

PLAZA ESCUELA SHOPPING CENTER SIGN PROGRAM

Sign Location Plan

NOVEMBER 19, 2008

Not To Scale

SHEET A

Sign Type Descriptions

Plaza Escuela Shopping Center Tenant Signs

Building M

Spaces A, B, C & D

LOCATION: M25- M27

SIGN TYPE: L3a

Tenant Store Front Letters

Indirectly Illuminated dimensional letters/logo/logotype identifying tenant name.

LOCATION: Signage to be mounted on metal support structure between the columns. Support structure not to exceed 36" in width. (See metal support structure design guidelines).

SIZE: Max. sign area 18" x 14'-0"; total of 21 sq. Ft.
Max cap. letter height 15".

SIGN DESCRIPTION: Fabricated dimensional letters mounted onto metal support structure, designed by tenant (See metal support structure design guidelines).

COLORS: Letters to be painted tenant trade color. Letters and colors to be approved by Plaza Escuela Shopping Center owner and Walnut Creek planning department.

ILLUMINATION: All signage will be externally illuminated with "gooseneck" light fixtures.

LOCATION: M28

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 bottom of the awning. Single faced. The copy will be in the trade style and color of the tenant.

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

SIZE: 2'-6" high x 9'-0" wide; Maximum cap letter 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 colors. Letters as per tenant trade colors.

ILLUMINATION: All signage will be externally illuminated with "gooseneck" light fixtures.

LOCATION: M25.5, M26.5, M27.5

SIGN TYPE: B (18"x60")

Tenant Banner

LOCATION: Banner on the columns of the building at the location indicated. Bottom of the banners to be at 8'-0" from finished floor.

SIZE: 18" wide x 60" high.

NOTE: To be approved by Plaza Escuela Shopping Center owner and City of Walnut Creek Planning Department. (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.

COLORS: Fabric in tenant trade colors.

COPY: Tenant name, logo or graphic image.

METAL SUPPORT STRUCTURE DESIGN GUIDELINES:

Each tenant is allowed to design and provide the metal support structure behind the sign letters as part of store front signage.

The intent of these guidelines is NOT to be "over-restrictive" nor to achieve a uniform look like the typical strip centers. On the contrary, since signage reflects the unique design of retailers, tenants are encouraged to use their allotted signage creatively. Each tenant may not be allowed to use the same metal support structure sign as the adjacent tenant. Tenant shall comply with the following in regards to metal support structure:

SIZE: The metal structure shall be no more than 36" in height and it shall fit properly in between the columns.

MATERIAL: Anodized aluminum, stainless steel, painted or powder coated metal. The structure shall be secure and made of open framing.

NOTE: Tenant shall submit scaled drawings, one of which to be in color, 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.

Note:

All signs shall be reviewed and approved Plaza Escuela Shopping Center owner and City of Walnut Creek Planning Department.

Sign Type Descriptions

Plaza Escuela Shopping Center Tenant Signs

Building M

Space E

LOCATION: M21 - M23

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 windows.

SIZE: 3'-9" high x 22'-10" wide; Maximum cap letter height 3'-9"; 85.65 sq. ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish. Letters are halo-illuminated. 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, Old Copper, or natural metal finish.

ILLUMINATION: Internally concealed neon tubing or LED units.

LOCATION: M15-16

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 windows.

SIZE: 4'-5 7/8" high x 19'-9 1/4" wide; Maximum cap letter height 3'-3"; 88.77 sq.ft.

SIGN DESCRIPTION: Fabricated metal letters with paint finish or natural finish. Letters are halo-illuminated. 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, Old Copper, or natural metal finish.

ILLUMINATION: Internally concealed neon tubing or LED units.

LOCATION: M13.5, M15.5, M17.5

SIGN TYPE: B.1

Tenant Banner with Custom Frame

LOCATION: Banner on the fascia of the building at the locations indicated.

SIZE: Up to 24" wide x 84" high.

NOTE: To be approved by Plaza Escuela Shopping Center owner and City of Walnut Creek.

SIGN DESCRIPTION: Two-sided fabric banner stretched between top and bottom mounting frames.

COLORS: Fabric in tenant trade colors.

ILLUMINATION: None

COPY: Tenant name, logo or graphic image.

LOCATION: M29

VALET ENTRANCE SIGNAGE

Non illuminated dimensional letters/logo/logotype identifying tenant name mounted on the wall surface. The copy will be in the trade style and color of the tenant.

LOCATION: On the wall by the valet entrance.

SIZE: 2'-31/2" high x 9'-1 3/4" wide; Maximum cap letter height 1'-6"; 20.95 sq. ft.

SIGN DESCRIPTION: 2" thick formed plastic dimensional letters pin mounted flush on the fascia. 3/8" thick aluminum panel with routed out copy. Panel to be stud mounted 1/2" off fascia.

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

ILLUMINATION: None.

Note:

All signs shall be reviewed and approved Plaza Escuela Shopping Center owner and City of Walnut Creek Planning Department.

Sign Type Descriptions

Plaza Escuela Shopping Center Tenant Signs

Building M

Space F

LOCATION: M3 - M5
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 windows.

SIZE: 2'-6" x 30'-0" if upper/lower case or 2'-0" x 30'-0" if all upper case is used. Maximum sign area not to exceed 75 sq. Ft.

NOTE: If two or more tenants share Space F, the percentage of sign area allocated to each tenant shall equal the percentage of their share of the building frontage. In no event shall the fascia signage be less than 21 sq. ft. Each sign shall be placed on the building surface above tenant store window.

SIGN DESCRIPTION: Fabricated metal letters with paint finish. Letters are halo-illuminated. 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, Old Copper, or natural metal finish.

ILLUMINATION: Halo illumination by concealed neon or LED units.

LOCATION: M9
FREE STANDING LETTERS ON CANOPY:

Indirectly illuminated dimensional letters/logo identifying tenant name mounted to the top of the canopy. The copy will be in the trade style and color of the tenant.

LOCATION: On the front top edge of the canopy.

SIZE: Maximum cap letter height 2'-0" x 15'-0" wide; 30 sq. ft.

SIGN DESCRIPTION: Free standing individual reverse channel letters with aluminum faces, returns and backs.

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

ILLUMINATION: Externally illumination by indirect concealed neon or LED lights.

LOCATION: M2.5, M5.5, M10.5
SIGN TYPE: B
Tenant Banner

LOCATION: Banner on the fascia of the building at the location indicated.

SIZE: Up to 24" wide x 84" high.

NOTE: To be approved by Plaza Escuela Shopping Center owner and City of Walnut Creek Planning Department. (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.

COLORS: Fabric in tenant trade colors.

COPY: Tenant name, logo or graphic image.

Note:

All signs shall be reviewed and approved Plaza Escuela Shopping Center owner and City of Walnut Creek Planning Department.

SIGN TYPE L2
 3'-9" HIGH x 22'-10" WIDE
 MAX. CAP HEIGHT 3'-9"
 85.65 SQ.FT.

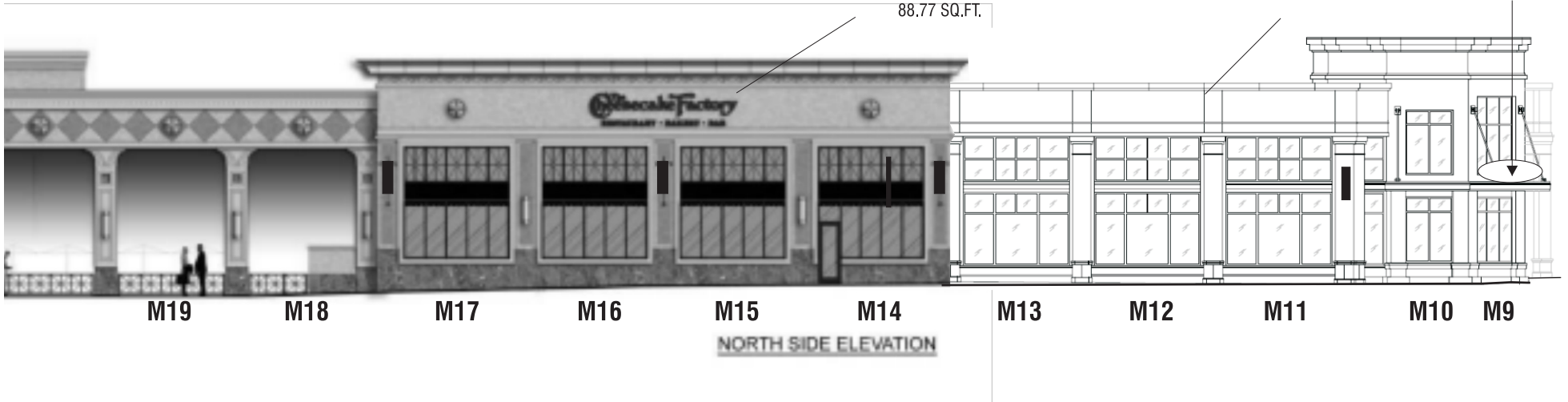


FRONT SIDE ELEVATION

SIGN LEGEND	
	WALL MOUNTED
	BANNER
	UNDER AWNING
	DIMENSIONAL LETTERS

SIGN TYPE L2
 4'-5 7/8" HIGH x 19'-9 1/4" WIDE
 MAX. CAP HEIGHT 3'-3"
 88.77 SQ.FT.

SEE SPACE F
 FOR SPECIFICATIONS



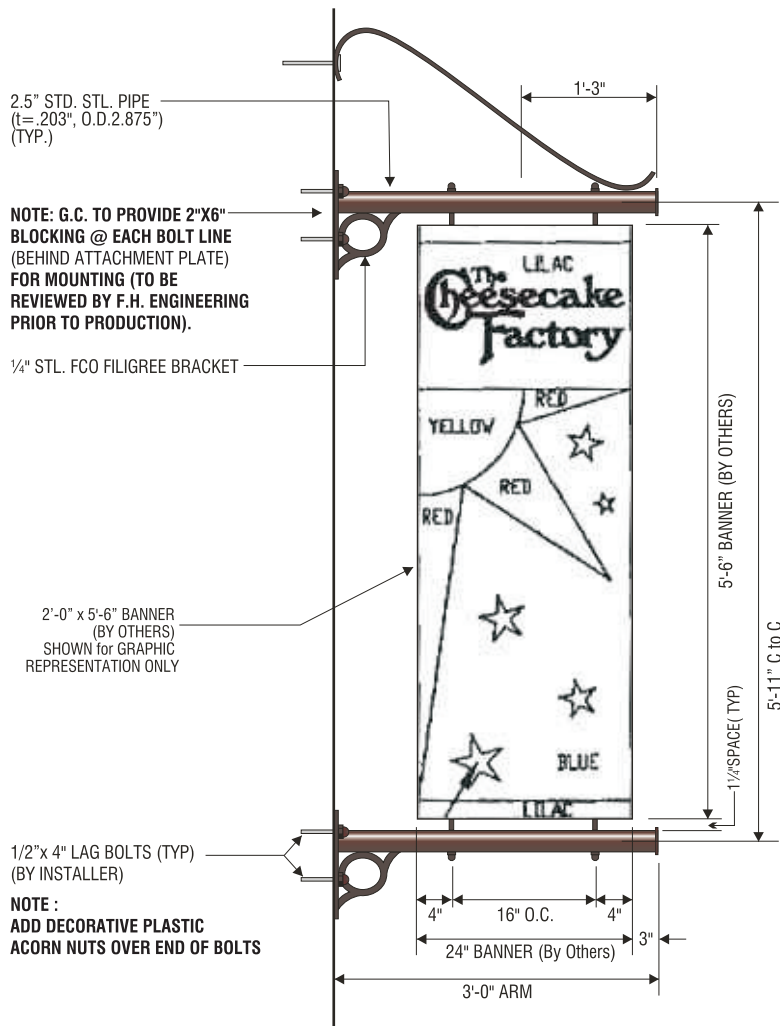
PLAZA ESCUELA SHOPPING CENTER SIGN PROGRAM

Building M - Space E Signage

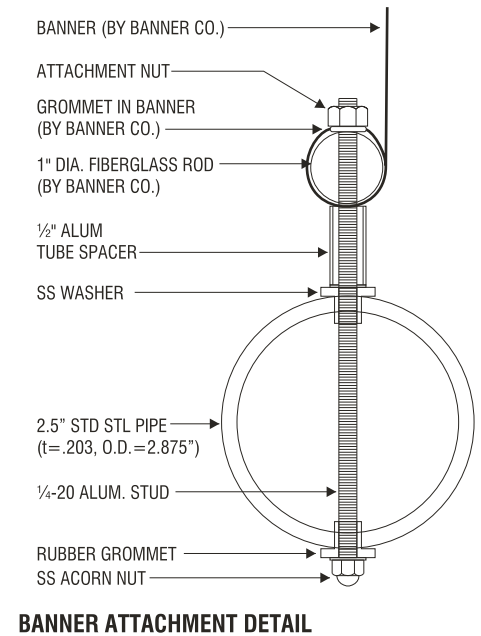
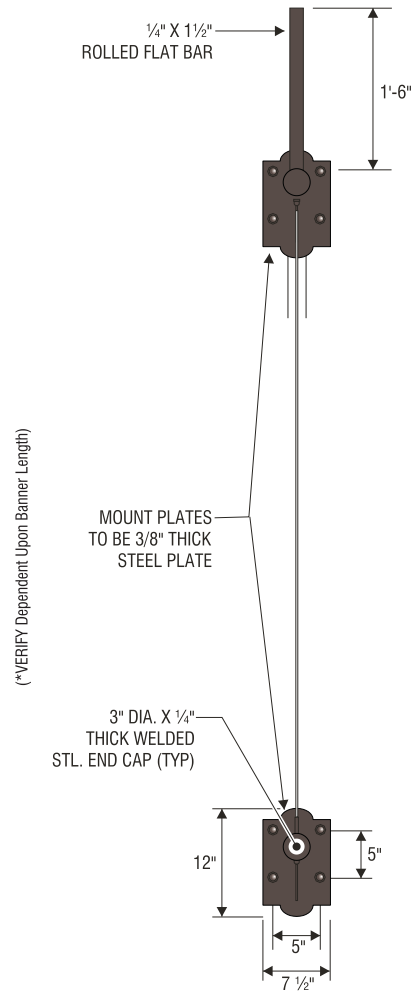
NOVEMBER 19, 2008

Not To Scale

SHEET M1



ALL BRACKETS & HARDWARE TO BE PAINTED MATTHEWS "OLD COPPER" #41-314, VOC 281-314 (SATIN FINISH).



PLAZA ESCUELA SHOPPING CENTER SIGN PROGRAM

Sign Type B.1 - Tenant Banner with Custom Frame

NOVEMBER 19, 2008
Not To Scale
SHEET M2

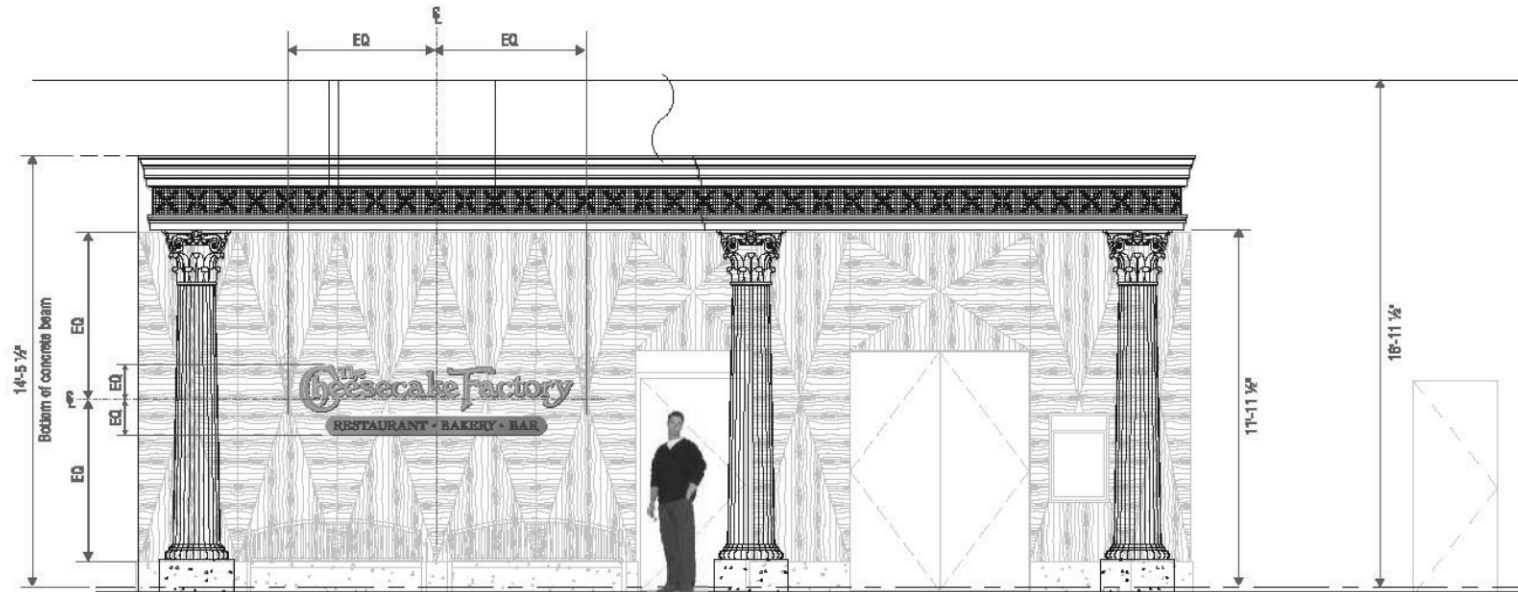


The Cheesecake Factory COPY TO BE 2" THICK FORMED PLASTIC DIMENSIONAL LETTERS WITH COPPER LEAF FINISH & CLEAR COAT. LETTERS TO BE PIN MOUNTED FLUSH TO FASCIA.
 RESTAURANT BAKERY BAR COPY TO BE ROUTED OUT OF 3/8" THICK ALUMINUM PANEL WITH COPPER LEAF FINISH & CLEAR COAT. COPY WILL SHOW THROUGH TO WALL FINISH BEHIND PANEL. PANEL TO BE STUD MOUNTED 1/2" OFF OF FASCIA.

E

MANUFACTURE & INSTALL ONE (1) SET OF INDIVIDUAL NON-ILLUMINATED PRISMATIC DIMENSIONAL LETTERS & ALUMINUM PLAQUE / SIGN TYPE PDL18 / 20.95 SQ.FT.

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

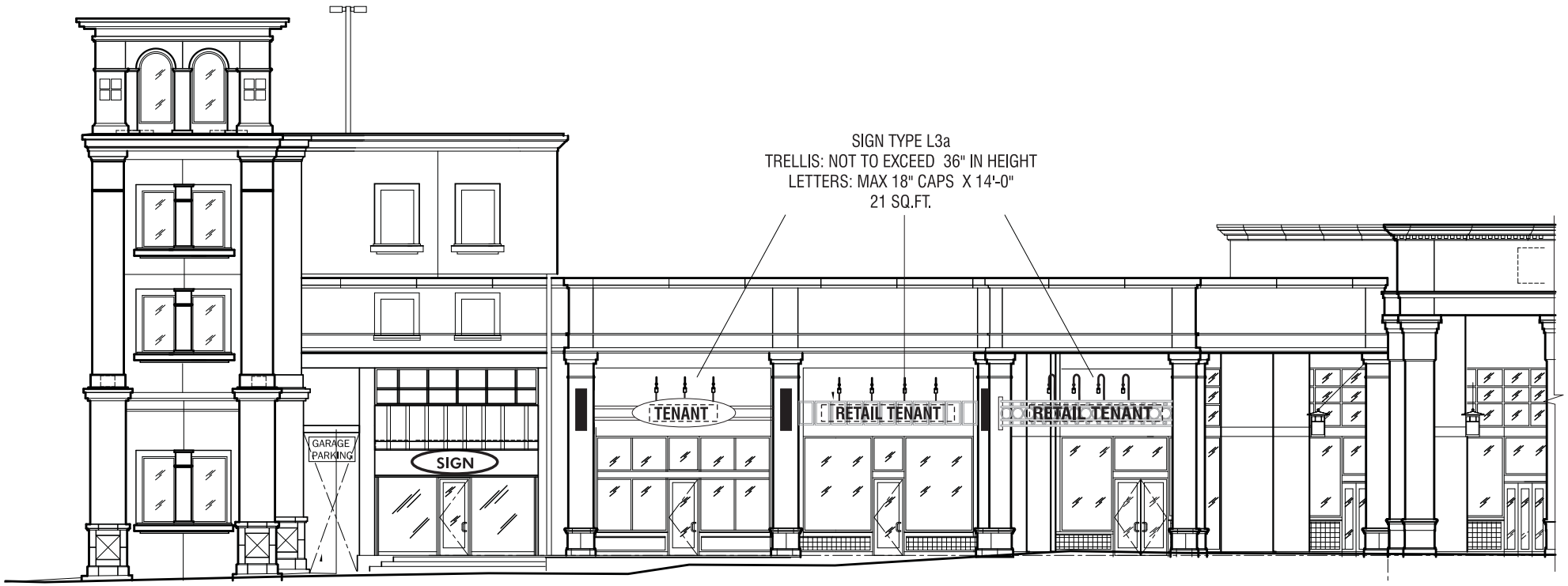


VALET ENTRANCE ELEVATION

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

PLAZA ESCUELA SHOPPING CENTER SIGN PROGRAM
Building M - Space E Signage

NOVEMBER 19, 2008
 Not To Scale
 SHEET M2.A



M28

M27





M26

M25

M24

M23

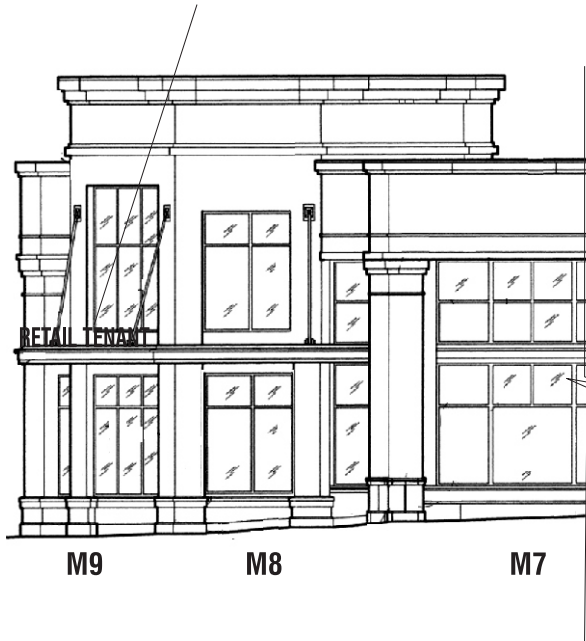
SIGN LEGEND

-  WALL MOUNTED
-  BANNER
-  UNDER AWNING
-  DIMENSIONAL LETTERS

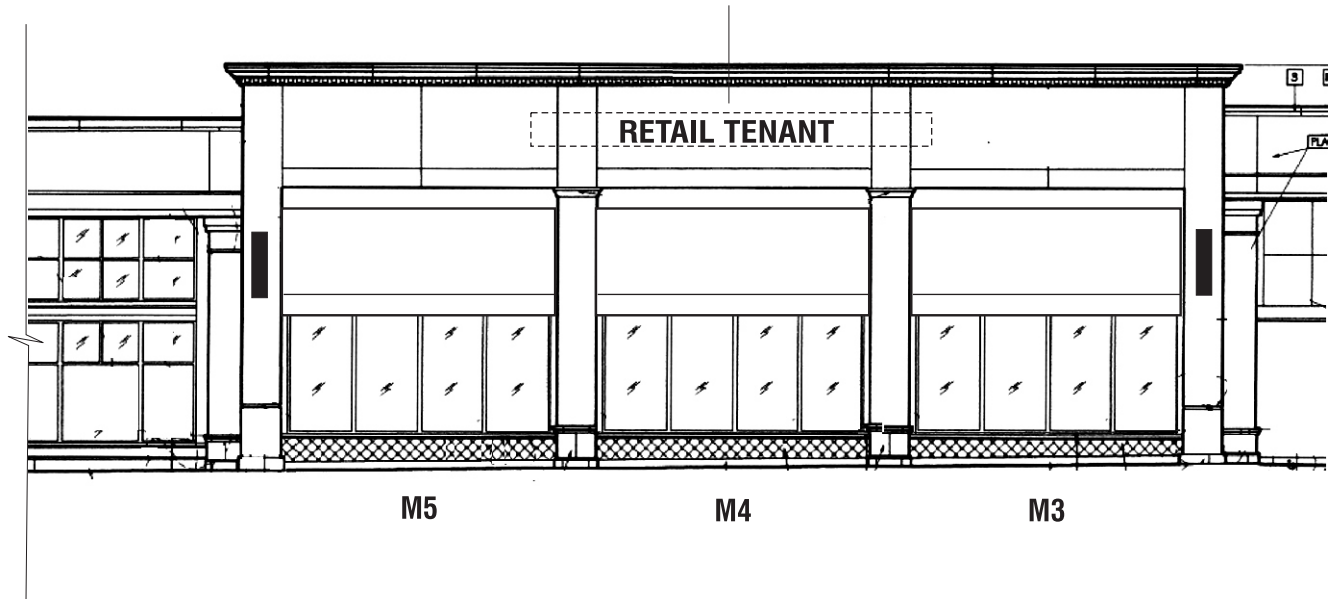
PLAZA ESCUELA SHOPPING CENTER SIGN PROGRAM
Building M - Spaces A, B, C & D Signage

NOVEMBER 19, 2008
 Not To Scale
 SHEET M3





FREE STANDING LETTERS ON THE CANOPY
 LETTERS: MAXIMUM 24" CAPS X 15'-0"
 TOTAL SIGN AREA NOT TO EXCEED 30 SQ. FT.



SIGN TYPE L2
 LETTERS: MAXIMUM 30" CAPS X 30'-0" (IF UPPER AND LOWER CASE)
 LETTERS: MAXIMUM 24" CAPS X 30'-0" (IF ALL UPPER CASE)
 IN ANY CASE MAXIMUM SIGN AREA NOT TO EXCEED 75 SQ. FT.



SIGN LEGEND

-  WALL MOUNTED
-  BANNER
-  UNDER AWNING
-  DIMENSIONAL LETTERS

PLAZA ESCUELA SHOPPING CENTER SIGN PROGRAM
Building M - Space F Signage

NOVEMBER 19, 2008
 Not To Scale
 SHEET M4

Sign Type & Location Summary

Summary of signs by building:

Building M

LOCATION: M2.5, M5.5, M10.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: Up to 24" wide x 84" high.

LOCATION: M3 - M5

SIGN TYPE: L2

Tenant Store Front Letters

Halo-Illuminated dimensional letters/logo/logotype.

SIZE: 2'-6" x 30'-0" if upper/lower case or 2'-0" x 30'-0" if all upper case is used. Maximum sign area not to exceed 75 sq. Ft.

LOCATION: M9 (Canopy)

FREE STANDING LETTERS ON CANOPY:

Free standing indirectly illuminated letters/logo/logotype

SIZE: 2'-0" high x 15'-0" wide

LOCATION: M13.5, M15.5, M17.5

SIGN TYPE: B.1

Tenant Banner with Custom Frame

SIZE: Up to 24" wide x 84" high.

LOCATION: M15-16

SIGN TYPE: L2

Tenant Store Front Letters

Halo-Illuminated dimensional letters/logo/logotype

SIZE: 4'-5 7/8" high x 19'-9 1/4" wide; Maximum cap letter height 3'-3"; 88.77 sq.ft.

LOCATION: M21 - M23

SIGN TYPE: L2

Tenant Store Front Letters

Halo-Illuminated dimensional letters/logo/logotype

SIZE: 3'-9" high x 22'-10" wide; Maximum cap letter height 3'-9"; 85.65 sq.ft.

LOCATION: M24 - M27

SIGN TYPE: L3a

Tenant Store Front Letters

Dimensional letters/logo/logotype mounted on metal support structure

SIZE: Max. cap. letter height 18" x 14'-0" wide; 21 sq.ft.

LOCATION: M25.5, M26.5, M27.5

SIGN TYPE: B

Tenant Banner Sign

SIZE: 18" wide x 60" high.

LOCATION: M28

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 letter height 15".

LOCATION: M29

VALET ENTRANCE SIGNAGE

Non illuminated dimensional letters/logo/logotype.

SIZE: 2'-31/2" high x 9'-1 3/4" wide; Maximum cap letter height 1'-6"; 20.95 sq. Ft.
