

Master Sign Program

2485 Technology LLC Business Building



INTRODUCTION

The 2485 Technology LLC Business Building Master Sign Program has been established to ensure that all signage associated with the business location incorporates professional visual graphics, imagery, and installation designed to benefit the business site, the merchant, and their customers. The intent is to provide sign guidelines and criteria that are necessary to achieve a visually harmonious environment

The intent of the business related signage is to clearly identify the tenants at each unit while utilizing designs that are compatible with the overall business location. .

TENANT SIGNAGE

The design of the tenant signage clearly identifies the businesses to vehicular and pedestrian traffic within the business setting. The design allows for individual trade/trademark style graphics within a uniform controlled and harmonious sign plan. This benefits all tenants equally throughout the building without visually dominating the architectural environment.

GENERAL CRITERIA

Conformation to the criteria and guidelines for 2485 Technology LLC Business Building Master Sign Program will be strictly enforced. Any non-conforming or unapproved signage installed by the tenant is strictly forbidden and shall be brought into conformance at the tenant's expense. Only the signs described in this document are permitted in, on, and within the building.

Any changes from the 2485 Technology LLC Business Building Master Sign Program must be approved by the property owner and the City of Brentwood.

Procedures for Signage Application

- 1) The property owner shall provide these criteria to the business tenants.
- 2) The applicant shall submit a copy of all proposed signage to the property owner for review and approval as well as a copy of the completed City of Brentwood Universal Application Form for signature. The signage submittal to the owner are to depict letter size, style and color, fabrication, overall signage dimensions and building elevations to scale illustrating signage placement.
- 3) After approval from the property owner the applicant shall submit 3 color copies of the signage proposal, the Universal Application signed by both the property owner and the applicant, as well as the requisite fees to the City of Brentwood for review and approval.

City of Brentwood Sign & Building Permits

All permits required for signage installation shall be obtained by the applicant, of his agent, at the applicants expense. The applicant shall be responsible for the fulfillment of all requirements and specifications contained in the sign program.

General Information

This document will help insure the signage for the Zovich Building clearly identifies each of the tenants and provides a sustainable criteria for use by the City of Brentwood, the tenants and the developer. Also, certain standards will be established for quality of workmanship and materials. This document will specify type, size, location, color, typestyle and non-illumination of all tenant exterior signs described in the following pages. Minor variations may be approved by the landlord.

Each tenant will be provided with a copy of the tenant sign criteria as their first step toward obtaining permission for signs within the project. A copy of this document is provided for the reader in the “Exhibits” section of this program.

STANDARD SIGN CRITERIA

Sign Type A: Tenant Building Sign

Each tenant will be allowed one main identification sign to be placed on their primary frontage over the main entrance on the existing brushed aluminum panel provided by Landlord 24" X 96".

"Primary Frontage".

Allowable Ratio for the Primary Frontage of signage is 24" X 96".

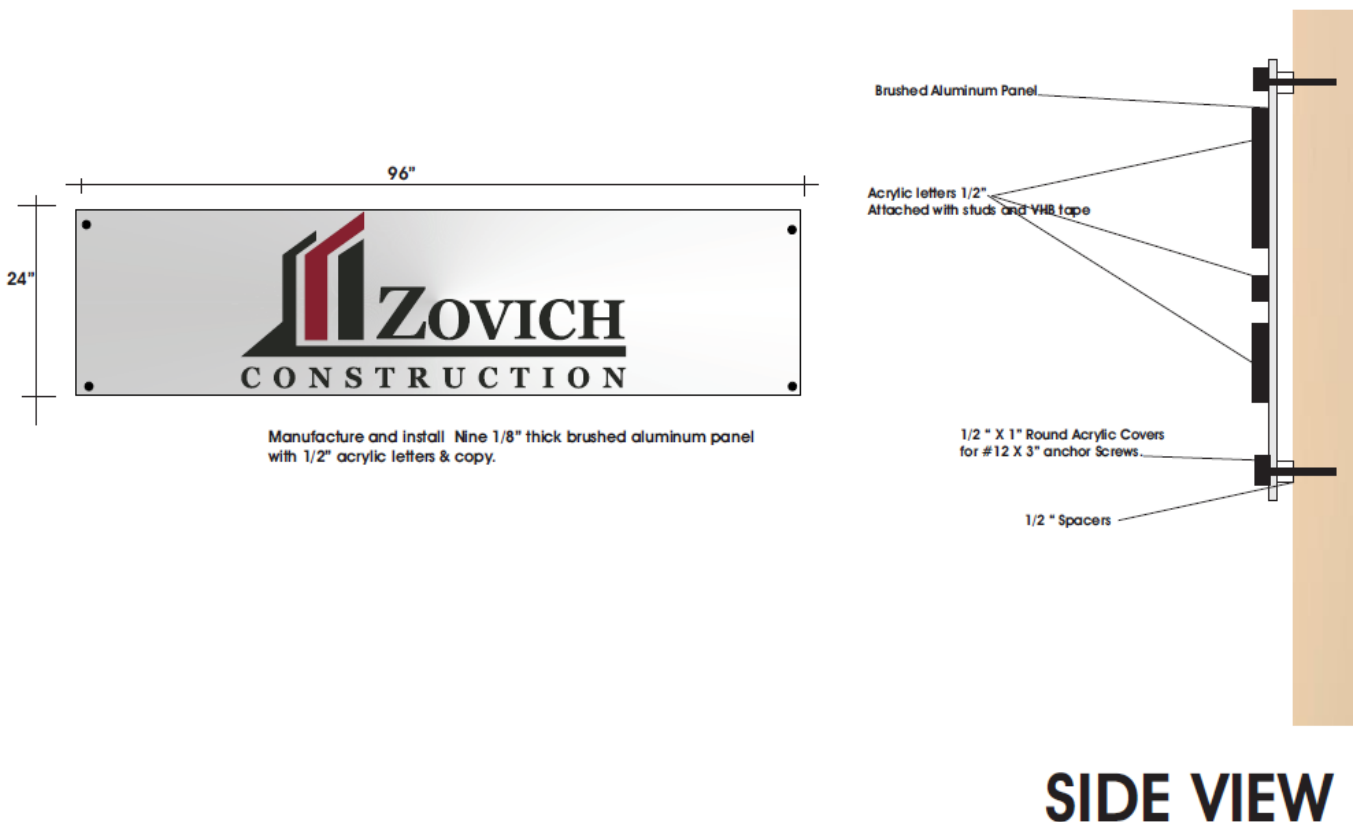
Materials: Flat cut out Acrylic 1/2" letters and logos, 2 lines of copy allowed with a max height of letters of 12" and logos to be 14" max. height.

Acrylic letters and logos to be attached using 1/4" by 1" aluminum studs and 3M VHB tape.

Tenant Corporate logos Colors are allowed subject to City of Brentwood and Landlord approval.

**Building-mounted signage located on the building fascia shall be centered within the sign band area over each tenant space and not over the tenant doors.*

(per "exhibit A" Planning Commission Condition of Approval, 7/7/20)



Sign Type B: Window Vinyl Graphics

All tenants are allowed one set of vinyl graphics at their storefront as noted in the window graphics specifications.

Window Maximum area is 7.5 sq feet in an overall 36" wide x 30" tall area.

Door Glass Maximum area is 1 sq feet in an overall 20" wide x 6" tall area.

Tenants are allowed to display name, logo, store hours and emergency information only. Tenants are allowed corporate colors.

WINDOW VINYL GRAPHICS

White vinyl graphics will be allowed
in window area 36" X 30" and door 6" X 20" Max allowed.
Tenants suite letters to be 6" above door.



**acrylic paints are not allowed*

Promotional Signage

Promotional signage located either inside of the building or as window graphics or signage occupying up to a maximum space of 30 percent of total storefront window area is allowed up to four times per year for a maximum time period of 30 consecutive days per occurrence

(per "exhibit A" Planning Commission Condition of Approval, 7/7/20)

Temporary Tenant Signage

Temporary Banner signs are allowed by the property owner and for the City of Brentwood sign regulations. A banner sign permit may be required thru the City of Brentwood. Any banner signage must be maintained in compliance with the City's Municipal Code or may be subject to removal.

Sign Contractor

Any sign contractor performing work for any tenants shall have an applicable State of California contractor's license. Property owner reserves the option to exclude any sign contractor from performing work on the site or building. The sign contractor shall also obtain and/or maintain a valid City of Brentwood Business License while performing work within the City of Brentwood.

Insurance

Sign contractors shall carry workman's compensation and public liability insurance against all damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs in an appropriate amount as required the property owner and the City of Brentwood. Contractor and tenant shall indemnify 2485 Technology LLC from any damages that may arise from installation, maintenance, or use of the tenant's sign.

Sign Maintenance

Tenant is responsible for the maintenance and repair of their signs. The tenant shall keep all signs in good repair, appearance, and proper condition at all times. All maintenance shall be carried out at the expense of the beneficiary of the sign.

Sign Removal at Tenants Vacant Space

At the time a tenant vacates their space, the tenant is to remove any window graphics .

*Vinyl window graphics must be removed and window restored to its original condition.

*Logo and/or lettering that was applied to the aluminum panel, will be removed by the Property owner.

Property Owner's Right of Refusal

Property owner reserves the right to refuse acceptance of any design for aesthetic compliance for any reason whatsoever.