

RECEIVED
JUN 23 2008
CITY OF TRACY

Planned Sign Program

For Pavilion Commons

2805 Naglee Rd

City of Tracy Planning Division	
APPROVE <input checked="" type="checkbox"/>	
DENY <input type="checkbox"/>	
BY <u><i>M. Cant</i></u>	DATE <u>6/23/08</u>
COMMENTS/CONDITIONS:	

April 1, 2008

A. PURPOSE AND INTENT

The following criteria have been established for the purpose of assuring a consistent sign design program for the mutual benefit of all occupants. Flexibility of design is encouraged and at the same time overall visual harmony is maintained. Conformity with this criteria shall be enforced by the landlord and the City of Tracy. Any nonconforming or unapproved sign shall be brought into conformity at the expense of the tenant.

B. GENERAL CRITERIA

1. Prior to manufacture of any sign in the center, the tenant shall submit to the property manager for approval, a copy of the detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Tracy.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics of design shall remain the sole right of the operator.
3. Prior to the installation and manufacture of any sign, the tenant shall submit a Sign Design Application to the Community Development Department and, when approved, obtain a sign permit from the City of Tracy.
4. Each tenant shall pay all costs for its signs including manufacture, installation, maintenance and city permits.
5. Each tenant shall be fully responsible for and repair any damage to any surface caused by the signage or its installation.
6. Operator reserves the right to periodically hire an independent electrical engineer, at tenant's sole expense, to inspect the installation of all tenant's signs. Tenants will be required to have any discrepancies and/or code violations corrected at tenant's expense. Any code violations, requests for sign removals, or discrepancies not corrected within fifteen (15) days of notice, may be corrected by the operator at tenant's expense.
7. Tenant's sign contractor shall carry workman's compensation and public liability insurance against all damage suffered or done by any and all persons and/or property while engaged in the construction or erection of signs in the amount of no less than \$1,000,000 per occurrence. Evidence of this insurance must be provided to landlord prior to installation naming Grant Line Center as additional insured.

8. Upon vacancy, tenant shall remove sign and restore fascia to original condition at tenant's sole cost and expense within fifteen (15) days of expiration of term or earlier termination of tenant's lease.

C. PROHIBITED SIGNS

1. Temporary signs, window signs, placards, flags, pennants, and banners of any type shall be prohibited, except as otherwise previously approved by the Operator and City of Tracy prior to installation.
2. No animated, flashing, audible, off-premise, or vehicle signs are allowed.
3. No exposed raceways, crossovers, conduits, neon tube conductors, transformers, are allowed.
4. Signs shall not contain any phone numbers except for emergency phone numbers permitted under F. 4. typical store front vinyl lettering.

D. DESIGN CONSTRUCTION

1. All signs and their installation shall comply with all applicable city building and electrical codes, and bear UL label.
2. Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per operator's approval. Signs are to be connected to the J-box provided by the tenant, which is connected to tenants panel for uniform control hours of illumination unless otherwise directed by operator.
3. All penetrations of exterior fascia to be sealed watertight, and finished to match adjacent material; subject to operator's approval.
4. All signs shall be kept in good condition, be legible, adequately repaired, maintained, and painted by the tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall assure that the highest visual quality is maintained at all times.
5. All exterior signs shall be secured by concealed fasteners. Fasteners shall be stainless steel, nickel or cadmium plated or equivalent material.
6. Plastic surfaces to be 3/16" thick as manufactured for outdoor advertising.
7. All letters to be constructed from aluminum

8. Internal illumination to be 60-milli-amp neon or LED installation labeled in accordance with the “National Board of Fire Underwriters Specifications”. No other labels or identification will be permitted on the exposed surfaces of the sign except those required by local ordinances.
9. All exposed letter returns shall be .040 thick, painted with one coat of primer and two coats enamel to match color of face. All trim cap to be $\frac{3}{4}$ ’ in thickness.

E. SIGN DESIGN

1. Tenants of Shop Buildings are required to have a colored internally illuminated sign on their fascia unless otherwise specified in this criteria or approved by the operator and City of Tracy. Location of all signs shall be as directed by operator and as approved by City of Tracy.
2. Signs shall be designed in a manner that is not only imaginative but also of high graphic quality. In addition, signs should be compatible with and complementary to adjacent facades.
3. Logo and letter heights, where specified, shall be determined by measuring the normal capital letter of type font exclusive of swashes, ascenders and descenders.
4. Notwithstanding the maximum square footages specified for copy area allowances, signs and topography in all cases shall appear balanced and in scale within the context of the sign space and the building as a whole. Signs shall be centered horizontally and vertically over each tenant space unless otherwise directed by operator and approved by the City of Tracy.

F. SIGN TYPES

1. Business Identification Signs

Each shop tenant shall install a minimum of one set of internally illuminated, individual channel letters on the fascia space as directed by operator. Returns to be 5” deep with an acrylic enamel finish and $\frac{3}{4}$ ” trim cap to match color of the return. Maximum vertical sign height is 30”. Sign length shall not exceed 75% of tenant building frontage. The maximum allowed sign area shall not exceed 1.2 square feet for each linear foot of tenant building frontage, up to a maximum sign area of 100 square feet.

A descending stem may drop 6" below baseline provided stem is attached to fascia. No part of any sign will be allowed to extend from fascia.

2. Typical Storefront Vinyl Lettering (Optional)

Each tenant shall be permitted to place upon their glass store front or door, no more than 144 square inches of vinyl Scotchal #3680-20 White Lettering, letter style Helvetica. Application shall not exceed 2" (two inches) in height, indicating hours of business, emergency telephone numbers, etc.

3. Monument Signs

Two 6' double faced internally illuminated monument signs (4'x6'). Tenant copy shall consist of vinyl show thru copy not over.

Monument signs consist of individual tenant panels in general accordance with Exhibit B Monument Sign Elevation.

The attached site plan indicates the location of the monument sign.

G. MISCELLANEOUS

Banners

Temporary banners attached flush to a wall are allowed for Grand Opening purposes only. All temporary banners must be approved by the operator. All temporary banners must be removed 30 days from the date installed.

Seasonal banners attached to parking lot light poles will be subject to Operator and City of Tracy approval.

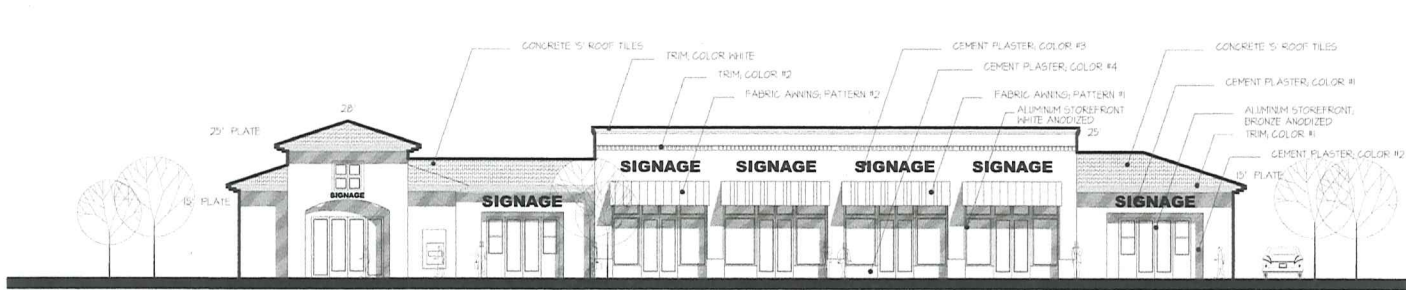
To obtain operator's approval, submit as outlined in Section B of this criteria, to the address below:

BH Development
1501 Mt. Diablo Blvd., Suite 260

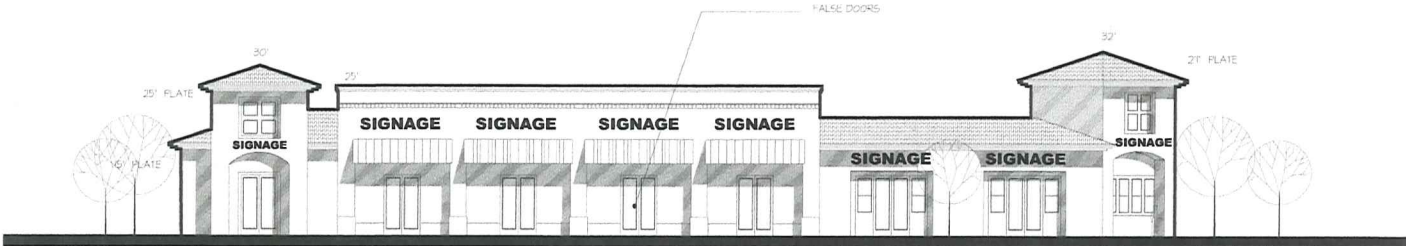
Walnut Creek, Ca. 94596
Voice 925-935-6800
Fax 209-935-6838
Email: bcres@sbcglobal.net
Attn: Brian Hirahara

Please allow approximately two (2) weeks for the approval process. Upon approval, a letter shall be provided to tenant by. This letter must be presented to the City of Tracy, to obtain the tenant's sign permit.

Prior to manufacture of any sign, the tenant shall obtain a sign permit from the City of Tracy.



NORTH ELEVATION

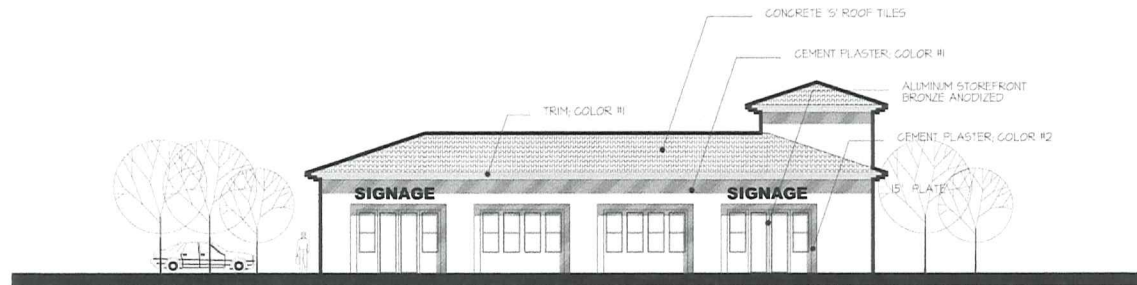


SOUTH ELEVATION

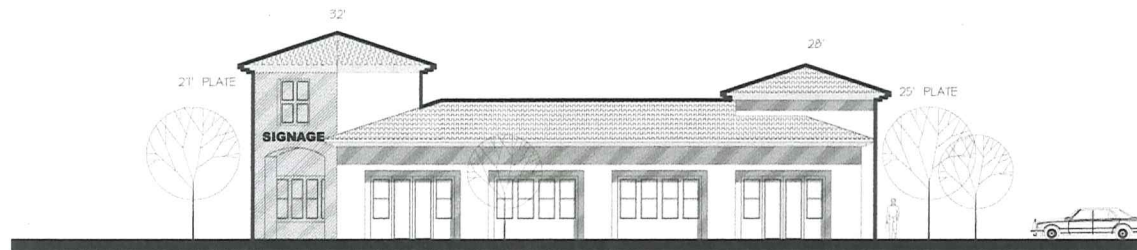
TRACYSIGN

PAVILLION COMMONS
SHOPPING CENTER
TRACY, CA. 95376

TRACYSIGN



WEST ELEVATION

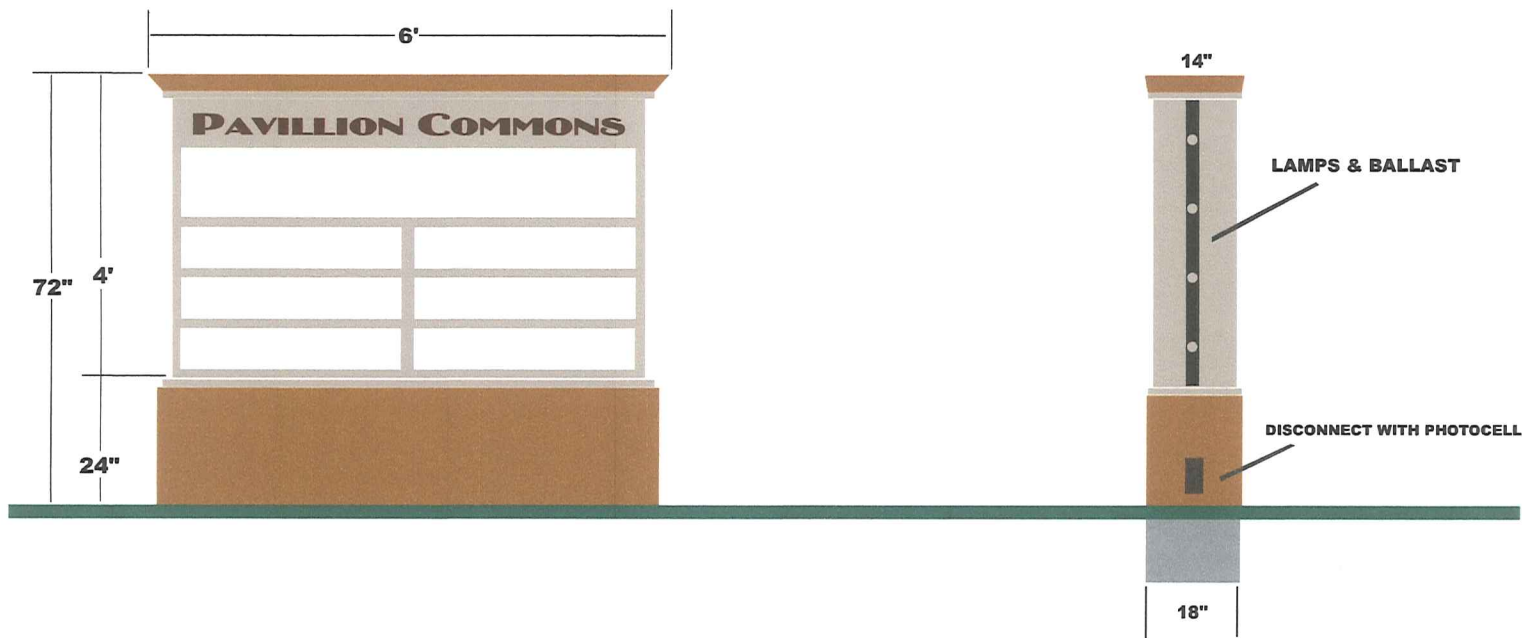


EAST ELEVATION

TRACYSIGN

**PAVILLION COMMONS
SHOPPING CENTER
TRACY, CA. 95376**

TRACYSIGN

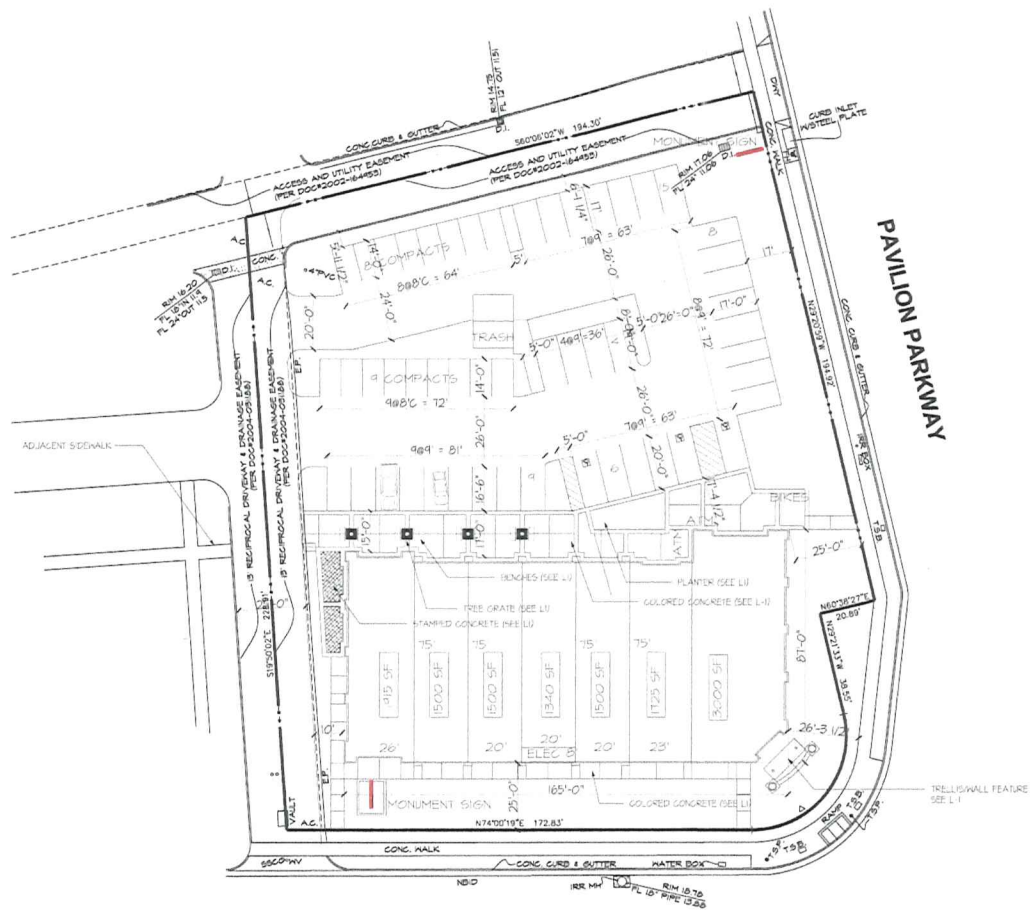


TRACYSIGN

PAVILLION COMMONS
SHOPPING CENTER
TRACY, CA. 95376

TRACYSIGN

--



NAGLEE DRIVE

TRACYSIGN

**PAVILLION COMMONS
SHOPPING CENTER
TRACY, CA. 95376**

TRACYSIGN