

COUNCIL MEMBERS  
LEN AUGUSTINE, Mayor  
CHUCK DIMMICK, Vice Mayor  
PAULINE CLANCY  
CURTIS HUNT  
STEVE WILKINS



## CITY OF VACAVILLE

650 MERCHANT STREET, VACAVILLE, CALIFORNIA 95688-6908

ESTABLISHED 1850

October 10, 2008

Community Development Department  
Planning Division

Mr. Ric Capretta  
Nut Tree Retail, LLC  
580 California Street, Suite 1700  
San Francisco, CA 94104

**SUBJECT: NUT TREE VILLAGE MASTER SIGN PLAN APPROVAL**  
Nut Tree Village (Retail Area)  
Design Review (File No. 06-013)

Dear Ric:

The Planning Division has reviewed your Design Review request to approve the Nut Tree Village Master Sign Plan which includes design standards for the Nut Tree freeway signs, monument, pedestrian and building signs. Please be advised that your request has been approved as follows:

- I. **The Director of Community Development has determined that the original Nut Tree Ranch Environmental Impact Report (EIR) adequately addressed the potential impacts of the project in accordance with the California Environmental Act (CEQA) and supported by the following findings:**
  1. That the proposed Modification is within the scope of the original project covered by the Nut Tree Ranch EIR;
  2. That no new significant effects will occur or no new mitigation measures are required;
  3. That the previous resolution, conditions of approval, adopted with the previous Nut Tree Ranch EIR have been incorporated into the project approval; and
  4. That no new environmental document is required.
  
- II. **The Director of Community Development has approved your Design Review request based on the following findings:**
  1. That the project is consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;
  2. That the proposed project is consistent with the standards and regulations of the applicable zoning district, and is consistent with any other approvals for the site;
  3. That the subject site is suitable for the type and intensity of use or development proposed, and that the design, size, and other physical characteristics of the proposed use are compatible with adjacent uses, or with adjacent natural resources;



4. That the proposed uses will not be detrimental to the public health, safety, or welfare of the community;
5. That adequate public facilities and services are available to serve the site or will be made available concurrent with the proposed development;
6. That projected traffic levels and levels of service are, or as result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan.

**III. The Director of Community Development has approved your Design Review request, subject to the following conditions of approval:**

1. Plans submitted for building permits shall be in substantial compliance with the attached Nut Tree Village Master Sign Plan, except as modified below.
2. Page 4 - the "Sign Location Plan" shall be updated to include all specific types of signs identified in the sign plan.
3. Page 10 - the "Tenant Monument Sign" shall be installed at an angle. The back side of the "Tenant Monument Sign" shall be screened with evergreen shrubs of width and height to screen the entire back portion of the sign.
4. Page 16 - the "Eats & Sweets" directory signs shall be two-sided.

This approval shall become effective immediately unless a written appeal to the Planning Commission is submitted within 10 calendar days. To appeal this decision, a written appeal application and the accompanying fee must be submitted to the Planning Division offices at 650 Merchant Street on or before October 20, 2008.

Sincerely,

FRED BUDERI,  
City Planner

By:

  
PEYMAN BEHVAND,  
Senior Planner

# **NUT TREE VILLAGE**

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## **MASTER SIGN PLAN**



Prepared by  
**NUT TREE RETAIL, LLC**

**October 10, 2008**

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2. Site Sign Location
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6. Prohibited Signs
7. Anchor Tenant Signage

# 1. PROJECT DIRECTORY

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**Owner:** Nut Tree Retail, LLC  
580 California Street  
Suite 1700  
San Francisco, CA 94104  
(415) 489-1703  
Ricardo Capretta

**Developer:** Westrust Ventures, LLC.  
580 California Street  
Suite 1700  
San Francisco, CA 94104  
(415) 489-1707  
Damir Priskich

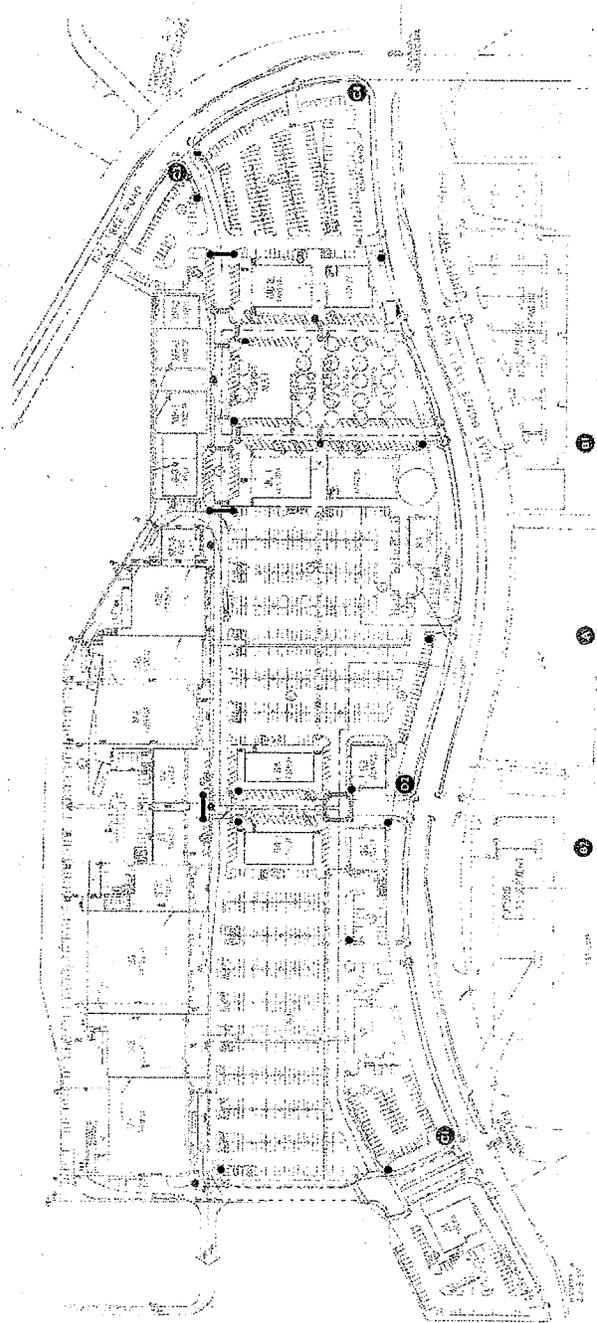
**Signage Consultant:** Arrow Sign Company  
1051 46<sup>th</sup> Ave.  
Oakland, CA 94601  
(510) 533-7693  
Charlie Stroud  
Tryg Olson

**City Planning:** City of Vacaville  
Planning Department  
650 Merchant Street  
Vacaville, CA, 95688  
(707) 449-5140  
Peyman Behvand, Senior Planner

**City Building:** City of Vacaville  
Building Department  
650 Merchant Street  
Vacaville, CA, 95688  
(707) 449-5152  
Jay Salazar, Building Official

## 2. SIGN SITE LOCATION

- A MAJOR Pylon
- B SECONDARY Pylon
- C PROJECT MONUMENT
- D MINOR MONUMENT
- E VEHICULAR DIRECTIONAL
- F NUT TREE ARCH - VILLAGE
- G NUT TREE ARCH - E/F
- H PEDESTRIAN KIOSK



**SIGN LOCATION PLAN**

### 3.

## PROJECT SIGNAGE CRITERIA

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### I. DEFINITION

Landlord Project Signage is defined as follows:

A.	Primary Pylon Sign - (1)	Existing & Complete
B.	Secondary Pylon Signs - (1)	Renovation of Existing
C.	Project Monument Signs - (3)	Renovation of Existing
D.	Tenant Monument Sign- (1)	NEW
E.	Directional Signs- (12)	Existing & Complete
F.	Pedestrian Kiosks - (6)	Existing & Complete
G.	E/F Archway - (1)	Existing & Complete
H.	Village Archway - (2)	Renovation of Existing
I.	"Eats & Sweet's" Pavilion Sign - (1)	NEW
J.	"Eats & Sweet's" Tenant Directory Signs - (2)	NEW
K.	Village Pavilion Nut Tree Logo - (1)	Existing & Complete
L.	Village Office Building Signs - (2)	NEW
M.	Advertising Kiosks - (9)	NEW
N.	Blade Signs (Variable)	Existing & More to Come
O.	Building Address Signs - (23)	Existing & Complete
P.	Tenant Entry Address Signage - (Variable)	Existing & Complete
Q.	Tenant Rear Entry Address Signage - (Variable)	Existing & Complete

### II. GENERAL REQUIREMENTS

- A. All final sign designs shall be subject to review and approval by the Director of Community Development.
- B. The design of all Landlord Project Signage is subject to approval by the Owner and Director of Community Development.
- C. The design and modification of all Landlord Project Signage is subject to review and approval by the Director of Community Development and Owner.
- D. Owner shall hire a sign company to design, install, and maintain all Landlord Project Signage.
- E. All Landlord Project Signage is subject to approval by the City of Vacaville.
- F. Signage Program shall be implemented as soon as all approvals have been received from the City of Vacaville. The pylons shall be in place by mid to late July 2006 pending City approval. All other sign types will follow immediately after the pylons have been erected.
- G. All signage and scenarios related to signage which are not addressed in the Nut Tree Master Sign Plan shall comply with the City of Vacaville Land Use and Development Code, section 14.09.132 (Signs).

### III. PROJECT SIGNAGE DESIGN & SPECIFICATIONS

#### A. PRIMARY PYLON SIGN

- (1) **Location:** The Primary Pylon Sign will be located adjacent to Highway 80 per the Site Plan in Section 2.
- (2) **Primary Pylon Sign qualification:** Only tenants A through D and G through I shall be allowed on the Primary Pylon Sign.
- (3) **Specification:**  
 All Tenant panels will have a Terra Cotta background with Ivory lettering per the approved specifications.
  - **Logo Panel:** Size: 18.8' x 15'.
  - **Background Panel:** Aluminum background with a square tube frame, internally illuminated letters with halo-illuminated tree graphic.
  - **Columns:** Wide Flange Steel beams with exterior wood composite inlay
  - **Tenant Faces:** 4' H x 14' W tenant faces, polycarbonate with opaque vinyl backgrounds. Internally illuminated.
  - **Letter Height:** Based upon length of tenant name. Sizes range from 1'6" to 2'6".
  - **Icons:** Aluminum cabinets with internally illuminated multicolor graphics.
  - **Soldier & Drum:** Dimensional with flood illumination painted to simulate toy soldiers and toy drum.
  - **Base:** Architectural Stone.
- (4) **Fabrication:** The Owner will fabricate, maintain and erect Pylon Sign A.



#### SIGN SPECIFICATIONS

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Supports	Wide Flange Beam	Mathews	Dark Brown #MP11705, satin
Supports Inlay	Exterior wood composite	Pardek	Pardek 1006, 10mm, "Oak", (Dark)
Horizontals	1 1/2" square tube	Mathews	Dark Brown #MP11705, satin
Grid Vertical	6" square tube	Mathews	To match Frame "Brazilian Brown" #8265H
Grid Horizontals	6" square tube	Mathews	To match Frame "Brazilian Brown" #8265H
Main Cabinet	Aluminum	Frames w/ tencol	"Dovec" Turbowed" #8723M
Tree	Aluminum	Mathews	Green/PMS #MP11350, satin
Tree Illumination	Neon (Bolt)		Veep Green / Argon
"Nut Tree" Faces	Acrylic	Acrylic	White #015-2
"Nut Tree" Returns	6" deep aluminum	Alence	White
"Nut Tree" Ximcap	1"	Jewelle	White
"Nut Tree" Run.	LED		White
Tenant Cabinets	Aluminum with dividers	Mathews	To match Terra Cotta #7725-24
Tenant Faces	Polycarbonate	GE	White Loran
Tenant Background	Vinyl	3M	Terra Cotta #7725-24, backed with black (opaque)
Tenant Copy	Vinyl	3M	Ivory #2630-025
Block Cabinets	Aluminum	Mathews	"Shiloh Gold" #236-400 with gloss clear coat
Block Faces	Polycarbonate	GE	White Loran
Block Decoration	Vinyl	3M	Per detail
Soldier	Fiberglass		Multicolored dimensional per customer approved sketch
Drum	Aluminum per detail		"Shiloh Gold" #236-400 with gloss clear coat. Red to match #2630-53, satin
Base	Architectural Stone		By others
Soldier Floodlight			By others
Note:	Fittings by others		



1833 46th Avenue  
 Oakland, CA 94601  
 Phone 510.533.7690  
 Fax: 510.533.8815  
 Lic. #314734

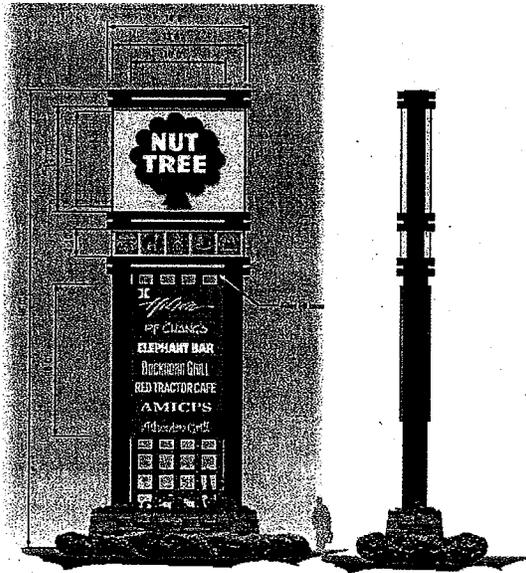
Job Name: Nut Tree  
 Address: Norwalk, CA  
 Date: 10/01  
 Scale: 1/8" = 1'-0"  
 Designer: Chuck Stover  
 Designer: 64271  
 Reviewed: 10/06/01  
 Sheet: 1

Revision	Date	Description
A	10/01	Final design
B	10/01	Final design
C	10/01	Final design
D	10/01	Final design

This is a preliminary drawing. It is not to be used for construction. It is subject to change without notice. It is not to be used for any other purpose without the written consent of the designer.

**B. SECONDARY PYLON SIGN - East**

- (1) **Location:** The Secondary Pylon sign will be located adjacent to Highway 80 per the Site Plan in Section 2 (300 feet west of Nut Tree Road overpass).
- (2) **Panels and Criteria for Placement:** All Tenant panels will have a colored background with colored lettering per the Tenant's logo. The Hotel Conference Center panel shall be placed on the top of the Eastern Secondary Pylon Sign. All tenant panels will be approved by the Director of Community Development and the Housing and Redevelopment Agency.
- (3) **Specification:**
  - **Logo Panel:** Size: 11' H x 13.6' W.
  - **Background Panel:** Aluminum background with a square tube frame, internally illuminated letters with halo-illuminated tree graphic.
  - **Columns:** Wide Flange Steel beams with exterior wood composite inlay.
  - **Tenant Faces:** 24" H x 10' W tenant faces, polycarbonate with opaque vinyl backgrounds. Internally illuminated.
  - **Base:** Architectural Stone.
- (4) **Fabrication:** The Owner will fabricate, erect, and maintain the Secondary Pylon Sign.



B.1 PYLON SIGN ELEVATION SCALE: 1/8" = 1'-0"

**SIGN SPECIFICATIONS**

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Support	Wide Flange Beam	Mathews	Dut Brown #WP1700, 24" x 24"
Support Inlay	Engineered wood composite	Radlux	Radlux 1000, 24" x 24" (2x4)
Horizontal	5" square tube	Mathews	Dut Brown #WP1700, 24" x 24"
Old Vertical	5" square tube	Mathews	To match frame "Duckhorn Grill" #18504
Old Horizontal	5" square tube	Mathews	To match frame "Duckhorn Grill" #18504
Main Object	Aluminum	Frame w/fin coat	"Duckhorn Grill" #18504
Tree	Aluminum	Mathews	Green #MS #WP1700, 24" x 24"
Tree Illumination	Nice (halo)		VapGreen / Argon
"Nut Tree" Face	Acrylic	Acrylic	White #0152
"Nut Tree" Return	5" deep aluminum	Alisco	White
"Nut Tree" Signcap	1"	Javelin	White
"Nut Tree" Sign	LID		White
Tenant Cabinet	Aluminum with Kicker	Mathews	To match Term. Code #7225-24
Tenant Face	Polycarbonate	GE	White Lucite
Tenant Background	Vinyl	3M	Term. Code #7225-24, backed with black (opaque)
Tenant Copy	Vinyl	3M	Ivory #950-005
Block Object	Aluminum	Mathews	"Duckhorn Grill" #286-600 with glass char coat
Block Face	Polycarbonate	GE	White Lucite
Block Decoration	Vinyl	3M	Per detail
Base	Architectural Stone		To match building



1451 45th Avenue  
Oakland, CA 94641  
Phone: 510.533.7192  
Fax: 510.533.8815  
Lic. #2314794

Job No: 01716  
Address:  
City: Oakland, CA  
Date: 10-96  
Site: Big Elm  
Design: Gloria Stone  
File name: 1001/1/Sec02e.rvt  
Sheet: 1

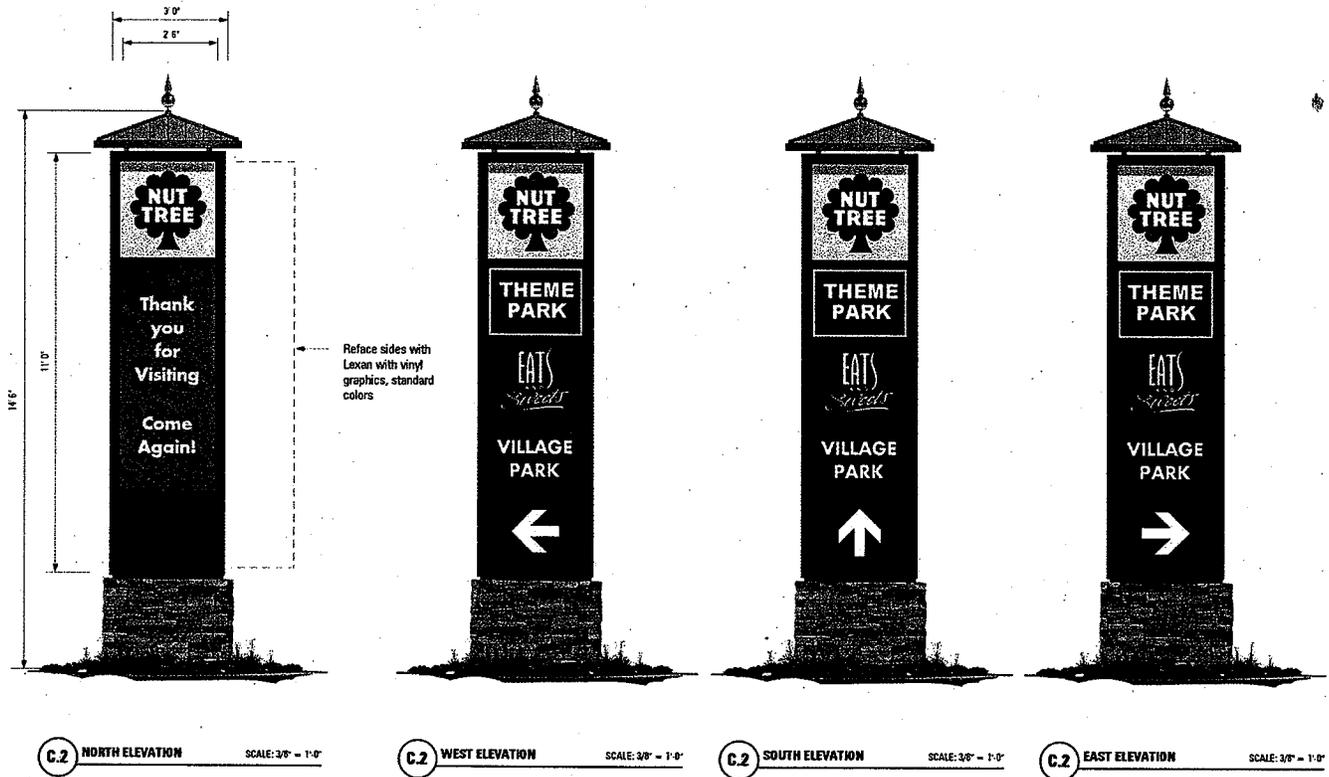
Customer Approval:

Name	Date	Design
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2	10/16/96	201/001/001
3	10/16/96	201/001/001
4	10/16/96	201/001/001
5	10/16/96	201/001/001

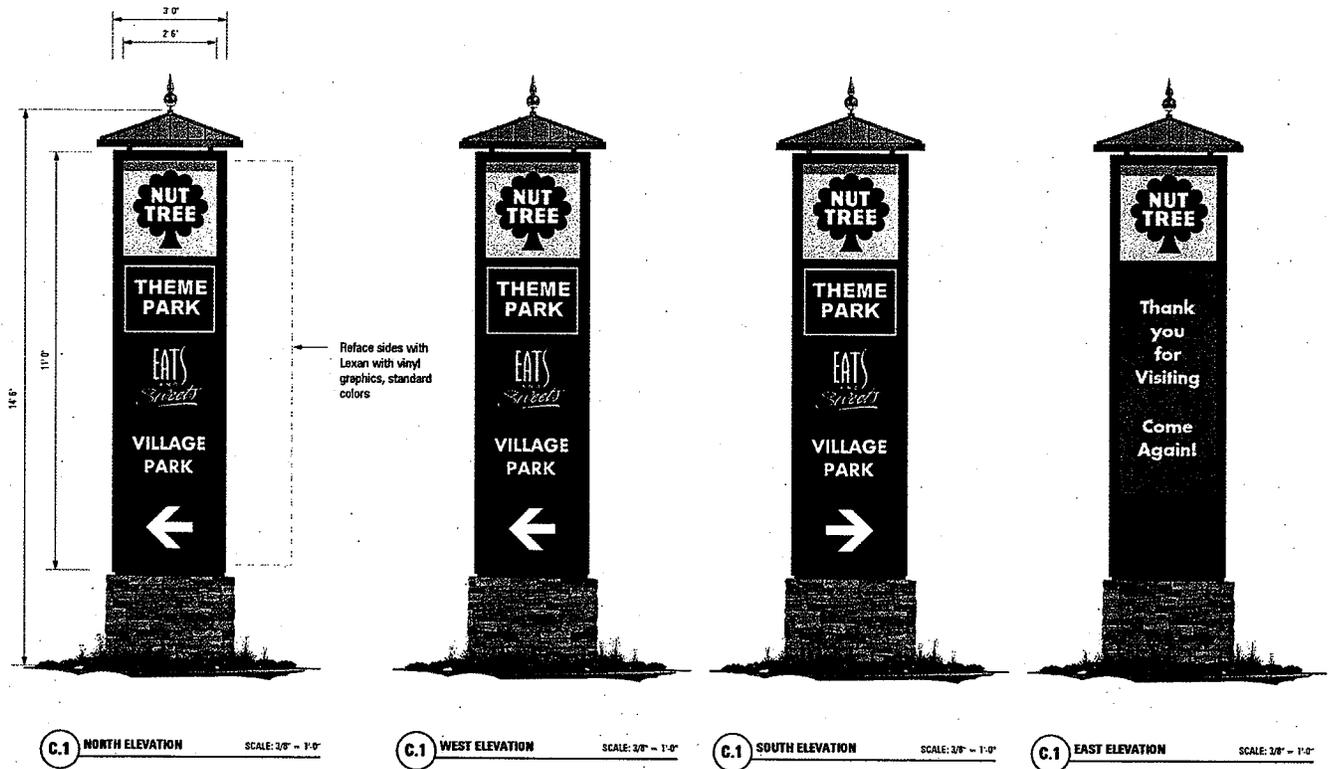
© 1996 Arrow Engineering, Inc. All rights reserved. This drawing is the property of Arrow Engineering, Inc. and is not to be reproduced without the written consent of Arrow Engineering, Inc.

### C. CORNER MONUMENT SIGNS

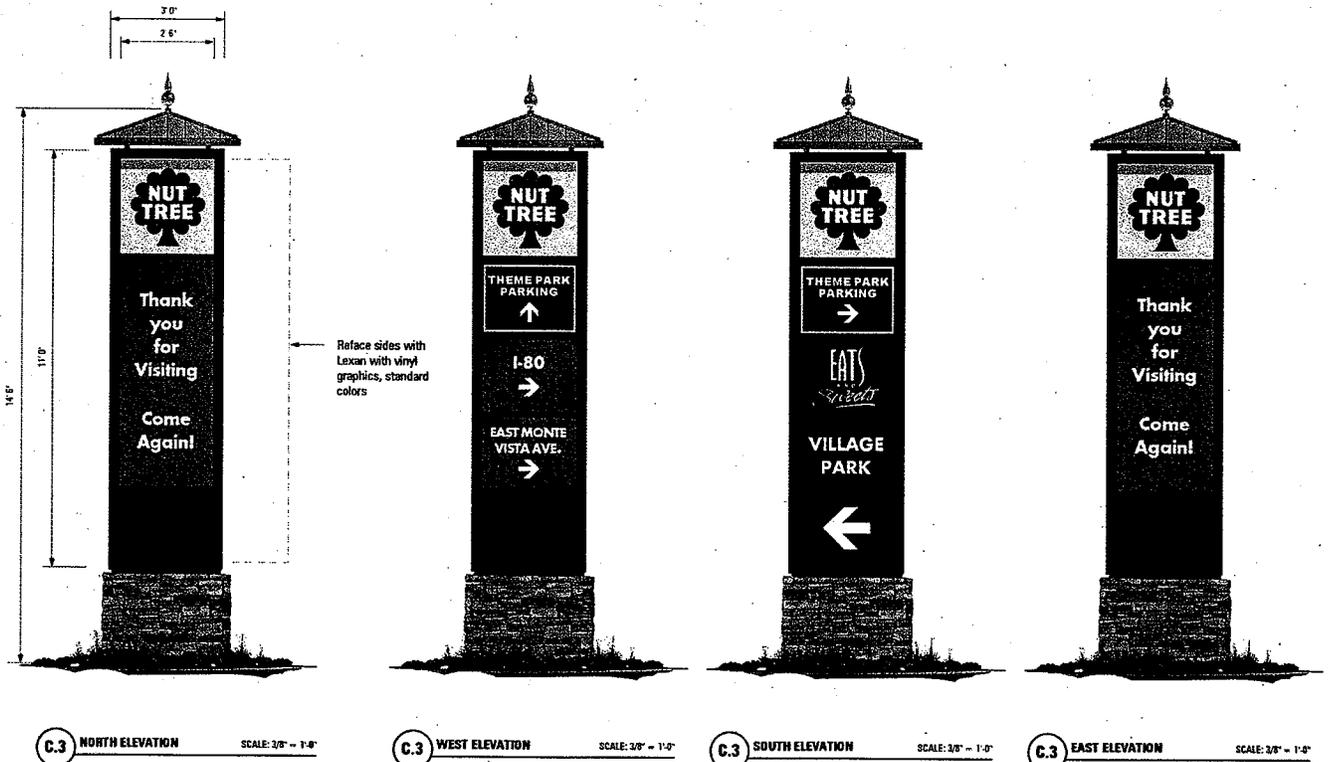
- (1) **Location:** The Corner Monument Signs (3) will be located per the Site Plan in Section 2.
- (2) **Specification:**
  - **Structure:** **Size:** 1" square steel tubing with acrylic enamel finish.
  - **Cap:** 3'-2" H x 3' W. Standing Seam Aluminum material.
  - **Art Panel:** 10'-0" H x 2'-6" W. Polycarbonate construction panels with opaque vinyl backgrounds. Internally illuminated.
  - **Base:** 4'-6" H x 36" W. Field stone.
- (3) **Fabrication:** The Owner will fabricate, and erect, and the Corner Monument Signs.



*Sign at the North East Corner of East Monte Vista & the Interstate 80 Off Ramp*



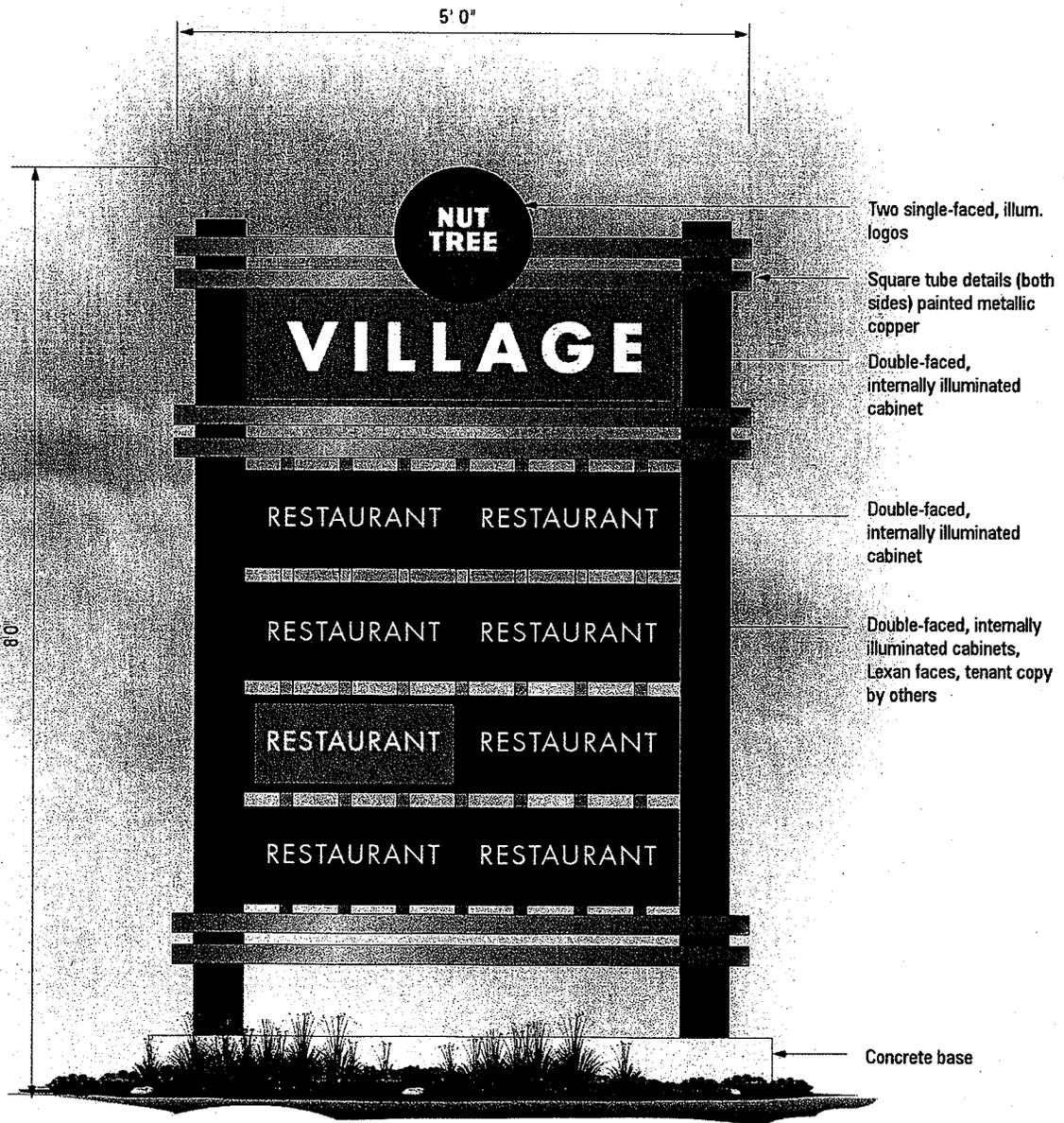
*Sign at the North West Corner of East Monte Vista & Nut Tree Road*

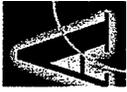


*Sign at the Flag Lot*

**D. TENANT MONUMENT SIGN**

- (1) **Location:** The Tenant Monument Sign will be located at the Driveway intersection of Building per the Site Plan in Section 2.
- (2) **Specification:**
  - **Structure:** Vertical & Horizontal Steel Tubular Column Supports painted in contrasting brown and beige colors..
  - **Logo Panel:** 12" round aluminum panel with polycarbonate Nut Tree logo.
  - **Village Panel:** 18" x 48" fabricated polycarbonate construction panels with opaque vinyl background and laser cut push through 'Village' letters. Internally illuminated.
  - **Art Panels:** 12" x 24" fabricated polycarbonate construction panels with opaque vinyl backgrounds. Internally illuminated.
  - **Base:** Concrete hidden by shrubs.
- (3) **Fabrication:** The Owner will fabricate, and erect, and the Tenant Monument Sign.





**Arrow Sign Company**  
 1051 46th Avenue  
 Oakland, Ca. 94601-4436  
 Phone 510.533.7693  
 Fax. 510.533.0815  
 www.arrowsigncompany.

**Nut Tree**  
 1621 East Monte Vista Avenue  
 Vacaville, Ca  
 Date: 4-14-08  
 Sales: Bob Knollmiller  
 Designer: Andre C.  
 2008/N/Nut Tree Pylon

Rev.	Date	Description
A	4-29-08	Change colors
B	7-21-08	Add callout
C	9-2-08	Revise to single face, remove panels 2, 3, 4, 5.

Customer Approval  
 This is an original unaltered drawing prepared for your business. It is not to be used for reproduction of your information nor to be reproduced, copied or exhibited in any form.

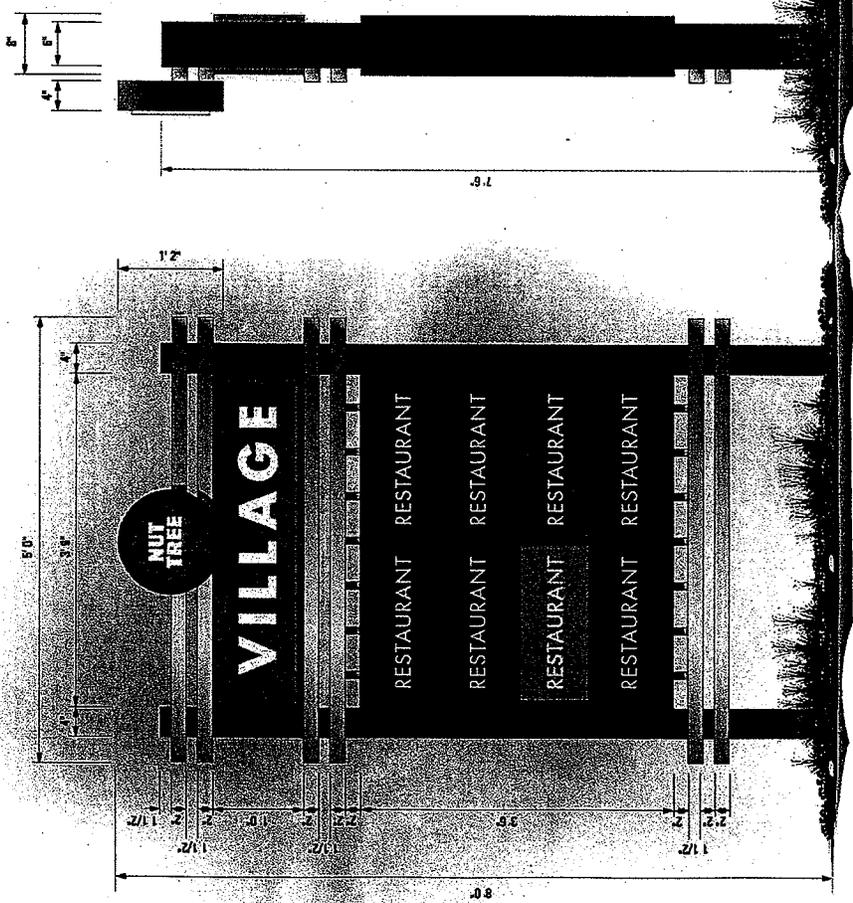
Sheet 7

**80419**

**SIGN SPECIFICATION**

One (1) single face internally illuminated monument sign.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Circle cabinet	Aluminum	Mathews	Dark Brown #MP11705, satin
Tree logo	1/2" push thru acrylic	3M	Light Kelly Green #3530-146 w/ White #3530-20 copy
Village cabinet	Aluminum	Mathews	To match Terra Cotta #7725-24, satin
Village face	Polycarbonate	GE	White Ilexan
Village background	.1st surface vinyl	3M	Terra Cotta #7725-24 backed with black
"Village" Copy	1st surface vinyl	3M	Ivory #3530-005
Tenant cabinet	Aluminum	Mathews	Dark Brown #MP11705, satin
Tenant face	Polycarbonate	GE	White Ilexan
Tenant graphics	1st surface vinyl	3M	By others
Main support	4" x 8" tube	Mathews	Dark Brown #MP11705, satin
Vertical grid	1" square tube	Mathews	To match Frazer "Brazilian Brown" #8256N, satin
Horizontals	2" square tube	Mathews	Copper #286-253, satin

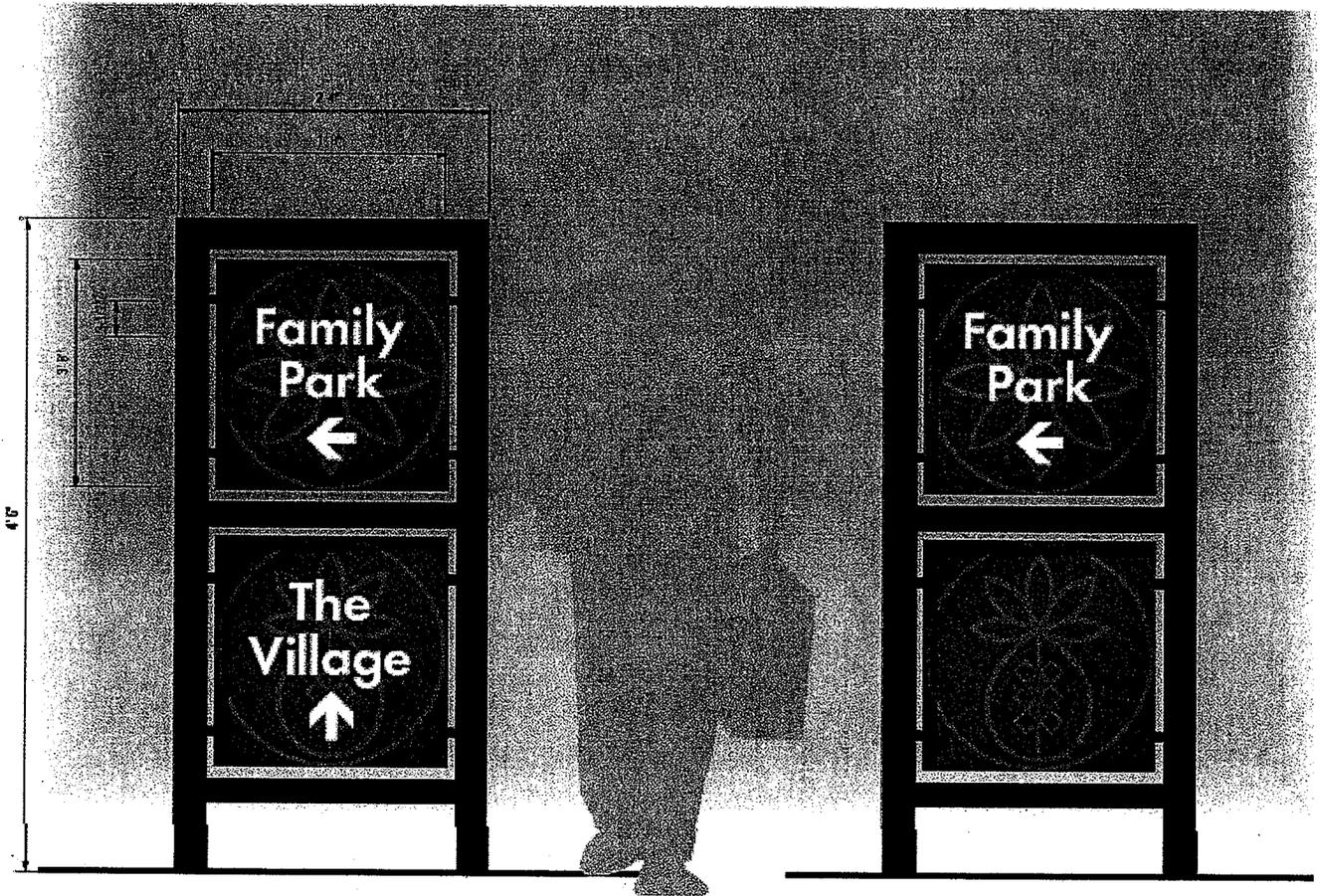


**D** SIGN ELEVATION - REVERSE SIDE  
 QUANTITY: ONE (1)  
 SCALE: 3/4" = 1'-0"

**D** SIGN ELEVATION - REVERSE SIDE  
 NOT TO SCALE

**E. DIRECTIONAL SIGNS**

- (1) Location: The Directional Signs (14) will be located per the Site Plan in Section 2.
- (2) Specification:
  - Structure: 3" tube steel. Painted brown.
  - Directional Panel: Two-sided, aluminum face, satin finish, reflective vinyl graphics.
- (3) Fabrication: The Owner will fabricate and erect the Directional Signs.



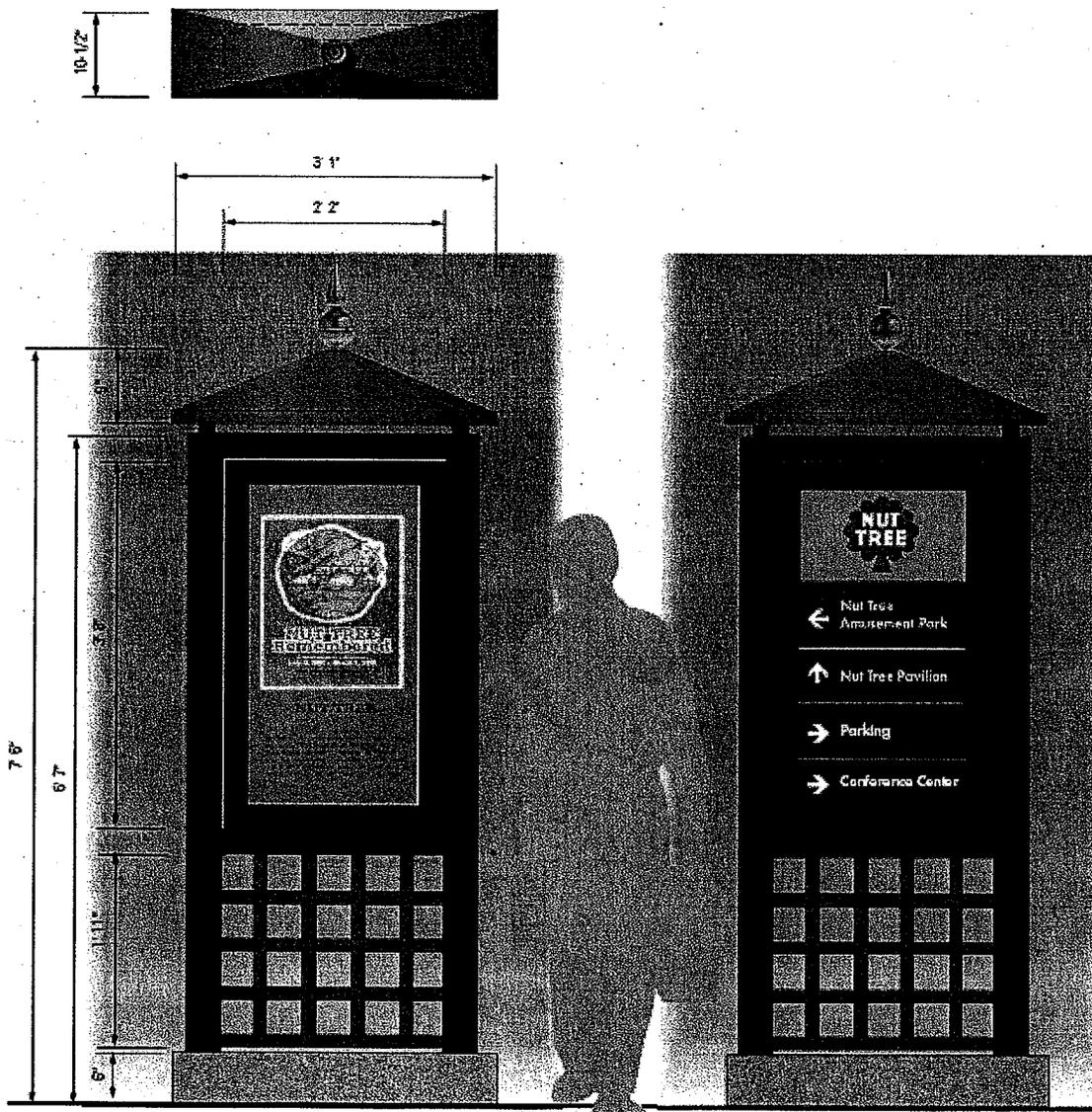
**F. PEDESTRIAN KIOSKS**

(1) Location: The Pedestrian Kiosks (6) will be located per the Site Plan in Section 2.

(2) Specification:

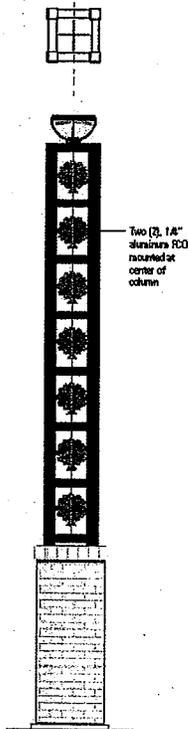
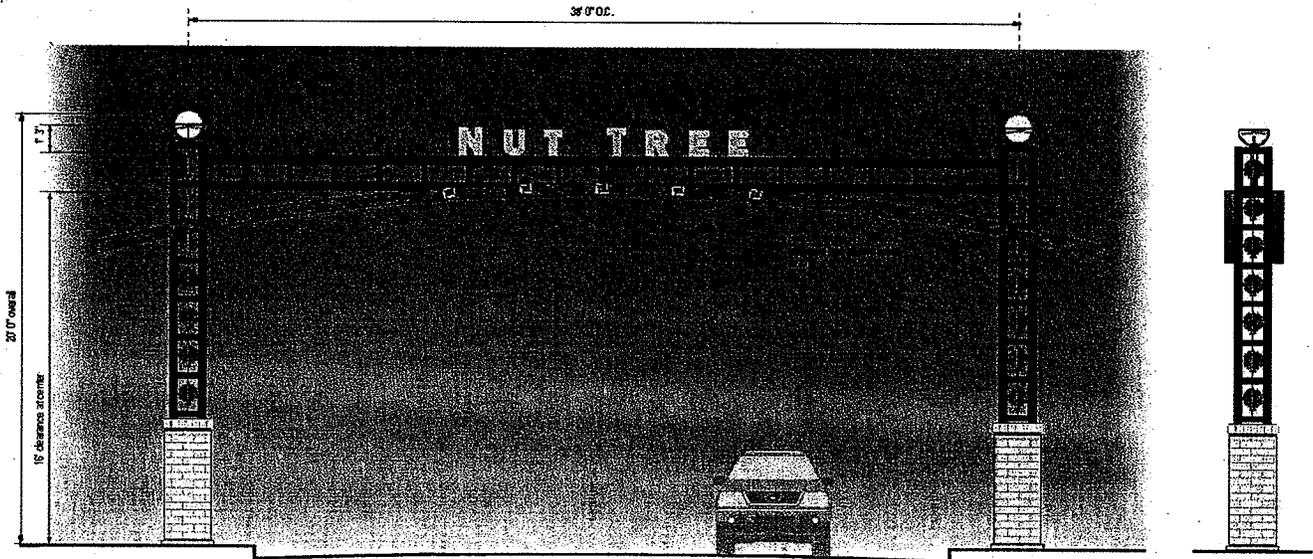
- Cap: Metal construction with crown.
- Structure: Steel tube steel. 4" tube steel for corners and main horizontal elements. 2" tube steel for infill trellis. Painted dark brown.
- Cabinet: Aluminum cabinet with inset Panel.
- Panel 1: Screen printed graphics. Nut Tree History graphics.
- Panel 2: Screen printed graphics. Nut Tree History graphics.
- Base: Colored concrete. Color to match adjacent sidewalk.

(3) Fabrication: The Owner will fabricate and erect the Pedestrian Kiosks.

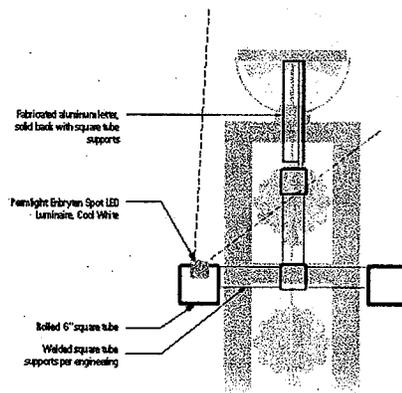


**G. E & F ARCHWAY (1)**

- (1) **Location:** The E & F Archway will be located per the Site Plan in Section 2.
- (2) **Specification:**
  - **Structure:** Square tube steel. Green verdigris finish.
  - **Art Panel:** 4" Aluminum face, solid backs with LED illumination
  - **Columns:** 1/4" aluminum FCO with aluminum sphere finial.
  - **Base:** Brick
- (3) **Fabrication:** The Owner will fabricate and erect the E & F Archway.



**COLUMN DETAIL**  
SCALE: 3/4" = 1'-0"

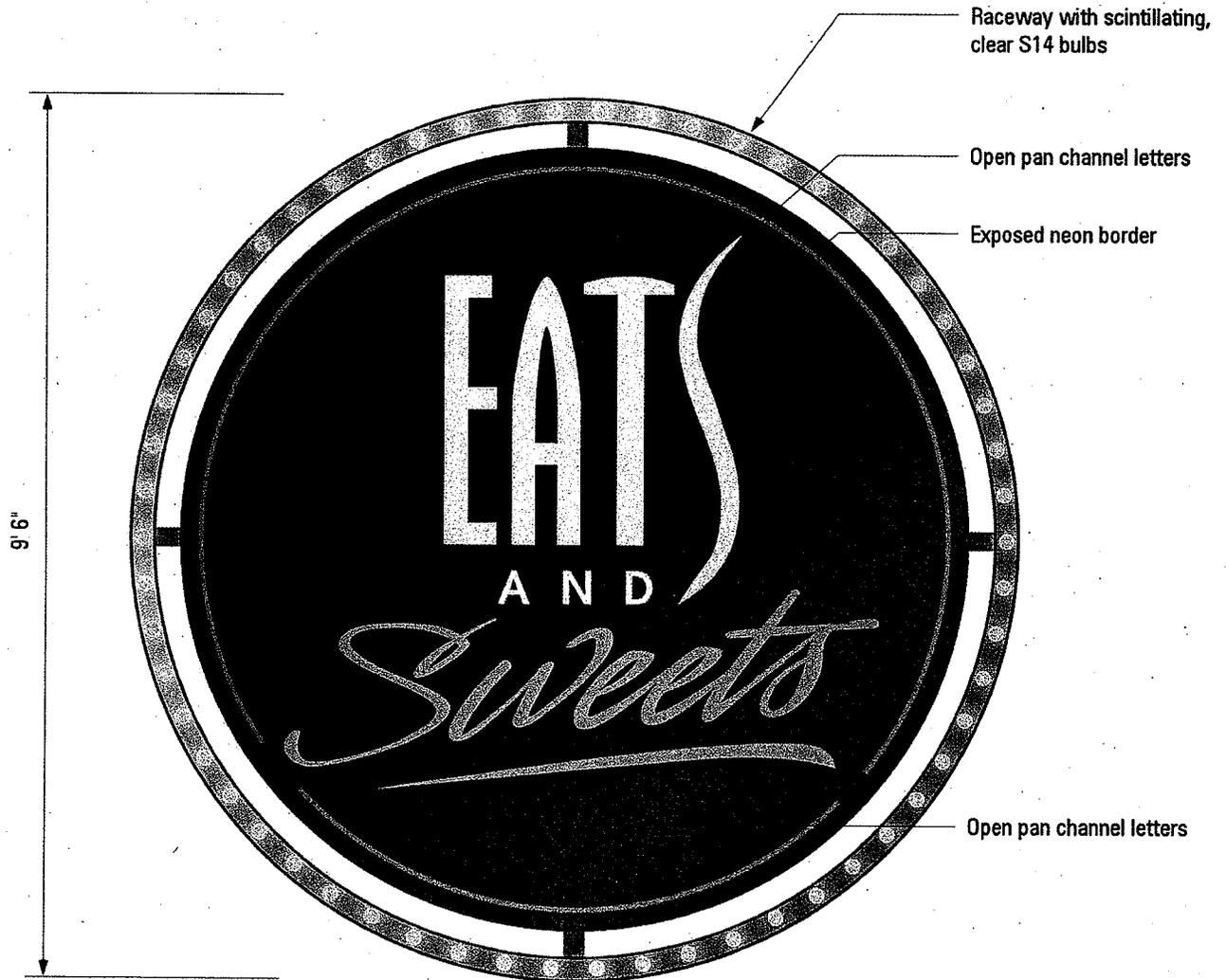


**LETTER SECTION**  
SCALE: 1" = 1'-0"



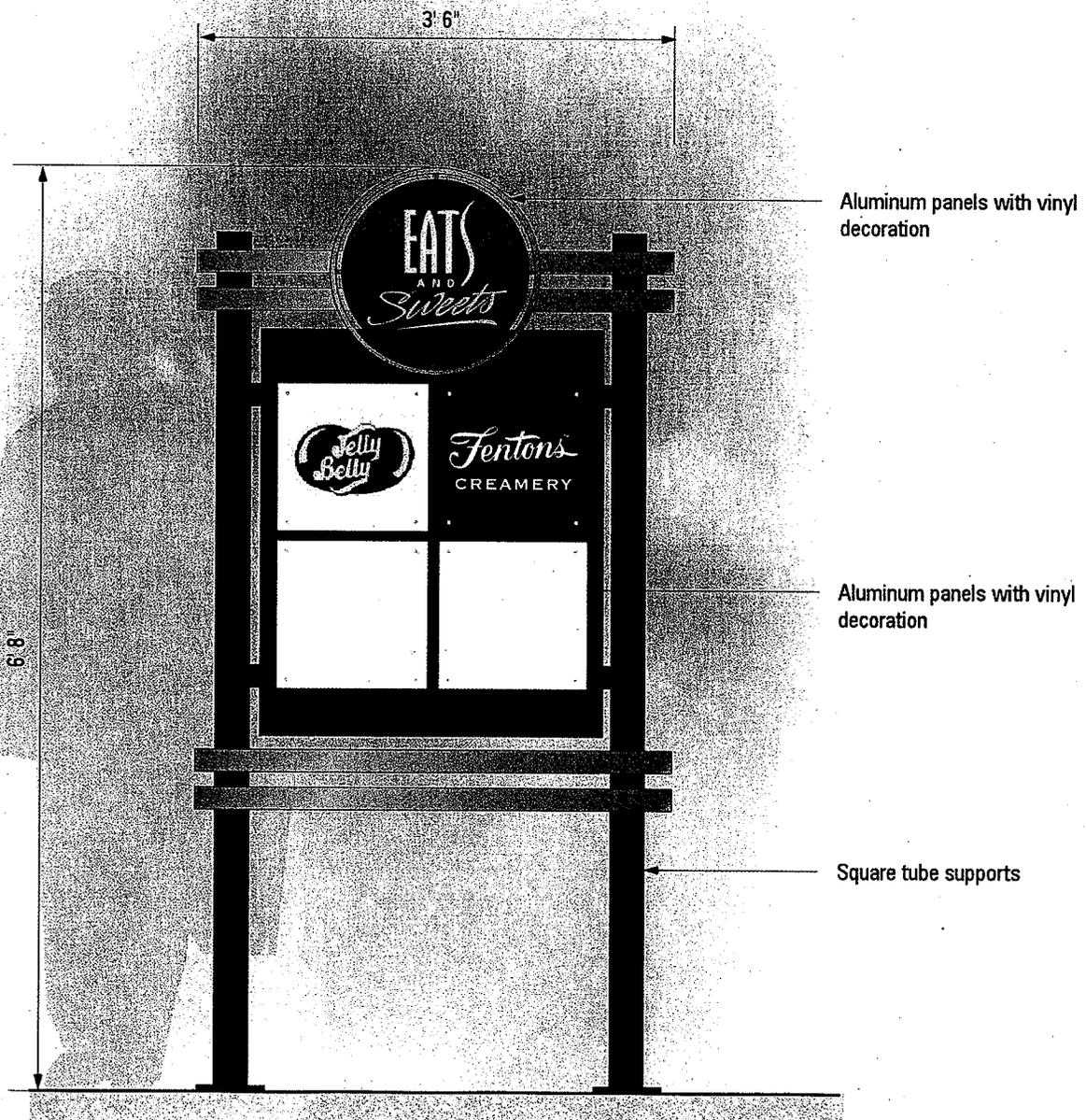
**I. "EATS & SWEETS" PAVILION SIGN (1)**

- (1) **Location:** The East & Sweets Pavilion sign will be located on the middle section of the Pavilion structure between Building Q and Building S.
- (2) **Specification:**
  - **Structure:** Steel panel 1/2" thick painted red.
  - **Letters:** Custom copy in open pan channel letters.
  - **Neon Accent:** Circular neon border inset 2" from edge of red steel background.
  - **Lighting:** Circular raceway with old fashioned Clear s14 light bulbs.
- (3) **Fabrication:** The Owner will fabricate and install the East & Sweets Pavilion sign.



## J. EATS & SWEETS" DIRECTORY SIGNS (2)

- (1) **Location:** The Eats & Sweets Directory Signs will be located at the south west corner of Building Q in the planter and south east corner of Building S in the planter per the Site Plan in Section 2.
- (2) **Specification:**
  - **Structure:** Vertical & Horizontal Steel Tubular Column Supports painted in contrasting brown and beige colors.
  - **Logo Panel:** 12" round aluminum panel with polycarbonate East & Sweets logo.
  - **Art Panels:** 15" x 15" fabricated polycarbonate construction panels with opaque vinyl backgrounds. Internally illuminated.
  - **Base:** None.
- (3) **Fabrication:** The Owner will fabricate and install the Eats & Sweets Directory Signs.



**K. VILLAGE PAVILION NUT TREE LOGO (1)**

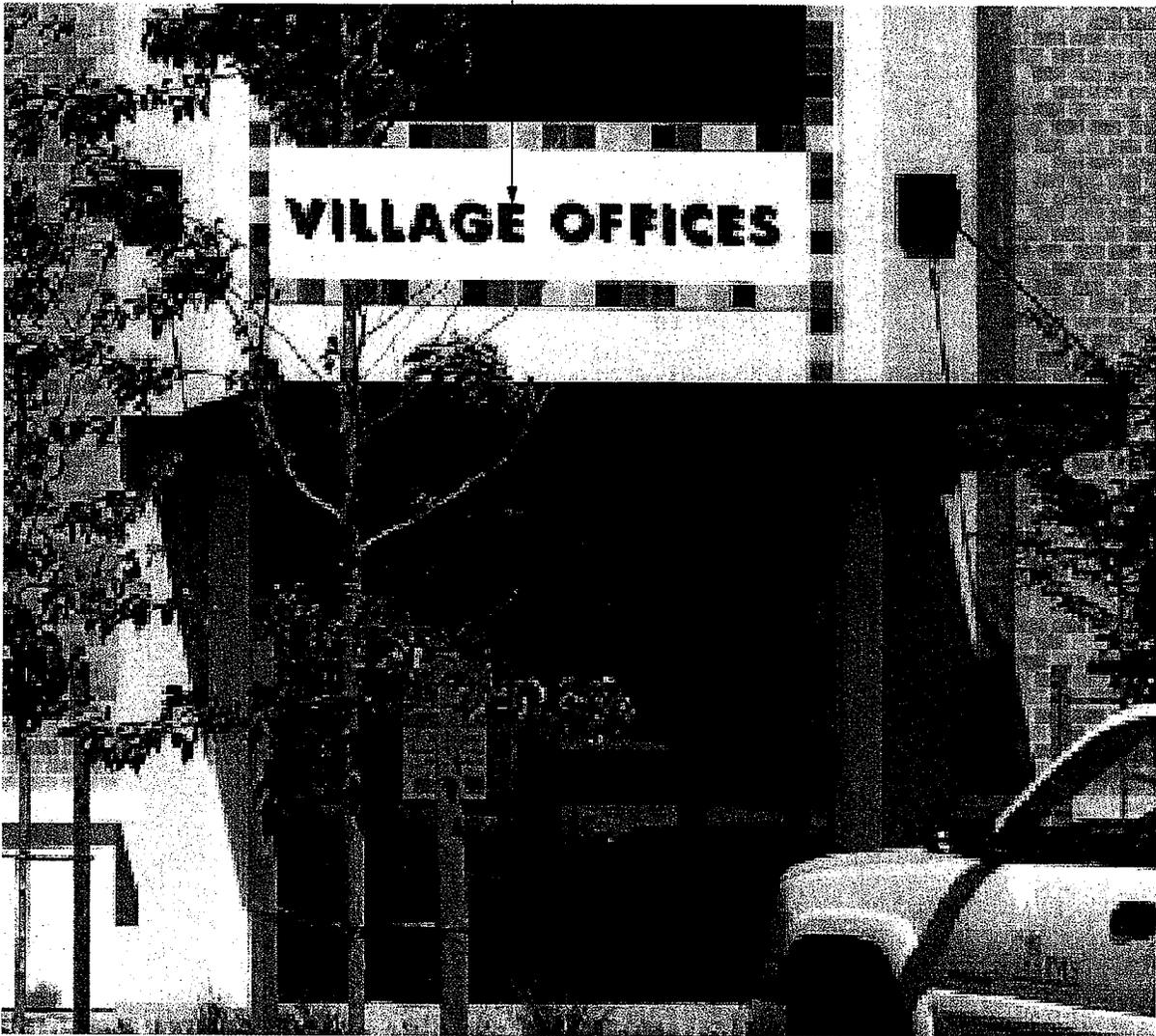
- (1) Location: The Village Pavilion Nut Tree Logo is located at the top of the Pavilion structure between Building Q and Building S.
- (2) Specification:
  - Letters: 1/2" Acrylic FCO, 1/2" standoff – White #282-202 Satin Finish.
  - Structure: 4" aluminum painted Green PMS # 347 Satin Finish.
- (3) Fabrication: The Owner will fabricate and install the Village Pavilion nut Tree Logo Sign.



**L. VILLAGE OFFICE BUILDING SIGNS (2)**

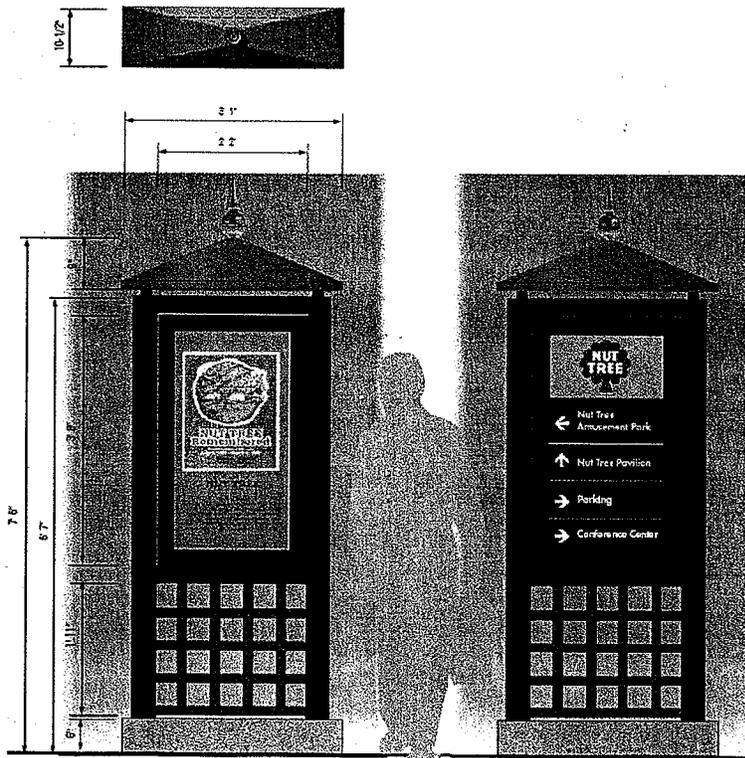
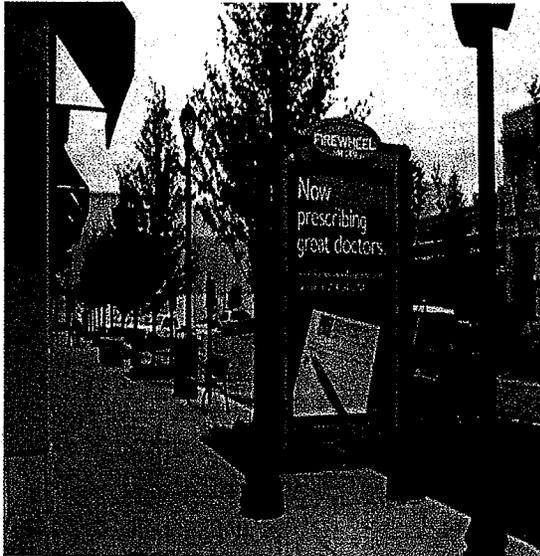
- (1) Location: On the West side of Building N above the Lobby entry and the East side of Building O above the Lobby entry.
- (2) Specification:
  - Copy: 8" tall letters, 1/2" thick, stud mounted, 1/2" standoff.
  - Material: Polycarbonate Vinyl.
  - Color: Forest Green.
  - Type Face: Helvetica
- (3) Fabrication: The Owner will fabricate and install the Village office Building Signs.

8" x 1/2" FCO copy painted dark green, stud mounted 1/2" standoff



**M. ADVERTISING KIOSKS (9)**

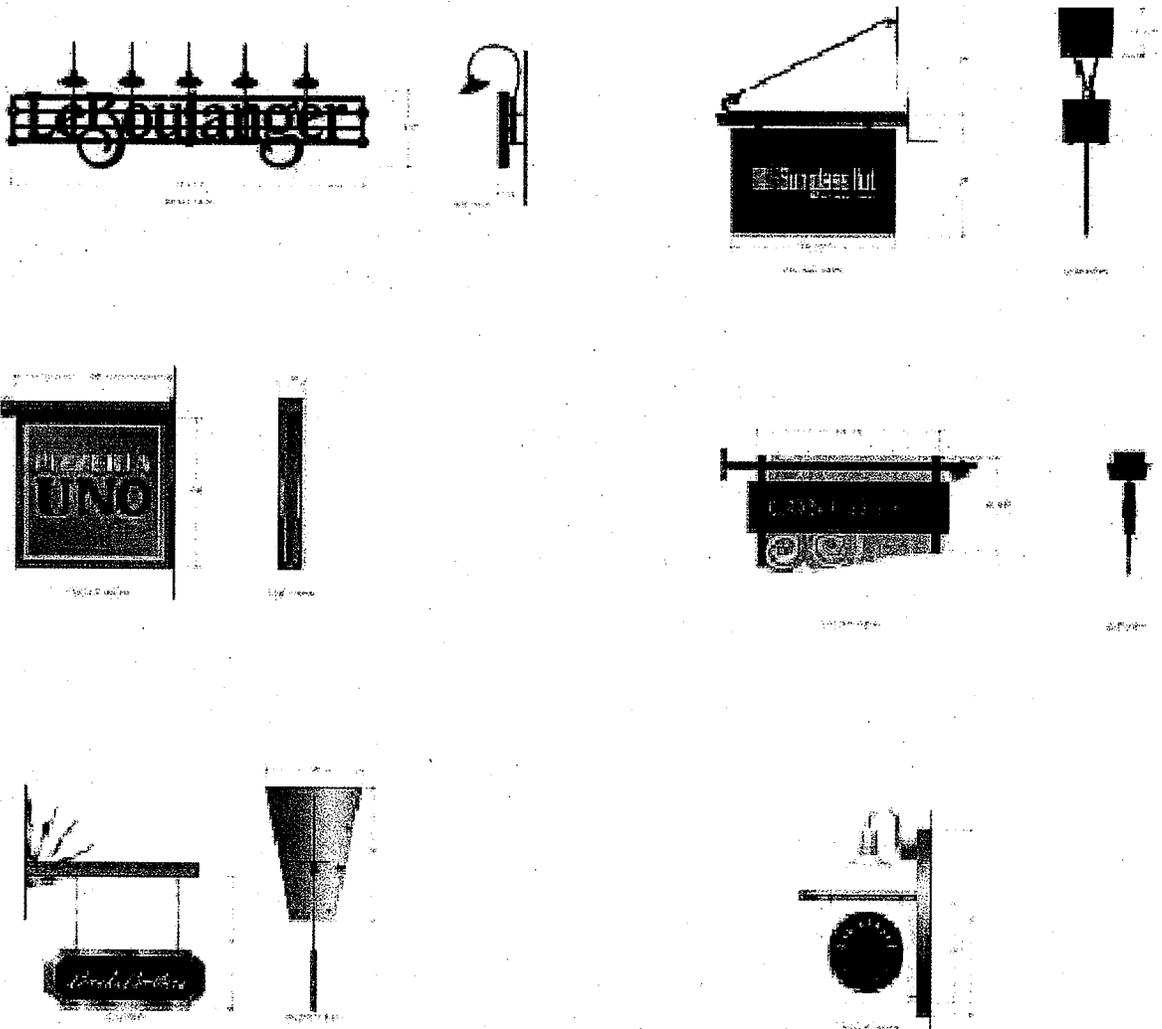
- (1) Location: The Advertising Kiosks will be located per the Site Plan in Section 2.
- (2) Specification:
  - a. Cap: Metal construction with crown.
  - b. Structure: Steel tube steel. 4" tube steel for corners and main horizontal elements. 2" tube steel for infill trellis. Painted dark brown.
  - c. Cabinet: Aluminum cabinet with inset Panel.
  - d. Panel: Screen printed graphics behind lockable glass cabinet.
  - e. Base: Colored concrete. Color to match adjacent sidewalk.
- (3) Fabrication: The Owner will fabricate and install the Advertising Kiosks.



**N. BLADE SIGNS**

- (1) Location: Blade Signs will only be located on front facades at entries to tenant suites.
- (2) Specification:
  - Copy: varies
  - Material: Varies
  - Color: Varies
  - Type Face: Varies
- (3) Fabrication: The Tenants will fabricate and install the Blade Signs.

**Examples of Acceptable  
Tenant Signage**

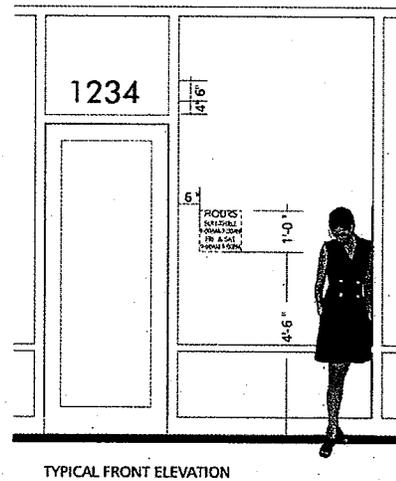


**O. BUILDING ADDRESS SIGN**

- (1) Location: Corner of all buildings at height required by City of Vacaville Fire Department.
- (2) Specification:
  - Copy: 18" High Suite Letter or Address.
  - Material: Aluminum.
  - Color: To compliment building.
  - Type Face: Bookman Old Style.
  - Location: As required by City of Vacaville Fire Department.
- (3) Fabrication: The Owner will fabricate and install the Building Address Signs.

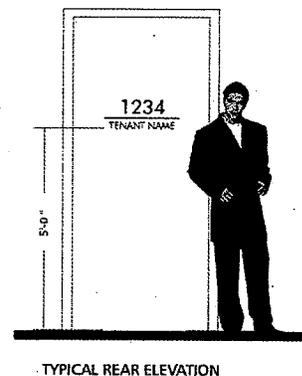
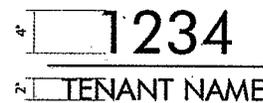
**P. TENANT ENTRY ADDRESS SIGNAGE**

- (1) Location: Transom over Front Door of Premises.
- (2) Specification:
  - Copy: 6" high Suite Letter or Address.
  - Type Face: Bookman Old Style, white.
  - Location: Address or Suite Number centered over entry doors.
- (3) Fabrication: The Owner will fabricate and install Tenant Entry Address Signage.



**Q. TENANT REAR ENTRY NAME & ADDRESS SIGNAGE**

- (1) Location: Tenant rear access door.
- (2) Specification:
  - Copy: 4" high Suite Letter or Address, 2" high Tenant Name.
  - Type Face: Bookman Old Style. Color to contrast door color (white or black).
  - Location: Centered on door.
  - Note: No other signage is allowed over entry doors.
- (3) Fabrication: The Owner will fabricate and install Tenant Rear Entry Name & Address Signage.



## 4. TENANT SIGN CRITERIA

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### I. DEFINITION

The purpose of this Tenant Sign Criteria is to establish sign standards necessary to ensure coordinated and proportional sign exposure for all Tenants within the Project and to set guidelines for prohibited signs.

### II. GENERAL REQUIREMENTS

- A. All signs and their installation must comply with the building code, fire code, City of Vacaville municipal code and City of Vacaville Land Use Development Code. Tenant shall be responsible for the fulfillment of all requirements and specifications, including those of the Landlord, City of Vacaville, UL and the Uniform Electrical Code. All signage must be submitted for a permit and approved by the City of Vacaville. Any signage not addressed by this Sign Plan shall be subject to review and approval by the Director of Community Development. All final tenant signage designs shall be subject to review and approval by the Director of Community Development.
- B. Landlord shall hold Tenant responsible for repairing its signs and maintaining its signs in excellent condition at all times. Landlord has the right to repair the sign and charge the tenant for such repairs if the tenant does not repair the sign in a timely manner.
- C. Illumination for all Tenant signs will be connected to Tenant's electrical meter. All Tenant signs are to have a mechanical light sensor time clock that turns on signage illumination at dusk and turns off illumination at 11:00 p.m., 365 days per year.
- D. All Tenants must have the following signs installed, at their sole cost, prior to opening for business:
- Building Façade Sign(s).
  - Tenant Entry Address Sign.
  - Blade Sign.
- E. Landlord will install and pay for the following address signs prior to Tenant opening for business:
- Building Address Sign. Specifications detailed in Section 3.
  - Tenant Entry Address Sign. Specifications detailed in Section 3.
  - Rear Suite Address Sign. Specifications detailed in Section 3.
- F. Upon removal of any sign by a Tenant, any damage to the building fascia or sign area will be repaired by the Tenant and returned to original condition. Repair work to be completed within a five-day period after earlier of vacancy of space or termination of lease. If Tenant does not repair and restore the building fascia, Landlord will complete such work at Tenant's expense.
- G. Tenant shall be responsible for all expenses relating to signage for his store without limitations:
- 100% of permit processing cost and application fees.
  - 100% of costs for sign fabrication and installation, including review of shop drawings and patterns.
  - All costs relating to sign removal, including repair of any damage to the building.
- H. Landlord may, at his sole discretion and at the Tenant's expense, correct, replace, or remove any sign that is installed without written approval from the City of Vacaville.
- I. If the Tenant chooses to change its exterior sign at anytime during the term of its lease, the Tenant must comply with the requirements of the City of Vacaville Land Use Development Code set forth herein and any future modifications, revisions or changes that have been made to this Project Sign Criteria.

### III. SIGN TYPES

#### A. BUILDING FAÇADE SIGN (S)

- **Materials:** A variety of facade sign treatments per the Design Guidelines & Restrictions in Section 4 are encouraged.
- **Copy:** Tenant name and or logo. Tenant business tag lines are not allowed.
- **Sign Area:** The maximum allowable letter height is not to exceed two feet (24") for a single line. Maximum sign height including logos not to exceed three feet (36") for two lines of copy. The maximum allowable sign area is not to exceed one square foot (1 square foot) per lineal foot of tenant frontage. Signs must maintain one and one half (1.5) feet minimum distance between the edge of the sign and the edge of the architectural details or the edge of the building. No tenant wall sign may be located within four and one half (4.5) feet of an adjacent storefront. Sign types that contain a limited amount of individual letters that may exceed the maximum height of letters noted above will be approved as long as the overall signage area is within the allowable area.
- **Fabrication:** Tenant shall fabricate, erect, and maintain its Building Façade Sign(s). All sign lettering must be channel letters. No cabinet signs will be allowed.
- **Lighting:** Allowed for Building Façade Signs per the Design Guidelines & Restrictions in section 4 below.
- **Two Sided Buildings:** Tenants located on the first floor of buildings N (MU-1), O(MU-2), K(S4), and L(S5) shall be required to install Building Façade Signs on both sides of the buildings per the criteria in Paragraph 3 above. Allowable sign area for corner buildings shall be 1:1 for primary frontage and 1/2:1 for secondary frontage.
- **Corner Buildings:** Allowable sign area for corner buildings shall be 1:1 for primary frontage (where entrance is located) and 1/2:1 for secondary frontage.

#### B. TENANT ENTRY SIGN

- **Materials:** Custom Vinyl letters on glass.
- **Location:** On storefront glass at 4'-6" centered above the sidewalk.
- **Copy:** Tenant name and or logo.
- **Sign Area:** Signage shall not exceed 2.5 square feet. The size of the sign shall be calculated as all area located inside an imaginary line circumscribing all elements of the Tenant Entry Sign area. "Blank" areas within the sign shall be included in the maximum square footage number listed above.
- **Fabrication:** Tenant shall fabricate, erect, and maintain its Tenant Entry Sign.
- **Lighting:** No lighting is allowed for Tenant Entry Sign.
- **Blade Signs:** All tenants in buildings other than the major anchors must have a blade sign above the door.

#### C. TENANT BLADE SIGN

Each tenant may have only one blade sign. Signs must hang from the overhead canopy in the promenade areas in front of the store entry, or may be mounted at 90° to the wall near the entry if the store has no overhead canopy. The bottom of each blade sign must be seven feet eight inches (7'8") above the sidewalk grade and maintain a minimum distance of six (6) inches from the storefront. Each blade sign must be a minimum of ten (10) feet from any other blade sign.

- **Materials:** A variety of Tenant Blade Sign treatments and mounts per the Design Guidelines & Restrictions in Section 4 below are encouraged.

- **Location:** the Bottom of the sign shall be located a minimum of 7'-8" above the pedestrian walkway centered within Tenant's storefront, subject to logical placement.
- **Copy:** Tenant name and or logo. Tenant business tag line allowed as a part of the sign.
- **Sign Area:** Signage shall not exceed 2' wide x 3' long.
- **Fabrication:** Tenant will fabricate, erect, and maintain, it's Tenant Blade Sign.
- **Lighting:** Allowed for Tenant Blade Signs per the Design Guidelines & Restrictions in Section 4 below.

#### **IV. DESIGN GUIDELINES**

- A. The purpose of establishing these design guidelines is to ensure that each Tenant sign will contribute to the Project's success. High quality signage, which reflects the integrity of the architecture, will be encouraged. Tenant's individual signs should incorporate a diversity of sign styles, icons and materials. All final sign designs shall be subject to review and approval by the Director of Community Development. Encouraged sign treatments include:
- Dimensional, geometric shapes or icon representing a Tenant's Logo.
  - Metal or Sign foam forms.
  - Painted, polished, etched or abraded metals.
  - Etched or sandblasted acrylic.
  - Glazed ceramic tile patterns or mosaic designs.
  - Cut steel or fabricated steel.
  - Dimensional letterforms with seamless edges.
  - Opaque acrylic materials with matte finishes.
  - Gold, silver or copper leaf or metallic paint finish.
  - Oxidized and patina finishes.
- B. Tenant signage should incorporate one or more of the following acceptable lighting methods:
- Indirect lighting via light fixtures.
  - Reverse / halo channel neon.
  - Channel letters.
  - Silhouette illumination.
  - Bud light sculptures or rope lighting.
  - Fiber optics.
- D. No exposed light bulbs will be allowed. Any exposed fixtures; shades or other elements should be designed to contribute to the design of the storefront.
- E. All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Landlord.
- F. To assist in achieving a harmonious blend of color throughout the Project, the following guideline are to be adhered to:
- Sign colors should be selected to provide sufficient contrast against building background colors and be compatible with them.
  - Colors within each sign should be compatible.
  - Color of letter returns should contrast with face colors for optimum daytime readability. Interior of open channel letters should be painted dark when against light backgrounds.
  - Neon colors should compliment related signage elements.
  - Not withstanding the foregoing, Tenants shall be permitted to utilize trade colors for building, pads, tenant entry, and blade signs.

- G. Any awning design other than those existing or approved must be approved by the Director of Community Development. No Tenant signage shall be placed on any awning or canopy-like structure.

## **V. FABRICATION REQUIREMENTS**

- A. The fabrication and installation of all signs shall be subject to the following restrictions:
- No exposed raceways or wire ways.
  - All signs shall be fabricated and installed with UL approved components in compliance with all applicable building and electrical codes.
  - Sign manufacturer shall supply a UL label, if required by local authorities, in an inconspicuous location. In no case shall any manufacturer's label be visible from the street from normal viewing angles.
  - Signs shall be made of durable rust inhibited materials that are appropriate and complementary to the building.
  - All formed metal (i.e. letterforms) shall be fabricated using full weld construction.
  - All signs shall be fabricated and installed with no visible screws, seams, rivets or fastening devices. Finished surfaces shall be free from "oil canning" or warping.
  - Separate all ferrous and non-ferrous metals. Stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
  - Threaded rods or anchor bolts shall be used to mount sign letters that are spaced off from the wall or background. Mounts consist of all thread post and spacer sleeves for consistency. Spacers painted to match building color. All bolts and mounting devices shall consist of porcelain finished iron, stainless steel, aluminum or carbon-bearing steel with painted finish. Angle clips attached to letter sides will not be permitted.
  - Paint colors and finishes must be reviewed and approved by the Landlord and the City of Vacaville. Color coatings shall match exactly the specified colors on the approved plans.
  - Surfaces with color hues prone to fading (e.g., pastels, fluorescent, intense reds, yellows and purples) shall be coated with ultraviolet inhibiting clear coat in a matte, gloss or semi-gloss finish.
  - All sign finishes shall be free of dust, orange peel, drips, and runs. Finishes should have uniform coverage and be of the highest quality.
  - Letter returns shall be painted to contrast with color of letter faces.
  - Neon tubing shall be 12-13mm, EGL or equal. Neon transformers shall be 30 MA. Fluorescent lamps shall be single pin (slim-line) with a minimum of 12" center-to-center lamp separation. All lighting must match the exact specifications of the approved shop drawings.
  - Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
  - The backs of all exposed neon are to be painted opaque.

## **VI. SUBMITTALS & APPROVALS**

The formal process for the design, creation, review, approval, fabrication, and installation of Tenant Signs at the Project is defined below. All Tenant Signs are subject to approval by City of Vacaville and shall be subject to approval of sign permit from the Building Division and Landlord's written approval. Approval will be based on the following: 1) Design, fabrication and method of

installation of all signs; 2) Proposed signage is in harmony with adjacent signage conditions and conforms to the Project Sign Criteria; and 3) Approval of the signage contractor.

**A TENANT SUBMITTAL TO LANDLORD**

- (1) Tenant Sign Submittal. Tenant shall submit three (3) copies of detailed shop drawings to Landlord for approval prior to City submittal for a permit or sign fabrication. Sign drawings are to be prepared by a California licensed sign contractor. All signs must conform to the City of Vacaville Planning & Building Department's requirements. Submittals shall include:
  - Tenant Elevations: Scaled elevation(s) of Tenant's storefront, rear or side depicting the proposed sign(s) design and all the dimensions as they relate to the Tenant's elevation(s).
  - Shop Drawings: Fully dimensioned and scaled shop drawings specifying exact dimensions, copy layout, type styles, materials, colors, means of attachment, illumination, electrical specifications, and all other details of construction.
  - Section: Full section through letter and/or sign panel showing the dimensioned projection of the face of the letter or sign panel and the illumination.
  - Sample Board: A sample board showing colors, materials, including building fascia, letter faces, trim cap, returns, and other details.
- (2) Landlord Consultant Design Fee. Tenant shall provide Landlord with a check for \$150 for the review of the sign design by an outside sign consultant selected by the Landlord.
- (3) Deviations from Sign Program. Landlord shall ensure compliance with design criteria and provide comments on elements that require modification. Landlord may approve signs that depart from the specific provisions and constraints of this Sign Program in order to:
  - Encourage exceptional design and accommodate design issues with building design in the application of this sign program.
  - Accommodate imaginative, unique and tasteful signs that capture the spirit and intent of this sign program.
- (4) Tenant's Sign Contractor. Tenant must submit the following to Landlord: 1) Description of Signage Consultant; 2) Experience constructing similar type signage as being proposed by Tenant; 3) Insurance information.
- (5) Landlord's Denial of Tenant Submittal. If shop drawings are denied, Tenant must resubmit revised plans until Landlord's approval is obtained. Tenant shall be responsible for making changes and resubmitting drawings for final consultant approval.

**B. TENANT SUBMITTAL TO CITY**

- (1) Tenants must submit to the City of Vacaville for a permit for all signage.
- (2) Landlord, prior to Tenant submitting to the City, must approve a 1/2 size set of plans.
- (3) Tenant or his sign contractor must submit to the City of Vacaville and will be responsible for all applications and permit fees for the Planning and Building Departments.

**C. TENANT SUBMITTAL TO LANDLORD AFTER CITY APPROVAL**

- (1) Upon City Approval above, Tenant must then submit the following documents to Landlord: 1) Copy of Building Permit to install signs; 2) Proof of Insurance from sign contractor; and 3) Schedule for installation of Tenant Building Signs. All Sign Contractors must be fully insured and approved by Landlord prior to installation.
- (2) Landlord Pre-Installation Action. Landlord will post a Notice of Non-Responsibility on the Premises prior to Tenant commencing installation of Tenant Building Signs.
- (3) Installation. Tenant may then install Tenant Building Signs upon giving Landlord 48 hours written notice.
- (4) Record Set. A stamped set of final drawings reflecting the Landlord and City's approval shall be on file in Landlord's office.

## 5. WINDOW DISPLAY SIGNAGE

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### I. PERMANENT WINDOW SIGNAGE

Permanent window signage should be well organized and enhance the overall visual impact of the Center for the public. All signs or graphics within less than one (1) foot of a window or storefront that can easily be seen from the exterior shall be considered window signage. The purpose of permanent window signage is to provide an attractive and effective means of identification by the pedestrian for only the following: 1) One Copy of the business name and logo; 2) Hours of operation; 3) Disabled, no smoking and other code signs; and 4) Credit card acceptance logos.

#### A. QUANTITY

Only the area of permanent window signs identifying the Tenant name shall be subject to the maximum allowable sign area applicable to that Tenant. Only one copy of the name shall be permitted on each storefront. No multiple applications along any single storefront shall be permitted with the exception of the store name only in opaque letters no larger than 5"- 6".

#### B. LOCATION

Permanent window signs per the above must be located within the glass panel area, with no part of the sign within six (6) inches of the window mullion or frame. All window signs must be applied to the inside face of the glass. The location of all window signs must be approved by the Landlord and the City of Vacaville Director of Community Development.

#### C. SIZE

The maximum area for all window signs shall be no more than twenty-five percent (25%) of the entry door area.

#### D. CONTENT

Sign content shall be consistent with Tenant's overall graphics and identity package. Sign content and layout shall be subject to approval by the Landlord and the City of Vacaville.

#### E. MATERIALS

Permanent window signs shall be limited to the following: 1) Individual vinyl; 2) Etched effects applied to glass; 3) Metallic leafs applied to glass

### II. TEMPORARY PROMOTIONAL WINDOW SIGNS

#### A. GENERAL

Tenants are not allowed temporary or promotional window signage to convey information announcing retail sales events, seasonal/stock promotions and community activities, except as permitted by the City of Vacaville Land Use and Development Code section 14.09.132.160 (Temporary Signs).

#### B. DISPLAY WINDOW SIGNAGE

No window signage will be allowed in the exterior display windows. These windows are for merchandise display only. Product signage may be placed in and among the merchandise for informational purposes only.

## 6. PROHIBITED SIGNS

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**The following signs are prohibited at the Project**

- (1) Temporary window and display window signage, except per section 14.09.132.160 of the Land Use and Development Code.
- (2) Outdoor advertising or advertising structures.
- (3) Exposed junction boxes, transformers, lamps, tubing, conduits, exposed raceways or neon crossovers of any type.
- (4) Window signs except where specifically approved in writing by the City of Vacaville and the Landlord. Tenant shall not create advertising or create designs by painting on windows.
- (5) Temporary wall signs, pennants, flags, banners, inflatable displays or A-frames unless specifically approved in writing by Landlord and City of Vacaville, except per section 14.09.132.160 of the Land Use and Development Code.
- (6) Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
- (7) Paper, cardboard, stickers or decals hung around, on or behind storefronts.
- (8) Exposed fastenings, unless fastenings make an intentional design statement.
- (9) Freestanding signs, except for those approved in this plan.
- (10) No Cabinet signs are allowed. Cabinet signs are considered signage on or within a rectangular cabinet shape with an acrylic face.
- (11) Signs which move, swing, rotate, flash, except as provided in this text.
- (12) Off premise signs (other than Tenant's name on Landlord's Signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located. Such sign may be allowed upon Landlord approval.
- (13) No person shall install or maintain or cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or any other symbols, or characters in such a manner to interfere with, mislead or confuse traffic.
- (14) It shall be unlawful for any person to exhibit, post or display, cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity. Landlord and the City of Vacaville reserve the right, in their sole discretion; to remove items that it believes violate this clause.
- (15) No sign shall be installed, relocated or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a standpipe, or post in the common area, except those signs as required by code or ordinance
- (16) Signs, parking lot fliers on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles is prohibited.
- (17) Any sign located on the roof or projecting above the roofline of a building.
- (18) Multiple window signs bearing the store name and logo are not permitted, except per Section 5.I of this document.
- (19) No brand name logos shall be permitted.
- (20) No signs shall be affixed to or placed within one (1) foot of the glass.
- (21) Window signage in the exterior display windows.
- (22) No taglines are allowed.
- (23) Identification of other Tenant store locations.