

Marketplace at El Paseo Design Guidelines



Final

October 27, 2010

MARKETPLACE
- AT EL PASEO -

Marketplace at El Paseo
Design Guidelines

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Intent and statement of Philosophy

The Marketplace at El Paseo Design Guidelines have been prepared to guide the developer and/or tenant, as well as the building architect, landscape architect, civil engineer, and other consultants in expediting the design, approval process and construction of the development.

It is John Allen Company, LLC and its affiliates, intent that proposed development meets the highest possible standards for site planning, building design, construction, and all other aspects which affect the quality of the Marketplace development to create an architecturally compatible and complementary project. Purchasers/Lessor should respond to and develop in accordance with the unique theme of the Marketplace architecture and landscaped surroundings. John Allen Company, LLC recognizes that each Purchaser/Lessor desires to maintain some degree of individual identity. This may be achieved through conscientious planning by the purchaser/lessor, coordination with John Allen Company, LLC, and adherence to the criteria presented herein. The resulting totally integrated development will benefit all concerned.

To assure conformity with these principles, John Allen Company, LLC will require that the standards set forth herein be adhered to in its review process prior to the commencement of construction. This review process is set forth in Section 2. The design and construction standards are outlined in Section 3.

These Design Guidelines have been reviewed by the City of Fresno Planning Commission. By their approval, the Planning Commission empowers the Community Development Director to review development plans submitted by the out-parcel and tenant developed building owners and developers, and if such plans are in basic conformance with this section, then the Community Development Director can approve such plans. The community Development Director shall reasonably interpret this document in the context of the use and special circumstances that may arise in the development of this site.

John Allen Company, LLC Authority and Liability

John Allen Company, LLC's approval of the Purchaser's/Lessor's submittals is for compliance with the criteria established in this Handbook only. By reviewing these drawings, John Allen Company, LLC and its agents assume no responsibility for code compliance, dimensional accuracy, or completeness of the drawings for construction purposes. Approval of drawings by John Allen Company, LLC is not to supersede the approval by a local reviewing party having jurisdiction.

John Allen Company, LLC and the City of Fresno will be the interpreter of the requirements of the Design Guideline for their own purposes. John Allen Company, LLC's Decision in matters relating to the same shall be final.

Purchaser/Lessor Responsibility

The declaration of Restrictions Grant of Easements (as defined herein) is attached as Exhibit "A". The Purchaser/Lessor is responsible for compliance with the Declaration, as well as with these Design Guidelines, local codes, zoning ordinances and other restrictions legally placed against the land; and for causing his contractors, sub contractors, and other agents to comply with the same.

The Purchaser/Lessor is responsible to obtain any and all necessary permits from the local authorities to develop its parcel and/or building. The Purchaser/Lessor must submit the required number of sets of construction documents and the specifications to each City of Fresno reviewing party, and pay all applicable fees. Copies of permits and one set of approved drawings must be kept at the construction site during construction at all times.

Section 1: General Information

Sellers Coordinating Staff

Development Manager

Contact: Chris Shane
94 Manhattan Ave
Manhattan Beach, CA 90266
T. 650/400-40030

Reviewing Architect

Contact: Mark Giles, AIA
KKE Architects
8 Mills Place.
3rd Floor.
Pasadena, CA 91105
T. (626) 796-8230
F. (626) 796-8735

Reviewing Engineer

Contact: Jason Mareschal
Fusco Engineering
16795 Von Karman
Suite 100
Irvine, CA 92606
T. (949) 474-1960
F. (949) 271-4432

Reviewing Landscape Architect

To be provided

Reviewing Sign Consultant

To be provided

Construction Supervisor

To be provided

Partial List of Local Governmental Agencies and Public Utilities

Department of Building and Safety

Contact: To be Determined
2600 Fresno Street
Fresno, CA 93721-3623
T. (559) 621-8000
F. (559) 621-7893

Department of Planning & Zoning

Contact: Michael Sanchez
2600 Fresno Street
Fresno, CA 93721-3623
T. (559) 621-8046
F. (559) 498-1026

Department of Engineering

Contact: Scott L. Mozier, P.E (Assistant Director/ Director of Engineering)
2600 Fresno Street
Fresno, CA 93721-3623
T. (559) 621-8811
F. (559) 488-1045

Fire Department

Fresno Fire Department
911 "H" Street
Fresno, CA 93721
T. (559) 621-4000
F. (559) 498-4261

Utilities

Electric Company

Pacific Gas & Electric
2221 S Orange Ave
Fresno, CA 93725-1011
Phone: (559) 263-7152

Gas Company

Pacific Gas & Electric
2221 S Orange Ave
Fresno, CA 93725-1011
Phone: (559) 263-7152

Water & Sewer Utilities

City of Fresno
Public Works & Utilities
2600 Fresno Street
Fresno, CA 93721
T. (559) 621-6888

Telephone

TBD

Cable Company

TBD

Tenant Handbook Glossary

A.I.A.

American Institute of Architects

As-Built Survey

Document showing completed physical conditions and improvements to project.

Building Coverage

The ground floor gross building area divided by the site area.

Changeable Panels

Sign panels which contain advertising information, copy, forms, or images that are intended to be removed in whole or part, changed and replaced with new advertising information, copy, forms, or images, whether by manual or automatic means.

Contour Lines

Drawn lines on a plan that connects the elevation heights of an actual or proposed surface.

Contract Documents

Working drawings and specifications of a physical project as part of the contractual agreement directed toward the construction and subsequent completion of the project. Defined in detail in A.I.A. document A201.

Declaration of Restrictions and Grant of Easements

Document recorded against the property and running with the land granting specific rights and obligations to the Outlot Purchaser.

Landscaping

Consists of any of the following combination of materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or other live plant matter. Non-live material such as rocks, pebbles, mulches, fences, walls, pavers, benches, irrigation systems, and other site amenities are also to be considered landscaping.

Magazine Road

A transition road intersecting and leading from, a major public road to the major drive/road in the development. Such a transition road allows for regulated and orderly directing of cars into and out of the development property.

Monument Sign

A monolithic sign and base structure, freestanding, and installed in a landscaped area.

Purchasers/Lessor Developer

Any and all owners, tenants, sub-tenants, concessionaires, or occupants of a parcel of land/building and thereby subject to the these criteria.

Parking Stall

A standard, dimensioned rectilinear space for the parking of a vehicle per the City of Fresno standards and/or tenant standards.

Peripheral Land

Land surrounding or secondary to a major development that is owned or leased by the developer and is under the jurisdiction of the Reciprocal Easement Agreement (as herein defined).

Permissible Building Area

Specific area designated for the location of above-ground structures such as buildings. Generally, the boundaries are determined by setbacks, landscape areas, parking areas or as shown in the declaration.

Pylon Sign

A sign with the appearance of being supported from the ground by a single and separate constructed support member. The use of pylon signs is not permitted on Phase 1 of the proposed development.

Reciprocal Easement Agreement

Any and all purchase agreements, leases, exhibits, supplemental agreements, and similar documents restricting or affecting title to the subject parcel.

Ring Road

The road which surrounds a shopping center and parking lots and connects to the magazine roads.

Rooftop Sign

Sign supported by a structure or fasteners mounted to and/or directly on or above a roof deck or slope. The use of a roof top sign is not permitted.

Setback

A required minimum distance between a structure or other use and a property line or other determined point.

Shop Drawings

Detailed drawings showing dimensions, materials, colors, finishes and construction of fabricated items. Generally prepared by the material fabricator.

Striping

Refers to painted line work on parking, loading and driving surfaces showing parking stalls, traffic direction, and regulation of vehicles.

Vehicle Stacking

An orderly space allowance for a number of cars or trucks waiting to use drive-up facilities, or traffic control points such as stop signs, lights, pick up lanes, left turn lanes, deceleration and/or acceleration lanes.

Wall Sign

A sign fastened to a building or vertical surface.

Section 2: Review Process

The Purchasers/Lessor shall forward a copy of this Handbook and all referenced documents to their architect, civil engineer, and any other consultants whose duty it is to obtain, review and comply with applicable codes. John Allen Company, LLC shall provide the following Documents to the Purchasers/Lessor beginning the design:

Parcel Plot Plan
Title Report
Existing Rough Grading Plan
Existing (or Proposed) Utility Plans

Soils Report and Final Compaction Report
As-Built or Construction Plans for Adjacent Site (if applicable)
Phase I Environmental
Mitigation Monitoring Program
Rezone Ordinance Bill
Resolution Certifying EIR
Conditions of Approval for Master CUP
Development Agreement

Prior to the commencement of the preliminary design phase, the Purchaser's/Lessor's architect shall make a physical, on-site inspection of the parcel/building/site in order to verify all existing site conditions. Deviations from this procedure could result in needless expenses by the Purchaser/Lessor in the event there are any discrepancies.

An Architectural Review Committee made up of the appropriate aforementioned "Sellers Coordinating Staff" (architect, civil engineer, landscape architect, and sign consultant), as well as John Allen Company, LLC, will insure that the intent of these Design Guidelines is appropriately followed.

Each Project will be reviewed and monitored through the three basic stages of its physical development:

Site Plan/Preliminary Design
Final Construction Documents
Construction

All drawings must display the seal of the registered architect, engineer, or other consultant preparing the drawings. All consultants are to be licensed in the State of California. Drawings are to be sealed, fully dimensioned, and clearly identified with the development name, Purchaser/Lessor name, and Purchaser/Lessor Number. Document format is explained further in "Document Requirements". The cost of the Documents is the responsibility of the Purchaser/Lessor. It is the responsibility of the Purchaser/Lessor to submit complete documents so that there are no unnecessary delays in the review process.

Three complete sets of prints and all technical specifications shall be submitted to John Allen Company, LLC for their review. Each submittal shall be sent to:

Contact: Chris Shane
94 Manhattan Ave
Manhattan Beach, CA 90266
T. 650/400-40030

I. Authority of the Committee

No structure, fence, wall, landscaping, signage or improvement within the Marketplace at El Paseo shall be constructed, maintained, repaired, altered, reconstructed, improved, or permitted unless and until the plans and specifications detailing the nature, kind, shape, height, structure, width, color, material and location have been submitted to and approved by the Committee. The Architecture Review Committee will be responsible for the unintended deviations from these Guidelines that may be approved by them.

- a. The Committee shall have the authority to approve plans and specifications submitted for its approval only if it finds the following:

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- i. The improvement contemplated is the proposed location is consistent with the goals of the Site Plan and Design Guidelines of the Marketplace and El Paseo and;
 - ii. The improvement will in compliance with and in harmony with the Design Guidelines, CC&R's, and other project documents.
- b. The Committee shall have the Authority to do the following:
 - i. Withhold its approval of plans and specifications which do not conform to the Site Plan, Design Guidelines, CC&R's, and other project documents.
 - ii. Require additional Plans and Specifications or other information prior to approval or disapproval of the proposed Improvements.
 - iii. Grant variances regarding any provision of the Design Guidelines when circumstances such as topography, hardships, aesthetics, environmental considerations, or tenant criteria justify a variance. The granting of a such variance shall not waive any of the terms and provisions of the Design Guidelines for any purpose as to the particular improvements and for the particular provision covered by the Variance.

Site Plan/Preliminary Design

The Purpose of this phase is to acquaint John Allen Company, LLC , and the City of Fresno with the Purchaser/Lessor intentions so that John Allen Company, LLC and the City may comment and/or advise the Purchaser/Lessor of any changes necessary to meet the criteria before the final contract document phase. Sketches, perspectives, sections or other details that will clarify the information presented is desirable. John Allen Company, LLC 's review of the preliminary package should normally take one to two weeks from receipt of the documents.

After John Allen Company, LLC 's review and approval, the Purchaser/Lessor shall present their package to the City of Fresno for review and approval of the development plan.

Final Construction Documents

After the Preliminary design drawings have been approved, the Purchaser/Lessor architect shall proceed with the preparation of final contract documents and specifications. Incorporating design suggestions and comments recommended by John Allen Company, LLC and approval by the City of Fresno in accordance with the criteria contained in this Handbook. Review time at this stage is normally two weeks from the receipt of the documents. Generally, John Allen Company, LLC 's review is linked to ensuring conformance with previous approvals and the design criteria as specified in this document.

After John Allen Company, LLC 's review and approval the Purchaser/Lessor shall present such plans to the City for a Building Permit Application.

Construction

The construction of the Purchaser/Lessor project will be monitored by John Allen Company, LLC to assist in the coordination of construction activities with other activities or uses of the development. See Section 4, "Construction Coordination." Such monitoring shall not be deemed an assumption by John Allen Company, LLC , or it's agents of responsibility for construction supervision of the project.

The Purchaser/Lessor shall supply an as-built set of Site documents and a copy of the Certificate of Occupancy to John Allen Company, LLC .

Document Requirements

Purchaser/Lessor shall contact the City of Fresno for exact submittal requirements. John Allen Company, LLC requires the following minimum information for each phase of the review process.

I. Site Plan/Preliminary Design

A. **Site Plan**

Title, date, consultant, Purchaser/Lessor and sheet number.

Scale at 1" = 20'-0" minimum, and show North arrow OR City of Fresno Standard.

Key plan – a small scale plan is to be included showing location of project in relation to the total development.

Parking data – number and ratio of spaces provided, size of stalls and aisles, and striping and angles of parking.

Acreage with building coverage and landscaping coverage and rough parcel dimensions.

Location of any view corridors, building setbacks, dimensioned property lines, easements, building area, and other restrictions on the property. Show also any prominent existing physical features to remain.

Building layout, pedestrian and vehicular circulation features within the property, and layout of parking areas. Also, service locations, including trash collection areas, screening methods, loading and unloading zones, and the locations of entries and curb cuts are to be shown.

Spot elevations or grading plans sufficient to indicate proposed grades for entire property development, including building floor elevations. Indicate surface drainage patterns, and storm water inlets, and any retaining walls that will be required.

Location and number of all signs

Utilities, utility locations, and connections to existing utilities and to the building.

The site plan must comply with all material requests with the overall site plan approved by the City of Fresno.

B. Site Lighting

Fixtures and poles matching the style of the development's parking Light fixtures.

C. Landscape plans

Plan to be at a scale of 1" = 20'-0" minimum OR City of Fresno Standard. Details and special planning areas to be prepared at a larger scale.

Title, date, consultant, Outparcel Developer, and sheet number.

Key plan – a small scale plan is to be included showing location of project in relation to the total development.

Dimensions, property lines, setbacks, easements, contour lines, elevations and prominent physical features.

Location of building(s), driveway(s), curb cut(s), parking, pedestrian, and service areas.

Location and types of hard construction materials, furniture, lighting, and other amenities that shall match the development's site amenities.

Irrigation – indicate type of system and irrigated areas.

Plant materials – Show quantity, botanical and common names, container size, and location of materials with clearly drawn labeled symbols. A minimum landscaped coverage of 15 Percent specific plan of the open area is required of all outparcels. Reference Section 3 for criteria requirements.

D. Building Plans

Title, Consultant, Outparcel Developer, date, and sheet number.

Scale 1/8" = 1'-0" minimum, also show North arrow OR City of Fresno Standard.

Building data – Type and use, square footage, number of seats (where applicable) building area (by use).

Floor plans with Dimensions.

Elevations with Dimensions (show building height); specified materials, and colors.

All proposed signage on building.

Cross and longitudinal building sections.

Utility loads and points of connection

E. Signage

Plan showing size and location of all proposed signs in accordance with criteria.

Elevations and sections showing all dimensions, materials, colors, and methods of illumination.

Photographs of identical or similar signs from previous projects.

F. Lighting

Plan showing all dimensions, materials, parking light fixture cut sheet, colors and methods of illumination.

Photographs of identical or similar lighting from previous projects.

II. Lot Line Adjustment if required

Lot Line Adjustment Drawing showing dimensioned adjustment to the parcel map in accordance with the City of Fresno requirements. Title Report, Metes and Bounds Descriptions as necessary. File Tax Bond may be required at Purchasor's/Lessor's sole expense.

III. Final Construction Documents

A. Site Plan

Complete working drawings and specifications prepared by a registered architect, engineer, landscape architect, or other consultant.

B. Precise Grading Plan

Plan Showing elevations and drainage methods of all surfaces. Includes tie -- in into public storm drains and hydrology and hydraulic calculations.

C. Landscape Plan

Complete working drawings, details, and specifications including plant list as prepared by a registered landscape architect. Irrigation plans showing all landscape areas on an automatic irrigation system. Show common and botanical names of all plant materials, and sizes.

The Irrigation Legend shall indicate:
Symbols
Descriptions
Manufacturer's name and model numbers
Operation pressures
Gallons per minute
Sprinkler radii

Legend Items are to be keyed on plans by manufacturer's model number, detailed reference, and specific reference, as required.

Plans are to show all utility locations and specifically define contractor's responsibility.

Plans are also to include the following information:

Location of water meter
Water meter and size
Elevation
Residual pressure (minimum, and maximum P.S.I.)
Domestic maximum demand (g.p.m.)

Irrigation area served (S.F.)
Estimated water consumption per month and year

All valve call – outs are to show controller sequence, valve-size, and system flow in gallons per minute. When electrical service is required, indicate requirements and the party responsible for providing service.

Complete comprehensive specifications are to be submitted identifying the scope of work to be provided. Also, a proposed operation schedule is to be submitted with plans.

Irrigation plans are to be prepared, signed, and dated by a qualified landscape architect or irrigation consultant.

D. Building plans

Complete working drawings and specifications as prepared by a registered architect.

A sample palette of major exterior building materials and colors shall be submitted.

E. Signage

The construction documents for signage. Outparcel Developer is responsible to obtain all necessary sign approvals, and permits from the City of Fresno.

F. Utility Plans

Plans showing locations of all utility service connections and facilities. The Outparcel Developers shall be responsible in drafting these plans in conformance with the requirements of each utility provider and to obtain their approvals.

G. Lighting

The site lighting drawings must accompany final working drawings for review.

Complete shop drawings of all site lighting, including photometric and manufacturer's literature, must be submitted for review and approval prior to installation.

IV. Construction

A. Temporary Utility and Truck Access

Show the routing of temporary utilities to be used during construction. Show access routes for construction traffic. Also see Section 4.

B. Record Site Drawings

"Record" survey showing all above and below grade improvements.

Section 3: Design Guidelines

A. Introduction

This section of the Design Guidelines describes the Design Standards and Guidelines for development of Purchaser/Lessor buildings and for building not constructed by John Allen Company, LLC .

B. Site Access and Traffic Flow

Marketplace at El Paseo in Fresno is located at the SWC of Herndon and Bryan Avenues in north Fresno. Access to the site may be from Herndon Avenue and Bryan Avenue and from the future Veteran's Boulevard. See Exhibit 3.1 for the general site layout.

For out parcel development and tenant developed buildings, scope of work shall generally be from inside face of curb unless a limit of work line has been established with John Allen Company, LLC prior to the start of construction. Should the scope of work include a portion of site development, the location of drive aisles, parking stalls, planters, trash enclosures shall be in conformance with the overall site plan and this design guidelines and may be subject to City of Fresno approval.

Entrances directing traffic to a "head – on" parking condition are to be avoided.

Drive – through facilities are to allow for sufficient vehicle stacking distance (current Development Code requirement is six car lengths from the order box, which shall be the minimum stacking allowed) and should be remote from parcel access points.

Asphalt curbs are not permitted in any location within the development.

All curb returns for access driveways are to have a 15'-0" minimum radius.

Service access for semi tractor – trailer or fire trucks requires wider driveways and greater radii and shall be designed accordingly. See Exhibit 3.2 for Truck Access.

All Pedestrian access is to be clearly identified. Should pedestrian access cross a landscaped area, it is to be via a 5'-0" wide (clear dimension) hard surfaced sidewalk. Should pedestrian access cross a drive aisle, the access point shall be clearly marked as a pedestrian cross walk. See Exhibit 3.3 for pedestrian access.

Site requirements, as well as all other design concerns included herein, may require modification or coordination in order to accommodate multiple operators on one parcel.

Access drives may be shared with the adjacent property owner/user. Purchasers/Lessor are required to open and align parking drives to the adjacent property parking lot to facilitate access/egress.

C. Site Parking

All required customer and employee parking is to be accommodated on each parcel. All standard parking spaces are to be 9' x 19' with a minimum 65' wide bays. Parking angle is to be 90 degrees. Parking must also satisfy the City of Fresno zoning ordinances and codes, but shall not be less than 4.5 spaces per 1,000 square feet of retail spaces, and 10.0 spaces for every 1,000 square feet of seating area in restaurants for the first 5,000 sf. and 15.0 spaces for every 1,000 square feet of seating area above 5,000 sf. See Exhibit 3.1 for the general site layout and parking areas.

Handicapped parking spaces are to be provided in accordance with local codes and the American Disabilities Act as well as California Title 24 requirements.

In general, it is desirable to have parking aisles that are to be perpendicular to the building.

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Whenever possible, curbed islands are to separate a change in direction of parking stalls and aisles.

D. Site Paving

The pavement section of parking areas are to conform to the minimum pavement sections as specified in the soils report and City of Fresno Requirements. All parking pavement is to be asphalt pavement. Decorative/accent paving may be in stamped/scored concrete and/or pavers. The City and John Allen Company, LLC must approve any decorative paving. Trash enclosures and adjacent truck service areas shall be constructed of concrete pavement.

Heavy traffic lanes are to be provided with a heavy duty pavement section per the soils report specifications.

All paved areas shall receive a curb or a curb and gutter section at all terminations. Type of curb shall conform to the curb section used on the general parking area. Minimum height of curb or curb and gutter above paved area shall be six inches.

4" (Four inch) thick concrete sidewalks are to be provided along the front of all buildings and where otherwise necessary by Purchasers/Lessor or per soils report. In some instances, a pedestrian travel way may be required from the public streets to the ring road through the Purchasers/Lessor property. The walks are to be broom finished.

Handicapped ramps are to be provided and constructed as required by local codes and the Americans with Disabilities Act and Title 24 of the California Code of Regulations.

Purchasor/Lessor paving, curb, walk and gutter operations are not to commence prior to the installation of underground utilities. Paving operations and utility installation is to be coordinated with the Construction Manager so that such installation does not cause unnecessary inconvenience to shopping center operations, or pedestrian or vehicular traffic.

E. Site Lighting

The design of the site and building lighting for the Marketplace at El Paseo should carefully consider enhancing the architectural theme of the project while providing for the safety, security, and privacy of other.

1. All parking lot lighting fixtures are to match the style of the developer's/site standard. Outdoor lighting shall conform to city ordinances.
2. Light poles are restricted to 35' in height maximum, including the base, or as otherwise required by code. In addition, light poles under the PG& E easement shall be per PG&E height restrictions and locations. Light pole bases must be 36" high concrete to protect light poles from damage.
3. Architectural wall mounted light fixtures shall enhance the architectural theme of the project and be consistent with the style of architecture.
4. Security wall mounted light fixtures shall be dark bronze or painted to match the building exterior. Security lighting shall be fully shielded.
5. Outdoor/landscape lighting is encouraged to highlight monument sign, building signage, architectural features, or landscape features such as ornamental trees, pathways, or pedestrian
6. Illumination is to be not less than 2.00 foot-candles minimum maintained throughout the parking lot.
7. See Exhibit 3.4 for Site Lighting Photometric Plan.

F. Site Utilities

Generally, all utility services shall be screened by landscaping, including water meters and backflow preventers.

All gas meters are to be concealed from public view, where possible.

All electrical and telephone service, except transformers and meters, are to be installed at the rear of building and/or in the building, where possible. All meters and transformers are to be reasonably concealed from public view, but in conformance with electric company requirements.

All utilities shall be installed with minimal visible exterior connections to parcel facilities except for required meters or transformers. Meters and transformers are to be screened with masonry walls and/or plant material where possible.

G. Grading and Drainage

The parcel shall be graded to provide positive drainage to the storm sewer system that has been sized to receive parcel discharge. The storm drain system is designed to a 2-year storm level. All buildings shall have 100-year flood protection through a combination of site grading and storm drain facilities. The Purchasor's/Lessor's engineer shall coordinate the precise grading design with adjacent parcels. All necessary erosion control methods will be utilized during construction to avoid siltation onto adjacent properties and into pipelines. Stock piling of topsoil or excessive material is not to interfere with drainage before, during or after construction.

Purchasor's/Lessor is responsible for application and NOI to SWPCB and for management of SWPPS through the term of construction.

No modifications to the approved surface drainage pattern will be permitted. Existing drainage areas are not to be altered during the grading sequence or afterwards unless accepted by John Allen Company, LLC review staff and the City of Fresno.

Parking lot slopes shall be a minimum of one (1) percent and a maximum of five (5) percent unless the City imposes more stringent requirements. All trenches or excavation near or adjacent to existing curbs, sidewalks, and pavement should be properly protected during excavation and shall be backfilled with suitable backfill material. Required density of compaction is to be indicated on the plans or specifications.

H. Building

Architectural Design

The design of the Marketplace at El Paseo is meant to evoke the Mediterranean and Spanish styles built in and around Santa Barbara between 1920 and 1930. Architects added historic fragments gathered from their clients' travels to Spain, North Africa and Mexico. This led to the exotic, romantic and abstract expressions characteristic of this architecture quite distinct from the Spanish Colonial Revival style built elsewhere in California. Spanish Towers were expanded in height to capture views.

The style is an eclectic mixture of Mediterranean architecture unified by the use of clay tile roofs, expansive stucco walls, deeply recessed wall fenestration and asymmetrical volumes to add character to the elevations. Floor plans are organized according to the Mediterranean convention, which separates private and public spaces with relatively blank public walls. Rear and private yards are more open and exotically decorated.

Purchasor/Lessor and the designated architect shall review the illustrations of Marketplace at El Paseo's exterior elevations and entrances that are included in this document to maintain conformity to the design intent. Purchasor/Lessor may approve unique national branding that will receive special consideration and approval so long as the concept meets the spirit of the Design Guidelines.

Entrances

Building Entrances are strongly encouraged to face the street. All façades visible to the street shall be highly articulated. See Exhibit 3.5 as examples of the type of articulations that should be sided on the facades of the buildings at the majors.

Building Wall Height and Treatment

Outparcel buildings shall not exceed 28 feet above finish grade at the primary building parapet. Entry features, towers, architectural projects may be taller, but shall not exceed 40'. See Exhibit 3.6 for a typical shop elevations and Exhibit 3.7 for a typical pad elevation.

The Marketplace at El Paseo has treated its stucco walls with color and pattern; the wall pattern is created with reveals, stone medallions and special fixtures. See Exhibit 3.8 for wall treatments. Similar treatments are required for outparcel buildings, in order to add interest and detail. Where flat roofs are used the building wall should end in an 18" – 30" high decorative cornice detailed similar. Sloping roofs shall be used and shall utilize clay mission tile, to break up the massing of the building. See Exhibit 3.9 for conceptual wall sections.

Light-colored stucco or stone accents, and columns, smooth and split faced masonry, heavy timber canopies, wood trellis', etc. create the integrated aesthetics of Marketplace at El Paseo. Similar or identical materials, finishes, and color will unify the development. Metal canopies and/or fabric awnings are encouraged

Screen Walls

Screen walls are used on buildings to conceal service areas. Screen walls shall be constructed of concrete masonry units with a light sand plaster finish with foam cornice treatment.

Materials and Colors

Purchasor/Lessor buildings shall utilize materials, finishes, and colors which match or complement the Marketplace at El Paseo. For colors/material, see Exhibit 3.10 Light-colored, light sand finish plaster or stone accents, and columns, smooth and split faced masonry, heavy timber canopies, wood trellis', etc. create the integrated aesthetics of Marketplace at El Paseo.

Screening

All mechanical and/or electrical units; roof top or ground mounted must be screened from public view with the same material used on the building façade. Whenever possible the exterior building walls will be extended to accomplish this. Metal screen walls are not permitted. Pad-mounted equipment is required to be screened with masonry walls and /or plant material, where possible.

Orientation

All buildings are subject to the setback requirements per City of Fresno local zoning ordinances and building codes.

Outparcel development is encouraged to place the building as close to the public street as possible in order to provide visibility and to provide a "Street Scene" on the public streets. All buildings must be within the "permissible building area" shown on Exhibit "X". Please note that the designated view corridors, and setback requirements may be affected by the public or private characterization of adjacent roadways or access roads.

Prohibited Exterior Elements

Exterior exposed fire escapes, exposed service stairs or ladders, radio or television towers, and antennae or satellite receivers are not permitted. If required, installation and location shall be coordinated with John Allen Company, LLC . All flat roof drainage is to be handled with an internal drainage system. No scuppers or leaders for flat roofs may be visible to the public.

I. Sign Criteria

Introduction

The purpose of these criteria is to establish sign design standards and general guidelines that assure consistency in quality and necessary to balance maximum identification within an overall harmony of design for the project.

Conformance to these criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the Tenant and/or his Sign Contractor.

Approval Procedure

All signs installed or displayed on the premises of Marketplace at El Paseo must have written approval of the Landlord/Developer. The aesthetic characteristics of the signs (i.e., placement, size, proportion, colors, textures, method of fabrication, location of transformers and electrical devices, etc.) are subject to the discretionary approval of the Landlord/Developer within the context of these criteria. Including but not limited to temporary promotional signs.

Prior to submission to the City of Fresno for permits, and prior to construction and installation of any sign or graphic covered by these criteria, tenant must submit three (3) sets of professionally prepared drawings of their proposed signage meeting these criteria to Landlord/Developer for review and approval.

Drawings must:

1. Depict sign on building elevation with dimensional location and scale.
2. Include all specifications for construction and installation, including but not limited to, colors, materials, and illumination details. Following Landlord/Developer approval, Tenant must submit approved drawings to the City of Fresno for review and permits prior to construction. All design, processing and construction shall be at the Tenant's sole cost and expense.

General Requirements

1. All work is to be performed by a professional sign company. Said sign company must be in possession of a current contractor's license to perform such work, in addition to a current city business license. Said sign company must maintain a minimum of \$1,000,000 insurance to be working on property.
2. All signs shall be reviewed and approved in writing by the Landlord/Developer for conformance with these criteria and overall design quality as well as Tenant's lease agreement. Approval or disapproval of sign submittal based on aesthetics of a design shall remain the sole right of the Landlord / Developer. Tenant shall submit (3) complete color copies to Landlord for review and approval.
3. After landlord / developer approval, each tenant shall submit or cause to be submitted to the City of Fresno for approval before fabrication three (3) copies of detailed drawings, to scale, indicating the location, size, layout, design and color of the proposed signs, including all lettering and or graphics. These drawings should be submitted along with site plan indicating the location of the lease space on the site, and elevation showing sign placement and lease space width. NOTE: All sign layouts shall include a digital image of the building frontage with proposed sign in a scaled format to include adjacent tenant signage, if applicable.
4. All signs must comply with current City of Fresno planning, zoning, building and electrical codes.

Marketplace at El Paseo
Design Guidelines

5. City Approval and Permits: Upon approval by the Landlord/Developer, Tenant shall secure a sign permit from the City of Fresno by bringing three (3) copies of the proposed drawings (approved by the Landlord/Developer) to the Planning Department. All permits required by the City of Fresno for signs and their installation must be obtained and paid for by the Tenant prior to installation.
6. All building signs shall be constructed and installed at Tenant's expense. Tenant is also responsible for the maintenance of building signs.
7. In the event a Tenant vacates his premises, Tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.
8. Tenant's sign contractor shall repair any damage to building exterior or common area caused by his actions. Incomplete repairs are the ultimate responsibility of the Tenant.
9. Upon notice by the City of Fresno or the Landlord/Developer, a Tenant shall be required to repair or refurbish their sign structure, sign face and/or sign illumination within seven (7) working days.
10. All electrical signage shall bear the Underwriter Laboratories (UL) label of approval. All conduit, transformers, junction boxes, openings in the building surface, etc. shall be concealed. The City of Fresno and the Landlord/Developer shall approve the method of installation.
11. Tenant is responsible for maintenance and cost of electricity for their own signage. The tenant shall be responsible to connect to the existing house panel J-box (electrical circuit from the house electrical panel for their signage). Tenant to provide sign connection wiring from J-box at sign location.
12. Tenant shall be fully responsible for the operations of his sign contractor and shall indemnify, defend and hold harmless the Landlord/Developer and his agents from damages or liabilities resulting from his contractor's work.
13. Registered trademarks, herein referred to as Registered Corporate Identity, pertains to corporate logos and logotypes that have been registered and are on file with the UNITED STATES PATENT AND TRADEMARK OFFICE in Washington, D.C.
14. Signs not covered by these criteria are subject to prior review and approval of the Landlord/Developer and shall conform to the requirements of the City of Fresno Sign Standards and the City of Fresno Code.
15. Sign Manufacturer identification. All signs must have the sign manufacturers name, address, and telephone number conspicuously and permanently attached on the exterior of the sign.
16. Leasing signs shall be restricted to the window of the available suite. These signs shall follow the same criteria as window graphics.

Types of Signs

Tenant Storefront Signage / Channel Letters

1. All Tenant storefront signage in El Paseo Marketplace should be designed to conform with specifications required in this criteria. Tenant signs may use a maximum of 30" or 60" in height, as noted on the specification pages. All tenant sign widths shall be determined by Tenant lease frontage calculated based on two (2) square foot of sign area for every lineal foot of leasehold frontage (2:1). Tenant copy shall be contained within the dimensions of the designated sign band area for each tenant not to exceed 75% of the tenant frontage. Distance from the edge of the sign to the end of the suite shall be a minimum of 5' in all cases.
2. Logos: [See elevation pages for height restriction on logos.](#)

3. Building frontage may not be combined to permit longer signs on any one building frontage. Signs shall be attached to the building parallel to the building face. No portion of any sign or its supporting structure may project more than five inches (5") from the face of the building or structure to which it is attached. No wall sign shall project above the roof line or below the bottom edge of the sign band. Bright fluorescent colors will only be accepted in cases of registered corporate trademarks.
4. Temporary Window Signs: Temporary window signs shall be tasteful and never appear cluttered. Painted advertisements will not be allowed. All window signs must look professional and be maintained to look as new. The window is intended to be used as a means by which pedestrians look into the store not as an advertising canvas. Window signs may not exceed more than 144" square inches of the glazing area on which they will be applied. These graphics will not be calculated in the allowable sign area. High performance white or black 3M vinyl to be used.
5. Temporary Promotional Signs Banners, pennants, flags, non-metallic inflatable devices and balloons promoting grand openings, special sales, outdoor exhibitions and other temporary events shall conform to the zoning code. Temporary promotional signs must be kept in good condition at all time and never pose a hazard or inconvenience to adjacent tenant or consumer.
6. Permanent Window graphics: Tenants will be allowed one (1) identification and information sign on their front window adjacent to the main entry door. Graphics will be limited to white high performance self-adhesive vinyl. The maximum area for the sign is 24" x 24" square. Lettering shall not exceed 4" in height and logos shall not exceed 10" in height. Supportive text shall be limited to 1" tall lettering set in legend form. Graphics and store hours shall be centered vertically at 60" and must be centered on door.
7. Blade signs: Tenants with under 14,000 square feet will be allowed one (1) identification blade sign mounted on the front elevation.

General Specifications

1. Signs shall be manufactured to U.L. Specifications and display appropriate U.L. labels.
2. Signs to be limited to Tenant's Trade Name as approved in the tenant lease.
3. Signs shall be individually fabricated letters of channel letter construction with 3/16" acrylic faces.
4. Letter frames (returns) shall be 5 inches, fabricated from aluminum with acrylic polyurethane finish to match face.
5. 3/4" trimcap edge shall also match face of letter.
6. Letters may be any bold sans serif or serif type style. Decorative or delicate serifs and strokes, italic or script letterforms are not permitted unless embedded as part of the tenant's logo or insignia.
7. All internally illuminated signs shall use 15mm double line neon tubes or LED lighting system.
8. Individual sign letters shall be mounted flush with the building fascia without use of exposed raceways.
9. All attachment devices, wiring, transformers, tubes and other mechanisms required for the sign shall be concealed.
10. Signage graphics and letterforms shall not project above the parapet, fascia, wall or roofline to which it is attached. A minimum of 1/8 of the overall sign height shall be maintained as a clear space around each edge of the sign and may not cross over the parapet if any significant architectural feature.

11. The tenant is encouraged to display name in a single line of text. However, up to three lines of text may be used as long as the overall height does not exceed the letter height allowed on the elevation it is placed.
12. Where more than one sign is permitted to a business, all signs shall be consistent in design, style, shape, color, illumination and text.
13. Tenants that occupy an entire building may be allowed to increased sign height, as long as the overall signage area does not exceed two (2) square feet per linear foot of building frontage on the elevation it is placed, as determined by the lease line.
14. Logos and other corporate insignias are permitted, as long as the overall height does not exceed the height allowed on the elevation it is placed. The vertical height of the lettering may not exceed the height of the logo.
15. Color of graphics will be subject to the approval of the Landlord. Trimcap edges and letter returns to match the face color. Background is to be existing building color. Painted signs shall not be permitted.
16. All signs using lags, fasteners, or screws are to be rust proof plated or stainless steel and installed in a concealed manner. All tenant signage must also have full weld construction, all building penetrations are to be watertight sealed. Tenants shall not have labeling or other identifications exposed.
17. Tenant's electrical service is from tenant power source on automatic time clock to hours of business. Typically all tenant signage shall not have any exposed illumination or flood lighting.
18. Sheet metal will not be permitted on any tenant signage.
19. Contractors shall repair any and all damages caused by their work.

Sign Restrictions

PROHIBITED SIGNS

1. **Signs constituting a Traffic Hazard:** No person shall install or maintain, or cause to be installed or maintained, any building sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
2. **Signs in Proximity to Utility Lines:** Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
3. Signs painted directly on a wall will not be permitted.
4. Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line. Signs on mansard roofs and equipment screens are prohibited.
5. There shall be no signs that are rotating, revolving, flashing, moving or audible.
6. No sign shall project above or below the sign-able area. The sign-able area is defined in the attached Exhibit for minor and major tenants.
7. Advertising or promotional signs on parked vehicles are prohibited. This includes signs on or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify or provide direction to a use or activity within the shopping center, and which are not related to the vehicle's lawful activity. This provision does not apply to service and delivery vehicles of Occupants when engaged in regular business activities (e.g. Trucks making deliveries to businesses within the center).

8. Billboard Signs are prohibited except for Land Lord leasing signs and identification signs.
9. The use of a permanent sale sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 10% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year. Subject to landlord / developer approval.
10. Any sign not indicated in this sign program shall be considered prohibited unless approved Landlord and City of Fresno sign regulations.
11. Signs must be architecturally compatible with the entire center.
12. All materials used in signage construction and installation must be new. No used materials will be allowed.
13. Temporary signs, including flags, banners or pennants, or a combination of same, may be permitted (e.g. for announcing openings and re-openings after remodels) subject to Municipal Code requirements, Landlord / Developer and City approval. Size, location and duration of temporary signage shall be as specified in the Municipal Code requirements of Fresno and approved by Landlord.

Other Restrictions

Illegal Signs

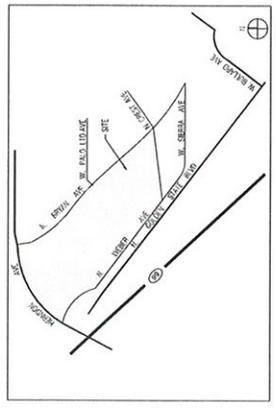
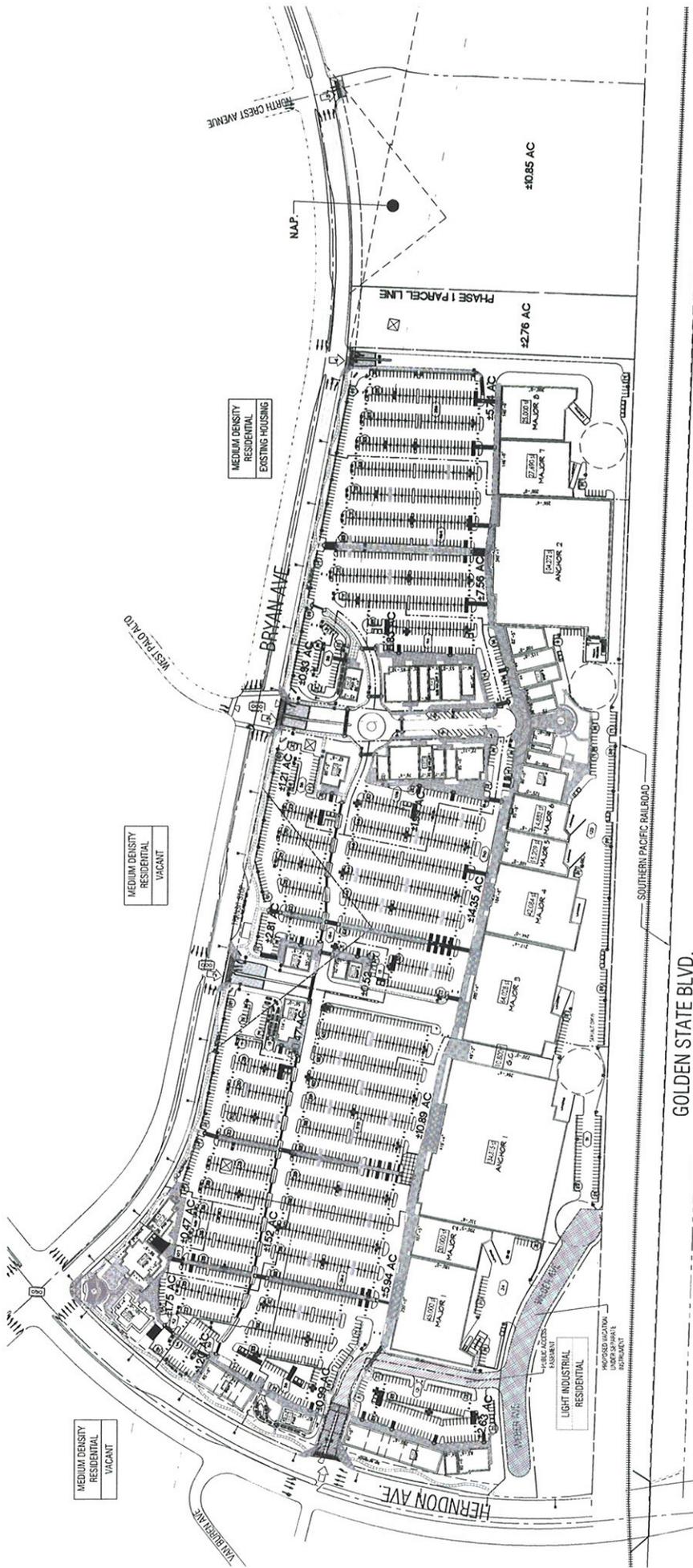
Any sign that is deemed not to be in conformance with the approved Sign Plan or erected without government approval or permits is considered an illegal sign. The Landlord / Developer may, at its sole discretion and at Occupant's expense, correct, replace or remove any illegal sign.

Abandonment of Signs

A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 90 days. The Landlord / Developer may, at its sole discretion and at Occupant's expense, replace or remove any abandoned sign.

Inspection

The Landlord / developer reserves the right to hire an independent electrical engineer at the Occupant's sole expense to inspect the installation of all Occupant's signs and to require the Occupant to have any discrepancies and/or code violations corrected at the Occupant's expense.



- SITE PLAN NOTES**
1. ALL STREET CORNERS WITHIN THE AREA OF CONSTRUCTION SHALL BE RECONSTRUCTED TO MEET THE CITY'S DESIGN STANDARDS FOR STREET CORNERS.
 2. ALL CHANGES TO THE ORIGINAL CONSTRUCTION SHALL BE DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER.
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- SITE PLAN LEGEND**
- 1. THE 1/4" FULL SPIN - 1/4" OCCUPANCY
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 - 3. THE 1/4" FULL SPIN - 3/4" OCCUPANCY
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- SITE PLAN KEY NOTES**
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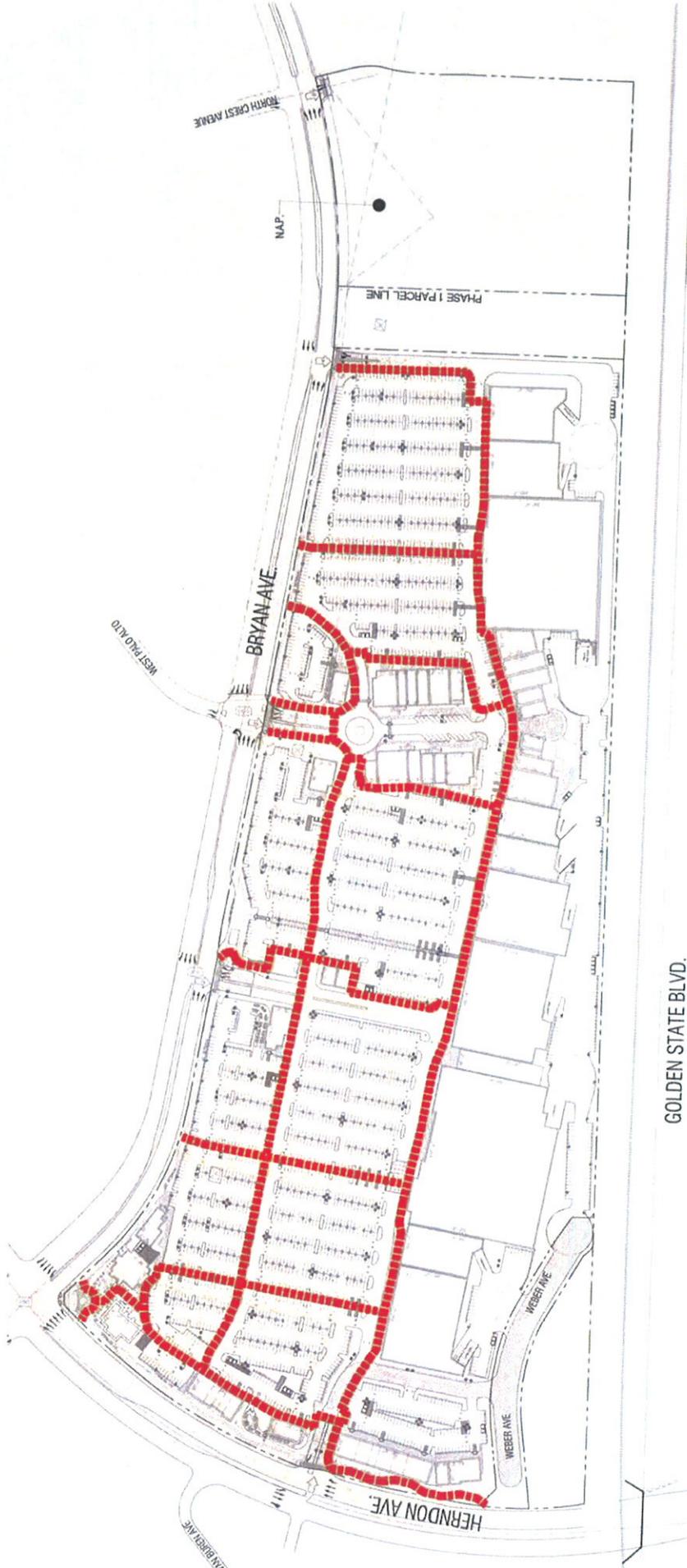
MARKETPLACE
 525 E COLORADO STREET, SUITE 200
 PASADENA, CA 91101
 T 626.796.8230
 F 626.796.8735

KK&E architects
 1000 N. BROADWAY & CLAY STREET
 PASADENA, CA 91101
 T 626.796.8230
 F 626.796.8735

SITE PLAN

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA



SITE PLAN LEGEND
 ■■■■■ PEDESTRIAN ACCESS

GOLDEN STATE BLVD.



MARKETPLACE
 AT EL PASEO

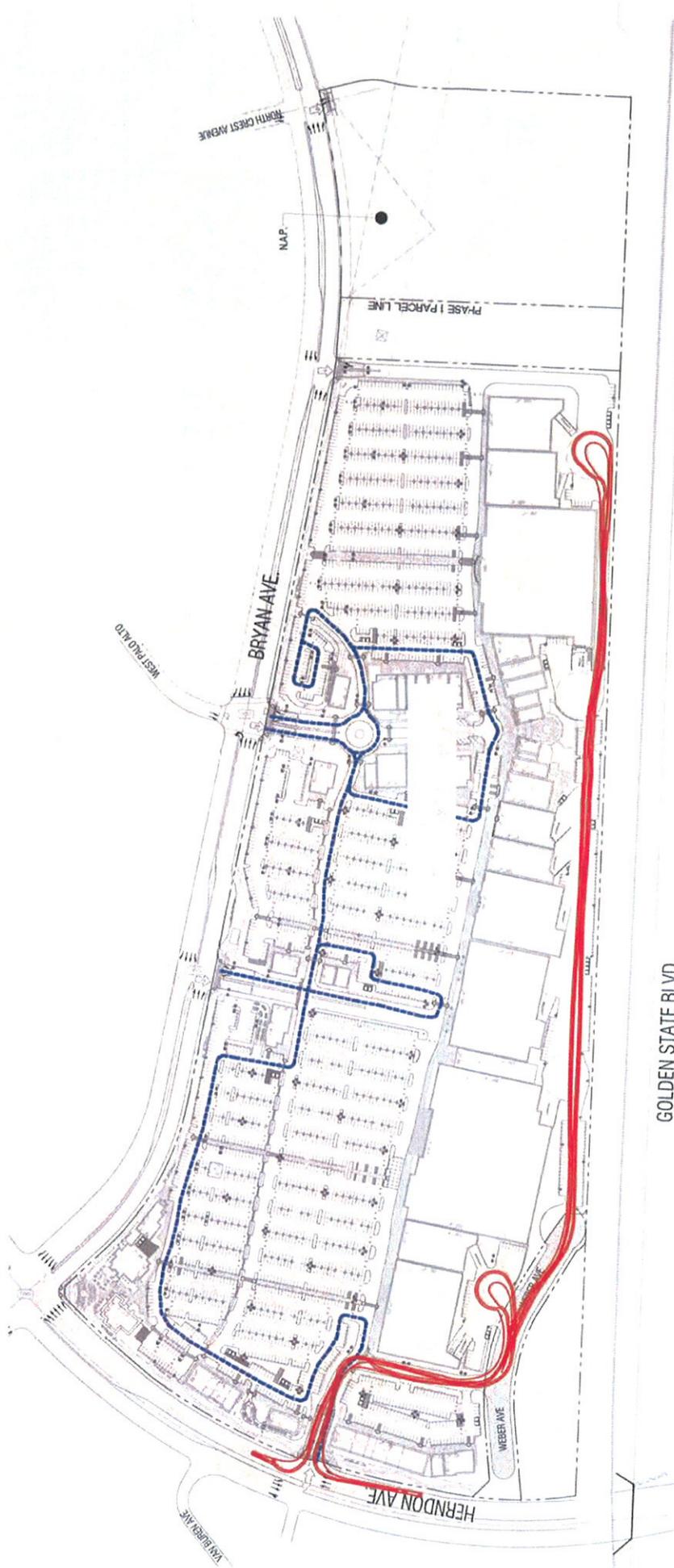
325 E COLORADO STREET SUITE 200
 PASADENA, CA 91101
 T 626 796 8230
 F 626 796 8735

PEDESTRIAN ACCESS

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

0813_105L_01



SITE PLAN LEGEND

- TRUCK
- ROAD TRUCK
- SERVICE DRIVE

GOLDEN STATE BLVD.

TRUCK ACCESS

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

0815_1054_01

rev: October 27, 2010

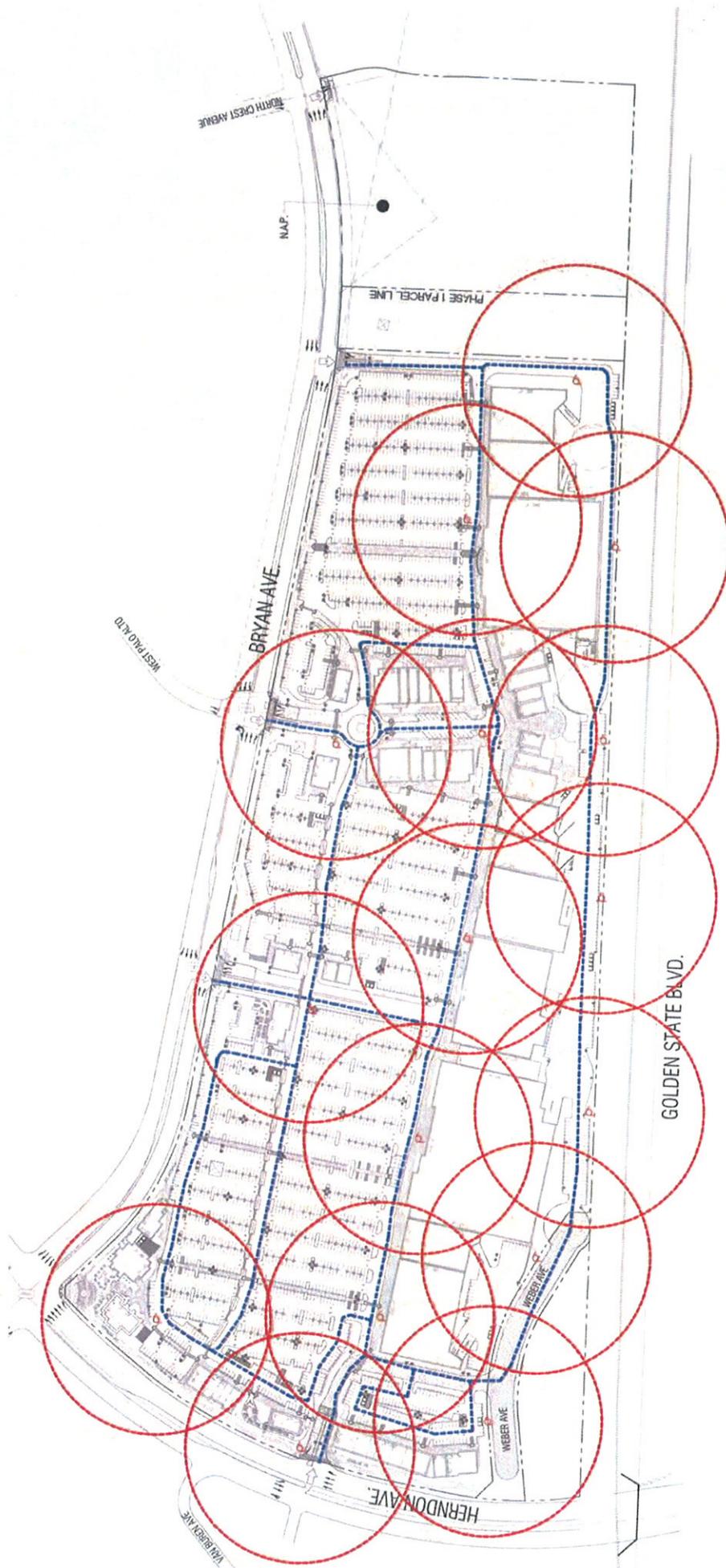
MARKETPLACE
AT EL PASEO

325 E COLORADO BOULEVARD
PASADENA, CA 91101
T 626 796 8220
F 626 796 8725

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3.3



FIRE HYDRANT PLAN

MARKETPLACE AT EL PASEO
 HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

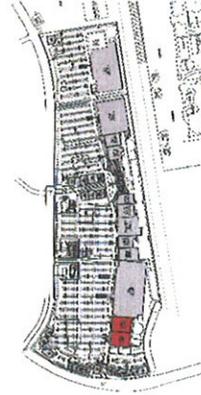
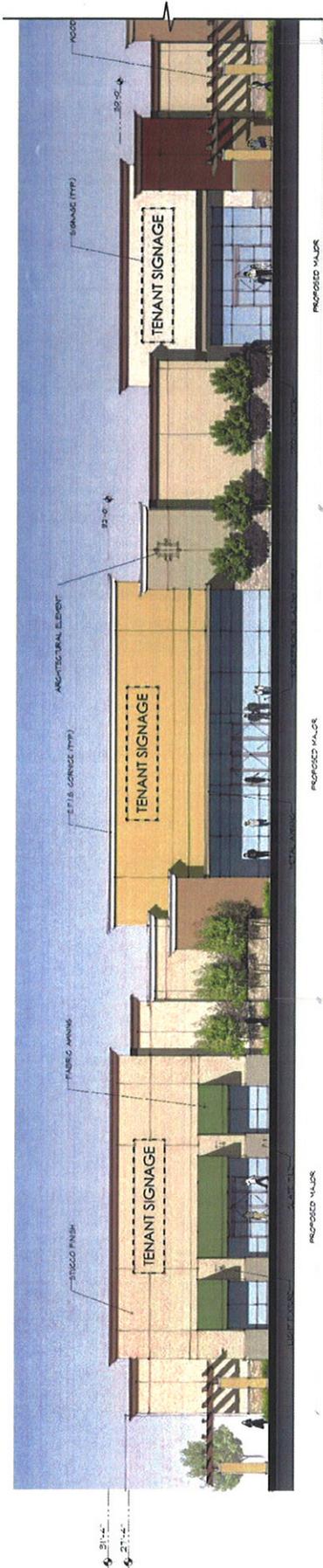
0813.1084.01

MARKETPLACE
 AT EL PASEO

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 F 626.796.8735

KK&E
 architects

WEED, JAMES BROWN & ASSOCIATES
 ARCHITECTS
 1000 N. G ST. SUITE 100
 FRESNO, CA 93703
 TEL: 559.233.1100 FAX: 559.233.1101
 WWW.KK&E.COM



KKK architects
1000 N. MARKET ST. SUITE 100
 PASADENA, CA 91101
 T 626 796 8230
 F 626 796 8725
 WWW.KKKA.COM

MARKETPLACE AT EL PASO
325 E. COLORADO PARK BLVD
 4TH FLOOR
 PASADENA, CA 91101
 T 626 796 8230
 F 626 796 8725

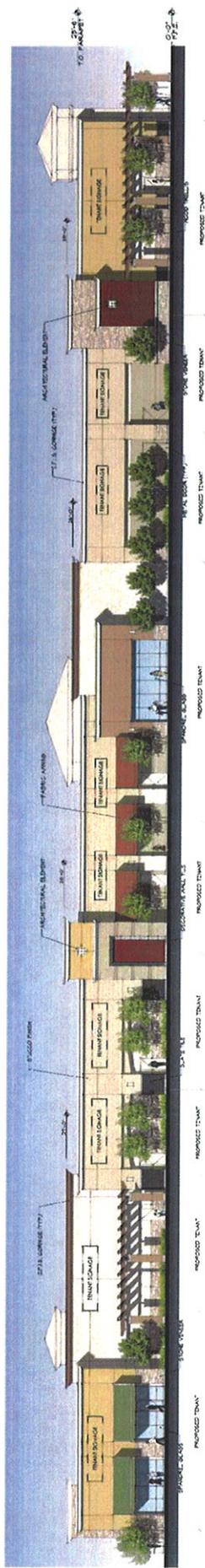
3.6B

MAJOR BUILDING ELEVATIONS

MARKETPLACE AT EL PASO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

DATE: 10/27/10



MARKETPLACE
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325 E COLORADO BOULEVARD
 PASADENA, CA 91101
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 F 626-796-8725

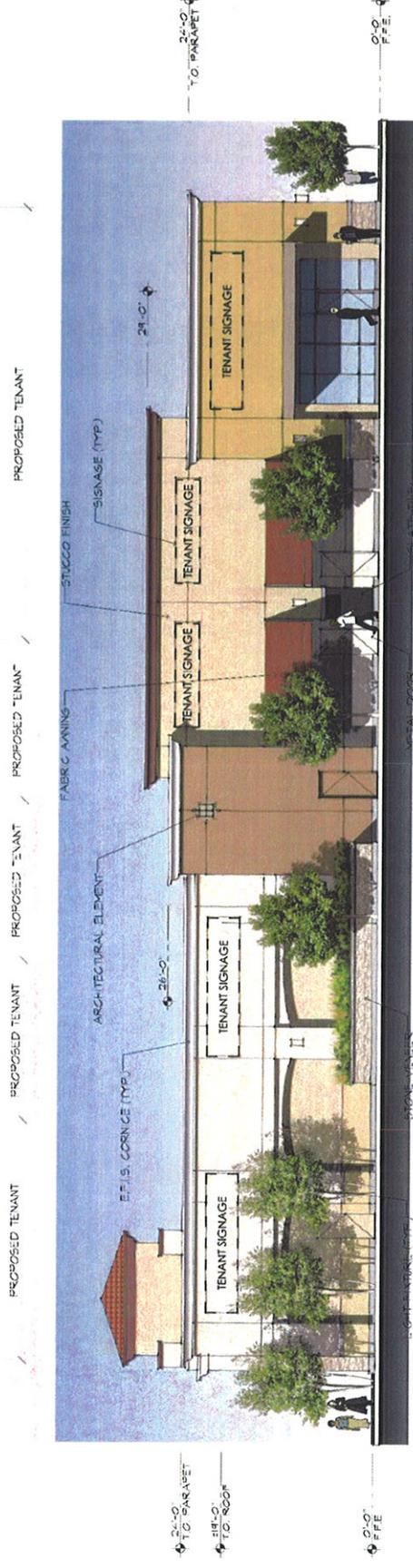
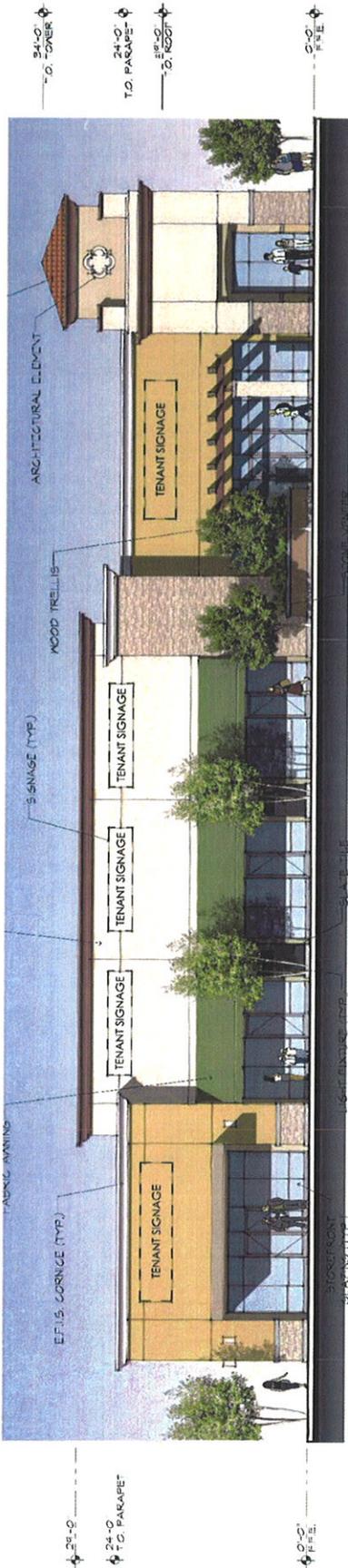
3.7

TYPICAL SHOP 'A' BUILDING ELEVATIONS

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

08131004101



MARKETPLACE
 ARCHITECTS
KK&A
 architects

515 E. COLORADO STREET
 PASADENA, CA 91105
 T 626.796.8220
 F 626.796.8725

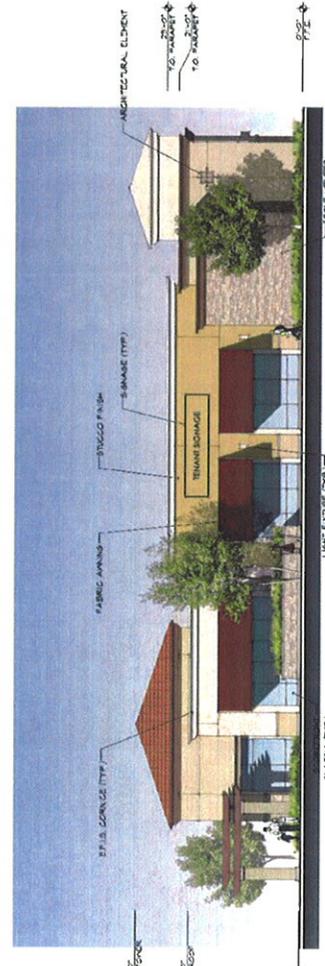
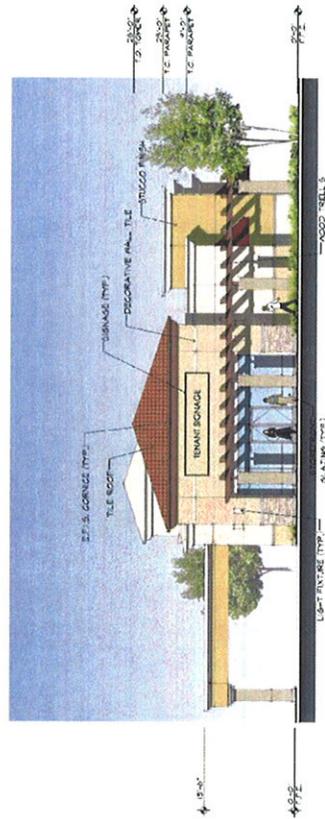
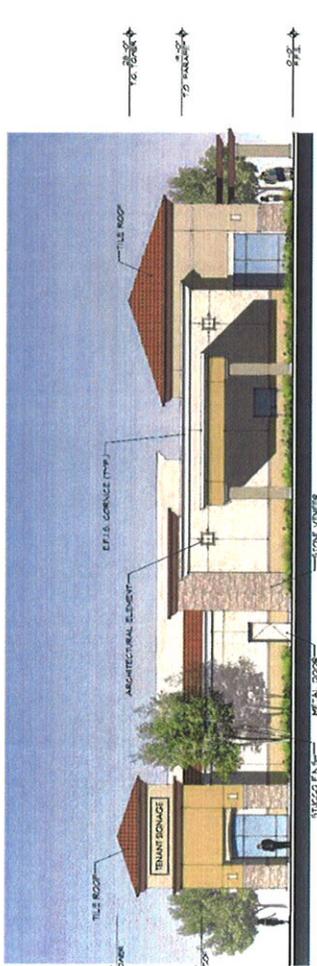
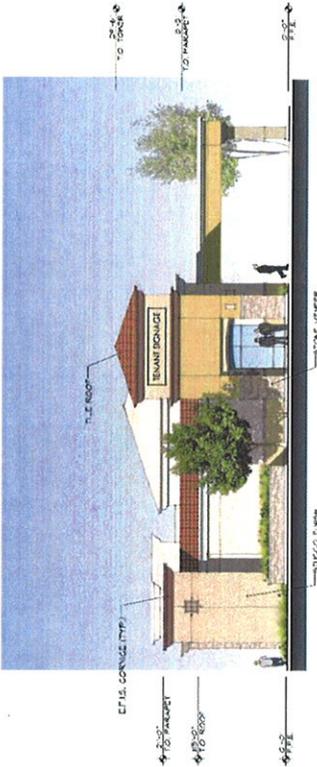
TYPICAL SHOP 'B' BUILDING ELEVATIONS

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

08.15.10 (REV. 0)

3.8



MARKETPLACE
AT EL PASO

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515 E COLORADO BOULEVARD
4TH FLOOR
PASADENA, CA 91101
P 626-796-8220
F 626-796-8755

MARKETPLACE
AT EL PASO

515 E COLORADO BOULEVARD
4TH FLOOR
PASADENA, CA 91101
P 626-796-8220
F 626-796-8755

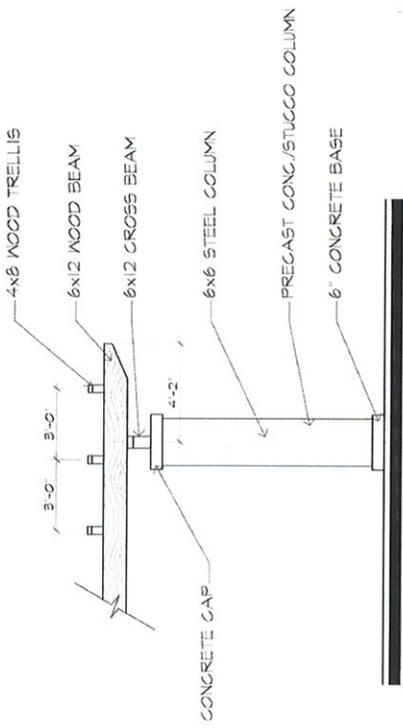
MARKETPLACE AT EL PASO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

TYPICAL PAD BUILDING ELEVATIONS

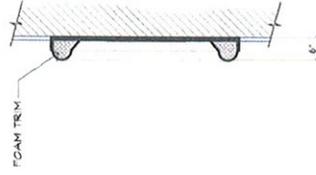
3.9

0813.1008.01



ELEVATION

TRELLIS

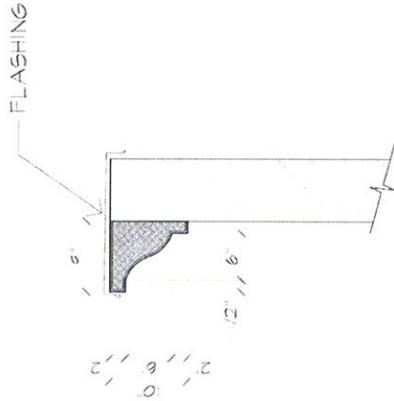


SECTION

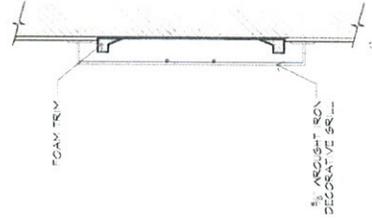
ARCHITECTURAL ELEMENT



3.10



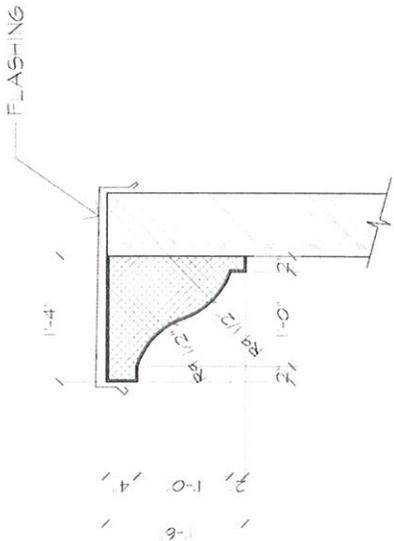
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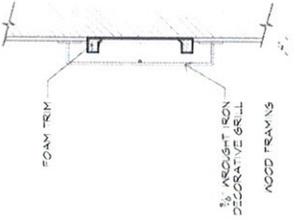
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ARCHITECTURAL ELEMENT

MISC. DETAILS



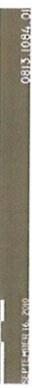
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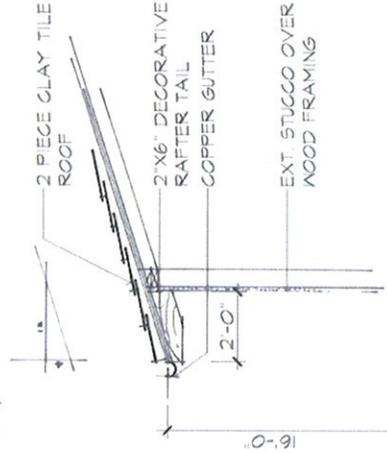
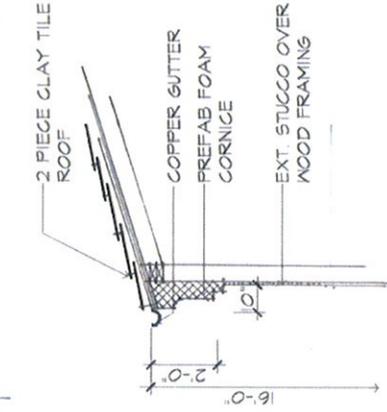
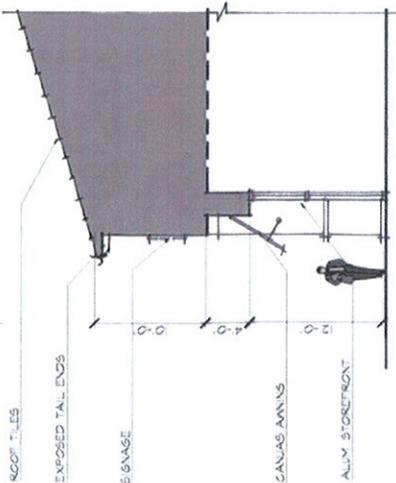
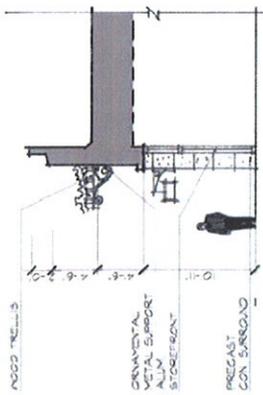
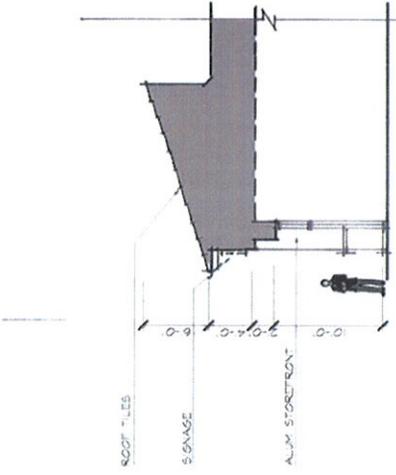
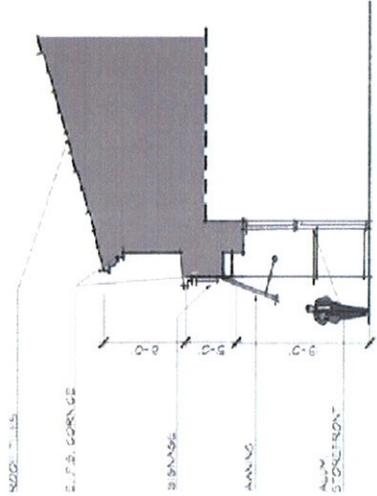
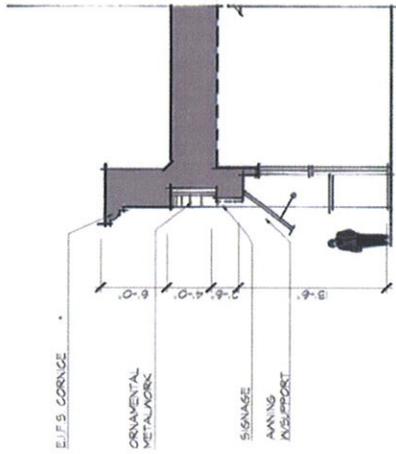
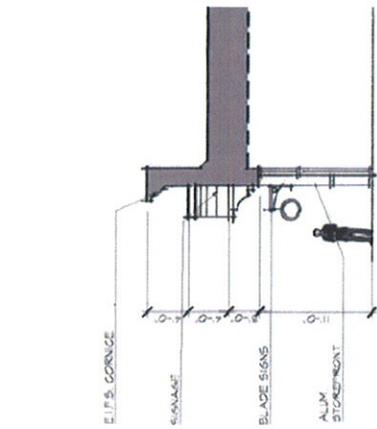


SECTION

ARCHITECTURAL ELEMENT

MARKETPLACE AT EL PASEO
HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA





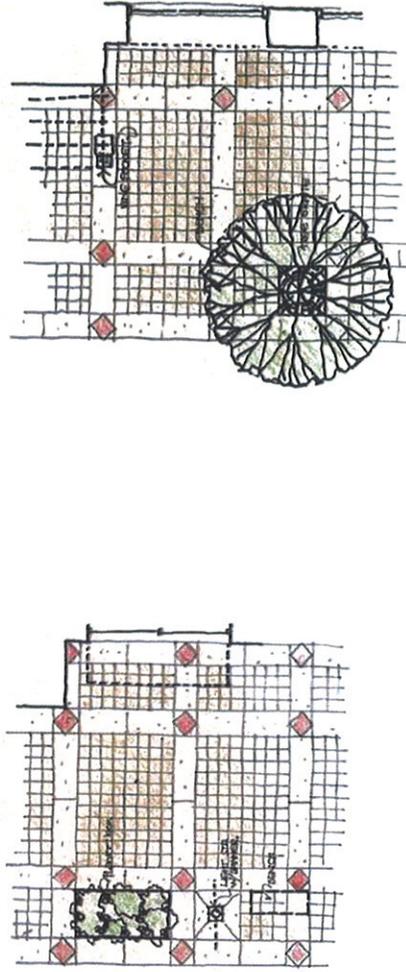
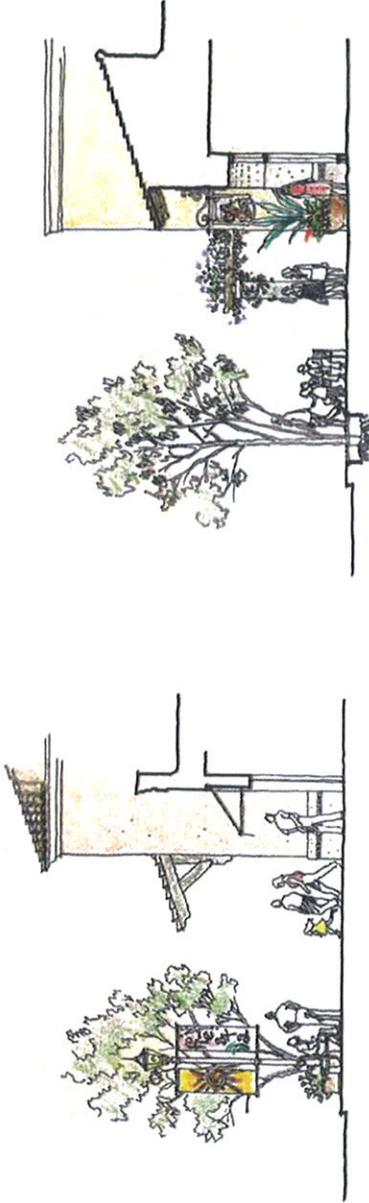
WALL SECTIONS

0813.1084.01

MARKETPLACE
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525 E COLORADO BOULEVARD
PASADENA, CA 91101
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KYLE K. ANDERSON, AIA, LEED AP
KEVIN M. ANDERSON, AIA, LEED AP
DANIEL J. ANDERSON, AIA, LEED AP
JAMES R. ANDERSON, AIA, LEED AP
OF ANY PROJECTS, CONTACT US AT
THE OFFICE.

MARKETPLACE AT EL PASO
HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA



WALL SECTIONS - MAJORS

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

0813_1054_01

MARKETPLACE
AT EL PASEO

525 E COLORADO BOULEVARD
PASADENA, CA 91101
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F 626 796 8735

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3.12



A.



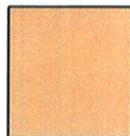
E.



B.



F.



C.



G.



D.

COLOR LEGEND

- A. DUNN-EDWARDS
DEW 313 EARLY SNOW
- B. DUNN-EDWARDS
DE 5295S SANDSTORM
- C. DUNN-EDWARDS
DE 5269 YUCATAN
- D. DUNN-EDWARDS
DEC 714 FRIAR TUCK
- E. DUNN-EDWARDS
DEC 705 BURNT CRIMSON
- F. DUNN EDWARDS
DEC 704
- G. DUNN EDWARDS
DE 5173



1.



2.



3.



4.



5.



6.



7.



8.



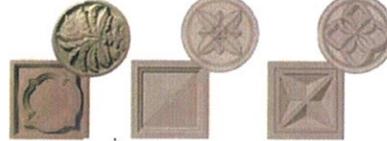
9.



10.



11.



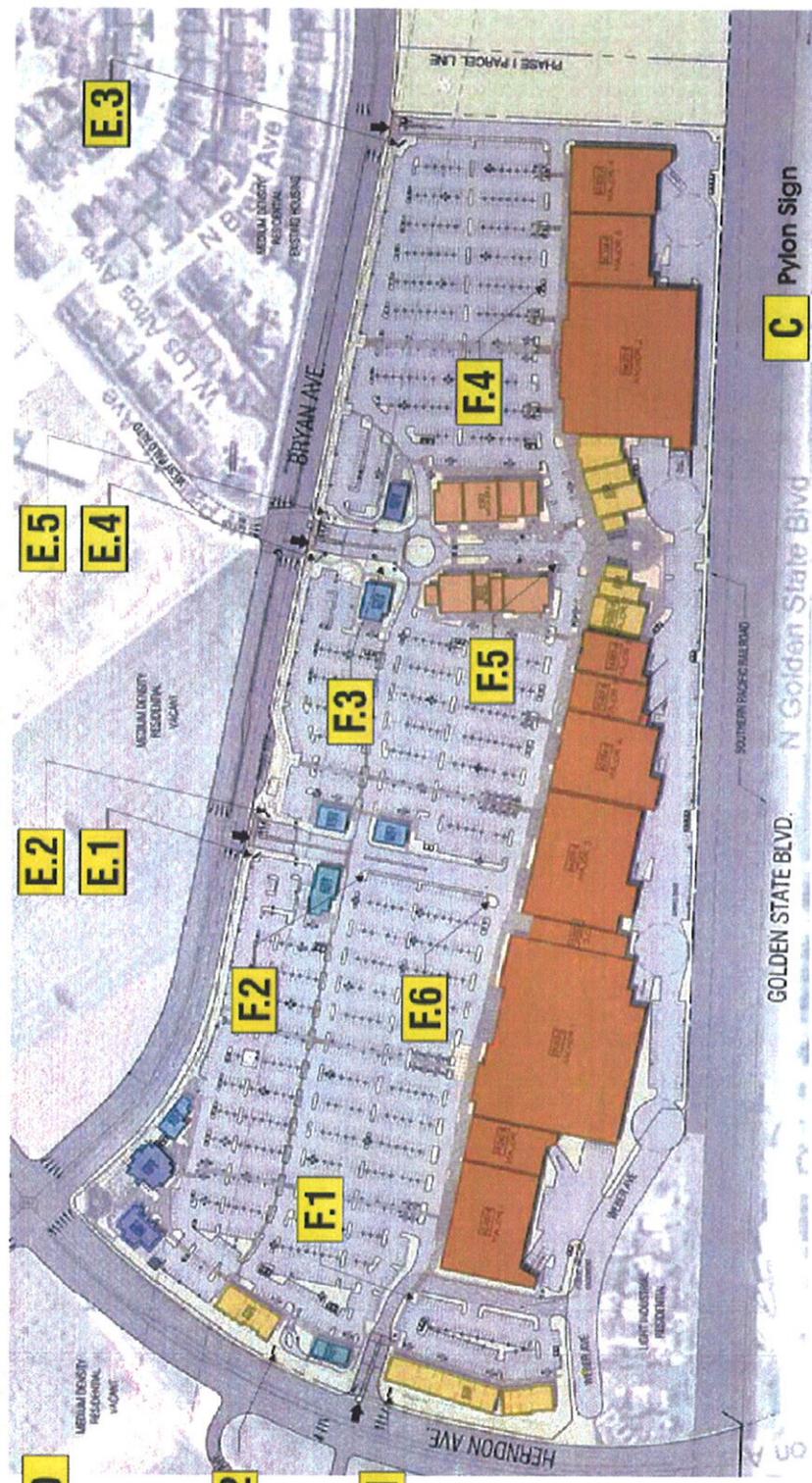
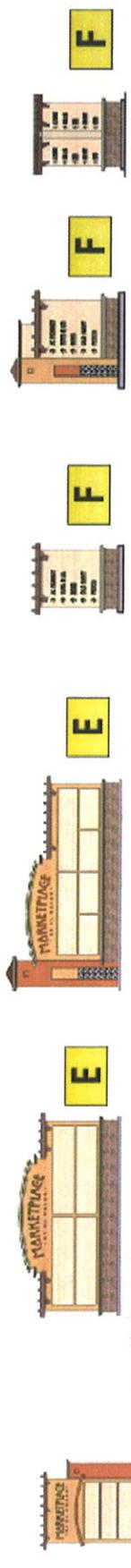
12.

MATERIAL LEGEND

- 1. ROOF TILE
MFG: US TILE
COLOR: EL CAMINO BLEND
FINISH: CEMENT PLASTER
- 2. E.I.F.S. CORNICE
MFG: L. HABRA
FINISH: SAND FLOAT
- 3. STUCCO FINISH
MFG: L. HABRA
FINISH: SAND FLOAT
- 4. WOOD TRELLIS BEAM
COLOR: OLYMPIC STAIN -
"OXFORD BROWN"
- 5. STONE VENEER
MFG: CORONADO STONE
L. SANTA BARBARA
COLOR: BROOKSHIRE AND SAND DUNE
- 6. ALUMINUM STOREFRONT
MFG: KAWNEER
COLOR: DARK BRONZE
- 7. FABRIC AWNING
MFG: UMBRELLA
COLOR:
- 8. DECORATIVE WALL SCENCE
MFG: ARCHITECTURAL AREA LIGHTING
STYLE: TOWNE COMMONS
COLOR: DARK BRONZE
- 9. TILE MOSAIC: T. B. D.
- 10. STEEL CANOPY
MFG: EIDE INDUSTRIES, INC.
COLOR: DUBONNEL TWEED
- 11. ORNAMENTAL METALWORK
- 12. MEDALLION
VARIOUS DESIGNS

COLOR AND MATERIALS

MARKETPLACE AT EL PASEO
HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA



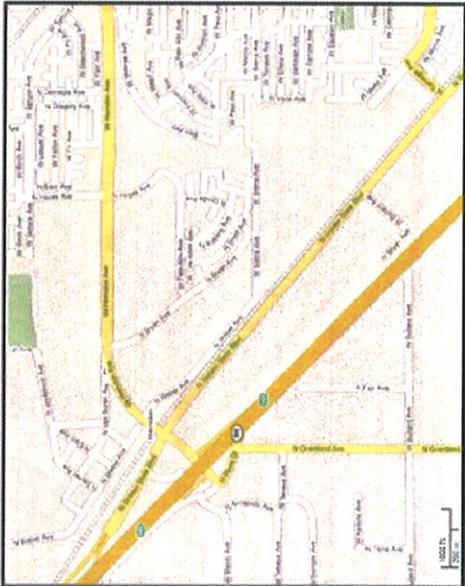
- C** Pylon Sign
- D** Vertical Monument Sign
- E** Horizontal Monument Signs
- F** Directional Sign

1 MARKETPLACE AT EL PASEO PHASE 1 SITE PLAN - SIGN LOCATIONS
SCALE: 1/8" = 1'-0"

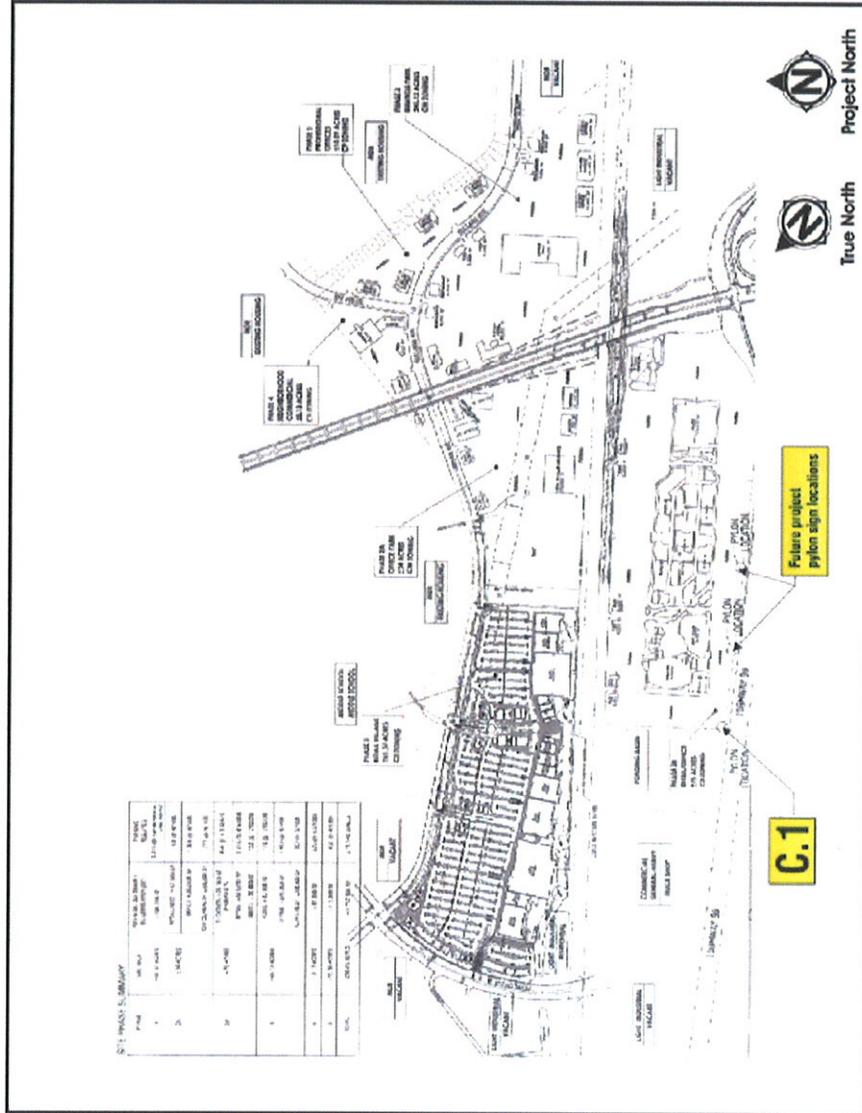
SIGNAGE PLAN

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA



VICINITY MAP



Marketplace at El Paseo MASTER PLAN



FREEWAY PYLON SIGNAGE PLAN

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA



2:1 RATIO OR MAXIMUM 75% TENANT FRONTAGE

A.1 CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS
 Quantity: One (1) set allowed per tenant elevation • Maximum 2 signs per Tenant
 SCALE: NTS

ANCHOR TENANT ID SIGN

GENERAL SPECIFICATIONS:

- Location: Tenant Streetfront Facade, rear elevation and side elevations for end units.
- Number Allowed: One (1) per elevation - Maximum 2 signs per tenant except for end Tenants, which will be allowed 3 signs maximum
- Letter types shall be face illuminated, halo illuminated and dual illuminated.
- Letters shall be illuminated and mounted a minimum of 1" off wall fascia
- Letters shall be custom fabricated aluminum construction. Faces to be acrylic plastic with aluminum returns, painted in the tenant's colors as required.
- Logos shall not exceed 72" in height
- Illumination shall be provided by L.E.D. modules or a minimum of 13 mm neon tubing (color neon to be determined by tenants corporate colors and Property Management requirements). Neon tubing shall be powered by 30 mA transformers which shall be remotely installed behind wall fascia.
- Halo illumination to be white light only.
- All letters shall conform to all UL specifications and bear a UL label.
- Allowable sign area calculation is two (2) square foot per linear foot of tenant frontage or lease space [2:1]. Tenant signs may not be greater than 75% of their total sign band length.
- Allowable secondary copy to be 24" maximum height with the square footage deducted from the overall sign area as permitted by the city.



ANCHOR TENANT SIGNAGE

SECTION 0500

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

MARKETPLACE
 AT EL PASEO

315 E. COLONADO BOULEVARD
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 F 626.799.8725

KK&A
 architects
 8880 VAN NESS AVENUE, SUITE 200
 PASADENA, CALIFORNIA 91101
 T 626.799.8250
 F 626.799.8725

3.15

2:1 RATIO OR MAXIMUM 75% TENANT FRONTAGE

Major TENANT

4'-0"

A.2

CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS

Quantity: One (1) set allowed per tenant elevation - Maximum 2 signs per Tenant.

SCALE: R/S

MAJOR TENANT ID SIGN

GENERAL SPECIFICATIONS:

- Location: Tenant Streetfront Fascia, near division and sub-division for end units.
- Number Allowed: One (1) per elevation - Maximum 2 signs per tenant, except for end Tenants, which will be allowed 3 signs maximum.
- Letter Types shall be face illuminated, halo illuminated and dual illuminated.
- Letters shall be illuminated and mounted a minimum of 1" off wall fascia.
- Letters shall be custom fabricated aluminum construction. Faces to be acrylic plastic with aluminum returns, painted in the tenants colors as required.
- Logos shall not exceed 60" in height.
- Illumination shall be provided by L.E.D. modules or a minimum of 13 mm neon tubing (color neon to be determined by tenant's corporate colors and Property Management requirements). Neon tubing shall be powered by 30 mA transformers which shall be remotely installed behind wall fascia.
- Halo illumination to be white light only.
- All letters shall conform to all UL specifications and bear a UL label.
- Allowable sign area calculation is two (2) square foot per linear foot of tenant frontage or lease space [2:1]. Tenant signs may not be greater than 75% of their total sign band length.
- Allowable secondary copy to be 2' maximum height with the square footage deducted from the overall sign area as permitted by the city.



0313.10367.01

MAJOR TENANT SIGNAGE

MARKETPLACE AT EL PASEO

HIERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

MARKETPLACE
AT EL PASEO

340 S. CALLEMANO AVENUE
SUITE 1000
FRESNO, CA 93701
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REGISTERED ARCHITECTS
2010 ARCHITECTS
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3.16

2:1 RATIO OR MAXIMUM 75% TENANT FRONTAGE

TENANT name

2'-6"

A.3

CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS

Quantity: One (1) set allowed per tenant elevation - Maximum 2 signs per tenant

SCALE: NTS

SUB MAJOR AND SHOP TENANT ID SIGN

GENERAL SPECIFICATIONS:

- Location: Tenant Storefront, Fascia, rear elevation and side elevations for end units.
- Number Allowed: One (1) per elevation - Maximum 2 signs per tenant except for end Tenants, which will be allowed 3 signs maximum.
- Letter types shall be face illuminated, halo illuminated and dual illuminated.
- Letters shall be illuminated and mounted a minimum of 1" off wall fascia
- Letters shall be custom fabricated aluminum construction. Faces to be acrylic plastic with aluminum returns, painted in the tenant's colors as required.
- Logos shall not exceed 36" in height.
- Illumination shall be provided by L.E.D. modules or a minimum of 13 mm neon tubing (color neon to be determined by tenant's corporate colors and Property Management requirements). Neon tubing shall be powered by 30 mA transformers which shall be remotely installed behind wall fascia.
- Halo illumination to be white light only.
- All letters shall conform to all UL specifications and bear a UL label.
- Allowable sign area calculation is two (2) square foot per linear foot of tenant frontage or lease space [2.1]. Tenant signs may not be greater than 75% of their total sign band length.



0313-1036-01

SUB-MAJOR TENANT SIGNAGE

MARKETPLACE
AT EL PASO

515 E. COLORADO BOULEVARD
7TH FLOOR
PASADENA, CA 91106
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F: 626.796.8725

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architects
KKE ARCHITECTS & PLANNERS
ARCHITECTS AND PLANNERS
1000 W. UNIVERSITY AVENUE, SUITE 100
PASADENA, CA 91106
TEL: 626.796.8725

3.17

MARKETPLACE AT EL PASO
HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

2:1 RATIO OR MAXIMUM 75% TENANT FRONTAGE

TENANT name

0.9-2

A.4

CUSTOM FABRICATED ALUMINUM CHANNEL LETTERS

Quantity: One (1) set allowed per tenant elevation - Maximum 4 signs per Tenant.

SCALE: HTS

PAD TENANT ID SIGN

GENERAL SPECIFICATIONS:

- Location: Tenant Storefront Fascia, rear elevation and side elevations for end units
- Number Allowed: One (1) per elevation - Maximum 4 signs per tenant.
- Letter Types shall be face illuminated, halo illuminated and dual illuminated.
- Letters shall be illuminated and mounted a minimum of 1" off wall fascia.
- Letters shall be custom fabricated aluminum construction. Faces to be acrylic plastic with aluminum returns, painted in the tenant's colors as required.
- Logos shall not exceed 36" in height.
- Illumination shall be provided by L.E.D. modules or a minimum of 13 mm neon tubing (color neon to be determined by tenant's corporate colors and Property Management requirements). Neon tubing shall be powered by 30 mA transformers which shall be remotely installed behind wall fascia.
- Halo illumination to be white light only.
- All letters shall conform to all UL specifications and bear a UL label.
- Allowable sign area calculation is two (2) square foot per linear foot of tenant frontage or lease space (2:1). Tenant signs may not be greater than 75% of their total sign band length.



0313.1024.01

PAD TENANT SIGNAGE

MARKETPLACE AT EL PASO
 515 E. COLLEGE BOULEVARD
 4TH FLOOR
 PASADENA, CA 91101
 T 626.794.8222
 F 626.798.8226

MARKETPLACE AT EL PASO architects

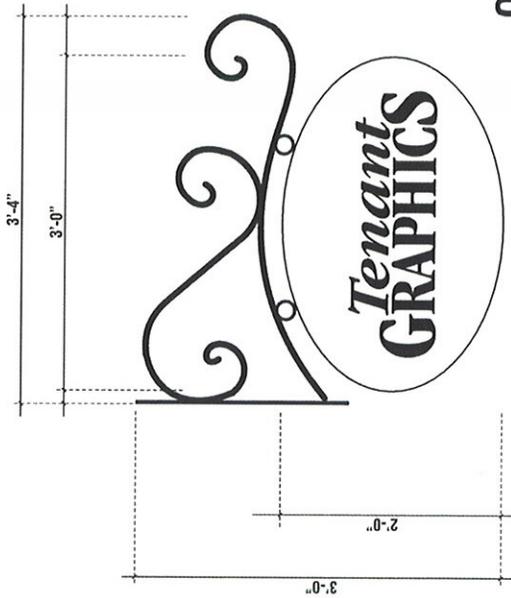
HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

3.18



MARKETPLACE AT EL PASO

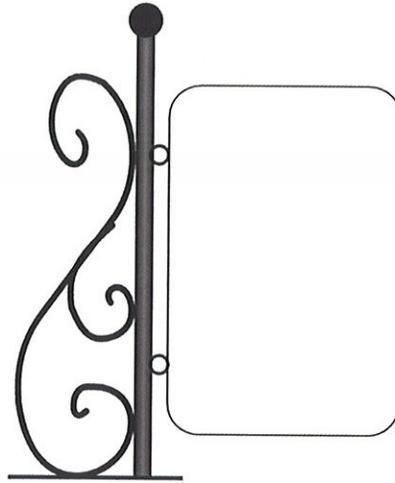
515 E. COLLEGE BOULEVARD
 4TH FLOOR
 PASADENA, CA 91101
 T 626.794.8222
 F 626.798.8226



OPTION 1

B DOUBLE FACE BLADE SIGN - NON-ILLUMINATED

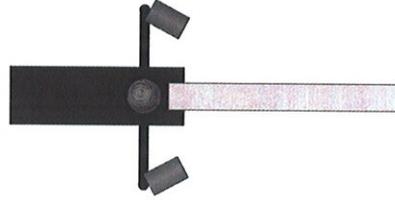
SCALE: 1/2" = 1'-0"



OPTION 2

B DOUBLE FACE BLADE SIGN - OPTIONAL ILLUMINATED

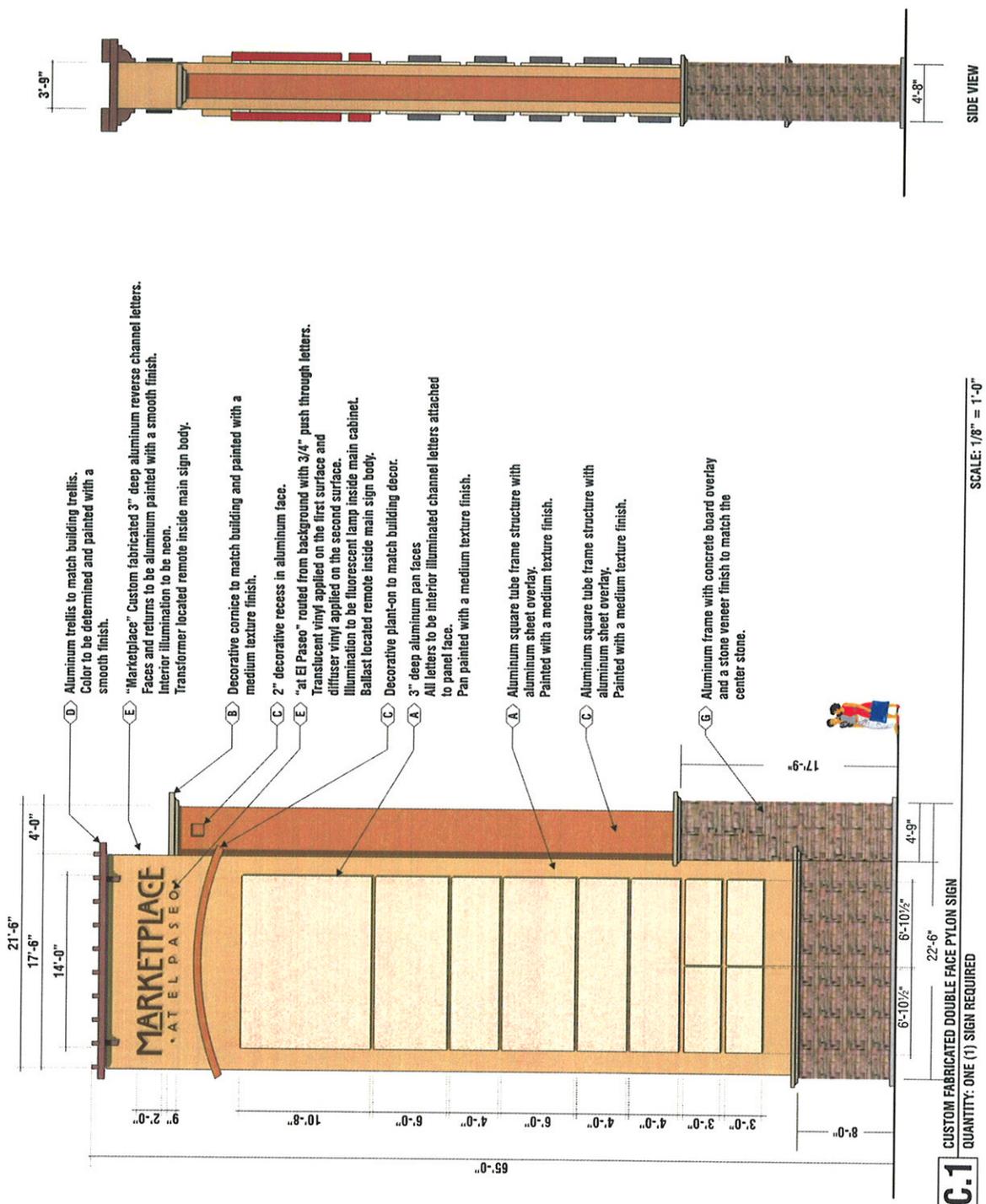
SCALE: 1/2" = 1'-0"



Down lights are optional on this sign type.

SIDE ELEVATION





- D Aluminum trellis to match building trellis. Color to be determined and painted with a smooth finish.
- E "Marketplace" Custom fabricated 3" deep aluminum reverse channel letters. Faces and returns to be aluminum painted with a smooth finish. Interior illumination to be neon. Transformer located remote inside main sign body.
- B Decorative cornice to match building and painted with a medium texture finish.
- C 2" decorative recess in aluminum face.
- E "at El Paseo" routed from background with 3/4" push through letters. Translucent vinyl applied on the first surface and diffuser vinyl applied on the second surface. Illumination to be fluorescent lamp inside main cabinet. Ballast located remote inside main sign body.
- C Decorative plant-on to match building decor.
- A 3" deep aluminum pan faces. All letters to be interior illuminated channel letters attached to panel face. Pan painted with a medium texture finish.
- A Aluminum square tube frame structure with aluminum sheet overlay. Painted with a medium texture finish.
- C Aluminum square tube frame structure with aluminum sheet overlay. Painted with a medium texture finish.
- G Aluminum frame with concrete board overlay and a stone veneer finish to match the center stone.

Material and color swatches:

- A Dunn Edwards DE 5296 Sandstorm
- B Dunn Edwards DE 704
- C Dunn Edwards DE 5172
- D Dunn Edwards DE 705 Iron Crossin
- E J&J Vinyl #3430-43 Flat Brown
- G Stone Veneer 3000 S&S Style: Santa Barbara Color: Breakshire & Sand Dune
- H Dunn Edwards DE 5289 Victorian

C.1 CUSTOM FABRICATED DOUBLE FACE PYLON SIGN
 QUANTITY: ONE (1) SIGN REQUIRED

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

0813-105L-01

PYLON SIGN

MARKETPLACE AT EL PASEO

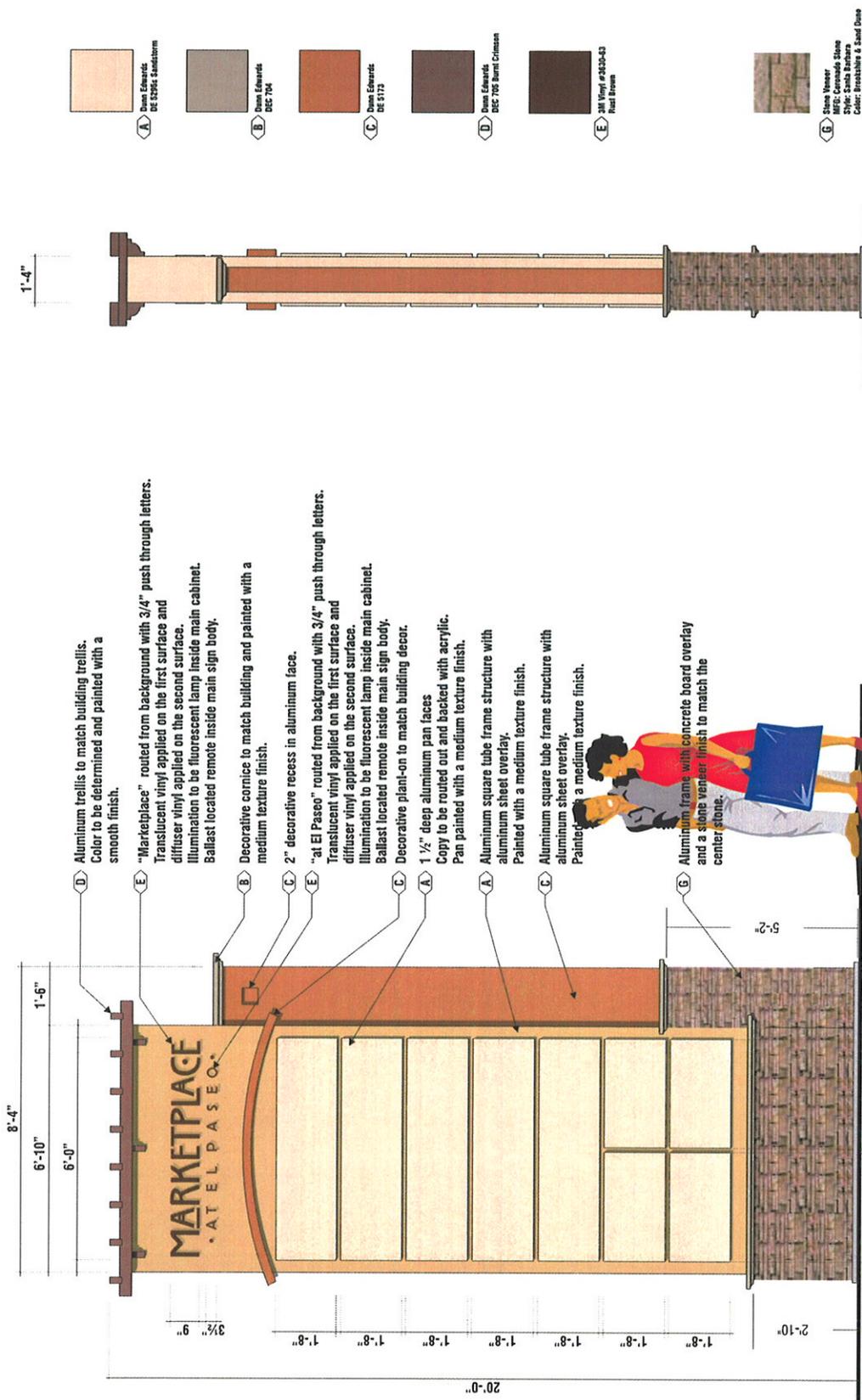
HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

MARKETPLACE ARCHITECTS

525 E COLORADO BOULEVARD
 4TH FLOOR
 PASADENA, CA 91101
 T 626 796 8230
 F 626 796 8125

KK&A
 architects

1000 MARKETPLACE AT EL PASEO
 HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA 93720
 PROJECT NO. 0813-105L-01
 DATE: 10/27/2010



- D Aluminum trellis to match building trellis. Color to be determined and painted with a smooth finish.
- E "Marketplace" routed from background with 3/4" push through letters. Translucent vinyl applied on the first surface and diffuser vinyl applied on the second surface. Illumination to be fluorescent lamp inside main cabinet. Ballast located remote inside main sign body.
- B Decorative cornice to match building and painted with a medium texture finish.
- C 2" decorative recess in aluminum face.
- E "at El Paseo" routed from background with 3/4" push through letters. Translucent vinyl applied on the first surface and diffuser vinyl applied on the second surface. Illumination to be fluorescent lamp inside main cabinet. Ballast located remote inside main sign body.
- C Decorative plant-on to match building decor.
- A 1 1/2" deep aluminum pan faces. Copy to be routed out and backed with acrylic. Pan painted with a medium texture finish.
- A Aluminum square tube frame structure with aluminum sheet overlay. Painted with a medium texture finish.
- C Aluminum square tube frame structure with aluminum sheet overlay. Painted with a medium texture finish.
- G Aluminum frame with concrete board overlay and a stone veneer finish to match the center stone.

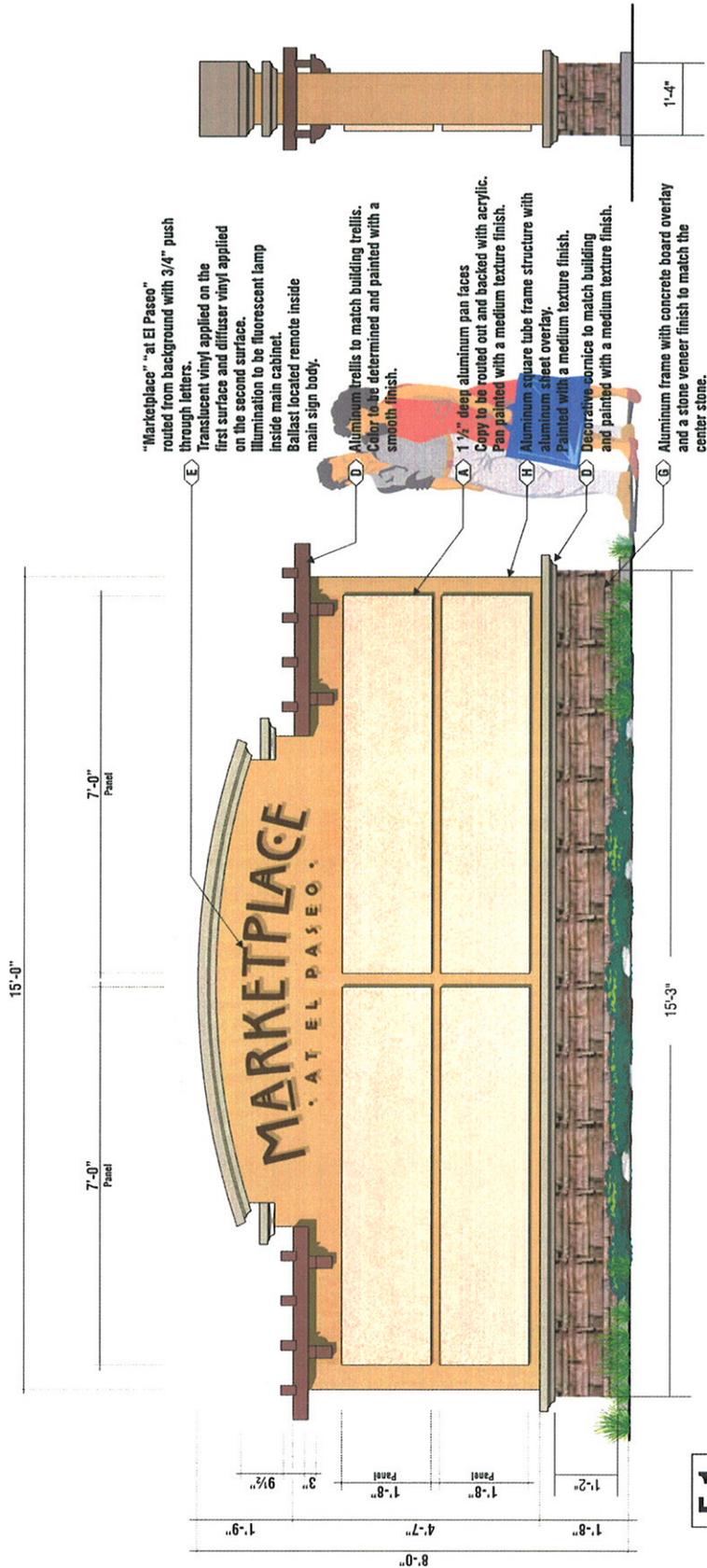
D.1 CUSTOM FABRICATED DOUBLE FACE VERTICAL MONUMENT SIGN
D.2 QUANTITY: TWO (2) SIGNS REQUIRED

SCALE: 3/8" = 1'-0"

VERTICAL MONUMENT SIGN

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA



"Marketplace" at El Paseo" routed from background with 3/4" push through letters.
 Translucent vinyl applied on the first surface and diffuser vinyl applied on the second surface.
 Illumination to be fluorescent lamp inside main cabinet.
 Ballast located remote inside main sign body.

Aluminum trellis to match building trellis. Color to be determined and painted with a smooth finish.

1 1/2" deep aluminum pan faces Copy to be routed out and backed with acrylic. Pan painted with a medium texture finish.

Aluminum square tube frame structure with aluminum sheet overlay. Painted with a medium texture finish.

Decorative cornice to match building and painted with a medium texture finish.

Aluminum frame with concrete board overlay and a stone veneer finish to match the center stone.

E.1
E.2
E.3

CUSTOM FABRICATED SINGLE FACE HORIZONTAL MONUMENT SIGN
 QUANTITY: THREE (3) SIGNS REQUIRED

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

- A** Dunn Edwards DE 2254 Sandstorm
- B** Dunn Edwards DEC 704
- C** Dunn Edwards DE 5172
- D** Dunn Edwards DEC 105 Burn Crimson
- E** 2M Vinyl #503043 Rich Brown
- F** Stone Veneer MFC Concrete Stone Color: Stonehatch & Sand Stone
- G** Dunn Edwards DE 5239 Tuckan
- H** Dunn Edwards

08.13.108(L.01)

MONUMENT SIGN

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

MARKETPLACE
 AT EL PASEO

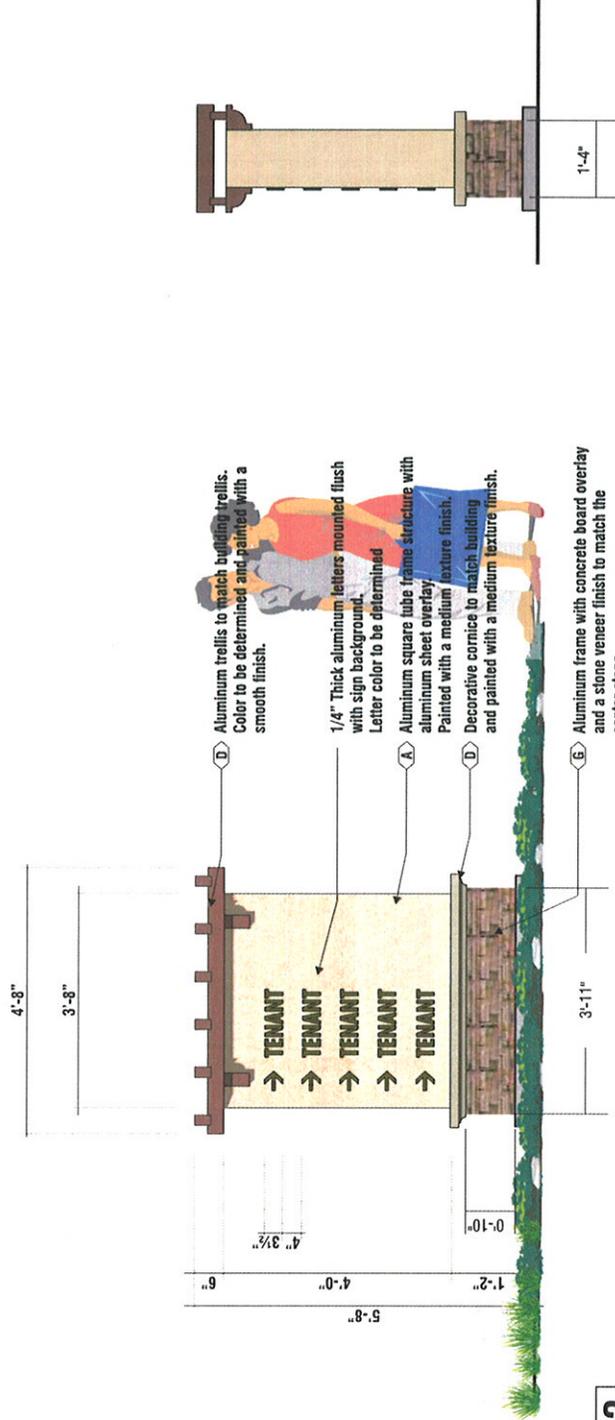
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3.22

Single Sided



F.1	F.2
F.3	F.4

CUSTOM FABRICATED SINGLE FACE DIRECTIONAL SIGN
 QUANTITY: FOUR (4) SIGNS REQUIRED

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

SIDE ELEVATION

- (A) Dunn Edwards DE 5295 Sandstone
- (B) Dunn Edwards DEC 704
- (C) Dunn Edwards DE 6173
- (D) Dunn Edwards DEC 700 Burnt Crimson
- (E) JN Vinyl #2530-63 Rust Brown
- (F) Stone Veneer MFC Concrete Stone Style: Santa Barbara Color: Brantshire & Sand Dune
- (G) Dunn Edwards DE 5268 Tuscian

0813 10836.01

DIRECTIONAL SIGNAGE

MARKETPLACE AT EL PASEO

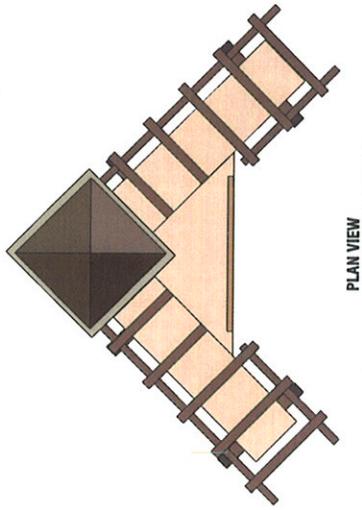
HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

MARKETPLACE
 AT EL PASEO

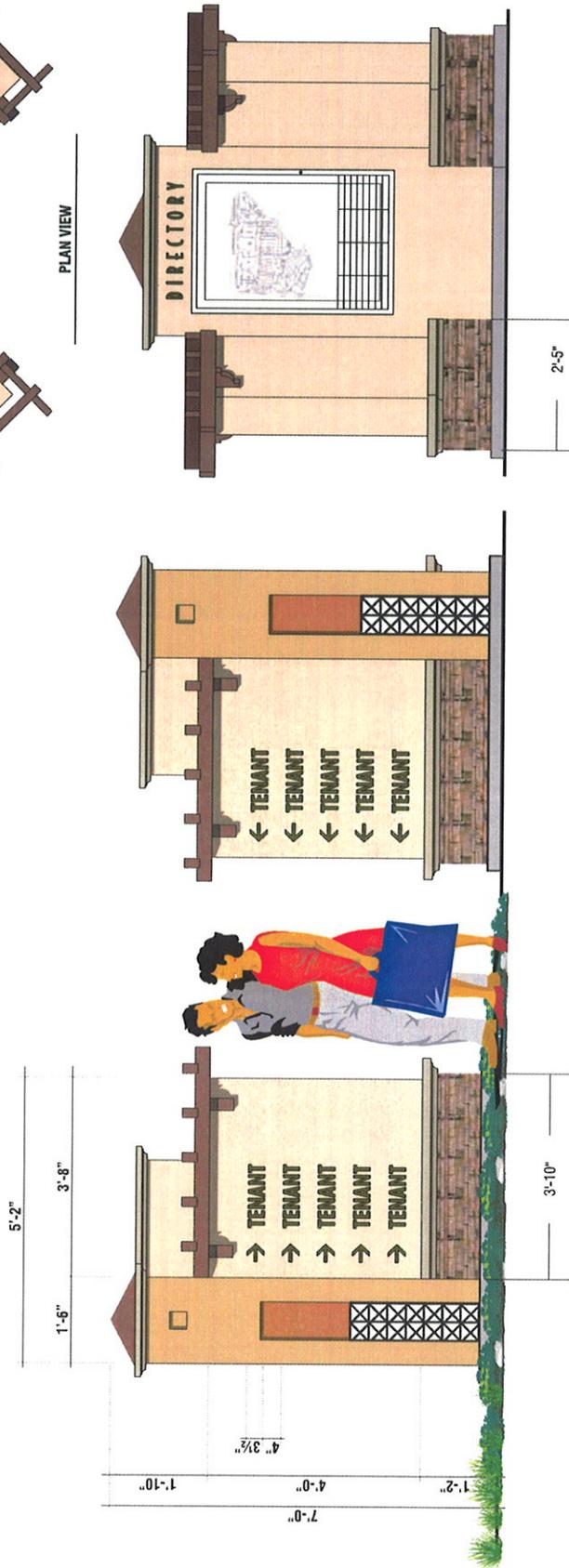
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 FAX: 626 796 8735



PLAN VIEW



BACK SIDE ELEVATION

LEFT SIDE ELEVATION

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

F.5 CUSTOM FABRICATED "L" SHAPED DIRECTIONAL SIGN
QUANTITY: ONE (1) SIGN REQUIRED

- (A) Dunn Edwards DE 2005 Shalstorm
- (B) Dunn Edwards DEC 704
- (C) Dunn Edwards DE 5175
- (D) Dunn Edwards DEC 700 Burnt Crimson
- (E) 3M Vinyl #3335-63 Flat Brown
- (F) Stone Veneer MFG: Crownado Stone Style: Santa Barbara Color: Brookshire & Sand Dunes
- (H) Dunn Edwards DE 5289 Nixtan

08151064.01

DIRECTIONAL / DIRECTORY SIGN

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

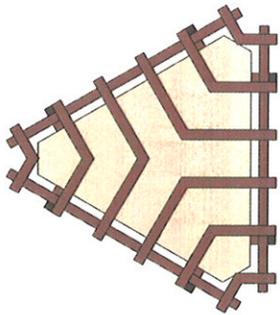
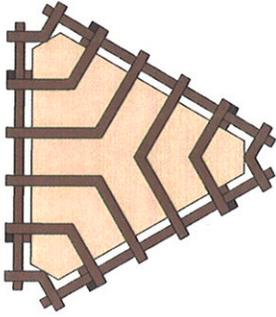
MARKETPLACE
AT EL PASEO

KKe
architects

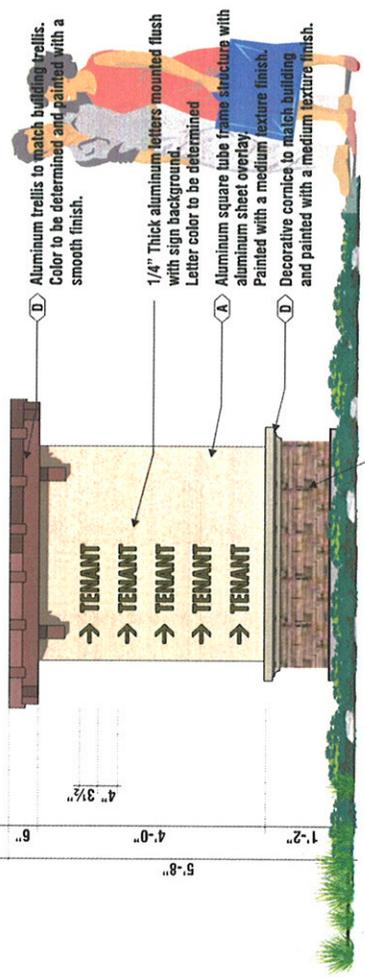
1001 THE ALHAMBRA PLAZA, SUITE 100
FRESNO, CALIFORNIA 93726
PHONE: (559) 233-1111
FAX: (559) 233-1111
WWW.KKEARCHITECTS.COM

3.25

Tri-Sided



4'-8"
3'-8"



D Aluminum trellis to match building trellis. Color to be determined and painted with a smooth finish.

A 1/4" Thick aluminum letters mounted flush with sign background. Letter color to be determined

B Aluminum square tube frame structure with aluminum sheet overlay. Painted with a medium texture finish. Decorative cornice to match building and painted with a medium texture finish.

E Aluminum frame with concrete board overlay and a stone veneer finish to match the center stone.

F.6 CUSTOM FABRICATED TRI-FACED DIRECTIONAL SIGN
QUANTITY: ONE (1) SIGN REQUIRED

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

SIDE ELEVATION

- A Duco Edwards DE 5255 Solidstarm
- B Duco Edwards DC 754
- C Duco Edwards DC 3172
- D Duco Edwards DC 100 Sunlit Crimson
- E JM Vinyl #8326-63 Rust Brown
- F Stone Veneer MFC Concrete Stone Color: Brecksville & Sand Dune
- G Duco Edwards DC 3258 Tuscan

08131084.01

DIRECTIONAL SIGNAGE

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

MARKETPLACE
AT EL PASEO

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G FOUR SIDED TOWER - CUSTOM FABRICATED REVERSE HALO CHANNEL LETTERS
 QUANTITY: FOUR (4) SETS OF LETTERS REQUIRED
 SCALE: 1/2" = 1'-0"

- 

A Dark Espresso
RAL 5015
- 

B Dark Espresso
RAL 704
- 

C Dark Espresso
RAL 5115
- 

D Dark Espresso
RAL 2001
- 

E Dark Espresso
RAL 2013
- 

F Dark Espresso
RAL 2013
- 

G Stone Wall
RAL 2013
- 

H Dark Espresso
RAL 2013

08131081.01

FOUR SIDED TOWER

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

MARKETPLACE
 ARCHITECTS

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 FAX 626-794-0795

J. Landscaping

Introduction

Proper landscaping techniques not only create beautiful landscapes, but also benefit the environment and save water. In addition, attractive, water efficient, low maintenance landscapes can increase property value. Of the seven principles upon which sustainable water efficient landscaping is based, proper planning and design is perhaps the most critical. A plant palette and landscape plan has been developed that takes into account the regional and microclimatic conditions of the site, topography, intended use of the property, and most importantly, the grouping of plants according to their water needs. The plant palette attempts to maximize the use of native and drought tolerant plant material without compromising the aesthetic beauty of the project. Turf areas will be limited to those needed for practical uses and water efficient irrigation system will be implemented to minimize water use and runoff concerns. The landscape concept developed involved extensive research and incorporated the works of:

1. Climate Action Network Best Practices Framework prepared by the Institute for Local Government
2. Fresno Green, The City of Fresno's Strategy for Achieving Sustainability
3. Fresno Green, Creating a Sustainable Community
4. A Landscape of Choice, Strategies for Improving Patterns of Community Growth, prepared by The Growth Alternatives Alliance
5. Sneezeless Landscaping prepared by The American Lung Association of California

This well thought out landscape plan will serve as our roadmap in creating a beautiful, water efficient landscape at the Marketplace at El Paseo.

The landscape design guidelines for the Purchasor/Lessor coordination package achieves three major goals.

1. Insures the high level of quality matches those established by the John Allen Company, LLC and the landscape architect for the overall site development.
2. Insures a consistent and aesthetically cohesive development.
3. Insures that plant material selection and size reflects the development and city standards.

These guidelines are complimentary to the City of Fresno's Municipal Code Article 3, Section 12-306-N, Sub Sections 23 and 24 and Article 5, Section 6-522. The guidelines are flexible and illustrative. Variations must adhere to the design intent identified and must be approved by John Allen Company, LLC and the City of Fresno Planning Department.

Specific goals identified in the specific plan are important to reinforce:

1. Provide a distinctive landscape setting both complementing and contrasting with surrounding land uses.
2. Create a sense of arrival through use of entry monuments/gateways, street scenes/urban boulevards and medians.
3. Define and facilitate both pedestrian and vehicular circulation.
4. Allow for good visibility of businesses and retailers.
5. Development of an environment visually attractive and efficiently organized.
6. Buffer, through natural and man-made feature retail/office/business uses from nearby mixed density residential uses.
7. Encourage and allow for pedestrians, promenades and people places.
8. Provide for thematic continuity through consistent use of contemporary materials, forms, signs and other graphic elements.
9. Present a strong identity comparable with the Fresno environment: climate, soils and horticulture.
10. Implement design practices from "Green Fresno" design handbook, American Lung Association's "Sneezeless Landscaping", and A Landscape of Choice – Strategies for Improving Patterns of Community Growth" where feasible.

Marketplace at El Paseo
Design Guidelines

11. Utilize drip/point source irrigation systems with 'smart' controllers.
12. Utilize low OFP (Ozone Forming Potential) trees where feasible.
13. Utilize interceptor trees where feasible.

The landscape guidelines are divided into the following sections.

- A. Project Entries
- B. Parking lot
- C. Screening
- D. PG&E Easement
- E. Plant Material Standards
 1. Plant Species
 2. Plant Installation time
 3. Soil testing
 4. Maintenance Standards
 5. Guarantees and Warranties
- F. Irrigation Standards
- G. Construction Document approvals.

Project Entries

Special landscaping, specimen trees, berming, and lighting shall be placed at the project entries to identify and establish the character of the Marketplace at El Paseo. Shrubs and ground covers with annual or perennial color should be used to highlight key areas, such as the base of monument signs. Enriched paving treatments such as interlocking pavers or colored concrete should be used to denote project entries.

Parking Lot

Parking lot requirement shall follow the City of Fresno Landscape Ordinance and the plant palette established in this design guideline. Fifty percent of the parking stall area shall be shaded when trees reach maturity. Trees, shrubs, groundcover shall be per the landscape plans approved by the City of Fresno. See Exhibit 3.11 for the Conceptual Landscape Plan and Fresno's *Performance Standards of Parking Lot Shading for The City of Fresno's parking lot shade requirements.*

Screening

Service areas and trash enclosures.

Both areas must be screened from streets, pedestrian walks, parking lots and adjacent buildings. Screening is to be accomplished by a solid perimeter wall or landscaping.

PG&E Easement

Specific planting requirements exist for areas within the existing PG&E Easement. See Exhibit 3.17.

Plant Material Standards

1. Planting Species
It is the intent of these guidelines to provide flexibility in plant material selection. It is important to establish a simplified, limited palette in order to reinforce the project landscape concept and create unity through out the project. The plant material identified in the specific plan is pre-approved by the City of Fresno and determined to be appropriate to climatic conditions, soil conditions and maintenance standards. Those plant Materials identified in specific areas such as parking lots and buffer areas must follow these guidelines with no alternatives accepted. Specific plant material and sizes are identified in each exhibit. See Exhibit 3.11, 3.12, & 3.13 for the Conceptual Landscape Palette.

2. **Planting Time.**
Due to the climate extremes of the Fresno area the installation of plant materials during the coldest winter months (December through March) and the hottest summer/fall months (July through September) can be difficult. Container plant materials not acclimated to the area can easily suffer from damage or sun/heat exposure resulting in partial or entire foliage loss even though such materials are perfectly suited to the temperature ranges once established. If planting must be done during these difficult months, plant establishment may be difficult and require a prolonged period of time to guarantee plant's success.

3. **Maintenance standards**
 1. Cultivation and weeding of all planting areas.
 2. Applying herbicides for weed control in accordance with manufacturers instructions. Remedy damage resulting from use of herbicides.
 3. Remedy damage from use of insecticides.
 4. Irrigating sufficient to saturate root system. Test soil moisture level on weekly basis.
 5. Pruning, including removal of dead or broken branches and treatment of pruned areas or other woods. Shape plants directed by Landscape architect.
 6. Disease control.
 7. Maintaining wrappings, guys, turn buckles and stakes. Adjust turnbuckles to keep guy wires tight. Repair or replace accessories when required.
 8. Replacement of mulch.
 9. Fertilizer per soil test results.
 10. Sod maintenance:
 - a. Mow grass at regular intervals to maintain a maximum height to 2-1/2 inches. Do not cut more than 1/3 of grass blade at any one mowing.
 - b. Neatly trim edges and hand clip where necessary.
 - c. Immediately remove clippings after mowing and trimming.
 - d. Water to prevent grass and soil from drying out.
 - e. Roll surface to remove minor depressions or irregularities.
 - f. Control growth of weeds. Apply herbicide in accordance with manufacturer's instructions. Remedy damage resulting from improper use of herbicides.
 - g. Immediately replace sod to areas which show deterioration or bare spots.
 - h. Protect sodded areas with warning signs during maintenance period.
 11. Removal of site trash.

4. **Guarantees and Warranties**
The warranty and guarantee period shall begin after written acceptance of the project.
 - a. Provide a one year warranty for all plant materials.
 - b. Replacements: plants of the same size and species planted in the next growing season, with a new warranty commencing on date of replacement. Any plant material that is not healthy, dies, is dying or the design value of which in the opinion of the Landscape Architect has been so injured or damaged as to render it unsuitable for the purpose intended, shall be replaced immediately.
 - c. Provide Owner with written warranties and guarantees for all products. Soil compactions shall be guaranteed for 1.5 years against improper compaction, excessive settling, and rapid decomposition of soil.
 - d. Provide manufacturers warranty for all products.

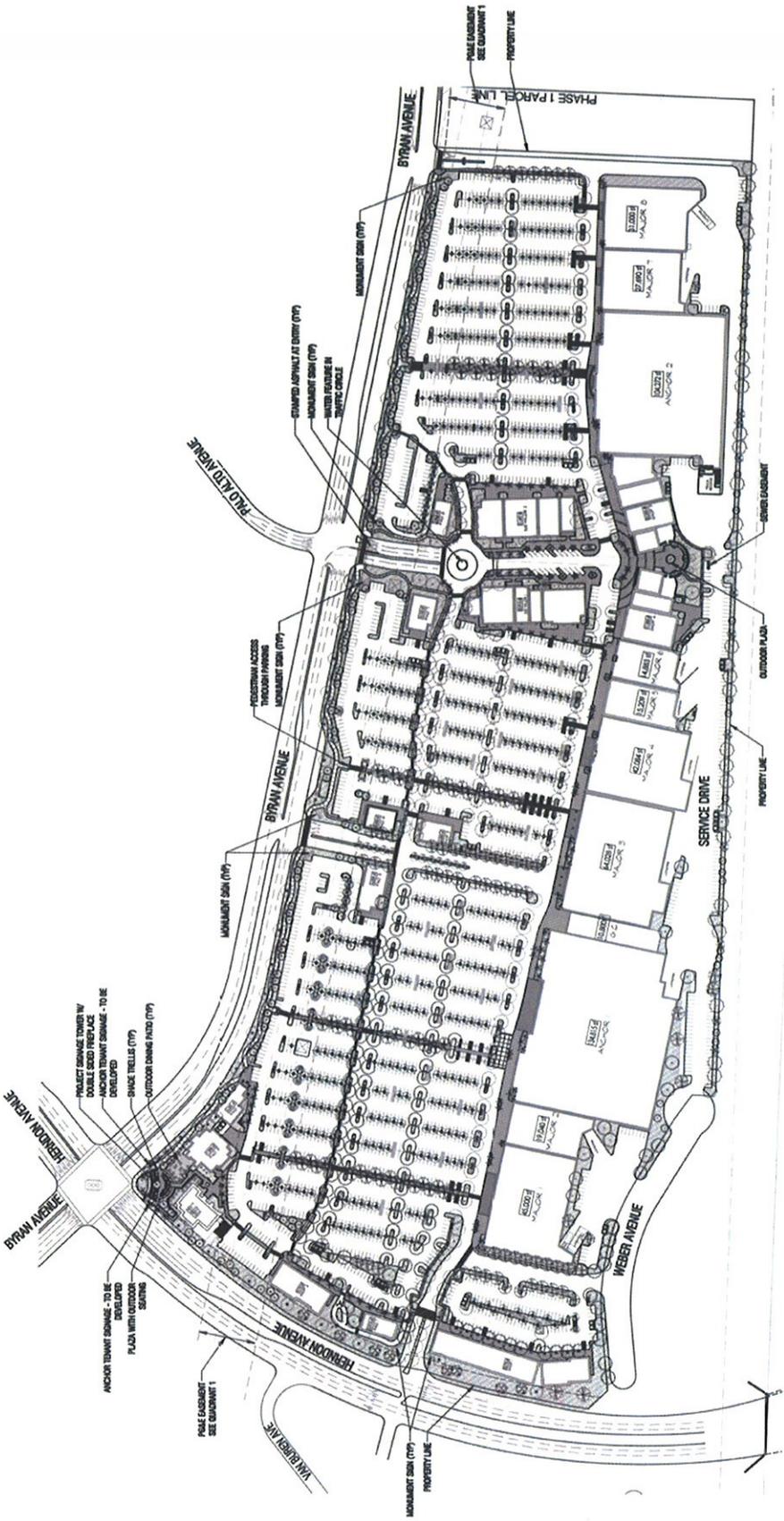
Irrigation Standards

1. All Landscape Zones are to be watered with an automatic irrigation system.
2. Drip/point source irrigation systems are to be installed in all shrub areas where feasible.

3. The irrigation system is to be monitored by a 'smart' automatic irrigation controller (smart controllers are linked to satellites which feed climate relevant information to the controller to prevent over/under watering).
4. The location of all irrigation equipment, including valves, controllers, sprinkler heads, drip equipment, mainline and lateral line piping shall be indicated on the irrigation drawings. While the irrigation plans are diagrammatic, it is important that the sprinkler head placement be accurately indicated on the drawings.
5. Valve circuits shall be separated by hydrazones, plant materials with different water requirements shall be irrigated separately, i.e. turf and shrub areas shall be irrigated separately.
6. Irrigation spray shall not go beyond landscaped zones. All heads shall be adjustable.
7. Outlot parcel irrigation is to be watered from their own water source.
8. All valves are to be located within groundcover or shrub beds. Controllers, backflow preventors and other equipment are to be easily accessible, yet not visible to the general public.
9. Developers are to be consistent with the City of Fresno's Water Efficient Landscape Standards (Article 3, Sec. 12-306-N, Sub Sec. 23 and Article 5, Sec.6-522 in Fresno's Municipal Code) and general water conservation measures.

Construction Documents

Submit conceptual landscape and irrigation, and construction documents to John Allen Company, LLC and the City of Fresno for review of conformance to this document and City of Fresno Requirements.



SHRUB LEGEND

SHRUBS, BORDERSIDES, AND TREES SUCH AS:

SPREADER	SPREADER	SPREADER	SPREADER
...

TREE LEGEND

LARGE PARKING LOT TREES SUCH AS: 30' - 35' CANOPY

SMALL PARKING LOT TREES SUCH AS: 15' - 20' CANOPY

STREET TREES SUCH AS:

POLE EASEMENT TREES SUCH AS:

SCREENING TREES SUCH AS:

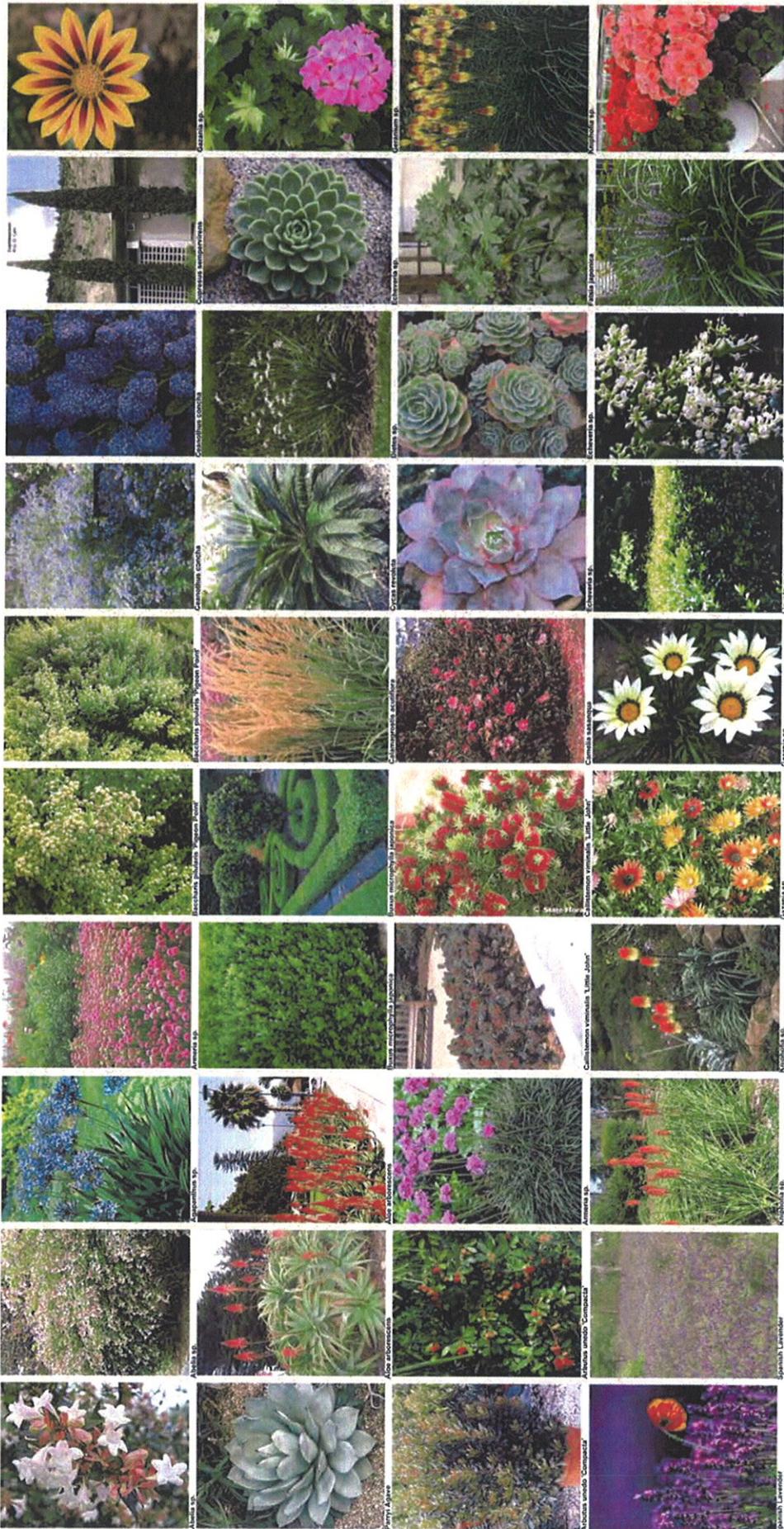
VERTICAL ACCENT TREES SUCH AS:

SHADE CALCULATIONS:

- INCLUDING POLE EASEMENT
- TOTAL PARKING AREA
- TOTAL PARKING AREA CONCRETE
- PARKING AREA COVERED BY TREES
- REQUIRED SHADE
- PERCENT OF TOTAL PARKING AREA COVERED BY TREES
- PERCENT OF TOTAL PARKING AREA COVERED BY TREES INCLUDING POLE EASEMENT
- PERCENT OF TOTAL PARKING AREA COVERED BY TREES INCLUDING POLE EASEMENT AND BACK OF YARDS

MARKETPLACE AT EL PASO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA



081310841.01

SHRUB PALETTE

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

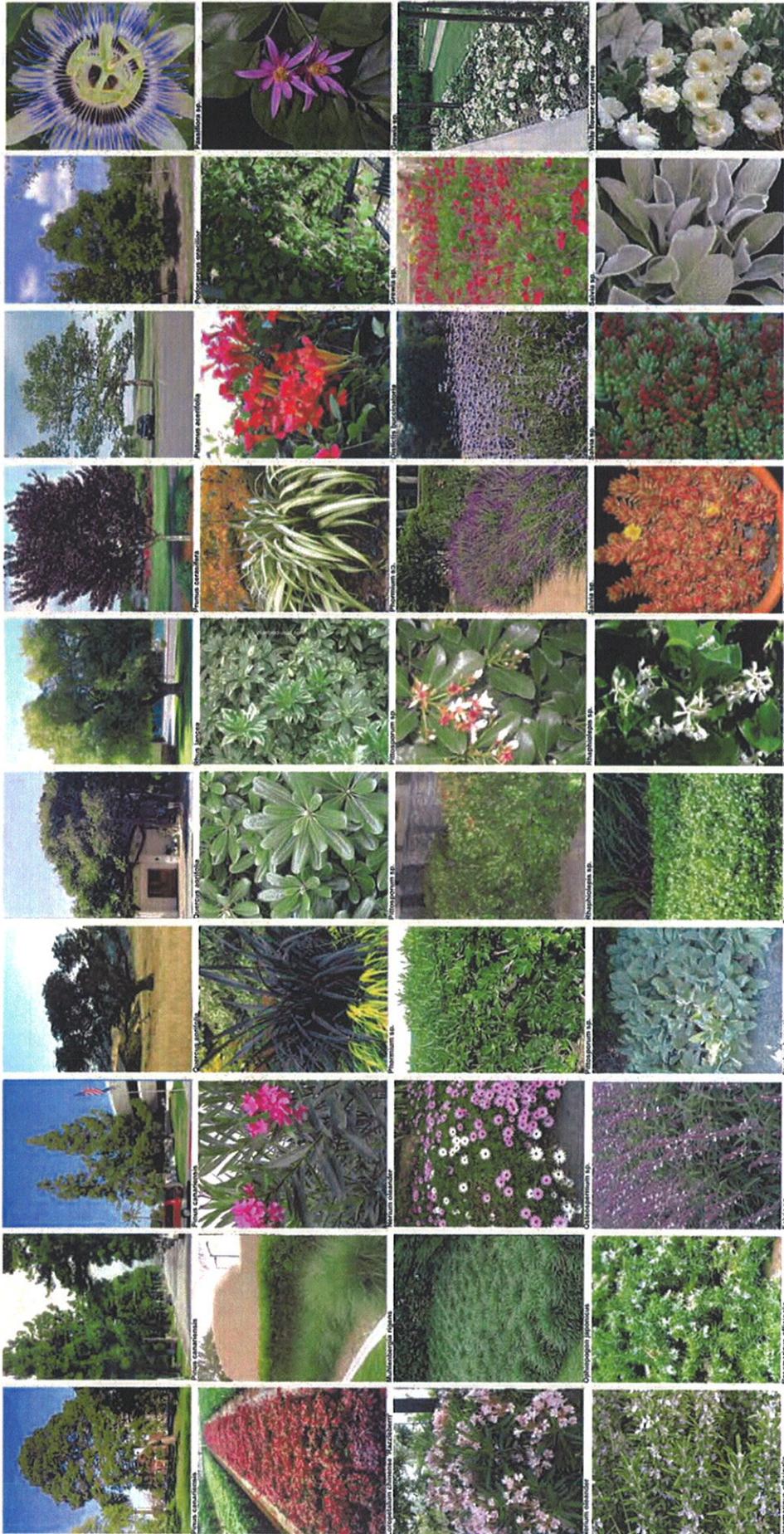
MARKETPLACE
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3.29



0813_1086_01

TREE AND VINE PALETTE

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

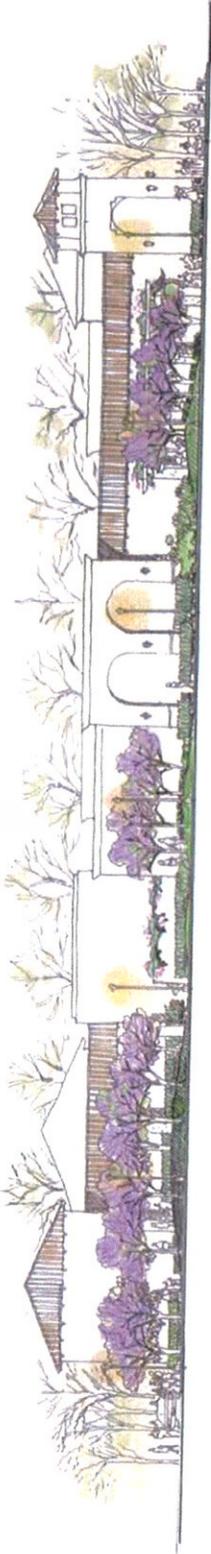
MARKETPLACE
AT EL PASEO

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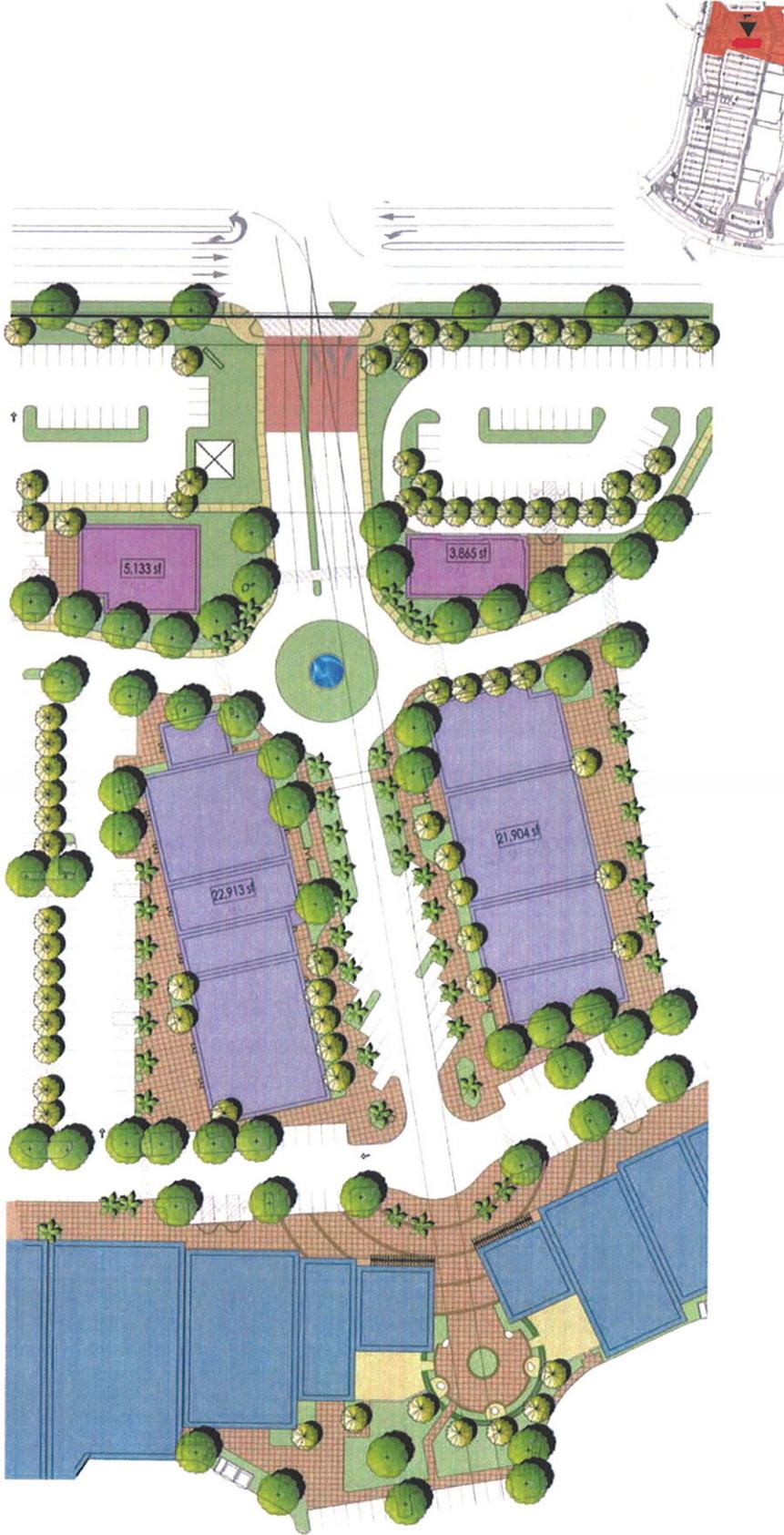
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THE FIRM HAS BEEN LICENSED BY THE STATE OF CALIFORNIA AS AN ARCHITECTURAL FIRM AND IS SUBJECT TO AUDITING BY THE BOARD OF ARCHITECTURE. THE FIRM HAS BEEN LICENSED BY THE STATE OF CALIFORNIA AS AN ARCHITECTURAL FIRM AND IS SUBJECT TO AUDITING BY THE BOARD OF ARCHITECTURE.

3.30



① SUBMAJOR NORTH BUILDING ELEVATION



08.E.108(L.01)

LANDSCAPE DETAILS

MARKETPLACE AT EL PASEO

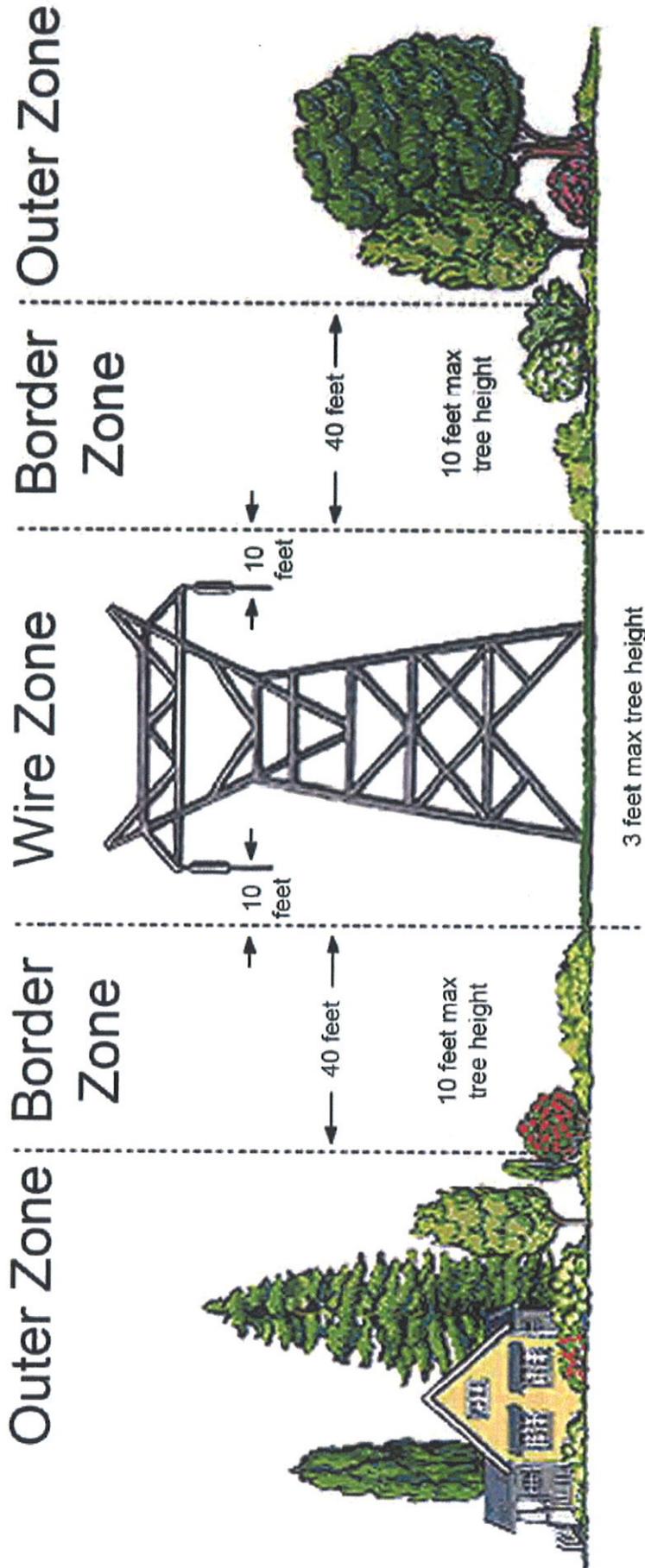
HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

MARKETPLACE
BY K.K. ARCHITECTS

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0813.1084.01

PG&E REQUIREMENTS

MARKETPLACE AT EL PASEO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

MARKETPLACE
AT EL PASEO

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MARKETPLACE AT EL PASEO IS A COLLECTIVE WORK BY ARCHITECTS AND DESIGNERS ASSOCIATED WITH THE FIRM OF MARKETPLACE ARCHITECTS.

Section 4: Site Utilities General

Generally, public utilities shall be provided to the buildable pad for the Outparcel Developer to extend to their building. For inline tenants, public utilities shall be provided to within 2' of the building footprint.

Connections and extensions of all existing utilities both on the property as well as within right-of-way shall conform to the requirements of the serving utility company. The Outparcel Developer is responsible for all costs incurred for permits, installation, and connection charges. In addition, the Outparcel Developer is responsible for the cost of all repairs to the property damaged by utility work. The Outparcel Developer is responsible to make final connections to all utilities or to make such agreements with each utility. The Outparcel Developer is also responsible for any and all additional tests required by local codes or utility providers.

Verification of the size and exact location of the line is the responsibility of the Outparcel Developer.

The size and materials of all utility lines is to be in accordance with local codes and utility requirements.

All Utility services except as provided below, shall be underground.

Sanitary Sewer

Sanitary sewer is to be designed, constructed, and tested in accordance with the requirements of the City of Fresno Public works and Utilities, and the Fresno County Department of Environmental Health.

The Outparcel Developer's design engineer is responsible for determining if his system is in compliance with applicable codes and that his system does not exceed the design capacity. Outparcel Developer shall be responsible for grease trap interceptors if required by the Sewer District, Building safety or the Health Department.

A connection to the public sanitary sewer system will be provided to within 5' of the limit of construction for an out parcel or within 2' for an inline major at a location determined in conjunction with the Purchaser's/Lessor's Building Plans.

Storm Sewer

Storm water system is to be provided on the property as needed. Storm water shall be carried off-site in an underground drain system. Sheet flow shall be allowed across property lines, subject to review and approval by reviewing engineer. Systems shall be designed to handle the 2 year event. Connection points to the public system maybe available; see storm drain plans provide by John Allen Company, LLC and the section on grading below.

The Purchaser/Lessor shall submit his hydrology and hydraulic calculations.

The Purchaser's/Lessor's design engineer is responsible for determining that his system is in compliance with all applicable codes, that his system does not exceed design capacity, and that the grading plan has been reviewed and approved by the reviewing engineer.

Water

Public Water Service will be provided to within 5' of the limit of construction for an out parcel or within 2' of the building footprint for an inline major at a location determined in conjunction with the Purchaser's/Lessor's Building Plans. Purchaser/Lessor shall be responsible for the design and installation of water facilities from the public lines to his building and within his site, including but not limited to fire hydrants, backflow preventors, post indicators, valves, and FDC as required by the City of Fresno Public Works and Utilities, local fire department and other local authorities.

Purchaser/Lessor will be responsible for the payment of any connection fees. Material type of water mains, Fire hydrants, valves and other appurtenances are to conform to local codes and the City of Fresno public works and utilities water mains are to be tested and chlorinated in accordance with local codes.

Gas

Generally, gas service will be within 5' of the limit of construction for an out parcel or within 2' of the building footprint for an inline major at a location determined in conjunction with the Purchaser's/Lessor's Building Plans. Gas service shall be provided by Pacific Gas & Electric. The Purchaser/Lessor is responsible for obtaining any and all necessary consents or approvals for obtaining gas service and for the payment of any fees. All gas lines are to be installed below grade. All gas meters, valves, etc., are to be concealed from public view.

Electric

Generally, conduits for electrical service will be provided below grade to within 5' of the limit of construction for an out parcel or within 2' of the building footprint for an inline major at a location determined in conjunction with the Purchaser's/Lessor's Building Plans. Electric service is to be provided by Pacific Gas & Electric. The Purchaser/Lessor is responsible for obtaining any and all necessary consents or approvals for obtaining electric service and for the payment of any fees.

In general all shop buildings will be supplied with 120/220 V power through a common electrical meter room located within each building.

All site lighting shall be 277/480 V and in conformance with City of Fresno requirements. All site lighting is to be controlled by John Allen Company, LLC, unless such lighting is within Purchaser's/Lessor's limit of work or is part of the Tenant's parcel. If the lighting is to be controlled by the Purchaser/Lessor, the lighting must match the lighting for the center.

Telephone/Cable

Generally, conduits for telephone service will be provided to within 5' of the limit of construction for an out parcel or within 2' of the building footprint for an inline major at a location determined in conjunction with the Purchaser's/Lessor's Building Plans. Telephone service will be provided by SBC/AT&T. Purchaser/Lessor is to be responsible for obtaining any and all necessary consents and approvals for obtaining telephone service and for the payment of any fees.

All telephone service is to be installed below grade. All telephone equipment is to be concealed from public view.

Site Grading and Drainage

The parcel shall be graded to provide positive drainage to the storm sewer system that has been sized to receive parcel discharge. The storm drain system is designed to a 2-year storm level. All buildings shall have 100-year flood protection through a combination of site grading and storm drain facilities. The Purchaser's/Lessor's engineer shall coordinate the precise grading design with adjacent parcels.

All necessary erosion control methods will be utilized during construction to avoid siltation onto adjacent properties and into pipelines. Stock piling of topsoil or excessive material is not to interfere with drainage before, during, or after construction.

No modifications to the approved surface drainage pattern will be permitted.

Existing drainage areas are not to be altered during the grading sequence or afterwards unless accepted by John Allen Company, LLC's review staff and the City of Fresno.

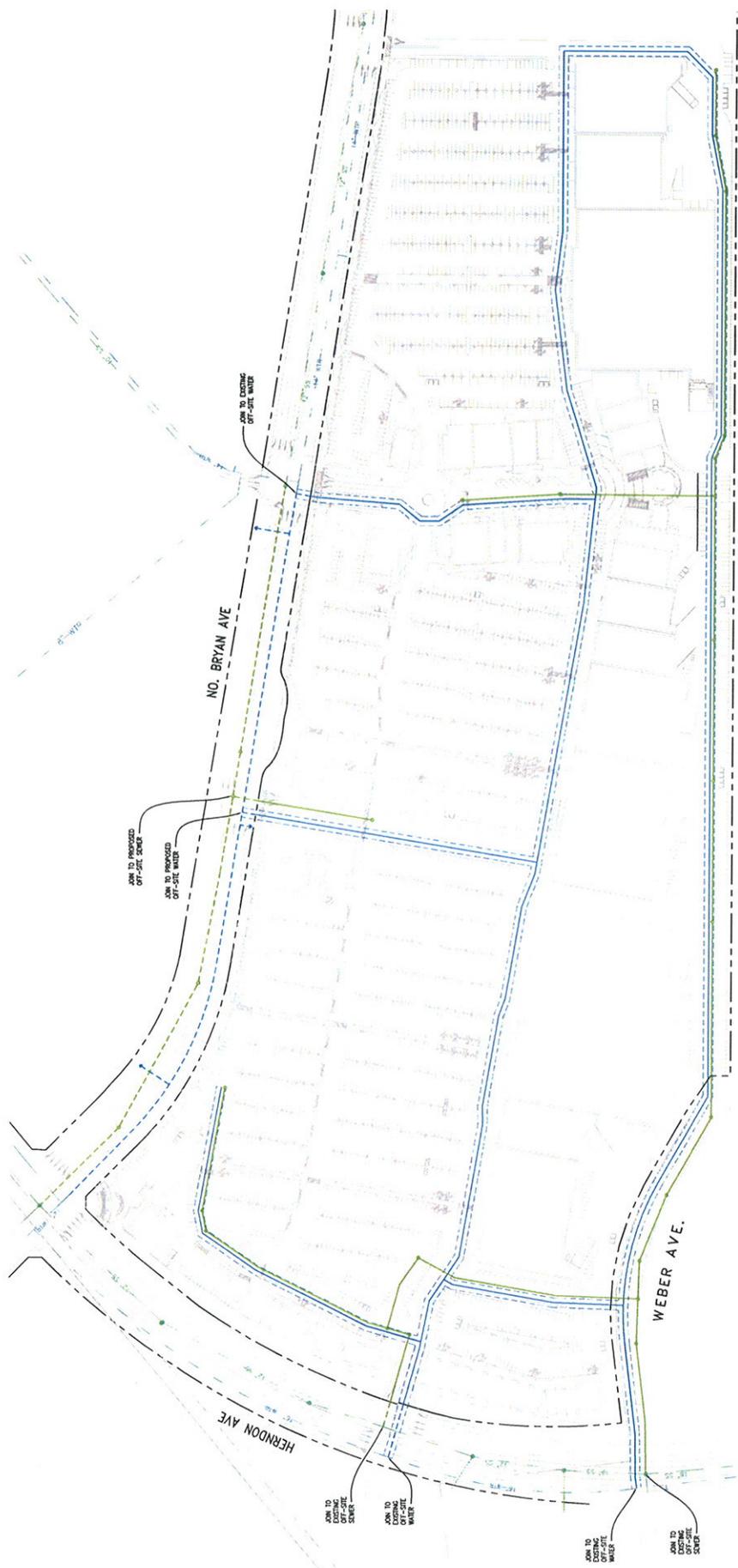
Parking lot slopes shall be a minimum of one percent and a maximum of five percent unless more stringent requirements are imposed by the City.

All trenches or excavation near or adjacent to existing curbs sidewalks, and pavement should be properly protected during excavation and shall be backfilled with suitable backfill material.

Required density of compaction is to be indicated on the plans or specifications.

Perimeter Landscaped Areas

Various landscape requirements have been established for the perimeter area of outlot Exhibit "P" on page 4-3 describes responsibilities for the design, construction and maintenance of each perimeter landscape area.



- LEGEND:**
- EXISTING OFF-SITE SEWER
 - PROPOSED OFF-SITE SEWER
 - EXISTING OFF-SITE WATER
 - PROPOSED OFF-SITE WATER
 - EXISTING ON-SITE SEWER
 - PROPOSED ON-SITE SEWER
 - EXISTING ON-SITE WATER
 - PROPOSED ON-SITE WATER



CONCEPTUAL UTILITY PLAN

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MARKETPLACE AT EL PASEO
 HERNDON AVENUE AND BRYAN AVENUE
 FRESNO, CALIFORNIA

0813.1084.01

REVISED

Construction Coordination

The Purchaser/Lessor is to provide all necessary surveying and staking and is responsible for the protection of existing survey monuments shown on drawings.

The Purchaser's/Lessor's contractor must comply with the following prerequisites prior to the start of construction.

1. A pre-construction meeting must be held with John Allen Company, LLC to determine suitable access routes to the site, designated parking for contractors, designated loading, unloading, and storage areas for materials, working hours, tap-ins to utility lines, safety precautions and procedures, trash removal and scheduling.
2. Final construction documents and specifications for site work must be approved for construction by John Allen Company, LLC .
3. A schedule of construction and project events is required to be filed with John Allen Company, LLC (in writing) seven working days in advance of construction start so that field personnel may be notified.
4. Before starting any operations on site, the Outparcel Developer's/Tenant's contractor must supply John Allen Company, LLC 's on-site personnel with the name and phone number of the field superintendent and copies of all required permits. John Allen Company, LLC will issue written verification upon receipt of this information and it is at that point in time that the contractor may commence his activities.

The Purchaser's/Lessor's contractor shall be responsible for obtaining all necessary temporary services required for their construction.

The Purchaser's/Lessor's contractor is responsible for damage caused by same to the facilities of the Shopping Center or adjacent property owners and is obliged to cause immediate repair to any such damage.

The Purchaser's/Lessor's contractor is to carry and maintain, at his sole cost and expense, construction insurance per industry standards, for property damage and bodily injury. This insurance must be endorsed to show products and completed operations coverage including Waiver of X, C, and U exclusions, broad form property damage in an agreed amount for the combined single limit. Workmen's compensation with statutory requirements, including employer's liability also must be carried.

All insurance policies are to name John Allen Company, LLC and their subsidiaries as additional insured, as their interest may appear.

Use of the development's access and interior roads and parking areas is prohibited unless prior permission is granted. A written request for use of roads is to be made a minimum of two working days in advance of the intended use.

Construction hazard areas on and around site must be clearly marked and barricaded from non-construction, pedestrian, and vehicular traffic.

Temporary structures, signs, barricades and construction equipment must be clean, neat and uniform in appearance, maintained regularly, and removed immediately when their use is no longer required.

Temporary signage at the construction site shall be limited to necessary hazard warning and directional information. A development sign may be permitted but conform to the criteria of temporary signs. Separate contractor, architect, or other advertising signage is not allowed.

Construction materials, equipment, temporary shelters, signs, and operations are to be confined to the project site for the sole purpose of project construction, and are not to present a hazard to or infringe upon any adjoining developments, operations, easements, or right-of-ways. No materials storage or assembly will be allowed on the site.

Any on-site construction dirt and debris must be stored and screened from view or removed from the premises on a daily basis. Construction dirt and Debris are not allowed to accumulate on any adjoining roads, parking areas, walks or other property and are to be broom-cleaned immediately. Proper dust control must be maintained during construction phase.

Once Parcel Development has begun, construction is to be diligently pursued to completion. No structure, facility, or parcel improvement is to be left incomplete beyond a reasonable construction time period.

All required permits must be clearly posted.

Purchaser's/Lessor's contractor is not to deviate from approved site drawings, and specifications without obtaining prior permission from John Allen Company, LLC and the applicable Building Department or other governmental agency. An as-built survey of all site utilities is to be delivered to John Allen Company, LLC at job completion.

Scheduled Opening – John Allen Company, LLC must be notified prior to and approve any Purchaser's/Lessor's opening for business.

It is the Purchaser's/Lessor's contractor's responsibility to schedule inspections by the appropriate building department and other inspectors as necessary. It is also their responsibility to comply with agency requirements and all codes and regulations.

John Allen Company, LLC must be notified of any planned interruption to any utility service (water, gas, electric, etc.) seven days in advance. John Allen Company, LLC must be notified immediately upon any accidental interruption to any utility service.

During construction, Purchaser/Lessor will coordinate the contractor's temporary utilities, consisting of electrical power, designated toilet facilities, and water from the time the contractor starts construction until the Purchaser/Lessor opens for business.

Enforcement

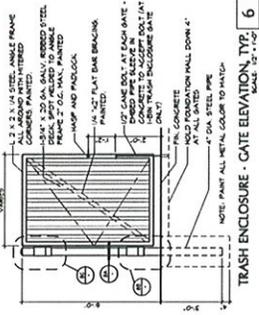
If any Purchaser/Lessor fails to maintain their lot or parcel in accordance with the foregoing in such a manner as may be deemed necessary by John Allen Company, LLC to preserve and protect the value and attractive appearance of the property, then John Allen Company, LLC may give such Purchaser/Lessor written notice stating with particularity the work or repair which John Allen Company, LLC finds to be required and requesting the same be carried out or undertaken and diligently pursued within 30 days from the giving of such notice. Should Purchaser/Lessor fail to carry out or undertake such maintenance and repair then John Allen Company, LLC, through its authorized agent or agents shall have the right and the power to enter onto the lot or parcel and perform such care and maintenance without any liability for damages or wrongful entry, trespass, or otherwise to the Purchaser/Lessor. The Purchaser/Lessor of any part of the property on which such work is performed shall jointly be liable for the cost of such work and shall promptly reimburse John Allen Company, LLC for such cost.

Site Operation

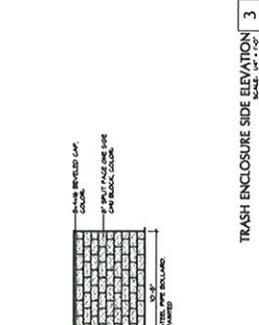
Once the facility is operational, all deliveries are to take place at established delivery times indicated by City of Fresno Conditions of Approval. No trucks will be permitted to park anywhere on site except at delivery times. No trucks are to be parked overnight for morning delivery.

Trash Collection areas are to be screened from view, are not to create odors and are subject to the requirements of the City of Fresno. These areas are to be enclosed within the building or adjacent to the building and either be constructed to match the typical trash enclosure and be surrounded by landscaping. Enclosure gates are to be installed with automatic closures to prevent them from being left open. Trash areas are to be serviced by rodent professionals on a regular basis.

Fences are not permitted on the outparcels/tenant parcels except during construction, when temporary construction barriers are mandatory.



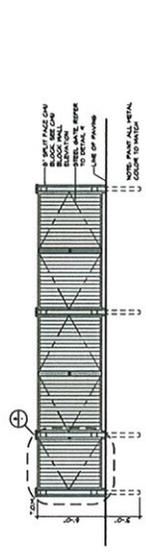
TRASH ENCLOSURE - GATE ELEVATION, TYP. 6
SCALE: 1/4" = 1'-0"



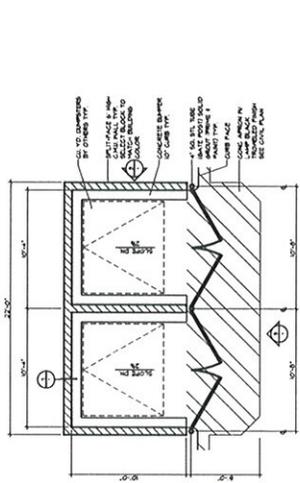
TRASH ENCLOSURE SIDE ELEVATION, TYP. 3
SCALE: 1/4" = 1'-0"



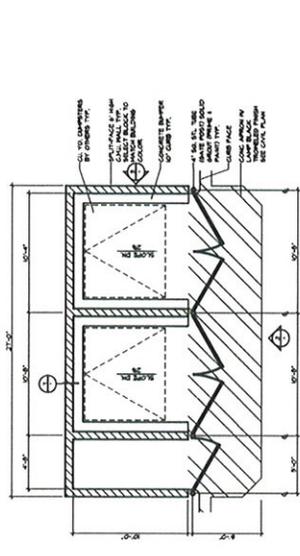
TRASH ENCLOSURE (2 BAYS) FRONT ELEVATION, TYP. 5
SCALE: 1/4" = 1'-0"



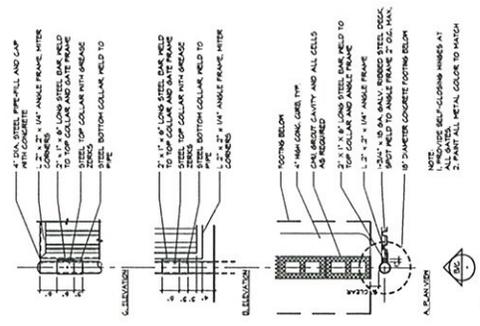
TRASH ENCLOSURE (3 BAYS) FRONT ELEVATION, TYP. 2
SCALE: 1/4" = 1'-0"



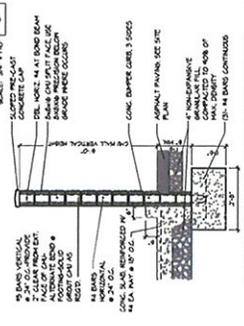
TRASH ENCLOSURE (2 BAYS) PLAN, TYP. 4
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE (3 BAYS) PLAN, TYP. 1
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE - GATE HINGE, TYP. 8
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE - WALL SECTION, TYP. 7
SCALE: 1/4" = 1'-0"

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TRASH ENCLOSURE DETAILS

MARKETPLACE AT EL PASO

HERNDON AVENUE AND BRYAN AVENUE
FRESNO, CALIFORNIA

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