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PLANNING DIVISION  
CITY OF WALNUT CREEK



# PLAZA ESCUELA SHOPPINGCENTER

Walnut Creek, CA

DESIGN REVIEW COMMISSION  
CITY OF WALNUT CREEK  
DR. NO. Y9802

REFER TO P.C.  
 STUDY SESSION  
 CONDITIONALLY APPROVED  
 DENIED

RESOLUTION NO. 2326  
DATE 9/15/01

## Project & Tenant Sign Program

9/19/2001 Final DRC Approved Version

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

Owner  
Plaza Escuela LLC  
1000 Buckeye Road  
Kenwood, CA 95452  
707 833-6232

# Introduction

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The Plaza Escuela Shopping Center Sign Program has been established for the purpose of assuring professional visual graphics, imagery and communications designed to mutually benefit the center, the center's merchants and their customers. The intent is to provide sign guidelines and criteria that are necessary to achieve a visually harmonious environment.

## PLAZA ESCUELA SHOPPING CENTER IDENTIFICATION SIGNS

The intent of the primary center identification signing is to:

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

## TENANT SIGNAGE

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

The design allows for individual trade/trademark style graphics within a uniform controlled and harmonious sign plan. This benefits all tenants equally throughout the center without visually dominating the architectural environment.

The following pages describe the overall sign program as well as the specifications for individual signs and graphic elements to be used throughout the project.

## Criteria

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

Plaza Escuela LLC (Owner) and City of Walnut Creek must approve any changes from the Plaza Escuela Shopping Center Sign Program. Accordingly, the Owner must make any applications to City of Walnut Creek for revisions to the Plaza Escuela Shopping Center Sign Program.

### GENERAL CRITERIA

#### A. REQUIRED SIGNS

Tenant shall provide a minimum of one primary business identification sign per store frontage with a public entrance.

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

#### B. PROCEDURES FOR SIGNAGE APPLICATION

Plaza Escuela LLC (Owner) shall provide the Tenant the criteria (herein) for Plaza Escuela Shopping Center Sign Program.

To obtain sign approval from Plaza Escuela LLC (Owner), each applicant shall submit the following:

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

One set of approved plans and City of Walnut Creek application will be returned by Plaza Escuela LLC (Owner) to the Tenant.

4. City of Walnut Creek approval is required for signs. The City requires the 3 sets of the items as described in paragraph 3 along with the application as described in paragraph 2.
5. All exceptions to the sign criteria shall be reviewed by the Walnut Creek Design Review Commission.

#### C. CITY OF WALNUT CREEK SIGN & BUILDING PERMITS

All permits required for signing installation shall be obtained by the applicant, or his agent, at the applicant's expense.

The applicant shall be responsible for the fulfillment of all requirements and specifications contained in the sign program.

#### D. SIGN CONTRACTOR

Any sign contractor performing work for any Tenant shall have an applicable State of California Contractors License.

Plaza Escuela LLC (Owner) reserves the option to exclude any sign contractor from performing work on the site or buildings.

#### E. INSURANCE

Sign contractors shall carry *WORKER'S COMPENSATION AND PUBLIC LIABILITY INSURANCE* against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required by Plaza Escuela LLC (Owner) and City of Walnut Creek.

Contractor or Tenant shall indemnify Plaza Escuela LLC (Owner) from any damages that may arise from the installation, maintenance or use of tenant's sign.

#### F. SIGN MAINTENANCE

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

#### G. SIGN REMOVAL AT TENANTS VACATION OF SPACE

At the time a Tenant vacates their space, the Tenant is to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface. This removal and repair is at the Tenant's expense.

If the Tenant fails to remove their sign and patch and repair the surfaces to which the signs were installed back to the original condition of the surface, Plaza Escuela LLC (Owner) will have such work performed and back charge the Tenant for the cost of the work.

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

Hours of sign illumination shall be consistent with the operation of the shopping center and as stated in the lease.

#### I. PLAZA ESCUELA LLC (Owner)'s RIGHT OF REFUSAL

Plaza Escuela LLC (Owner) reserves the right to refuse acceptance of any design for aesthetic compliance to theme of the Center, or for any reason whatsoever.

#### J. TEMPORARY TENANT SIGNAGE

Temporary signs for grand openings or change of ownership will be allowed with the approval of Plaza Escuela LLC (Owner) and City of Walnut Creek.

A banner permit is required from the City of Walnut Creek. The cities ordinance states that business opening signs must be removed 15 days after the first day of such opening or within 20 days of installation, which ever occurs first.

# Criteria

## K. LEASING SIGNS

All leasing and "For Rent" signs, throughout the entire shopping center, are under the direct control of Plaza Escuela LLC (Owner).

Leasing signs shall conform to the City of Walnut Creek Sign Ordinance

## L. CODES

All signs and their installation are to meet all applicable electrical, structural and building codes.

## SIGN CRITERIA

### A. ELECTRICAL & ILLUMINATION

1. Sign illumination shall not include flashing, moving or audible effects.
2. Exposed conduit or tubing will not be permitted, except as may be approved by Plaza Escuela LLC (Owner) and City of Walnut Creek.
3. All fluorescent lamps and ballast's to be 800 MA 110 volt.
4. All neon transformers will be 30 MA H.P.F. 110 volt.
5. All conductors, transformers and other equipment shall be concealed.
6. Primary electrical service to all signs shall be placed on tenant's meter and shall be part of tenant's construction and operating costs. Time clocks and photocell switches are required. Photocells will be mounted on the top of the sign cabinet and time clocks will be within the tenant's space.
7. Electrical components shall bear the Underwriter's Laboratories (UL) label of approval, or equal, and shall also comply with all local building and electrical codes and industry standards and practices.
8. All Tenant signs will be illuminated unless otherwise specified.
9. Low voltage light fixture specification for flood lights:

Manufacturer: BK Lighting Inc.,  
7595 North del Mar Ave.  
Fresno, CA 93711  
559 438-5800

Sign Type A1, A2, & A3  
Model: SN-9-BLW-9-24-A

Sign Type A4  
Model: SN-9-BLW-9-36-A

Sign Type B  
Model: SN-7-BLW-13-18-C

### B. CONSTRUCTION

1. All bolts, fastenings, clips, conduit, etc., shall be hot-dipped galvanized iron or equal, stainless, aluminum, brass or bronze. Where externally mounted, all items shall be painted to match the exterior colors of the surfaces mounted thereon.
2. All manufacturers/installers are advised that prior to final acceptance, each unit may be inspected for conformance by authorized representative of Plaza Escuela LLC (Owner). Any signs found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor at the Tenant's expense.
3. No substitutes will be accepted by Plaza Escuela LLC (Owner) whatsoever, unless so indicated in the specifications and approved by both Plaza Escuela LLC (Owner) and City of Walnut Creek.

### C. INSTALLATION

1. Locations of signs: All signs or advertising devices advertising an individual use, building, or business shall be attached to the building at a location, described herein, or in attached drawings.
2. All penetrations of the building structure and raceway required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3. Attachments of signs to building shall be made per specifications contained herein.
4. Tenant's sign contractor shall repair any damage to the building caused by sign installation. Un-repaired damage caused by Tenant's sign and/or sign contractor, shall be Tenant's responsibility to correct at Tenant's expense. Tenant shall be fully responsible for the operations of Tenant's contractor.
5. Tenant's sign contractor must secure building permits. Fabrication and installation must comply with all local building and electrical codes.
6. All contractors must be fully licensed (California Contractors License C-45), and must provide Plaza Escuela LLC (Owner) with a certificate of liability insurance prior to commencing any work on the property.

### D. TENANT COPY

1. All Tenants signing shall be combined to consist solely of the Tenant's trade name, logo and recognizable trademark insignia. Sign copy

## Criteria

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

2. All signing shall have the written approval of Plaza Escuela LLC (Owner) in each case.

### E. SIGN COLORS

1. Sign colors and the entire display shall be approved Plaza Escuela LLC (Owner).
2. Colors may conform to the Tenants color scheme, however they shall consist of primary colors. No fluorescent or "day glow" colors permitted.
3. Plaza Escuela LLC (Owner) reserves the right to not allow colors to be used that are inconsistent with the building colors and overall theme colors of the shopping center.

### F. WARRANTY

The entire display shall be guaranteed by fabricator/installer for 5 years against defects in material and workmanship. Defective parts, displays or installation shall be replaced or repaired without charge to Plaza Escuela LLC (Owner). All lamps, tubes, ballasts and transformers are excluded, but such parts will be unconditionally guaranteed and replaced without charge for a period of 90 days from date of installation.

### G. PROHIBITED SIGNS

1. Animated or moving signs
2. Inflatable signs, displays and exhibits.
3. Paper, cardboard, foam board, decals.
4. Interior illuminated store signs that are visible through the windows unless approved by Plaza Escuela LLC (Owner).
5. Roof mounted signs.
6. Freestanding easel or sandwich board type signs.
7. Painted signs directly on walls or windows.
8. Signs which advertise a product or service that is not available on the premises.
9. Exposed neon and signs that are illuminated with or contain exposed light.
10. Signs placed on or in vehicles parked primarily for the purpose of displaying the sign.
11. Signs mounted on windows.
12. No manufacturer labels to be visible on signs except those required by code or ordinance and those are to be located on the sign so as not to be visible from the street or walkway.

## Sign Type Descriptions

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### Plaza Escuela Shopping Center Tenant Signs

#### **Building M** (Andronico's Market)

##### Anchor Tenant Signs

Anchor Tenant's is defined as a tenant that occupy approximately 80% or more of a particular building.

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**LOCATION: M3-5**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant..

LOCATION: Building surface above tenant store front windows.

SIZE: 30" high x 33'-6" wide; Maximum capital letter height 30"; 84 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Andronico's Market

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**LOCATION: M15-M16 & M21-23**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Building surface above tenant store front windows.

SIZE: 24" high x 28'-8" wide; Maximum capital letter height 24"; 57.3 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing.

COPY: Andronico's Market

## Sign Type Descriptions

### Plaza Escuela Shopping Center Signs

#### Site Identification

**LOCATION: M9**  
**SIGN TYPE: L1**  
Main Identity Sign/Letters

This sign provides formal identification to the center on the corner of the building

**LOCATION:** Corner of Olympic & California

**SIZE:** 9" H x 1 1/2" deep

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish

**COLOR:** P5(Gray-Blue)

**COPY:** Plaza Escuela

**BUILDING: East & West Parking Garages**  
**LOCATION: A1, A9, C1, D1**  
**SIGN TYPE: S1**  
Garage Entrance Project Logo Wall Plaque

Identification to the center and denotes the pedestrian entrances to the parking garages. The plaques are architectural in design, integrated into the building and compliments the theme of the overall project building design.

**LOCATION:** At each pedestrian entrance to the parking garage

**SIZE:** 24" diameter

**SIGN DESCRIPTION:** Cast masonry dimensional plaque.

**COLORS:** To match building cast medallions color & finish

**COPY:** Plaza Escuela logo

#### Parking Garage Entrance Signs

**LOCATION: A2, D9, E10**  
**SIGN TYPE:**  
Parking Garage Entrance, Automobile Identification

Building mounted double sided sign, internally illuminated.

**LOCATION:** Two garage entrances on Locust Street and driveway entrance on Olympic

**SIZE:** 12'-0" H x 2'-8" W; 32 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal sign cabinet with halo illuminated letters.

**COLORS:** P4 (Pale Tan), P5(Gray-Blue) and F1(Terra Cotta)

**ILLUMINATION:** Internal with fluorescent lamps.

**COPY:** Parking

**LOCATION:** California  
**SIGN TYPE:**  
Parking Garage Entrance Automobile Identification

Pole mounted double sided sign, internally illuminated.

**LOCATION:** Garage entrance on California

**SIZE:** 12'-0" H x 2'-8" W; 32 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal sign cabinet with halo illuminated letters.

**COLORS:** P4 (Pale Tan), P5(Gray-Blue) and F1(Terra Cotta)

**ILLUMINATION:** Internal with florescent lamps.

**COPY:** Parking

**LOCATION: M0, M28**  
**SIGN TYPE: L1**  
Roll-up Freight Doors

Fabricated metal dimensional letters.

**LOCATION:** Letters are mount to the wall above the freight entrance roll-up door on Locust Street.

**SIZE:** 9" H x 13'-9" W x 1 1/2" D; 10.3 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters painted black

**COLORS:** P5 (Gray Blue)

**COPY:** Freight Delivery

**LOCATION: M0, M28**  
**SIGN TYPE: V1 & V2**  
Roll-up Freight Doors

Vinyl letters and logo mounted to the freight roll-up door.

**LOCATION:** Freight entrances on Locust and California

**SIZE:** Type V1 - 9" high letters; Type V2 - 3'-4" high logo

**SIGN DESCRIPTION:** Stylus cut vinyl letters and graphics, right reading. First surface applied.

**COLORS:** Project logo colors and black

**COPY:** Do Not Block Driveway, Project logo

# Sign Type Descriptions

## Building A

### Tenant Signs

**LOCATION: A3**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 1'-9" high x 14'-0" wide; Max. cap. letter height 14"; 24.5 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing.

**COPY:** Tenant name

**LOCATION: A8**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 1'-9" high x 15'-0" wide; Max. cap. letter height 14"; 26.3 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing.

**COPY:** Tenant name

**LOCATION: A4, A5, A6, A7**

**SIGN TYPE: A2**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced the copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** On the front edge of the awning above tenant storefront windows.

**SIZE:** 2'-6" high x 9'-0" wide. Maximum cap height 15".

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

**COLORS:** Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

**LOCATION: A3.5, A4.5, A5.5, A6.5, A7.5**

**SIGN TYPE: A1**

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to metal bracket. Double faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

This sign type is for use by a tenant that occupies Bays A4 through A7. Only one sign type A1 per tenant is permitted and it is in addition to the tenant's Type A2 sign that is mounted under the awning.

**LOCATION:** On building columns between or adjacent to awnings.

**SIZE:** 3'-0" dia. sign panel

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

**COLORS:** Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

## Sign Type Descriptions

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**LOCATION: A3.5, A7.5**

**SIGN TYPE: B**

Tenant Banner

**LOCATION:** Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

Banner can only be installed in place of a Tenant Flag Sign Type A1. Both are not permitted.

**SIZE:** Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more that 35% of the banner area.

**NOTE:** To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

**SIGN DESCRIPTION:** Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

**COLORS:** Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

**ILLUMINATION:** Indirect low voltage lights owner specified tenant supplied.

**COPY:** Tenant name, logo or graphic image.

# Sign Type Descriptions

## Building B

All second floor signs shall be reviewed and approved on a case by case basis by the Walnut Creek Design Review Commission Sub-Committee to ensure compatibility with the architecture and other building mounted signs. Second floor sign shall only be allowed for second floor tenants which are retail uses, eating and drinking establishments and those uses that are outright permitted in City of Walnut Creek retail Zoning District. Maximum letter height is 18".

This is not applicable to tenants "Men's Warehouse" and "AAA".

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### LOCATION: B5-6

### SIGN TYPE: L2

Major Tenant Store Front Letters

Internally illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be internally illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 48" high x 79" wide logo; 26.3 sq. ft. (This sign size is approved only for the tenant AAA).

Alternate sign field size 2'-0" high x 40'-0" wide, Max. cap. letter height 24"; 80 sq. ft. (Approval of this alternate or other sign size is subject to Walnut Creek Design Review Approval).

SIGN DESCRIPTION: Fabricated metal logo with paint finish. Logo illuminated with internal neon. Acrylic face and trim cap retainers. Trim cap to match the color of the return. Aluminum returns, butt welded to aluminum backs. Backs are to be smooth, with no crimping or notched edging allowed. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks. (This type sign is approved only for the tenant AAA).

Another type sign is subject to Walnut Creek Design Review Approval.

COLORS: Primary colors: Red, Blue, and White.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: AAA logo

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### LOCATION: B15-16 (upper)

### SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 2'-0" high x 28'-6" wide, Max. cap. letter height 24", 57 sq. ft.

Note: If tenant has sign letters on location B17 (upper) the capital letter height has to be reduced to 21" max.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

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### LOCATION: B17 (upper)

### SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

LOCATION: Second story building surface above tenant store front windows. This location is considered one street frontage.

SIZE: 18" high x 18'-0" wide, Max. cap. letter height 18", 27 sq. ft.

Note: If tenant has sign letters on location B15, 16 (upper) the capital letter height has to be 21" max.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

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### LOCATION: B17 (lower)

### SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

## Sign Type Descriptions

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

**LOCATION:** Second story building surface above tenant store front windows. This location is considered one street frontage.

**SIZE:** 18" high x 18'-0" wide, Max. cap. letter height 18", 27 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Tenant name

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**LOCATION: B11, B12, B13, B14**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 3'-0" high x 9'-0" wide; Max. cap. letter height 12", 27 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing.

**COPY:** Tenant name

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**LOCATION: B19**

**SIGN TYPE: L2**

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

The tenant that occupies the second story of the building and this building elevation is their principal frontage, receives this location.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 1'-4" high x 14'-0" wide; Max. cap. letter height 12", 18.7 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing.

**COPY:** Tenant name

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**LOCATION: B12-13**

**SIGN TYPE: L2**

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

The tenant that occupies the second story of the building and this building elevation is their principal frontage, receives this location.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 1'-4" high x 20'-0" wide; Max. cap. letter height 12", 26.7 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing.

**COPY:** Tenant name

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**LOCATION: B8, B9, B10, B18, B19**

**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** On the front edge of the awning above tenant storefront windows.

**SIZE:** 3'-0" high x 11'-0" wide

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

## Sign Type Descriptions

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**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

---

**LOCATION:** B4.5, 6.5, 11.5, 12.5, 13.5

**SIGN TYPE B**

Tenant Banner

**LOCATION:** Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

**SIZE:** Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more that 35% of the banner area.

**NOTE:** To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

**SIGN DESCRIPTION:** Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

**COLORS:** Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

**ILLUMINATION:** Indirect low voltage lights owner specified tenant supplied.

**COPY:** Tenant name, logo or graphic image.

# Sign Type Descriptions

## Building C

### Anchor Tenant

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**LOCATION: C15-17****SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Building surface above tenant store front windows.

SIZE: 27" high x 30'-0" wide; Maximum capital letter height 27", 69 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in white.

COPY: The Container Store

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**LOCATION: C5-6****SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant.

LOCATION: Building surface above tenant store front windows.

SIZE: 24" high x 26'-6" wide; Maximum capital letter height 24", 48 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in white.

COPY: The Container Store

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**LOCATION: C13.5, C17.5****SIGN TYPE B**

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of 2 banners per tenant south elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

SIZE: Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

# Sign Type Descriptions

## Building D

**LOCATION: D7, D8**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 1'-0" high x 12'-0" wide; Max. cap. letter height 12", 12 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Tenant name

**LOCATION: D2, D3**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 1'-0" high x 14'-0" wide; Max. cap. letter height 12", 14 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Tenant name

**LOCATION: D4, D5, D6**

**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** On the front edge of the awning above tenant storefront windows.

**SIZE:** 3'-0" high x 11'-0" wide

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

**COLORS:** Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

**LOCATION: D2.5, D4.5, D5.5, D7.5**

**SIGN TYPE: A1**

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to metal bracket. Double faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

This sign type is for use by a tenant that occupies Bays A4 through A7. Only one sign type A1 per tenant is permitted and it is in addition to the tenant's Type A2 sign that is mounted under the awning or building letters.

**LOCATION:** On building columns between or adjacent to awnings.

**SIZE:** 3'-0" dia. sign panel

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

**COLORS:** Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

## Sign Type Descriptions

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**LOCATION:** D3.5, D6.5

**SIGN TYPE:** B

Tenant Banner

**LOCATION:** Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

**SIZE:** Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

**NOTE:** To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

**SIGN DESCRIPTION:** Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

**COLORS:** Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

**ILLUMINATION:** Indirect low voltage lights owner specified tenant supplied.

**COPY:** Tenant name, logo or graphic image.

# Sign Type Descriptions

## Building E

All second floor signs shall be reviewed and approved on a case by case basis by the Walnut Creek Design Review Commission Sub-Committee to ensure compatibility with the architecture and other building mounted signs. Second floor sign shall only be allowed for second floor tenants which are retail uses, eating and drinking establishments and those uses that are outright permitted in City of Walnut Creek retail Zoning District. Maximum letter height is 18".

On Building E, only one sign is allowed per elevation-either upper or lower.

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**LOCATION: E5 (upper)**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

The tenant that occupies the second story of the building receives this location. If the tenant occupies the both floors of the building, they may select either the upper building surface or the canopy for their sign location, but not both.

**LOCATION:** Building surface above second story tenant store front windows.

**SIZE:** 5'-0" high x 22'-0" wide, Max. cap. letter height 21", 54 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Tenant name

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**LOCATION: E5 (canopy)**

**SIGN TYPE: A5**

Tenant Store Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the top of the canopy. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

**LOCATION:** On the front top edge of the canopy above tenant storefront windows. This location is considered one street frontage.

**SIZE:** 3'-0" high x 15'-0" wide

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

**COLORS:** Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

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**LOCATION: E2 (upper)**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Multi-bay ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage. If this location is used by ground floor tenant, no sign is permitted for second floor tenant on this building elevation.

**LOCATION:** Second story building surface above tenant store front windows.

**SIZE:** 2'-0" high x 18'-6" wide, Max. cap. letter height 24", 37 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Aaron Brothers

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**LOCATION: E2 (awning)**

**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned (either upper or canopy). If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

Ground floor tenant is not permitted to have sign type A3 sign if they have a sign at second story location E2.

**LOCATION:** On the front edge of the awning above tenant storefront windows.

# Sign Type Descriptions

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

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**LOCATION: E8 (upper)**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Multi-bay ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage. If this location is used by ground floor tenant, no sign is permitted for second floor tenant on this building elevation

LOCATION: Second story building surface above tenant store front windows.

SIZE: 1'-6" high x 16'-0" wide, Max. cap. letter height 18", 24 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

COLORS: Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

ILLUMINATION: Internally concealed neon tubing in primary colors.

COPY: Tenant name

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

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**LOCATION: E8 (awning)**

**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Ground floor tenant is entitled to one of the type of signs identified to the bay assigned (either upper or canopy). If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

Ground floor tenant is not permitted to have sign type A3 sign if they have a sign at second story location E2.

LOCATION: On the front edge of the awning above tenant storefront windows.

SIZE: 3'-0" high x 11'-0" wide

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

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**LOCATION: E10**

**SIGN TYPE: A1**

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to metal bracket. Double faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

This sign type is for use by a 2<sup>nd</sup> floor retail or restaurant tenant.

LOCATION: On building above and to left of 2<sup>nd</sup> floor tenant entrance.

SIZE: 3'-0" dia. sign panel

SIGN DESCRIPTION: Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

COLORS: Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

ILLUMINATION: Indirect, with building standard low voltage floodlights

COPY: Tenant name

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**LOCATION: E1.5, E2.5, E3.5, E6.5, E7.5, E8.5**

**SIGN TYPE B**

Tenant Banner

LOCATION: Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall not be adjacent to or above another tenant's sign.

SIZE: Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

## Sign Type Descriptions

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NOTE: To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

SIGN DESCRIPTION: Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

COLORS: Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

ILLUMINATION: Indirect low voltage lights owner specified tenant supplied.

COPY: Tenant name, logo or graphic image.

# Sign Type Descriptions

## Building F

All second floor signs shall be reviewed and approved on a case by case basis by the Walnut Creek Design Review Commission Sub-Committee to ensure compatibility with the architecture and other building mounted signs. Second floor sign shall only be allowed for second floor tenants which are retail uses, eating and drinking establishments and those uses that are outright permitted in City of Walnut Creek retail Zoning District. Maximum letter height is 18".

This is not applicable to tenant that occupies the corner.

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On Building F, only one sign is allowed per elevation-upper or lower. All tenant signs will be reviewed on a case by case basis by the Design Review Commission.

**LOCATION: F4-5, F6-7**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo-illuminated.

Multi-bay ground floor tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage. If this location is used by ground floor tenant, no sign is permitted for second floor tenant on this building elevation.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 2'-0" high x 30'-0" wide; Max. cap. letter height 24", 60 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Tenant name

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**LOCATION: F1, F2, F3, F8, F9, F10**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype identifying tenant name mounted on the fascia of the building. The copy will be in the trade style and color of the tenant. All copy will be halo illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign.

**LOCATION:** Building surface above tenant store front windows.

**SIZE:** 2'-0" high x 15'-0" wide; Max. cap. letter height 18", 30 sq. ft.

**SIGN DESCRIPTION:** Fabricated metal letters with paint finish or natural finish (i.e. stainless steel, bronze, etc.). Letters are halo-illuminated with internal neon. Aluminum returns, butt welded to aluminum faces. No exposed raceway or electrical connections. Weep holes are to be baffled to prevent light leaks.

**COLORS:** Primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black or natural metal finish.

**ILLUMINATION:** Internally concealed neon tubing in primary colors.

**COPY:** Tenant name

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**LOCATION: F4, F7**

**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype identifying tenant name mounted to the frame that supports the bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant. All copy will be indirectly illuminated.

Tenant is entitled to one of the type of signs identified to the bay assigned. If a tenant occupies more than one bay, they only receive one sign. If a tenant occupies a portion of the building that has 2 street frontages, they are allowed one sign per street frontage.

**LOCATION:** On the front edge of the awning above tenant storefront windows.

**SIZE:** 3'-0" high x 11'-0" wide

**SIGN DESCRIPTION:** Acrylic faces mounted in a metal trim retainer frame. Letters are dimensional and applied to the front surface of the sign face.

**COLORS:** Sign Face Background: Building standard color. Letters: (primary colors) Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold Yellow, White, Black.

**ILLUMINATION:** Indirect, with building standard low voltage floodlights

**COPY:** Tenant name

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**LOCATION: F3.5, 7.5**

**SIGN TYPE: B**

Tenant Banner

**LOCATION:** Banner on the fascia of the building over/adjacent to the elevation of the tenant's storefront. Maximum of one banner per tenant per street elevation. The banner sign from one tenant shall be not be adjacent to or above another tenant's sign.

**SIZE:** Up to 24" wide x 84" high. Logo, name or graphic shall not occupy more than 35% of the banner area.

**NOTE:** To be approved by Plaza Escuela LLC and City of Walnut Creek. (Tenant must supply imagery and logo trade style and drawings for approval prior to permit filing.)

**SIGN DESCRIPTION:** Fabric stretched between top and bottom mounting frames. Mounting frames and lights are owner specified and tenant supplied.

**COLORS:** Fabric in primary colors: Black, Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, White, Black. Tenant logo, text or graphics in primary colors, 2 colors maximum.

## Sign Type Descriptions

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**ILLUMINATION:** Indirect low voltage lights owner specified tenant supplied.

**COPY:** Tenant name, logo or graphic image.

## Sign Type Descriptions

### Miscellaneous Signs

The following various type of signs apply to all tenants in all buildings.

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#### SIGN TYPE Z1

Tenant/Store Address

LOCATION: Tenant addresses are to be installed centered above entrance door.

SIZE: 4" High

SIGN DESCRIPTION: Stylus cut vinyl numbers, right reading. First surface applied.

COLORS: White gloss vinyl.

COPY: Tenant address number in Helvetica Extra Bold type style.

---

#### SIGN TYPE Z2

Tenant Rear Entry Sign

Identifies non-customer door for receiving merchandise.

LOCATION: Tenant must place on the exterior of the rear entry door.

The address number is to be installed in the top corner of the door on the knob side 6" down from the top and 2" in from the edge. The Tenant name is to be installed with 4" interline spacing below the address number and 2" in from the edge of the door.

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

SIZE: Address 4"; Name 2 1/2" Cap. Height

SIGN DESCRIPTION: Stylus cut vinyl numbers, right reading. First surface applied.

COLORS: Gloss White

COPY: Tenant address number in Helvetica Extra Bold type style. Type style for the Tenant name is Helvetica Medium Condensed in initial caps.

---

#### SIGN TYPE Z3

Tenant Miscellaneous Window Signs

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

LOCATION: Credit card decals, hours of operation and selected other instructional information, such as phone numbers to be called in case of an emergency, is to be placed only at the entrance door or on the window immediately adjacent to the left side of the entrance door.

SIZE: No larger than 1.5 square feet. Lettering shall be in a size no larger than 1" cap height.

SIGN DESCRIPTION: The credit card decals shall be only those that are provided by the credit card company. Hours of operation and emergency information shall be stylus cut vinyl letters reversed cut and installed on the inside of the glass.

COLORS: Decals are per "companies colors" and vinyl letters are white

COPY: Any text or message beyond hours of operation, credit cards honored and emergency information will require landlord approval prior to installation.

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#### SIGN TYPE Z4

Tenant Promotional Window Signs

Certain promotional signs will be permitted which are visible through storefront windows. These consist of promotional messages related to sales and other specific store events.

These signs are considered temporary and shall be permitted for 30 consecutive days and for no more that a total of 60 calendar days per calendar year

LOCATION: Within the tenant's premises and only on the glass.

ILLUMINATION: None.

SIZE: Temporary promotional signs shall not exceed 15% of the window area.

NOTE: All temporary signs are to be approved by Plaza Escuela LLC(Owner) prior to installation.

SIGN DESCRIPTION: No permanent materials

COLORS: Any primary color. No fluorescent or "day glow" colors permitted.

COPY: Any text or message subject to landlord's approval prior to installation.

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#### SIGN TYPE Z5

Tenant Window Graphics

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

LOCATION: Centered on the window, no higher that 30" from grade. Not permitted on entry doors.

SIZE: 6" high maximum with a maximum of 50 square inches

SQUARE FOOTAGE: 50 square inches

SIGN DESCRIPTION: Vinyl or silk-screened image on the inside of the glass.

ILLUMINATION: None

COLOR / FINISH: Tenant's option - Primary colors: Dark Red, Light Green, Dark Green, Light Blue, Dark Blue, Gold, Silver, White and Black.

COPY: "The tenant name, service or logo

# Approval Application

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*Lessor Name & Address*

---

*Description of Sign*

---

*Lesser*

---

*Date*

---

Plaza Escuela LLC

---

*Date*

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# Sign Type & Location Summary

## Summary of signs by building

### Building M

LOCATION: M21-23 & M15-16

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 24" high x 28'-0" wide; Max. cap. letter height 24";  
57.3 sq. ft.

LOCATION: 3-5

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 30" high x 33'-1" wide; Max. cap. letter height 30";  
84 sq. ft.

### Building A

LOCATION: A3

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-9" high x 14'-0" wide; Max. cap. letter height 14";  
24.5 sq. ft.

LOCATION: A8

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-9" high x 15'-0" wide; Max. cap. letter height 14";  
26.3 sq. ft.

LOCATION: A4, A5, A6, A7

SIGN TYPE: A2

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional  
letters/logo/logotype

SIZE: 2'-6" high x 9'-0" wide. Maximum cap height 15".

LOCATION: A3.5, A4.5, A5.5, A6.5, A7.5

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional  
letters/logo/logotype

SIZE: 3'-0" dia. sign panel

LOCATION: A3.5, A7.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: 24" wide x 84" high

### Building B

LOCATION: B5-6

SIGN TYPE: L2

Major Tenant Store Front Letters

Internally illuminated dimensional letters/logo/logotype

SIZE: 48" high x 79" wide logo; 26.3 sq. ft. Note: Size is only  
approved for specific tenant. Any tenant change requires new  
sign approval for this location.

LOCATION: B15-16 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 28'-6" wide; Max. cap. letter height 24",  
57 sq. ft. Note: If tenant has sign letters on location B17 (upper)  
the capital letter height has to be reduced to 21" max.

LOCATION: B17 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 18" high x 18'-0" wide; Max. cap. letter height 18",  
27 sq. ft. Note: If tenant has sign letters on location B15, 16  
(upper) the capital letter height has to be 21" max.

LOCATION: B17 (lower)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 18" high x 18'-0" wide; Max. cap. letter height 18",  
27 sq. ft.

LOCATION: B11, B12, B13, B14

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 3'-0" high x 9'-0" wide; Max. cap. letter height 12",  
27 sq. ft.

LOCATION: B19

SIGN TYPE: L2

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-4" high x 14'-0" wide; Max. cap. letter height 12",  
18.7 sq. ft.

LOCATION: B12-13

SIGN TYPE: L2

Second Floor Tenant Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-4" high x 20'-0" wide; Max. cap. letter height 12",  
26.7 sq. ft.

LOCATION: B8, B9, B10, B18, B19

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional  
letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: B4.5, 6.5, 11.5, 12.5, 13.5

SIGN TYPE B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

# Sign Type & Location Summary

## Building C

LOCATION: C15-17

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 27" high x 30'-0" wide; Maximum capital letter height 30", 69 sq. ft.

LOCATION: C5-6

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 24" high x 26'-6" wide; Maximum capital letter height 24", 48 sq. ft.

LOCATION: C13.5, C17.5

SIGN TYPE B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

## Building D

LOCATION: D7, D8

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-0" high x 12'-0" wide; Max. cap. letter height 12", 12 sq. ft.

LOCATION: D2, D3

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-0" high x 14'-0" wide; Max. cap. letter height 12", 14 sq. ft.

LOCATION: D4, D5, D6

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: D2.5, D4.5, D5.5, D7.5

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" dia. sign panel

LOCATION: D3.5, D6.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

## Building E

LOCATION: E5 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 5'-0" high x 22'-0" wide, Max. cap. letter height 21", 54 sq. ft.

LOCATION: E5 (canopy)

SIGN TYPE: A5

Tenant Store Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 15'-0" wide

LOCATION: E2 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 22'-0" wide, Max. cap. letter height 24", 44 sq. ft.

LOCATION: E2 (awning)

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: E8 (upper)

SIGN TYPE: L2

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 1'-6" high x 16'-0" wide, Max. cap. letter height 18", 24 sq. ft.

LOCATION: E8 (awning)

SIGN TYPE: A3

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

LOCATION: E10

SIGN TYPE: A1

Tenant Flag Sign

Indirectly illuminated sign panel with dimensional letters/logo/logotype

SIZE: 3'-0" dia. sign panel

LOCATION: E1.5, E2.5, E3.5, E6.5, E7.5, E8.5

SIGN TYPE B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high

# Sign Type & Location Summary

---

## Building F

---

**LOCATION: F4-5, F6-7**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 30'-0" wide; Max. cap. letter height 24",  
60 sq. ft.

---

**LOCATION: F1, F2, F3, F8, F9, F10**

**SIGN TYPE: L2**

Tenant Store Front Letters

Halo-illuminated dimensional letters/logo/logotype

SIZE: 2'-0" high x 15'-0" wide; Max. cap. letter height 18",  
30 sq. ft.

---

**LOCATION: F4, F7**

**SIGN TYPE: A3**

Tenant Store Front Awning/Canopy Sign

Indirectly illuminated sign panel with dimensional  
letters/logo/logotype

SIZE: 3'-0" high x 11'-0" wide

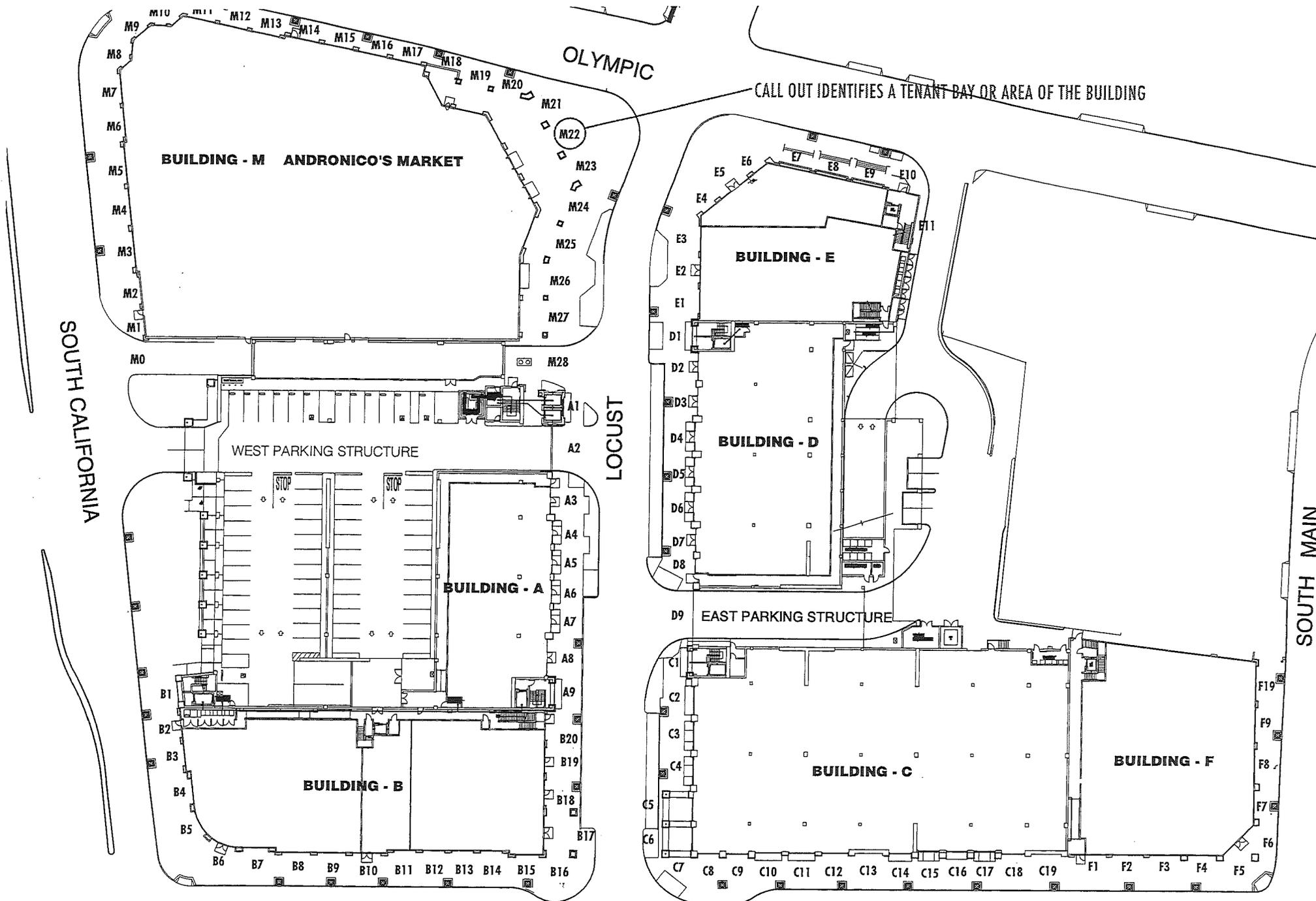
---

**LOCATION: F3.5, 7.5**

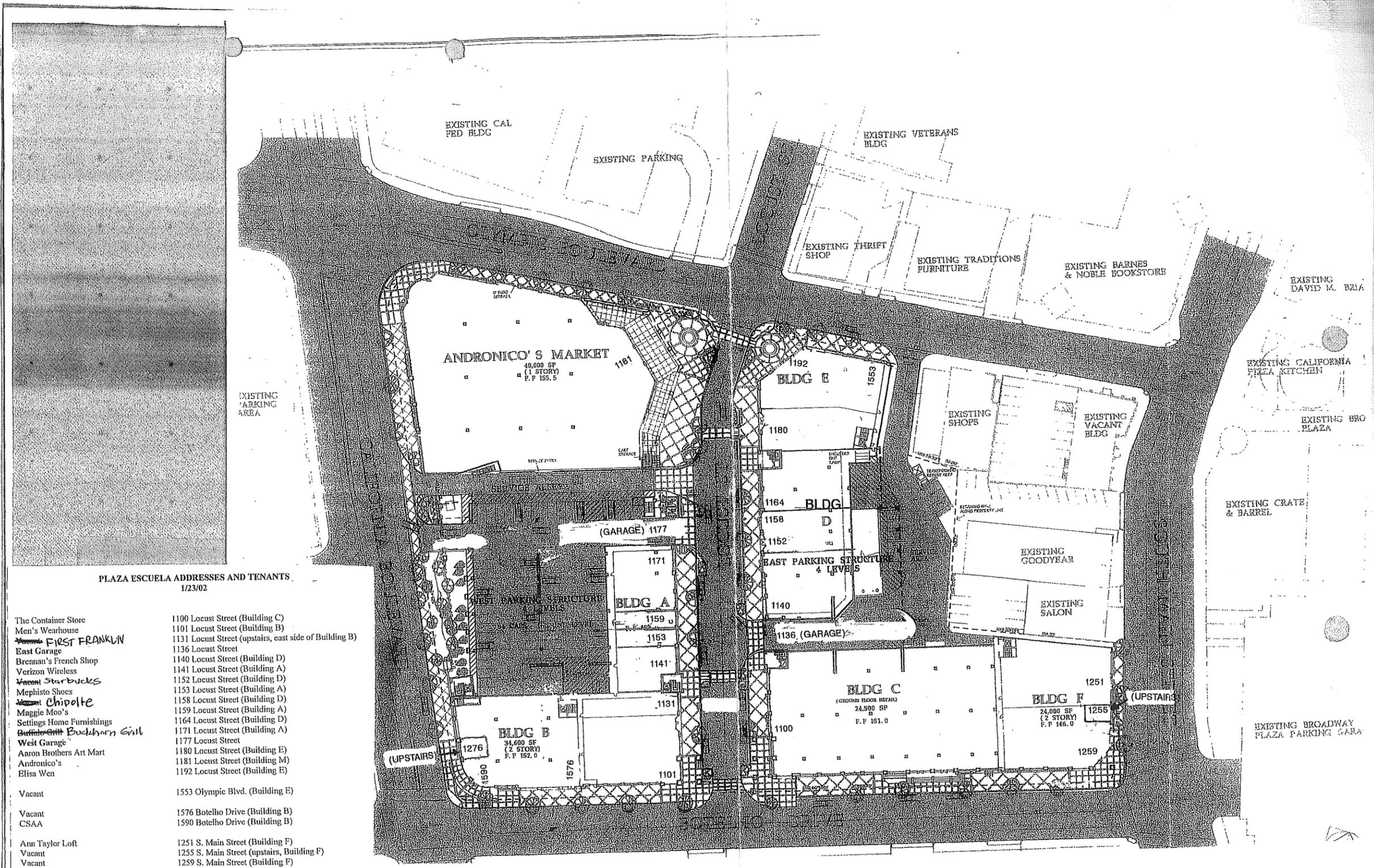
**SIGN TYPE: B**

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high



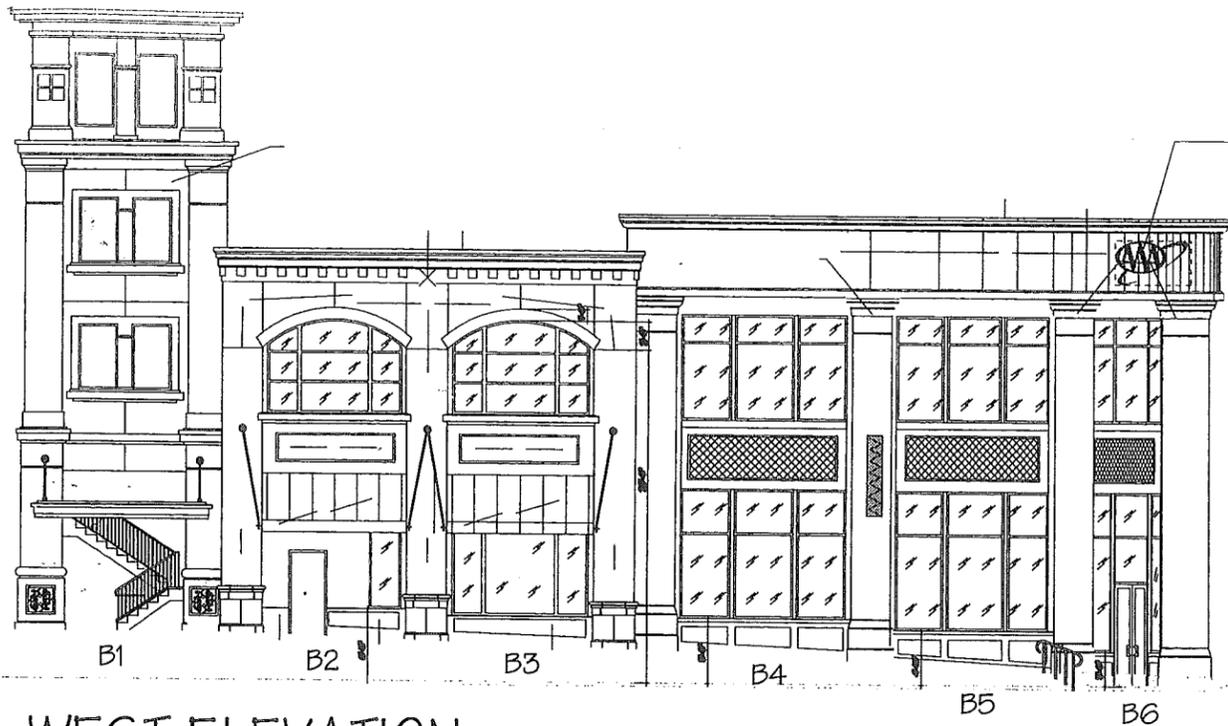
145.  
 71  
 8468  
 MAR 127  
 MAR 86  
 189  
 70-21



**PLAZA ESCUELA ADDRESSES AND TENANTS**  
 1/23/02

The Container Store	1100 Locust Street (Building C)
Men's Wearhouse	1101 Locust Street (Building B)
<del>Vacant</del> <b>FIRST FRANKLIN</b>	1131 Locust Street (upstairs, east side of Building B)
East Garage	1136 Locust Street
Brennan's French Shop	1140 Locust Street (Building D)
Verizon Wireless	1141 Locust Street (Building A)
<del>Vacant</del> <b>Starbucks</b>	1152 Locust Street (Building D)
Mephisto Shoes	1153 Locust Street (Building A)
<del>Vacant</del> <b>Chipotle</b>	1158 Locust Street (Building D)
Maggie Moo's	1159 Locust Street (Building A)
Settings Home Furnishings	1164 Locust Street (Building D)
<del>Budhary's</del> <b>Budhary's</b>	1171 Locust Street (Building A)
West Garage	1177 Locust Street
Aaron Brothers Art Mart	1180 Locust Street (Building E)
Andronico's	1181 Locust Street (Building M)
Elisa Wen	1192 Locust Street (Building E)
Vacant	1553 Olympic Blvd. (Building E)
Vacant	1576 Botelho Drive (Building B)
CSAA	1590 Botelho Drive (Building B)
Ann Taylor Loft	1251 S. Main Street (Building F)
Vacant	1255 S. Main Street (upstairs, Building F)
Vacant	1259 S. Main Street (Building F)





**WEST ELEVATION**

BUILDING B

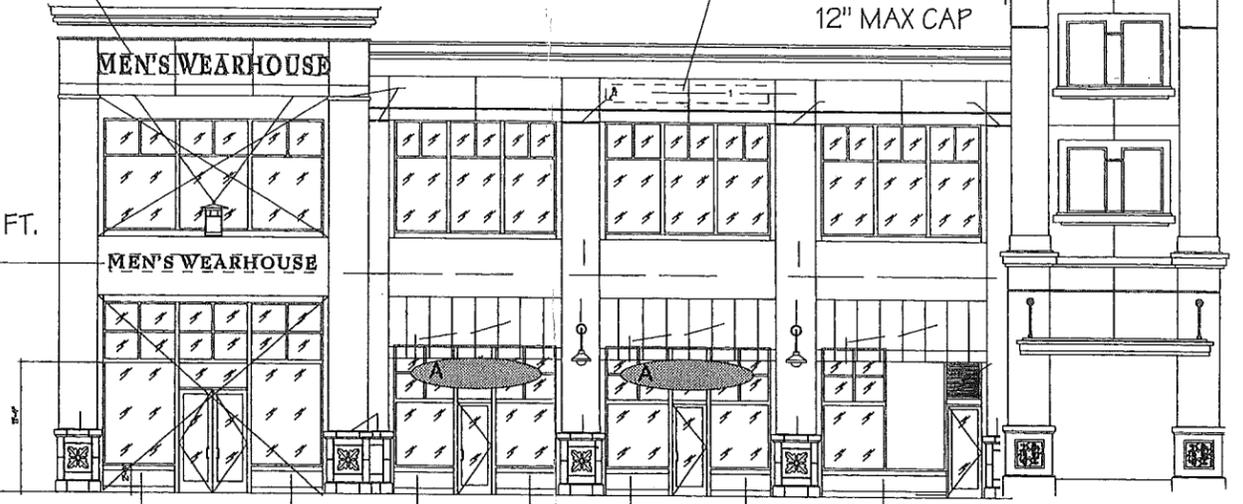
1/16"=1'-0"

79" X 48" Logo.  
26.3 Sq. Ft.

CONDITION B  
21" X 20'-0", 35-1/2 SQ. FT.  
21" MAX CAP

16" X 14'-0"  
18.7 SQ. FT.  
12" MAX CAP

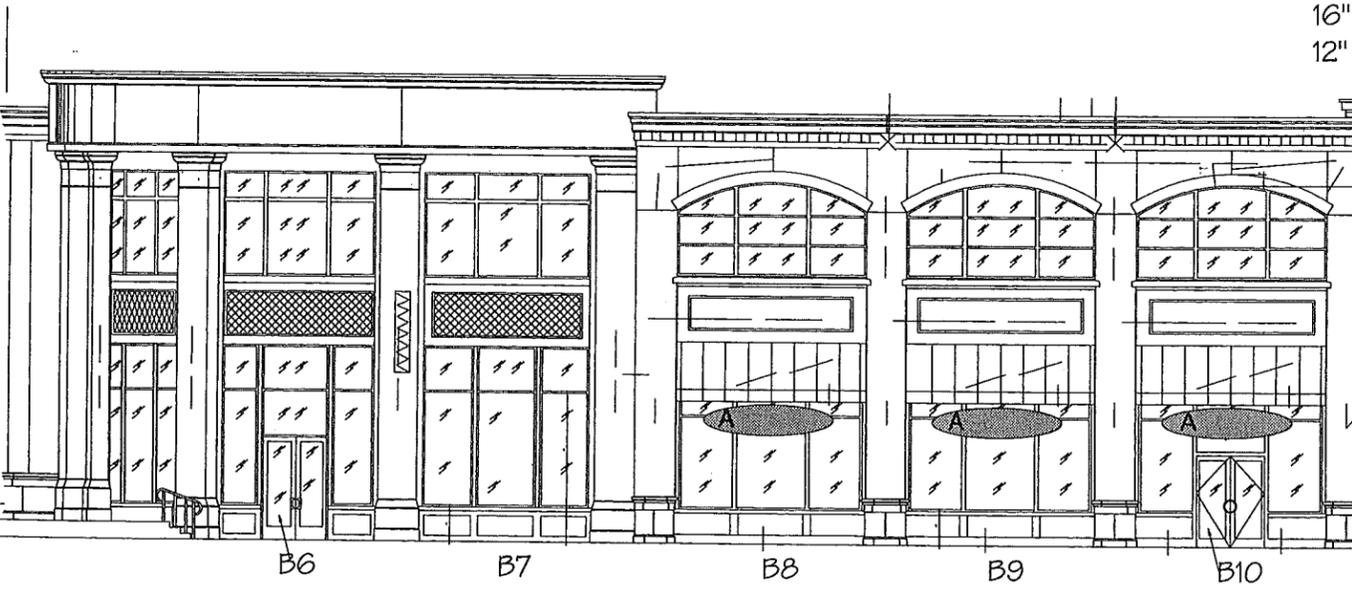
CONDITION A  
18" X 18'-0", 27 SQ. FT.  
18" MAX CAP



**EAST ELEVATION**

BUILDING B

1/16"=1'-0"



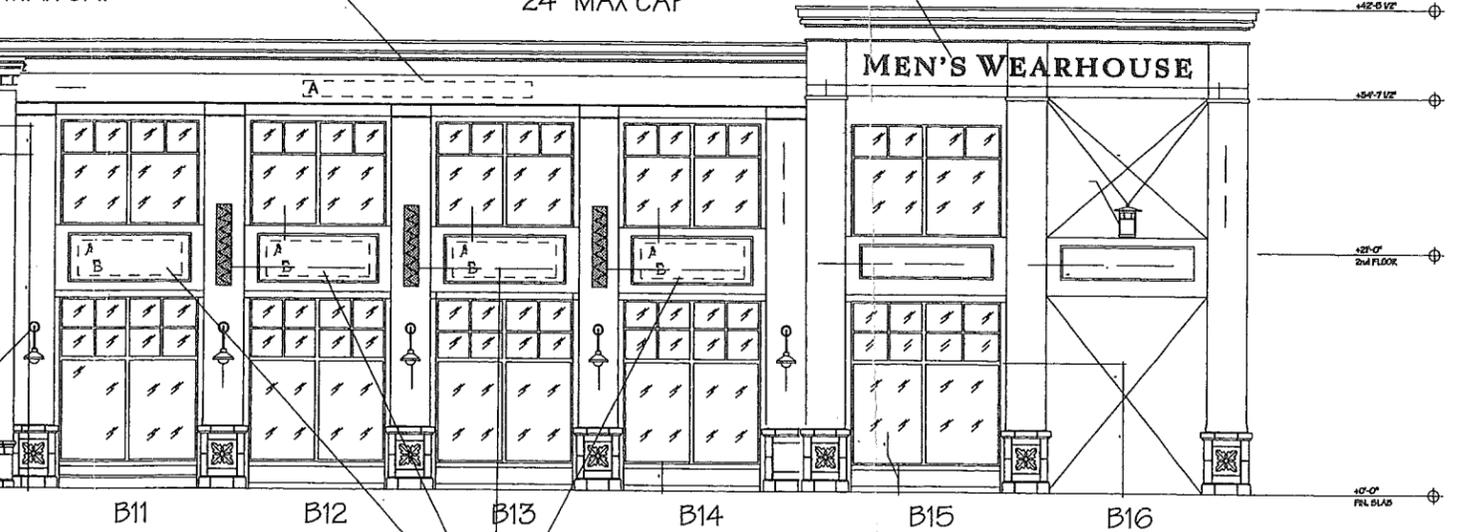
**SOUTH ELEVATION**

BUILDING B

1/16"=1'-0"

16" X 20'-0", 26.7 SQ. FT.  
12" MAX CAP

CONDITION A  
24" X 28'-6", 57 SQ. FT.  
24" MAX CAP



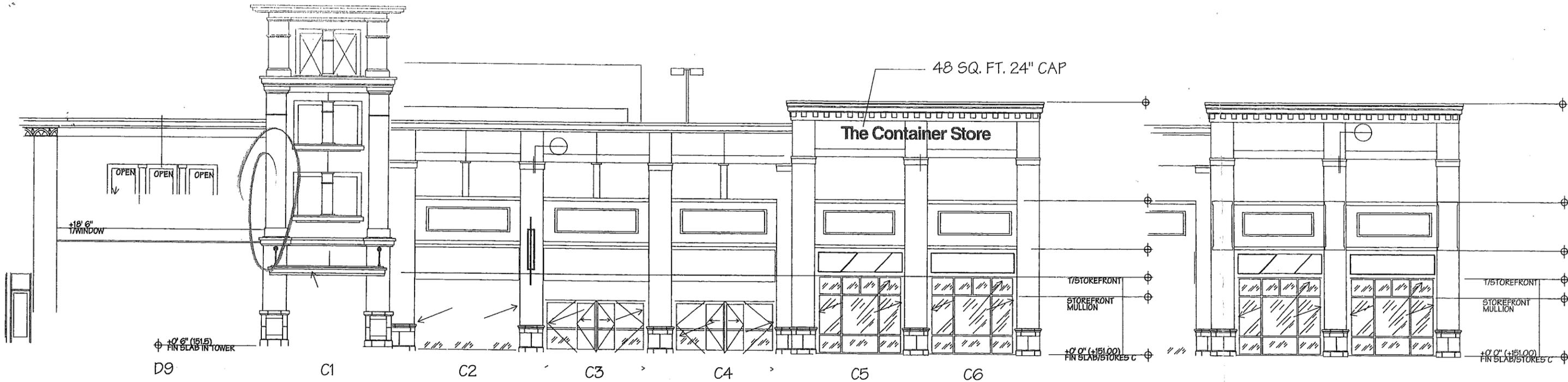
36" X 9'-0", 27 SQ. FT.  
12" MAX CAP

CONDITION B  
21" X 20'-0", 35-1/2 SQ. FT.  
21" MAX CAP

PLAZA ESCUELA

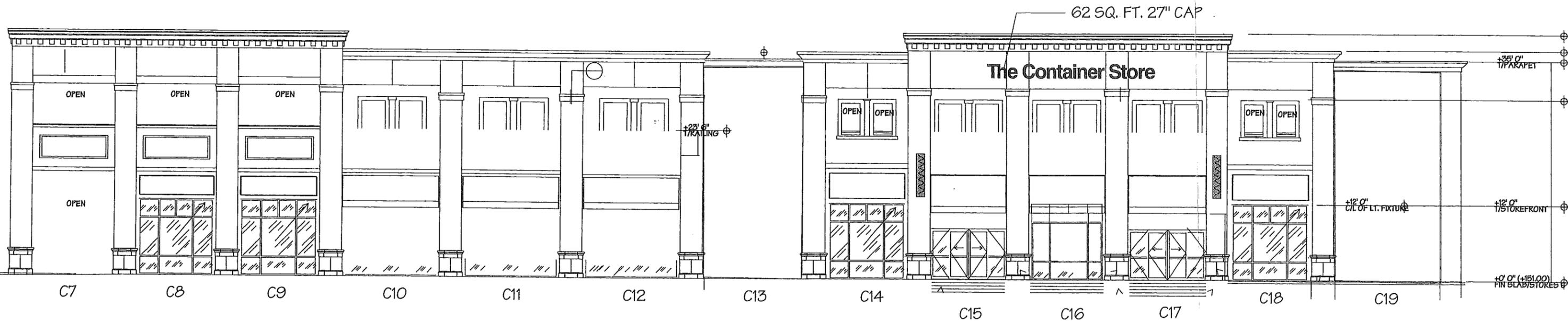
**BUILDING B**

SEPTEMBER 20, 2001  
Job # JLA0001  
Scale: 1/16" = 1'-0"  
**SHEET B**



**WEST ELEVATION**  
EAST GARAGE

1/16"=1'-0"



**SOUTH ELEVATION**  
EAST GARAGE

1/16"=1'-0"

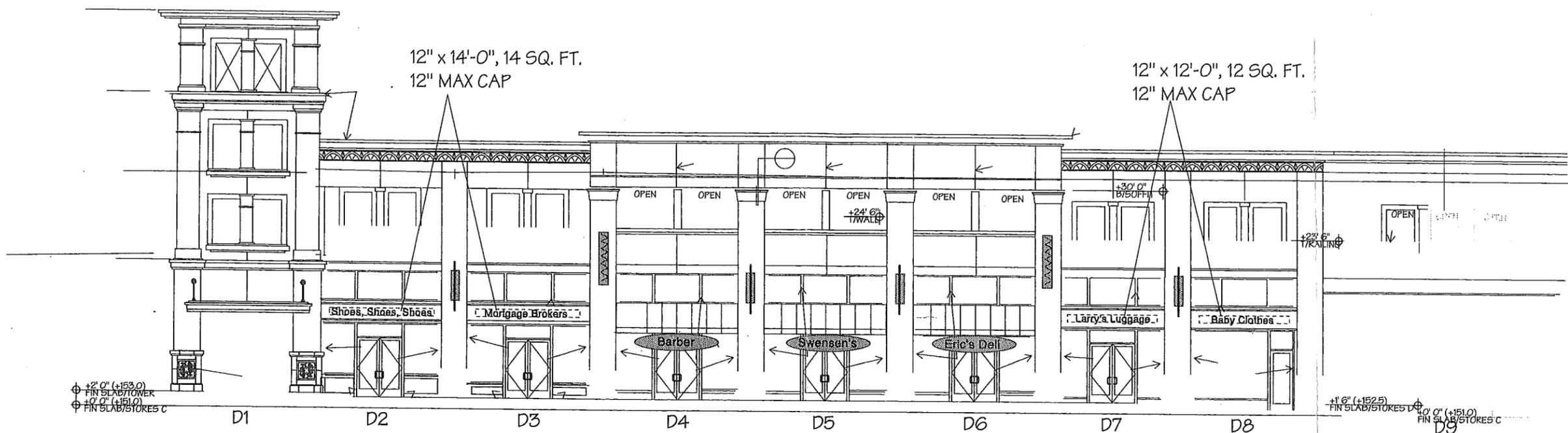
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DESIGNWORKS inc.

PLAZA ESCUELA

**BUILDING C**

September 20, 2001  
Job # JLA0001  
Scale: 1/16" = 1'-0"  
SHEET C



**WEST ELEVATION**  
EAST GARAGE

1/16"=1'-0"

**SIGN LEGEND**

-  WALL-MOUNTED
-  BANNER
-  UNDER AWNING
-  DIMENSIONAL LETTERS

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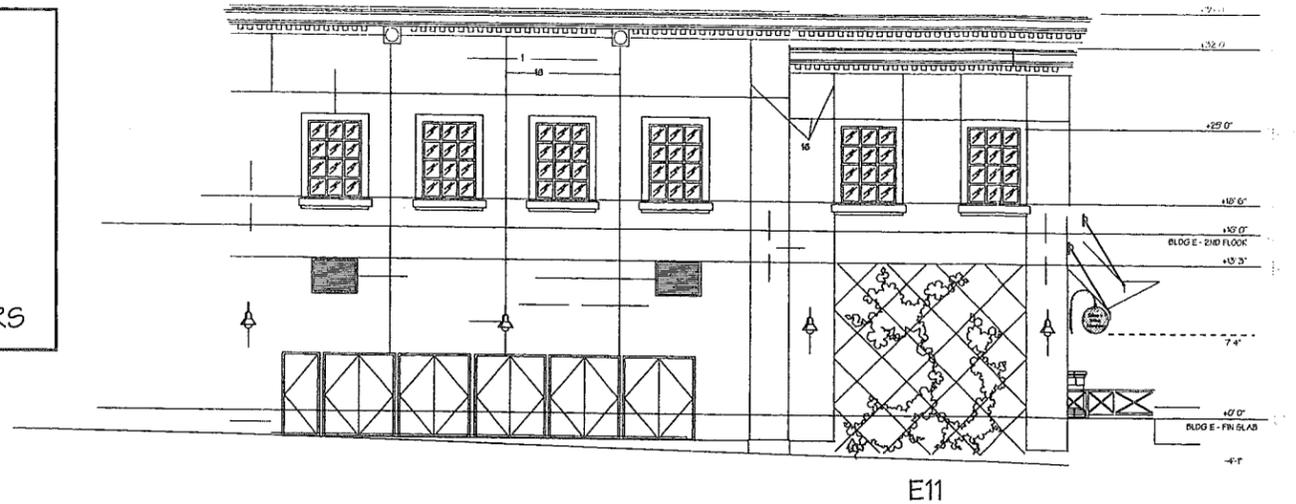
PLAZA ESCUELA

**BUILDING D**

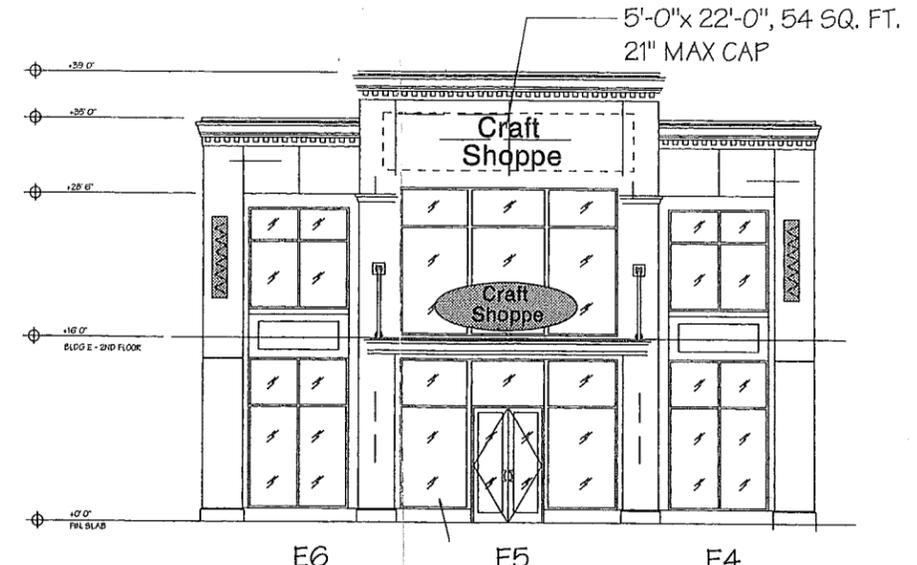
MAY 16, 2001  
Job # JLA0001  
Scale: 1/16" = 1' - 0"  
**SHEET D**

**SIGN LEGEND**

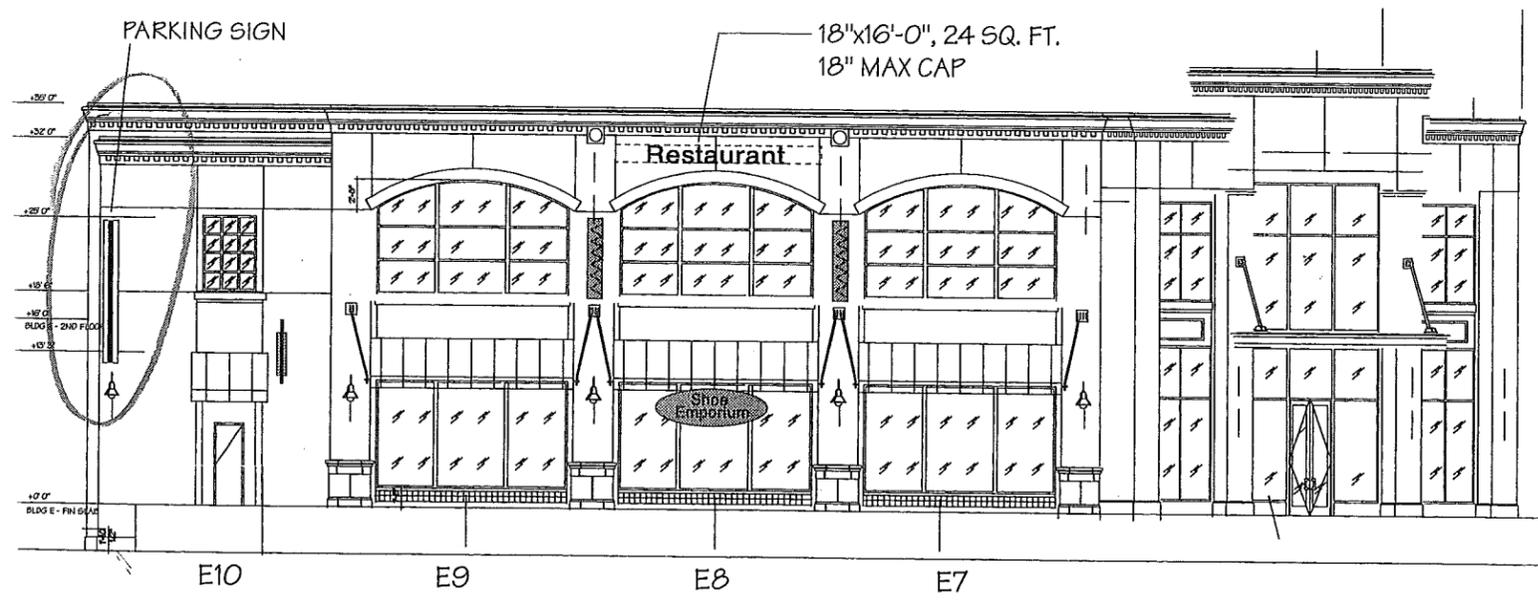
-  WALL-MOUNTED
-  BANNER
-  UNDER AWNING
-  DIMENSIONAL LETTERS



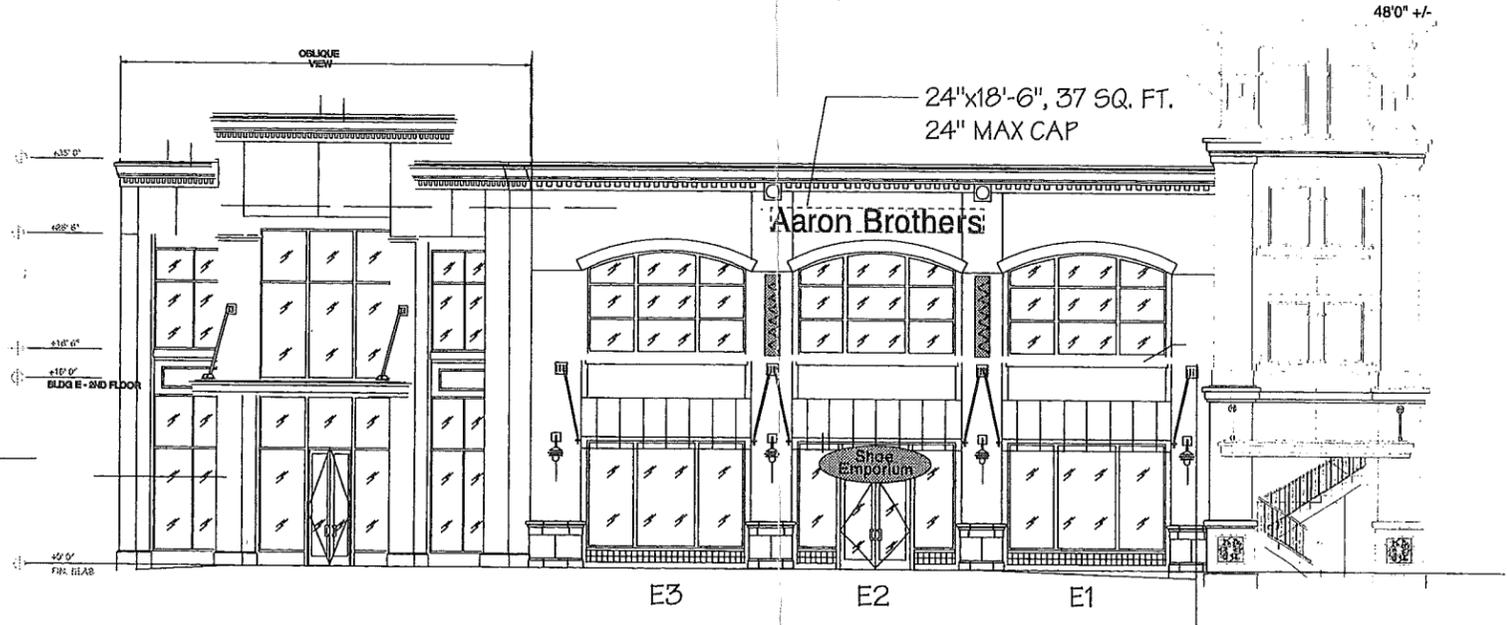
**EAST ELEVATION**  
BUILDING E  
1/16"=1'-0"



**NORTH-WEST ELEVATION**  
BUILDING E  
1/16"=1'-0"



**NORTH ELEVATION**  
BUILDING E  
1/16"=1'-0"



**WEST ELEVATION**  
BUILDING E  
1/16"=1'-0"

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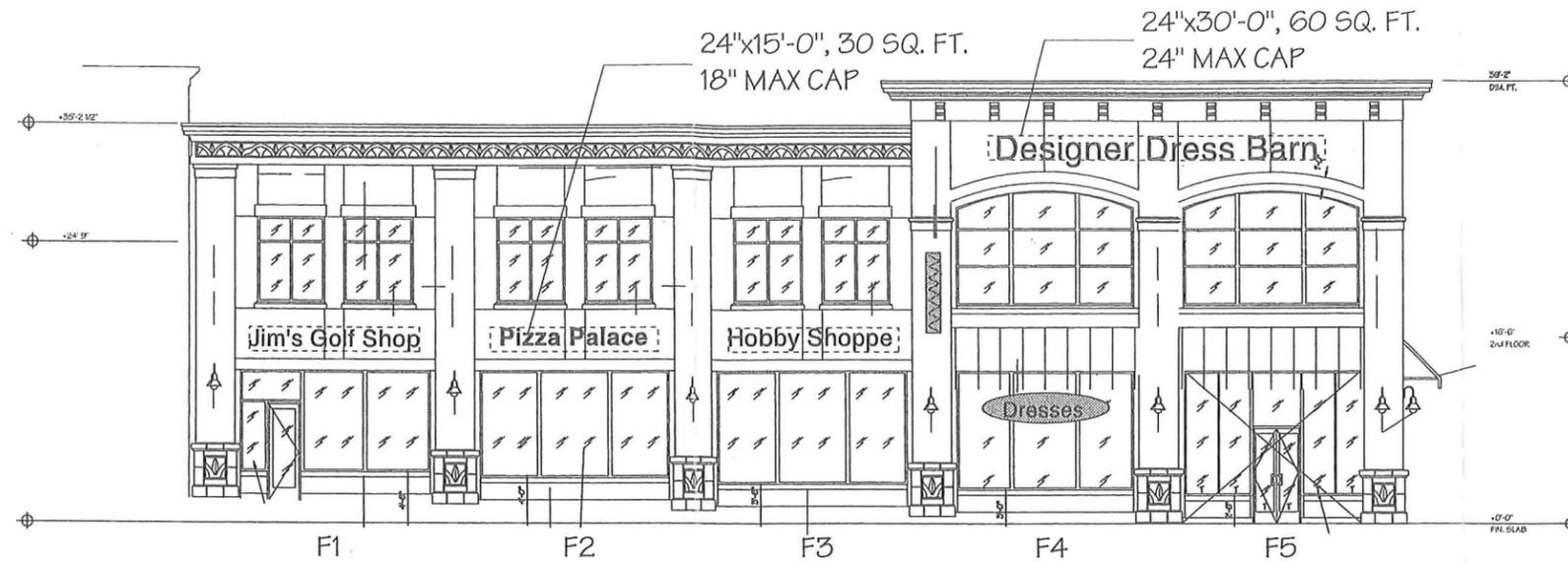
PLAZA ESCUELA

**BUILDING E**

September 20, 2001  
Job # JLA0001  
Scale: 1/16" = 1' - 0"  
**SHEET E**



Each second floor tenant in Building F will have a 36" wide by 6" high field in which to put their name and logo and an additional line of text. There will be a maximum of 6 tenant names on the window. Maximum Cap Height shall be 3". All window graphics will be white vinyl.



SOUTH ELEVATION

1/16"=1'-0"

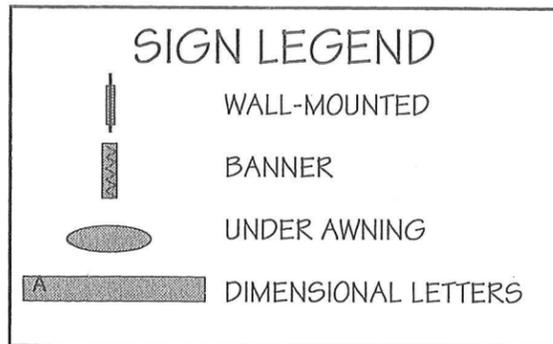
BUILDING F



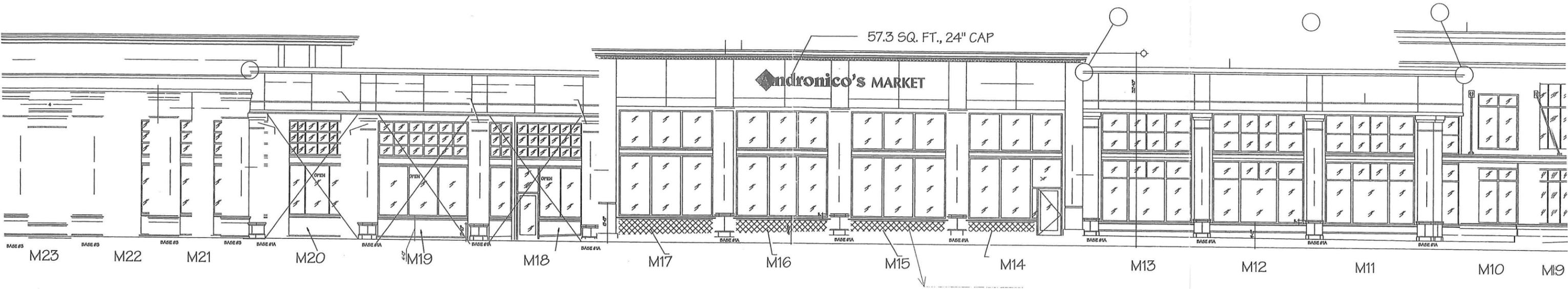
EAST ELEVATION

1/16"=1'-0"

BUILDING F



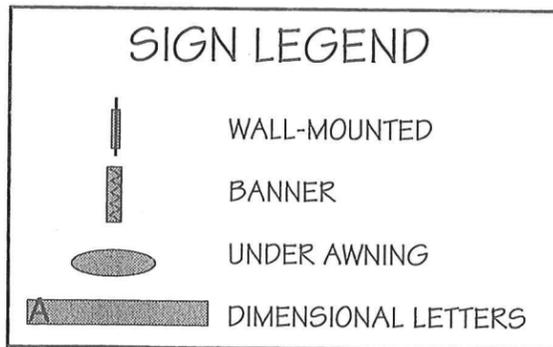
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NORTH ELEVATION

ANDRONICO'S

1/16"=1'-0"



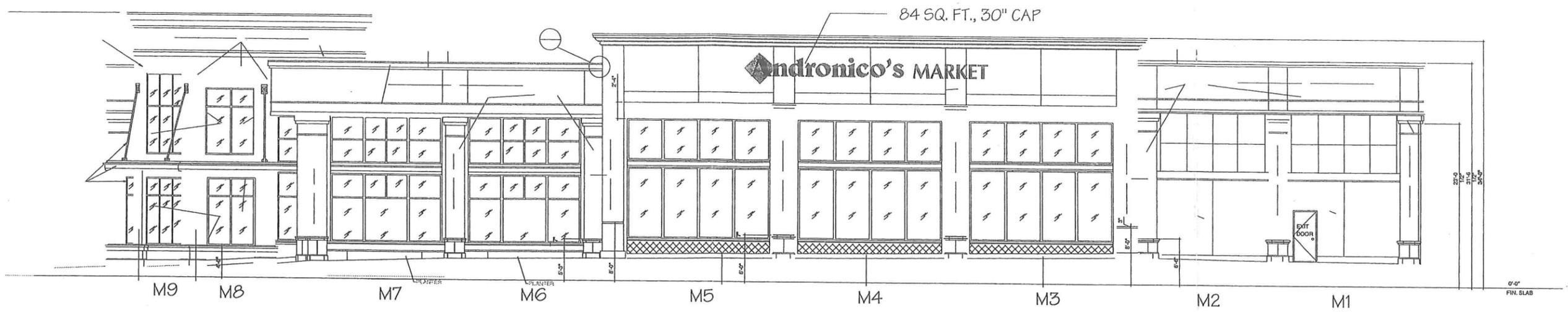
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PLAZA ESCUELA

ANDRONICOS NORTH

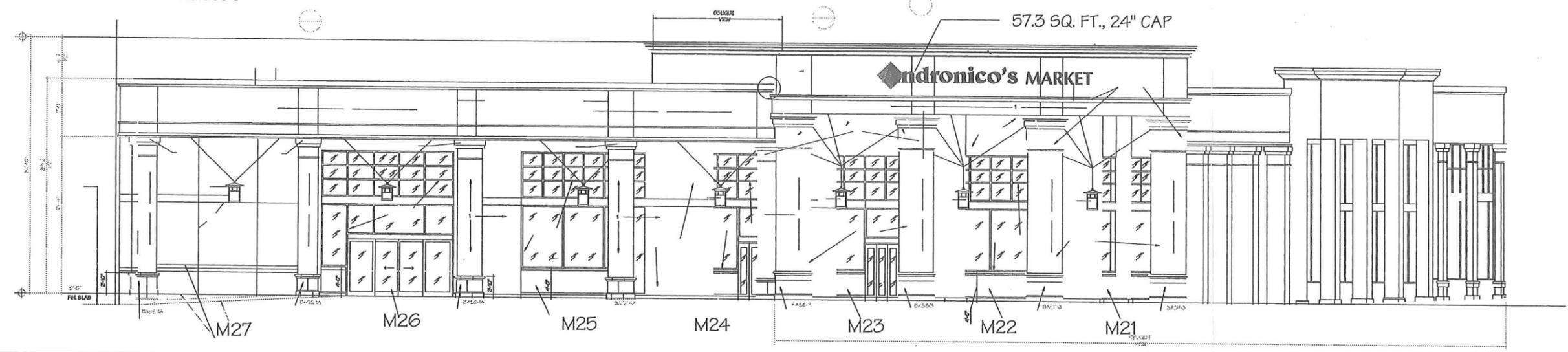
AUGUST 2, 2001  
 Job # JLA0001  
 Scale: 1/16" = 1' - 0"  
 SHEET M1



**WEST ELEVATION**

1/16"=1'-0"

ANDRONICO'S



**EAST ELEVATION**

1/16"=1'-0"

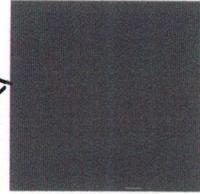
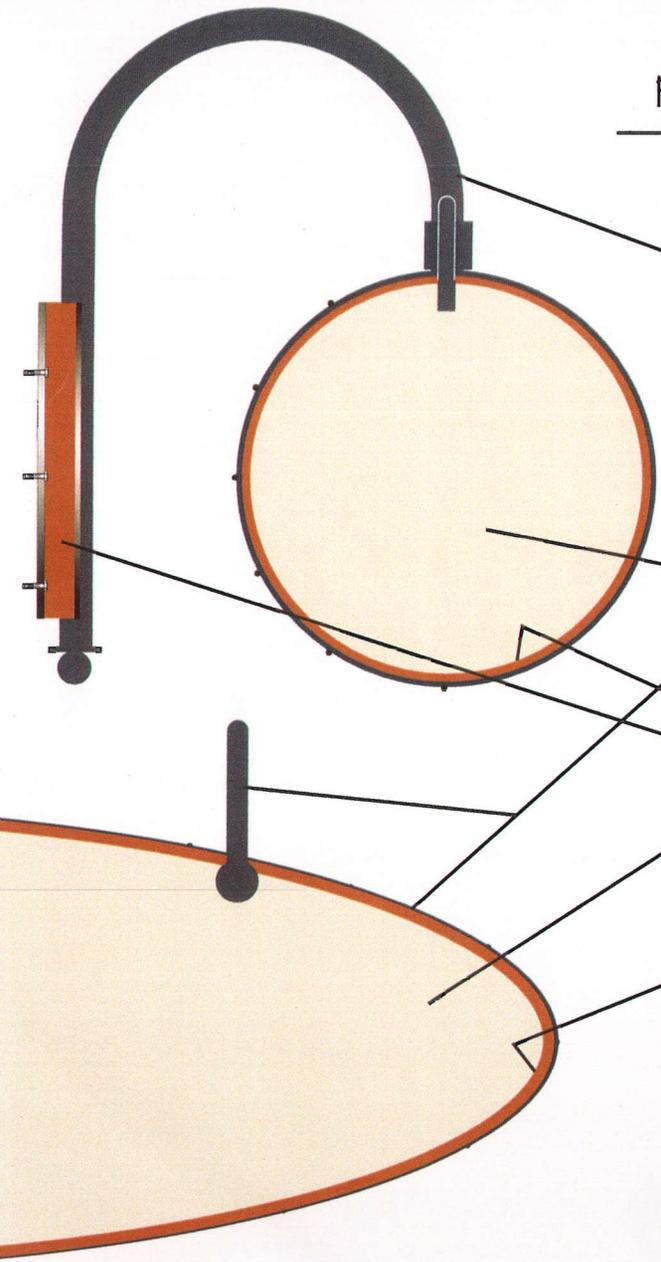
ANDRONICO'S

**SIGN LEGEND**

-  WALL-MOUNTED
-  BANNER
-  UNDER AWNING
-  DIMENSIONAL LETTERS

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# PROJECT COLORS USED IN SIGNS



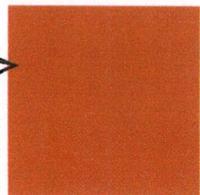
P-5

DUNN-EDWARDS SP 180  
COLOR IS USED FOR METAL FRAMES,  
BRACKETS AND LIGHTS.



P-4

ICI DULUX 659  
COLOR IS USED FOR SIGN FACES



F-1  
(OR AWN-3)

SUNBRELLA 4622-"TERRA COTTA"  
AWNING COLOR-MATCH WITH  
MATHEWS 14A-1A "WAR DANCE"  
COLOR IS USED FOR TRIM

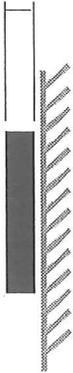
11'-0"

# PLAZA ESCUELA

9"

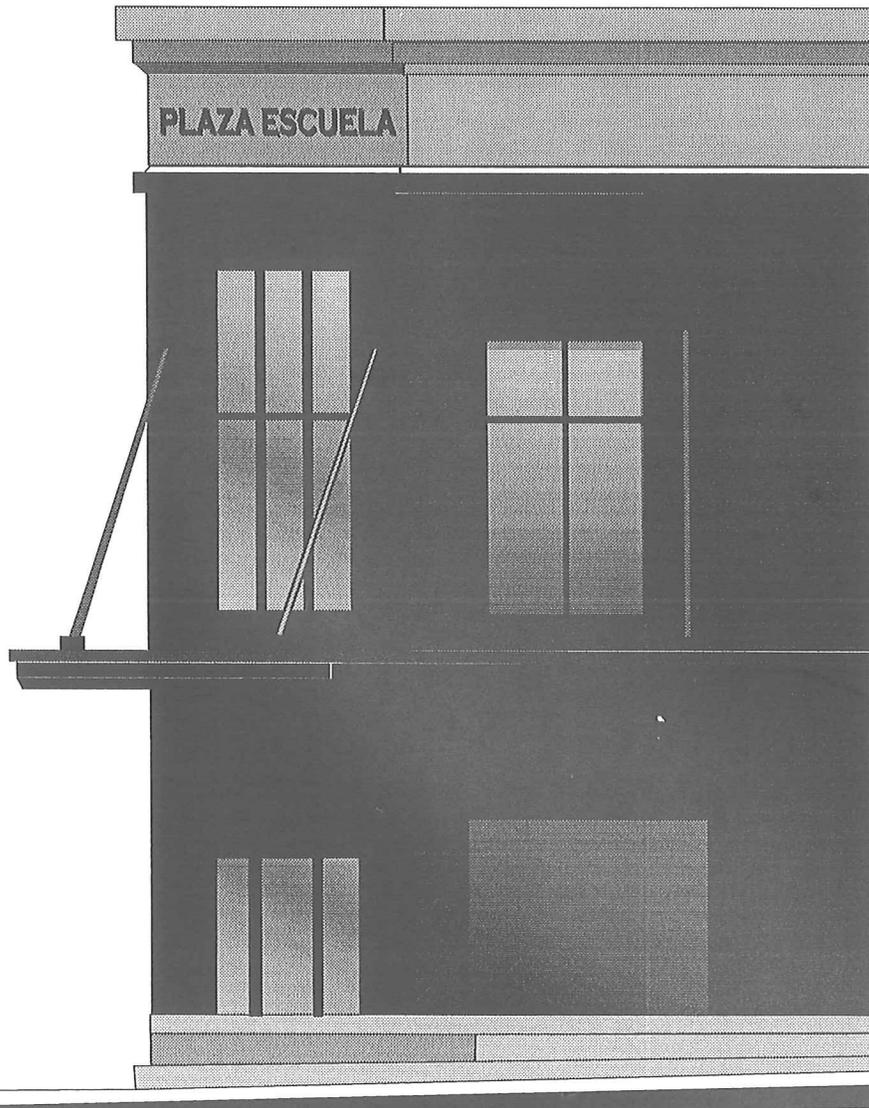
FABRICATED METAL NON-ILLUMINATED  
DIMENSIONAL LETTERS MOUNTED TO BUILDING  
PAINTED COLOR P5

1-1/2"



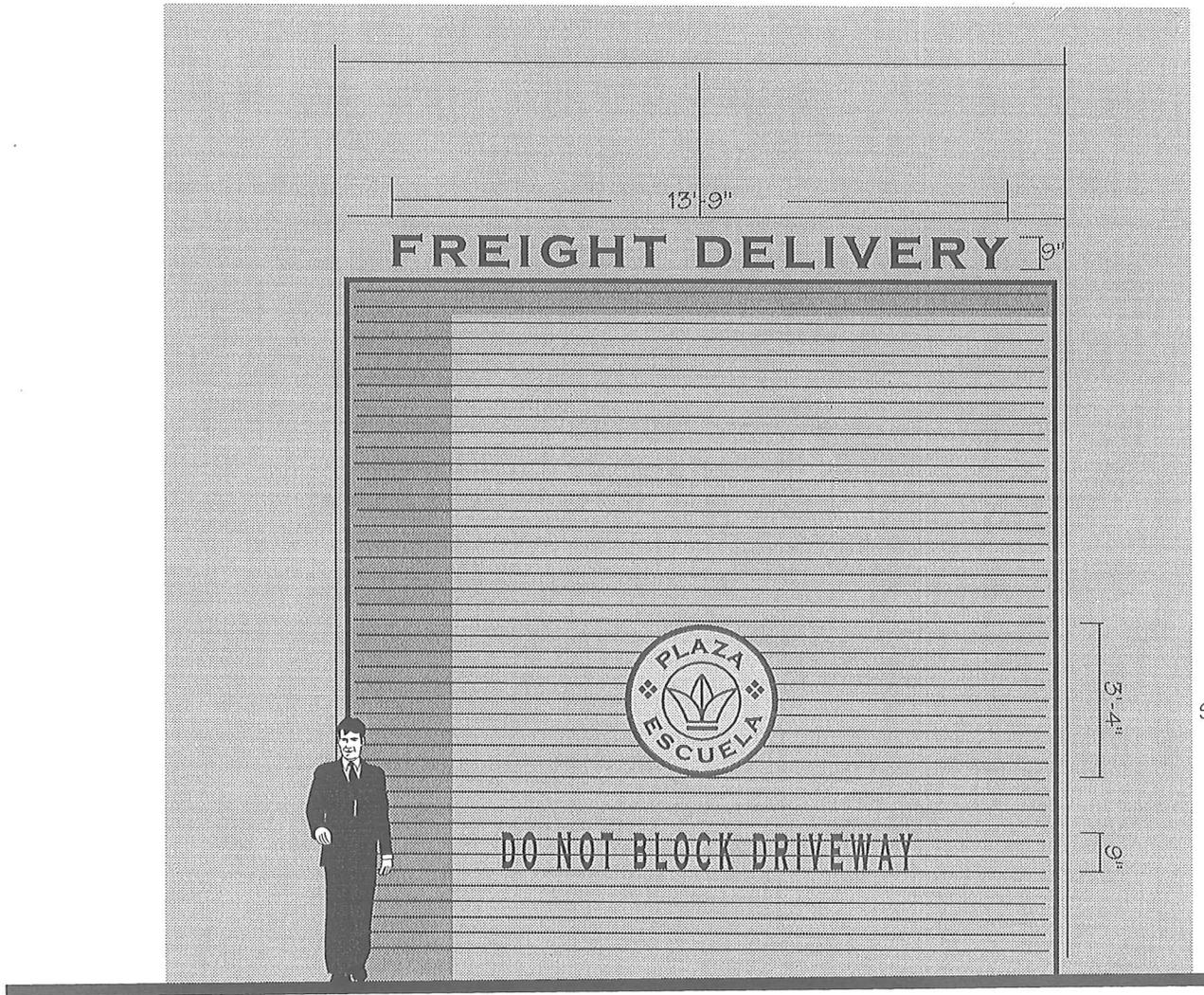
WALL

SIDE VIEW



WEST ELEVATION FROM CALIFORNIA BLVD.

SIGN TYPE L3 - FABRICATED METAL  
DIMENSIONAL LETTERS-1 1/2" DEEP



FULL COLOR  
SCOTCH PRINT

SIGN TYPE V1 - VINYL LETTERS  
SIGN TYPE V2 - VINYL PROJECT LOGO

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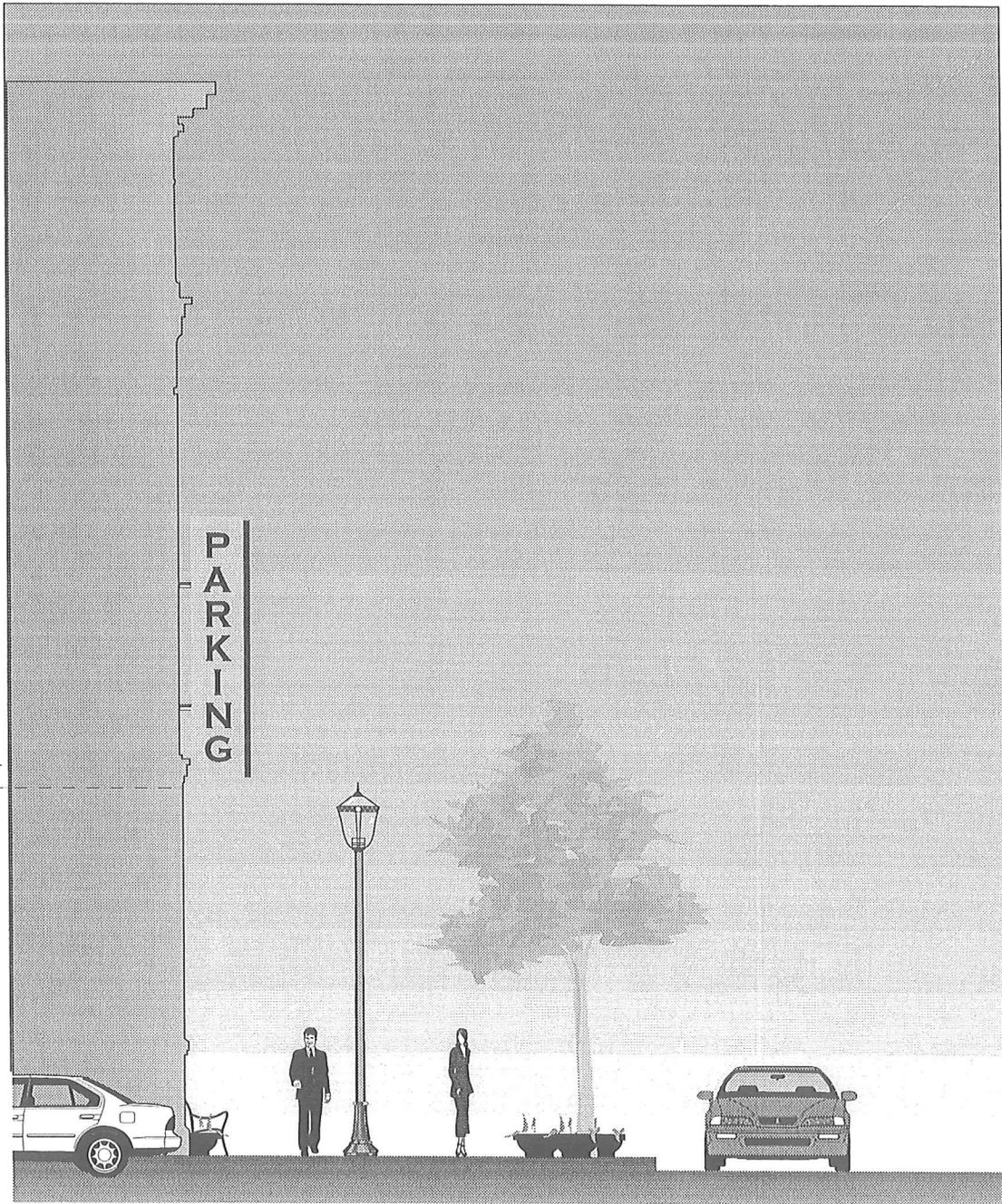
englund  
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PLAZA ESCUELA

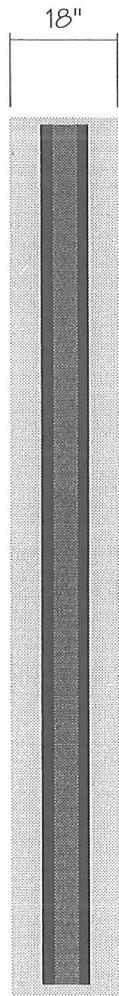
SIGN TYPE V1,V2&L3

JULY 13, 2001  
Job #: JLA0001  
Scale: 1/8"=1'  
SHEET 1.3

ENTRANCE HEIGHT  
17'-0"

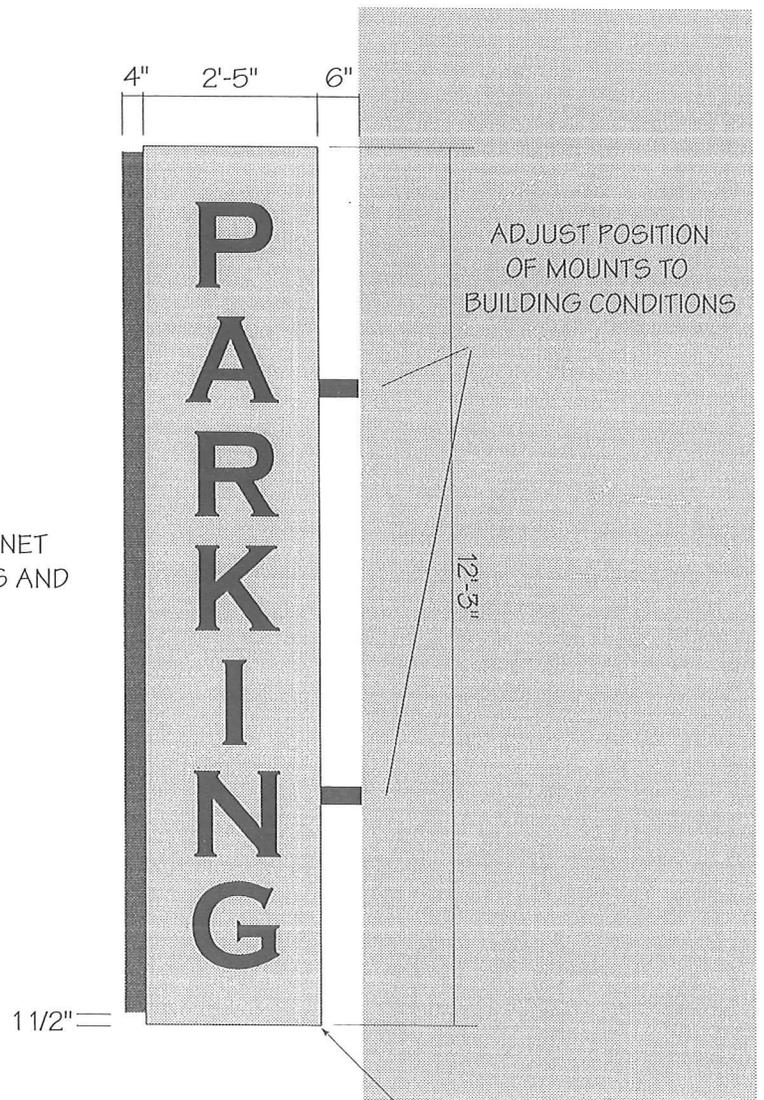


BUILDING MOUNTED PARKING GARAGE SIGN



SIDE VIEW

ALUMINUM SIGN CABINET  
WITH ROUTED LETTERS AND  
INDIRECT REFLECTED  
WHITE ILLUMINATION



FLOURESCENT TUBING

EXTERIOR CABINET IS  
PAINTED COLOR P4

INTERIOR CABINET IS  
PAINTED P5 AND F1

MOUNTS ARE PAINTED P5  
(DARK BLUE)

2" REVEAL

1" RETURNS

SECTION-TOP VIEW

FABRICATED ALUMINUM SIGN CABINET  
INTERNALLY ILLUMINATED WITH ROUTED LETTERS

PLAZA ESCUELA

SIGN TYPE H1

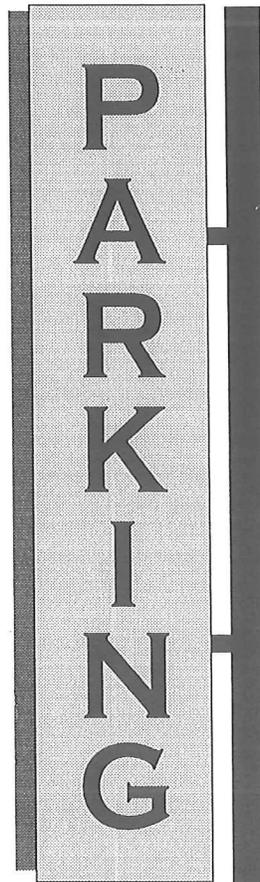
SEPTEMBER 20, 2001

Job #: JLA0001

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

SHEET 1.5

33" 3" 6"

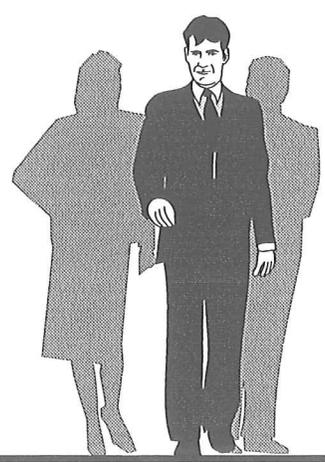
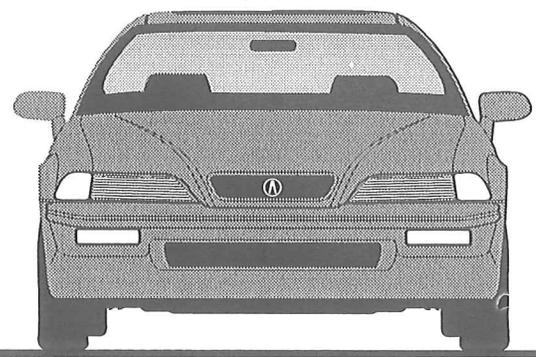


12'-3"

20'-9"

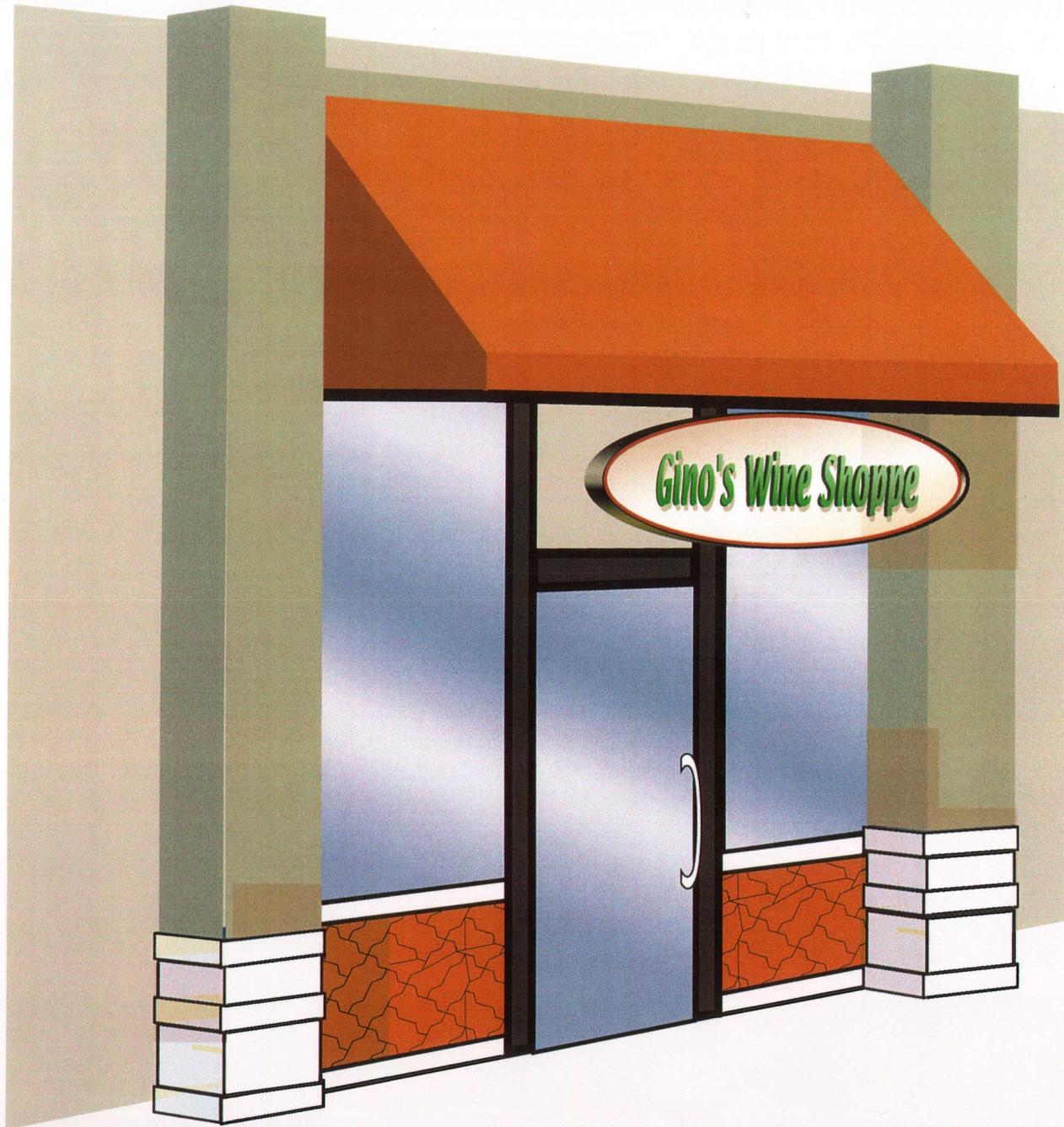
6" SQUARE STEEL  
MOUNTING POLE  
PAINTED P5  
DARK BLUE

8'-6"



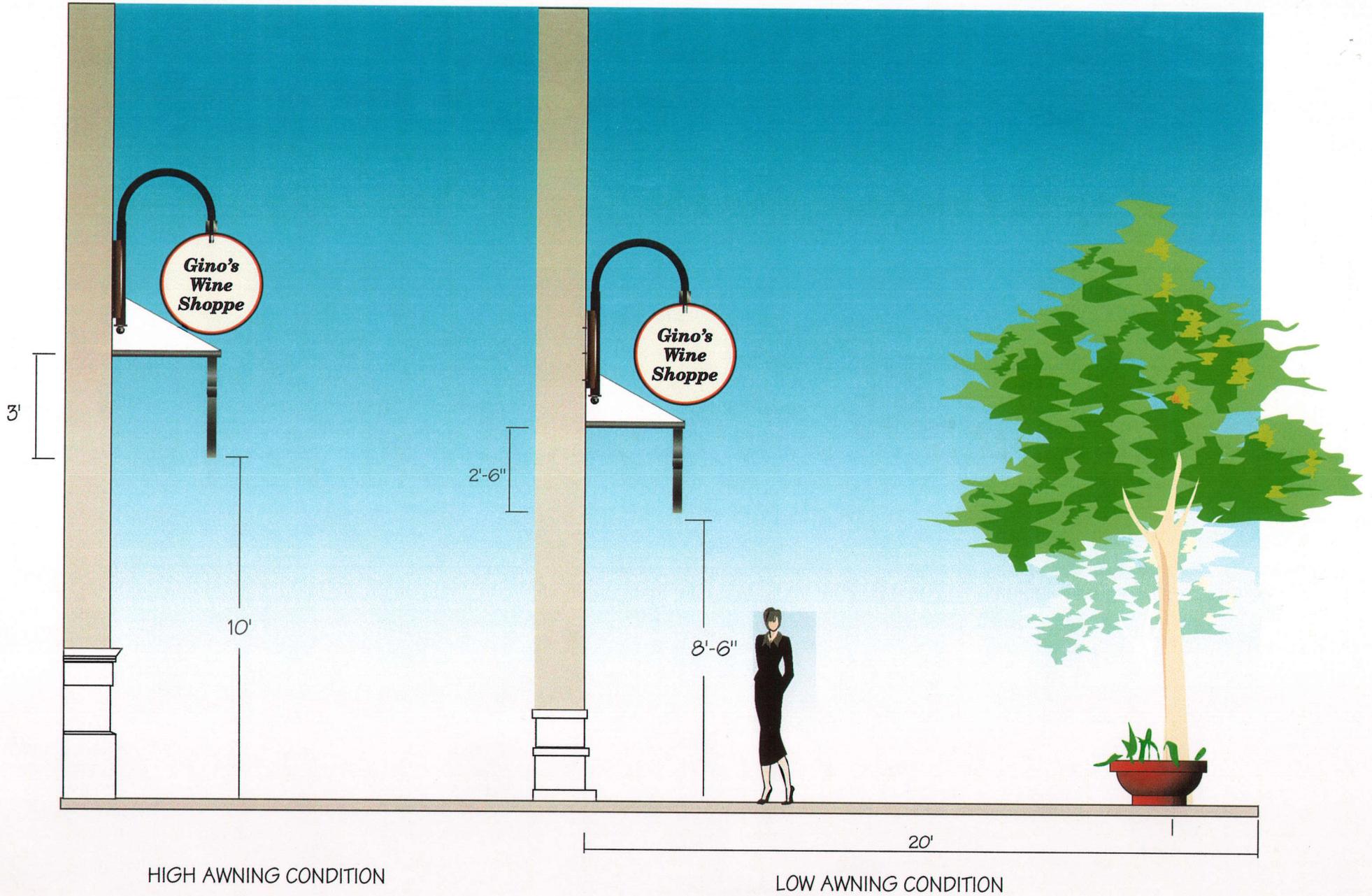
FABRICATED ALUMINUM SIGN CABINET  
INTERNALLY ILLUMINATED WITH ROUTED LETTERS  
MOUNTED TO 6" X 6" FABRICATED STEEL POST

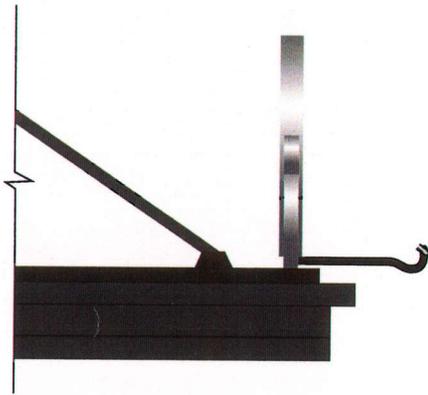
PARKING IDENTIFICATION ON CALIFORNIA BLVD.



PLAZA ESCUELA

**SIGN TYPE A2,A3 ISOMETRIC**



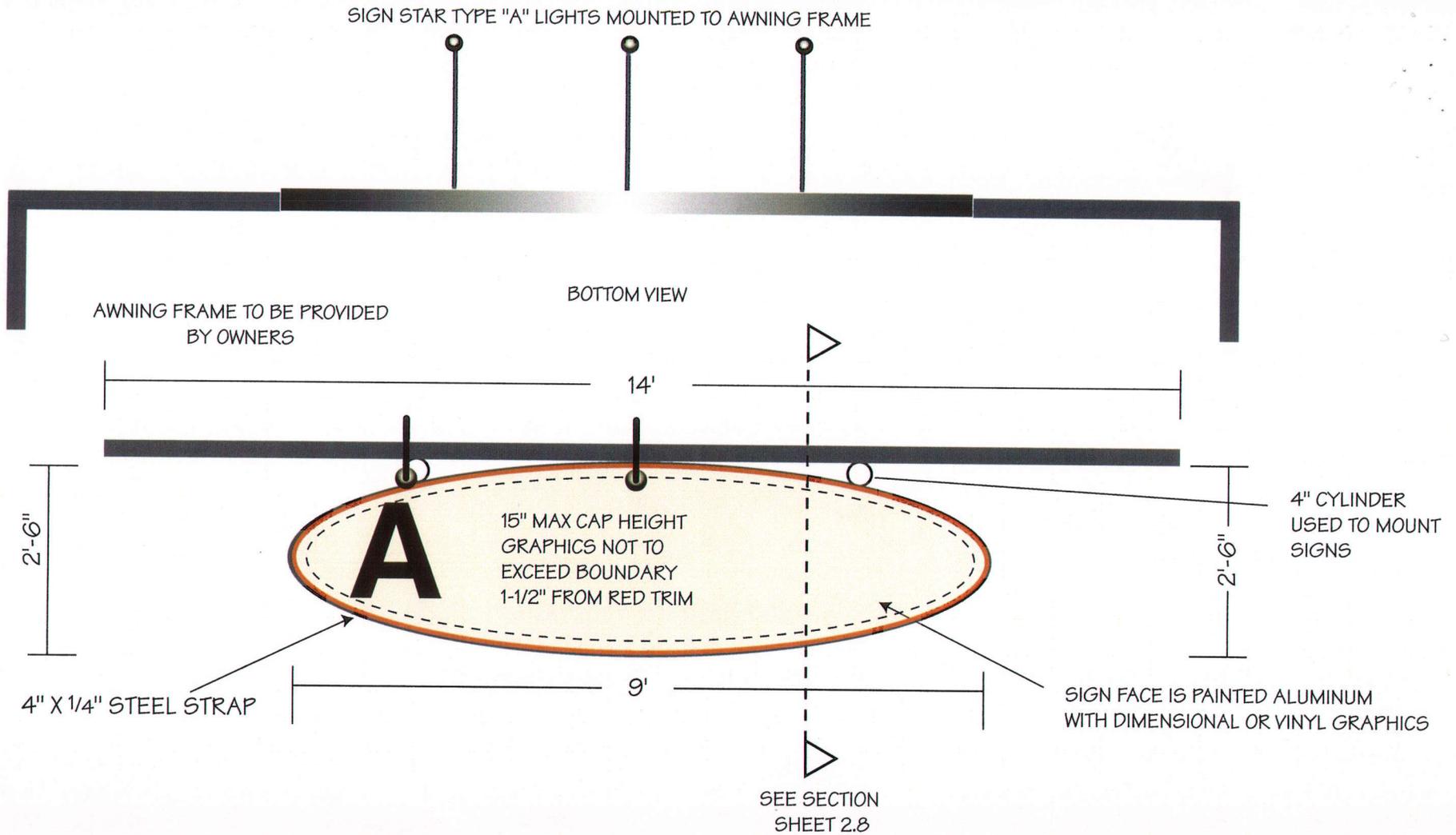


SIDE VIEW



SIGN TYPE A5 ON CANOPY OF BUILDING E





SIGN STAR TYPE "A" LIGHTS MOUNTED TO AWNING FRAME

AWNING FRAME TO BE PROVIDED  
BY OWNERS

BOTTOM VIEW

15'-3"

4" CYLINDER  
USED TO MOUNT  
SIGNS

18" MAX CAP HEIGHT  
GRAPHICS NOT TO EXCEED  
BOUNDARY 1-1/2" FROM RED TRIM

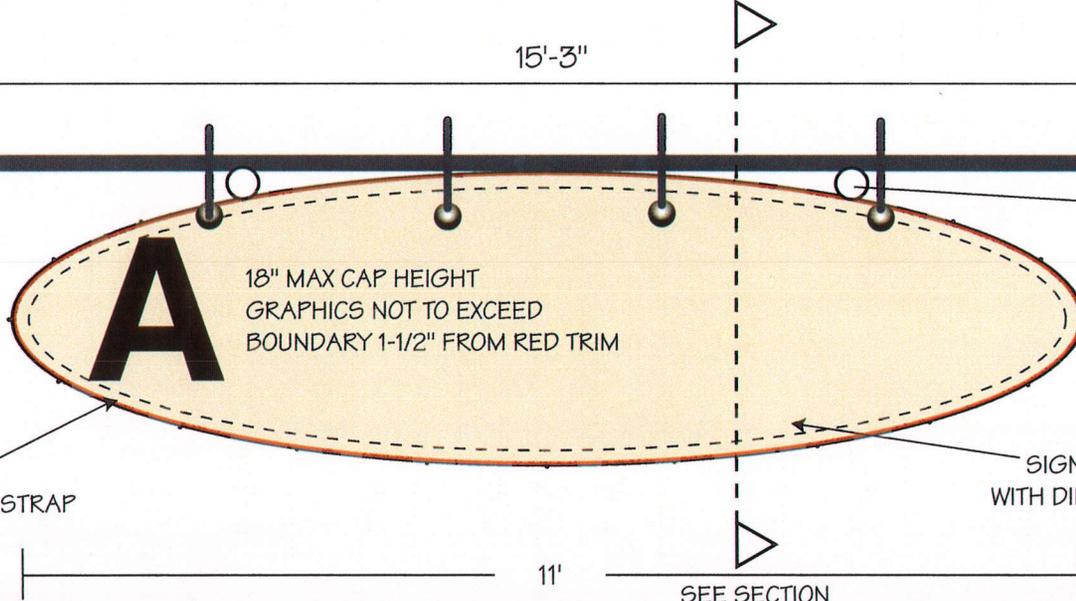
SIGN FACE IS PAINTED ALUMINUM  
WITH DIMENSIONAL OR VINYL GRAPHICS

4" X 1/4" STEEL STRAP

11"

SEE SECTION  
SHEET 2.8

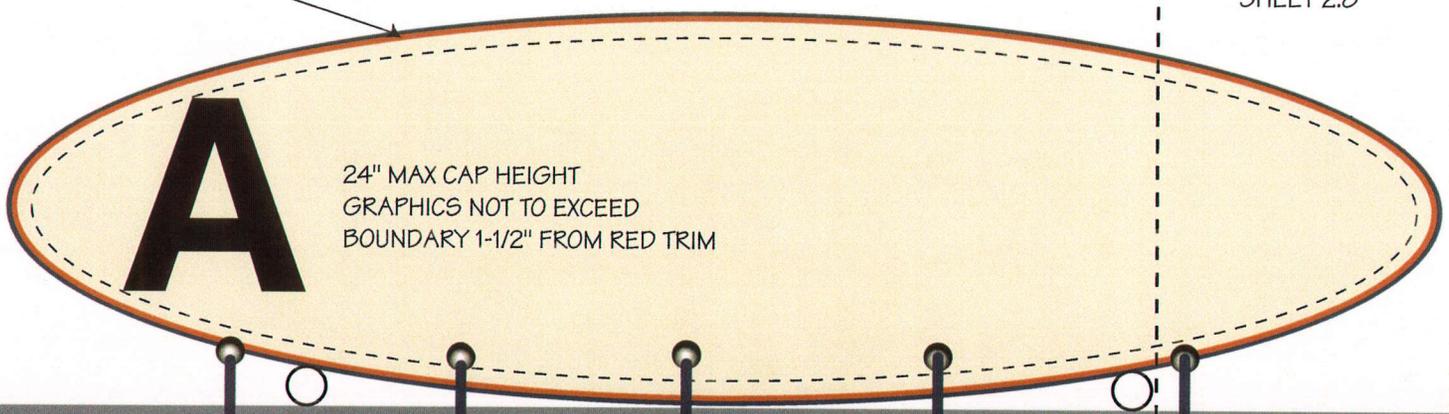
3'





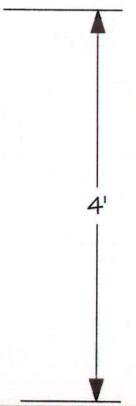
5" X 1/4" STEEL STRAP

SEE SECTION SHEET 2.8



A

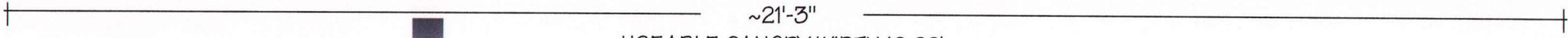
24" MAX CAP HEIGHT  
GRAPHICS NOT TO EXCEED  
BOUNDARY 1-1/2" FROM RED TRIM



4'

EXISTING CANOPY

SIGN STAR TYPE "A" LIGHTS



~21'-3"

USEABLE CANOPY WIDTH IS 22'

CENTER OF SIGN MUST BE SUSPENDED  
APPROXIMATELY 2" TO ACCOMMODATE  
LIGHT MOUNTS



WALL

AWNING FRAME TO BE PROVIDED BY OWNERS

LIGHTS ARE 24" - "SIGN STAR TYPE A" LIGHTS  
PAINTED COLOR P5  
(A5 LIGHT POLES ARE 36")

MAINTAIN 1-1/2" VOID BETWEEN  
TRIM AND GRAPHICS

1/8" ALUMINUM BACKING  
PAINTED COLOR P5

INTERNAL SUPPORTS  
AS NEEDED

1/8" ALUMINUM FACE  
PAINTED COLOR P4

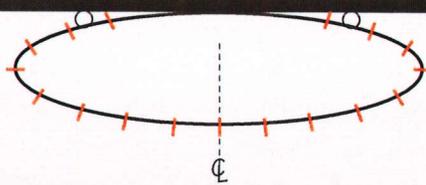
DIMENSIONAL LETTERS NOT  
TO EXCEED 3/4" IN THICKNESS

3/4" RADIUS QUARTER-ROUND TRIM  
PAINTED COLOR F1

4" x 1/4" STEEL BAND PAINTED COLOR P5  
(SIGN TYPE A5 USES 5" X 1/4" BAND-ALL OTHER  
DIMENSIONS ARE THE SAME)

1/2" ROUND HEAD RIVETS PAINTED COLOR P5  
MAY BE FUNCTIONAL OR DECORATIVE

RIVET LOCATIONS FOR OVAL SIGNS



17 RIVETS SHOULD BE EVENLY  
DISTRIBUTED TO LOCATIONS SHOWN  
BEGINNING IN EXACT BOTTOM CENTER OF OVAL

englund

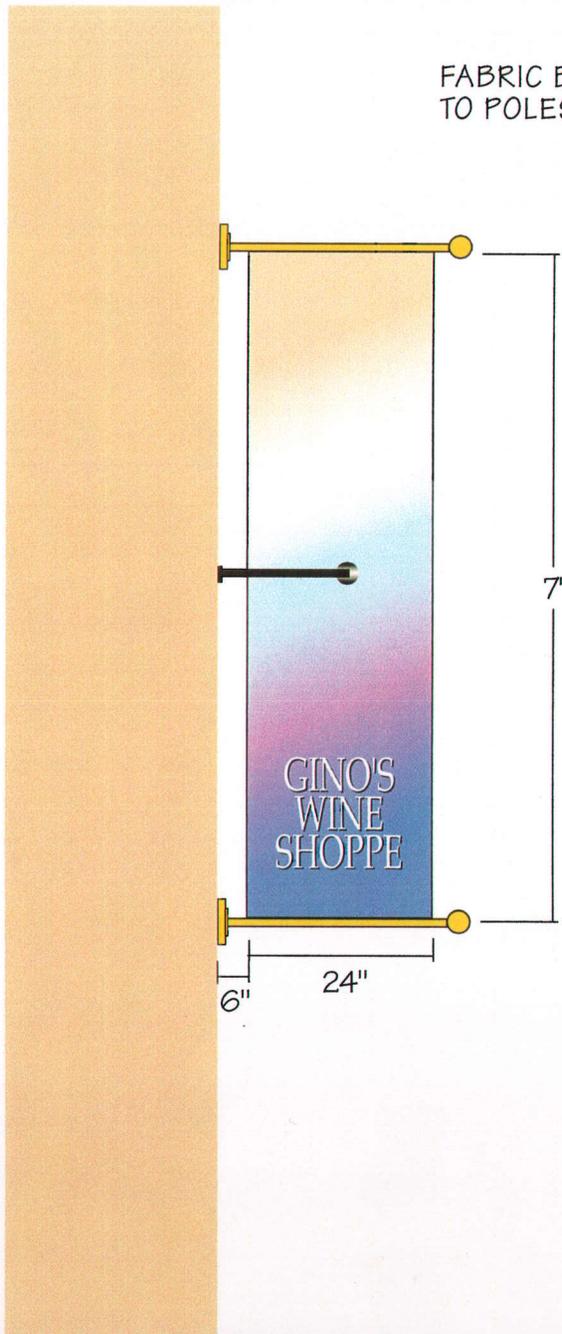
DESIGNWORKS inc.

PLAZA ESCUELA

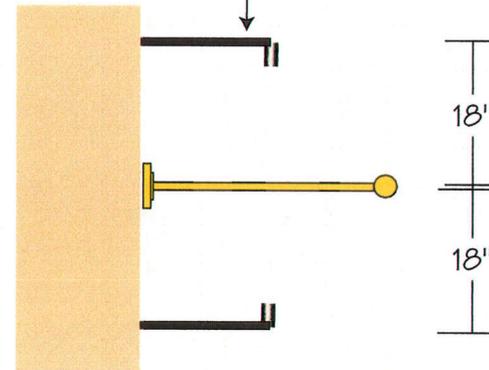
SIGN TYPE A2, A3, A5 - SECTION

JULY 13, 2001  
Job # JLA0001  
Scale: 3" = 1'  
SHEET 2.8

FABRIC BANNER MOUNTED  
TO POLES ON BUILDING

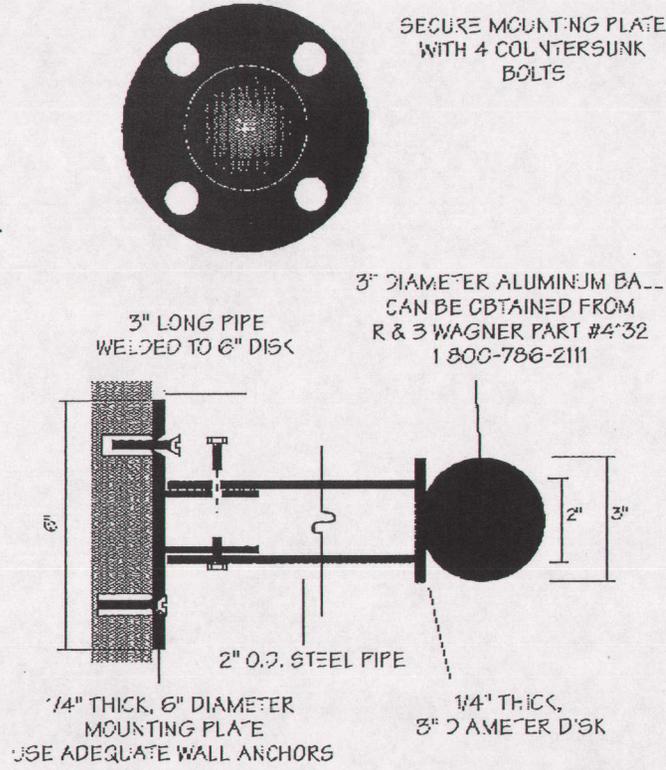


SIGN STAR STYLE "C"  
LOW VOLTAGE LIGHTS



TOP VIEW

Date	2/13/02	# of pages	1
From	Bill Englund		
To	Jeff Geryas		
Dept	Planning		
Phone #			
Post-it Fax Note	7671		



POLE IS ATTACHED TO WELDED POLE ON BRACKET WITH 2 BOLTS-POLE MUST BE REMOVABLE

BANNER POLES AND LIGHTS ARE PAINTED COLOR P-5 DUNN-EDWARDS SP 180

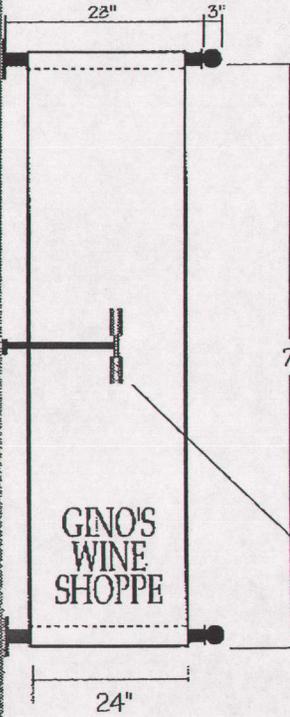
SECURE MOUNTING PLATE WITH 4 CONTOURSUNK BOLTS

3" DIAMETER ALUMINUM BAR CAN BE OBTAINED FROM R & B WAGNER PART #4132 1 800-786-2111

1/4" THICK, 6" DIAMETER MOUNTING PLATE USE ADEQUATE WALL ANCHORS

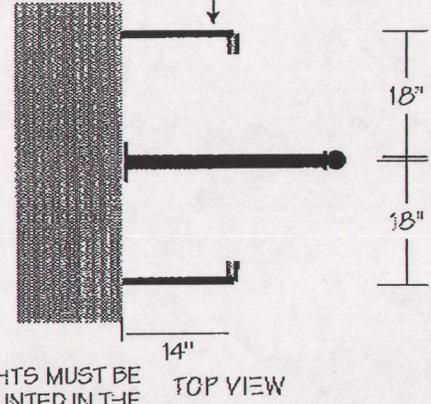


FABRIC BANNER MOUNTED TO POLES ON BUILDING



GRAPHICS ON BANNER SHOULD COVER NO MORE THAN 35% OF THE BANNER SURFACE

BK LIGHTING SIGN STAR TWIN STYLE "C" LOW VOLTAGE LIGHTS CONTACT PRIDE LIGHTING 415-387-4857 FOR MORE INFO



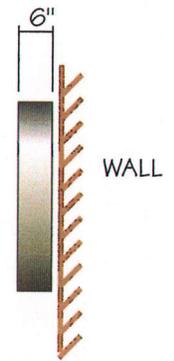
PLAZA ESCUELA

SIGN TYPE B

Bill Englund

DECEMBER 12, 2001  
 Job #: JLA0001  
 Scale: 1/2" = 1'-0"  
 SHEET 2.9

HALO-LIT LETTERS MOUNTED TO BUILDING



SIDE VIEW

THE FOLLOWING PAGES ARE TAKEN  
FROM THE BK LIGHTING CATALOG.  
SEE SPECIFICATIONS FOR  
INDIVIDUAL SIGN TYPE DETAILS.

FOR MORE INFORMATION, CONTACT:

BK LIGHTING INC.  
7595 NORTH DEL MAR AVE.  
FRESNO, CA 93711

(559) 438-5800  
(559) 438 5900 FAX



SIGN STAR STYLE "A" LAMPS  
FOR SIGN TYPES A1, A2, A3, AND A5



SIGN STAR STYLE "C" LAMPS  
FOR SIGN TYPE B