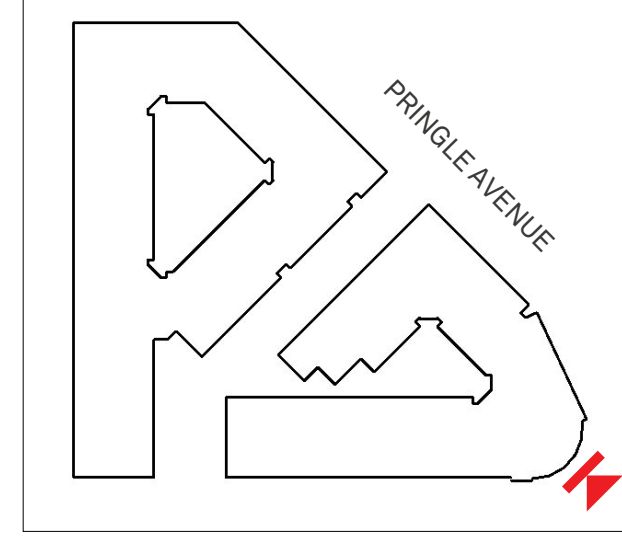
Scale: 1/8" = 1'-0"

Retail 1 Elevation



Retail 2 Tenant Sign Example Scale: NTS

Southeast Elevation, Building 2 Scale: NTS



Plan View

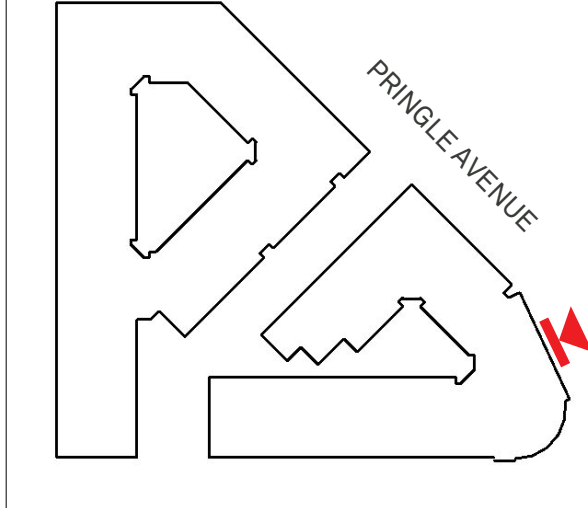
- TENANT ID SIGN
- SECONDARY TENANT ID SIGN
- BLADE SIGN
- EXTENT OF INDIVIDUAL RETAIL STORE FRONTS

Boxes indicate potential sign location and is not indicative of actual sign size. Sign sizes and placement on tenant elevation is dependant on allowable sign size per length of actual tenant frontage.

Note on Sign Placement:
 All building demising space and exhibits are for example only to show options for tenant sign placement using estimated sign area. Final space plan may change as determined by Landlord & Tenant. Sign placement is representative only. Once sign design & location is determined by Landlord and Tenant, all tenant signs must be approved by the City Planning Division and a sign permit must be obtained.

Landlord wil work with selected tenant and City Planning Division on signage details for Retail 2.

Retail 2 Elevation



Plan View

- TENANT ID SIGN
- SECONDARY TENANT ID SIGN
- BLADE SIGN
- EXTENT OF INDIVIDUAL RETAIL STORE FRONTS

Boxes indicate potential sign location and is not indicative of actual sign size. Sign sizes and placement on tenant elevation is dependant on allowable sign size per length of actual tenant frontage.

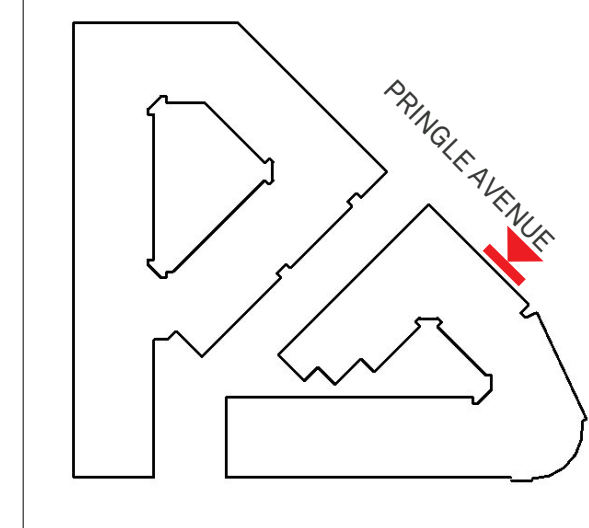
Note on Sign Placement:
 All building demising space and exhibits are for example only to show options for tenant sign placement using estimated sign area. Final space plan may change as determined by Landlord & Tenant. Sign placement is representative only. Once sign design & location is determined by Landlord and Tenant, all tenant signs must be approved by the City Planning Division and a sign permit must be obtained.

Retail 3 & 4 Mounting Height:
 Bottom of Blade Sign to pedestrian walkway = 9'-3"

East Elevation, Building 2

Scale: 1/8" = 1'-0"

Retail 3 and 4 Elevations



Plan View

- TENANT ID SIGN
- SECONDARY TENANT ID SIGN
- BLADE SIGN
- EXTENT OF INDIVIDUAL RETAIL STORE FRONTS

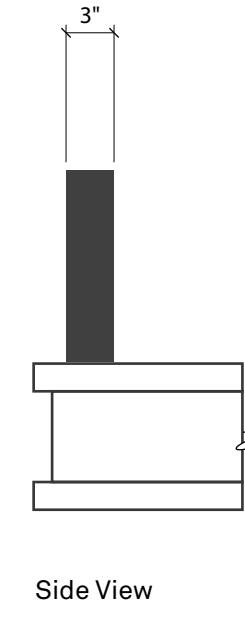
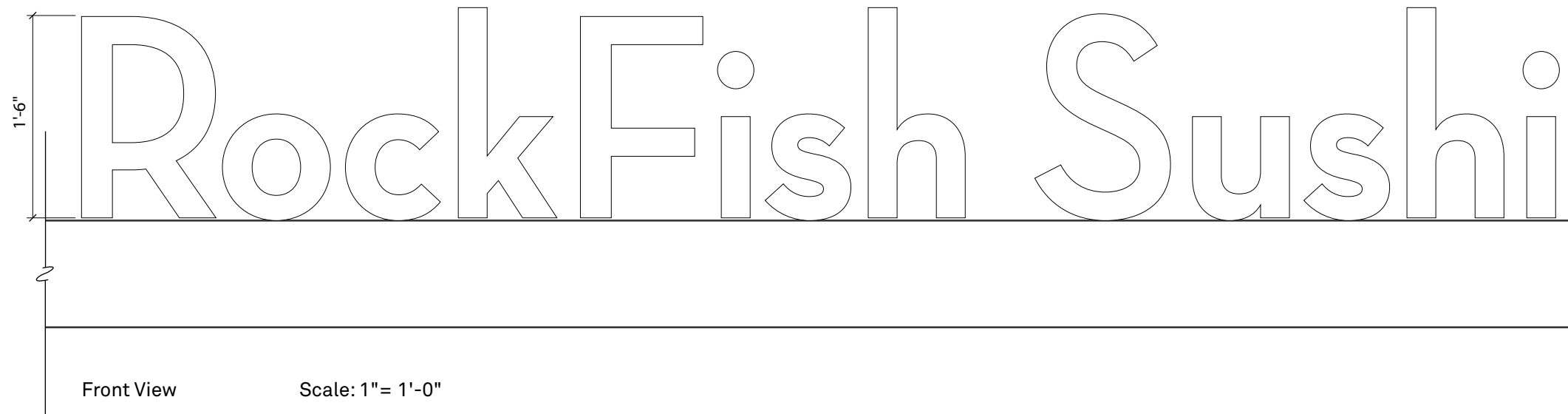
Boxes indicate potential sign location and is not indicative of actual sign size. Sign sizes and placement on tenant elevation is dependant on allowable sign size per length of actual tenant frontage.

Note on Sign Placement:
 All building demising space and exhibits are for example only to show options for tenant sign placement using estimated sign area. Final space plan may change as determined by Landlord & Tenant. Sign placement is representative only. Once sign design & location is determined by Landlord and Tenant, all tenant signs must be approved by the City Planning Division and a sign permit must be obtained.

8'-7"
 Retail 5, 6, 7 Mounting Height:
 Bottom of Blade Sign to pedestrian walkway = 8'-7"

East Elevation, Building 2 ▲ Scale: 1/8" = 1'-0" ▲ ▲

Retail 5, 6, and 7 Elevations

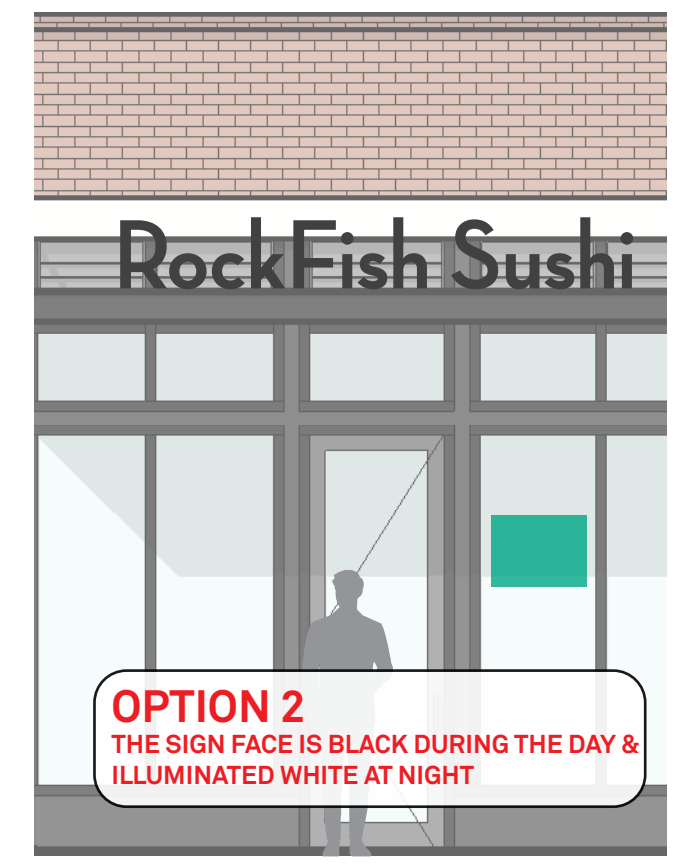


General Requirements
 No Visible Raceway
 No Visible Transformers
 UL Labeled
 No Trim Caps

Sign Ordinance 10-8.105.1b
 (3) Store identification or lettering on awnings or canopies shall be limited to eighteen (18) inches in height.



Context Elevation Scale: 1/4"= 1'-0"

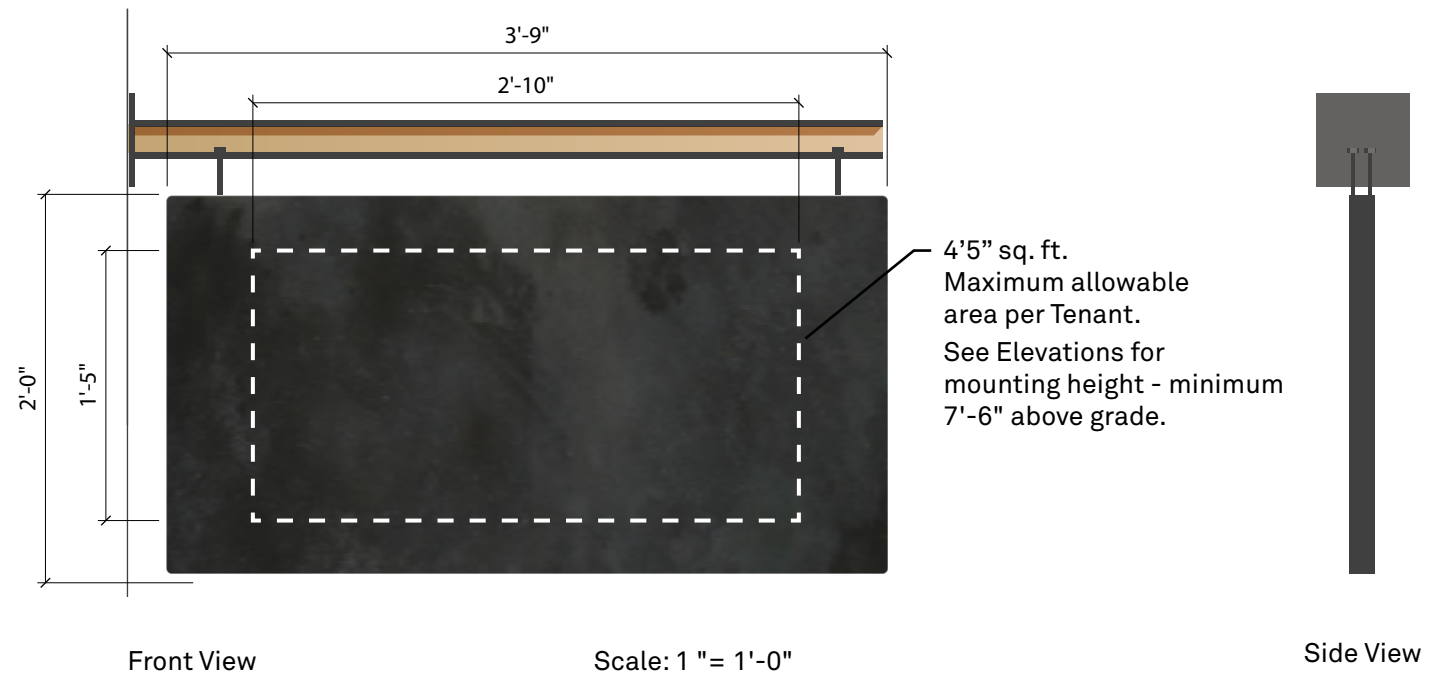


Primary Tenant Identification Sign:

Fabricated aluminum channel letters with LED internally illuminated acrylic face; mounted to top of canopy rail.



Context Elevation Scale: 1/4" = 1'-0"



Sign Ordinance 10-8.105.1c
 A blade sign shall maintain a 10-foot separation from another blade sign.
 Blade signs shall be located as close as practical to the storefront entrance.

Tenant Blade Identification Sign:

I-beam structure and fabricated aluminum sign panel with screen printed graphics mounted to exterior wall.