

TRACY PLAZA  
MASTER SIGN PROGRAM

SWC 17th  
+ TRACY  
PURPOSE:

The purpose of this Master Sign Program is to establish the minimum sign standards necessary to ensure coordinated, proportional exposure for all tenants and to improve the appearance of the building and the neighborhood and to enhance the economic effectiveness of the signs. The provisions contained herein shall be strictly enforced and any non-conforming signs installed after the date of this Sign Program shall be removed by the tenant at their expense.

GENERAL NOTES:

1. Each tenant shall submit to the property owner, or his designee, a detailed shop drawing of the proposed sign indicating conformance with this criteria. Submittals shall include, but are not limited to, the signs dimensions, details, color, and style.
2. All work shall be of superior quality and the property owner reserves the right to reject any work deemed to be insufficient in construction or design.
3. Tenant shall submit property owner approved drawings to all agencies requiring approval and shall pay for the required approvals and permits.
4. All signs and their installation must comply with local building and electrical codes.
5. All signs shall comply with the City of Tracy's Sign Ordinance.

SPECIFICATIONS:

1. All signs shall be made with brown, twenty-four (24) gauge sheet metal cabinets. Sign faces shall consist of vinyl lettering upon 3/16" white plex.
2. Signs shall be located in a coordinated manner below the structure's tile roof line, attached to the front roof beam, in the approximate center of each tenant space.
3. Sign sizes and their respective locations are as follows:

804-A	(Delta Cyclery)	2' X 10' (Existing)	
824	(Laundromat)	2' X 10'	
834	(Giant Pizza)	2' X 12'	
854	(Bob's Market)	2' X 10'	
✓874	(Vacant)	2' X 10'	
894	(Pacific Underground)	2' X 10'	24-16-8

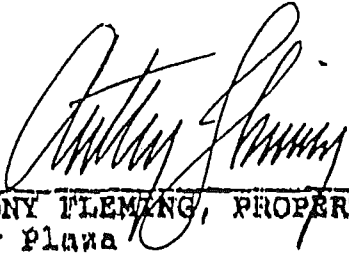
Total signage for the Tracy Plaza is 124 square feet.

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- 4. The existing Tracy Plaza freestanding sign is deemed non-conforming per Tracy Municipal Code Section 10-2.3507. Said sign is, therefore, excluded from the provisions of this Master Sign Program, however, is subject to the provisions of Tracy Municipal Code for Non-Conforming Signs.

**ACKNOWLEDGMENT:**

I, the undersigned, do hereby approve of, and agree to carry out the aforementioned provisions as contained within this, the Tracy Plaza Master Plan Sign Program.




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ANTHONY FLEMING, PROPERTY OWNER  
Tracy Plaza

9-12-94

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DATE

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