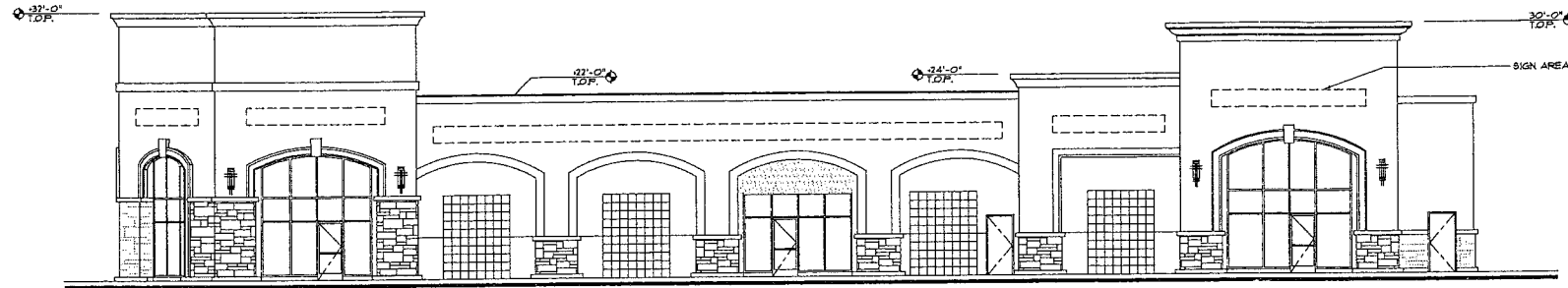
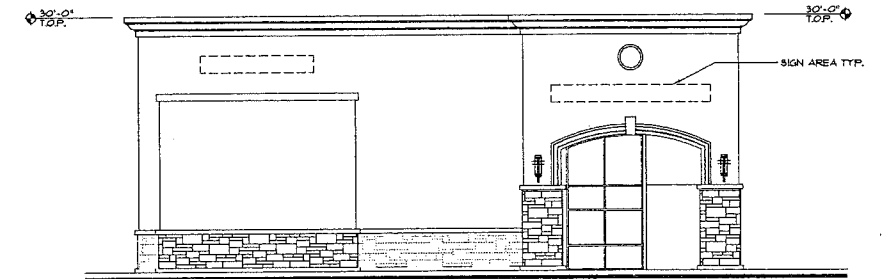


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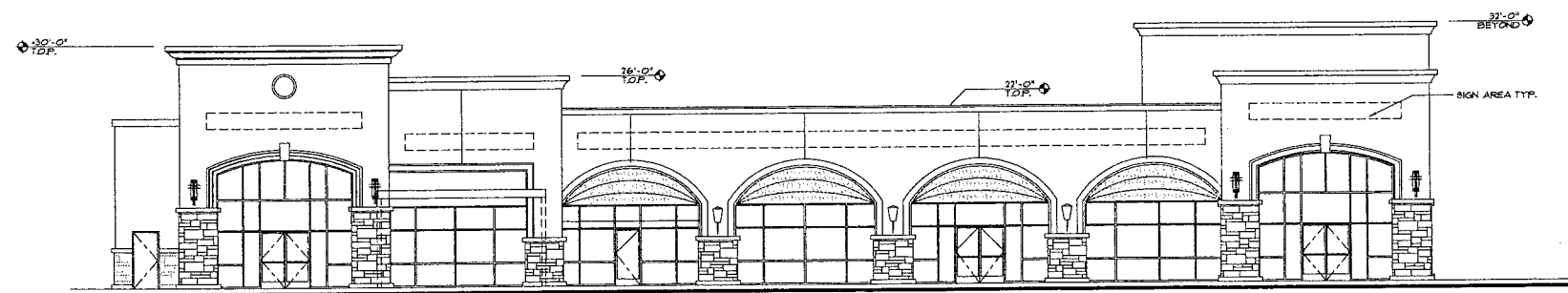
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 BY JAC C. DATE 6/18/04  
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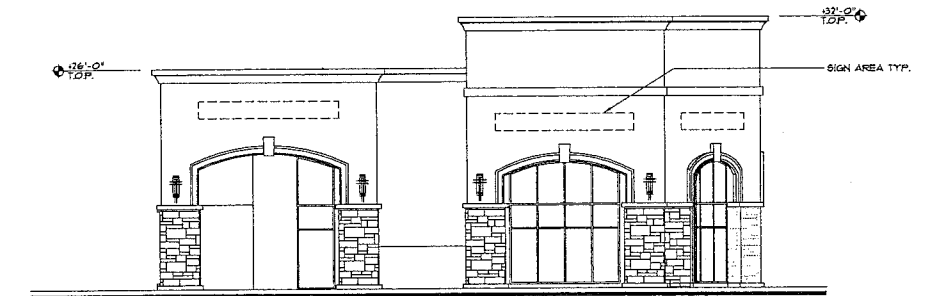
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

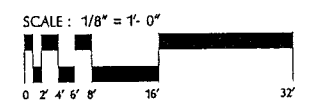


WEST ELEVATION

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 FOR ADDITIONAL INFORMATION SEE SHEET 4 OF 4.

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TRACY SHOPS 1, 2 AND 3 •  
 NAGLEE ROAD AND PAVILION PARKWAY  
 TRACY, CA



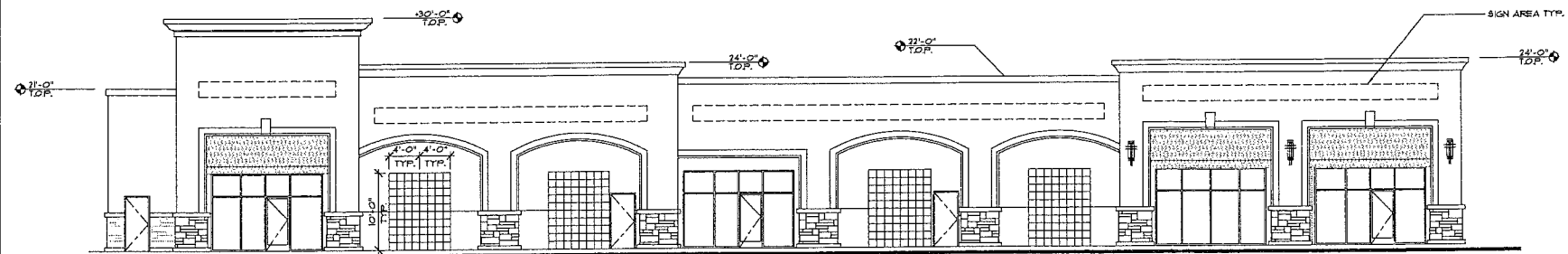
# SIGN CRITERIA

**BUILDING 1** 1 OF 5

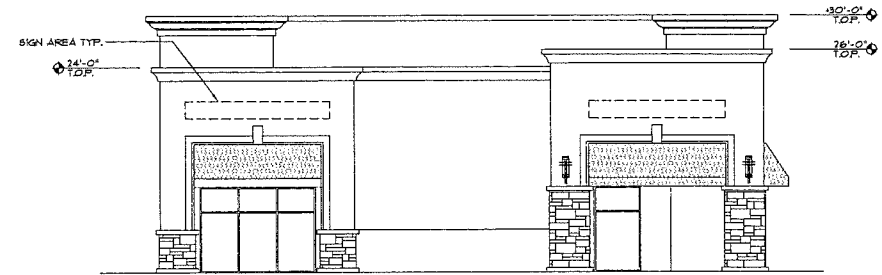
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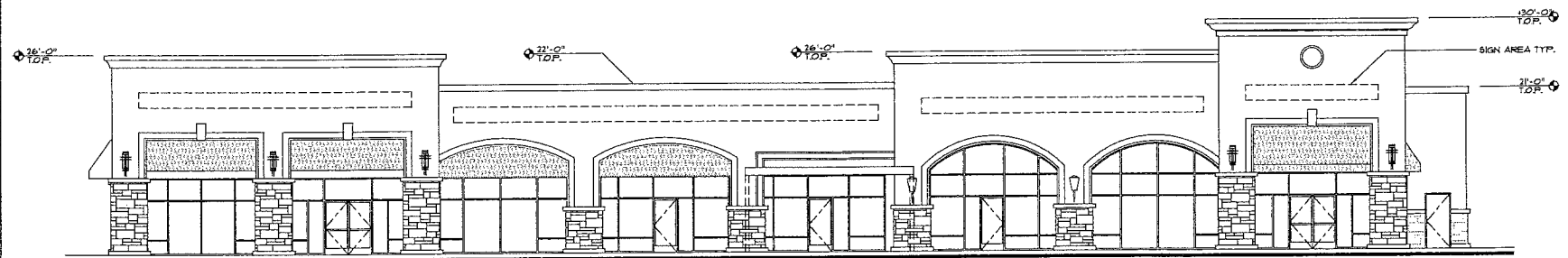
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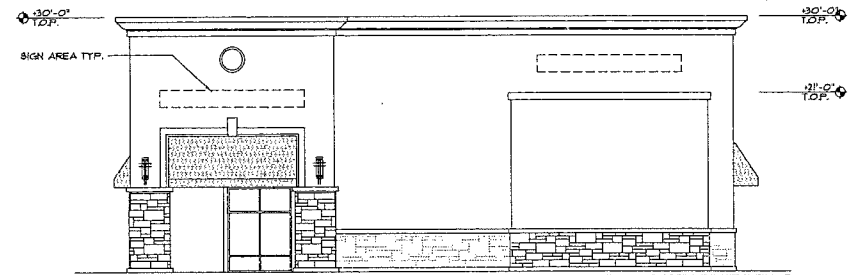
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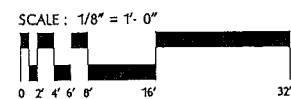
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**TRACY SHOPS 1, 2 AND 3 •**

NAGLEE ROAD AND PAVILION PARKWAY

**TRACY, CA**



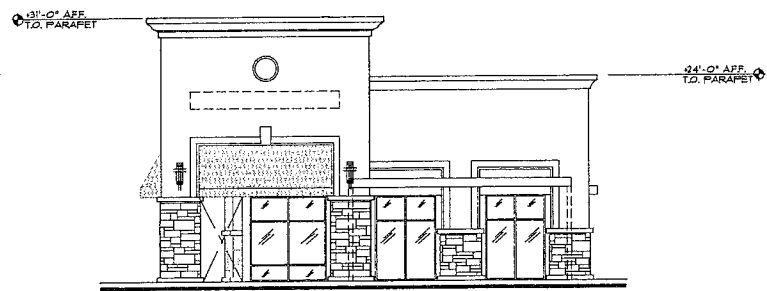
**SIGN CRITERIA**

**BUILDING 2**

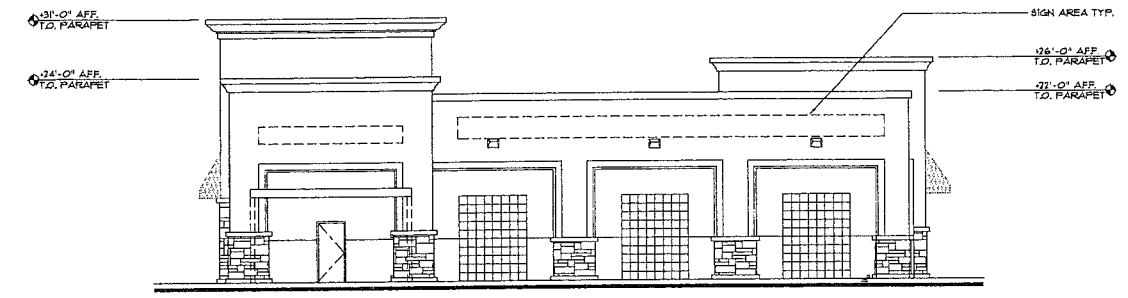
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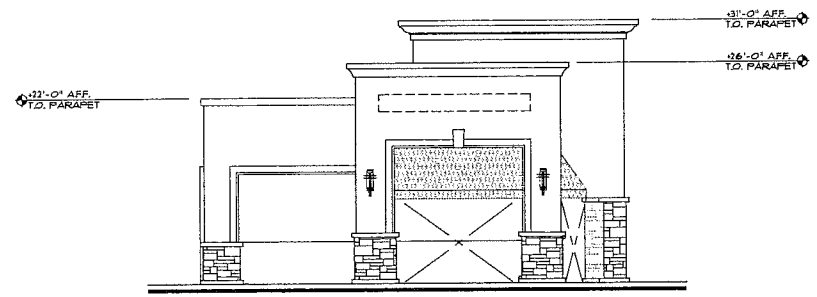
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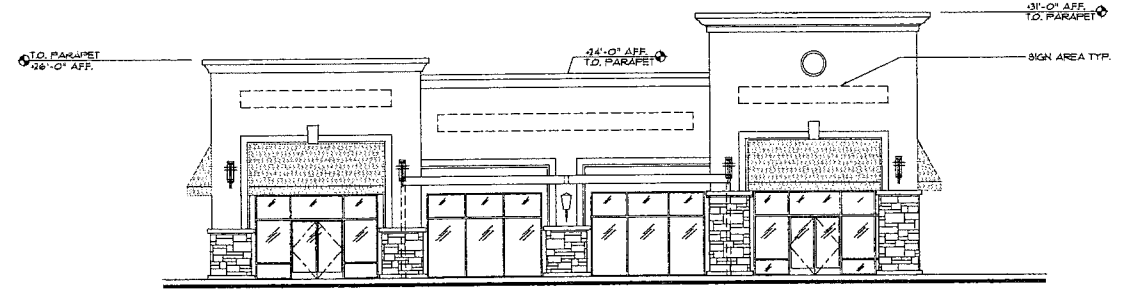
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

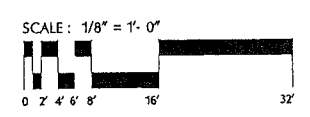


WEST ELEVATION

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**TRACY SHOPS 1, 2 AND 3** •  
 NAGLEE ROAD AND PAVILION PARKWAY  
 TRACY, CA



# SIGN CRITERIA

**BUILDING 3** 3 OF 5 02/04/04 03-155-22

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## A. DESIGN OBJECTIVES

1. THE PRIMARY OBJECTIVE OF THIS SIGN CRITERIA IS TO GENERATE HIGH QUALITY TENANT SIGNAGE THAT REFLECTS A SOPHISTICATED ENVIRONMENT. WHILE IMAGINATIVE AND DISTINCTIVE SIGNAGE SOLUTIONS ARE ENCOURAGED. ALL TENANT IDENTIFICATION MUST BE CONSISTENT IN QUALITY AND COMPATIBLE WITH ARCHITECTURAL CHARACTER OF THE SHOPPING CENTER. IMAGERY SHOULD BE IN ACCORD WITH THE STYLE OF THE TENANT'S PREMISES, AND MERCHANDISE. EACH PROPOSED SIGN WILL BE EVALUATED ON THE DESIGN'S EXCELLENCE AND COMPATIBILITY WITH NEIGHBORING SIGNS AND OVERALL CHARACTER OF THE CENTER.

## B. ACCEPTABLE SIGN TREATMENTS

### CHANNEL LETTERS WITH HALO ILLUMINATION IS THE ONLY APPROVED SIGN TYPE.

THE FOLLOWING TREATMENTS ARE CONSIDERED APPROPRIATE. EXAMPLES OF MATERIALS AND METHODS TO ENHANCE THE LETTERS, LOGOS, OR DECORATIVE ELEMENTS OF THE SIGNAGE.

- PAINTED METAL
- POLISHED METAL/ PATINA METAL
- CUT OR FABRICATED METAL
- DIMENSIONAL BRONZE, SILVER OR COPPER LEAF LETTERS

## C. REQUIRED SUBMITTALS

1. WITHIN THIRTY (30) DAYS AFTER APPROVAL OF THE CONCEPT DESIGN BY LANDLORD TENANT SHALL CAUSE TENANT'S SIGN CONTRACTOR TO PREPARE AND SUBMIT TO LANDLORD'S REPRESENTATIVE FOR APPROVAL, THE FOLLOWING:
  - THREE (3) SETS OF COMPLETE AND FULLY DIMENSIONED SHOP DRAWINGS FOR TENANT'S SIGNS "SHOP DRAWINGS") BASED ON THE APPROVED CONCEPT DESIGN. DRAWINGS SHOULD INCLUDE STRUCTURAL CALCULATIONS; DETAILS OF REQUIRED BUILDING PENETRATIONS FOR SIGNAGE ATTACHMENT AND METHODS OF PATCHING/WEATHERPROOFING SUCH PENETRATIONS.
  - A COLORED ELEVATION DRAWING OF THE PROPOSED SIGNAGE LOCATED ON THE BUILDING
  - THREE (3) SETS OF SAMPLES OF ACTUAL PAINT COLORS AND FINISHES.
2. LANDLORD'S REPRESENTATIVE SHALL REVIEW AND PROVIDE TENANT WITH ITS WRITTEN APPROVAL, CONDITIONAL APPROVAL OR DISAPPROVAL OF THE SHOP DRAWINGS AND OTHER MATERIALS SUBMITTED WITHIN FIFTEEN (15) DAYS AFTER RECEIPT THEREOF FROM TENANT'S SIGN CONTRACTOR.
3. IF LANDLORD'S REPRESENTATIVE DISAPPROVES OR CONDITIONALLY APPROVES THE SHOP DRAWINGS AND/OR MATERIALS SUBMITTED, LANDLORD'S REPRESENTATIVE SHALL NOTE ON A SET OF THE SHOP DRAWINGS OR SEPARATELY THE REASONS FOR SUCH DISAPPROVAL OR CONDITIONAL APPROVAL AND THEREAFTER LANDLORD'S REPRESENTATIVE, TENANT AND TENANT'S SIGN CONTRACTOR SHALL CONSULT AND/ OR MEET AS NECESSARY TO ACHIEVE APPROVABLE SHOP DRAWINGS AND MATERIALS CONSISTENT WITH THE APPROVED CONCEPT DESIGN AND THIS CRITERIA.
4. UPON LANDLORD APPROVAL, TENANT SHALL BE REQUIRED TO SUBMIT THE APPROVED PACKAGE TO THE CITY OF TRACY FOR SIGN PERMIT APPLICATION.

## D. GENERAL PROVISIONS AND CONSTRUCTION REQUIREMENTS

1. PAINT COLORS AND FINISHES MUST BE REVIEWED AND APPROVED BY LANDLORD. COLOR COATINGS SHALL EXACTLY MATCH THE COLORS SPECIFIED ON THE APPROVED PLANS. WHERE WHITE IS SPECIFIED FOR TENANT SIGNS, WHITE AREAS SHALL BE PAINTED TO EXACTLY MATCH THE WHITE COLOR OF ANY EXISTING ADJACENT ARCHITECTURAL COMPONENTS. RETURNS SHALL BE A CONTRASTING COLOR TO THE LETTER FACE. TRIM CAP SHALL MATCH RETURN COLOR.
2. SURFACES WITH COLOR MIXES AND HUES PRONE TO FADING (E.G. PASTELS, FLUORESCENT, COMPLEX MIXTURES, AND INTENSE REDS, YELLOWS, AND PURPLES) SHALL BE COATED WITH ULTRAVIOLET-INHIBITING NON-YELLOWING CLEAR COAT IN A SEMI-GLOSS FINISH.
3. HALO LIT CHANNEL LETTERS SHALL BE PINNED A MINIMUM OF 1 1/2" TO 2" OFF BUILDING WALL MEASURED FROM THE BUILDING FACE. RETURN DEPTH SHALL BE A MINIMUM OF 2-1/4" AND A MAXIMUM OF 5". SIGNS SHALL HAVE A CLEAR ACRYLIC BACKING. DOUBLE TUBE NEON SHALL BE USED WHERE WIDTH OF LETTER STROKE EXCEEDS 2-1/4".
4. ALL CONDUIT, RACEWAYS, CROSSOVERS, LIGHTING BALLAST BOXES, TRANSFORMERS, AND OTHER EQUIPMENT NECESSARY FOR SIGN CONNECTION SHALL BE CONCEALED. ALL BOLTS, FASTENINGS AND CLIPS SHALL CONSIST OF ENAMELING IRON WITH PORCELAIN ENAMEL FINISH; STAINLESS STEEL, ANODIZED ALUMINUM, BRASS OR BRONZE; CARBON-BEARING STEEL WITH PAINTED FINISH. NO BLACK IRON MATERIALS WILL BE ALLOWED.
5. UNDERWRITER'S LABORATORY APPROVED LABELS SHALL BE AFFIXED TO ALL ELECTRICAL FIXTURES. FABRICATION AND INSTALLATION OF ELECTRICAL SIGNS SHALL COMPLY WITH ALL NATIONAL AND LOCAL BUILDING AND ELECTRICAL CODES.
6. PENETRATIONS INTO BUILDING WALLS, WHERE REQUIRED, SHALL BE MADE WATERPROOF.

## E. FABRICATION AND INSTALLATION

1. TENANT SHALL CAUSE ITS SIGN CONTRACTOR TO FABRICATE AND INSTALL TENANT'S SIGNAGE IN CONFORMANCE WITH THE SHOP DRAWINGS AND OTHER MATERIALS AS APPROVED BY THE LANDLORD'S REPRESENTATIVE. LANDLORD'S REPRESENTATIVE SHALL HAVE THE RIGHT TO PERFORM AN INSPECTION OF THE TENANT'S SIGNAGE PRIOR TO INSTALLATION.
2. PRIOR TO INSTALLATION, TENANT'S SIGN CONTRACTOR SHALL REVIEW THE SIGNAGE GUIDELINES FURNISHED IN THIS CRITERIA OR BY LANDLORD'S ARCHITECT, AS THEY PERTAIN TO SPECIFIC INSTALLATION REQUIREMENTS AT THE SIGN LOCATION(S). TENANT'S SIGNAGE SHALL COMPLY WITH ALL SUCH GUIDELINES.
3. TENANT SHALL CAUSE ITS SIGNAGE TO BE INSTALLED SO THAT IT IS OPERATIVE ON OR BEFORE THE DATE TENANT IS REQUIRED TO OPEN ITS STORE FOR BUSINESS. ONLY SIGNAGE PROVIDED FOR IN THIS CRITERIA AND SPECIFICALLY APPROVED BY LANDLORD'S REPRESENTATIVE PURSUANT TO THIS CRITERIA SHALL BE ALLOWED. AFTER WRITTEN NOTIFICATION TO TENANT, LANDLORD MAY, AT TENANT'S EXPENSE, CORRECT OR REMOVE ANY SIGN INSTALLED WITHOUT APPROVAL AND/OR WHICH IS NOT IN CONFORMANCE WITH APPROVED SHOP DRAWINGS AND/OR OTHER MATERIALS SUBMITTED TO LANDLORD.
4. TENANT SHALL PAY ALL COSTS ASSOCIATED WITH FABRICATION AND INSTALLATION OF TENANT'S SIGNAGE, INCLUDING THE COSTS OF ALL GOVERNMENTAL PERMITS, APPROVALS, AND PROCESSING FEES.

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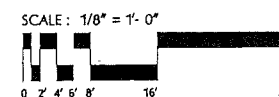
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TRACY SHOPS 1, 2 AND 3 •  
NAGLEE ROAD AND PAVILION PARKWAY

TRACY, CA

GENERAL  
NOTES

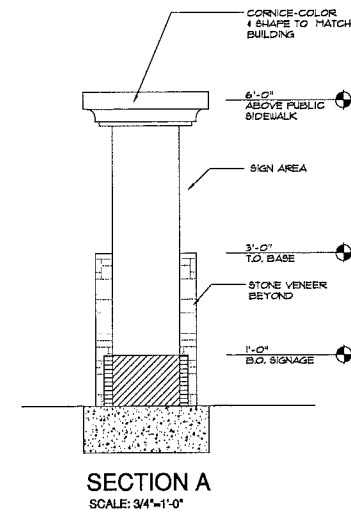
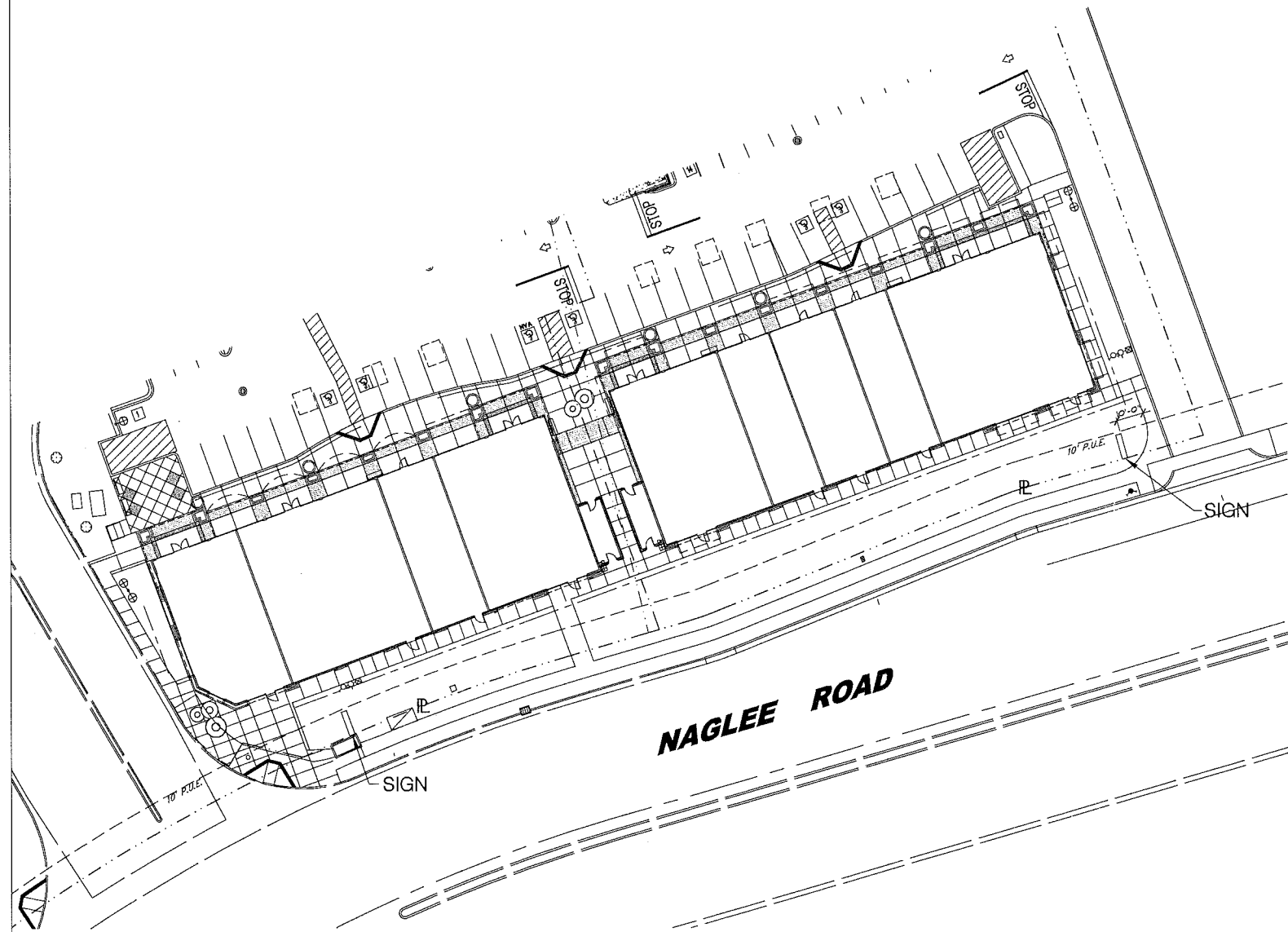
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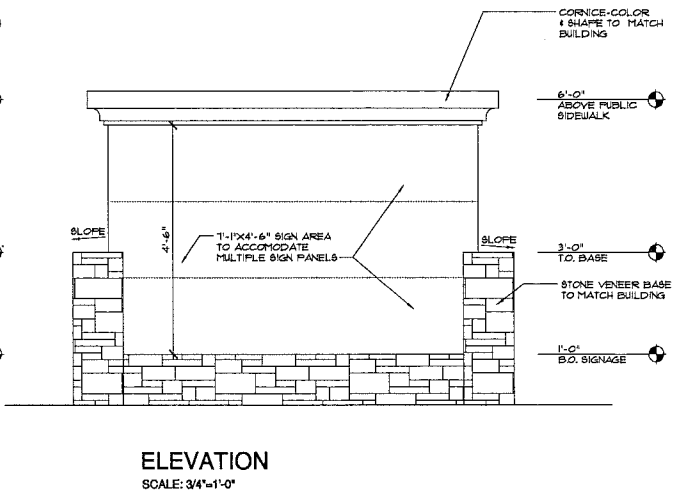
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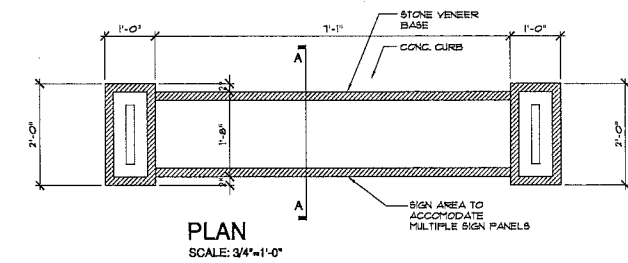
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SECTION A  
SCALE: 3/4"=1'-0"



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



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

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