

City of Tracy Planning Division
APPROVE
DENY
BY V. Lombardo DATE 5/1/09
COMMENTS/CONDITIONS:

TRIAD Tracy I, L.P.

2160 GRANT LINE ROAD
TRACY, CA

MASTER SIGN PROGRAM

04.20.09

- REVISED 04.21.08
- REVISED 05.27.08
- REVISED 06.06.08
- REVISED 04.20.09

Prepared by:
ROSS/LUTHIN CREATIVE
WEIDNER ARCHITECTURAL SIGNAGE



CULTURED STONE
BUCKS COUNTY LIMESTONE-CVS 2074



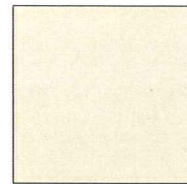
ARROW

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

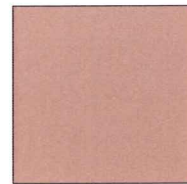
UNIVERSE 59 ULTRA CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

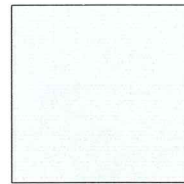
UNIVERSE 67 BOLD CONDENSED



C1
BM 1094
Barbados Sand



C2
BM 1061
Brunswick Beige



C3
BM 02
Super White



C4
MAP Brushed
Aluminum



C5
ICI 1492
Blue Door



C6
ICI 1499
Florentine Blue

COLORS

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EXTERIOR SIGNAGE

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TENANT/OCCUPANT SIGN NOTES

No occupant may apply for or otherwise request from the City of Tracy any signage, signage permit or other signage right or approval without the prior written consent of either (i) the property owner, for leased buildings, or (ii) the owners' association and the declarant under the CC&R's, for condominium buildings; provided, however, that if the original developer of a building grants a buyer signage rights in its purchase agreement for its condominium, then such developer's written consent shall be required in lieu of the consent of the owners' association and declarant. The City of Tracy may require the signature of the property owner, for leased buildings, or the owners' association and declarant (or original developer as provided above), for condominium buildings, on the City's permit or other signage applications to substantiate the foregoing consent requirements.

No occupant shall be entitled to any signage under this Master Sign Program or otherwise unless such signage has been granted to such occupant, in writing, (i) by the property owner in a written lease or other written agreement, for leased buildings, (ii) by the original developer of the building, for condominium buildings, or (iii) by the declarant and the owners' association, for condominium buildings. All signage shall be subject to the limitations and restrictions set forth in (a) such written signage grant, (b) any applicable purchase agreement, lease, sublease, occupancy agreement or other purchase or occupancy agreement, and (c) any applicable CC&R's. All signage shall comply with this Master Sign Program and all applicable laws.

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- Planning
- Conceptual Design
- Design Development
- Design Intent

Date

04.21.08

Project No.

6046

Scale

NTS

Sheet Title

Contents, Colors &
Typography

Page No.

ii



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- MID Monument Sign
- DIR Directory Sign
- WS Wall Sign
- VD-P Vehicular Directional
- AD Entry Address Numbers
- AD2 Secondary Address
- RPR Parking Regs Sign

- Planning
- Conceptual Design
- Design Development
- Design Intent

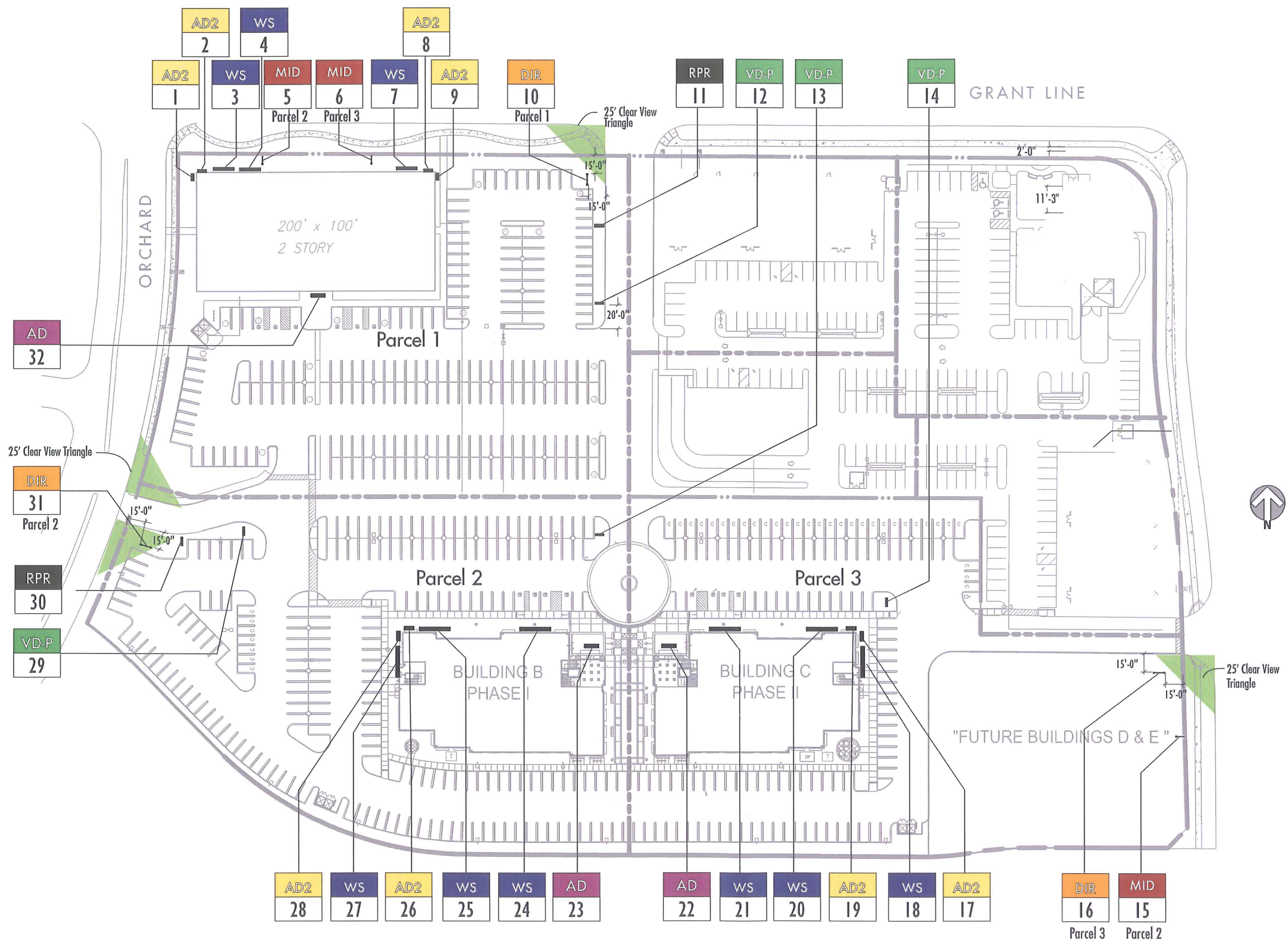
Date	
04.21.08	
Project No.	Scale
6046	1"=80'

Sheet Title
Sign Location Plan

Page No.

SL-1

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SIGN AREA: 24 s.f. including blue sign area and stone area of column.

Location On Panel:
Tenant names shall be centered vertically & horizontally

Sign Panel Margins:
Tenant names shall not encroach into Sign Panel Margins as shown See diagrams this page.

- Planning
- Conceptual Design
- Design Development
- Design Intent

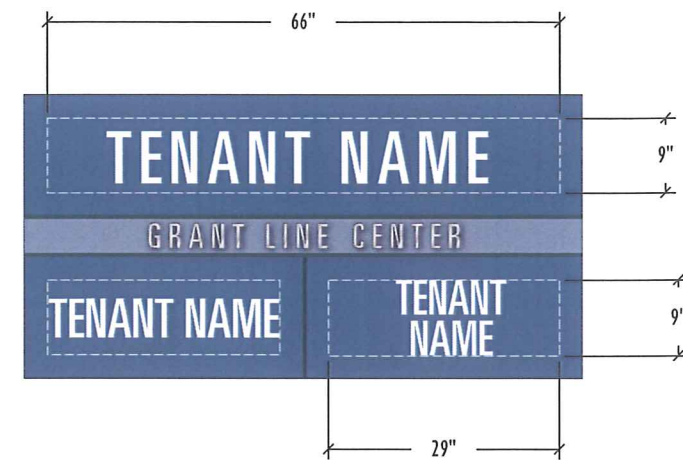
Date	
05.23.08	
Project No.	Scale
6046	1/2" = 1'-0" UON

Sheet Title
MID
Monument Sign

Page No.

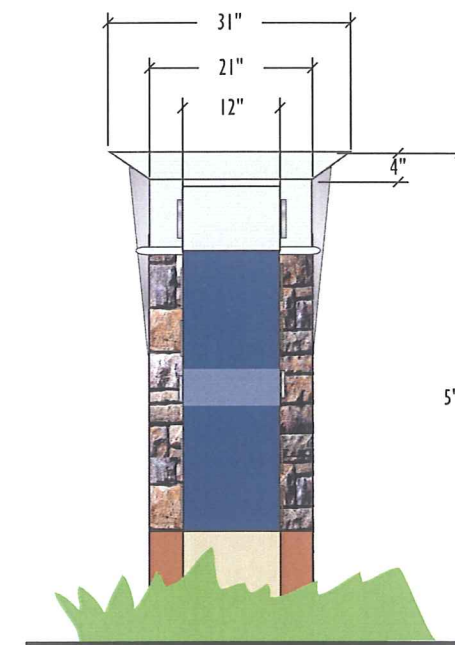
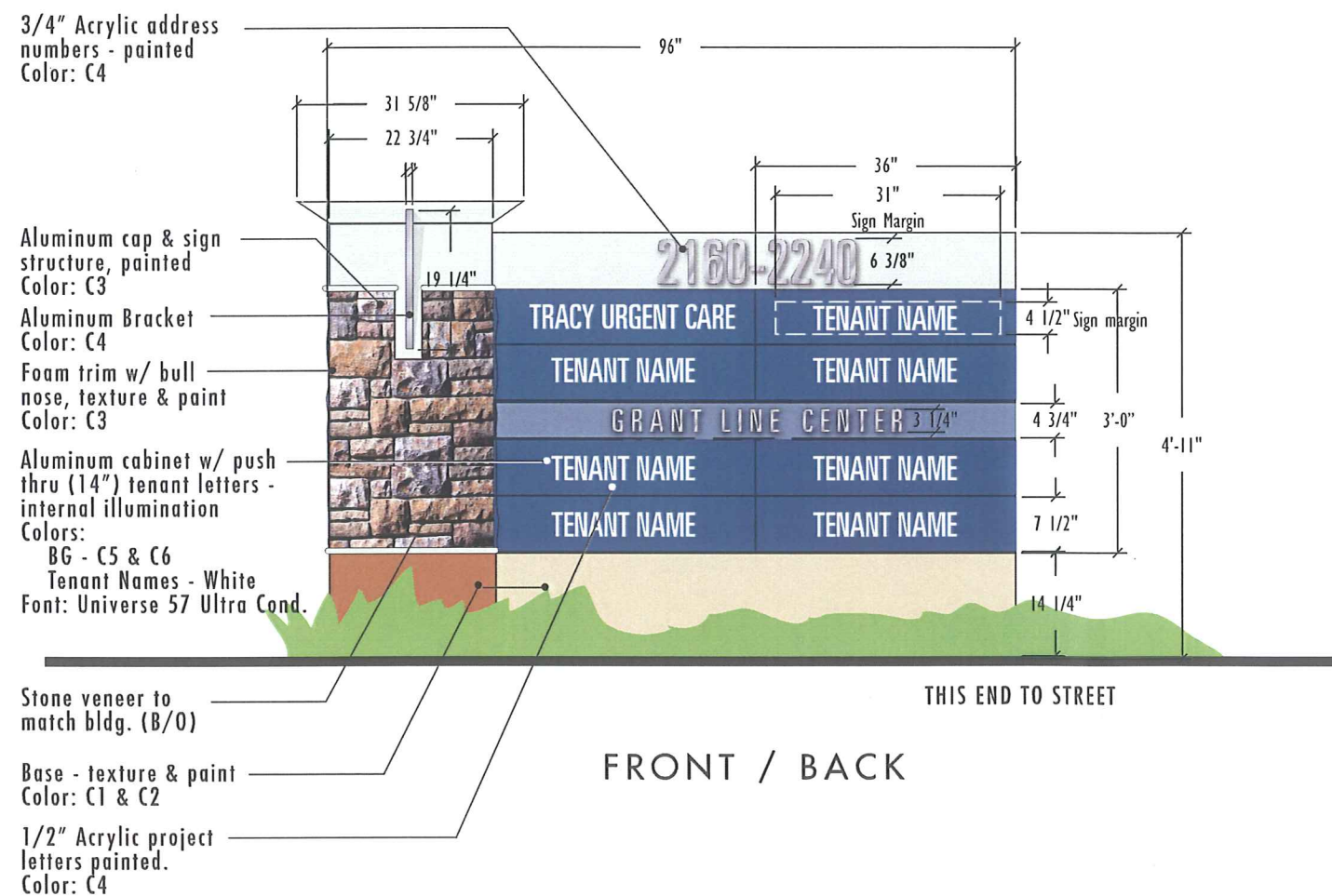
1.0

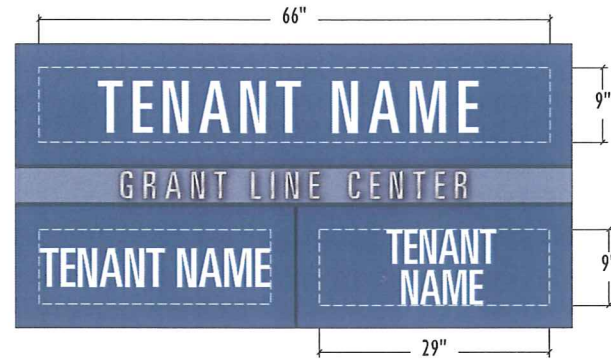
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OPTIONAL TENANT LAYOUT

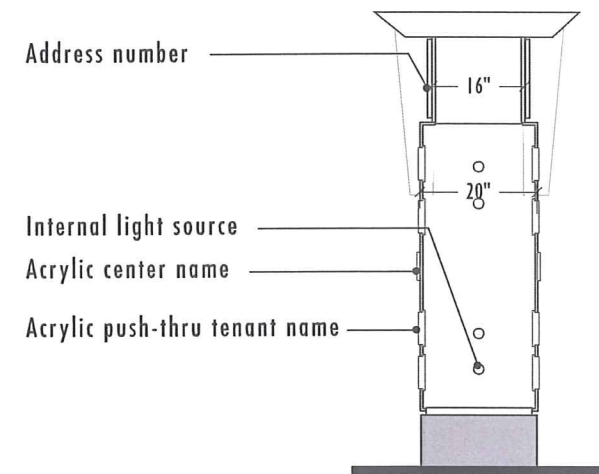
Tenant panels may be divided at landlord's discretion and tenant names may occur on one or two lines, however Sign Panel Margins must be adhered to.



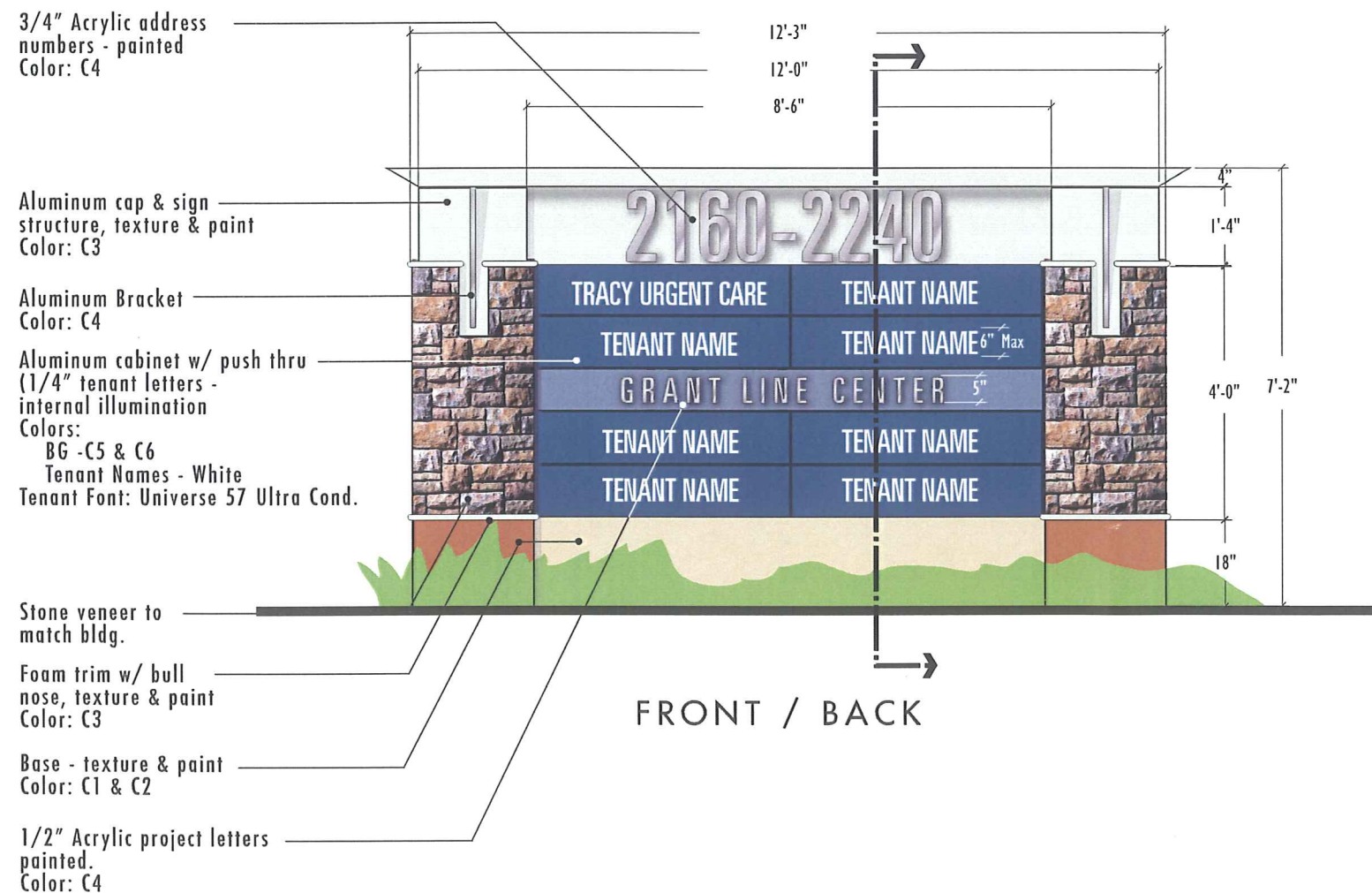


OPTIONAL TENANT LAYOUT

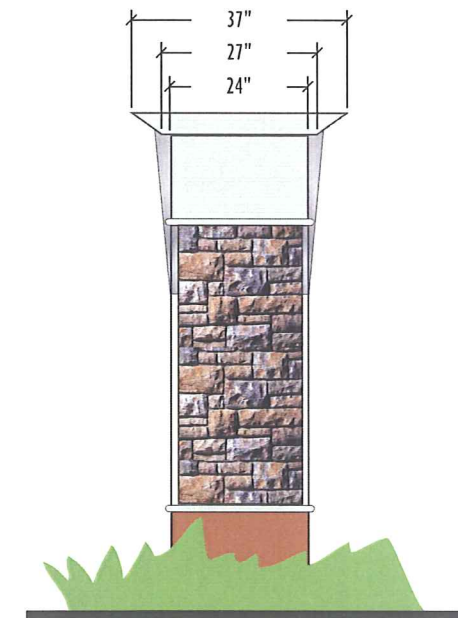
Tenant panels may be divided at landlord's discretion and tenant names may occur on one or two lines, however Sign Panel Margins must be adhered to.



SECTION



FRONT / BACK



SIDE

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SIGN AREA: 49 s.f. including blue sign and stone column area only.

TENANT LETTERS GUIDELINES:

Location On Panel:
Centered vertically & horizontally

Sign Panel Margins:
Tenant names shall not encroach into Sign Panel Margins all sides. See diagrams this page.

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
05.27.08	
Project No.	Scale
6046	3/8"=1'-0" UON

Sheet Title

DIR
Directory

Page No.

2.0

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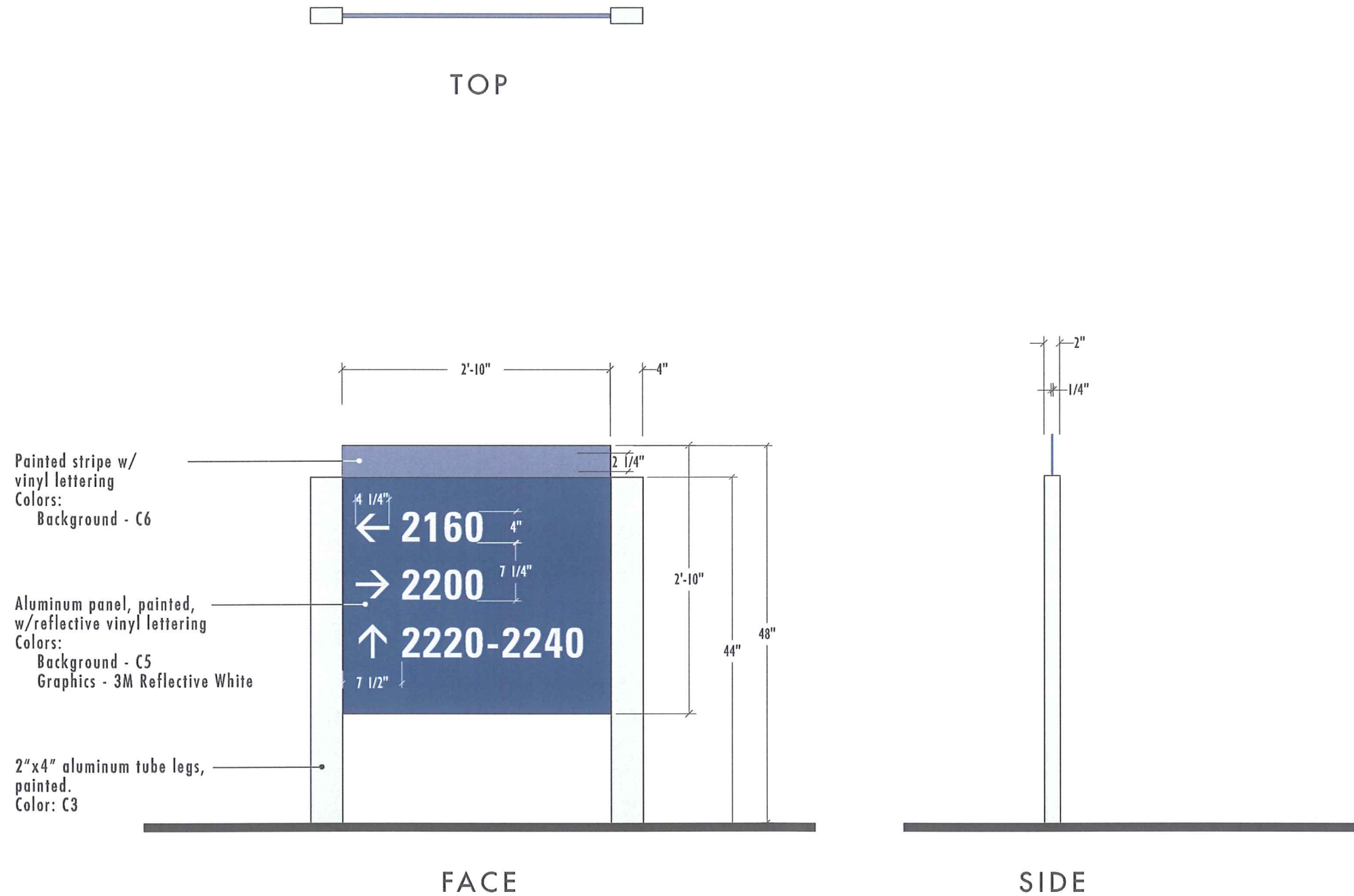


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Sign area = 8.5 s.f.



- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
04.21.08	
Project No.	Scale
6046	3/8"=1'-0"

Sheet Title
**VD-P Vehicular
Directional Sign**

Page No.

3.0

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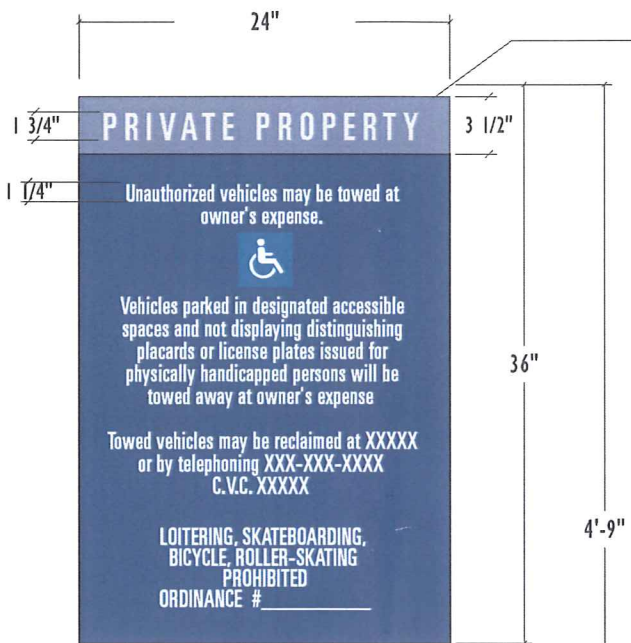


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2"x3" aluminum post,
painted.
Color: C3

TOP



1/8" Aluminum panel w/
painted stripe and vinyl graphics
Colors:
Header stripe: C6
Background - C5
Graphics - 3M Reflective White
3M Intense Blue (HC background)
Font: Universe Ultra Cond. 59

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
01.14.08	
Project No.	Scale
6046	1"=1'-0"

Sheet Title
RPR-P
Vehicular Regs.

Page No.

4.0

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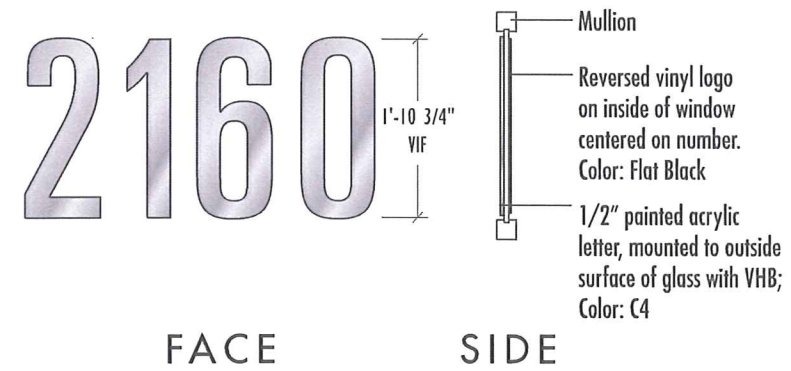
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FRONT ENTRANCE
1/4" = 1'-0"



SIGN DETAIL
1/2" = 1'-0"



ENTRY, BUILDING A
NTS



ENTRY, BUILDING B
(BUILDING C SIMILAR)
NTS

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
02.11.08	
Project No.	Scale
6046	As Noted

Sheet Title
AD Address Number

Page No.

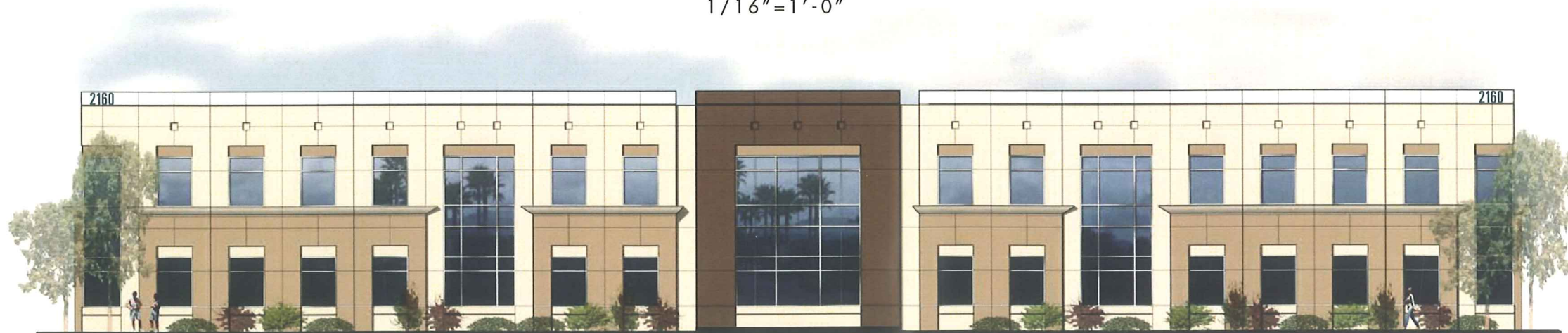
5.0

20" **2160** 1/2" painted acrylic letter, mounted to building
Color: C5

SIGN DETAIL
1/2" = 1'-0"



BUILDING A WEST ELEVATION
(EAST SIMILAR)
1/16" = 1'-0"



BUILDING A NORTH ELEVATION
1/16" = 1'-0"

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- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	04.20.09
Project No.	6046
Scale	As Noted

Sheet Title
AD2 - Bldg. A
Address Number

Page No.

6.1

12" **2160** — 1/2" painted acrylic letter, mounted to building
Color: C5

SIGN DETAIL
3/4" = 1'-0"



BUILDING B WEST ELEVATION
(BUILDING C EAST SIMILAR)
1/16" = 1'-0"



BUILDING B NORTH ELEVATION
(BUILDING C SIMILAR)
1/16" = 1'-0"

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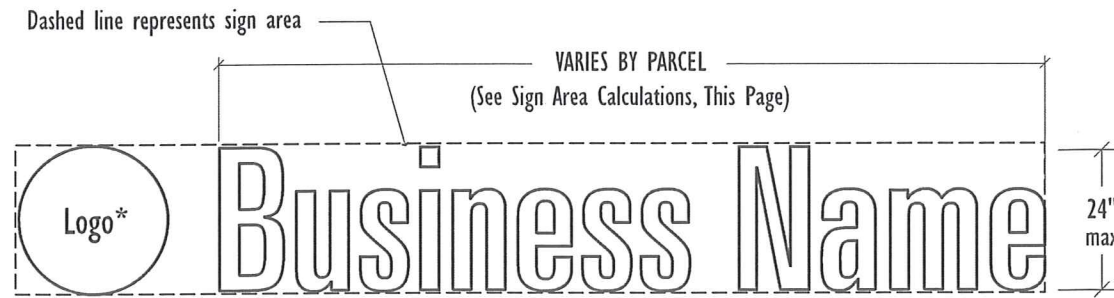
- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
02.11.08	
Project No.	Scale
6046	As Noted

Sheet Title
AD2, Buildings B & C
Address Number

Page No.

6.2



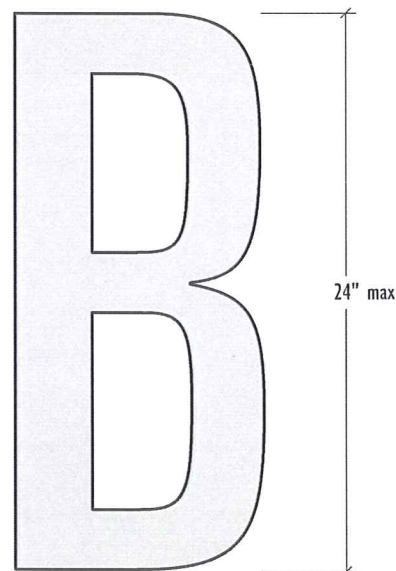
TENANT LETTER EXAMPLE

TENANT LETTER & LOGO GUIDELINES:

- National or Regional Tenants may use their logo and corporate typeface in lieu of the typeface set forth herein, if approved by their landlord and Association
- All sign faces to be black/white acrylic
- All sign sides shall be color C-2 to match dark tan building color
- Maximum height of tenant letters and/or logo is 24"
- Sign locations limited to those shown on elevations & plans See Pages 7.2 & SL-1
- * For National or Regional Tenants only as determined by Landlord. City of Tracy shall have no responsibility or obligation to make such determination.

1 TENANT LETTERS AND LOGOS
3 / 8 " = 1 ' - 0 "

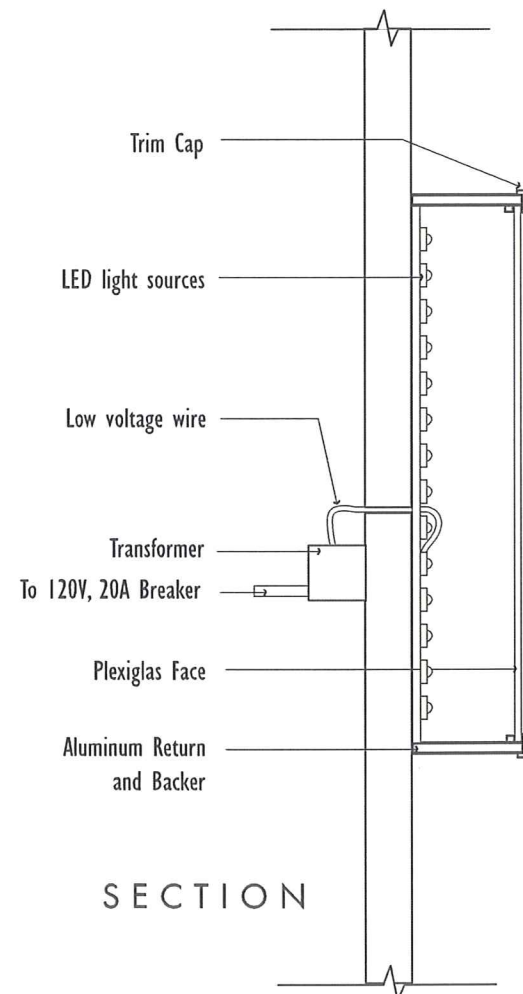
Channel letter with internal LED light source and translucent acrylic face.
Color: Face - White/Black acrylic
Edge - C2



FRONT



SIDE



SECTION

PARCEL	1	2	3
BUILDING FRONTAGE	300'	274'	274'
AGGREGATE SIGN AREA	225 s.f.	200 s.f.	200 s.f.
MONUMENT & DIRECTORY AREA	74 s.f.	74 s.f.	74 s.f.
NET WALL SIGN AREA	151 s.f.	126 s.f.	126 s.f.
NUMBER OF WALL SIGNS	3	2 or 3	2 or 3
MAX AREA EACH WALL SIGN	50.3 s.f.	63 s.f. (2 signs) 42 s.f. (3 signs)	63 s.f. (2 signs) 42 s.f. (3 signs)

3 SIGN AREA CALCULATIONS

2 LETTER CONSTRUCTION
1 1 / 2 " = 1 ' - 0 "

- Planning
- Conceptual Design
- Design Development
- Design Intent

Date	
06.06.08	
Project No.	Scale
6046	As Noted

Sheet Title
WS
Tenant Wall Sign

Page No.

7.1



BUILDING A



BUILDING B WEST ELEVATION
(BUILDING C EAST SIMILAR)



BUILDING B NORTH ELEVATION
(BUILDING C SIMILAR)

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- Design Intent

Date	
04.20.09	
Project No.	Scale
6046	NTS

Sheet Title
WS
Wall Sign Examples

Page No.

7.2