



WAL-MART SIGN PROGRAM

Store No. 5156: Beaumont, CA
October 12, 2005

FARMER BOYS SIGN PROGRAM ADDENDUM July 31, 2012

WALMART SIGN PROGRAM REVISION
October 8, 2012

WALMART SIGN PROGRAM REVISION
May 9, 2017

B|R|R

6700 ANTIOCH PLAZA
SUITE 300
MERRIMACK, NH 03054
P: 603.422.0999



INNS Lakeview Inn • code: 481
Inn: 1-800-543-7795
P: 603.917.6888
F: 603.917.6888
www.lakeviewinn.com

Project Directory	2
Purpose and Intent	3
General Provisions & Specifications	4
Construction Specifications & Miscellaneous Requirements	5
Site Plan	6
Freestanding Sign	7
WAL-MART Elevations	8 - 12
WAL-MART Signage Detail	13
Installation Detail	14
Sign Location Site Plan	15
Sign Location Site Plan - Details	16
FARMER BOYS SIGN PROGRAM ADDENDUM	
Site Plan	18
Sign Location Plan	19
Freestanding Signs	20-23
Building Signage	24-25
Building Signage Details	26
Walmart Pickup Amendment	
	27-31

TABLE OF CONTENTS

B | R | R

6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.9095



1000 Lakes Drive, Suite 405
West Covina, CA 91790
P: 626.774.0000
E: 626.917.6888
www.wp2d.com

PROJECT DIRECTORY

Signage Architect:

WPIIDC, Inc.
 Contact: Phillip Rudy
 1000 Lakes Drive, Suite 405
 West Covina, CA 91790
 Phone: 626.917.6800
 Fax: 626.917.6808

Civil Engineer:

Adams Consulting Engineers
 Contact: Julian Blevins
 5876 Owens Avenue, Suite 200
 Carlsbad, CA 92008
 Phone: 760.268.6144
 Fax: 760.918.5522

Walmart Sign Design:

BRR Architecture
 Contact: Kellie Bryan
 250 Sutter St, Suite 350
 San Francisco, CA 94108
 Phone: 415-782-4100

B|R|R

6700 ANTIQUA PLAZA
 SUITE 300
 MERRIAM, KS 66204
 p. 913.262.9095



1000 Lakes Drive, Suite 405
 West Covina, CA 91790
 p. 626.917.6800
 f. 626.917.6808
www.wpidc.com

PURPOSE AND INTENT

To promote the quality of design desired for Wal-Mart, this Sign Program establishes criteria for the design, implementation and regulation of Wal-Mart signage, as well as site or thematic graphics for Wal-Mart located in Beaumont, California. Signage of high quality design and materials using appropriate colors is considered an integral part of the image and success of Wal-Mart.

Wal-Mart may utilize any or all of the sign types described herein. All signage shall comply with applicable provisions of the Zoning Ordinance and land use plans of the City of Beaumont. All building and site signage shall be consistent with this Sign Program to provide a consistent and comprehensive design character.

The intent of this Sign Program is to ensure that signage for Wal-Mart is designed and executed in a manner which will achieve the following objectives while providing desired project identification.

Exterior Signing

The objectives of exterior signage are:

- To provide concise identity and information for shoppers and prospective shoppers while avoiding visual competition with the building's aesthetic or the site landscaping.
- To produce creative signage in good taste that will enhance Wal-Mart's image while complementing the architectural and landscape design theme.
- To provide functional signage to effectively serve the needs of consumers while providing proper identification of Wal-Mart.
- To expedite the review and approval of Wal-Mart's signage by providing guidelines and criteria that explain acceptable standards for the signage.

B | R | R



1000 LAKES DRIVE, SUITE 405
WEST COVINA, CA 91790
P. 626.917.6808
E. 626.917.6808
WWW.WP2D.COM

GENERAL PROVISIONS AND SPECIFICATIONS

No sign shall be installed without the approval of this Sign Program by the City of Beaumont.

- Signs shall meet or exceed minimum industry standards for graphic quality and shall be designed to be compatible with and complementary to the surrounding building facades. Sign fabrication work shall meet or exceed minimum industry standards for quality.
- The sign copy, color, size and design shall be consistent with this Sign Program which shall be subject to approval by the City of Beaumont. Letter heights and logos, where specified, shall be determined by measuring the normal capital letter of a font exclusive of swashes, ascenders and descenders.
- Wall signs shall be affixed without visible means of attachment unless attachments make an intentional design statement and are an integral part of the design.
- Wal-Mart's sign contractor shall repair any damage to the building caused by its work.

B | R | R

6700 ANTIQUA PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.9098



1000 Lakes Drive, Suite 400
West Omaha, NE 68179
p. 626.917.6800
E. 626.917.6808
www.wpzdc.com

CONSTRUCTION SPECIFICATIONS & MISCELLANEOUS REQUIREMENTS

- All identification signs and secondary identification signs shall consist of face-illuminated individual dimensional letter forms and/or symbols (or an assembly of dimensional letter forms where the Wal-Mart's logotype is script-style letters). All letter/symbol faces shall be translucent acrylic with integral color.
- The cabinet and/or channel letters shall be constructed of 0.060 - 0.090 aluminum, with 1/8" plastic face and fastened to the wall or fascia in an approved manner. All metal shall receive a minimum of two (2) coats of primer and two (2) coats of finish paint. Metal sheet seam joints shall be joined by pop rivets. Halo lighting and or neon need secondary ground fault consistent with UL2161. All letters shall have service access to lamps, ballasts and wiring.
- All fascia signs shall be centered left to right on the fascia or building frontage and generally centered top and bottom between fascia reveals. The vertical position will vary depending on the configuration of the sign and the locations of the reveals on the sign fascia.
- Power will be provided from the site and/or building electrical panel to a junction box at all sign locations. Power connection shall be the Wal-Mart's responsibility. A time clock shall be provided by Wal-Mart to turn off power to its wall signs. All electrical signs shall bear the Underwriters Laboratory "UL" symbol (not visible to the public view), and the installation of all electrical signs shall comply with applicable building and electrical codes. Wal-Mart shall pay for electrical service for the signs. All conductors, transformers and other equipment shall be concealed.
- All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition. All bolts, fastenings, clips, etc., shall be painted to match the adjacent building surface.
- All lettering shall be restricted to the "net sign area". No projection above or below the "net sign area" shall be permitted, except as otherwise approved in writing.
- Any hole or other building damage resulting from the removal of a sign shall be repaired and painted to match the building surface in the vicinity of the damage.
- Wal-Mart shall maintain the signs in accordance with applicable City of Beaumont standards and shall replace defective lights and components in a timely manner.
- All sign installers shall comply with applicable State and local statutes, regulations and ordinances, and shall possess a current, valid City of Beaumont business license, and shall provide evidence of a current, valid Workman's Compensation Insurance policy.

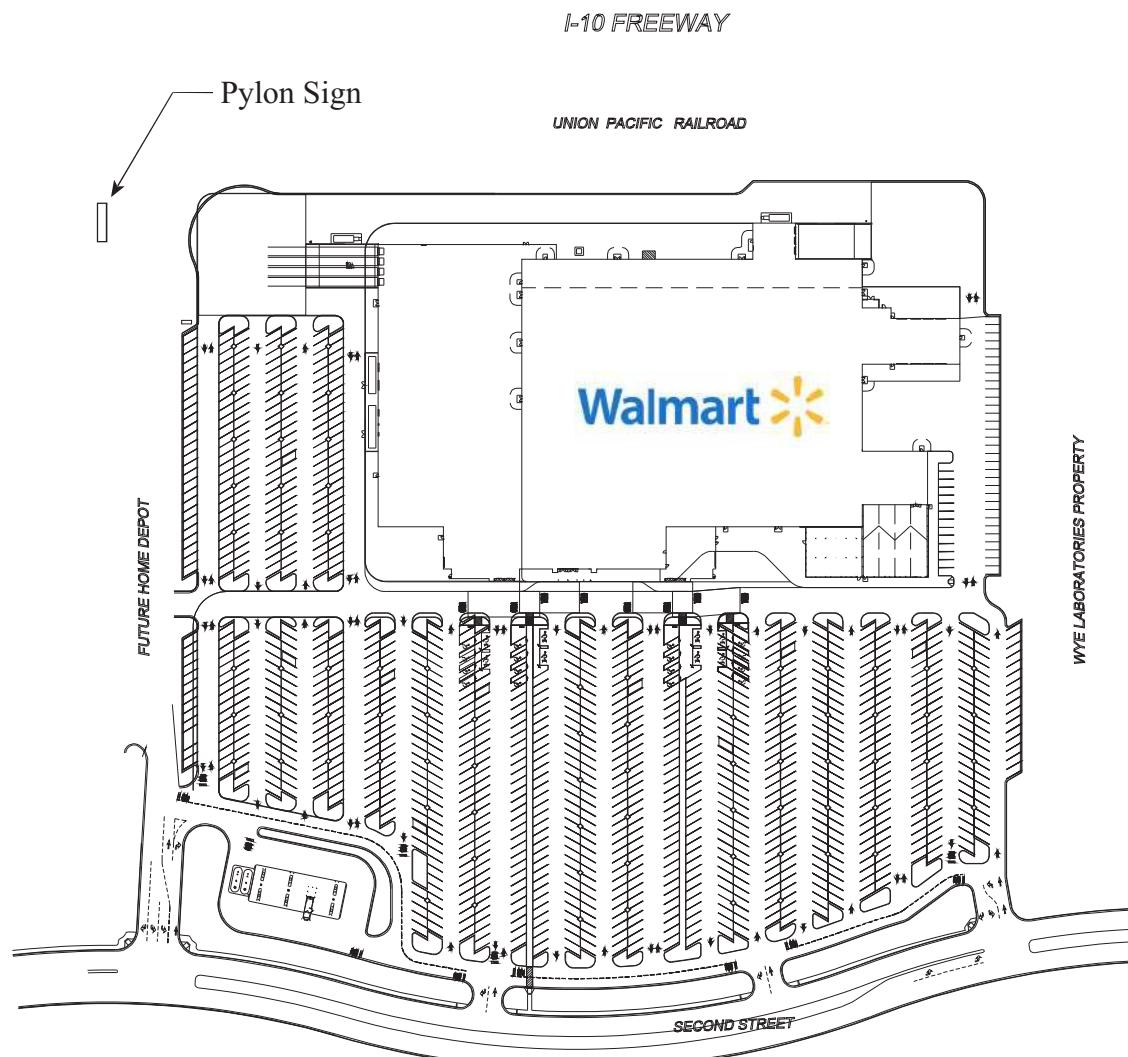
B|R|R

6700 ANTIQUA PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.6800
f. 913.262.6808
www.wp2dc.com



1000 Lakes Drive, Suite 405
West Columbia, SC 29179
p. 626.917.6800
f. 626.917.6808
www.wp2dc.com

SITE PLAN



B|R|R

6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.9095



1000 Lakes Drive, Suite 405
West Covina, CA 91790
p. 626.917.6800
E. 626.917.6808
www.wp2dc.com

FREESTANDING SIGN



* Materials to be used on this monument sign are to be equal in characteristics with the materials used for the building facade.

B|R|R

6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.9095



1000 lakes drive, suite 405
west covina, ca 91790
p. 626.917.6800
f. 626.917.6808
www.wp2dc.com



South Elevation

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.

Face: Constructed with Weatherable polycarbonate

Color: White

Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

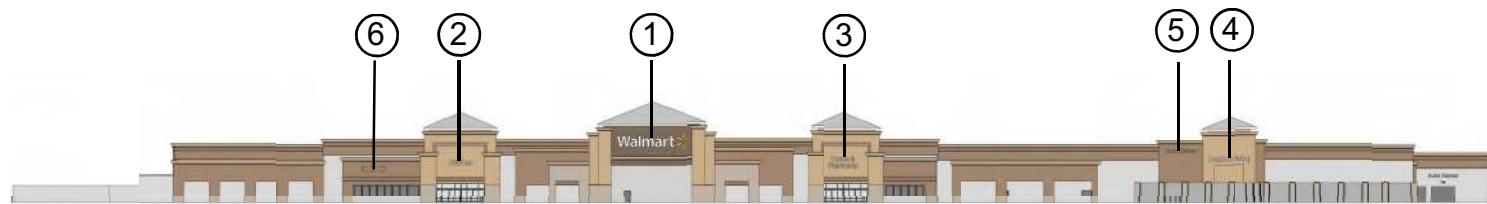
NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).

Face: Constructed with Sta-Tuf or equal

Color: White

Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SIGN	DIMENSION	TOTAL
1 Walmart	5'-6" x 37'-3"	298.00 SF
2 Market	2'-6" x 10'-6"	28.17 SF
3 Home & Pharmacy	2'-6" x 15'-2"	97.66 SF
4 Outdoor Living	2'-6" x 22'-7"	77.17 SF
5 Auto Center -->	2'-0" x 16'-8"	34.50 SF
6 Tenant	2'-0" x 15'-0"	30.00 SF

* Potential future tenant signage location - not seeking approval in conjunction with this program.

(I) - Illuminated Signs (N) - Non-illuminated Signs

Sign Area Sub-Total: 535.50 SF
Total Building Signage Area: 1203.48 SF

B|R|R



6700 ANTOUCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.9095

1000 Lakes Drive, Suite 405
West Covina, CA 91790
p. 626.917.6800
f. 626.917.6808
www.wpzdc.com



North Elevation

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Weatherable polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf or equal
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SIGN	DIMENSION	TOTAL
1 Walmart	4'-6" x 30'-5"	199.54 SF

(I) - Illuminated Signs (N) - Non-illuminated Signs

Sign Area Sub-Total: 199.54 SF
Total Building Signage Area: 1203.48 SF

B|R|R



6700 ANTIOCH PLAZA
SUITE 340
MERRIAM, KS 66204
p. 913.282.6908
e. 626.917.6808
www.wp2d.com

1000 Lakes Drive, Suite 405
West Conshohocken, PA 19428
p. 626.917.6800
e. 626.917.6808
www.wp2d.com



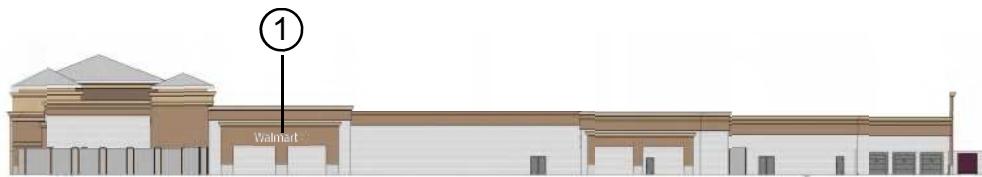
East Elevation

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Weatherable polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf or equal
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SIGN	DIMENSION	TOTAL
1 Walmart	4'-6" x 30'-5"	199.54 SF

(I) - Illuminated Signs (N) - Non-illuminated Signs

Sign Area Sub-Total: 199.54 SF
Total Building Signage Area: 1203.48 SF

B|R|R



6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.6909
E. 626.917.6800
www.wp2d7.6808



West Elevation

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Weatherable polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf or equal
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



SIGN	DIMENSION	TOTAL
1 Walmart	4'-6" x 30'-5"	199.54 SF

(I) - Illuminated Signs (N) - Non-illuminated Signs

Sign Area Sub-Total: 199.54 SF
Total Building Signage Area: 1203.48 SF

B|R|R



6700 ANTIQUA PLAZA
 SUITE 300
 MERRIAM, KS 66204
 p. 913.262.9095
 f. 913.262.9096
 e. 626.917.6800
 w. 626.917.6808
 www.wp2d7.com

1000 lakes drive, suite 800
 west covina, ca 91790
 p. 626.917.6800
 f. 626.917.6808
 www.wp2d7.com



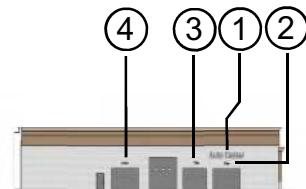
Front TLE Elevation

ILLUMINATED SIGN:

Configuration: Channel letters with vacuum formed face (pan-formed) anchored to building surface (concrete block or plaster). Internally illuminated with LED.
Face: Constructed with Weatherable polycarbonate
Color: White
Mounting: Anchor bolt/bracket - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 anchors per sign.

NON-ILLUMINATED SIGN:

Configuration: Plexiglas formed letters stud mounted to building surface (concrete block or plaster).
Face: Constructed with Sta-Tuf or equal
Color: White
Mounting: Threaded stud - size to be submitted to jurisdiction for approval prior to installation. Minimum 3 studs per sign.



Front TLE Elevation

SIGN	DIMENSION	TOTAL
1 Auto Center	2'-0" x 15'-3"	31.47 SF
2 Tire	1'-0" x 2'-3"	2.38 SF
3 Tire	1'-0" x 2'-3"	2.38 SF
4 Lube	1'-0" x 2'-11"	3.13 SF

(I) - Illuminated Signs (N) - Non-illuminated Signs

Sign Area Sub-Total: **39.36 SF**Total Building Signage Area: **1203.48 SF**

B|R|R



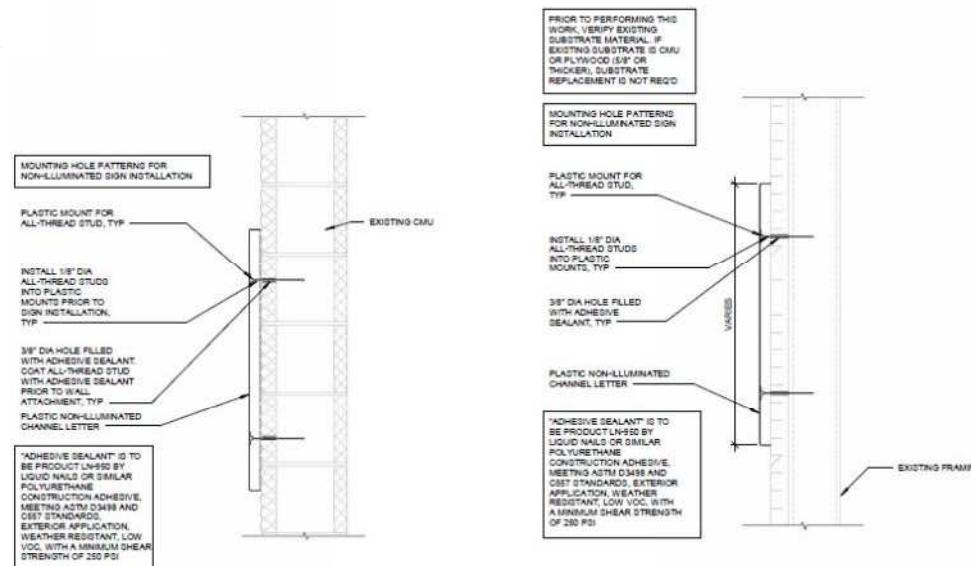


SIGNAGE DETAILS

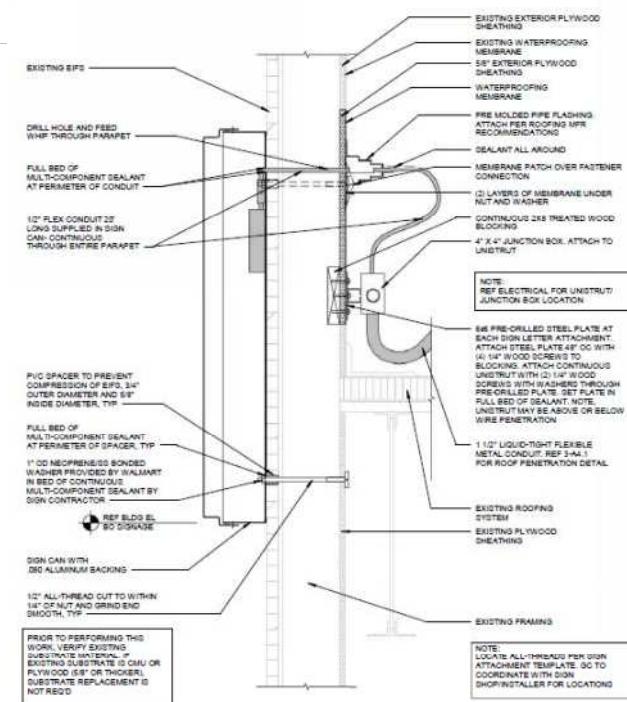


6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.292.6995
e. 626.917.6808
www.wp2dc.com

1000 Lakes Drive, Suite 400
West Covina, CA 91790
p. 626.917.6800
e. 626.917.6808
www.wp2dc.com



Illuminated Signage Detail



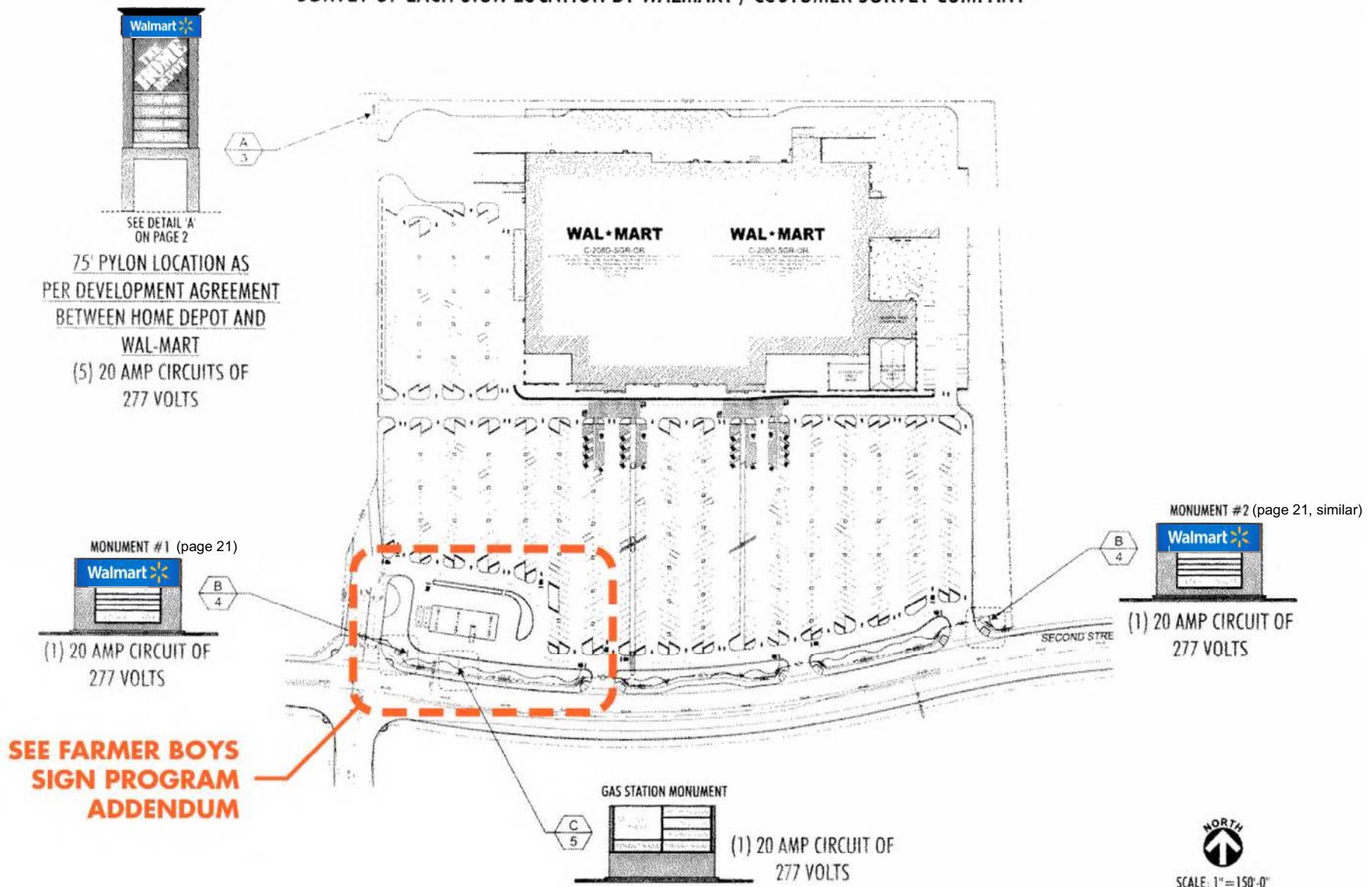
© Copyright 2005, WPIIDC, Inc. This document, drawing and the design shown are the property of WPIIDC, Inc. Any reproduction, copying or other use of this drawing without the express prior written consent of WPIIDC, Inc. is strictly prohibited and any violation thereof shall be subject to legal action.

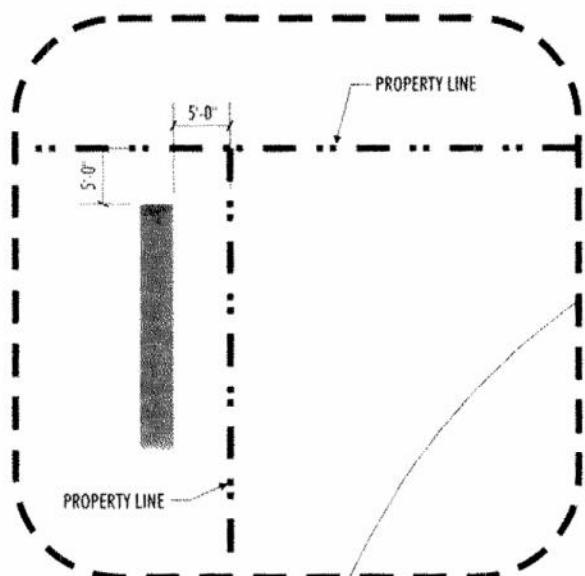
INSTALLATION DETAILS

B|R|R

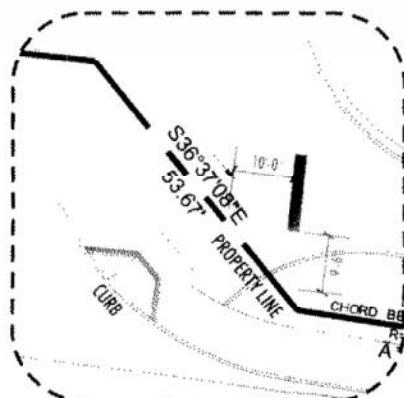


SURVEY OF EACH SIGN LOCATION BY WALMART / CUSTOMER SURVEY COMPANY

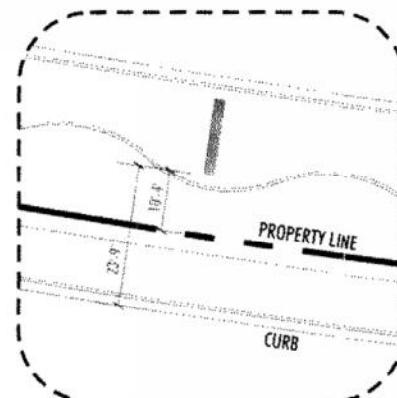




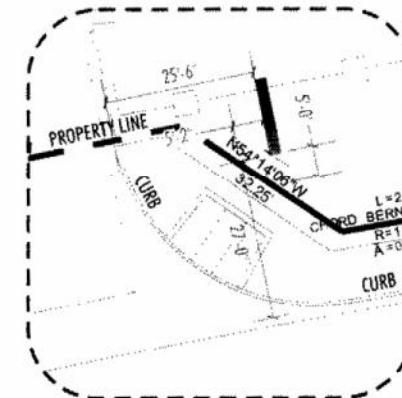
**SITE PLAN DETAIL
FOR FREEWAY ORIENTED PYLON
SCALE: 3/32" = 1'-0"**



**SITE PLAN DETAIL
FOR MONUMENT #1**



**SITE PLAN DETAIL
FOR GAS STATION MONUMENT
SCALE: 1" = 20'-0"**



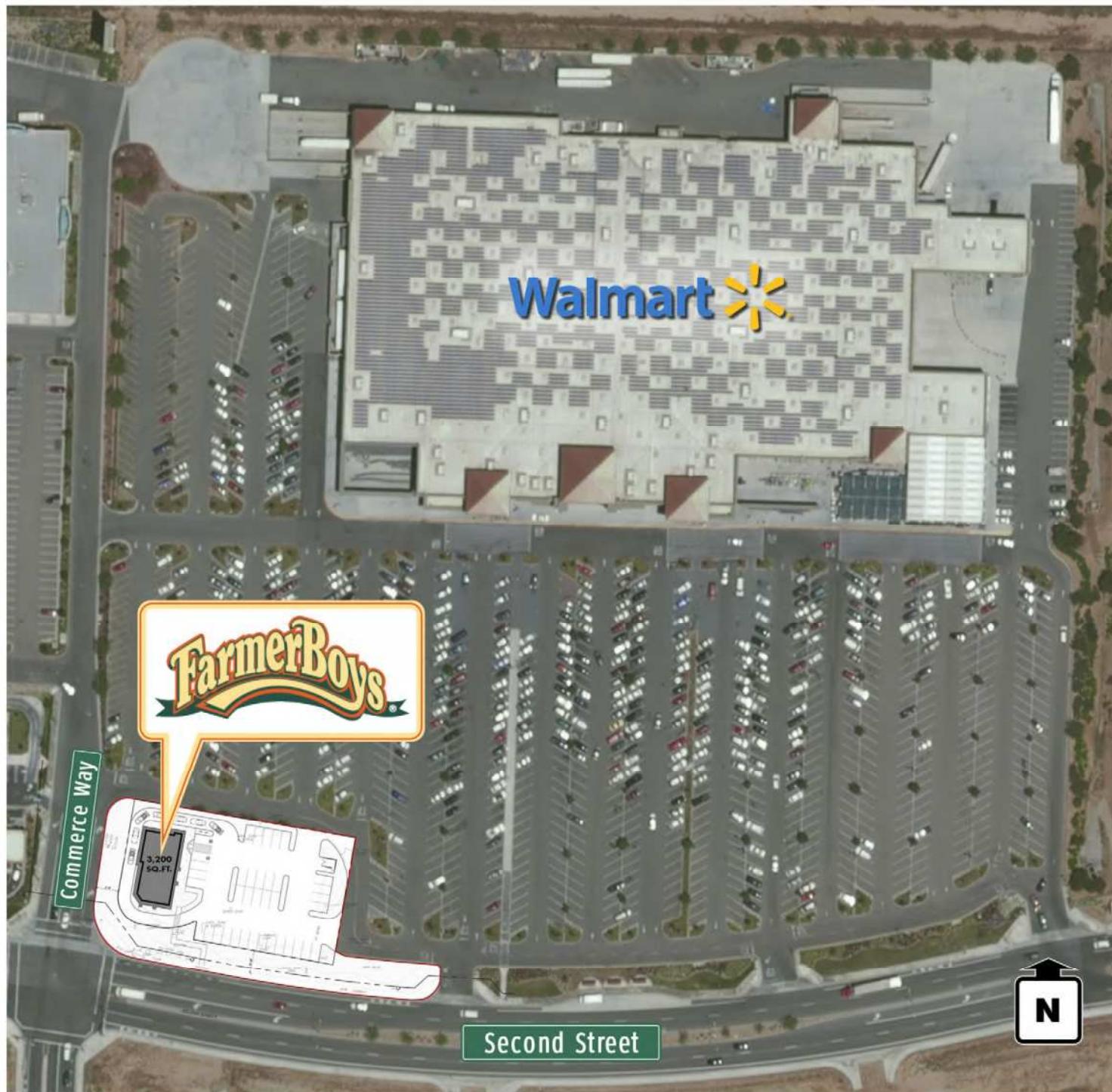
SITE PLAN DETAIL
FOR MONUMENT #2
SCALE: 1" = 20'-0"



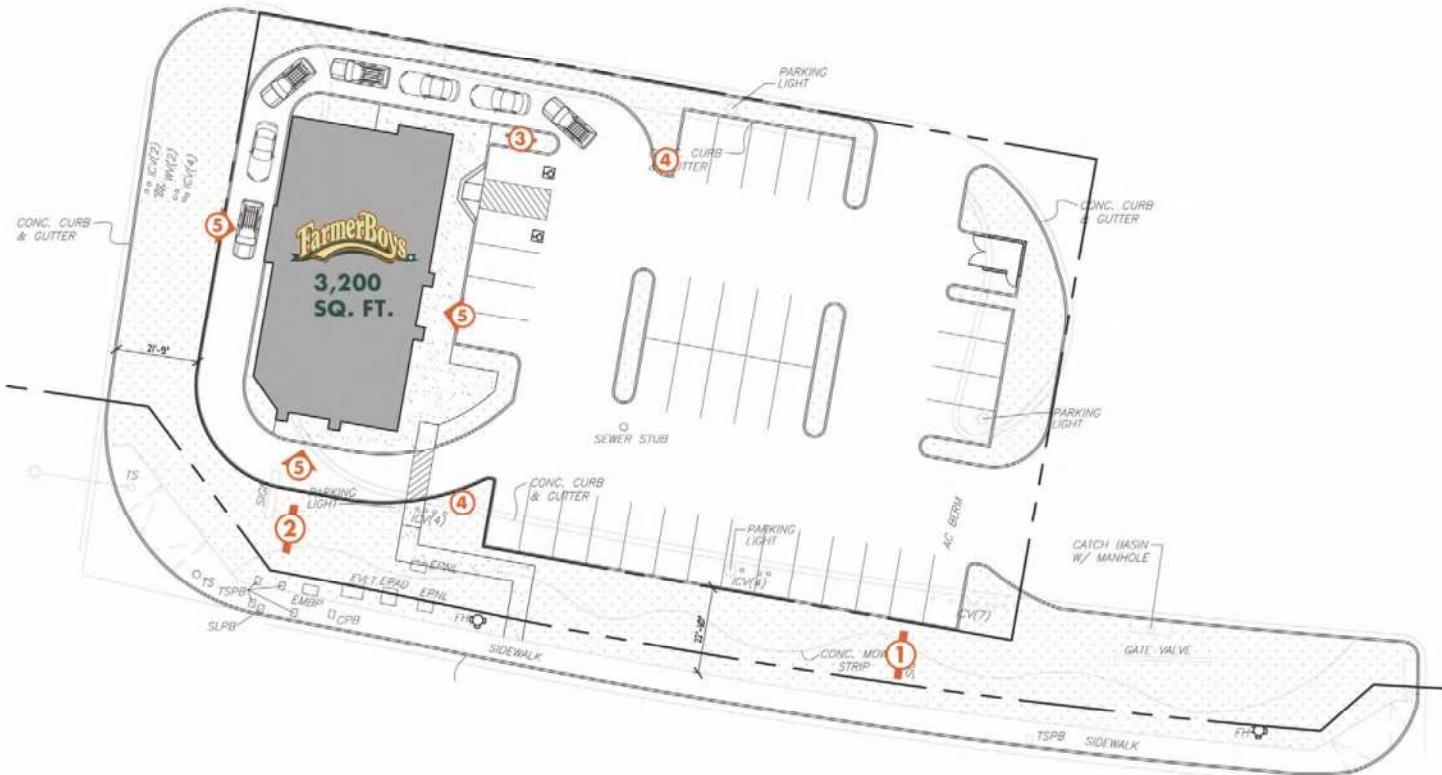
BREAKFAST, BURGERS & MORE

ADDENDUM TO THE WALMART SIGN PROGRAM

July 31, 2012

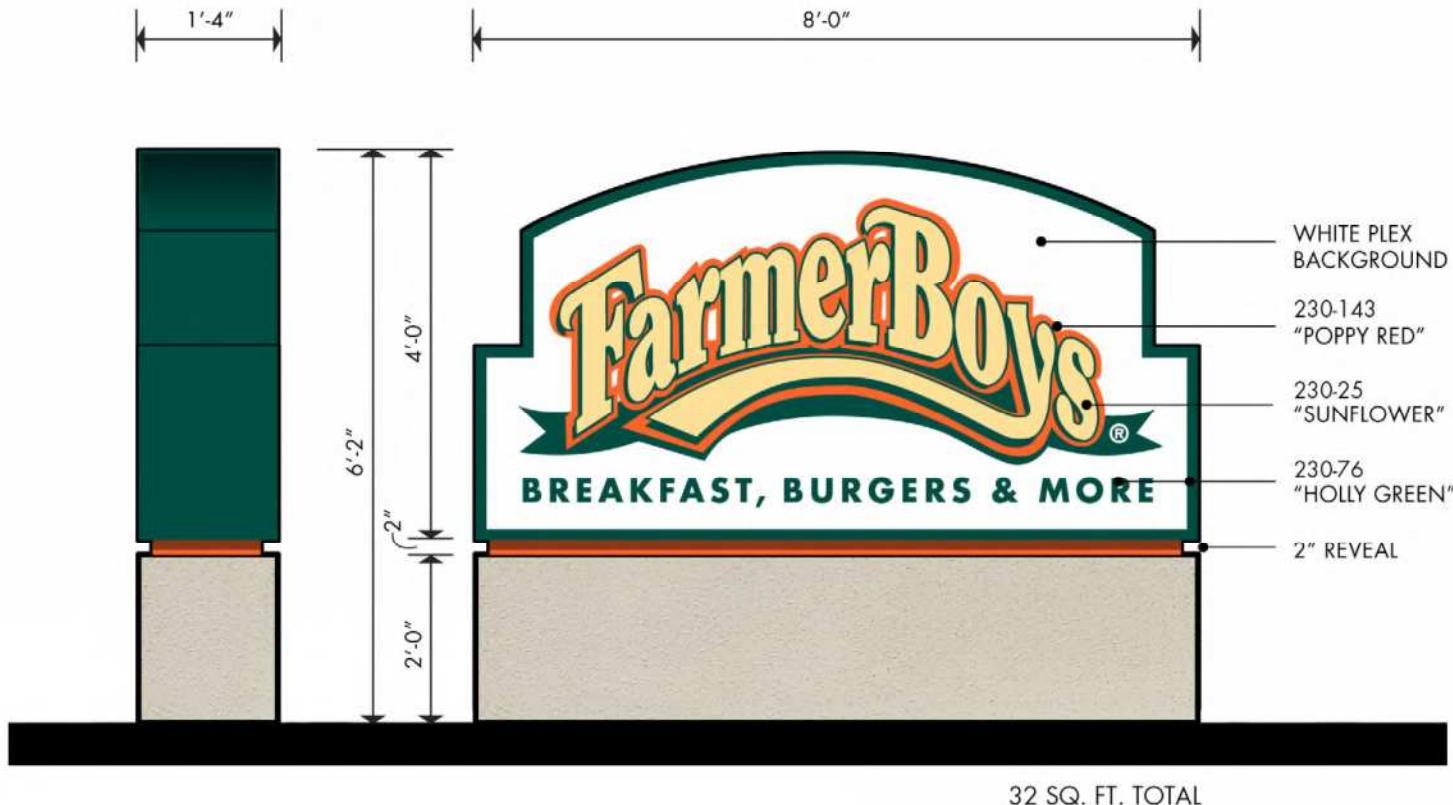


Sign Location Plan



- 1 Repurposed internally illuminated double-face monument sign (previously "Gas Station Monument")
- 2 Relocated "Monument #1"
- 3 Internally illuminated single-face menu sign
- 4 Internally illuminated directional signs
- 5 Internally illuminated single-face channel logo signs





1 REPURPOSED INTERNALLY ILLUMINATED DOUBLE-FACE MONUMENT SIGN (previously "Gas Station Monument")

Freestanding Signs



2

"MONUMENT #1"
(MONUMENT #2 SIMILAR)

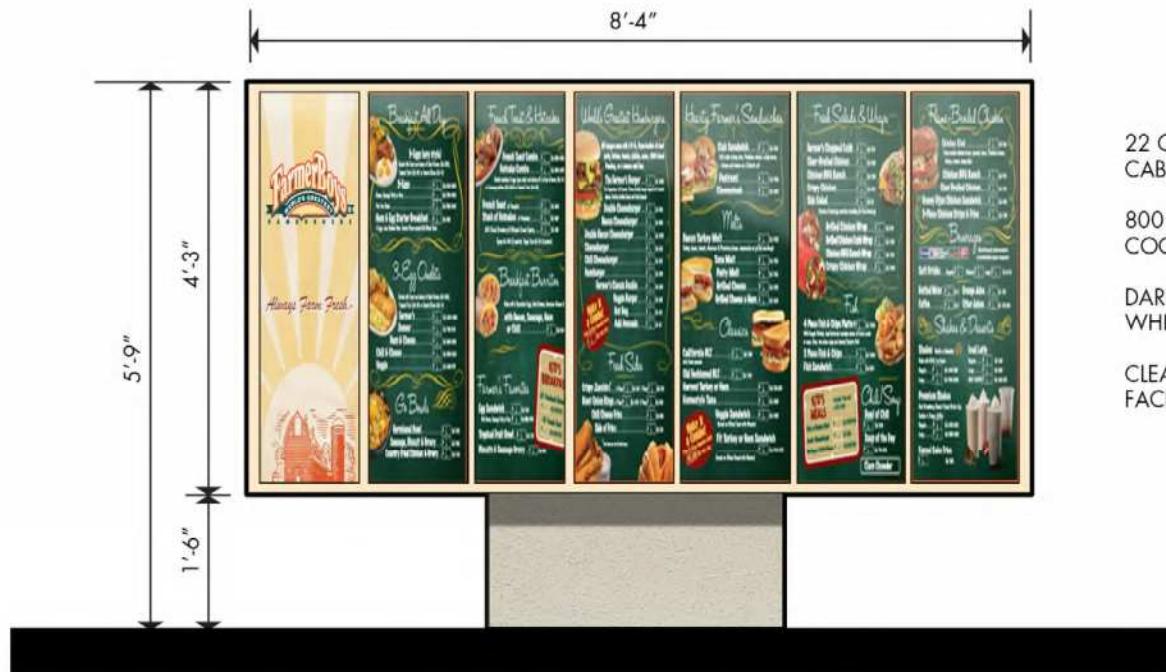
B|R|R

6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204
p. 913.262.6008



10000 lakes drive, suite 405
west omaha, ne 68140
p. 402.362.4600
402.362.9176/8088
www.wp2d7.com

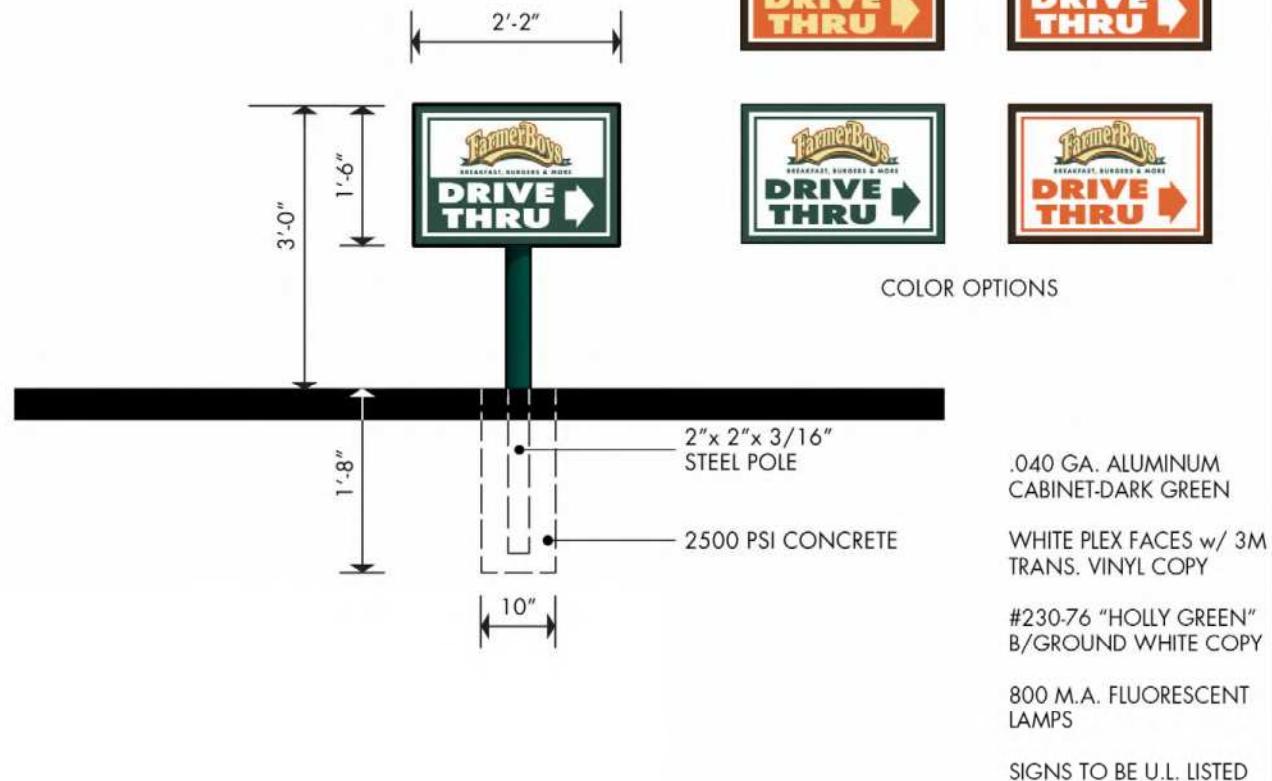
Freestanding Signs



3 INTERNALLY ILLUMINATED SINGLE-FACE MENU SIGN



Freestanding Signs



4 INTERNALLY ILLUMINATED SINGLE-FACE DIRECTIONAL SIGNS



Building Signage



EAST ELEVATION

SIGN	DIMENSION	SIGN AREA SUB-TOTAL	TOTAL BUILDING SIGNAGE AREA
SIGN A (I)	4'-0" x 8'-0"	32.0 SQ. FT.	96.0 SQ. FT.

(I) - Illuminated Sign



WEST ELEVATION

SIGN	DIMENSION	SIGN AREA SUB-TOTAL	TOTAL BUILDING SIGNAGE AREA
SIGN B (I)	4'-0" x 8'-0"	32.0 SQ. FT.	96.0 SQ. FT.

(I) - Illuminated Sign



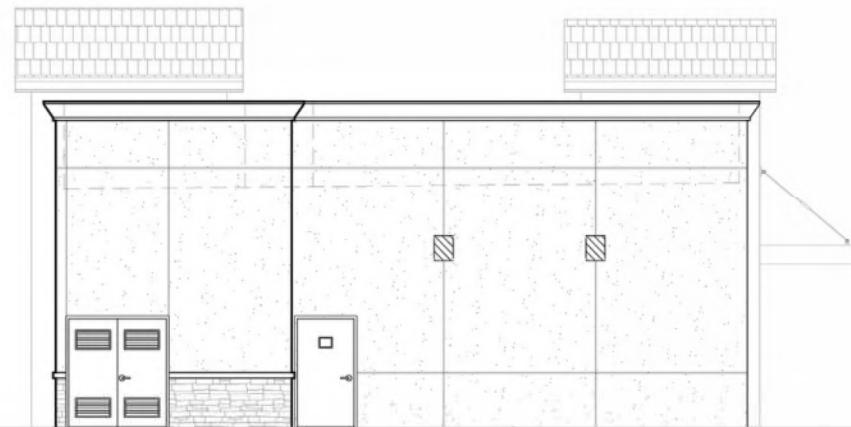
Building Signage



SOUTH ELEVATION

SIGN	DIMENSION	SIGN AREA SUB-TOTAL	TOTAL BUILDING SIGNAGE AREA
SIGN C (I)	4'-0" x 8'-0"	32.0 SQ. FT.	96.0 SQ. FT.

(I) - Illuminated Sign

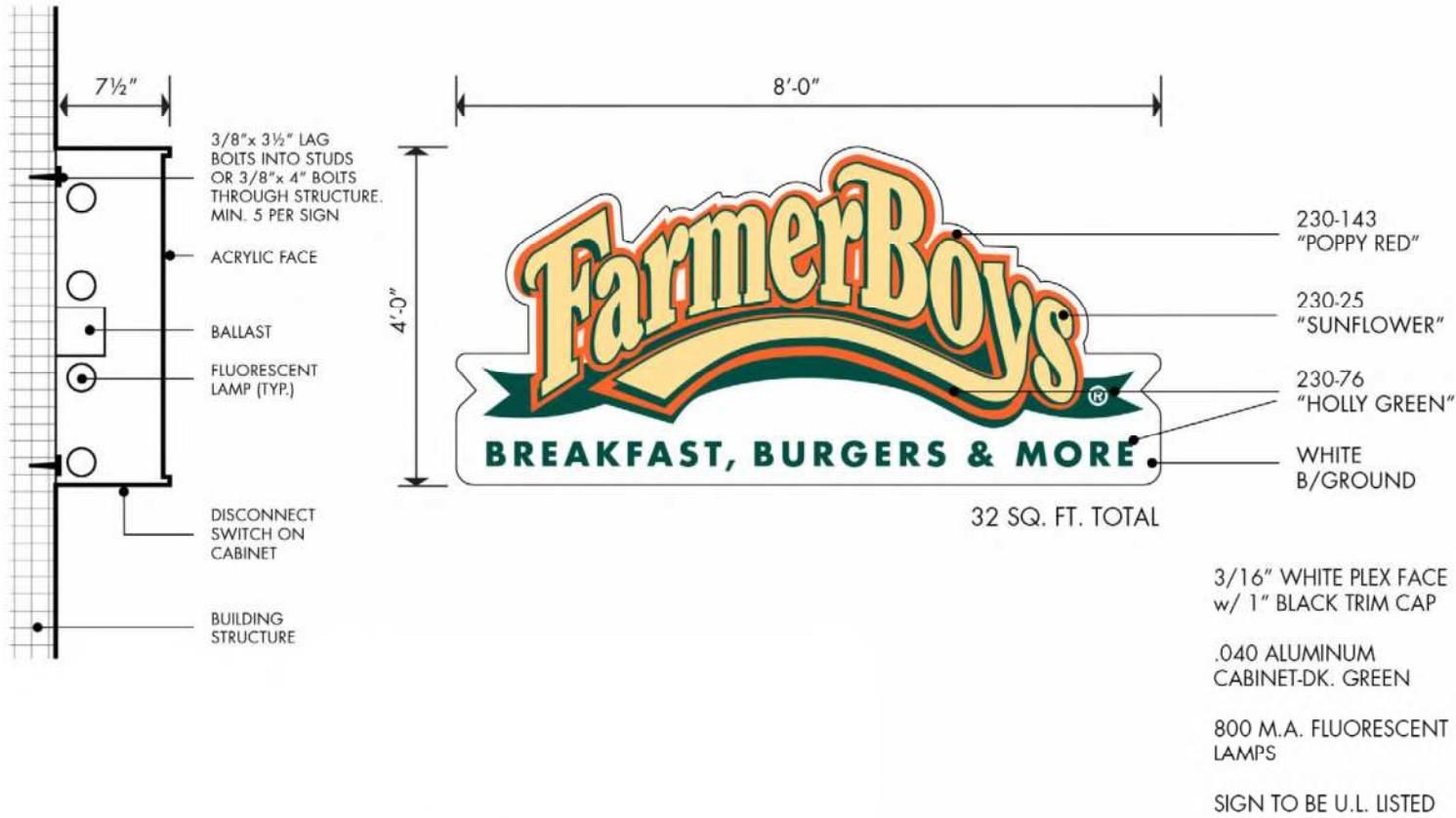


NORTH ELEVATION



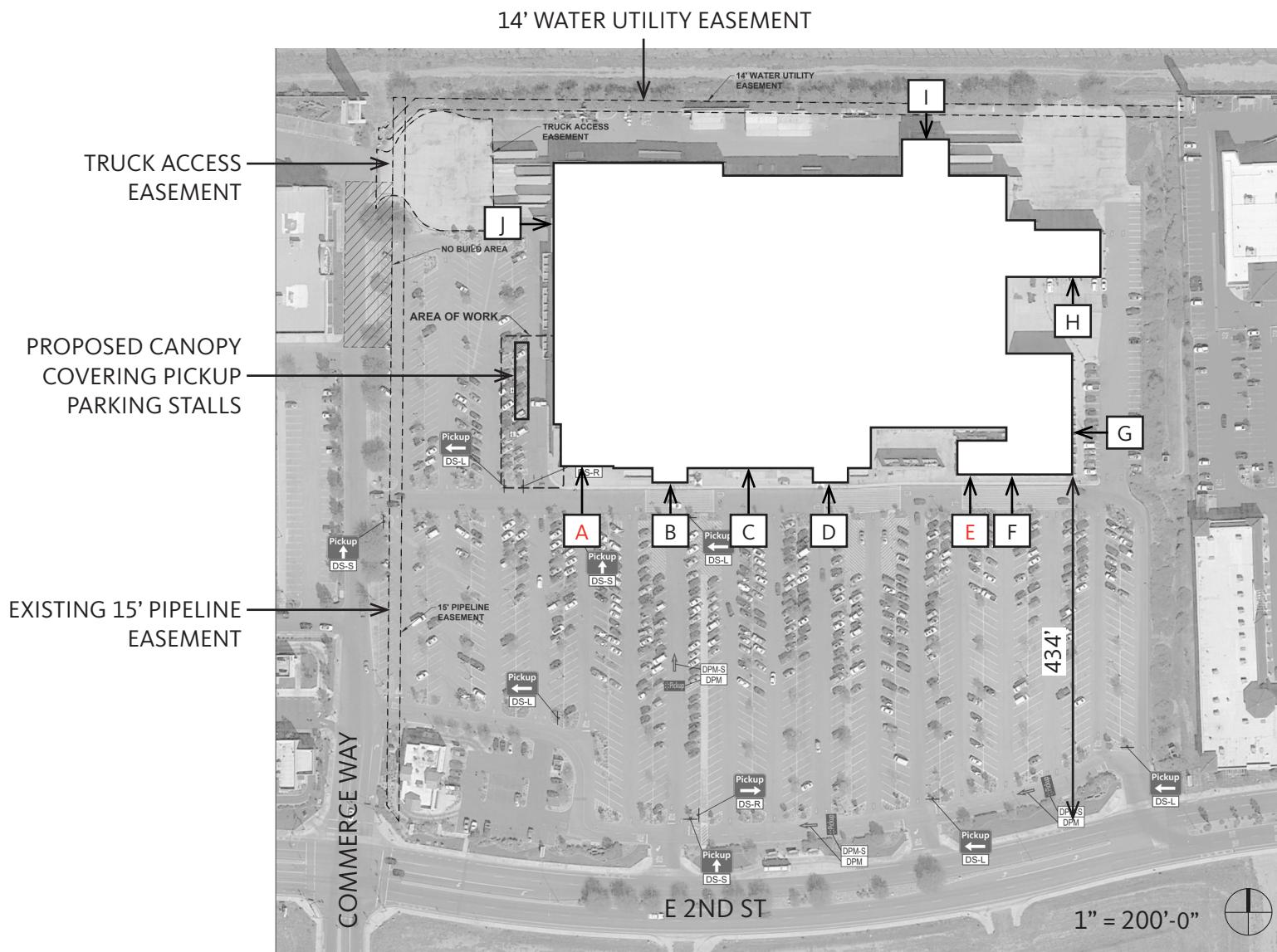
1000 Lakes Drive, Suite 405
West Covina, CA 91790
P: 626.917.6808
www.wpzd.com

Building Signage Details



5 INTERNALLY ILLUMINATED SINGLE-FACE CHANNEL LOGO SIGN (TYP.)





A: ADDING PICKUP SIGN

B: EXISTING "MARKET" SIGN

C: EXISTING "WALMART" SIGN

D: EXISTING "HOME & PHARMACY" SIGN

E: REMOVE EXISTING "AUTO CENTER" SIGN

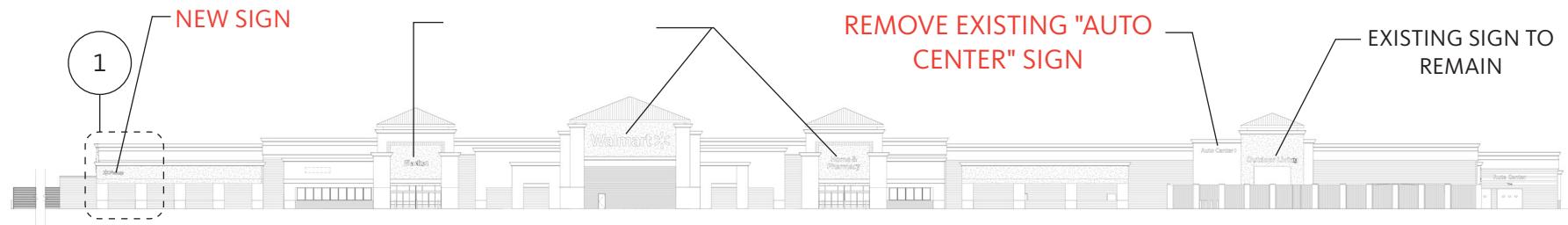
F: EXISTING "OUTDOOR LIVING" SIGN

G: EXISTING "WALMART" SIGN

H: EXISTING "AUTO CENTER," 2 "TIRE" AND 1 "LUBE SIGNS

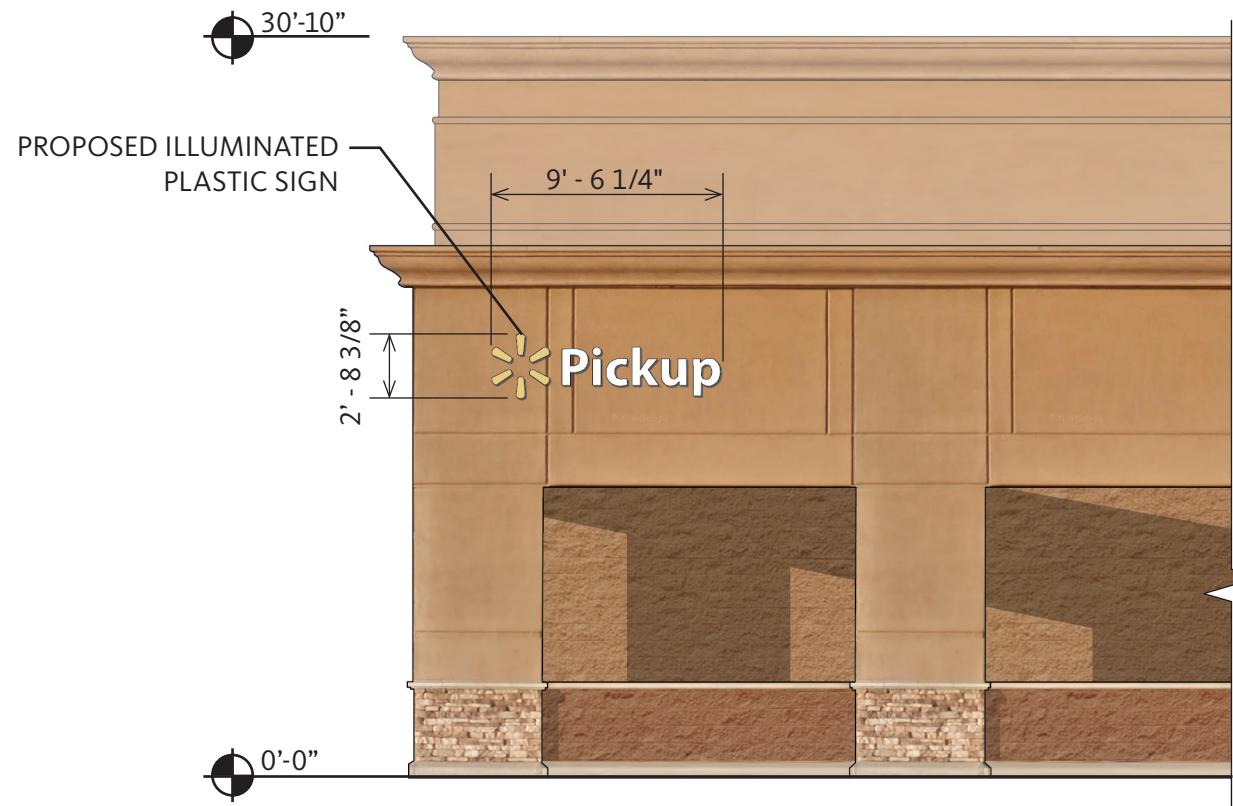
I: EXISTING "WALMART" SIGN

J: EXISTING "WALMART" SIGN



2 FRONT ELEVATION (SOUTH)

1" = 80'-0"



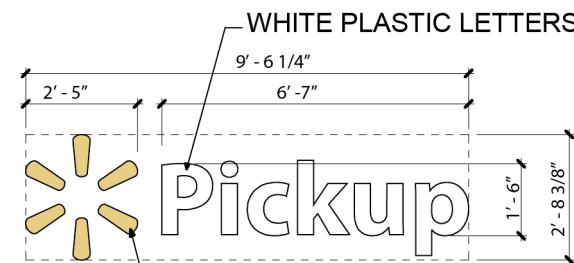
2 FRONT ELEVATION DETAIL (SOUTH)

1/8" = 1'-0"

EXISTING SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA (SF)	TOTAL AREA (SF)
BUILDING SIGNAGE						
WALMART + SPARK (EXISTING)	1	LED	WHITE	5' - 6"	298.00	298
AUTOCENTER > (REMOVE)	0	N/A	WHITE	2' - 0"	34.50	0
MARKET (EXISTING)	1	N/A	WHITE	2' - 6"	28.17	28.17
HOME & PHARMACY (EXISTING)	1	N/A	WHITE	2' - 6"	97.66	97.66
OUTDOOR LIVING (EXISTING)	1	N/A	WHITE	2' - 6"	77.17	77.17
PICKUP + SPARK(NEW)	1	LED	WHITE	1' - 6"	25.69	31.47
WALMART + SPARK(EXISTING ON SIDES)	3	LED	WHITE	4' - 6"	199.54	598.62
TOTAL FRONT SIGNAGE						1125.31
AUTO CENTER SIGNAGE						
AUTO CENTER	1	N/A	WHITE	1' - 6"	31.47	31.47
TIRE	2	N/A	WHITE	1' - 0"	2.38	4.76
LUBE	1	N/A	WHITE	1' - 0"	3.13	3.13
TOTAL AUTO CENTER SIGNAGE (SF)						39.36
TOTAL BUILDING SIGNAGE (SF)						1164.67

PROPOSED BUILDING SIGNAGE: 1,164.67 SF
 EXISTING BUILDING SIGNAGE: 1,173.48 SF

2 SIGN SCHEDULE

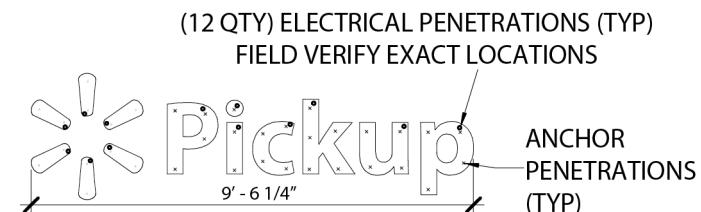


WHITE PLASTIC LETTERS
 PLASTIC LETTERS TO MATCH
 SW #6904 "GUSTO GOLD"

SIGNAGE - 1'-6" 25.69 SF

3 PICKUP SIGNAGE 1/4" = 1'-0"

LED LIGHTS ILLUMINATE PLASTIC LETTERS

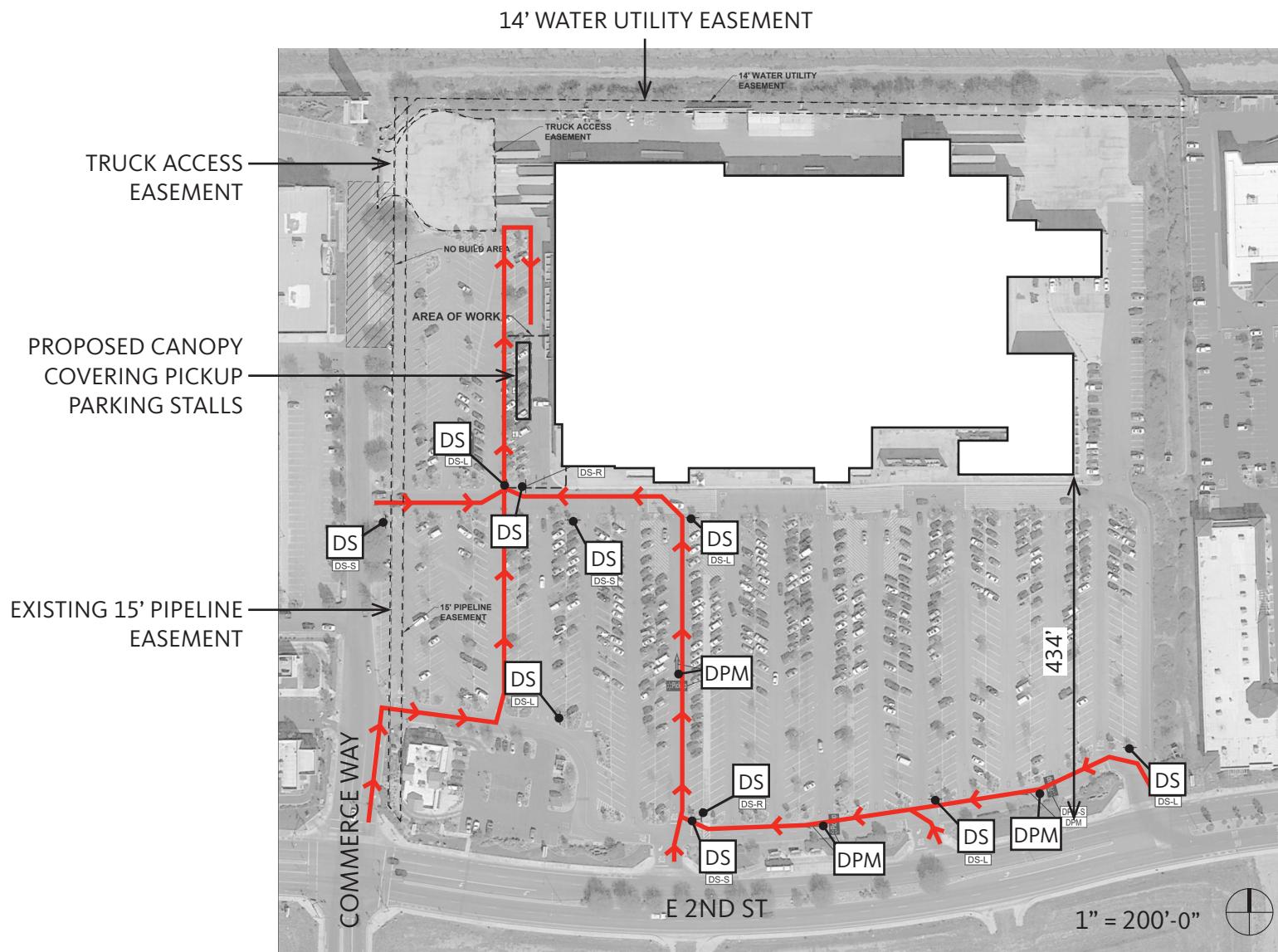


(12 QTY) ELECTRICAL PENETRATIONS (TYP)
 FIELD VERIFY EXACT LOCATIONS

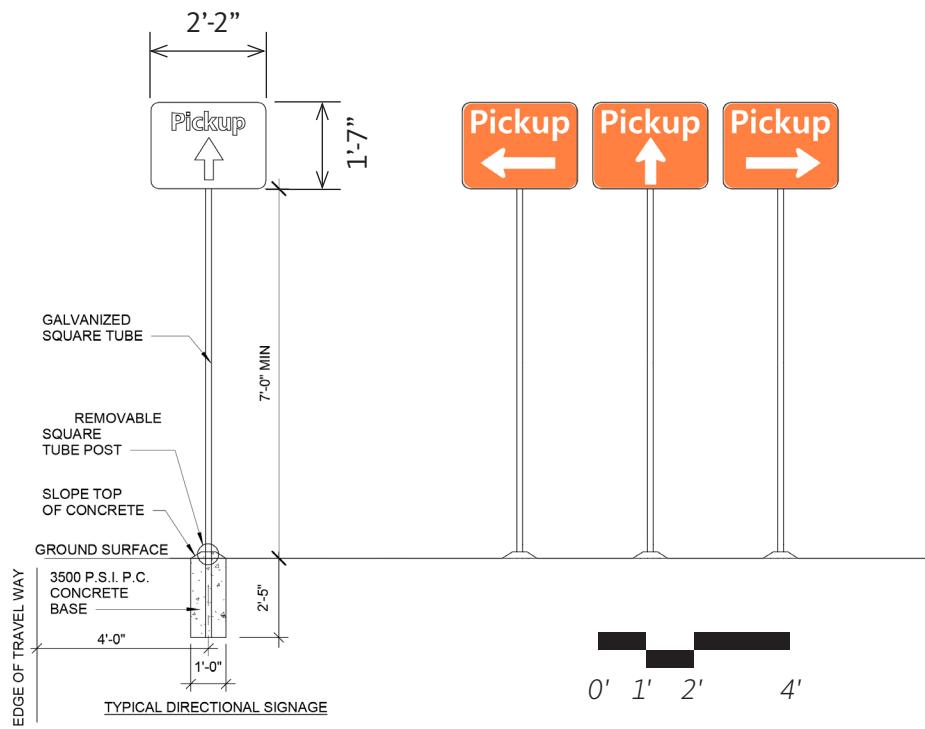
ANCHOR
 PENETRATIONS
 (TYP)

1 SIGN MOUNTING DIAGRAM 1/4" = 1'-0"

PLASTIC CHANNEL LETTERS, HILTI HPS ANCHORS, PVC SPACERS, SCREWS, SEALANT AT CONDUIT, LOW VOLTAGE WIRE, ENCLOSED REMOTE POWER SUPPLY



DIRECTIONAL SIGNAGE AND MARKINGS LEAD CUSTOMERS TO PICKUP PARKING ON ROUTES THAT MINIMIZE DISRUPTION OF PARKING LOT TRAFFIC. SEE PAGE 6 FOR INFORMATION ON DIRECTIONAL SIGNAGE AND MARKINGS.



2 DIRECTIONAL SIGNS DS

CONCRETE BASE, STEEL PIPE FILLED W/ CONCRETE, GALVANIZED SQUARE TUBE, PAINTED METAL SIGN

