

GATEWAY
SHOPPING CENTER:
DESIGN BOOK

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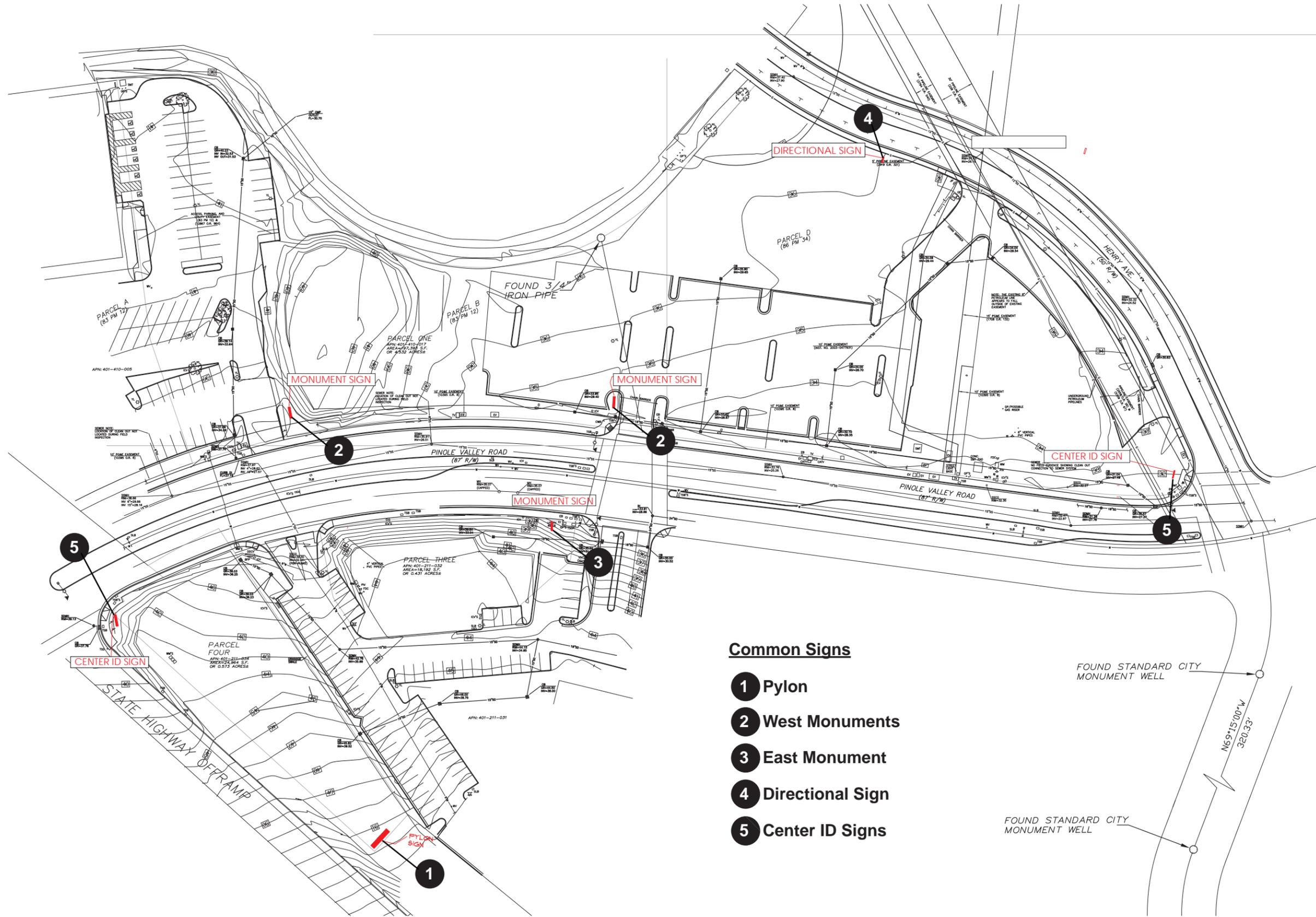
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-Drive-Through Elements-Exhibit F-4

SECTION IV. EXHIBITS



Common Signs

- 1 Pylon
- 2 West Monuments
- 3 East Monument
- 4 Directional Sign
- 5 Center ID Signs

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21 OCT. 2014
25 APRIL 2014

issue	date	description
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PROPOSED COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS PROPERTIES
S.W. CORNER OF PINOLE VALLEY ROAD AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by	checked by	job number
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**ALTERNATE
PYLON SIGN
LOCATIONS**

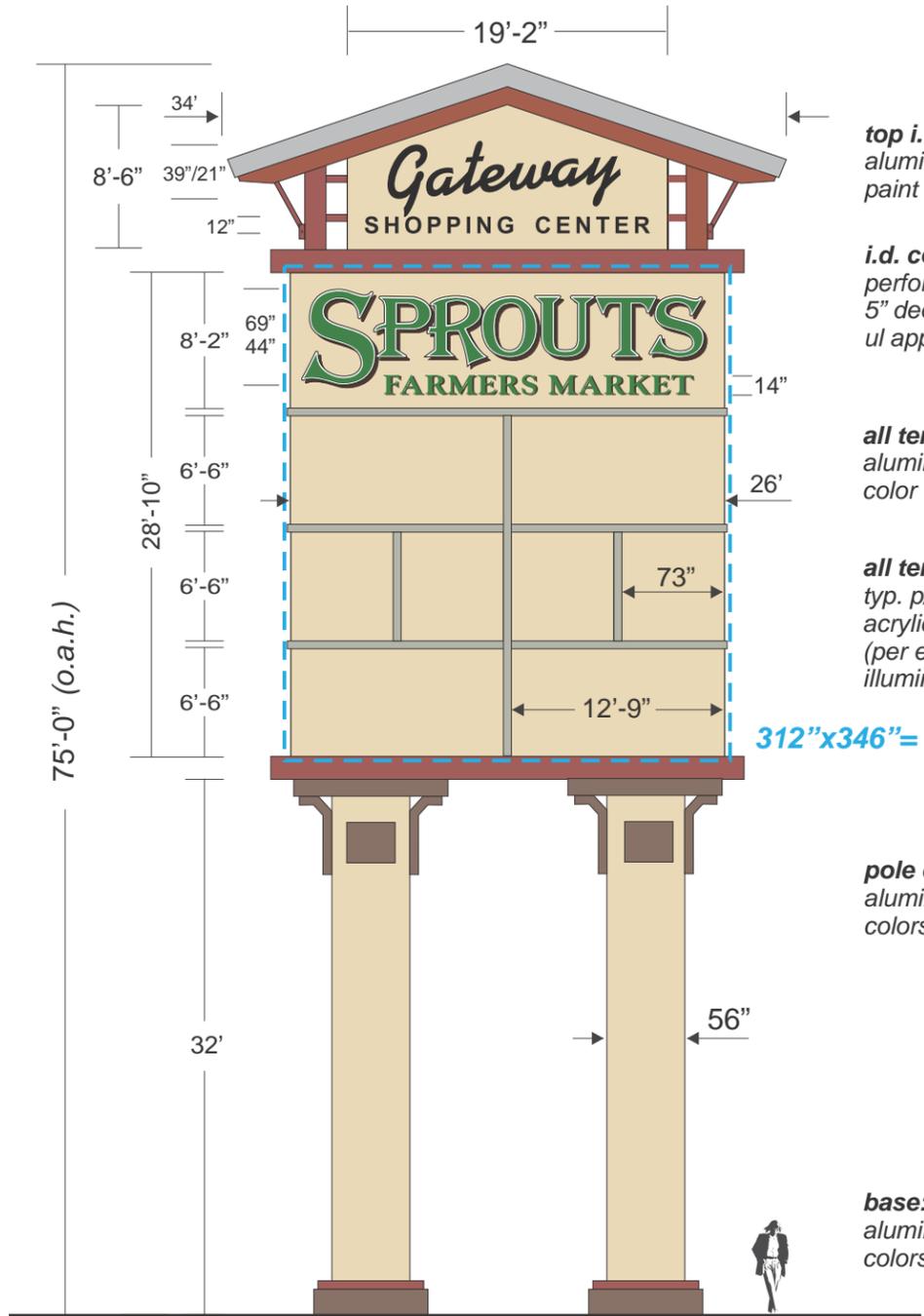
AS101

PYLON SIGN LOCATION SITE PLAN
SCALE: 1" = 40'-0"



1 of 1
GEORGE MEU ASSOCIATES
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top i.d. cabinet:
aluminum construction
paint colors t.b.d. (all texcoat)

i.d. copy: (p/c)
perforated (day-nite) vinyl over white acrylic.
5" deep returns & trimcap
ul approved Led illumination.

all tenant cabinet(s):
aluminum construction paint
color t.b.d. (all texcoat)

all tenant copy:
typ. p/c construction; white
acrylic faces with vinyl decoration
(per ea. tenant). ul approved led
illumination. 5" returns & trimcap.

312"x346"= 749.6 sq.ft.

pole cladding:
aluminum construction paint
colors t.b.d. (all texcoat)

base:
aluminum construction
colors t.b.d. (texcoat)

Sign A: D/F Illuminated Pylon Sign / Scale 3/32"=1'-0"

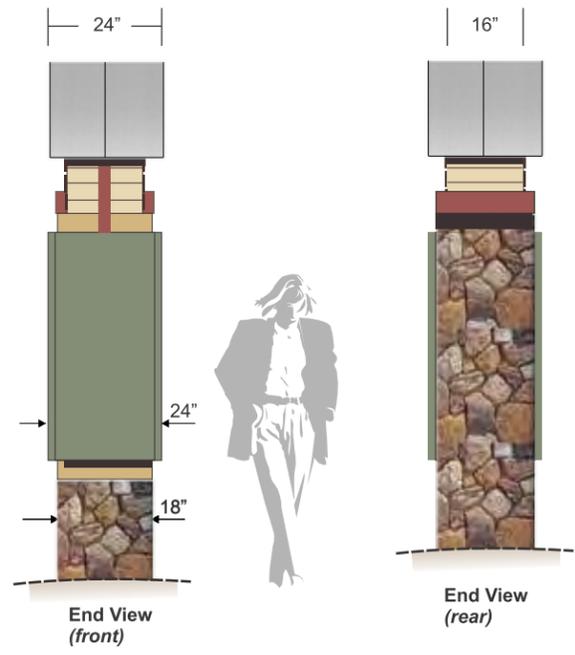
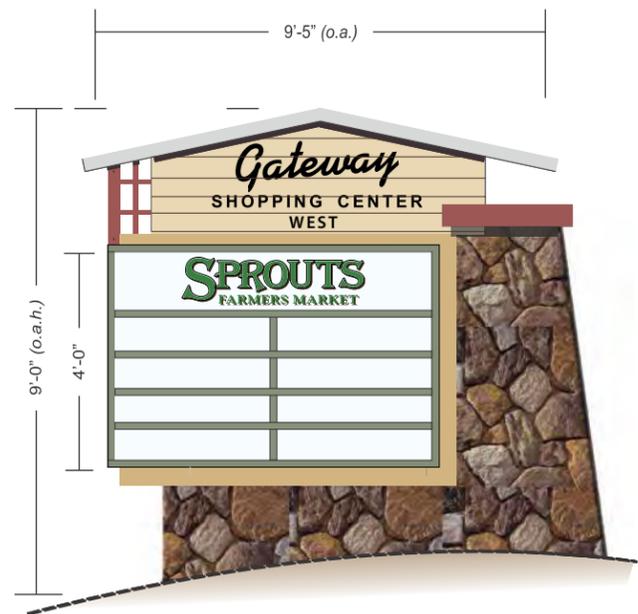
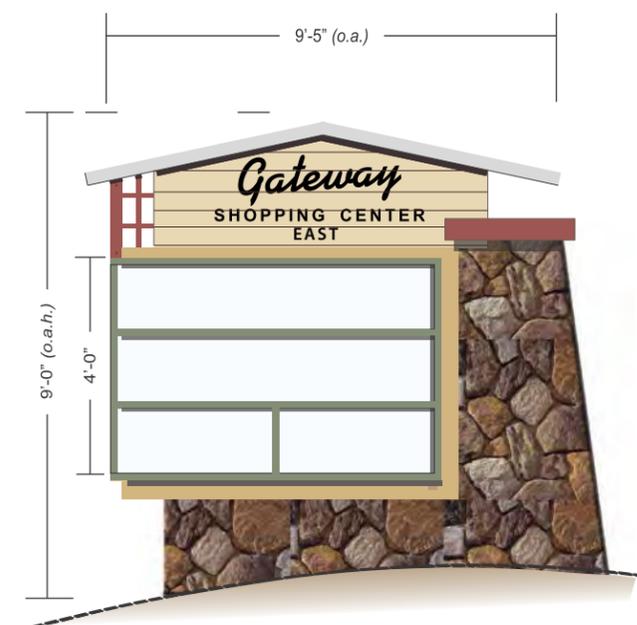
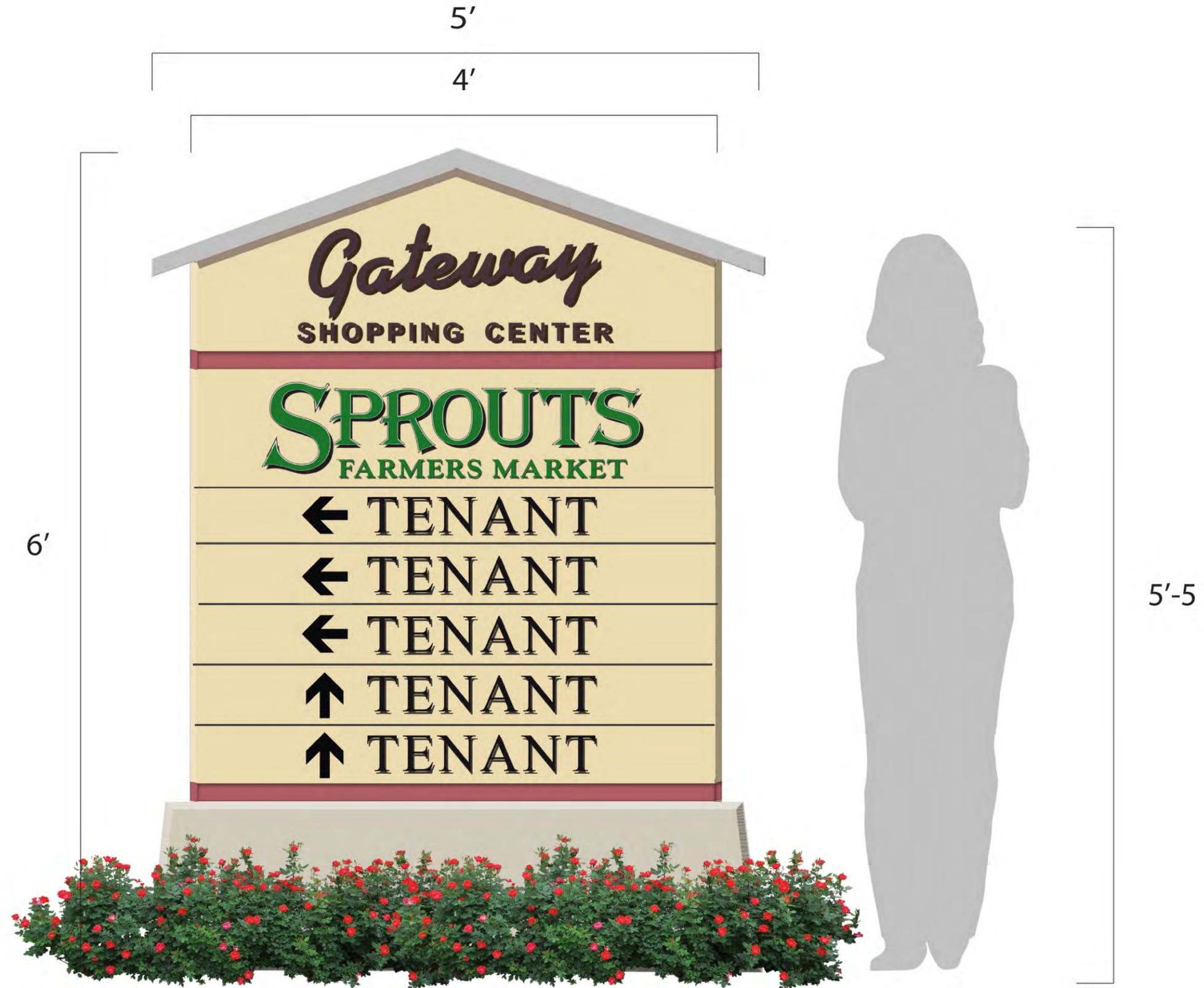


EXHIBIT A-2
Directional Sign





12.5'w



4.5'h 4'h

24"h

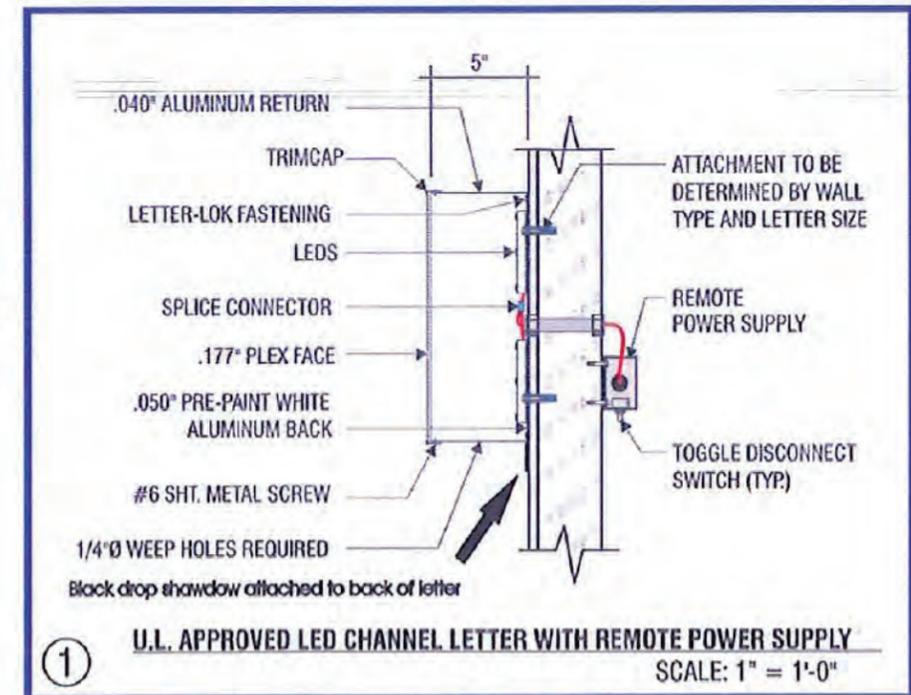
4.25'h

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"	8 1/2"	52.7
4'-0"	17'-3 1/2"	2'-6 3/4"	9 1/2"	69.1
4'-6"	19'-5 3/4"	2'-10 1/2"	10 3/4"	87.6
5'-0"	21'-8"	3'-2 1/2"	12"	108.3



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

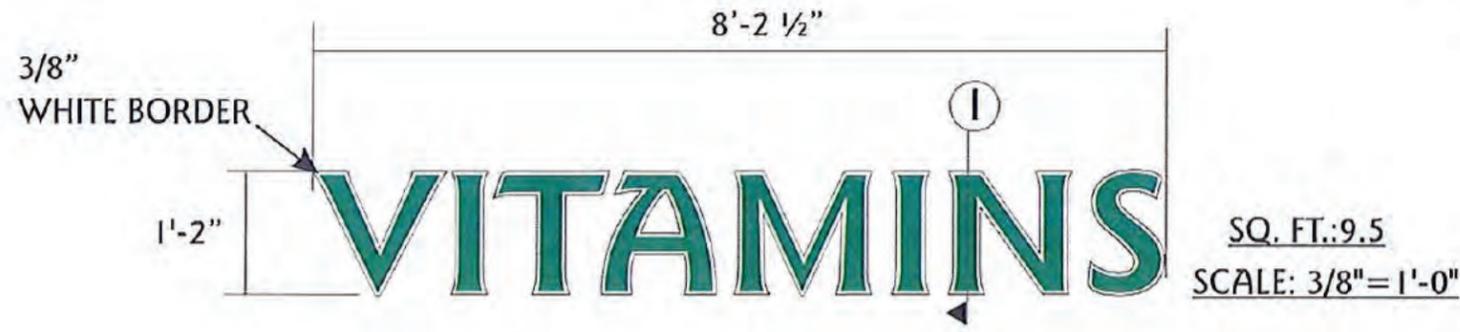
MANUFACTURE AND INSTALL ONE (1) NEW SET OF ILLUMINATED PLEX FACE CHANNEL LETTER "SPROUTS":

- BACKS :** .050" 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.

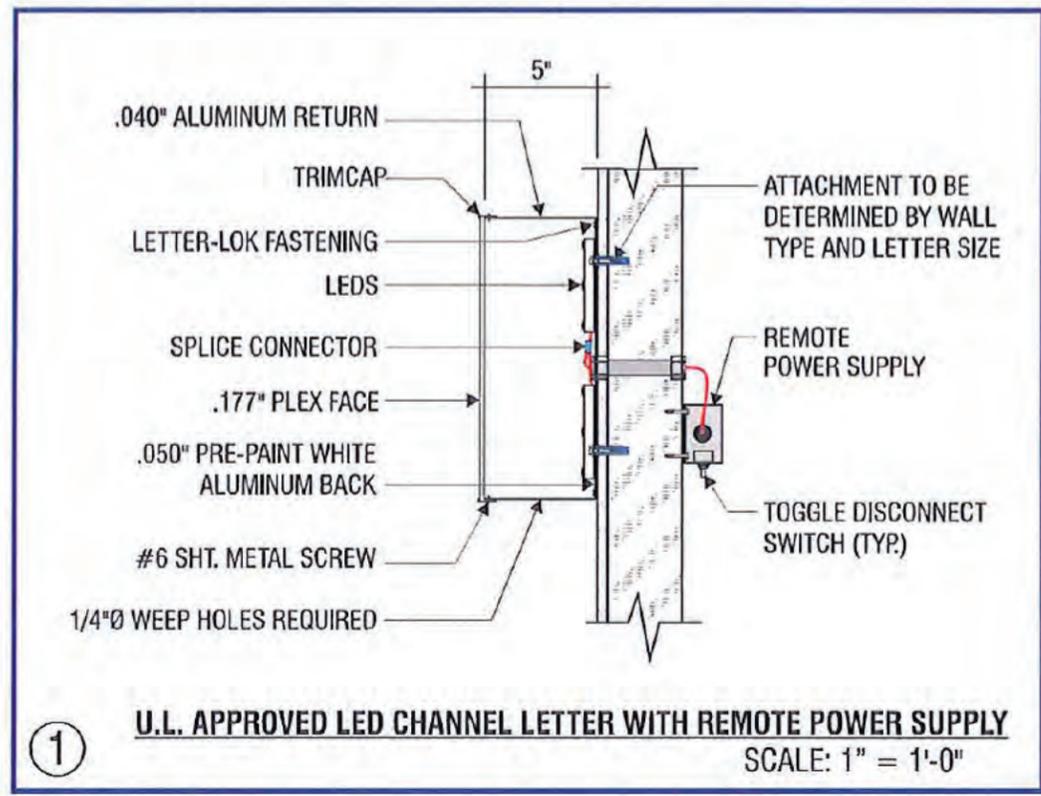
"FARMERS MARKET":

- BACKS :** .050" 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.

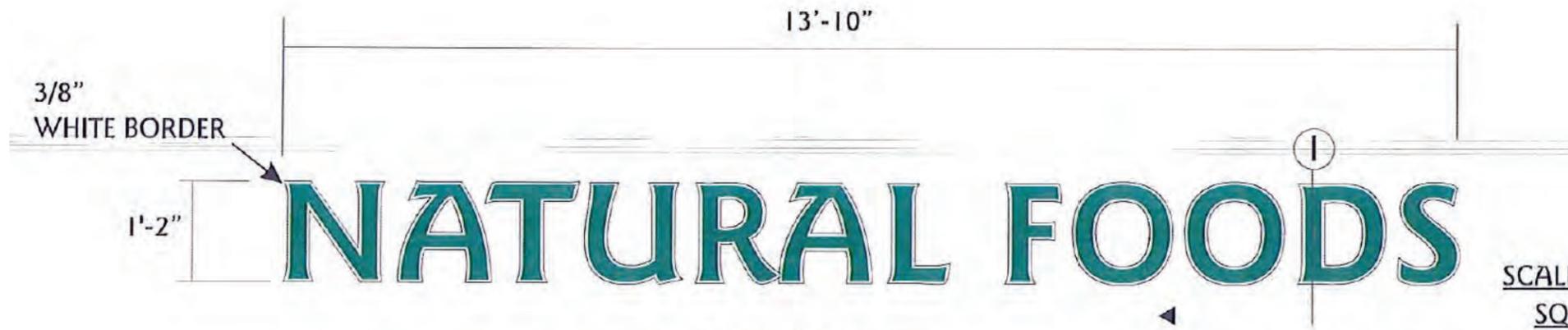
3'-0" -5'-0" stacked illuminated channel letters for light walls



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



secondary illuminated wall signs



SCALE: 3/8" = 1'-0"
SQ. FT.: 16.1



SQ. FT.: 10.3
SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE POWER SUPPLIES

BACKS: .050" ALUM PRE-PAINT.

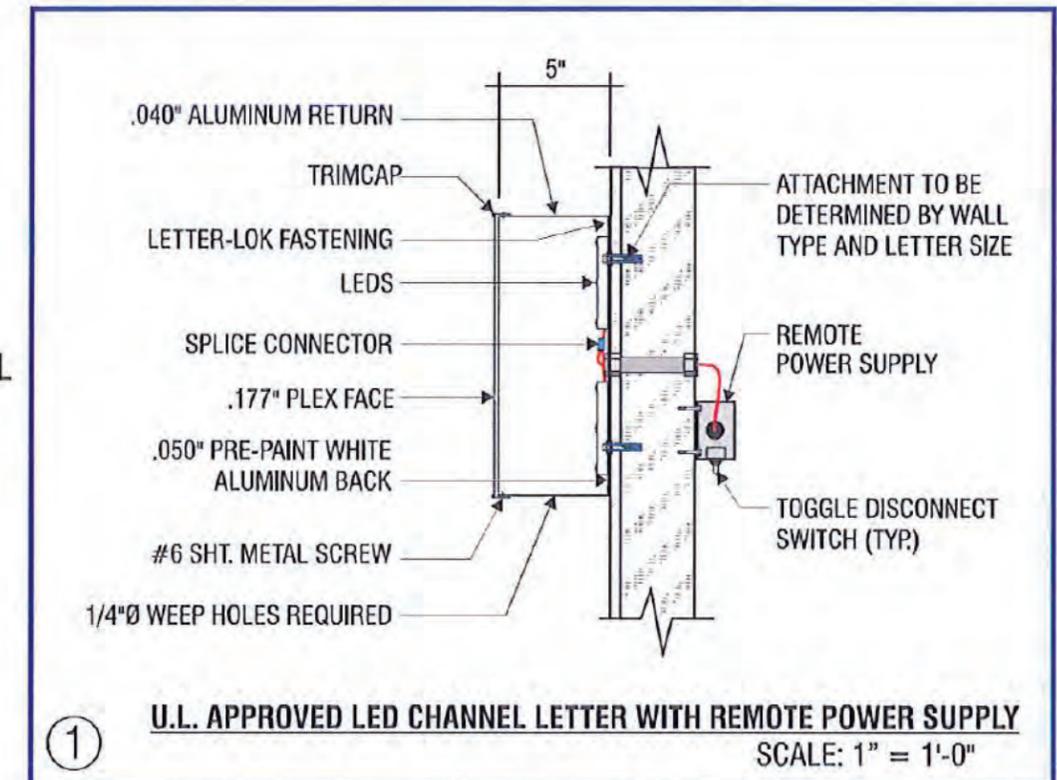
RETURNS:; 5" DEEP X .040" ALUM PRE-PAINT COIL PAINTED MATTHEWS SATIN BLACK

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

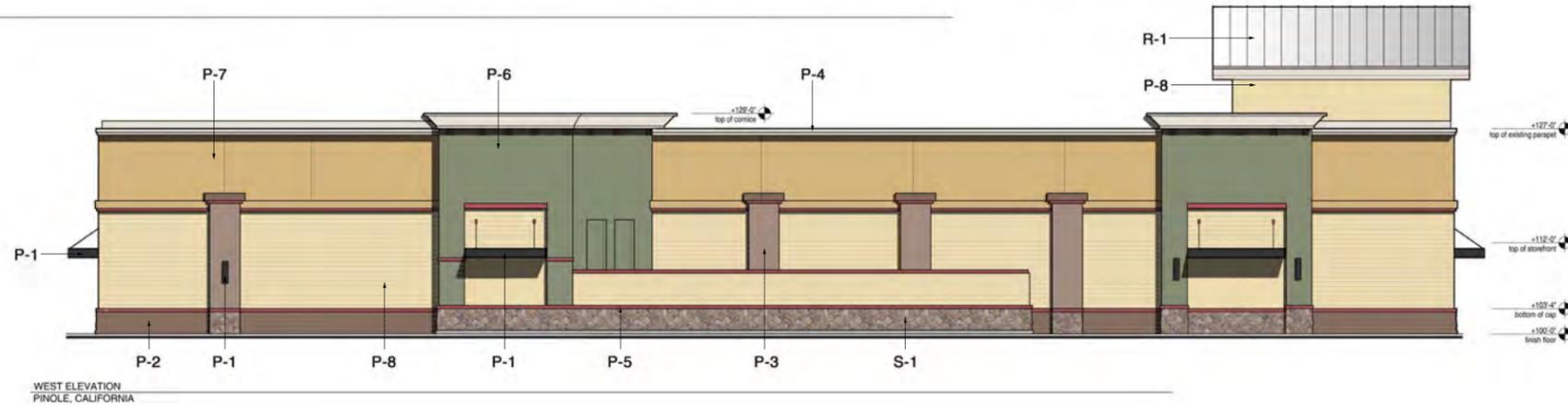
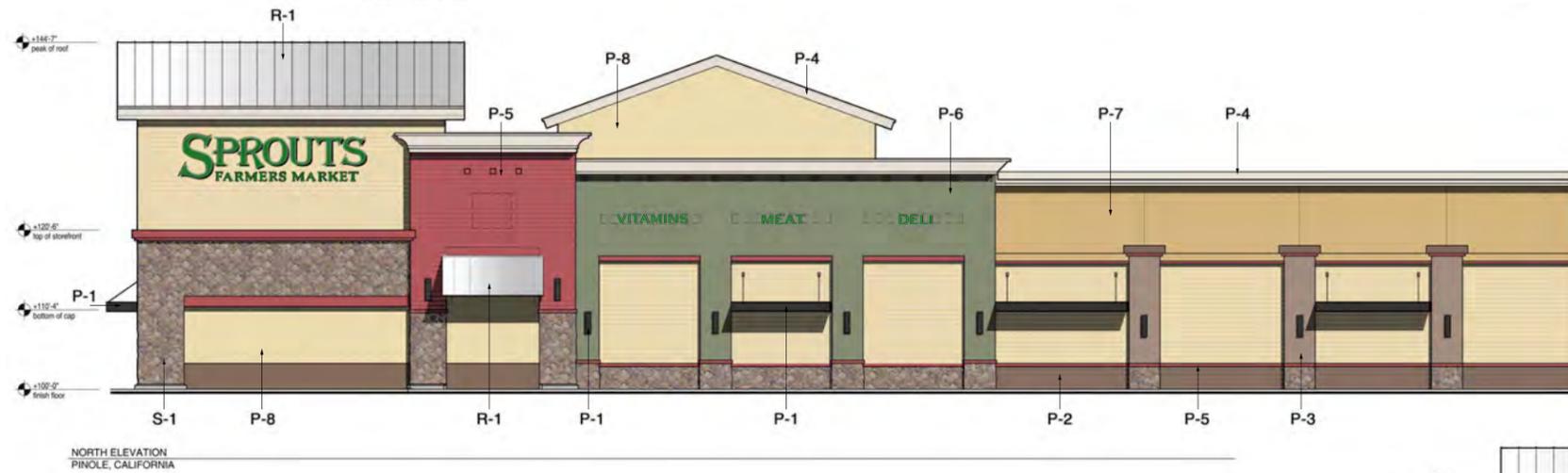
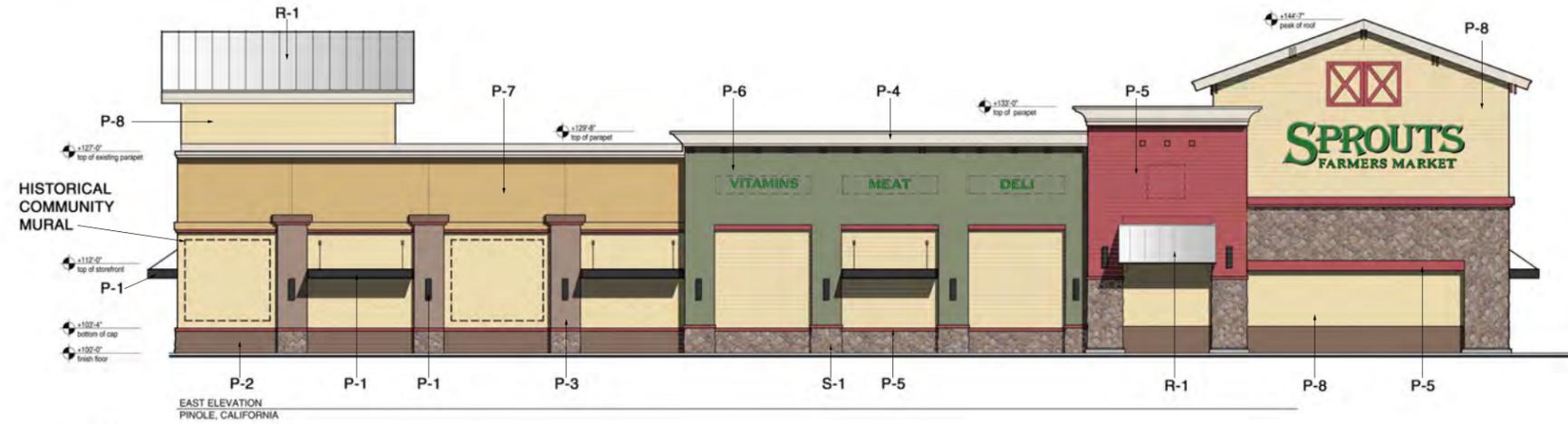
VERIFY IF RACEWAY IS NEEDED



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

secondary illuminated wall signs

EXHIBIT B-3



June 16th, 2014
FITCH

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

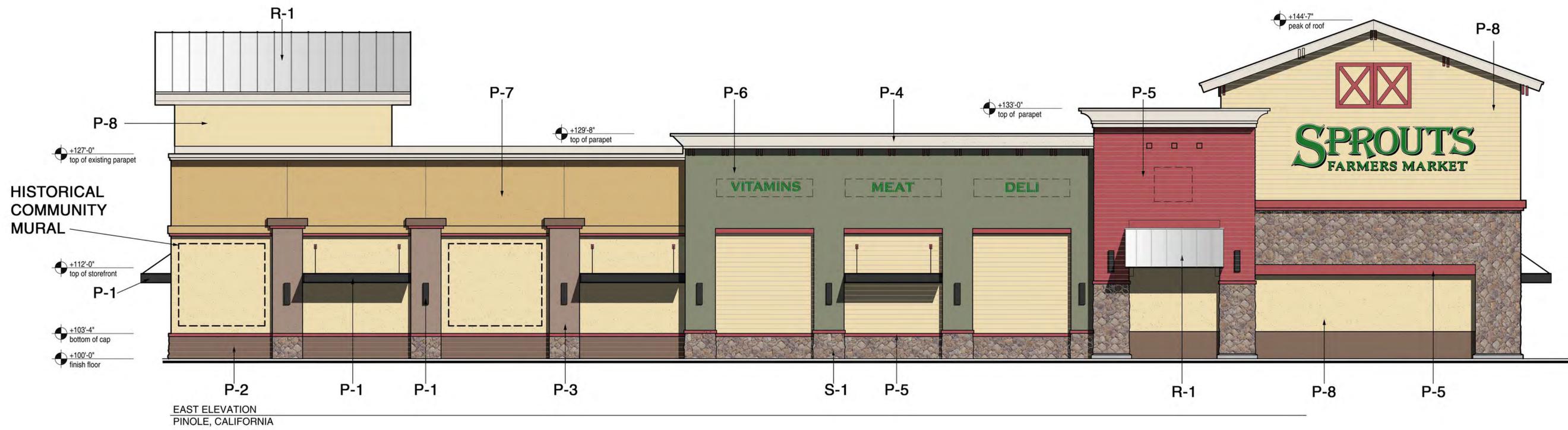
EXHIBIT B-3-1



PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

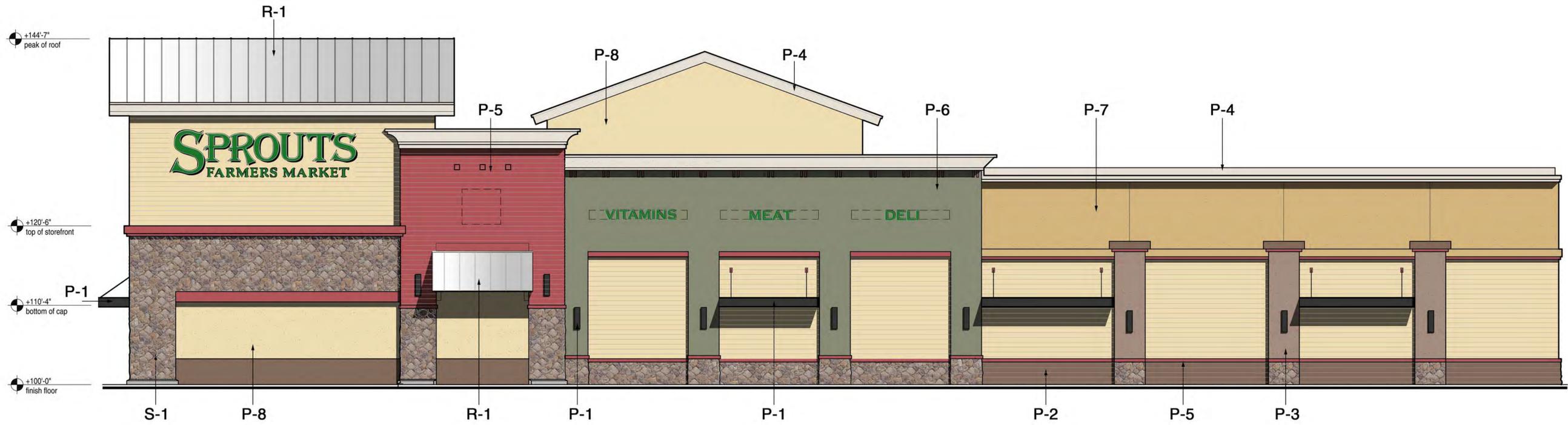
EXHIBIT B-3-2



June 16th, 2014
FITCH

PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

EXHIBIT B-3-3

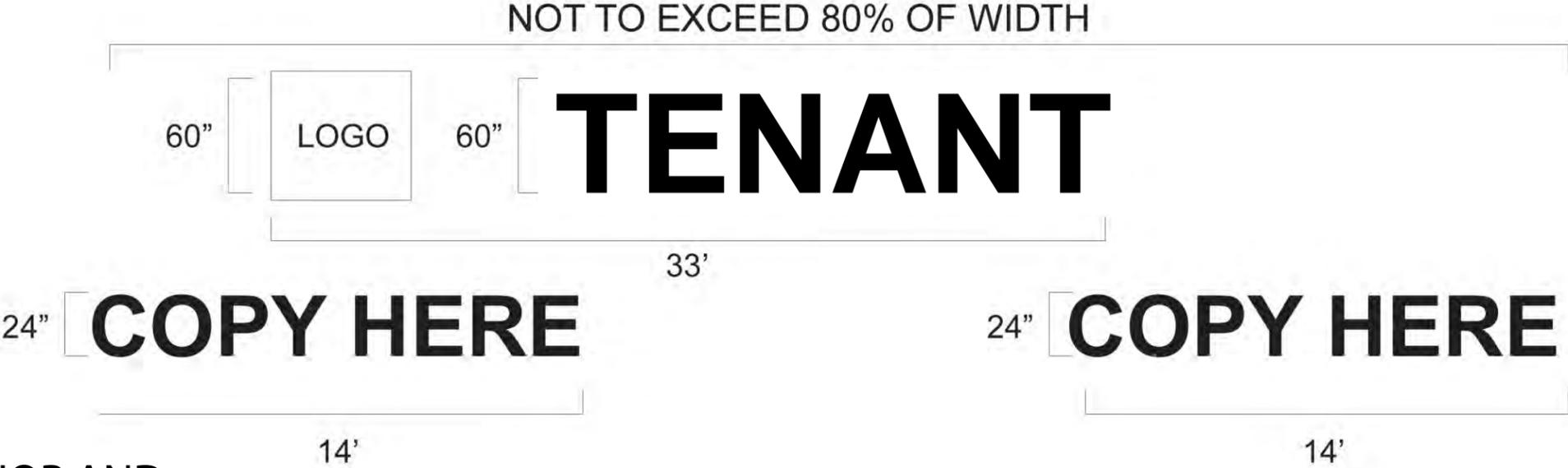


NORTH ELEVATION
PINOLE, CALIFORNIA

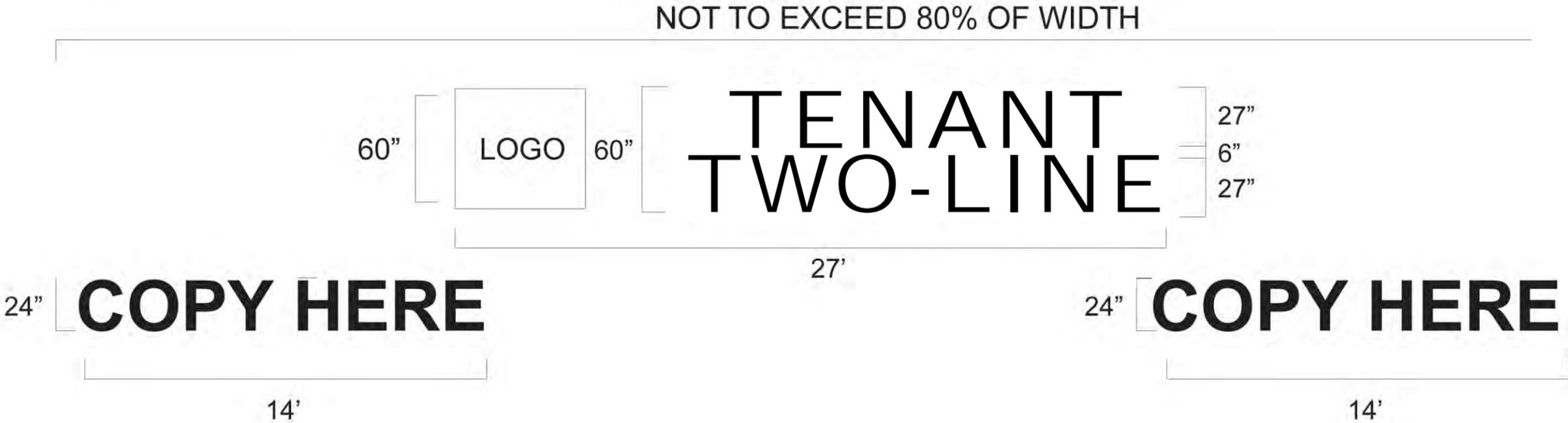
PRELIMINARY EXTERIOR ELEVATIONS
PINOLE, CALIFORNIA

June 16th, 2014
FITCH

ONE LINE: MAJOR AND SINGLE TENANT WITH DRIVE-THROUGH



TWO LINE: MAJOR AND SINGLE TENANT WITH DRIVE-THROUGH



LOGO BOX WITH ONE LINE LAYOUT



ONE LINE LAYOUT



LOGO BOX WITH TWO LINE LAYOUT



TWO LINE LAYOUT





VIEW TO THE SOUTHWEST



VIEW TO THE NORTHWEST FROM PINOLE VALLEY ROAD

PERSPECTIVE VIEWS (WITH TYPICAL FINISHES)

SCALE: 1/8" = 1'-0"

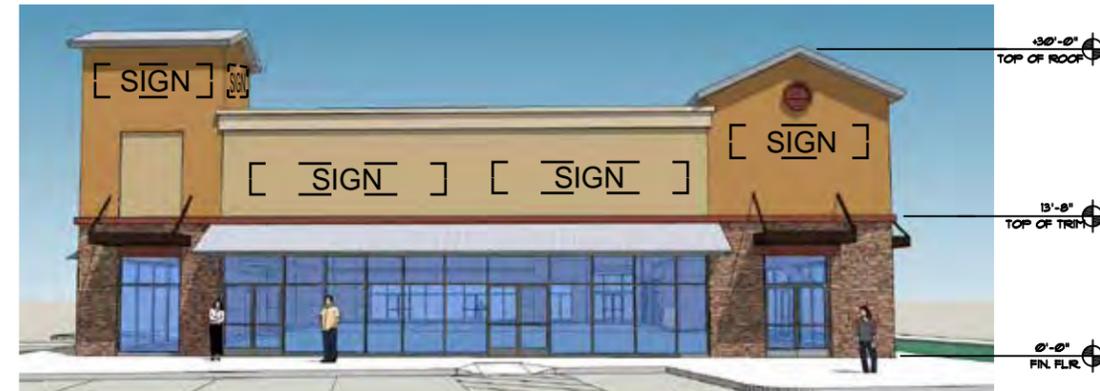
5
A201



PROPOSED NORTH EXTERIOR ELEVATION 1

SCALE: 1/8" = 1'-0"

1
A201



PROPOSED SOUTH EXTERIOR ELEVATION 2

SCALE: 1/8" = 1'-0"

2
A201



PROPOSED EAST EXTERIOR ELEVATION 3

SCALE: 1/8" = 1'-0"

3
A201



PROPOSED WEST EXTERIOR ELEVATION 4

SCALE: 1/8" = 1'-0"

4
A201

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21 FEB. 2015 PLANNING COMM.

26 SEPT. 2014 ENTITLEMENT APPLICATION

PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by checked by job number

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

SHOPS
EXTERIOR
ELEVATIONS

A201

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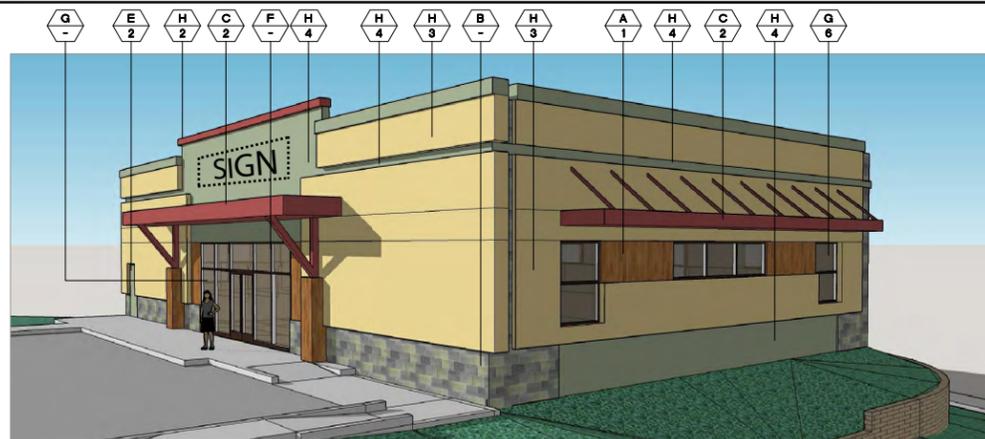
COLOR AND MATERIAL LEGEND

MATERIALS:

- A MANUFACTURED STONE VENEER (TO MATCH MARKET)
- B SLOPED METAL AWNING/ PAC-CLAD, GALVALUME
- C FLAT METAL CANOPY
- D HOLLOW METAL DOOR
- E ALUMINUM STOREFRONT CLEAR ANODIZED ALUMINUM
- F GLAZING CLEAR LOW-E 1" INSULATED GLASS
- G EXTERIOR PLASTER

COLORS:

- 1 DUNN-EDWARDS PAINTS DE 5269, "YUCATAN"
- 2 DUNN-EDWARDS PAINTS DE 5111, "REDWOOD CITY"
- 3 DUNN-EDWARDS PAINTS DE 133, "SOLAR WIND"
- 4 DUNN-EDWARDS PAINTS DE 6264, "FAIR SPRING"
- 5 DUNN-EDWARDS PAINTS DE 6232, "ABSTRACT WHITE"
- 6 DUNN-EDWARDS PAINTS DE 6035, "LYNX"



VIEW TO THE SOUTHWEST



VIEW TO THE NORTHEAST FROM PINOLE VALLEY ROAD



VIEW TO THE EAST FROM PINOLE VALLEY ROAD

PERSPECTIVE VIEWS (WITH TYPICAL FINISHES) NO SCALE

5
A202

MATERIALS AND COLORS SCHEMULE

MATERIALS:

- A RED CEDAR HORIZONTAL SIDING.
- B VENEER TILE (SIMILAR TO KAISER BUILDING)
- C METAL AWNINGS
- D METAL TUBULAR FENCING
- E HOLLOW METAL DOOR
- F ALUMINUM STOREFRONT CLEAR ANODIZED ALUMINUM
- G GLAZING CLEAR LOW-E 1" INSULATED GLASS
- H EXTERIOR PLASTER
- J METAL TRELLIS SCREEN SUPPORT FOR CREEPING PLANTING MATERIALS.

COLORS:

- 1 CABOT WOOD STAIN #0121
- 2 DUNN-EDWARDS PAINTS DE 5111, "REDWOOD CITY"
- 3 DUNN-EDWARDS PAINTS DE 5296, "GRANOLA"
- 4 DUNN-EDWARDS PAINTS DE 5640, "SPRING LEAVES"
- 5 DUNN-EDWARDS PAINTS DE 6113, "ALFACA WOOL"
- 6 DUNN-EDWARDS PAINTS DE A 188, "BLACK BAY"
- 7 MANUFACTURER'S STANDARD "DARK GREEN"

EXISTING SITE MATERIALS AND COLORS



PROPOSED EAST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

1
A202



PROPOSED NORTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

2
A202



PROPOSED WEST EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

3
A202



PROPOSED SOUTH EXTERIOR ELEVATION SCALE: 1/8" = 1'-0"

4
A202

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issue	date	description
1	26 SEPT. 2014	ENTITLEMENT APPLICATION
2	17 FEB. 2015	ENTITLEMENT APPLICATION REVISION
3	18 MAR. 2015	ENTITLEMENT APPLICATION SUBSTITUTION

PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by checked by job number

APPLICANT:
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SUITE E2-A
MEDICAL SERVICES
EXTERIOR
ELEVATIONS

A202

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EXHIBIT F-1



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 WEST ELEVATION
Scale: 1/4" = 1'-0"

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issue	date	description
1	11 JULY 2014	DEVELOP. APPLIC.

PROPOSED NEW COMMERCIAL DEVELOPMENT
GATEWAY SHOPPING CENTER
FOR THOMAS GATEWAY, LLC
PINOLE VALLEY ROAD BETWEEN I-80 AND HENRY AVENUE
PINOLE, CALIFORNIA

drawn by _____ checked by _____ job number _____

APPLICANT:
THOMAS GATEWAY, LLC
C/O THOMAS PROPERTIES
3100 OAK ROAD, SUITE #140
WALNUT CREEK, CA 94597

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

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

SD-3

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New Signage Component Overview



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



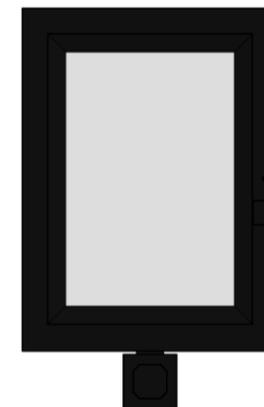
Digital Order Screen
post mount bracket
14030



Digital Order Screen
wall mount bracket
14087



Speaker Post
14148



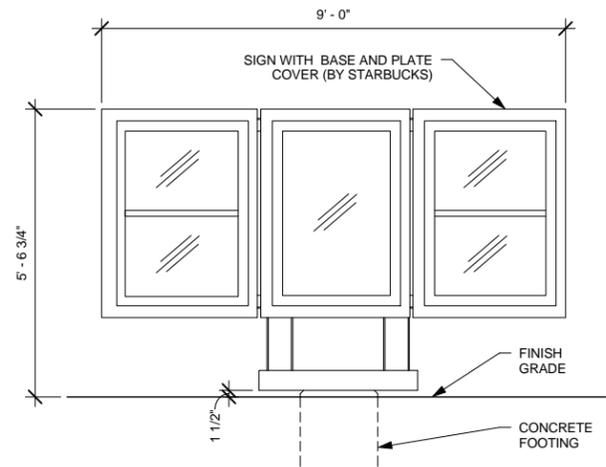
Light Box (static image)
DID 14239



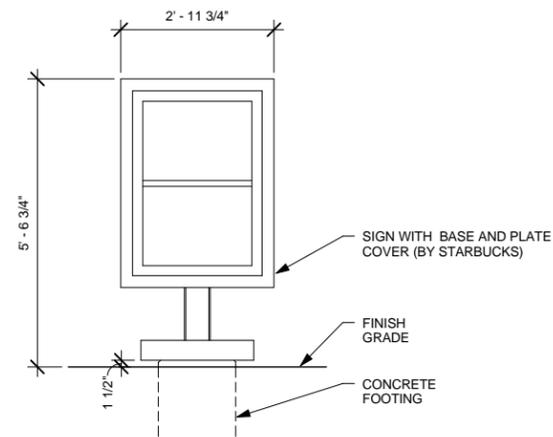
3 Panel Menu Board 14118



EXHIBIT F-4



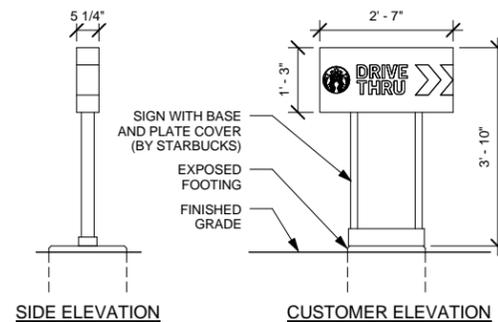
1 DTE - MENU 5 PANEL FREESTANDING
Scale: 1/2" = 1'-0"



2 DTE - PRE-MENU FREESTANDING
Scale: 1/2" = 1'-0"

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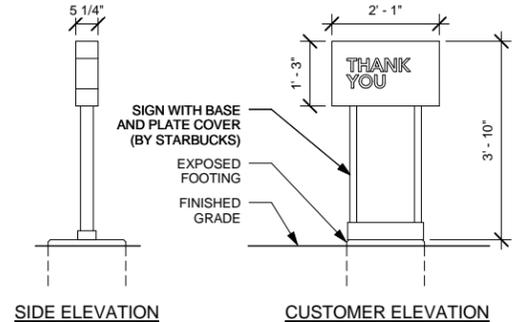
SEE SITE PLAN FOR ORIENTATION OF GRAPHIC PANELS TO SITE.



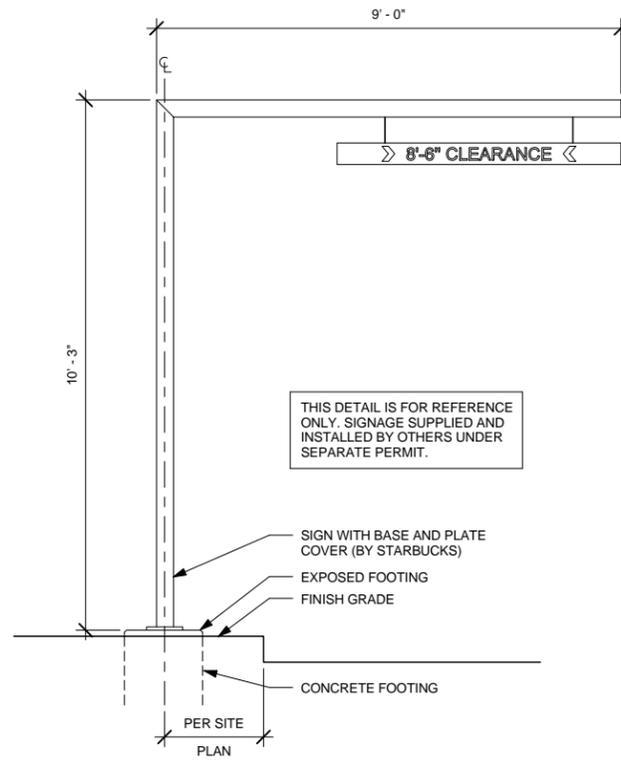
3 DTE - DIRECTIONAL SIGN WITH LOGO - ENTRY
Scale: 1/2" = 1'-0"

THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT.

SEE SITE PLAN FOR ORIENTATION OF GRAPHIC PANELS TO SITE.



4 DTE - DIRECTIONAL SIGN - EXIT
Scale: 1/2" = 1'-0"



THIS DETAIL IS FOR REFERENCE ONLY. SIGNAGE SUPPLIED AND INSTALLED BY OTHERS UNDER SEPARATE PERMIT.

5 DTE - CLEARANCE BAR ELEVATION
Scale: 1/2" = 1'-0"