GATEWAY SHOPPING CENTER: DESIGN BOOK

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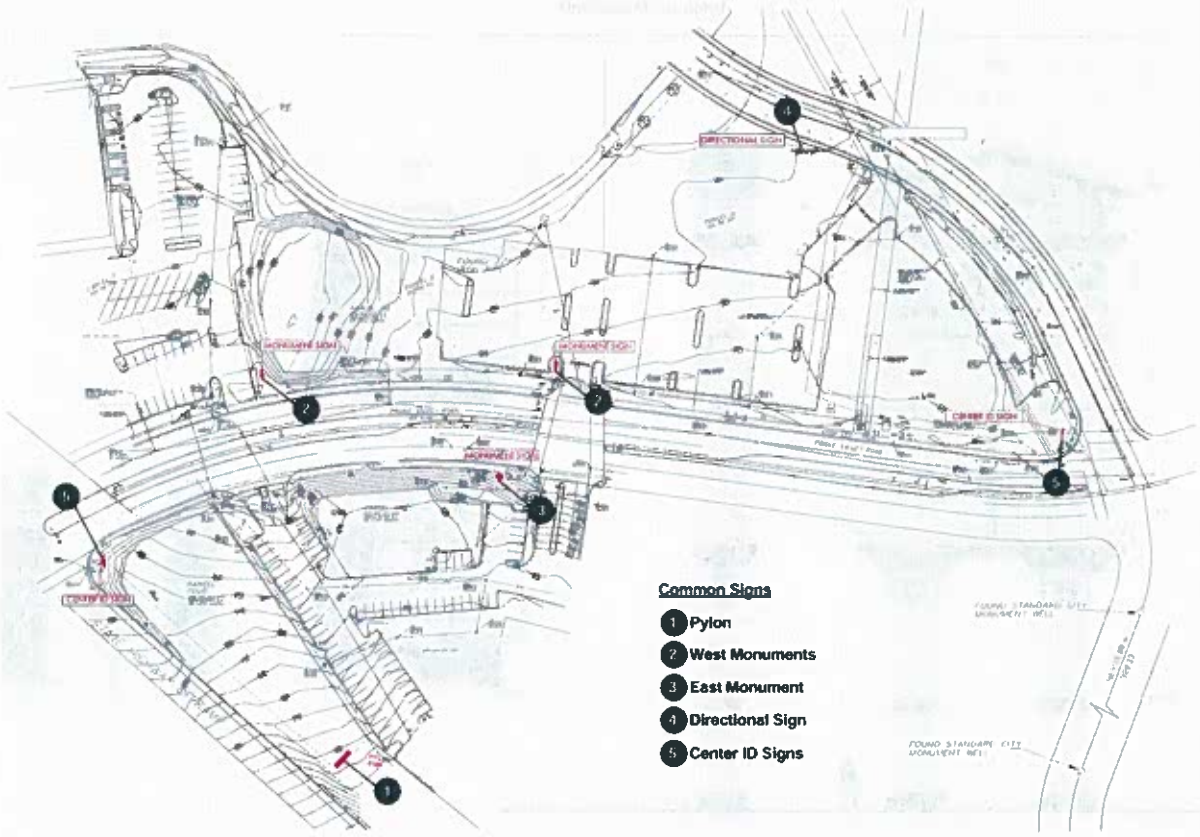
SECTION IV. EXHIBITS



PYLON SIGN LOCATION SITE PLAN

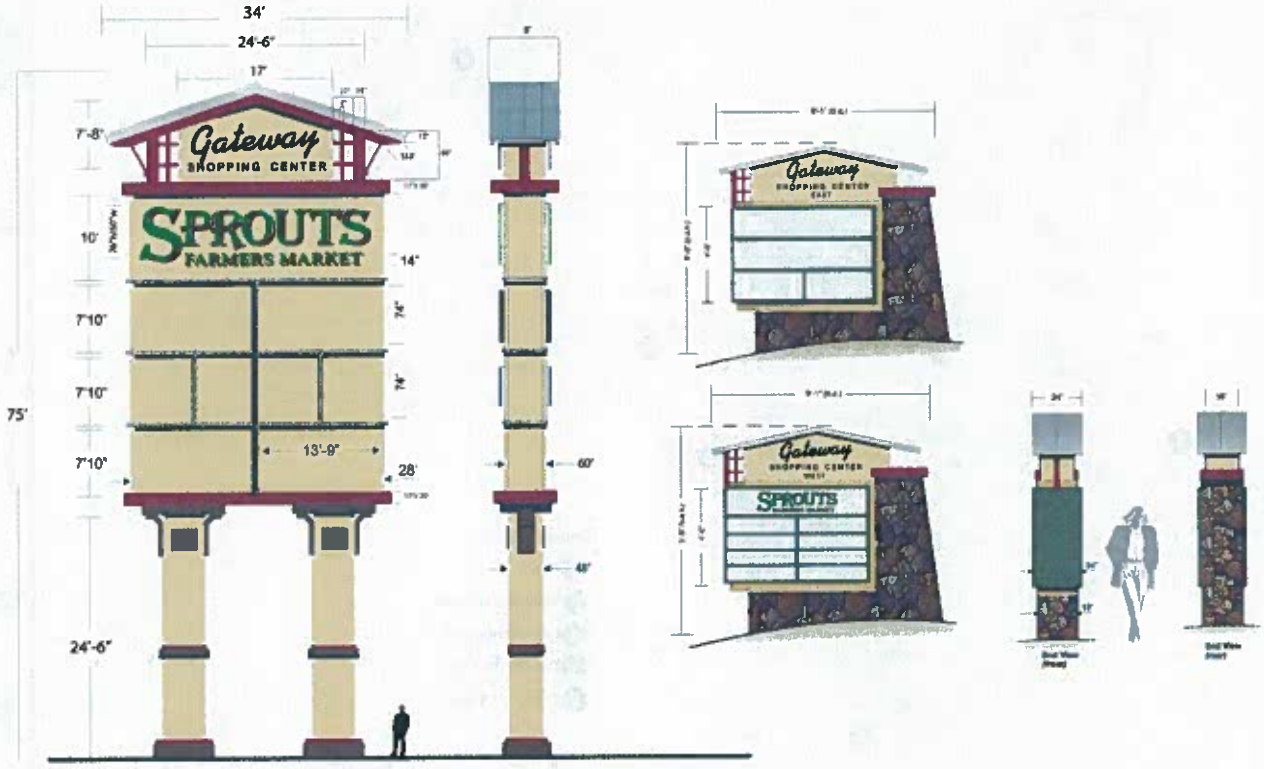
GEORGE MEU ASSOCIATES

PROPOSED COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS PROPERTIES
SW CORNER OF PACIFIC VALLEY ROAD AND HENRY AVENUE
PACIFIC, CALIFORNIA

ALTERNATE PYLON SIGN LOCATIONS

AS101

EXHIBIT A-1
Pylon and Monuments



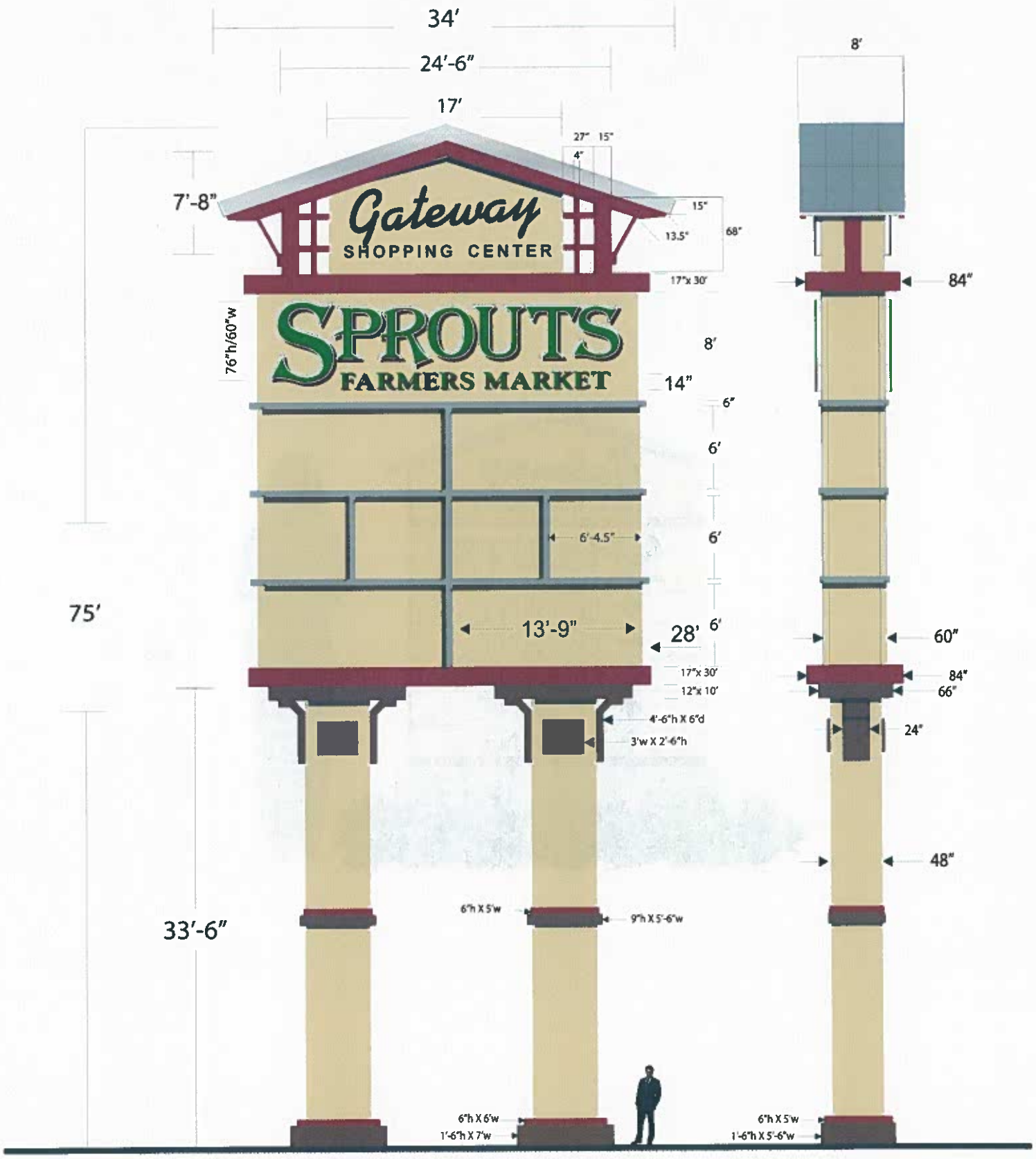

34'
24'-6"
17'
8'
27"
15"
4"
7'-8"
Gateway
SHOPPING CENTER
15"
13.5"
68"
17"x 30"
84"
76"h/60"w
SPROUTS
FARMERS MARKET
8'
14"
6"
6'
6'-4.5"
6'
75'
13'-9"
28'
6'
60"
17"x 30"
84"
12"x 10"
66"
4'-6"h X 6"d
3'w X 2'-6"h
24"
48"
33'-6"
6"h X 5'w
9"h X 5'-6"w
6"h X 6'w
1'-6"h X 7'w
6"h X 5'w
1'-6"h X 5'-6"w

EXHIBIT A-2
Directional Sign

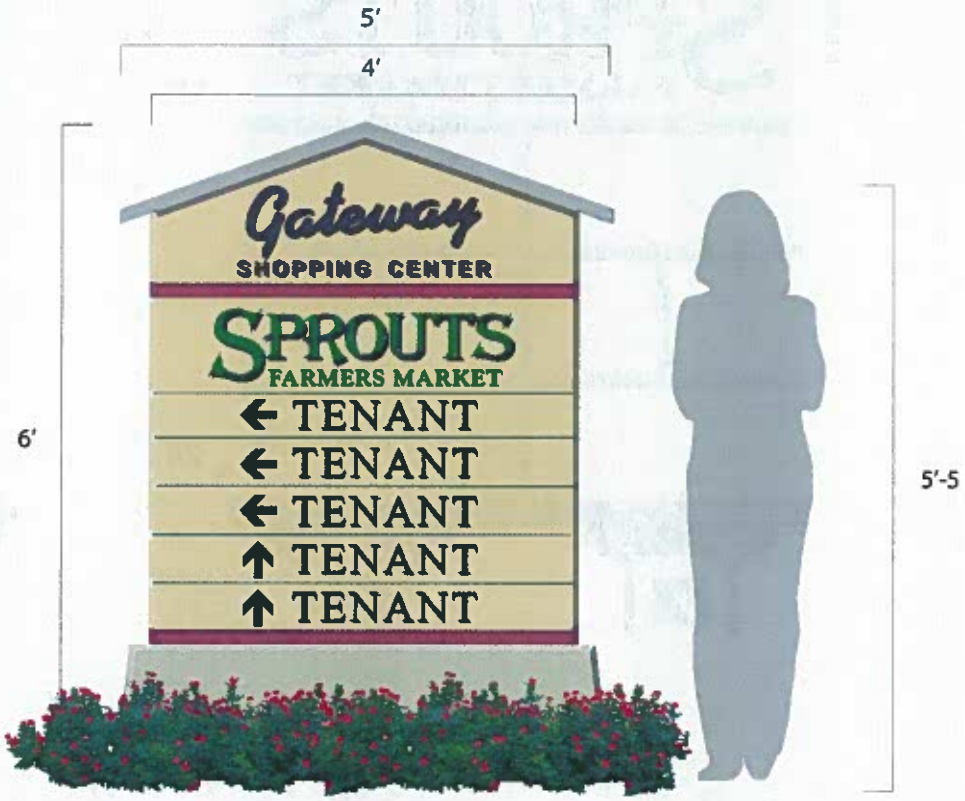
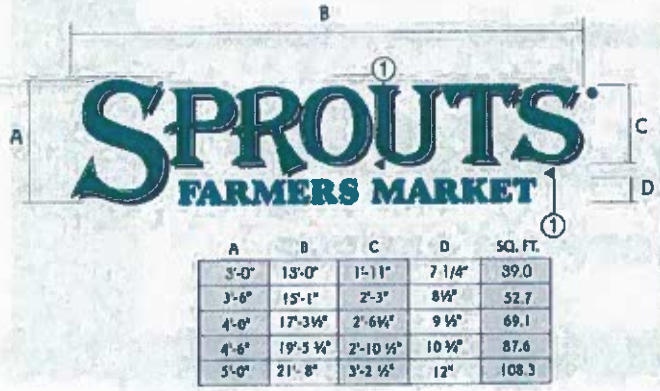


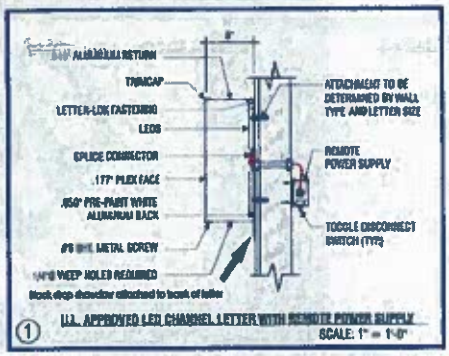
Exhibit A-3

Gateway
SHOPPING CENTER
EAST
12.5'w
4.5'h
4'h
24"h
Gateway
SHOPPING CENTER
WEST
4.25"h
Columns:
1.5'w X 4.5'h X 16"d
Caps:
21"w X 21"d X 2.75"h
Center Wall:
9'w X 4'h X 10"d

EXHIBIT B-2
TENANT'S EXTERIOR BUILDING SIGNAGE
Exhibit B-2, consisting of 3 pages, follows immediately after this page.



A	B	C	D	SQ. FT.
3'-0"	13'-0"	1'-11"	7 1/4"	39.0
3'-6"	15'-1"	2'-3"	8½"	52.7
4'-0"	17'-3½"	2'-6¼"	9 ½"	69.1
4'-6"	19'-5 ¼"	2'-10 ½"	10 ½"	87.6
5'-0"	21'- 8"	3'-2 ½"	12"	108.3



WHERE NEEDED, SELF-CONTAINED CHANNEL LETTERS TO BE FABRICATED AT 6"-8" DEEP

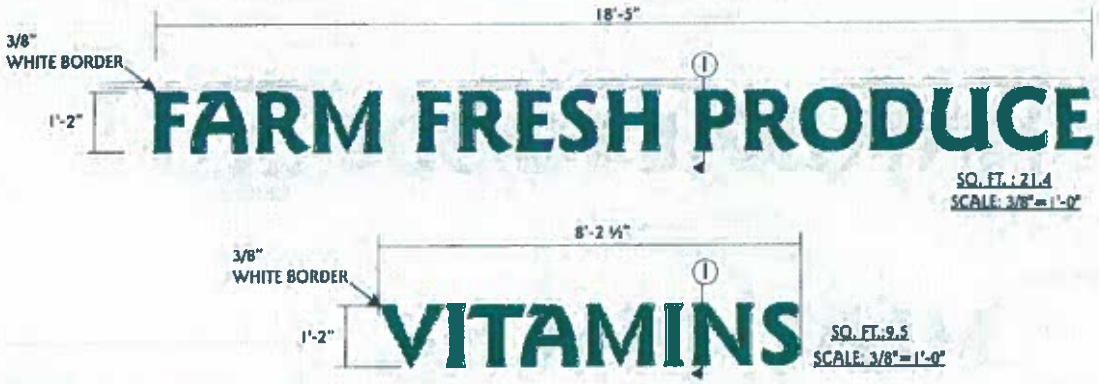
MANUFACTURE AND INSTALL ONE (1) NEW SET OF ILLUMINATED PLEX FACE CHANNEL LETTER

"SPROUTS":
- BACKS : .060" ALUM PRE-PAINT.
- RETURNS : 5" DEEP X .040" ALUM. PRE-PAINT COIL MATTHEWS SATIN BLACK.
- TRIMCAP : BLACK TRIMCAP
- FACES : .177" WHITE PLEX WITH FIRST SURFACE 3M 3630-156 VIVID GREEN VINYL WITH SHOW THRU WHITE BORDER AROUND OUTER PERIMETER OF LETTERS
- ILLUMINATION: SLOAN WHITE LEDS WITH REMOTE POWER SUPPLIES
- BACKDROP SHADOW : .050" ALUM PAINTED MATTHEWS SATIN BLACK

"FARMERS MARKET":
- BACKS : .060" ALUM PRE-PAINT.
- RETURNS : 5" DEEP X .040" ALUM. PRE-PAINT COIL MATTHEWS SATIN BLACK.
- TRIMCAP : BLACK TRIMCAP
- FACES : .177" WHITE PLEX WITH FIRST SURFACE 3M 3630-156 VIVID GREEN VINYL WITH SHOW THRU WHITE BORDER AROUND OUTER PERIMETER OF LETTERS
- ILLUMINATION: SLOAN WHITE LEDS WITH REMOTE POWER SUPPLIES

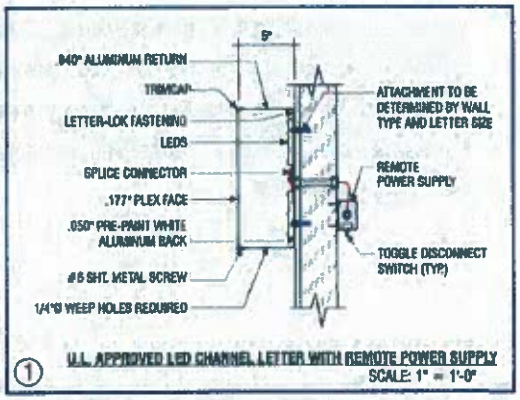
REGISTERED TRADEMARK : .177" WHITE PLEX WITH 3M #3630-156 VIVID GREEN VINYL OVERLAY FOR TRADEMARK. FLUSH MOUNT TO EXISTING FASCIA.

3'-0" -5'-0" stacked illuminated channel letters for light walls



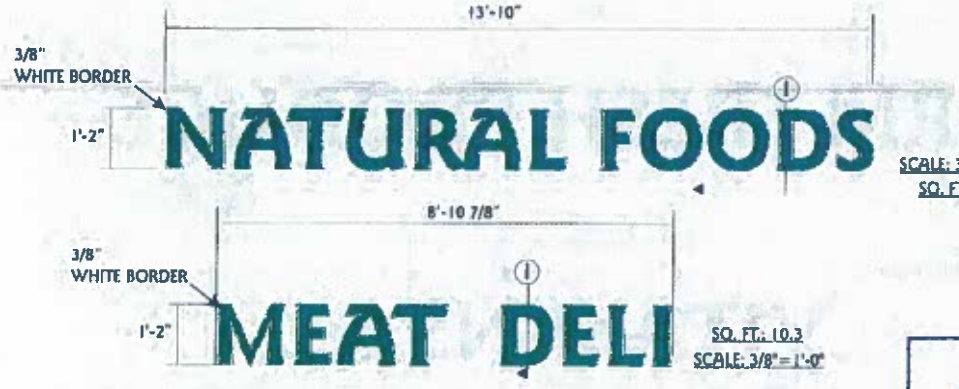
MANUFACTURE AND INSTALL SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE POWER SUPPLIES
BACKS" .050" ALUM PRE-PAINT.
RETURNS:; 5" DEEP X .040" ALUM PRE-PAINT COIL PAINTED MATTHEWS SATIN BLACK
TRIMCAP: 3/4" BLACK TRIMCAP
FACES: .177" THICK #7328 WHITE HIGH IMPACT ACRYLIC WITH FIRST SURFACE 3M #3630-156 VIVID GREEN VINYL LEAVING WHITE BORDER.
ILLUMINATION: SLOAN WHITE LED'S AS REQUIRED WITH REMOTE POWER SUPPLIES

VERIFY IF RACEWAY IS NEEDED



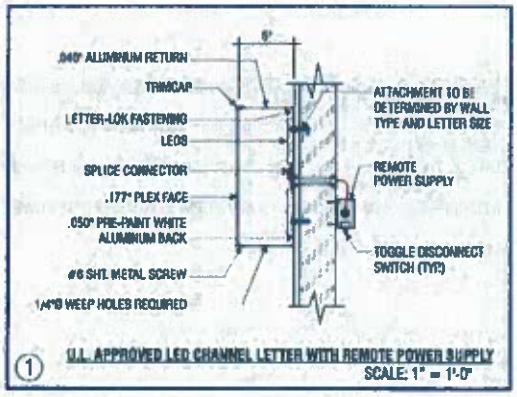
① U.L. APPROVED LED CHANNEL LETTER WITH REMOTE POWER SUPPLY
SCALE: 1" = 1'-0"

secondary illuminated wall signs



MANUFACTURE AND INSTALL SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE POWER SUPPLIES
BACKS" .050" ALUM PRE-PAINT.
RETURNS:; 5" DEEP X .040" ALUM PRE-PAINT COIL PAINTED MATTHEWS SATIN BLACK
TRIMCAP: 3/4" BLACK TRIMCAP
FACES: .177" THICK #7328 WHITE HIGH IMPACT ACRYLIC WITH FIRST SURFACE 3M #3630-156 VIVID GREEN VINYL LEAVING WHITE BORDER.
ILLUMINATION: SLOAN WHITE LED'S AS REQUIRED WITH REMOTE POWER SUPPLIES

VERIFY IF RACEWAY IS NEEDED



① U.L. APPROVED LED CHANNEL LETTER WITH REMOTE POWER SUPPLY
SCALE: 1" = 1'-0"

secondary illuminated wall signs

EXHIBIT B-3

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

EXHIBIT B-3-1

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

EXHIBIT B-3-2

June 16th, 2014
FITCH

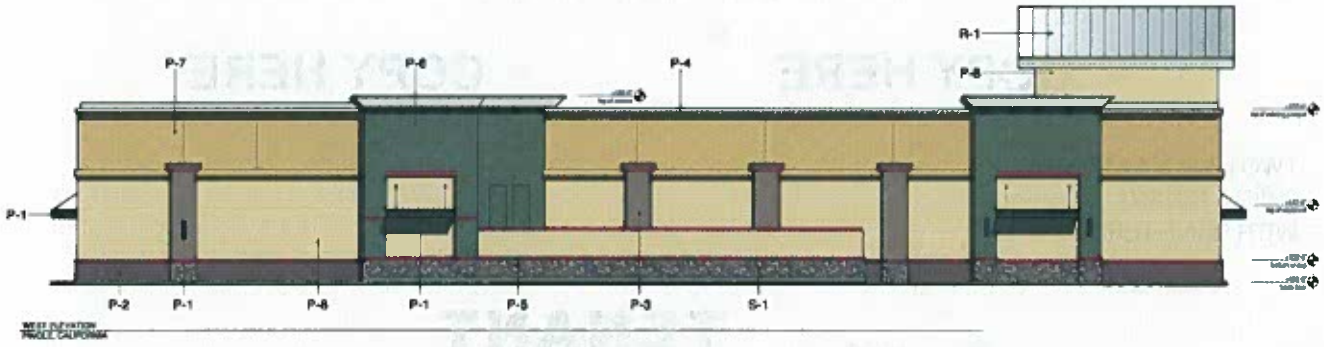
PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

EXHIBIT B-3-3

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

EXHIBIT B-3-4

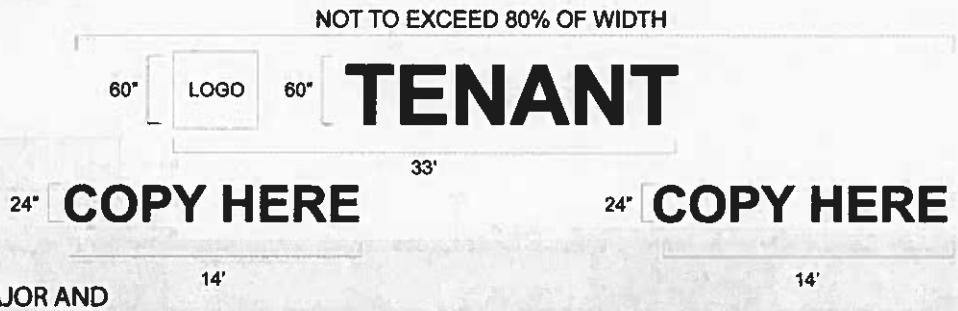


WEST ELEVATION
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

ONE LINE: MAJOR AND
SINGLE TENANT
WITH DRIVE-THROUGH



TWO LINE: MAJOR AND
SINGLE TENANT
WITH DRIVE-THROUGH

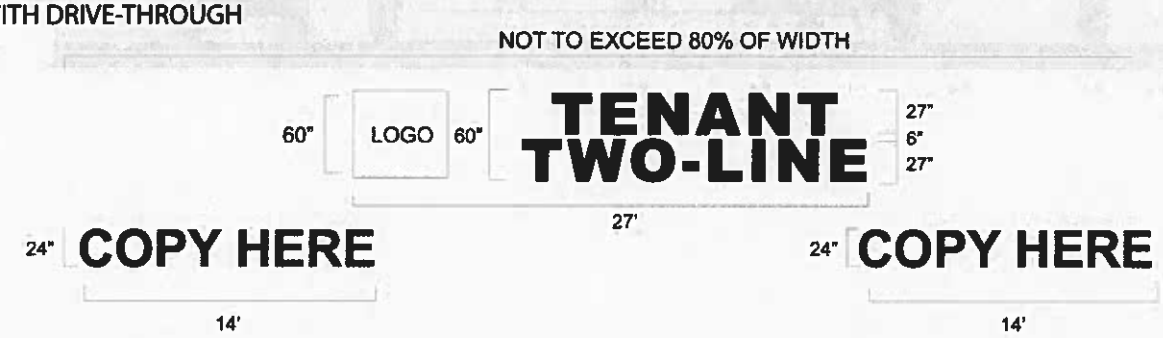


EXHIBIT C-2

LOGO BOX WITH ONE LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

ONE LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

LOGO BOX WITH TWO LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

TWO LINE LAYOUT

NOT TO EXCEED 80% OF WIDTH

EXHIBIT D-1

VIEW TO THE SOUTHWEST
VIEW TO THE NORTHWEST FROM PINOLE VALLEY ROAD
PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)
PROPOSED NORTH EXTERIOR ELEVATION
PROPOSED SOUTH EXTERIOR ELEVATION
PROPOSED EAST EXTERIOR ELEVATION
PROPOSED WEST EXTERIOR ELEVATION
COLOR AND MATERIAL LEGEND
MATERIALS
GEORGE MEU ASSOCIATES
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
SHOPS EXTERIOR ELEVATIONS
A201

EXHIBIT E-1

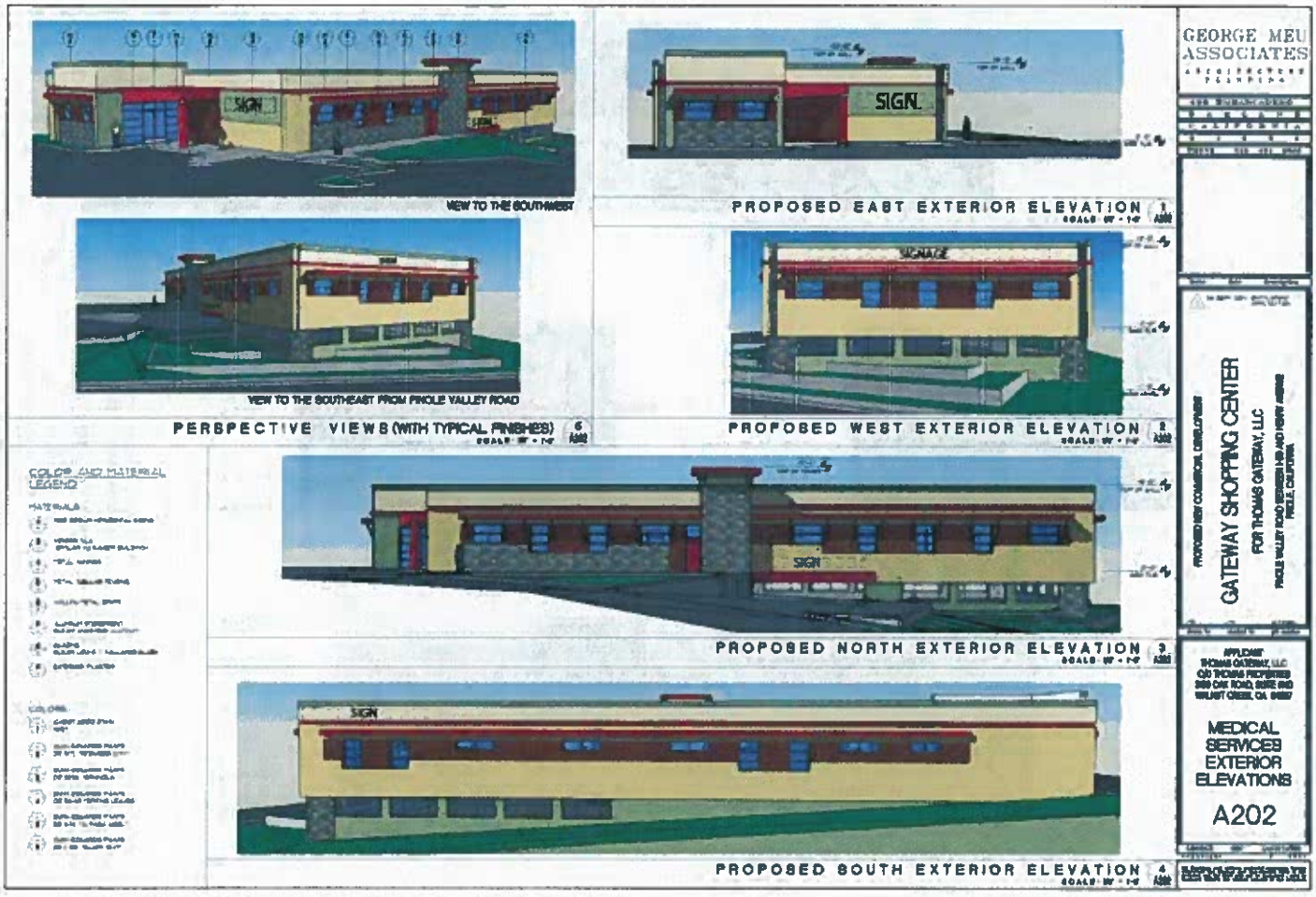

SIGN
VIEW TO THE SOUTHWEST
VIEW TO THE SOUTHEAST FROM PINOLE VALLEY ROAD
PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)
PROPOSED EAST EXTERIOR ELEVATION
PROPOSED WEST EXTERIOR ELEVATION
PROPOSED NORTH EXTERIOR ELEVATION
PROPOSED SOUTH EXTERIOR ELEVATION
COLOR AND MATERIAL LEGEND
GEORGE MEU ASSOCIATES
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
MEDICAL SERVICES EXTERIOR ELEVATIONS
A202

EXHIBIT F-1

3 EAST ELEVATION

3 NORTH ELEVATION

1 SOUTH ELEVATION

4 WEST ELEVATION

GEORGE MEU ASSOCIATES

PROPOSED NEW COMMERCIAL DEVELOPMENT

GATEWAY SHOPPING CENTER

FOR THOMAS GATEWAY, LLC

PASKLE VALLEY ROAD BETWEEN I-580 AND HENRY AVENUE
PASKLE, CALIFORNIA

APPLICANT
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3150 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

EXTERIOR ELEVATIONS

SD-3

EXHIBIT F-2

New Signage Component Overview

directional
on building

pylon

monument

height
restriction bar

directional signs
(on footings)

EXHIBIT F-3

New Order Zone Components: New Store Scope Only

Preferred Components

Pre Menu Board 14120

Canopy for Digital Order Screen 14163

5 Panel Menu Board 14119

Trade Down Components

Digital Order Screen post mount bracket 14030

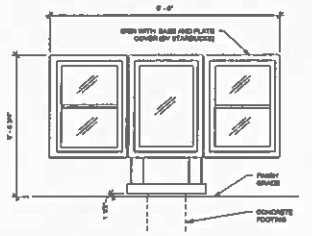
Digital Order Screen wall mount bracket 14087

Speaker Post 14148

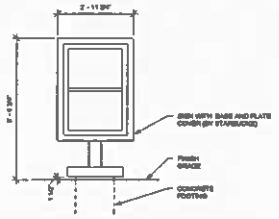
Light Box (static image) DID 14239

3 Panel Menu Board 14118

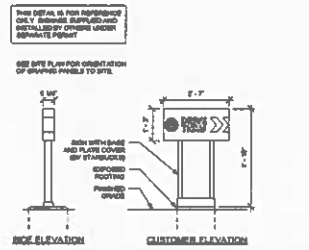
EXHIBIT F-4



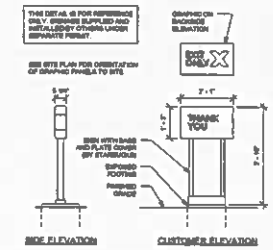
1 DTE - MENU 5 PANEL FREESTANDING



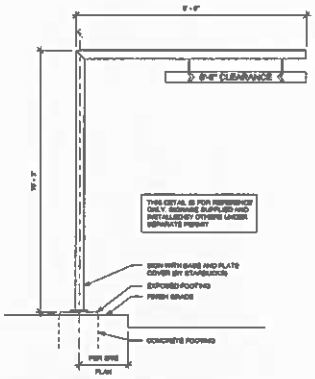
2 DTE - PRE-MENU FREESTANDING



3 DTE - DIRECTIONAL SIGN WITH LOGO - ENTRY



4 DTE - DIRECTIONAL SIGN - EXIT



5 DTE - CLEARANCE BAR ELEVATION