

**CITY OF ANTIOCH DESIGN REVIEW BOARD
RESOLUTION NO. 2004-15**

WHEREAS, the Design Review Board of the City of Antioch did receive a request from Cranmer Properties Incorporated, for approval of a tenant sign program and two monument signs for the Vineyard Business Park located at the northeast corner of Vineyard drive and East 18th Street; and

WHEREAS, pursuant to the California Environmental Quality Act and City implementing procedures, this project has been deemed categorically exempt; and

WHEREAS, the Design Review Board on April 14, 2004 duly held a hearing, received and considered evidence, both oral and documentary.

NOW THEREFORE BE IT RESOLVED that the Design Review Board of the City of Antioch does hereby APPROVE the plan as presented (AR-03-43), subject to the following conditions:

STANDARD CONDITIONS

1. That the City of Antioch Municipal Code be complied with.
2. That City staff inspect the site for compliance of conditions prior to final inspection approval.
3. That conditions required by the Design Review Board, which call for a modification or any change to the site plan submitted, be corrected to show those conditions and all standards and requirements of the City of Antioch prior to any submittal for a building permit. No building permits will be issued unless site plan meets the requirements stipulated by the Design Review Board and standards of the City.
4. That this approval expires two years from the date of approval (Expires April 14, 2006), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of the Use Permit. No more than one, one year extension shall be granted.
5. That the applicant shall defend, indemnify and hold harmless the City in any action brought by a third party to challenge the land use entitlement.

PROJECT SPECIFIC CONDITIONS

6. That all necessary building permits and other applicable approvals be secured by the applicant prior to installation of the signage.

7. That the two monument signs shall require a separate building permit and shall be located outside of the right-of-way.
8. That the proposed signage and finish colors conform to the sign plans approved by the Board.
9. Signage that does not conform to the approved sign program will require separate Design Review Board approval.
10. Any revisions to the materials, colors, and/or overall color scheme shall require a new application and shall be subject to Design Review approval.
11. That each sign shall require a building permit. At the time of submittal for permit, City planning staff shall review the sign for conformance with this sign program.
12. That any temporary signage comply with the requirements of the Antioch Municipal Code for such signage. No illegal signs, banners, balloons, flags, or streamers are to be used on this site or building at any time.
13. That only one sign shall be permitted for each tenant, except for the tenant at 1793 Vineyard Dr which shall be allowed 2 signs, one sign on south elevation and one sign on the west elevation.
14. That the proposed tenant signs shall be non-illuminated individual molded plastic lettering in "Optima Medium" font painted a bronze color. Landlord shall provide tenant signage to ensure uniformity of signage.
15. That each sign shall be limited to the width of the window store front, which is 17' wide. Tenants that share a store front are allowed a maximum width of 8 feet with 2 lines of copy, if required.
16. Maximum letter height shall not exceed ten inches for the first letter of each word. Subsequent letters shall not exceed eight inches in height.
17. Wording of signage shall be limited to business name only.
18. Mounting area of signage shall be limited to the textured area directly above store front.
19. That within the designated mounting area, the tenant signs shall be centered and aligned to the entry door of the unit.
20. That window signage may consist of logos, manufacturer's decals, hours of operation, telephone numbers etc. and shall be limited to less than 8 square feet. All "sales" signs, special announcements, etc. are not permitted on exterior or interior glass. Such advertising materials shall be set back 24 inches from glass surface and all window signs are not to exceed a maximum total of 10% of total window area.

21. That no signs shall be placed on the east or north elevation of Building "A" except for business identification signs at the rear loading or service door with a maximum area of 3 square feet. No more than one such identification shall be permitted per unit.
22. That no signs shall be placed on the south or west elevation of Building "B". If Building "B" contains multiple tenants, signage shall be limited to a suite directory with the location, content, and size subject to staff approval.
23. That with any sign replacement, the property owner shall be ultimately responsible to repair the exterior of the building to its original condition.
24. That the color of the monument signs shall match the color of the buildings.
25. That the monument signs shall be a maximum of three feet high above the finish grade.
26. That accent landscaping shall be added to the base of the monument sign on Vineyard and E. 18th Street to the satisfaction of City Staff.

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Design Review Board of the City of Antioch, County of Contra Costa, State of California, at a regular meeting of said Design Review Board held on the 14th day of April, 2004, by the following vote:

AYES: Chairperson Golightly, Board Members Michael, Miller

NOES:

ABSENT: Vice Chairperson Holliday, Board Member Devine

ABSTAIN:

Diancy Adkins, Secretary to the
Design Review Board

*D Approved
DRB 4/15/04*

Vineyard Business Park



Signage

Cranmer Properties

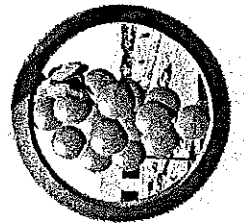
1773-1799 Vineyard Dr.

Antioch, CA

Vineyard Business Park Signage

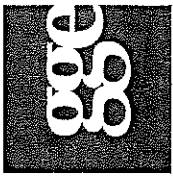
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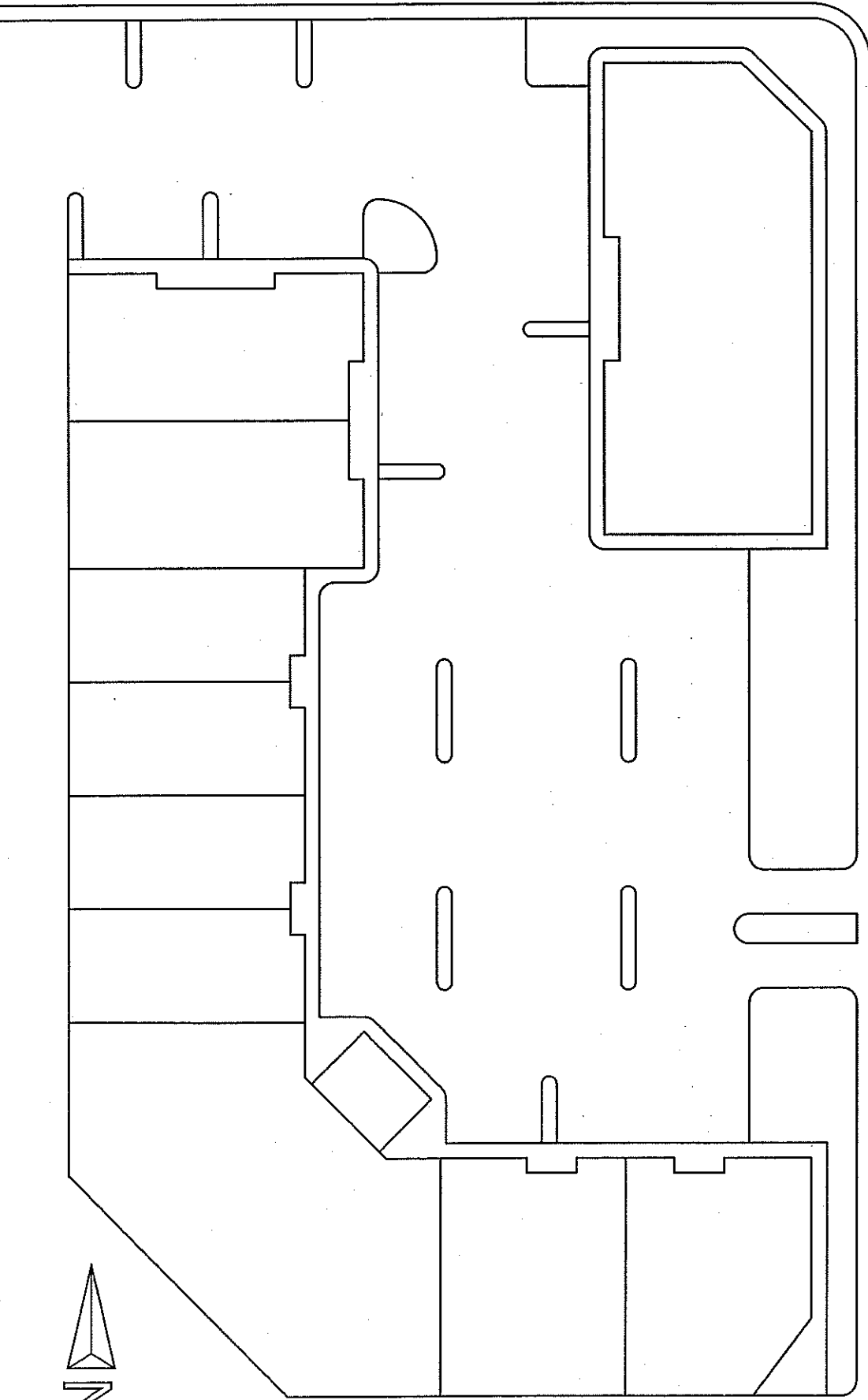


GENERAL GRAPHICS EXHIBITS

695 Minnesota Street
San Francisco, CA 94107-3026
(415) 641-3600 Fax (415) 641-3690
www.gge.com

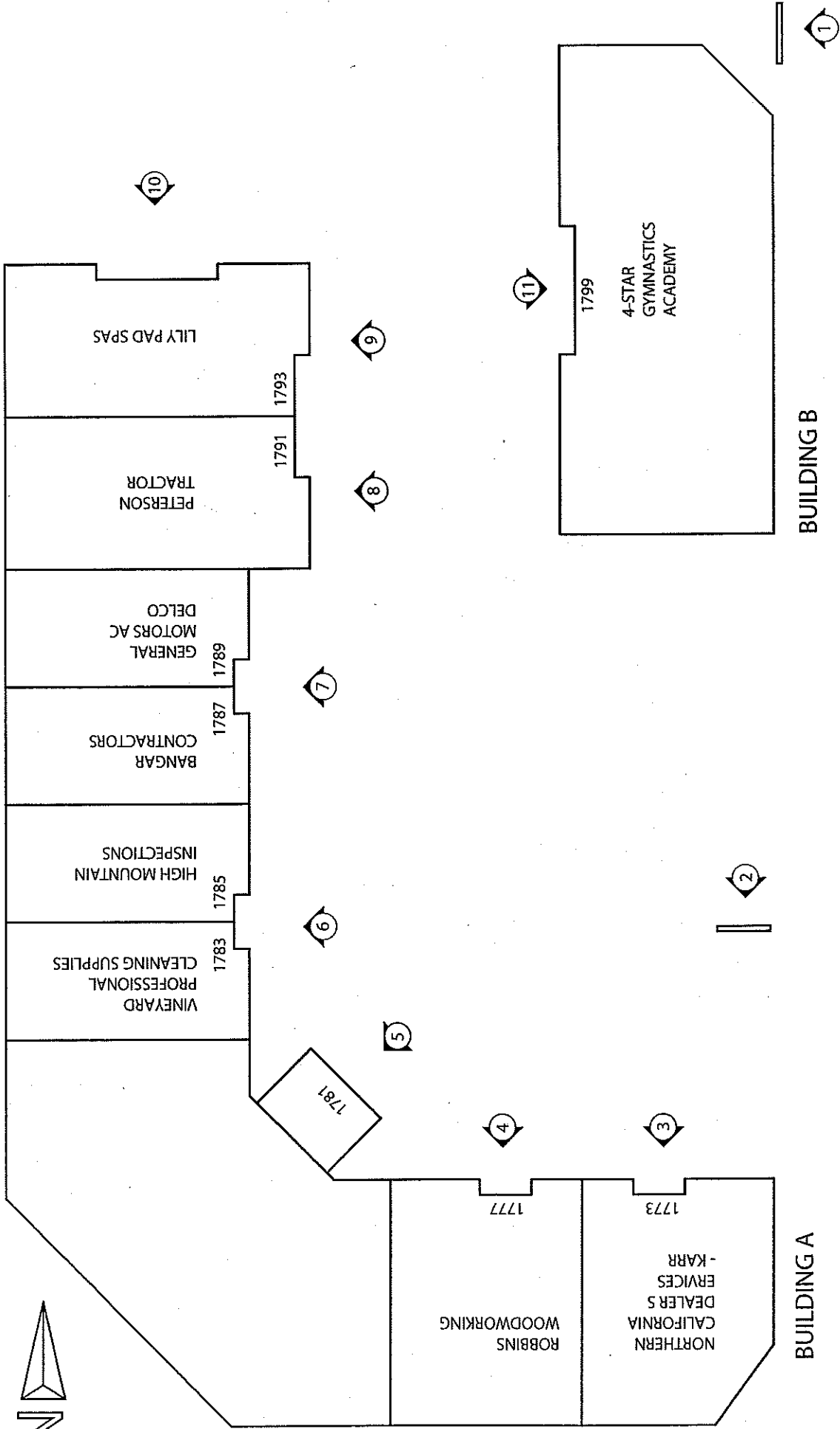


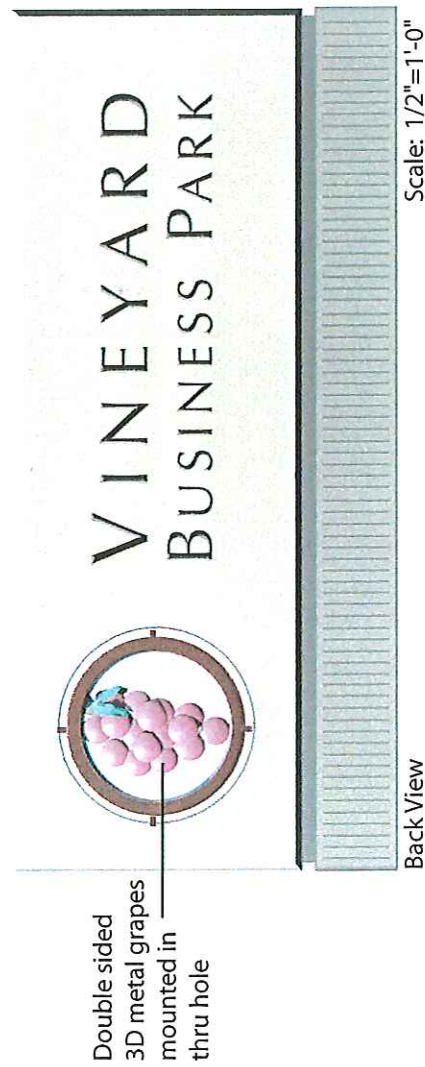
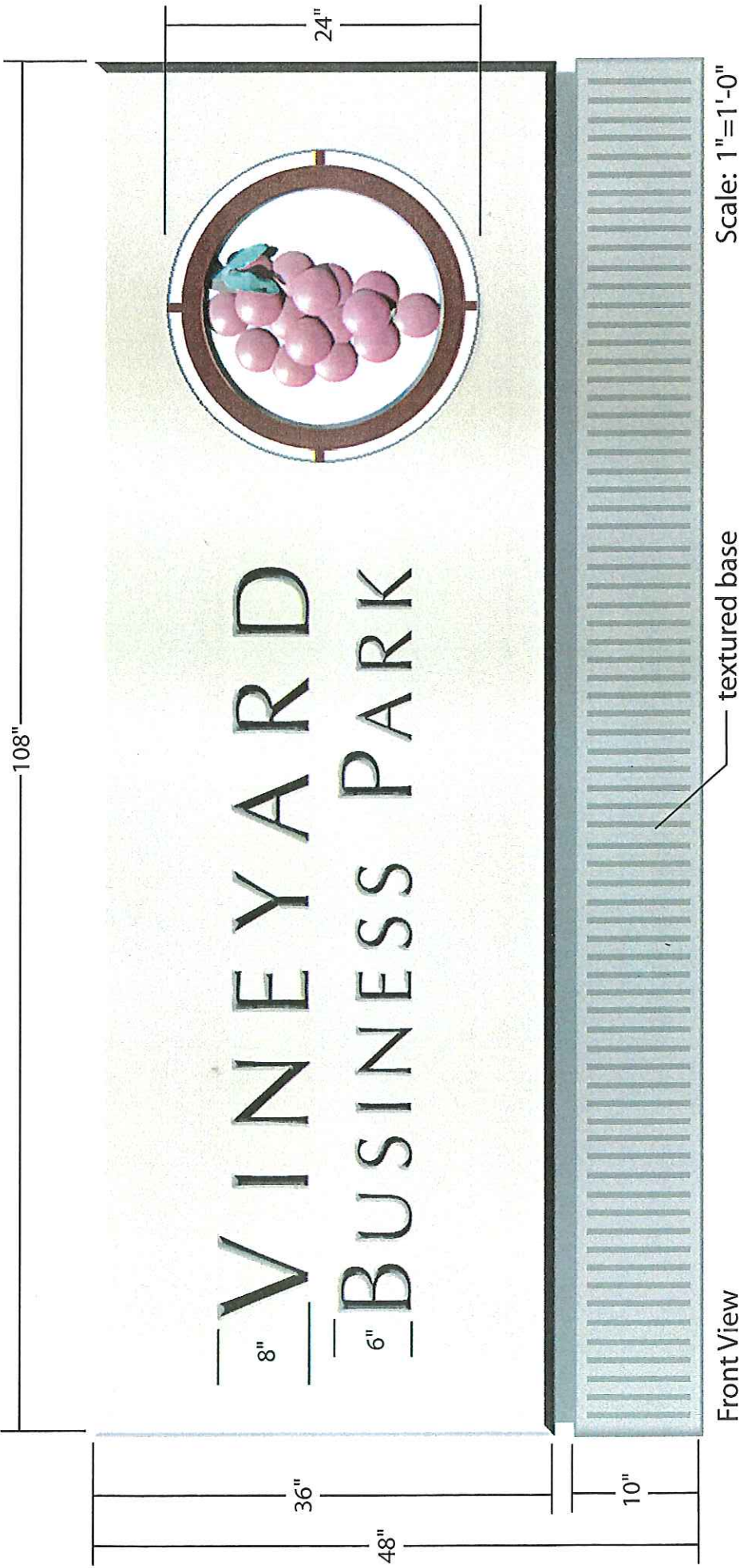
Design services provided by



EAST 18TH

VINEYARD DRIVE





- 8" thick sign
- Optima indented letters
- Double sided
- Bevelled edges
- Thru-hole for logo

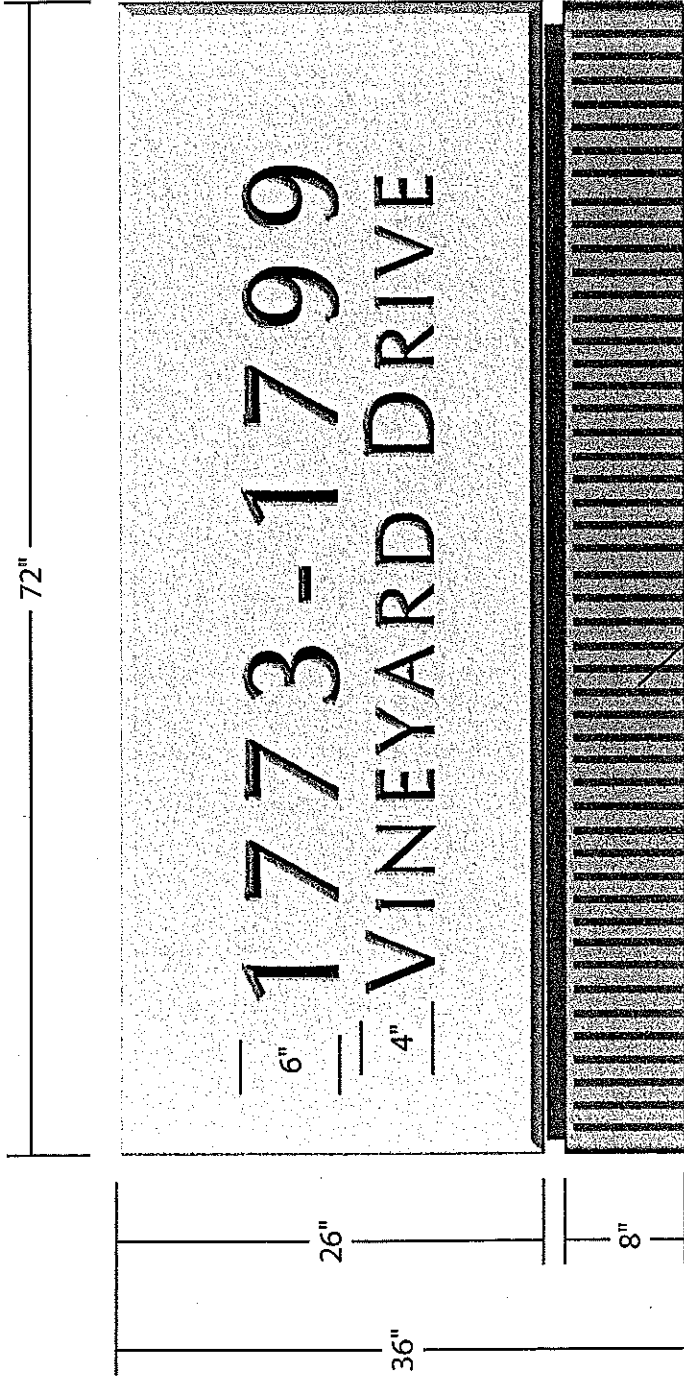
Double sided
3D metal grapes
mounted in
thru hole



Corner Signage Rendering - Left



Corner Signage Rendering - Right

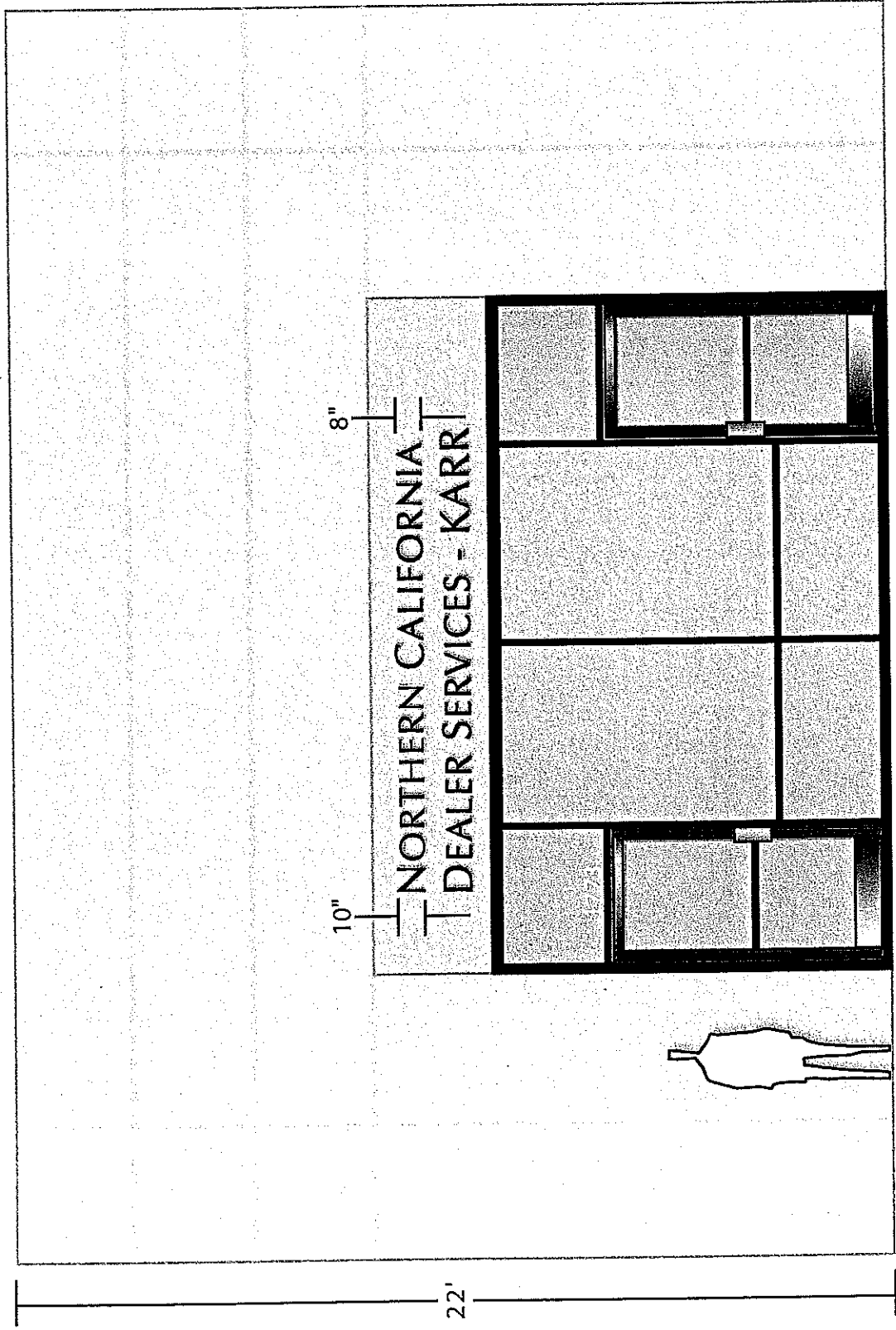


Front View Scale: 1"=1'-0"

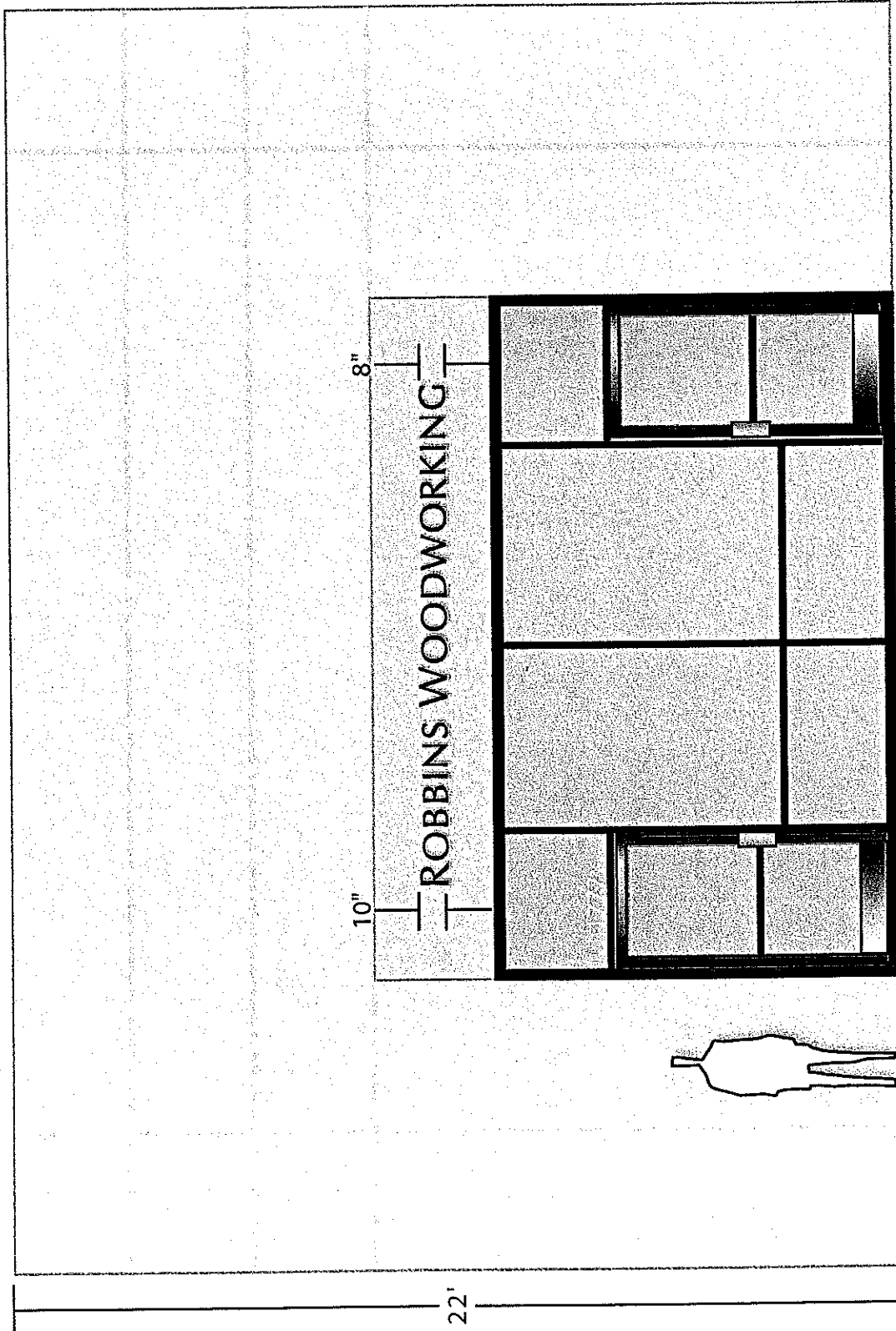
- 6" thick sign
- Optima indented letters
- Double sided
- Bevelled edges



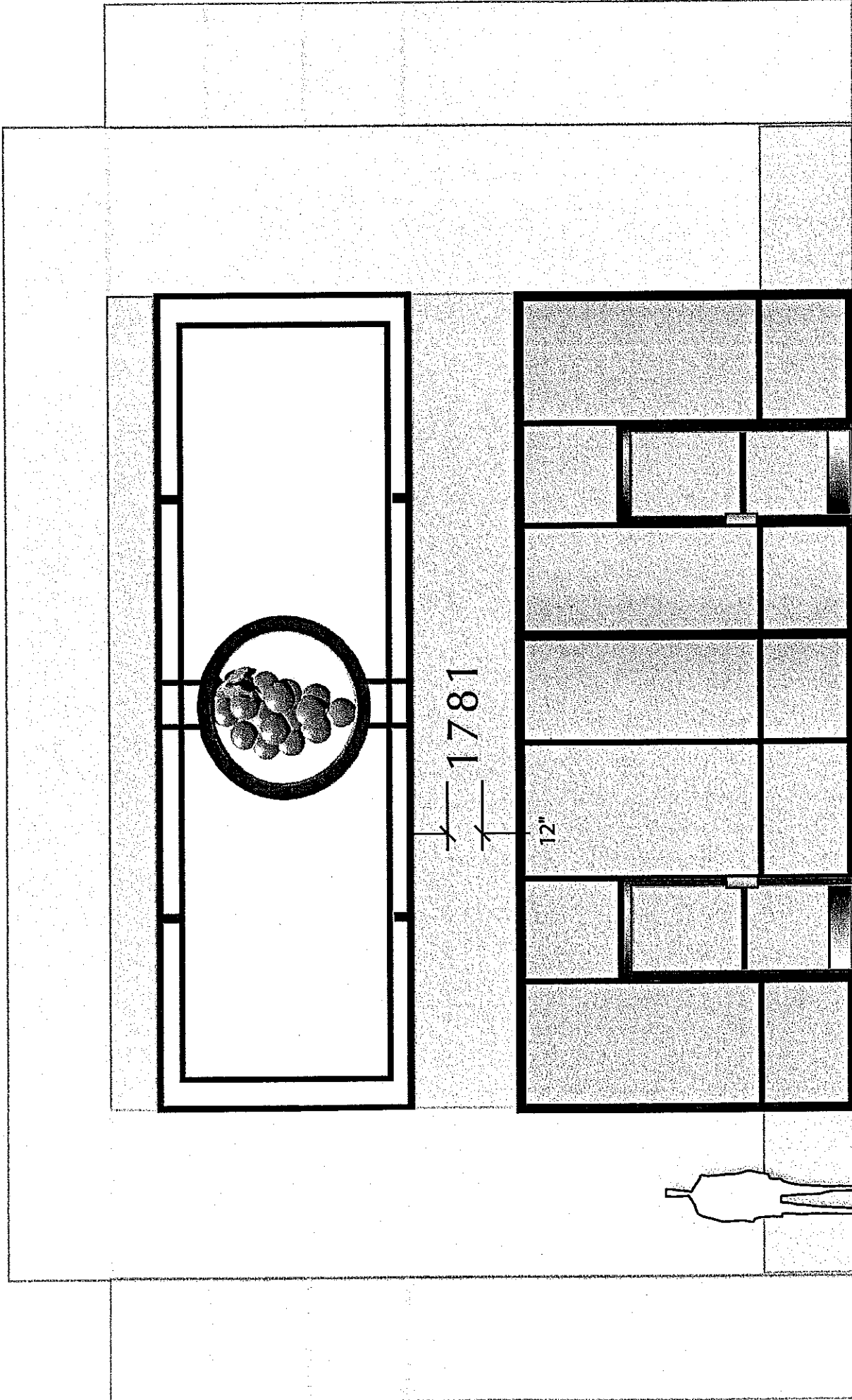
Parking Signage Rendering



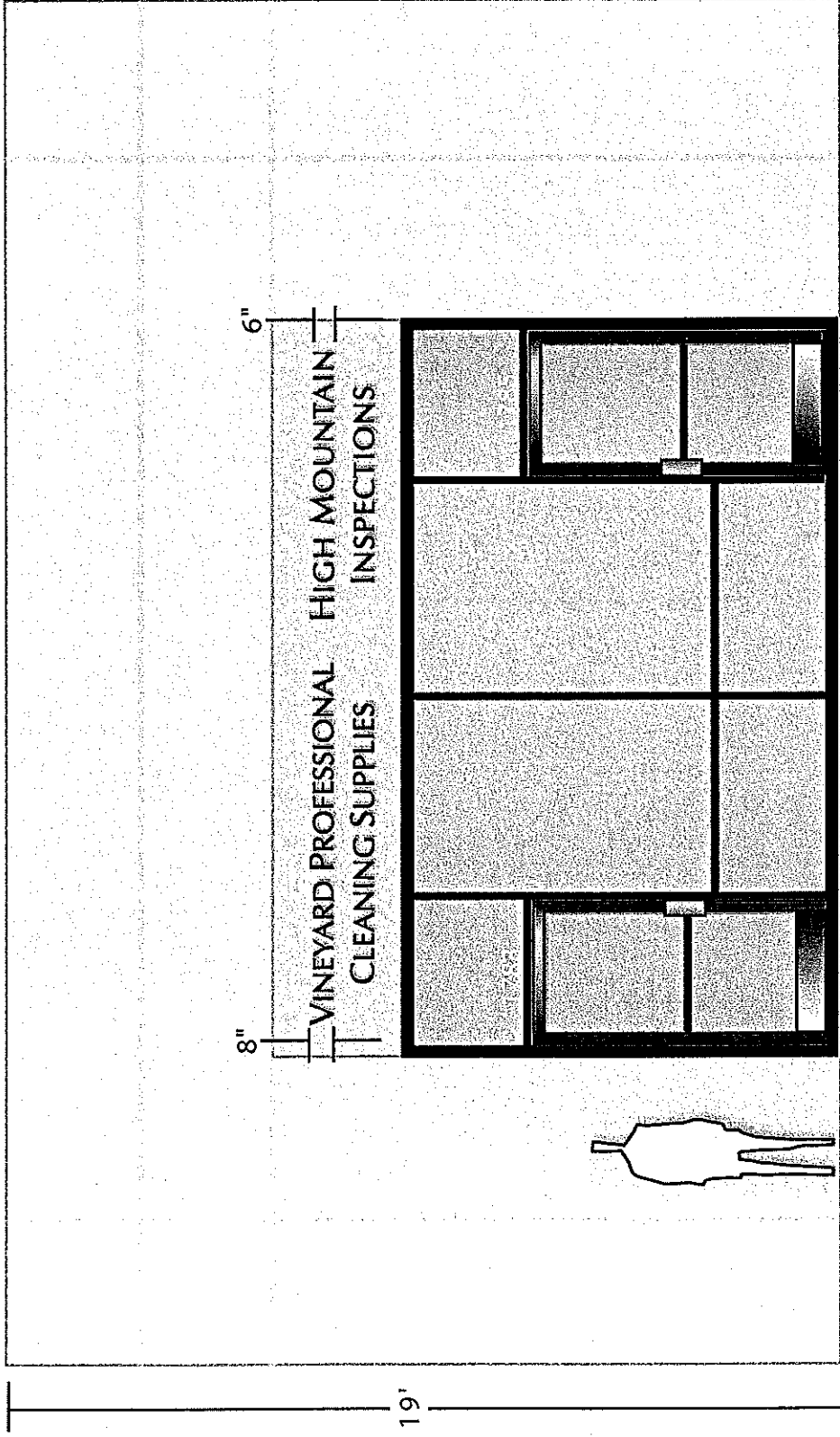
Tenant Signage Elevation - South



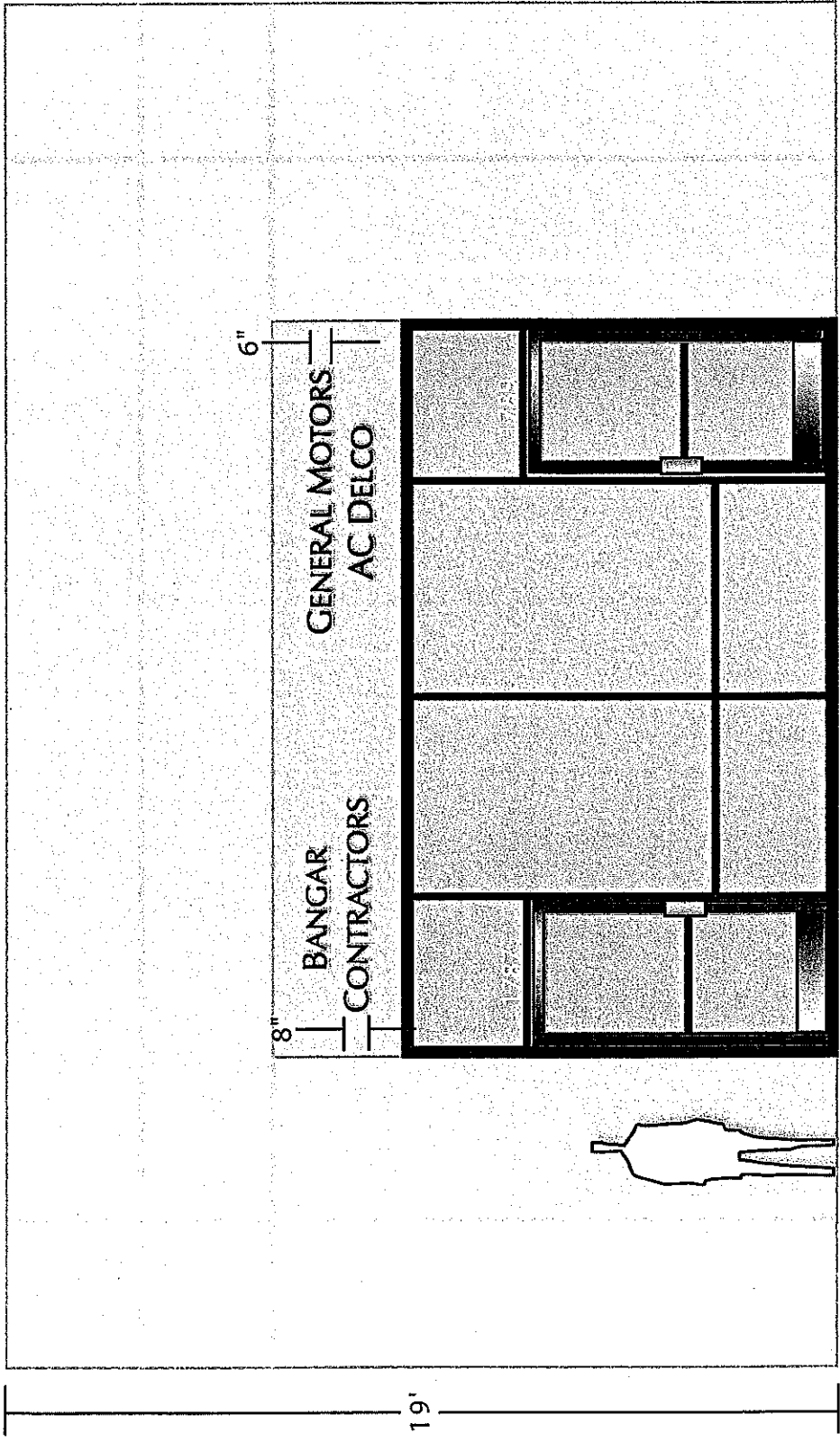
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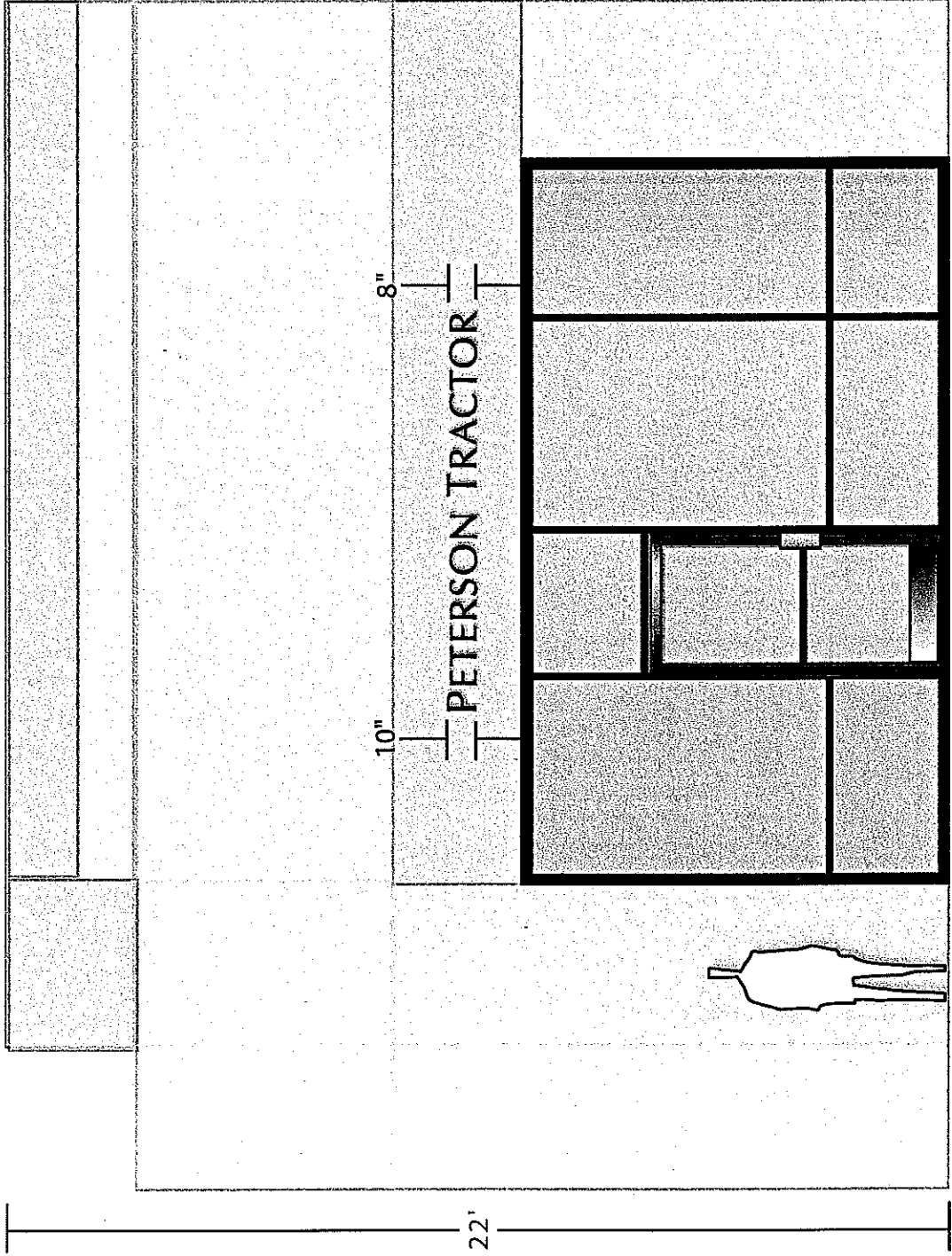
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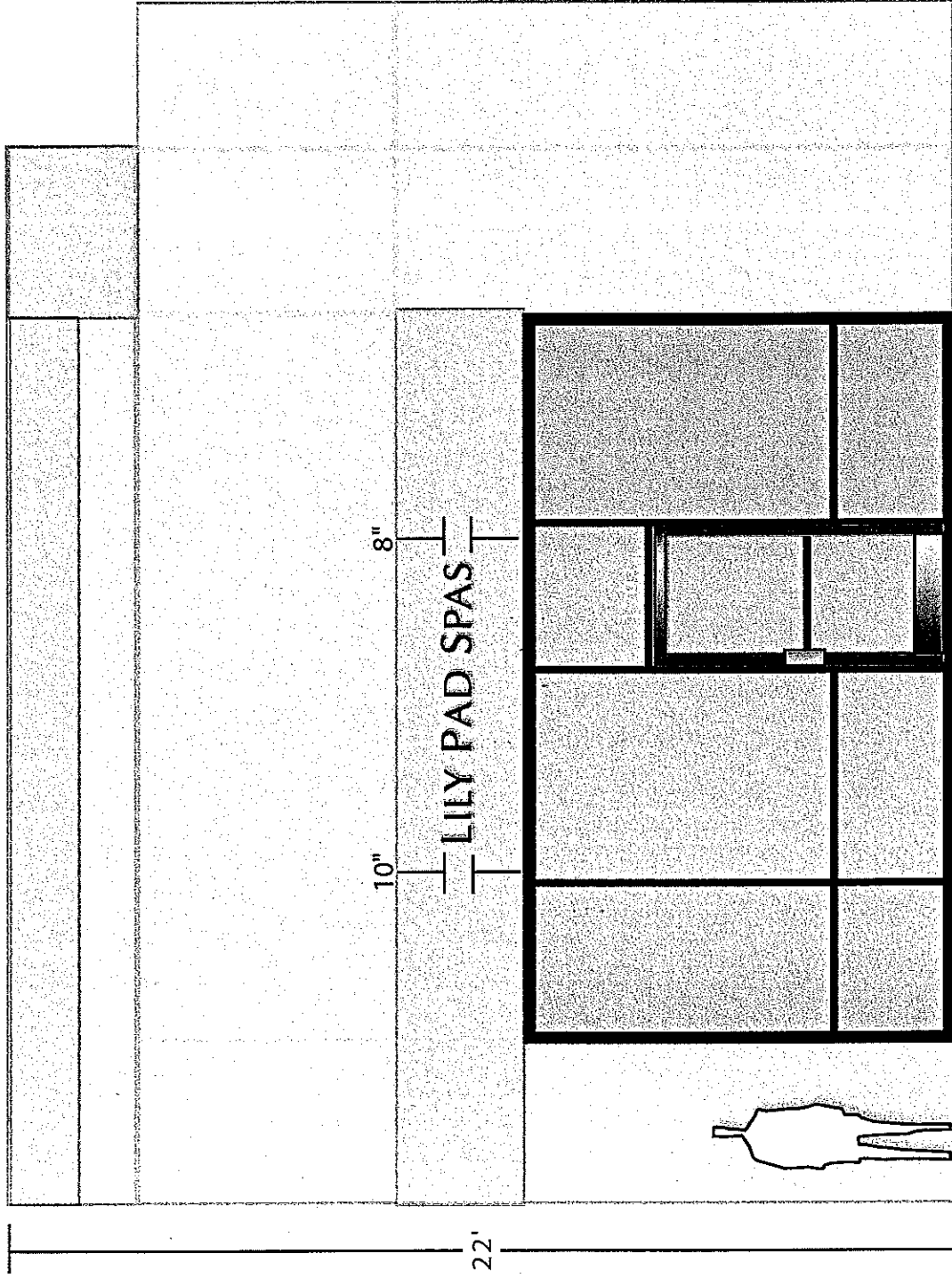
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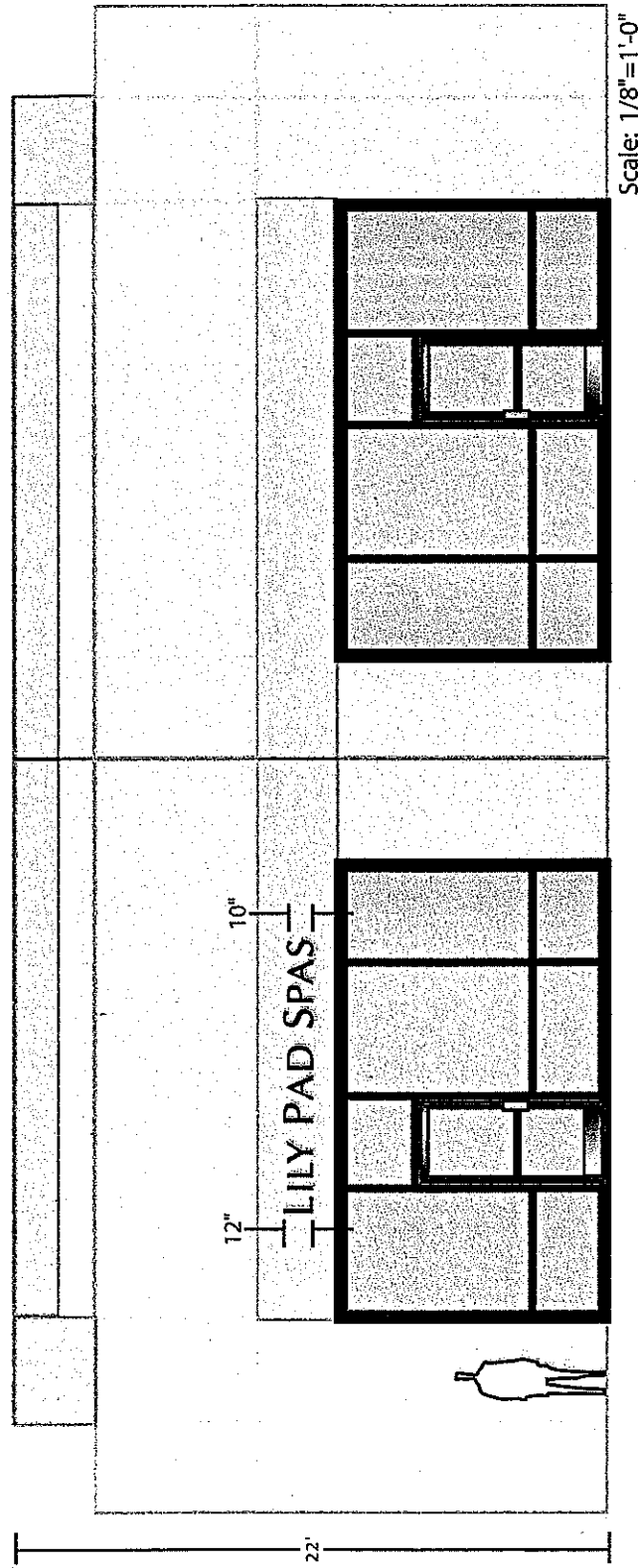
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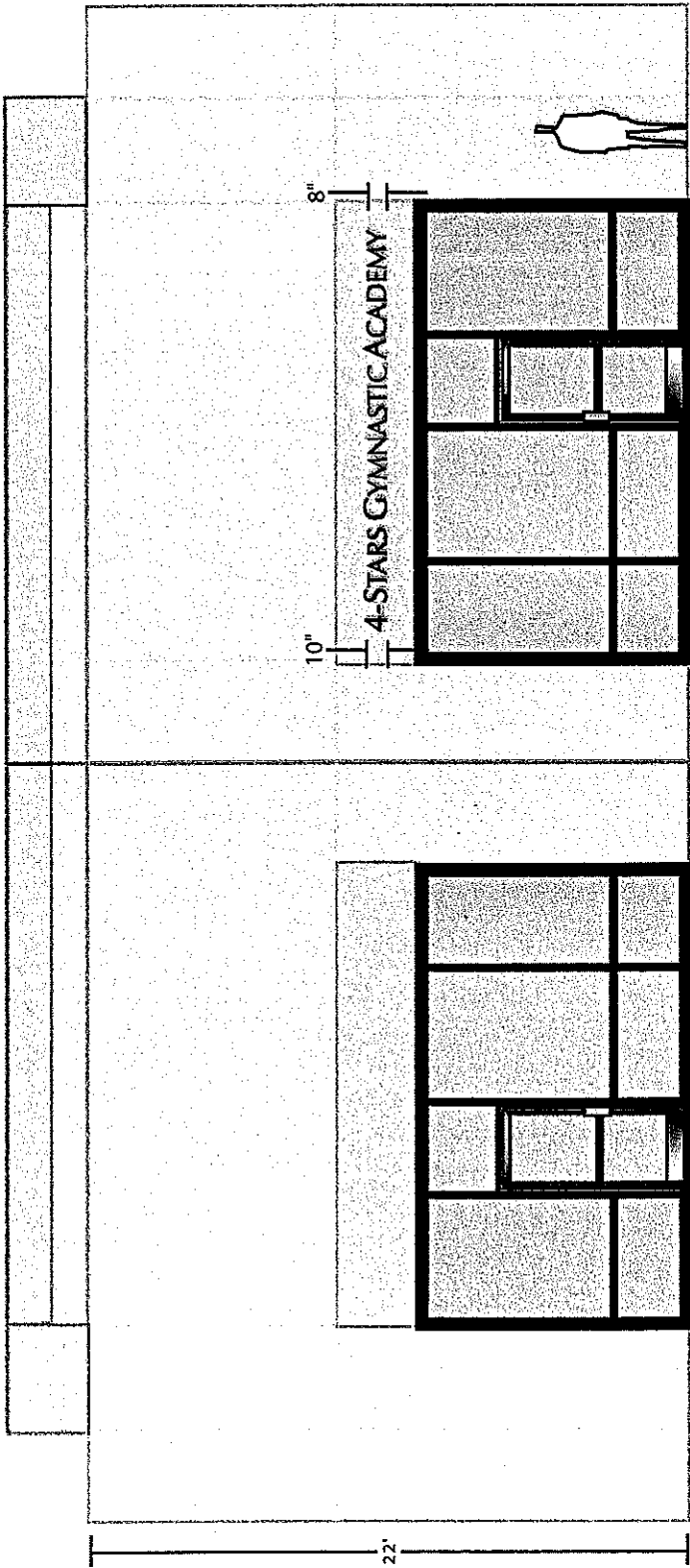
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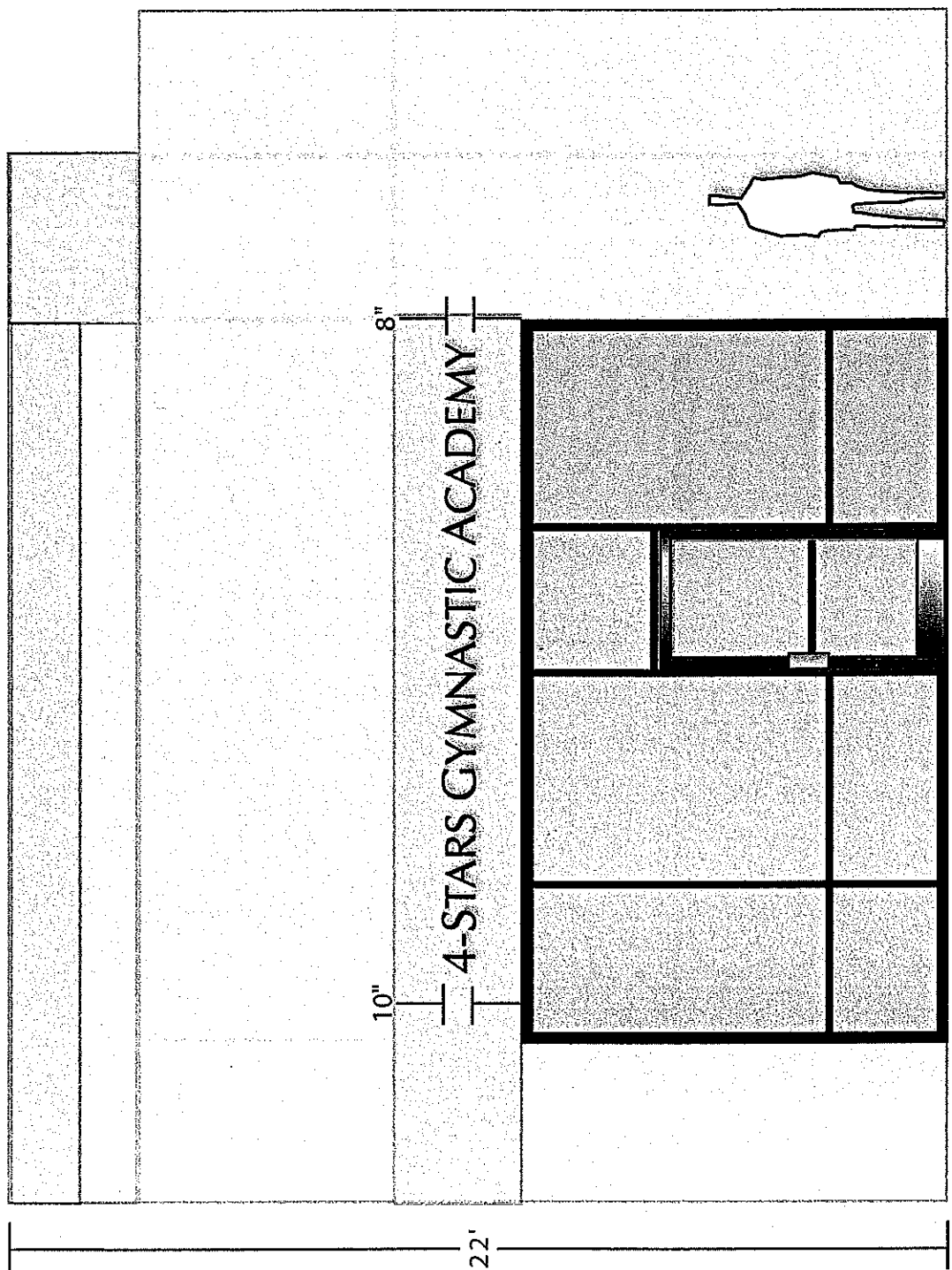


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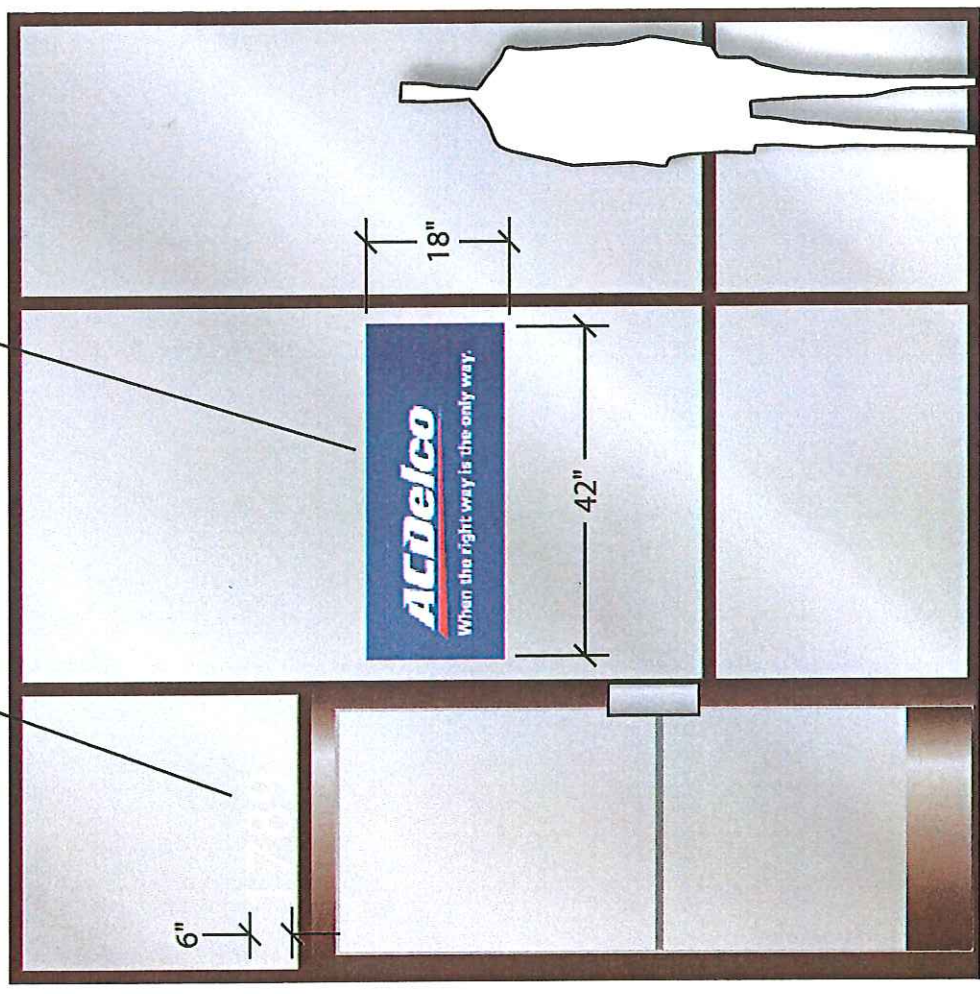
Scale: 1/8" = 1'-0"





PERFORATED VINYL LOGO
MOUNTED BEHIND GLASS

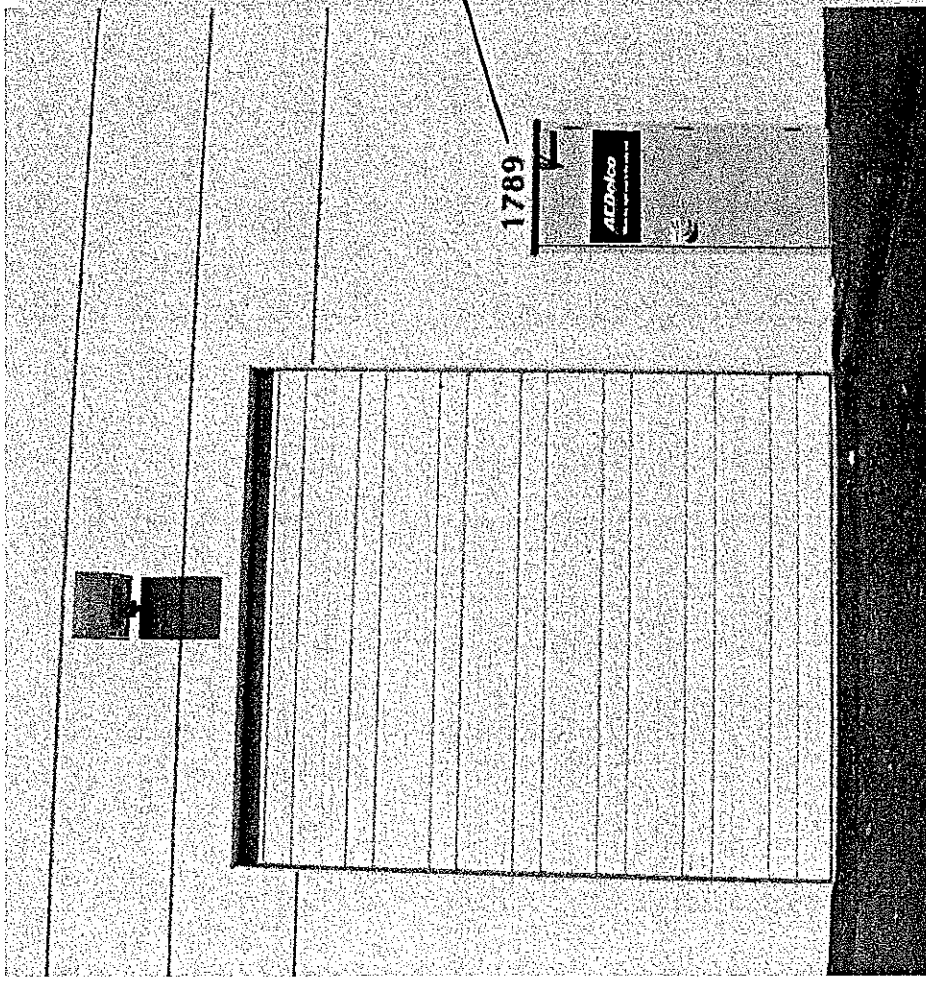
OPTIMA
VINYL
NUMBERS



Scale: 1/2"=1'-0"

Tenant Entrance

Tenant Entrance Elevation



6" DIMENSIONAL
NUMBERS - OPTIMA

1789

Delivery Entrance - Rear



PARKING ENTRANCE



MAIN BUILDING ENTRANCE



BUILDING B - CORNER



PARKING - SOUTH



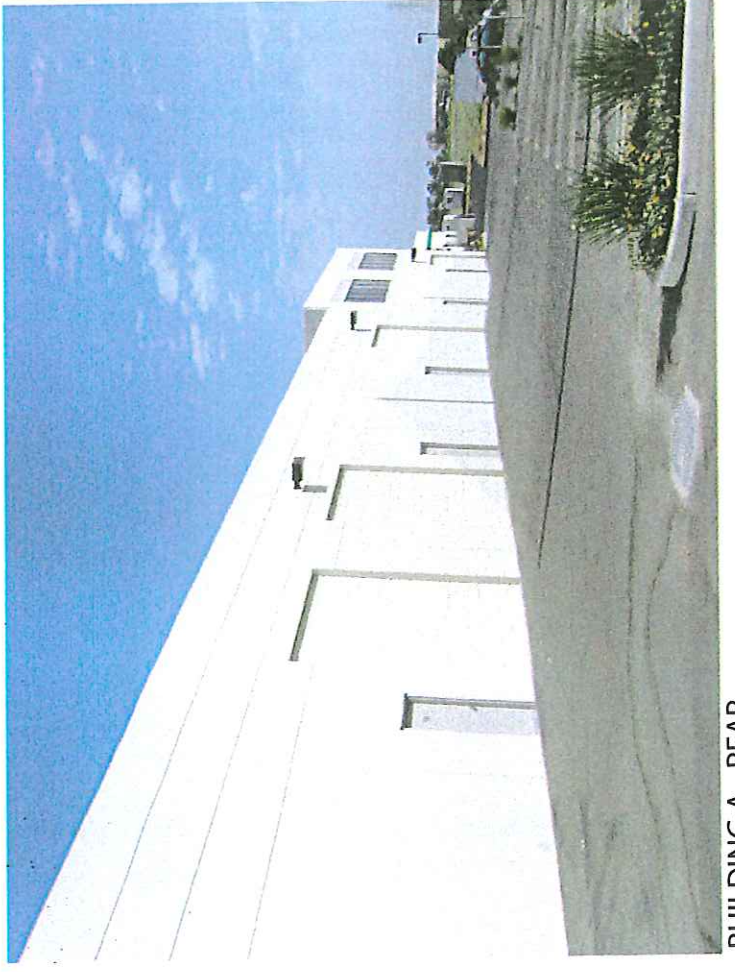
BUILDING B - EAST



PARKING - SOUTH



BUILDING A - SOUTHWEST



BUILDING A - REAR



TYPICAL TENANT DOORS