

Feb 9, 2017

Updated: Feb 23, 2017

Variance for signage

Table of contents

- A2 Site Plan
- A3 Elevation & Photo-Composite
- A4 Photo Key
- A5 Photos 1
- A6 Photos 2

TENANT SIGN INVENTORY				
PRIMARY SIGNS				
#	Sign	Condition	Size	Area (sq ft)
A	dd's	Existing	84" x 181.31"	105.4
B	DISCOUNTS	Existing	30" x 237.25"	47.2
E	Department names	Proposed	18" x 470.625"	58.8
Total:				211.4
SECONDARY SIGNS				
#	Sign	Condition	Size	Area (sq ft)
C	Wall plaque	Existing	30" x 48"	10
C	Wall plaque	Existing	30" x 48"	10
D	Framed graphic	Existing	64" x 80"	35.5
D	Framed graphic	Existing	64" x 80"	35.5
D	Framed graphic	Existing	64" x 80"	35.5
Total:				126.5

Tenant Address: 24055 Hesperian Blvd.
Hayward, CA 94545

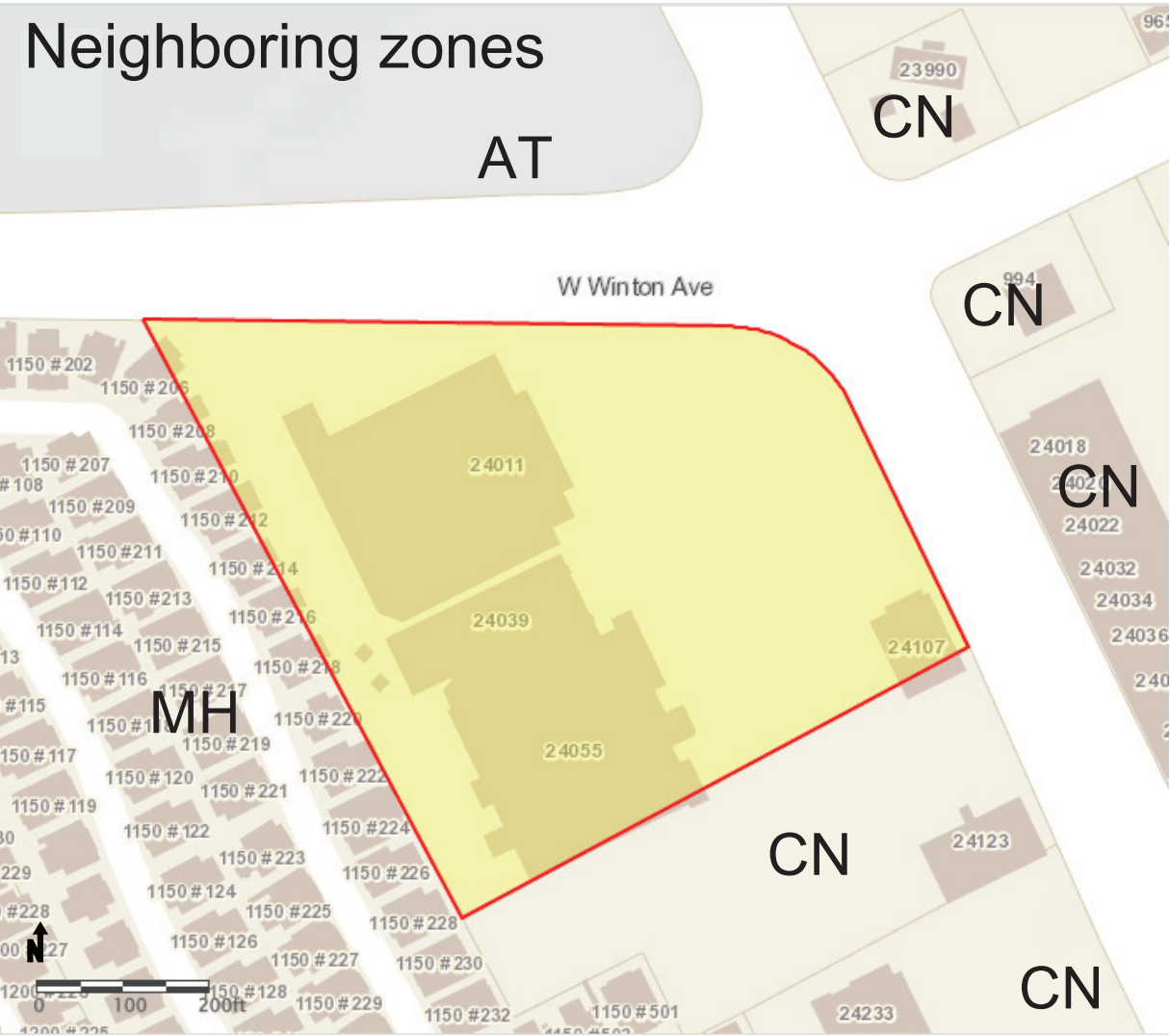
Site Address: 24107 Hesperian Blvd
APN: 441-0010-002-05
Zone: CN: Neighborhood Commercial
General Plan: ROC: Retail and Office Commercial

Lot: S
Bldg Sq Ft: 35,000
Acres of entire site: 5.92

Property owner:
Bartom Properties Llc & Lomik Properties Llc / Berwick-Krausz
44 Montgomery St #3300
San Francisco, CA 94104

Applicant:
Ross Stores, Inc.
5130 Hacienda Dr., Dublin, CA 94568

Representative:
Jeff Aran
P.O. Box 22833, Sacramento, CA 95822
818-468-2955
Fax: 916-395-6028
mitch@signbump.com



bill moore & associates

1057 solano ave.
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www.billmoore.com



24055 Hesperian Blvd., Hayward, CA 94545
Winton Plaza

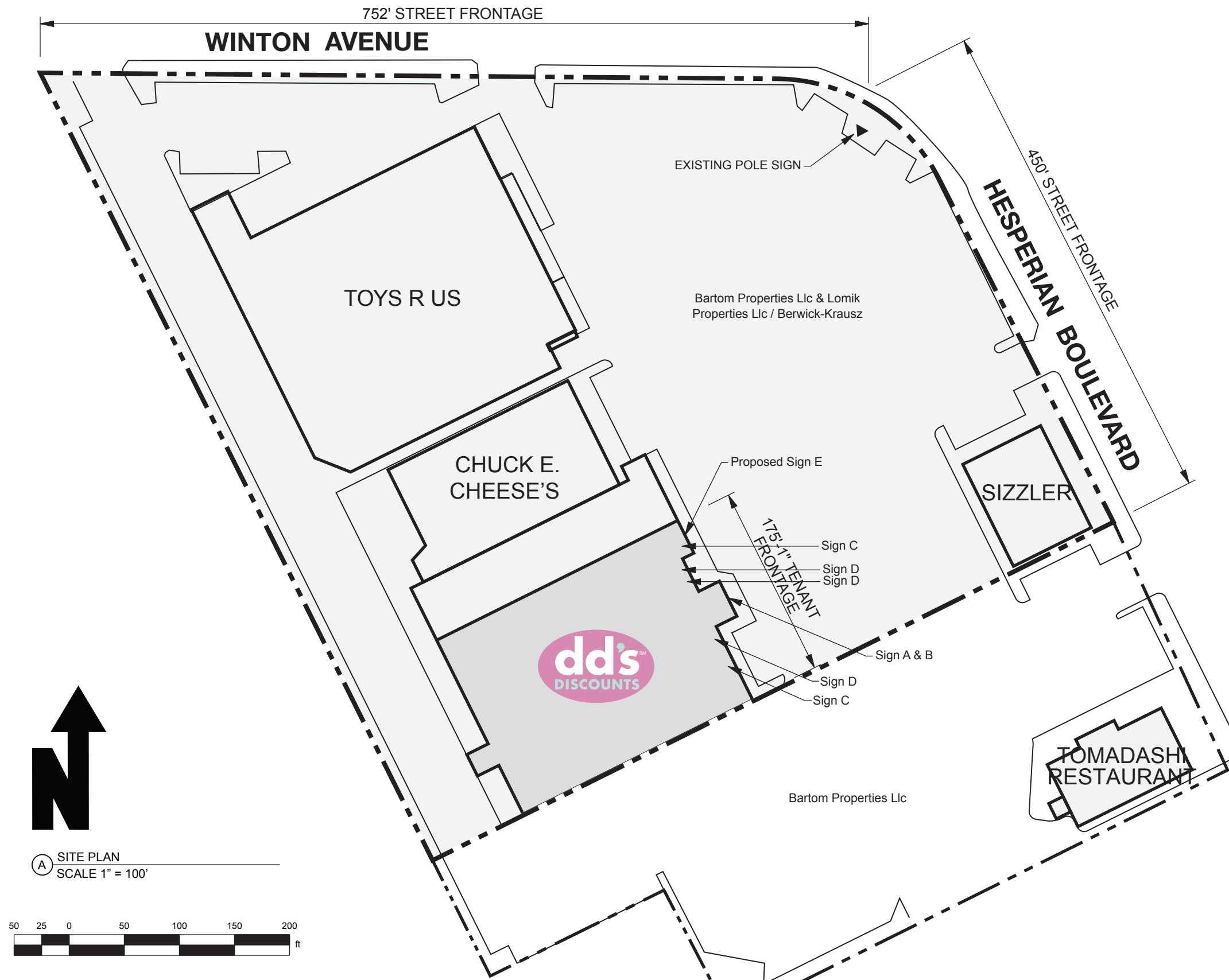
dd's
DISCOUNTS

Variance request for
additional wall signs

Title Sheet

drawn
updated 01/26/17

SHEET
A1



(A) SITE PLAN
SCALE 1" = 100'



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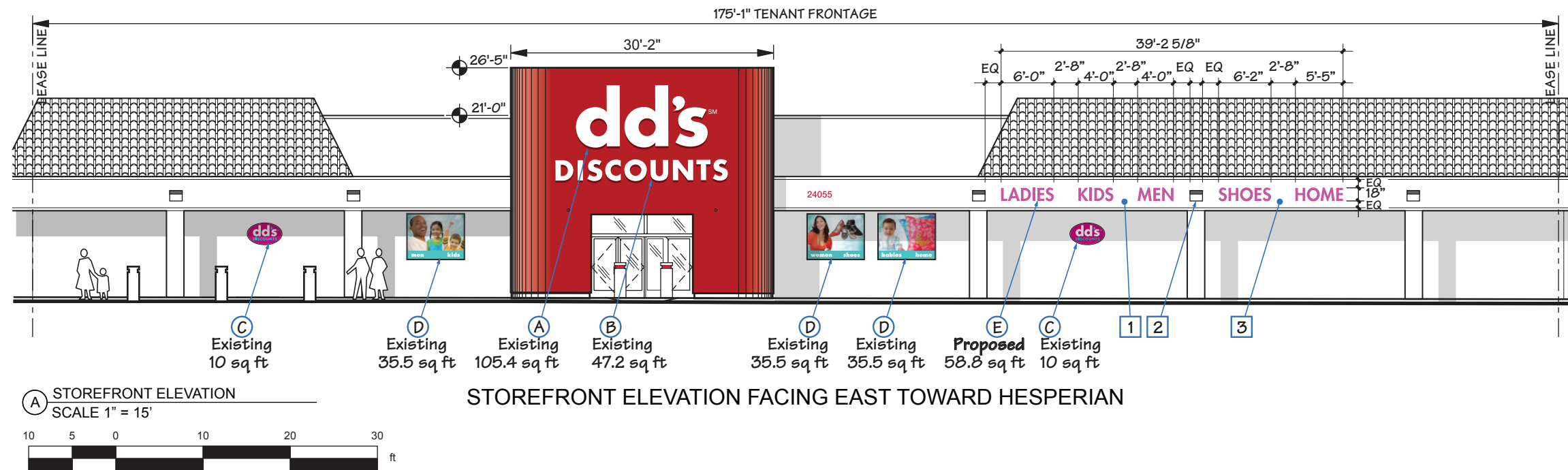
24055 Hesperian Blvd., Hayward, CA 94545
Winton Plaza
dd's DISCOUNTS
Variance request for
additional wall signs

Site Plan

drawn
updated

01/26/17
02/23/17

SHEET
A2



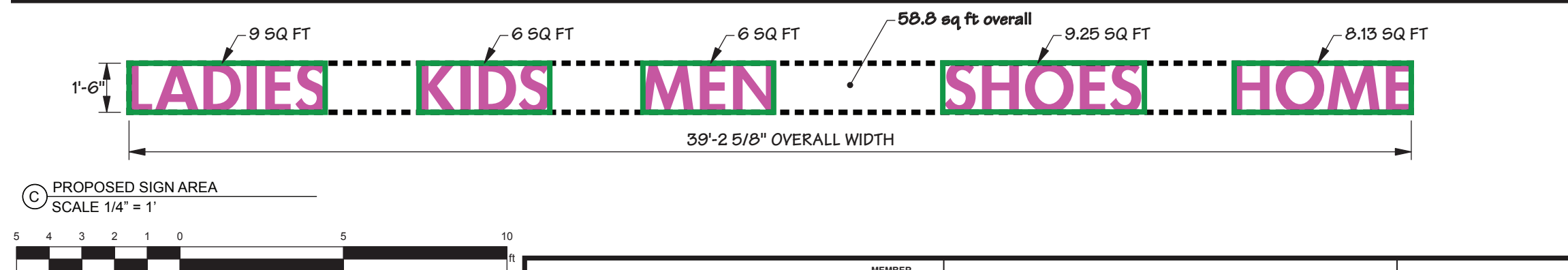
- (A) (Existing) 84"H DD's CHANNEL LETTERS
WHITE FACES, 8" CHROME RETURNS
EGL CL 71 DESIGNER WHITE NEON ILLUMINATION
- (B) (Existing) 30"H 'DISCOUNTS' CHANNEL LETTERS
WHITE FACES, 5" CHROME RETURNS
EGL CL 71 DESIGNER WHITE NEON ILLUMINATION
- (C) (Existing) 30"H X 48"W X 1"D STEEL PAN WALL PLAQUE
WITH DECORATED PORCELAIN ENAMEL FINISH
TYPICAL OF TWO (2)
- (D) (Existing) 64"H X 80"W WALL PANELS.
ANODIZED ALUMINUM FRAME WITH DIGITALLY
PRINTED GRAPHIC INSERT PANEL.
TYPICAL OF THREE (3)
- (E) (Proposed) 18"H 'LADIES KIDS MEN SHOES HOME'
DEPARTMENT TITLE CHANNEL LETTERS
MAGENTA FACES, 5" WHITE RETURNS
WHITE LED ILLUMINATION



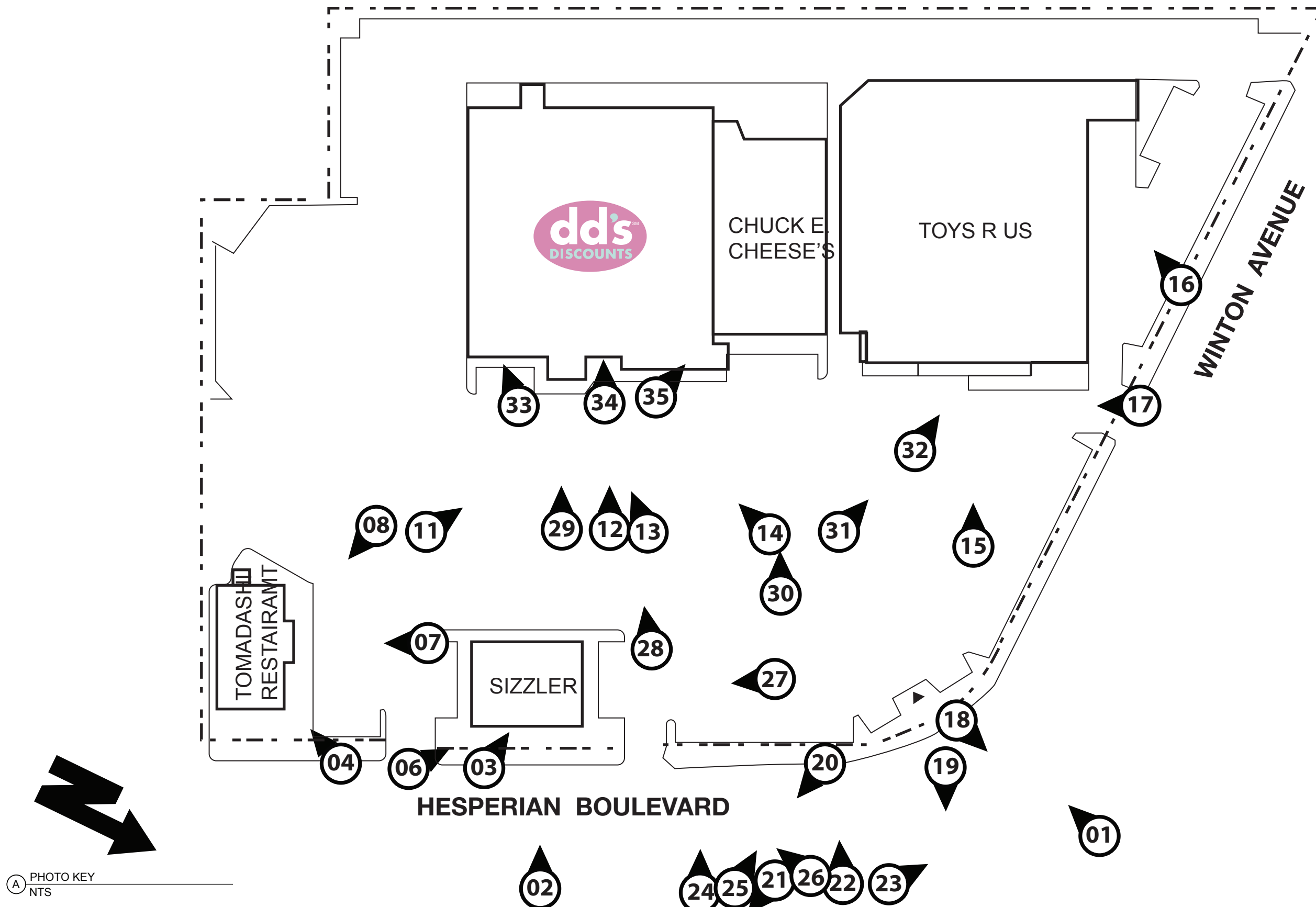
- 1 (Existing) CANOPY FASCIA
SIGN INSTALLERS REQUIRE ACCESS
BEHIND FASCIA AT NEW SIGN LOCATIONS
FOR INSTALLATION, WIRING AND MAINTENANCE.
- 2 (Existing) ARCHITECTURAL LIGHTING TO REMAIN
TYPICAL AT EACH COLUMN LINE.
- 3 (New) ROSS ELECTRICIAN TO PROVIDE
ONE (1) 20AMP 120V DEDICATED SIGN CIRCUIT
TERMINATED IN J-BOX BEHIND FASCIA WITHIN
FIVE (5) FEET NEW SIGN LOCATION AND
CONTROLLED BY EMS

(B) STOREFRONT ELEVATION
NTS

PHOTO-COMPOSITE



RENDERING OF PROPOSED NEW DEPARTMENT TITLES AS
SEEN FROM DRIVE-AISLE ENTRANCE OFF HESPERIAN BLVD



Ⓐ PHOTO KEY
NTS



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24055 Hesperian Blvd., Hayward, CA 94545
Winton Plaza
dd's DISCOUNTS
Variance request for additional wall signs

Photos 1

drawn
updated

02/23/17

SHEET
A5

