



# CITY OF TRACY

Department of Development and Engineering Services  
520 Tracy Boulevard  
Tracy, California 95376

Telephone: (209) 831-4600  
Fax: (209) 831-4606

August 19, 1999

Mike Souza  
Souza I LLC  
105 East Tenth Street  
Tracy CA 95376

Dear Mr. Souza:

Subject: Application For Master Sign Program, Application Number 44-99-SGN  
Grant Line Professional Center, 2175-2179 West Grant Line Road, Tracy

Thank you for your submittal of Master Sign Program Application Number 44-99-SGN, on August 4, 1999. The proposed Master Sign Program establishes the design for a single monument sign, not in excess of six (6) feet in height, with a sign face not in excess of 24 square feet, limits building signage to illuminated individual pan channel letters and logos with a maximum vertical height of 24" and a maximum overall sign area per tenant of 20 square feet, and provides details for the installation of approved signs on the building. The Development and Engineering Services Director has approved your application for a Master Sign Program as shown on the plans submitted to the Development and Engineering Services Department on August 4, 1999, and subject to the following conditions:

1. Any sign installed at the Grant Line Professional Center, 2175 - 2179 West Grant Line Road, shall be designed and installed in conformance with the Master Sign Program approved by the Development and Engineering Services Director on August 16, 1999, and with the requirements of Article 35, Section 10.08.4430 et. seq., of the Tracy Municipal Code.
2. Prior to the erection of any sign at the Grant Line Professional Center, 2175 - 2179 West Grant Line Road, each tenant shall submit a detailed signage plan, in color, to the building landlord for approval. Upon receipt of the landlord's approval, the tenant shall then submit four colored copies of the detailed signage plan to the City, including one with the Landlord's approval clearly placed on the plans, along with a completed sign application and the required application fee.
3. Prior to the erection of any sign at the Grant Line Professional Center, 2175 - 2179 West Grant Line Road, each tenant shall receive Development and Engineering Services Director approval of a sign application, and shall obtain a construction permit to the satisfaction of the Chief Building Official.

US Bank

JAVA MCKEON

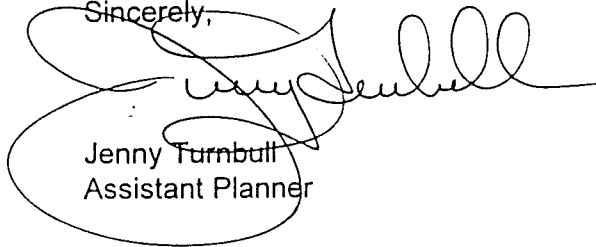
original plan  
X  
grant line

Mike Souza, Grant Line Professional Center  
Master Sign Program Application Number 44-99-SGN  
August 19, 1999  
Page 2

In the event you are not satisfied with the decision of the Development and Engineering Services Director, you may file an appeal with the Planning Commission within ten (10) days from the date of this letter. There is a \$230 non-refundable appeal application fee due upon submittal. The appeal must be filed in writing with the Secretary of the Planning Commission.

If you have any question regarding the above, please contact me at (209) 831-4601.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jenny Turnbull", is written over a circular stamp. The signature is written in black ink and is somewhat stylized.

Jenny Turnbull  
Assistant Planner

**Grant Line Professional Center  
2175 - 2179 W. Grant Line Road  
Sign Area Calculations**

Grant Line Road building frontage	117 Feet
Orchard Parkway building frontage	<u>60 Feet</u>
<b>Total Building Frontage</b>	<b>177 Feet</b>

Not a  
real  
street

Sign Square Footage allowed	88.5 sq. ft.
Monument Sign (24 sq. ft. max.)	<u>23.5 sq. ft.</u>
Remaining for wall signs	65.0 sq. ft.
3 Wall Signs @ 20 sq. ft. max each	60.0 sq. ft.

Frontage: 117 feet

monument: 23.5  $\phi$

Java sign: 33.5  $\phi$

~~Java menu: 18 @ 1/2:1 = 36  $\phi$~~

US bank front: 17  $\phi$

US bank back: 8.09  $\phi$

logo: 2.33 @ 1/2:1 = 4.67  $\phi$

letters: 3.42  $\phi$

82.09  $\phi$

unpermitted "Manny's" on Java sign



**WEIDNER Architectural SIGNAGE**

PLANNING, DESIGN & FABRICATION SINCE 1955

4517 Franklin Blvd.  
Sacramento, CA 95820

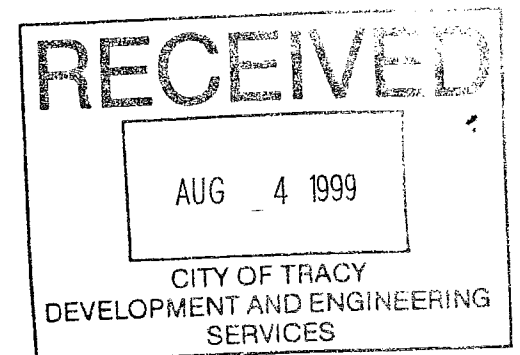
**916.452.8000**  
Fax 916.452.3331

License #559090

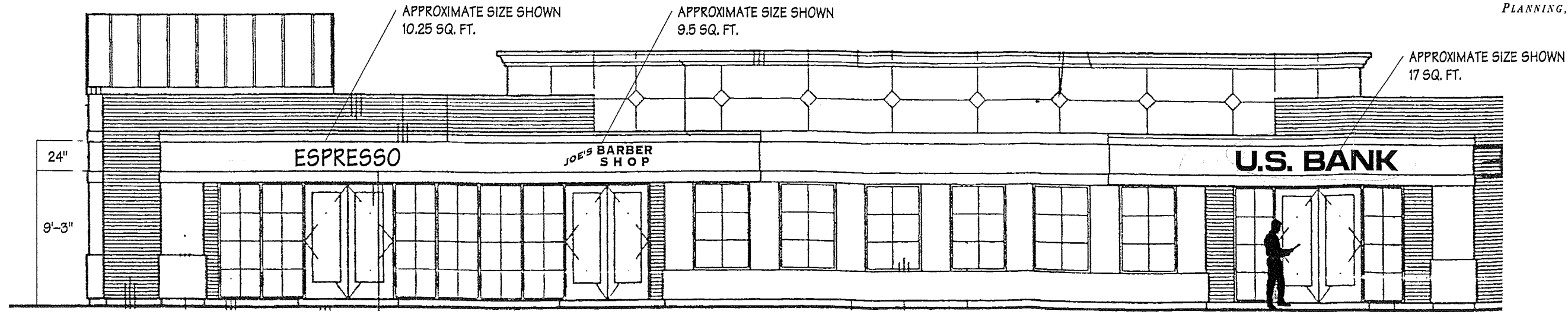
**07-15-99**

**GRANT LINE  
PROFESSIONAL  
CENTER**

**SOUZA REALTY &  
DEVELOPMENT**



4517 Franklin Blvd.  
 Sacramento, CA 95820  
**916.452.8000**  
 Fax 916.452.3331  
 License #559090



ON BUILDING ILLUMINATED PAN CHANNEL LETTERS  
 BUSINESS NAMES SHOWN FOR GRAPHIC  
 REPRESENTATION ONLY - ACTUAL TENANTS MAY VARY

AS SHOWN GRAPHIC SIZE WILL VARY  
 DEPENDING ON TENANT LOGO.  
 MAX. VERTICAL HEIGHT - 24"

MAXIMUM SIGN AREA PER TENANT  
 NOT TO EXCEED 20 SQ. FT.

○ ELEVATION - GRANT LINE ROAD  
 SCALE: 1/8" = 1'-0"

Project  
 GRANT LINE  
 PROFESSIONAL CENTER  
 TRACY CA

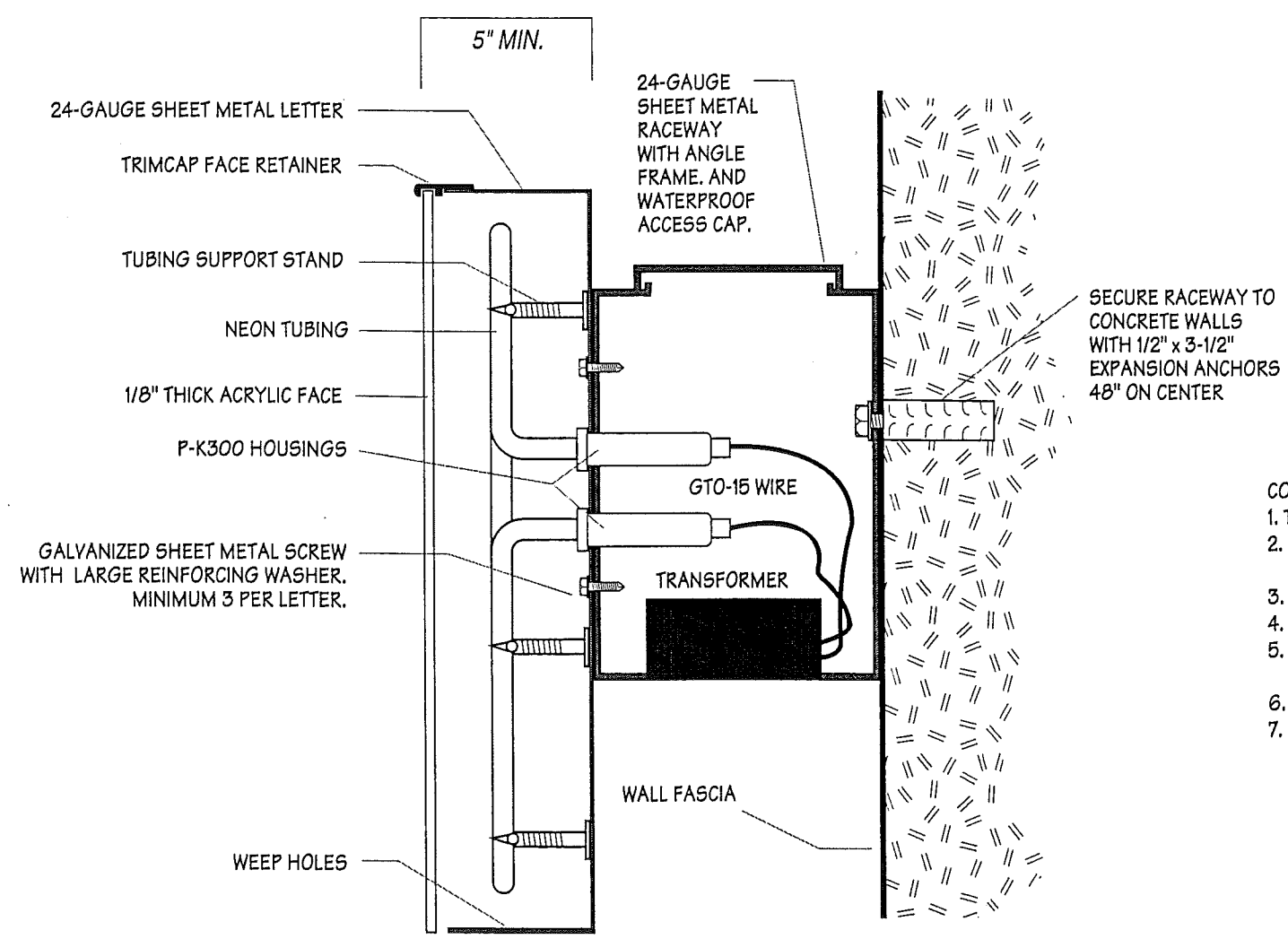
Company  
 SOUZA REALTY &  
 DEVELOPMENT

Work Order  
 10475

Drawn By  
 JET

Date  
 04-28-99

Revisions  
 06-22-99 MKM  
 07-15-99 JET



- CONSTRUCTION SPECIFICATIONS:
1. TRANSLUCENT WHITE ACRYLIC FACE.
  2. GRAPHICS ARE SURFACE APPLIED 3M-GERBER TRANSLUCENT VINYLs.
  3. USE 3/4" TRIM CAP TO RETAIN FACES.
  4. ILLUMINATE WITH #4500 WHITE NEON, 3-1/2" ON CENTER.
  5. ALL COMPONENTRY TO BE UL-LISTED AND APPROVED, AND LABELED AS SUCH.
  6. CONCEAL TRANSFORMER WITHIN RACEWAY.
  7. 110 VOLT, 15 A ELECTRICAL CIRCUIT WITH REMOTE ON-OFF SWITCH TO BE PROVIDED WITHIN 72" OF SIGN LOCATION (BY OTHERS).

○ SECTION - ILLUMINATED LETTER/GRAPHIC  
 SCALE: NTS

Drawing Title  
 ON BUILDING LETTERS

Scale  
 AS NOTED

Sheet No.

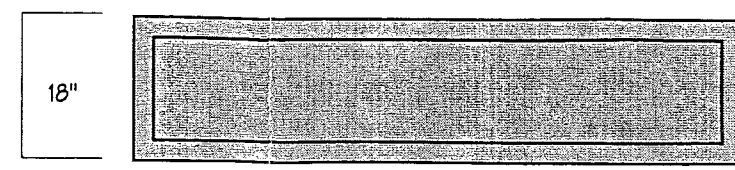
1

4517 Franklin Blvd.  
 Sacramento, CA 95820  
**916.452.8000**  
 Fax 916.452.3331

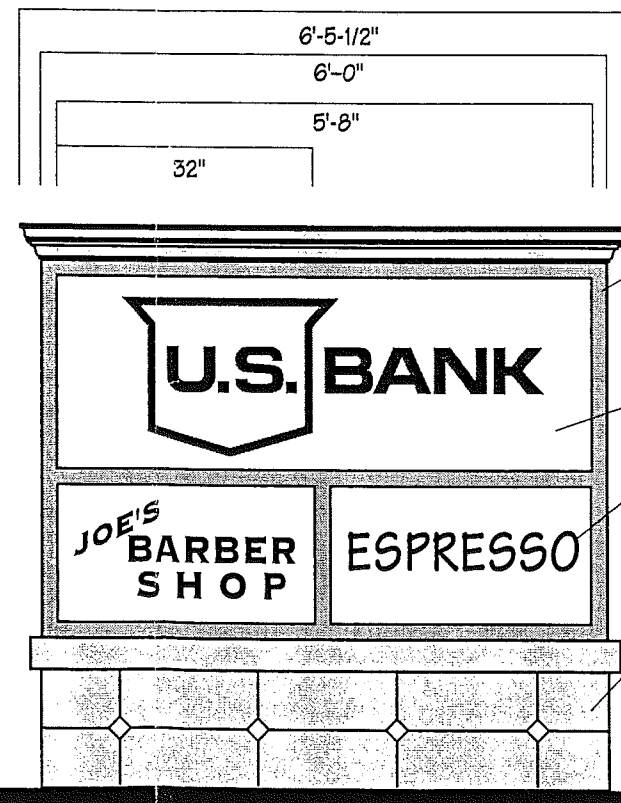
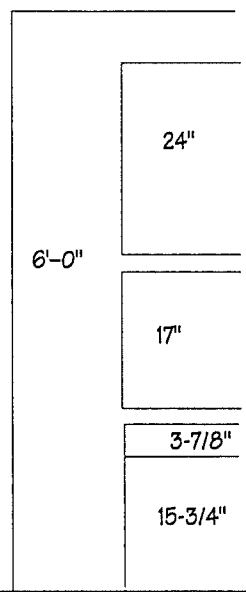
License #559090



SQUARE FOOTAGE CALCULATION  
 6' WIDE X 3'-11" TALL = 23.5 SQUARE FEET



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



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

FABRICATED DOUBLE FACED ALUMINUM MONUMENT WITH INTERNAL FLOURESCENT ILLUMINATION

DECORATIVE TRIMCAP TO EMULATE BUILDING TRIMCAP.

MAIN SIGN CABINET PAINTED TO MATCH BUILDING BODY COLOR  
 HORIZONTAL ACCENT BARS TO BE PAINTED TO MATCH BUILDING TRIM COLORS  
 CABINET TO HAVE TEXCOAT FINISH (STUCCO LOOK)

CHANGEABLE TRANSLUCENT LEXAN TENANT PANELS WITH STOCK COLORED VINYL GRAPHICS  
 PANELS ARE INSET 3/4" FROM FACE OF CABINET

BASE TO HAVE V GROOVE ROUTED ACCENT LINES TO EMULATE BUILDING PATTERN WITH COLOR BREAKS AS ON BUILDING  
 PAINT FINISH ALL EXPOSED SURFACES  
 COLOR: TBD  
 (NOTE: BASE DOES NOT HAVE TEXCOAT FINISH)

ATTACH SIGN CABINET TO CONCRETE BASE WITH EXPANSION BOLTS AS REQUIRED.

CONCRETE BASE AS SPECIFIED BY ENGINEER TO HAVE INTEGRAL MOW STRIP

ELECTRICAL SUPPLY TO BE PROVIDED TO SIGN LOCATION BY OTHERS

LOCATE SIGN WITH A MINIMUM 15' SETBACK FROM PROPERTY LINES

SIGN FACE AREA = 24 ± SQ. FT.

Project  
 GRANT LINE  
 PROFESSIONAL CENTER  
 TRACY CA

Company  
 SOUZA REALTY &  
 DEVELOPMENT

Work Order  
 10475

Drawn By  
 JET

Date  
 05-04-99

Revisions  
 06-22-99 MKM  
 07-15-99 JET

Drawing Title

FREESTANDING  
 MONUMENT

Scale  
 AS NOTED

Sheet No.

**2**