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JUL 18 2007

CITY OF TRACY



P.O. BOX 4590  
204 CAMPUS WAY  
MODESTO, CA 95352  
(209) 524-4484  
FAX (209) 521-0272  
C.S. C. L. 268001/ C-45



VACINITY MAP

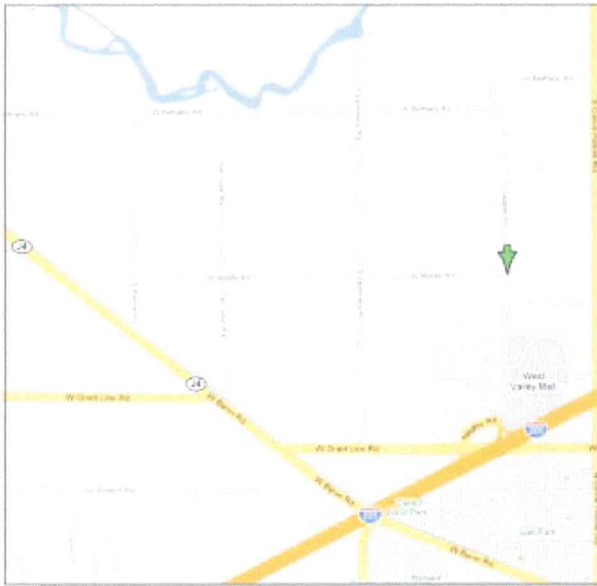
City of Tracy Planning Division

APPROVE

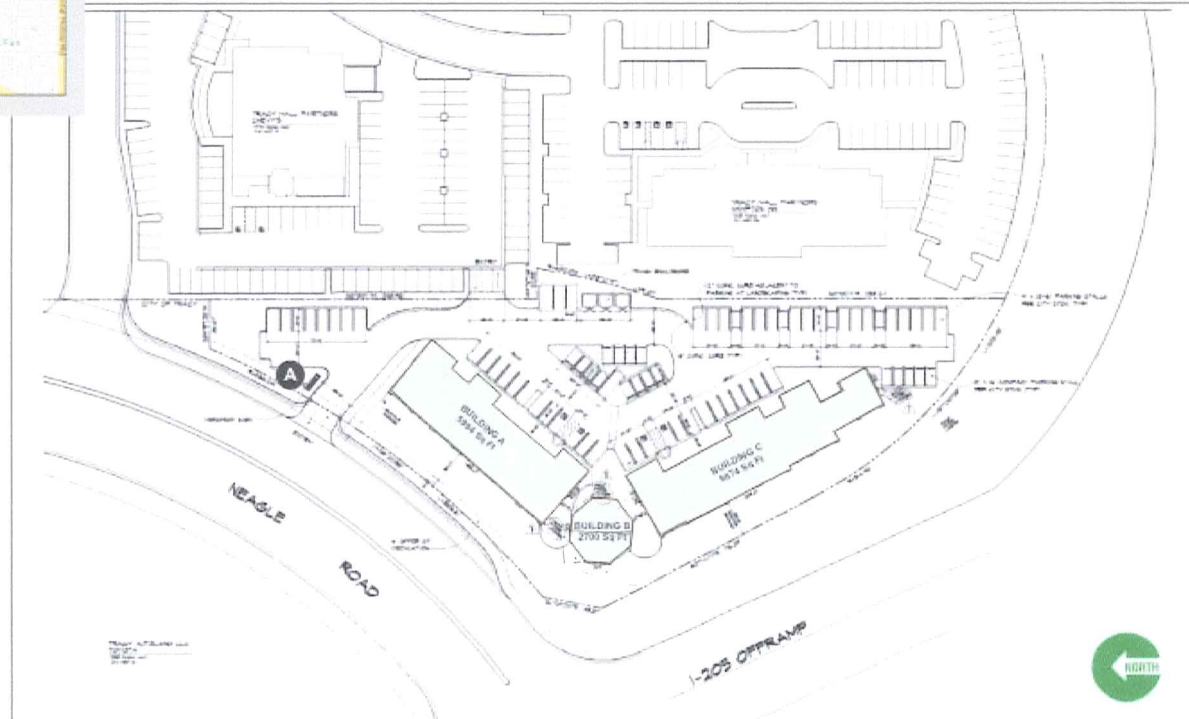
DENY

BY *John H. Chan* DATE 7/18/07

COMMENTS/CONDITIONS:



AREA MAP



SITE PLAN

Tracy Crossroads Plaza  
Naglee Road  
Tracy, Ca.

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| Revisions |  |
|-----------|--|
| 3/22/07WB |  |
| 4/4/07WB  |  |
| 4/16/07WB |  |
| 7/13/07WB |  |
| 7/17/07WB |  |

Site Check  
Production

Date: 3/8/07  
 Design #: 27915  
 Salesperson: AS  
 Designer: WB  
 Customer Approval: X  
 Landlord Approval: X  
 Sales Approval: X

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**SIGN A - Tenant Standard Illuminated Pan Channel Letters (Typical)**  
 (Mfr. & Install)  
 3/16"=1'-0"



**SOUTH ELEVATION**  
 1/16"=1'-0"

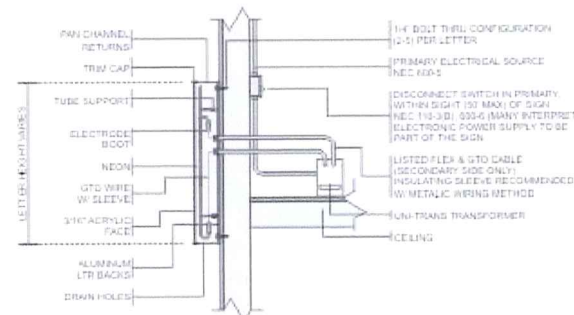


**NORTH ELEVATION**  
 1/16"=1'-0"

**SPECIFICATIONS**

**TYPICAL TENANT SIGNAGE - Standard Illuminated Pan Channel Letters**  
 (Mfr. & Install)

- Faces:** Translucent acrylic (Tenant's Choice)
- NOTE:** 30" Max height illuminated letters & logos
- 1.2 Sq. Ft.** per lineal foot of tenant frontage\*
- Vinyl:** Tenants Choice (If Applicable)
- Trimcap:** 3/4" Bronze
- Returns:** 5" Bronze
- Letter Backs:** .050 pre-painted white aluminum.
- Illumination:** neon
- Wiring Method:** double-back
- Transformers:** \_\_\_\_\_
- Circuits Requested:** \_\_\_\_\_ @ 20 amps.
- Mounting:** Flush



PAN CHANNEL LETTER (W/ SUN-TRANS TRANSFORMER) MOUNTING DETAIL - NOT TO SCALE



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| Revisions          |                                     |
|--------------------|-------------------------------------|
| 3/22/07WB          |                                     |
| 4/4/07WB           |                                     |
| 4/16/07WB          |                                     |
| 7/13/07WB          |                                     |
| 7/17/07WB          |                                     |
| <b>Site Check</b>  |                                     |
| <b>Production</b>  |                                     |
| Date:              | 3/8/07                              |
| Design #:          | 27915                               |
| Salesperson:       | AS                                  |
| Designer:          | WB                                  |
| Customer Approval: | <input checked="" type="checkbox"/> |
| Landlord Approval: | <input checked="" type="checkbox"/> |
| Sales Approval:    | <input checked="" type="checkbox"/> |
| Page               | 2 of 4                              |

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# TENANT SIGN

Building B - Tower Tenant Standard Illuminated Pan Channel Letters (Typical)  
(Mfr. & Install)  
3/8"=1'-0"



West Elevation - 2nd Floor Tenant  
1/16"=1'-0"



South Elevation - 1st Floor Tenant  
1/16"=1'-0"



East Elevation - 2nd Floor Tenant  
1/16"=1'-0"



North Elevation - 1st Floor Tenant  
1/16"=1'-0"

## SPECIFICATIONS

**Building B - Typical Tower Tenant Signage - Standard Illuminated Pan Channel Letters**  
(Mfr. & Install)

**NOTE:** Maximum letter height 1'-6"

**Faces:** Translucent acrylic (Tenant's Choice)

**Vinyl:** Tenants Choice (If Applicable)

**Trimcap:** 3/4" Bronze **Returns:** 5" Bronze

**Letter Backs:** .050 pre-painted white aluminum.

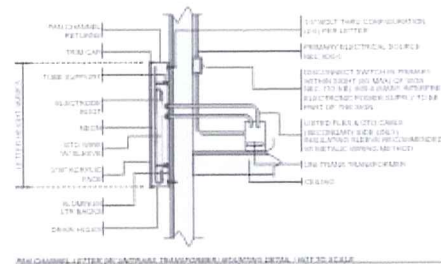
**Illumination:** neon

**Wiring Method:** double-back

**Transformers:** \_\_\_\_\_

**Circuits Requested:** \_\_\_\_\_ @ 20 amps.

**Mounting:** Flush



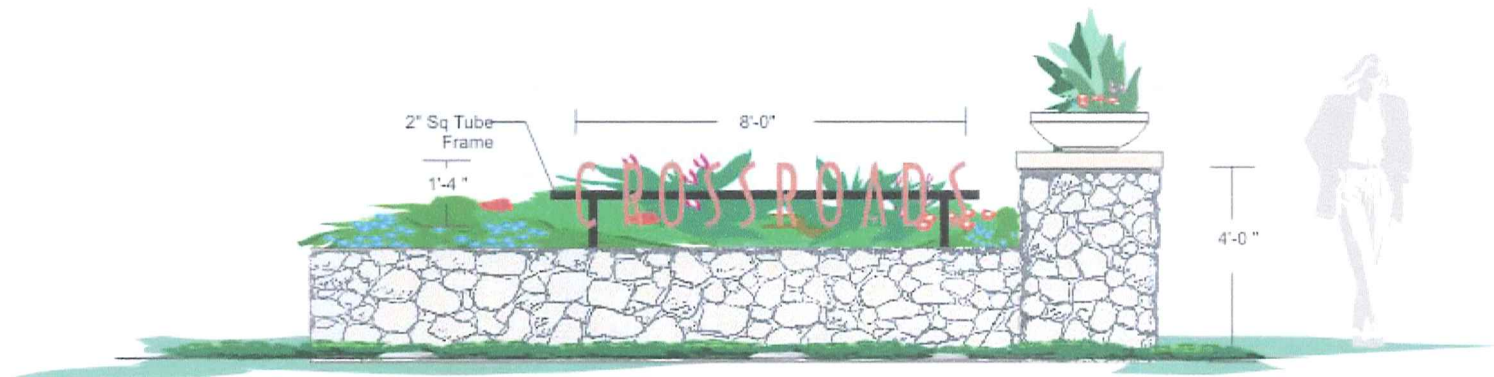
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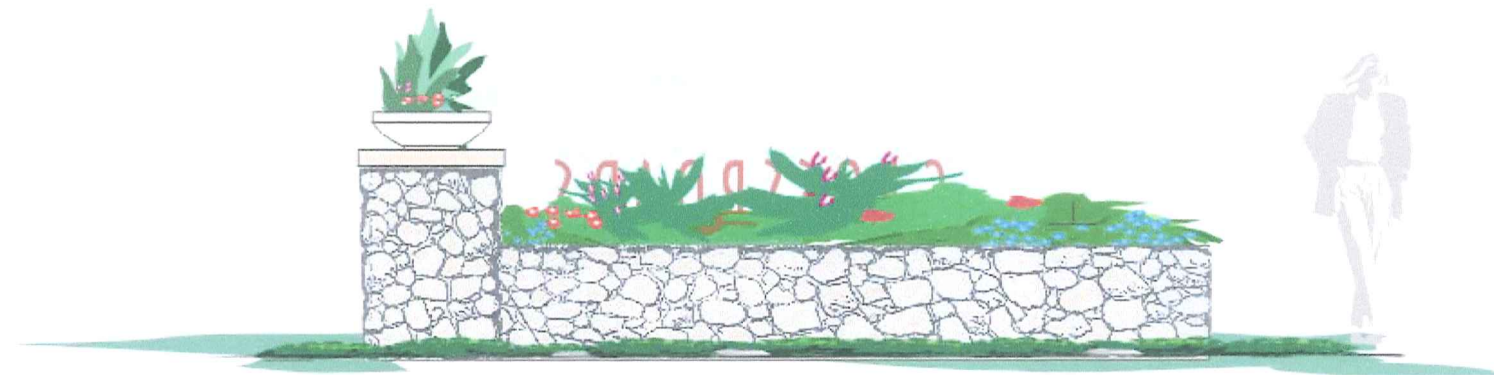
| Revisions         |  |
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| <b>Site Check</b> |  |
| <b>Production</b> |  |

Date: 3/8/07  
Design #: 27915  
Salesperson: AS  
Designer: WB  
Customer Approval: \_\_\_\_\_  
X Landlord Approval: \_\_\_\_\_  
X Sales Approval: \_\_\_\_\_

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**SIGN A - Non Illuminated "FCO" Metal Letters**  
 (Mfr. & Install) (Sign Area=32 Sq Ft)  
 3/8"=1'-0"



**SIGN A - Opposite Side**  
 3/8"=1'-0"

## SPECIFICATIONS

**SIGN A - Non Illuminated "FCO" Metal Letters**  
 (Mfr. & Install)

**Metal:** Aluminum

**Letter Finish:** Pnt'd. Terra Cotta

**Depth:** 1/4" thk.

**Mounting:** Welded to 2" sq tube support (pnt'd. Black)

NOTE: Masonry planter & column by others\*

**SIGN  
DESIGNS**

INC.

OVER 30 YEARS OF  
EXCELLENCE

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Date: \_\_\_\_\_ 3/8/07

Design #: \_\_\_\_\_ 27915

Salesperson: \_\_\_\_\_ AS

Designer: \_\_\_\_\_ WB

Customer Approval:

X

Landlord Approval:

X

Sales Approval:

X

Page 4 of 4

**Tracy Crossroads Plaza  
Naglee Road , Tracy ,CA**

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CITY OF TRACY

**SIGN CRITERIA**

July 17, 2007 rev.

**Sign Criteria Policy.**

The purpose of this sign criteria is to:(i) establish a framework for a comprehensive but balanced system of graphics; (ii) maintain a continuity of quality and aesthetics throughout the Shopping Center; (iii) establish an overall harmonious design for the Shopping Center that is mutually beneficial to all lessees; (iv) insure maximum identification for Lessee; and (v) comply with the regulations of the City. The achievement of this goal results in an attractive and pleasurable shopping environment. To insure this goal any signs installed which are non-conforming or unapproved by Lessor and/or the governmental agencies of the City, shall be brought into conformance at the sole cost and expense of Lessee.

**General Requirements.**

- A. Sign permits are required from the City prior to the installation of any signs. Each Lessee shall submit a sign permit application to the City of Tracy's Development and Engineering Services Department. The application shall include a signed drawing approved by the property owner. Lessee must submit a sign permit application to the City of Tracy's Development and Engineering Services Department prior to the fabrication or installation of any sign and that the City's review will be independent of the Lessor's approval.
- B. Lessee shall submit before fabrication and before submittal to the City for permits, four (4) copies of the drawings for all proposed sign(s), including one (1) copy that is colored, to Lessor for approval. Said drawings must include size, location, design, style and size of lettering, texture, material, type of illumination, installation details, color selections, logo design and window graphics.
- B. Lessee shall at its sole cost and expense pay for any and all costs associated with the sign(s), including but not limited to the fabrication, installation, maintenance and City permits.
- C. Lessee shall be responsible for the fulfillment of all requirements and specifications.
- D. The size, location, design, style and size of lettering, texture, material, type of illumination, color selections, logo design and wall graphics of said sign(s) shall in no way detract from the design of the Shopping Center and/or the surrounding properties.
- E. All electrical sign(s) shall be wired to Lessee's J-box which will be tied to Lessee's main ceiling lighting breaker, (or in another manner determined by Lessor) and be serviced by Lessee's electrical meter.
- F. Said sign(s) shall be installed and operable upon the Lease Commencement Date.

**Fascia Signs**

- A. Lessee shall be allowed to install one (1) fascia sign above their Leased Premises . Tenant spaces with multiple frontages will be allowed additional signage on the parking lot side of the building, with Lessor's approval and subject to the requirements of the City.
- B. Lessee shall be responsible for the fulfillment of all requirements and specifications set forth herein, including but not limited to those requirements and specifications set forth under General Requirements, above.
- C. All signs shall be made up of individual pan channel letter construction and each letter, numeral or unit will be mounted, structurally, electrically and individually in a manner that conceals the raceway and fasteners.
- D. Each letter or numeral will be internally illuminated and will be faced with Plexiglas or similar material.
- E. Letter faces will be 3/16" acrylic with a minimum of 3/4" trim cap.
- F. Upon Lessor's approval and subject to the requirements of the City, Lessee may have illuminated logos of the same construction as the fascia sign letters.
- G. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the building or buildings being identified. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the building colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).
- H. Sign length, including logo, shall not exceed 75% of the demised storefront width. Letter height shall be limited to 30 inches, any logos shall be confined to 30" in height . Maximum allowed sign area (from the I-205 Specific Plan) of 1.2 square feet per lineal foot of tenant building frontage.
- I. Lessee shall keep the fascia sign illuminated daily from dusk to dawn, so as to provide advertising to potential customers of the Shopping Center. Such illumination shall be controlled by time clocks which shall be provided, installed and maintained by Lessee, at its sole cost and expense.

**Window Signs.**

- A. Lessee may from time to time, at its sole cost and expense, place, construct and maintain within the window areas of the Leased Premises, small neon "open" sign, not to exceed two (2) square feet. Provided, however, Lessee must obtain all required permits and governmental approvals and Lessor's consent, which consent shall not be unreasonably withheld. Said neon sign shall be professionally and tastefully constructed.
- B. Lessee may from time to time, at its sole cost and expense, place, construct and maintain in an area not to exceed a total of one hundred and forty-four (144") inches on the interior side of the exterior glass of the door entrance, subject to Lessor's prior written approval and Lessee's compliance with the requirements of the City, decal application lettering indicating hours of business, telephone numbers, and similar information or logos or manufacturer's decals, or other similar items. Said decal application lettering shall not exceed two and one-half (2 1/2") inches in height.

- C. If required by the United States Postal Service, Lessee shall install at its sole cost and expense, the numbers only for the street address. The size, type, color and location of the numbers shall be determined by Lessor.

**Window Graphics.**

- A. Lessee may from time to time, at its sole cost and expense, for a period not to exceed sixty (60) days, place, construct or maintain within the window areas of the Leased Premises, window graphics, not to exceed four (4) square feet. Provided, however, Lessee must obtain all required permits and governmental approvals and Lessor's consent, which consent shall not be unreasonably withheld.
- B. Said window graphics shall be professionally and tastefully constructed. Repeat of logo is encouraged. Window graphics must be non-illuminated.
- C. Window graphics shall be made of metal, wood, acrylic sheet or any material that is in keeping with the overall theme of the Shopping Center.
- D. No graphics painted directly onto the glass panes shall be allowed.

**Rear Door Signs.**

- A. If the Leased Premises has a non-customer door located in the rear of the Leased Premises for receiving merchandise, Lessee may at its sole cost and expense, uniformly apply on said door, in a location determined by Lessor, two (2") inch high block letters, indicating Lessee's name and address. In those instances that more than one lessee of the Shopping Center uses the same door, the name and address of each lessee shall be applied.
- B. Alternative — If the Leased Premises has a non-customer door located in the rear of the Leased Premises for receiving merchandise, Lessee may at its sole cost and expense, affix, in a location determined by Lessor, a sheet metal plaque eight (8") inches high by eighteen (18") inches long, with four (4") inch high block letters indicating Lessee's name and address. In those instances that more than one lessee of the Shopping Center uses the same door, the name and address of each lessee shall be indicated. The plaque shall be painted to match the color of the building.

**General Sign Restrictions.**

- A. No sign cabinets will be permitted.
- B. Vertical copy or sign(s) projecting perpendicular to the building are not permitted.
- C. No signs, placards, advertisements, name, insignias, trademarks, descriptive material or any other similar item, shall be placed, constructed or maintained on the glass panes or supports of the windows or doors of the Leased Premises or upon the exterior walls of the building.
- D. All signs, advertisements, name, insignias, trademarks, descriptive material or other similar items, must be set back twenty-four (24") inches from the glass panes or supports of the windows or doors of the Leased Premises.
- E. Advertising devices such as attraction boards, posters, banners, pennants, spinners, streamers, balloons, flags and other similar devices used to attract

attention are prohibited. Grand opening or promotional signage must be approved by Lessor and the City.

- F. Advertising media including, but not limited to, search lights, flashing lights, loud speakers, phonographs or other similar visual or audio media are prohibited.
- G. Painted, flashing, animated, audible, revolving or other signs that create the illusion of animation are prohibited.
- H. No exposed junction boxes, lamps, tubing, conduits, raceways or neon cross-overs of any type are permitted on the exterior of the canopy facade.
- I. There shall be no roof top signs, or signs which extend above the parapet wall of the roof line of the building to which they are attached.
- J. Sign(s) may not project more than ten (10) inches from the building and shall not project into any dedicated public right-of-way.
- K. No labels shall be permitted on the exposed surface of the sign(s) except those required by local ordinance, which shall be applied in an inconspicuous location.
- L. No portable signs shall be permitted.
- M. No painted lettering will be permitted.

**Construction Requirements.**

GENERAL:

- A. Lessee at its sole cost and expense, shall obtain from the City building and electrical permits as may be required.
- B. All sign(s) shall be completely constructed and installed by a contractor qualified to fabricate and install such sign(s).
- C. All sign(s) shall be installed in accordance with the drawings and specifications submitted to and approved by Lessor, including but not limited to all connections, and as more specifically set forth in General Requirements, above.
- D. All work performed must be of good quality and workmanship. Lessee hereby acknowledges and agrees that if Lessor should deem any and/or all work unacceptable, Lessor may, at its option hire at Lessee's sole cost and expense, an independent electrical engineer to correct any and all work deemed unacceptable.
- E. Lessee shall be responsible to insure the following: (i) the watertight seal off and touch up of all mounting holes in accordance with code; (ii) the Leased Premises and/or Shopping Center are kept free of debris arising from the work of the sign contractor; and (iii) repair of any damage to the Leased Premises and/or Shopping Center arising from the work of the sign contractor.
- F. Lessor is hereby authorized to correct any and all work at the expense of the Lessee.
- G. Sign(s) must comply with the building and electrical codes of the City.



- H. All exterior sign materials, bolts, fastenings and clips of all types shall be made of one (1) of the following materials, hot dipped galvanized iron, stainless steel, aluminum, brass, nickel or cadmium plated and primed and painted to match the trim color of the Shopping Center. Exterior signs must be secured by concealed fasteners.
- I. Lessee shall be responsible for the operations of its sign contractor.
- J. All exterior signs exposed to the weather shall be mounted at least (1/2") inch off the building to permit proper dirt and water drainage.
- K. Each sign and supporting hardware, shall be maintained in good repair and functioning properly at all times. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign. A sign that is not properly maintained shall be deemed a public nuisance, and may fall short in compliance with the City's Municipal Code. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed. Unpainted areas shall be painted to match the adjacent portion of the building or sign support structure.

FASCIA:

- A. All sign display and primary wiring shall be connected by a contractor qualified to connect such sign(s).
- B. Location of all openings for conduit in sign panels or building walls shall be indicated on drawings submitted to and approved by Lessor, as more specifically set forth in General Requirements, above.
- C. All signs must bear the UL label and the installation must comply with the building and electrical codes of the City.