





## ADDENDUM LOG

*June, 2014*

*Criteria Manual Created*

*December, 2014*

*Removed website address language from Storefront Window Signs (s11)*

*February, 2015*

*Signage Design language updated per TC comments (see pdf BP Signage revisions - AP February 2015)*

*Added Elevations where Tenants may propose to install their signage (s14)*

*July, 2015*

*Added Digital Display language (s12)*

*November, 2015*

*Language added regarding no radioactive material/signs allowed (s12 - s13)*

*February, 2017*

*New BP Photo pg (s1)*



# Broadway Plaza

1275 Broadway Plaza, Walnut Creek, CA 94596

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## GENERAL SIGNAGE REQUIREMENTS

Tenant signs are vital to the successful functioning of the Shopping Center. Uncontrolled signs can create a verbal jungle and fail in their goal to communicate effectively. The ultimate goal is to produce a colorful collage of signs that tastefully inform, delight and stimulate the shopper.

All sign materials must be consistent with the design theme, enhancing the storefront and evoking a positive retail image. Due to the variety of architectural treatments within Broadway Plaza, each storefront sign will be carefully considered in relationship to its particular location. What may be appropriate in one location may not work in another. Each proposed sign will be evaluated on its originality and compatibility with neighboring signs as well as its overall image within the Shopping Center.

The Landlord reserves the right to disapprove any sign design that is not compatible with these criteria and the aesthetics of the Shopping Center. Exceptions to these specifications are extremely rare and must be approved in advance by the Landlord. As with all undertakings, the ultimate success of the Mall depends on the positive contribution of all participants.

This criteria is intended to assist you, the Tenant, during the design and construction phases of your sign. It is provided by the Landlord in the interest of maintaining a high level of design excellence throughout the Center.

This criteria is intended to harmonize with the leasing documents. It is the responsibility of the Tenant to forward a copy of these criteria to their architect, contractor and various consultants.

Landlord reserves the rights to, from time to time, make additions, deletions, revisions, etc., as may be required to the contents, specifications and attachments referenced or contained herein. No deviation from the enclosed criteria will be accepted without prior written approval from The Macerich Company.

All signs are subject to City sign permit and Building & Electric permit prior to installation.

### General Requirements for Primary Sign Design

The following requirements apply to all Tenant signs:

1. All primary storefront signs must be illuminated. External illumination designs are subject to Landlord approval.
2. Imaginative signs utilizing a variety of materials are encouraged. Adaptation of current sign practices may be necessary in order to comply with these criteria.
3. Sign Shop Drawings for all signs, logos and graphics visible from the common area are to be submitted to the Landlord for final approval prior to fabrication/installation.
4. Sign wording is limited to the Tenant's trade name and shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord's approval.
5. One primary sign per Trade Name is permitted per elevation. Tenants occupying corner spaces may utilize one sign per Trade Name per elevation.
6. Signs shall be designed as an integral part of the storefront, with letter size and location proportional to the overall storefront design, and in compliance with design district criteria.
7. See signage diagrams starting on page s14 for allowable signage locations.
8. Letter size: proportional letter required; max allowed for height of letter is 13% of overall storefront height subject to REA limitations. Example - a storefront that is 16'-0" in height will be allowed to have a maximum letter height of 24.96". A storefront that is 26'-0" in height will be allowed to have a maximum letter height of 40.56". See page s13 for sign area calculations.
9. Letter dimensions of greater proportions may be considered if, in the Landlord's opinion, the sign design is of exceptional merit and architectural quality and subject to city approval.



## GENERAL SIGNAGE REQUIREMENTS (cont'd.)

10. Signs are to remain on during shopping center business hours. Signs are to be controlled by a time clock that is set per mall regulations and must be on a separate circuit from other lighting.
11. Advertising placards, banners, pennants, names, insignia, trade-marks and other descriptive material may not be attached to the storefront or glazing.
12. Backlit components must be contained wholly within the depth of the letter.
13. Premium quality fabrications are required. Hums, flickers and light leaks are not permitted. Attachment devices, bolts, clips, threaded rods, fasteners, tubes, raceways, conduit and other mechanisms are to be concealed from public view.
14. Electrical raceways are not to be visible.
15. Signs must comply with all codes and regulations, must bear the U.L. label and must have current sign permits. U.L. label must be in an inconspicuous location.
16. Tenant may use Landlord bulkhead for lateral bracing only.
17. Threaded rods or anchor bolts shall be used to mount sign letters spaced out from background pane. Angle clips attached to letter sides will not be permitted. All bolts, fastenings and clips shall be of hot-dipped galvanized iron, stainless steel, aluminum, brass or bronze and no black iron materials of any type shall be permitted.
18. All signage shall not exceed a maximum brightness of 100 foot-candles.
19. Storefront address and rear door label will be provided by Landlord at Tenant's expense for Tenant to install.

## Primary Signage Design

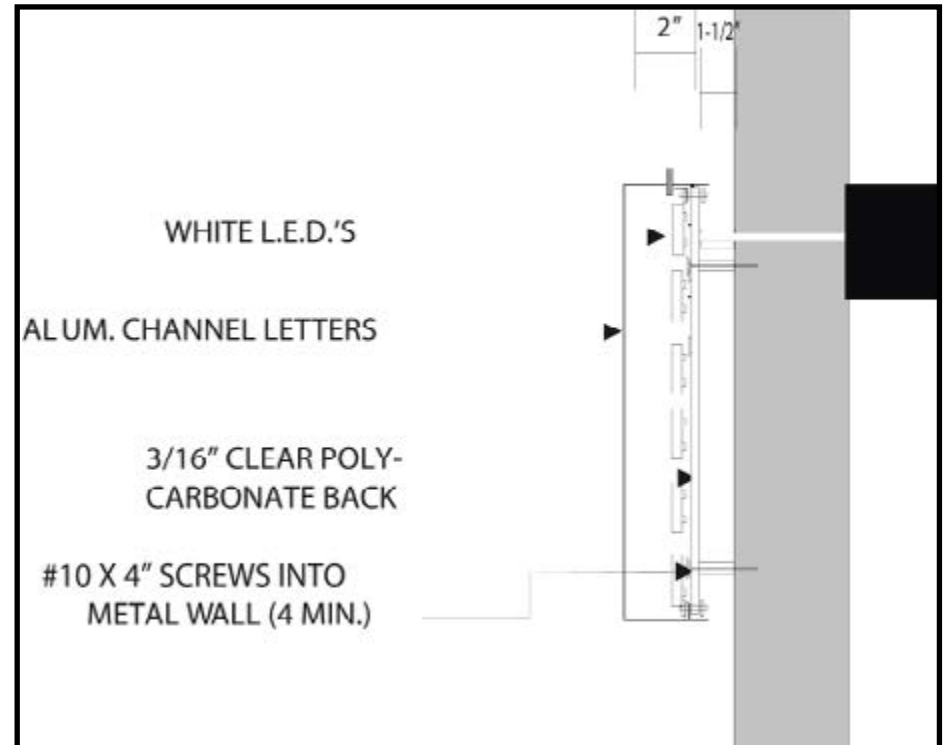
The following are sign types that are recommended:

1. Reverse channel (halo letters) minimum of 2" deep and must be projected from the background.
  - All neon is to be backed by a non-reflective architectural shape.
2. Internally illuminated metal-face with push-through acrylic graphics.
3. Dimensional graphics or letterforms pinned off storefront or attached to a sign power shelf.
4. Consideration will be given to internally illuminated sign housings having unique shapes with letters routed out and formed letters protruding beyond the routed out letter.
5. Edge-lit, sandblasted glass (with a continuous light source).
6. Cast metal letters, raised or flush with fascia surface.
7. Gold leaf on glass or stone.
8. Silk-screened glass or metal panels.
9. Indirect illumination or non-internally illuminated signs (artisan type panel signs) may be considered.
10. Face-lit acrylic letters with a recommended depth of 3".
11. Additional types of innovative or unique signs not listed may also be considered.

## GENERAL SIGNAGE REQUIREMENTS (cont'd.)

### Primary Signage Examples (not inclusive of all allowable types of signs)

Reverse channel dimensional halo-lit letterforms

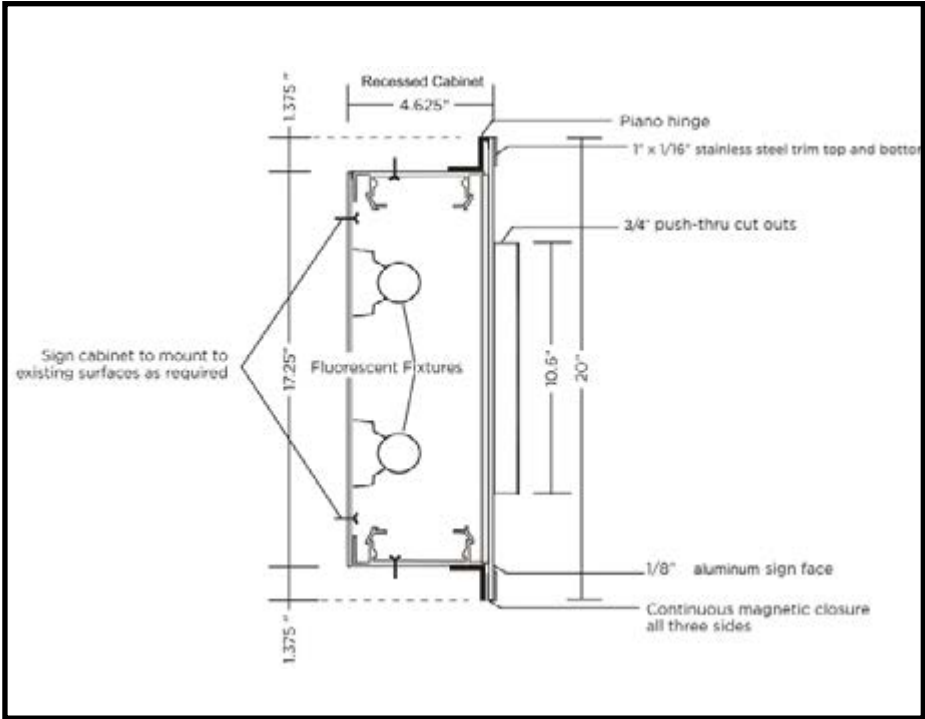


These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.

GENERAL SIGNAGE REQUIREMENTS (cont'd.)

**Primary Signage Examples (not inclusive of all allowable types of signs)**

Internally illuminated metal face with push-through acrylic graphics.



These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.

GENERAL SIGNAGE REQUIREMENTS (cont'd.)

**Primary Signage Examples (not inclusive of all allowable types of signs)**

Edge-lit, sandblasted glass (with a continuous light source).



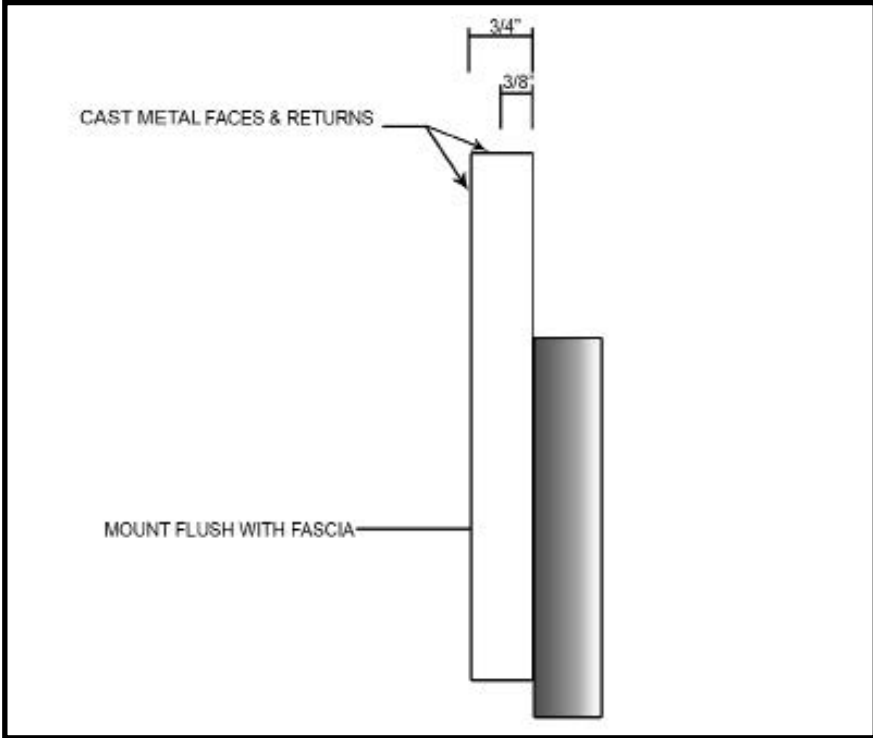
These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.



GENERAL SIGNAGE REQUIREMENTS (cont'd.)

**Primary Signage Examples(not inclusive of all allowable types of signs)**

Cast metal letters, raised or flush with fascia.

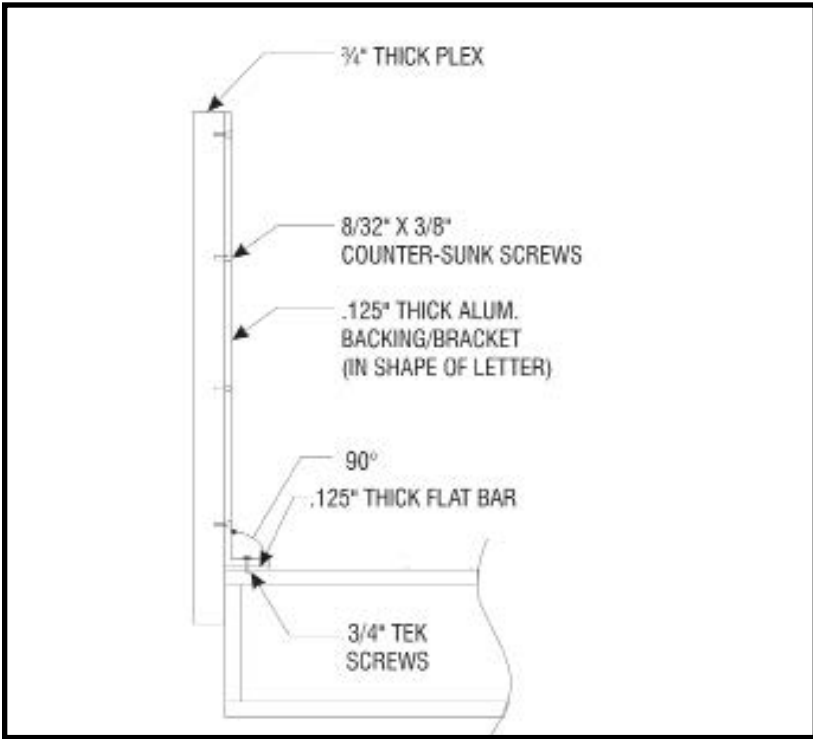


These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.

GENERAL SIGNAGE REQUIREMENTS (cont'd.)

**Primary Signage Examples (not inclusive of all allowable types of signs)**

Dimensional graphics or letterforms pinned off storefront or attached to a powered signage shelf.



These photographs are representative of the signage type, not the exact Tenants of Broadway Plaza. They are examples only.

## ALTERNATE SIGNAGE

### Secondary Signs

Subject to Landlord approval, Tenant may install the following additional signage.

1. Added pedestrian level signage.
2. Signage complementary to the storefront design.
3. Signage needed due to visibility concerns.
4. Added signage due to storefront size (height or width).

### Storefront Window Signs

If the Tenant wishes to provide additional Tenant identity, it is to be located at the pedestrian level on the inside face of the storefront glass.

1. Storefront window signs may include only the Tenant's logo and name.
2. Glazing signs are to be translucent (similar to frosted glass), reverse-reading and applied directly to the interior of the glass surface.
3. Tenant graphics on storefront glass shall be computer cut flat vinyl graphics (text/letter/logos)
4. Maximum allowable area of window signage is 15% of ground floor window area, per City of Walnut Creek criteria.
5. Tenant graphics/logo will be limited to a maximum of 3" in height.

### Threshold Signs

In addition to storefront signs, Tenants are encouraged to incorporate signs into their entryway flooring. Landlord will review threshold signs on an individual basis.

1. Threshold signs are to be graphics comprised of logos, crests and accent.

2. Finish is to be flush with adjacent materials and consistent with entry flooring quality.
3. Recommended materials include tile, stone, metal and terrazzo inlays.
4. Threshold sign may not extend beyond the lease line into the Center.
5. Exterior slip surfaces subject to disabled access requirements for slip resistance.

### Awning Signage

Awning signage is subject to City review as part of the Tenant's overall sign proposal. Signage is limited to one awning, preferably over entry doors.

1. Signage may be incorporated into the awning design which may be painted, silk-screened or integrated within the awning itself. The signage should be proportional to the awning size so that it does not clash or overpower the structure.
2. Awning and/or canopies shall be made of glass or metal are the preferred materials of choice although fabric awnings will be considered.
3. Awning signage may be considered as the main Tenant's identification at the sole discretion of the Landlord.
4. Additional signage in addition to the Tenant's main identification signage is subject to the sole discretion of the Landlord. Repetative signage is not permitted.
5. Signage is permitted on only one awning even if multiple awnings are present on storefront.
6. Signage may occur on the valence of the awning and may be painted or silk-screened in a contrasting color.
7. Wording shall be confined to Tenant's name and logo only.

## ALTERNATE SIGNAGE (cont'd.)

### Awning Logos

Logos are highly encouraged on awnings. Symbols applied to awnings provide a highly effective method of Tenant identity while adding color and interest to the storefront design. Logos should be silk-screened or painted when on a fabric awning. Three-dimensional 'medallion type' logos should be integrated when the awning is designed out of glass and/or metal. Size of logo should be proportional to the overall size of the awning, subject to Landlord approval. Logo shall be submitted along with awning and signage shop drawings.

1. The lowest point of any awning or shade element shall be 10' above the finished floor. It is the designer's responsibility to ensure that awnings conform to all applicable codes.
2. Awning framework should be painted to match the awning fabric.
3. Material such as plastic or vinyl will not be permitted. In no case shall awnings be enclosed on the underside and internally illuminated, allowing the awning to function as a canned light source.
4. Awnings must be cleaned and maintained in good condition by Tenant at Tenant's expense.

### Blade Signs

Blade signs are encouraged and subject to prior written approval of the Landlord:

1. A projected or suspended (blade) sign in front of the store.
2. Non-illuminated signs will be considered under special circumstances.
3. Blade signs are required to be a minimum of 8 feet above finished floor. Maximum blade sign size is 4 1/2 sq ft. Maximum projection is 4' including bracket.

4. Blade sign material shall be high quality material such as wood, metal or glass. Landlord will be sole judge as to the acceptability of materials and designs. No plywood or painted signs are permitted. Sign boxes and illuminated cabinets will not be permitted.

### Digital Display

Refer to Digital Display Manual on the Center's website for more information.

1. Digital display is required to become part of the storefront design.
2. Pole mounted monitors are not allowed.
3. Free standing units are not allowed.

### Prohibited Signs/Materials

1. Vacuum-formed or injection-molded plastic signs.
2. Cabinet or standard "can type" signs with illuminated translucent backgrounds and silhouetted letters.
3. Exposed skeleton neon applied directly to fascia element.
4. Temporary or "sales" signs attached to storefront.
5. Freestanding tripod signs.
6. Flashing, scintillating, moving, sequencing, audible or odor producing signs.
7. Paper, cardboard and Styrofoam signs.
8. Credit card and advertising placards, decals, stickers or trademarks.
9. Manufacturer labels.
10. Carpet or rubber entry mat signs.



## ALTERNATE SIGNAGE (cont'd.)

11. Internally illuminated awnings.
12. Other signs deemed unsuitable by the Landlord.
13. Signs employing unedged or uncapped plastic logos or letters with no returns and exposed fastenings.
14. No simulated materials (i.e., wood grained plastic laminates, Zolatone etc.) or wall covering permitted.
15. No radioactive material shall be allowed to be used or installed as part of any tenant construction scope of work. Furthermore, no radioactive signs such as Tritium exit signs shall be allowed in our shopping centers.

### Sign Area Calculations

Sign area calculations shall be made by circumscribing a “box” around the main body of the sign.

All signage shall conform to the following requirements:

1. Area of the sign shall be calculated by:
  - Store footprint or “Lease line” width multiplied by 2/3 equals the maximum sign area in square feet.
2. Width of the sign shall be calculated by:
  - Dividing the overall sign area, by the maximum letter height.
  - See page s4 for allowable letter height.

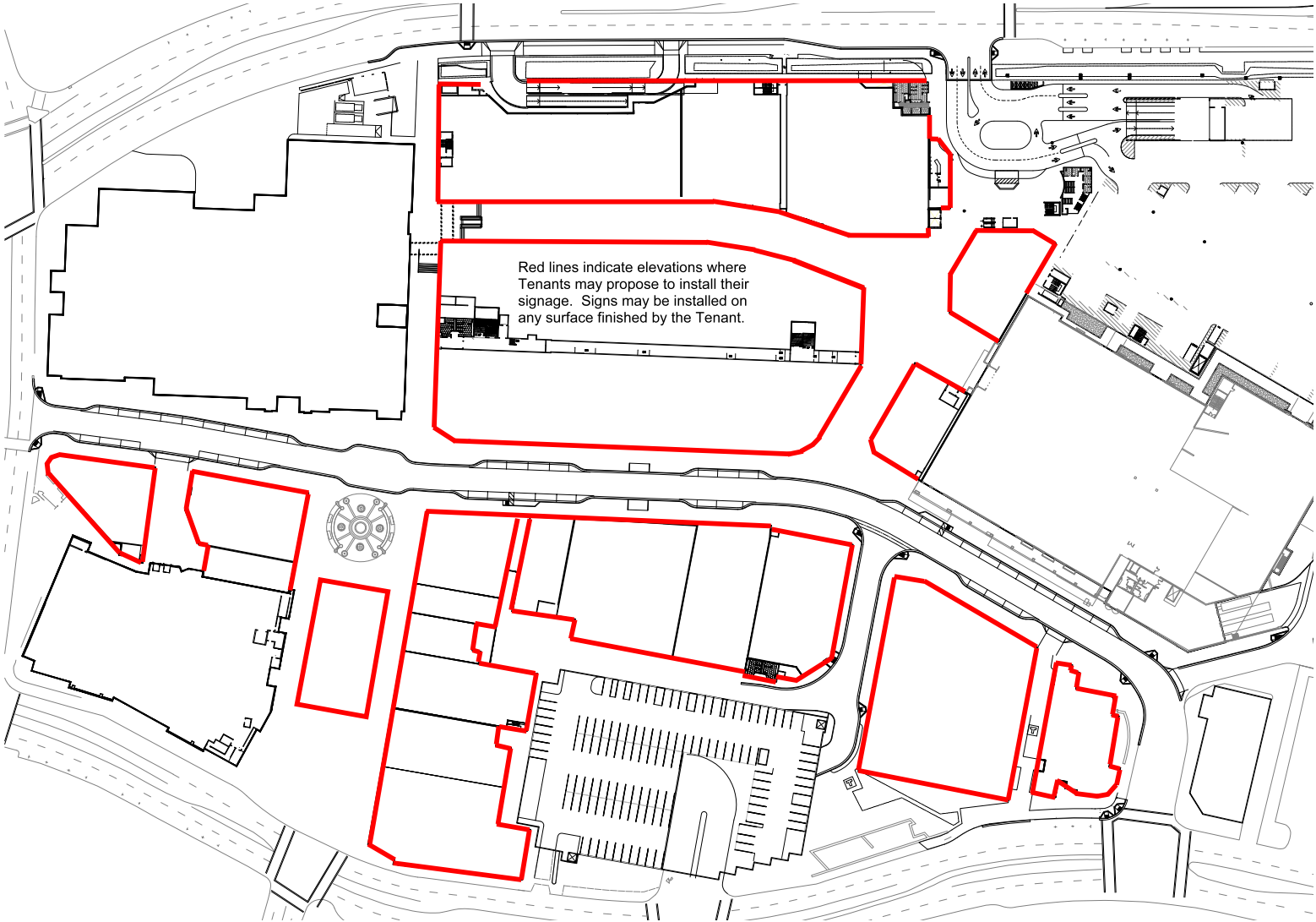
Sample Sign Area Calculation:

1. Lease line width at 25'-0”, times 0.667 = 16.68 square feet of sign area.
2. If the maximum letter height of 1'-6” is desired, it will be divided into the maximum area which yields a maximum width of 11'-1.5” by 1'-6” in height.

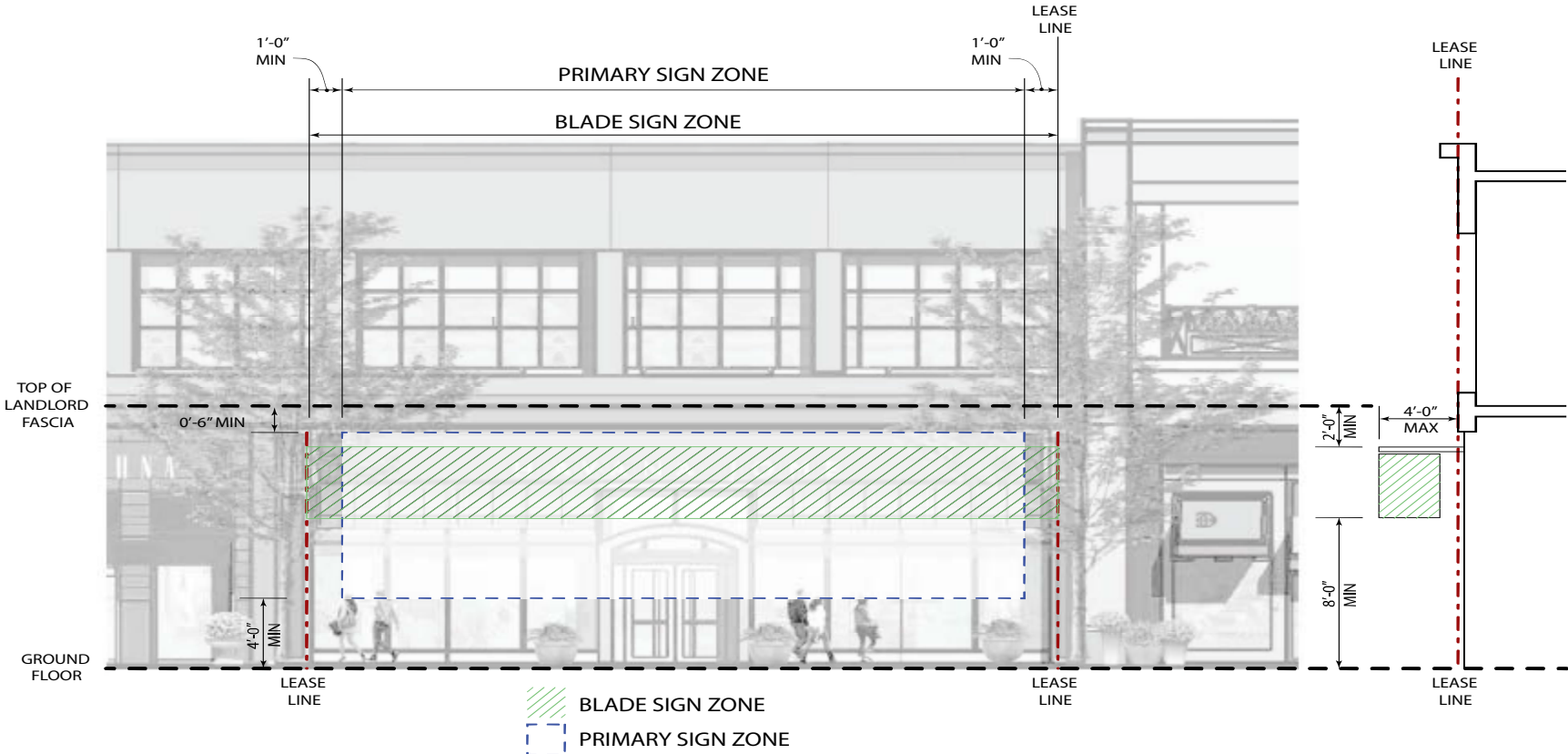
$$25 \times 0.667 = 16.68 \text{ (area of sign in SF)}$$

$$16.68 \text{ divided by } 1.5 = 11'-1.5''$$

ALTERNATE SIGNAGE (cont'd.)

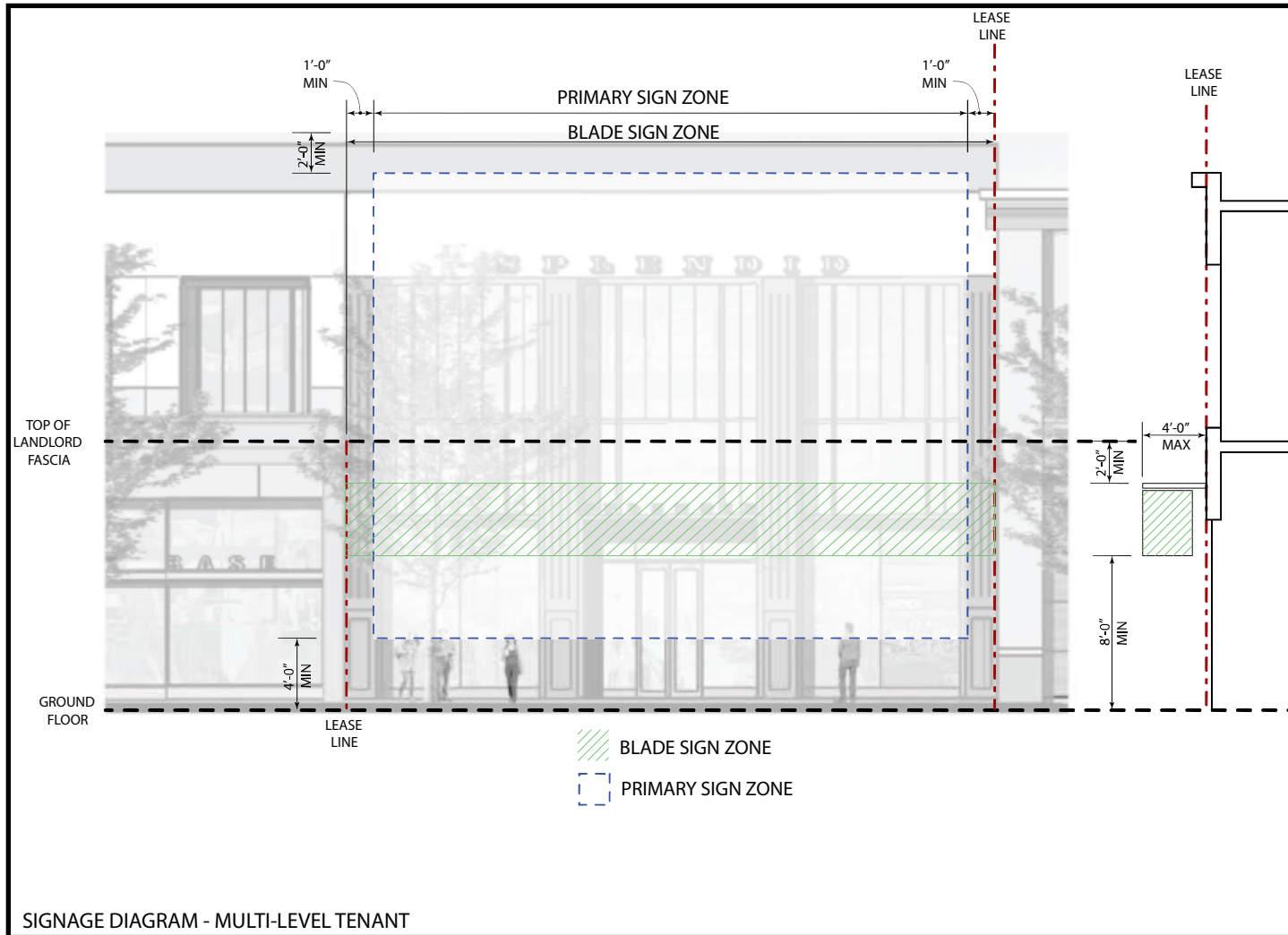


## SIGNAGE DIAGRAM - GROUND FLOOR TENANTS



**NOTE:** Blade signs or awnings that encroach into the public right of way will require an encroachment permit.

## SIGNAGE DIAGRAM - MULTI-LEVEL OR FULL HEIGHT TENANTS







# Broadway Plaza

1275 Broadway Plaza, Walnut Creek, CA 94596

## SIGNAGE DIAGRAM - ADDITIONAL SIGNAGE AT SOUTH BROADWAY FRONTAGE (ZONE 2)

Criteria is pending.

## PLAN SUBMITTAL GUIDELINES

### Drawing Preparation

Tenant's Architect and Sign Contractor shall make a physical on-site inspection of the premises to verify the "as-built" location, the applicable "zone condition" and physical dimensions of the premises. Failure to do so shall be at the risk and sole expense of the Tenant.

Prior to Construction Drawings, Tenant agrees to submit fully detailed and dimensioned scaled sign drawings prepared at Tenant's expense.

Tenant's sign plans shall be prepared in full knowledge of, and compliance with, all city, county, state and national ordinances, rules and regulations.

The sign design submittal is intended to acquaint Landlord's Tenant Coordinator with Tenant's basic design intentions for the Tenant's signage and to correct any conflict with the design criteria prior to commencing with construction drawings. Simplicity and restraint in material selection is important; however, the material selection, its method of application or its detail of construction should be consistent with the criteria contained in the Design Manual for the Mall.

### Review Process

Landlord's Tenant Coordinator shall review and approve Tenant's sign submittal for conformance to the Center's Design Criteria. Landlord's approval shall not be deemed to certify that Tenant's sign submittal comply with building codes and shall not relieve Tenant of the responsibility to verify all job conditions including, without limitation, dimensions, locations, clearances and property lines.

Landlord's Tenant Coordinator shall notify Tenant's Architect of the matters, if any, in which said sign drawings fail to conform to the design criteria contained within these criteria. Immediately after receipt of any such notice from the Landlord's Tenant Coordinator, Tenant's Architect/ Sign Vendor shall make the necessary revisions to the drawings as required to obtain Tenant Coordinator's approval and shall resubmit the revised drawings to Landlord for approval.

### Incomplete Submittals

Failure to provide the required information will be cause for return of the Tenant's submission with no review.

#### NOTE:

DRAWINGS PREPARED BY A CONTRACTOR WHO IS NOT LICENSED FOR THE DISCIPLINE IN QUESTION WILL NOT BE ACCEPTED; DRAWINGS RECEIVED VIA FACSIMILE WILL NOT BE REVIEWED. THIS IS DUE TO THE POOR IMAGE QUALITY OF THE TRANSMITTED DOCUMENTS.

## PLAN SUBMITTAL GUIDELINES (cont'd.)

### Drawing Requirements

Tenant's licensed sign contractor shall submit Sign Shop Drawings, PDF file only, directly to Landlord's Tenant Coordinator, as instructed, for approval prior to fabrication of signage. Drawings must be fully detailed and dimensioned, and shall include, but not be limited to the following information:

1. Elevation of the storefront including signage and graphics; showing all doors, architectural features, etc. and fully detailed/dimensioned sections and details through the storefront.
2. These fully detailed and dimensioned drawings shall be drawn to scale as noted:
  - Storefront Plan, Elevation and Sectional views at 1/2" scale.
  - Details of the Signage at 1/2" scale or larger.
  - Storefront Signage at 1/2" scale.
3. Letter style and typeface specifics. Color and finish qualities of all portions of signage.
4. Material specifications and thickness.
5. Transformer specifications, including input and output voltage of transformers. PK housing (or other U.L. approved insulating sleeve approved by Landlord and local building codes) is required for all through wall penetrations and must be indicated on the Sign Shop Drawings. Wiring specifications.
6. Locations of service switches, access panels and transformers. None of these items shall be visible to the public from any portion of the Mall.
7. Neon tube specifications, including color and dimension (in mm) of tubes to be used.
8. Type of lamps.
9. Mounting hardware.

Again this criteria is intended to assist you, the Tenant, during the design and construction of your sign. If you should have any questions prior to and during the submittal process please contact your Tenant Coordinator.