



NEW

GARIN RANCH

Sign Program

APPROVED PLAN

PERMIT NO. CuP 03-24

RESOLUTION NO. 04-01

ACTION: APPROVED DENIED

DATE 2-17-04

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CuP 03-24

Prepared for: Signature Properties
By: Arrow Sign Company
REVISED February 17, 2004

GARIN RANCH

Sign Program

MASTER SIGN PROGRAM

Section I

1.0 Concept and Overview

Signage is an important element in the identity of this project. Our purpose, with the Master Sign Program, is to set forth guidelines to ensure a consistency in signage that reinforces the collective image of this project as an upscale commercial/retail center.

Our intention is to enhance the overall appearance of the center by standardizing each individual sign type. Additionally, our purpose is to assist each business by providing a means for adequate exposure to their customers and the visiting public in order to benefit all parties involved and the community as a whole.

2.0 Monument Sign

Three monument signs have been designed to identify the center as a whole as well as the tenants located in the shopping center. The two monument signs located on Highway 4 will be used to identify the front tenants only. The monument sign located on Balfour Road will be used to identify rear tenants only. Tenants will be allowed a panel on the monument sign displaying the name of their business. They are encouraged to use the shopping centers name and address in their advertising and promotions. Please see Exhibit A for monument signage specifications.

3.0 Tenant Signage

Garin Ranch encourages the use of various letter styles and colors to achieve a unique and individual look. However, these signage guidelines limit the number of signs, sign sizes (including total area) and overall letter heights.

There are two tenant types identified for this center, the retail tenant and the office-building tenant. Please refer to Exhibits B & C for tenant signage specifications.

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3.1 Retail Tenants (Buildings A, B, D & E)

All retail tenant signage must be fabricated with individual *pan-channel letters* constructed of 5" deep aluminum returns with a translucent acrylic face and 3/4" trim cap. All trim cap and returns must match letter faces. Exceptions to this will be made on a case-by-case basis at the discretion of the Landlord. The 3/16" (minimum thickness) acrylic face is available in a variety of colors and illuminated with neon from inside. Company logos may not exceed 15% of the overall signage area and may not exceed the height requirement for the tenant space. Again, various letter styles and colors are encouraged; however, all tenant signage is subject to final landlord and City of Brentwood approval. Please refer to Exhibit B for Retail Tenant signage specifications. Tenants with signage located on the North West Elevation (facing Fir Street) are restricted to non-illuminated signage only.

Major tenants, to include Building A, B, & D or tenants occupying two tenant spaces equal to a minimum of 2400 square feet are allowed one (1) sign per every store frontage with a maximum of three (3) signs so long as each sign is located within the designated sign area. Signs are allowed to occupy a maximum of 75% of the storefront (horizontally) and shall not exceed 30" in height for a single line of copy or 30" overall for stacked copy.

Shop tenants are defined as tenants occupying less than 2400 square feet. These tenants shall be allowed one sign at two faces of the building for a total of two (2) signs. Tenants of Building D may have only one sign except for the tenant located at the center angle who may have two signs (one on each side of the building angle within the designated signage area. Signs are allowed to occupy a maximum of 65% of the storefront (horizontally) and shall not exceed 24" in height for a single line of copy or 24" overall for stacked copy.

Each tenant shall have 4" tall Futura Condensed Bold white vinyl address numbers mounted at 6' (to the bottom of the numbers) and centered on the glass panel of their main entrance door. Optional hours of operation may be mounted centered on the glass door with 1" tall Futura Bold white vinyl letters and numbers.

Tenant signs other than those specified here are not allowed except for temporary window banner signs, which may be allowed by the Landlord on a case-by-case basis to announce special events.

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3.2 Office Building Tenants (Buildings F, G & H)

Each tenant may have one building sign. Signs shall be a building standard hanging wood sign panel. Signs will be externally lit.

Tenant may use type style of their choice; however, all copy is to be white. Logos or emblems may be allowed in sign designs. Sign designs and shop drawings for each tenant sign must be approved by the Landlord and the City of Brentwood prior to installation. Please refer to Exhibit C for Office Building Tenant specifications.

Each tenant shall have 4" tall Futura Condensed Bold white vinyl address numbers mounted at 6' centered on the glass panel of their main entrance door. Optional hours of operation may be mounted centered on the glass door with 1" tall Futura Condensed Bold white vinyl letters and numbers.

Tenant signs other than those specified here are not allowed except for window banner signs, which may be allowed by the owner for special events only on a case-by-case basis.

3.3 Future Restaurant Signage: (Building C)

Tenant signage on the exterior of the building shall be similar in size and construction to those allowed for the other buildings in Garin Ranch. Please refer to Exhibit B & C for specifications. Sign locations and sizes are to be determined based on building exterior elevations and tenant requirements. All restaurant signs are subject to approval by the Landlord and the City of Brentwood.

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Section II

I. Electrical and Illumination

- 1) Fabrication and installation shall comply with all Underwriters Laboratories requirements and applicable state and local codes. All components shall bear the U.L. label indicating approval, and be manufactured and installed by a U.L. certified company.
- 2) All wiring, conductors, transformers, ballasts and other equipment shall be concealed from public view. The use of any raceway is prohibited.
- 3) Primary electrical service to all Tenants' signs shall be tied to Tenant's electrical service. Tenant shall provide time clocks for use in conjunction with the electrical service and be responsible for all associated costs.
- 4) The illumination of all sign components shall be uniform in intensity over all the illuminated surfaces. No noticeable hot spots or shadows will be allowed.
- 5) Illumination and electrical specifications must appear on all shop drawings submitted for approval.
- 6) The external illumination of all Tenant signs shall not exceed that which is approved by Landlord during the submission process. There shall be no excessive glare or coloration from lighting on surrounding areas or on Tenant facades.

II. Construction

- 1) All bolts, fasteners, clips & conduits shall be generally hidden from public view. Where externally mounted, all sign parts shall be painted to match the exterior color of the surfaces on which they are mounted.
- 2) All manufacturers and installers are advised that prior to final acceptance, each unit may be inspected for conformance by an authorized representative of the Landlord. Any sign, before or after installation, found not to be in conformance with these Guidelines will be rejected and required to be removed immediately by the Tenant or Tenant's contractor.
- 3) Shop drawings are required to be submitted to, and approved by, Landlord prior to the start of any work, detailing all specifications and methods of construction, see the submittal procedures that follow.

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III. Installation and Removals

- 1) All penetrations of any building structure required for sign installations shall be neatly sealed and continuously maintained in a watertight condition.
- 2) All contractors used by Tenants for installation, removal or service calls on signage must be fully licensed, and must provide Landlord with certificates of insurance prior to the commencement of any work.
- 3) All methods of attachment to any structure must be detailed on shop drawings and be approved by the Landlord.
- 4) Sign removals shall include the patching and repairing of the entire work area, plus the repainting of any "ghosted" areas as directed by the Landlord.

IV. General Requirements and Submittal Procedures

No signs shall be fabricated or installed unless the following approvals have been obtained:

All permits required by the City of Brentwood and any associated fees, shall be obtained and paid for by Tenant. All signs shall be constructed and installed at tenant's expense. Tenants shall be responsible for the fulfillment of all requirements and specifications mandated by these Signage Guidelines and all applicable state and local codes including the Uniform Building Codes. In case of a discrepancy between the requirements of these Signage Guidelines and any City codes or ordinances, the provisions of these Guidelines shall prevail.

Tenant shall submit two (2) sets of professionally prepared sign designs for lessor's review prior to application to the City of Brentwood or fabrication of any display. Designs shall include the following:

- 1) Dimensioned, scaled drawings showing the sign(s) in elevation and section.
- 2) Storefront elevations to scale and dimensioned showing the sign(s) in place, clearly indicating exact size, type and placement of each display.
- 3) Specifications of materials, colors, finishes, lighting and method of attachment.

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V. Tenant Responsibilities

Tenants shall be responsible for the fulfillment of all requirements of these Signage Guidelines and all applicable codes and ordinances. Each Tenant is responsible for the cost of design, fabrication, installation, maintenance and electricity for their own sign(s). Tenants shall be responsible for the immediate repair of neon, which is damaged or not illuminating properly, and the proper maintenance of all tenant signs. All permits required by the City of Brentwood and associated fees, shall be obtained and paid for by the tenant or tenant's representative. Tenants shall be required to perform or cause to have performed such necessary action to correct or repair signage within 10 days of written notice from Landlord.

All sign contractors employed or retained by Tenant must carry Workmen's Compensation and Public Liability insurance providing coverage against damage suffered or done to any and all persons and/or property while engaged in the construction or erection of signs, in an amount deemed appropriate by lessor. Tenants shall indemnify and hold harmless the Landlord and the City of Brentwood from any damages that arise from the installation, maintenance or use of Tenant's signage.

Upon the termination or conclusion of Tenant's lease, the tenant is responsible at their sole cost for the removal of all signs. All signs must be removed within 30 days of the lease's termination. The storefront fascia shall be patched, touch-up painted and otherwise repaired as detailed in previous section of these guidelines.

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VI. Promotional/Temporary Signs

The locations of temporary signs shall be on building exteriors, secured to or suspended from a building wall. They may not extend above any roofline nor be affixed to a tree, roof or fence. The signs must be placed so as to not create safety hazards, block required pedestrian and/or vehicle accessways, and/or obstruct signs identifying adjoining establishments. When temporary signs have been removed, the Tenant is responsible for patching and repairing any damage caused to buildings or poles.

Promotional signs may be flags, banners, pennants or other similar devices that are professionally designed and fabricated from durable and weatherproof materials. All such signs shall be designated to an appropriate size and scope. Inflatable graphics, such as "King Kong" balloons are not allowed.

Promotional signs may be utilized for advertising and marketing special items, sales and events only. They are designed or intended to be displayed for limited periods of time and are not to represent a permanent tenant sign. Therefore, promotional signs are limited to displays with a maximum of 60 days per year, for no more than 30 consecutive days at a time. The size of the banner shall be in proportion to the tenant's storefront. The placement of banners shall not impede any adjacent neighbor's frontage, or be positioned so that it obstructs pedestrian or automobile traffic.

The tenant shall be responsible for obtaining a temporary sign permit for all temporary signage from the Community Development Department at the City of Brentwood.

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Garin Ranch Commercial, Garin Town and Garin Corners Site Plan

Kragen Sign Location; Sign to fit centered within maximum sign area shown



Building A - Northwest Elevation

scale: 1/16" = 1'-0"

Kragen Sign Location; Sign to fit centered within maximum sign area shown



Building A - Southwest Elevation

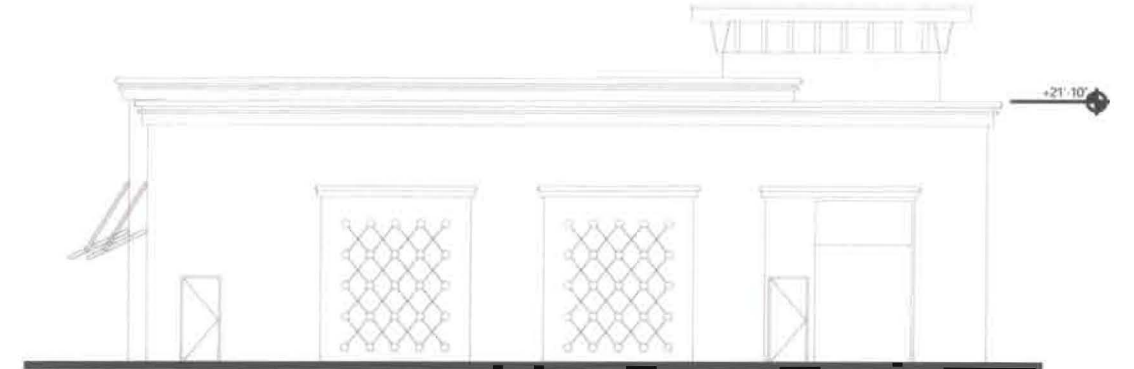
scale: 1/16" = 1'-0"

Kragen Sign Location; Sign to fit centered within maximum sign area shown



Building A - Southeast Elevation

scale: 1/16" = 1'-0"



Building A - Northeast Elevation

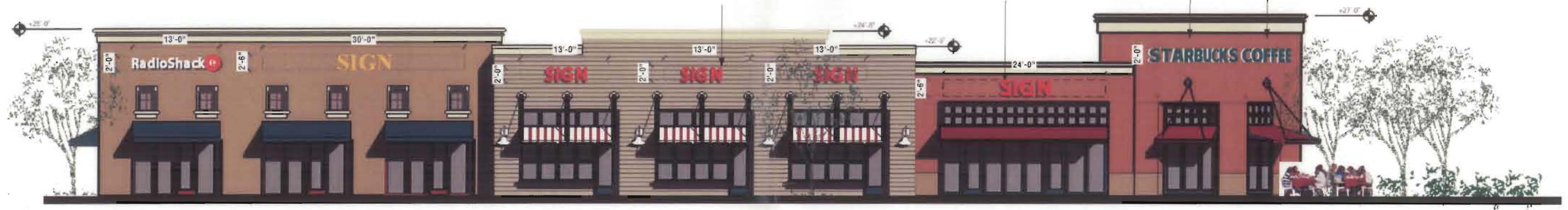
scale: 1/16" = 1'-0"

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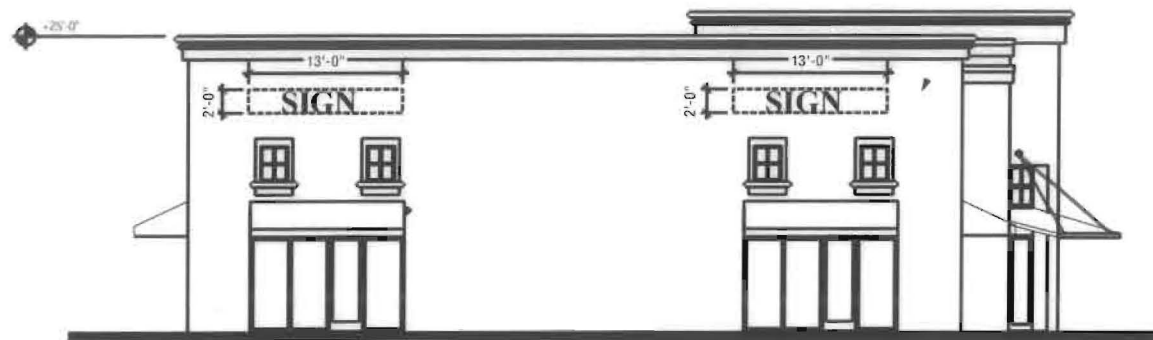
Possible Tenant Sign Locations
(Center Sign within Sign Area):
2' x 13' max. Sign Area Typ. for Single Bay Tenant
2'- 6" x 30' max. Sign Area, Typ. for 2+ Bay Tenant

Center Starbucks internally lighted logo sign within the Sign Area Shown



Building B - Southwest Elevation

scale: 1/16" = 1'-0"



Building B - Northwest Elevation

scale: 1/16" = 1'-0"



Building B - Southeast Elevation

scale: 1/16" = 1'-0"

Center Starbucks internally lighted logo sign within the Sign Area Shown

Possible Tenant Sign Locations
(Center Sign within Sign Area):
2' x 13' max. Sign Area Typ. for Single Bay Tenant
2'- 6" x 30' max. Sign Area, Typ. for 2+ Bay Tenant



Building B - Northeast Elevation

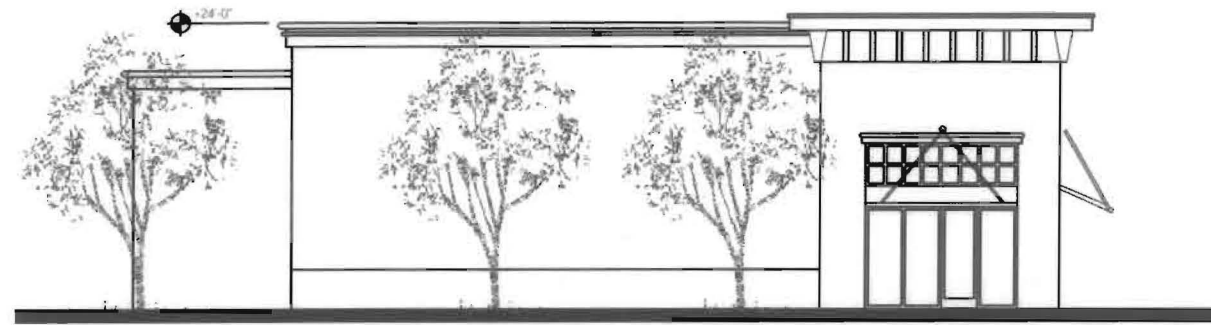
scale: 1/16" = 1'-0"

Possible Tenant Sign Locations
 (Center Sign within Sign Area):
 2' x 13' max. Sign Area Typ. for Single Bay Tenant
 2'- 6" x 30' max. Sign Area, Typ. for 2+ Bay Tenant



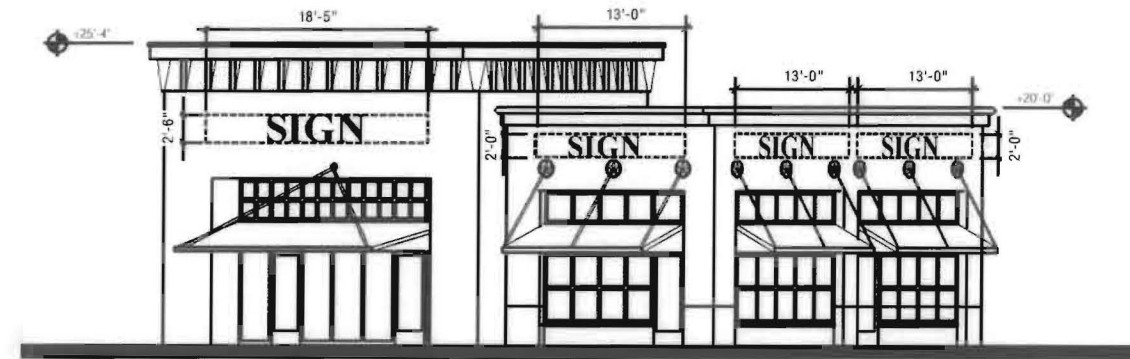
Building E - Southwest Elevation

scale: 1/16" = 1'-0"



Building E - Northwest Elevation

scale: 1/16" = 1'-0"



Building E - Southeast Elevation

scale: 1/16" = 1'-0"



Building E - Northeast Elevation

scale: 1/16" = 1'-0"

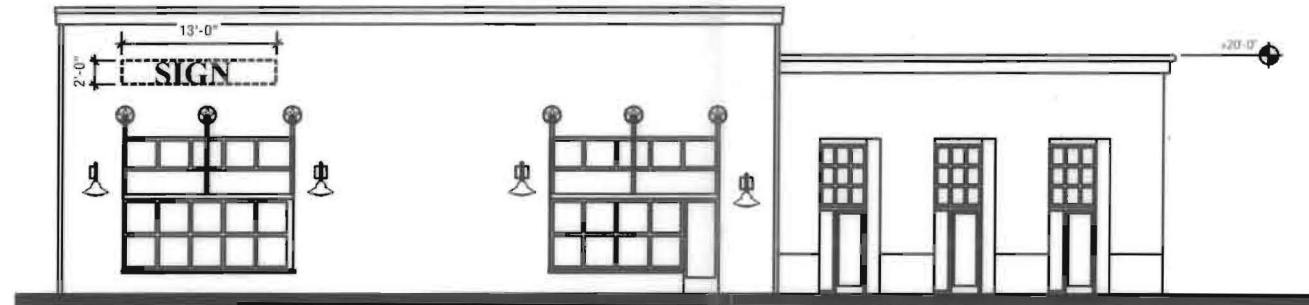
Center Bank Internally Lighted
sign letters and logo within
the sign area' 2' 6" maximum height

Possible Tenant Sign Locations
(Center Sign within Sign Area):
2' x 13' max. Sign Area Typ. for Single Bay Tenant
2'- 6" x 30' max. Sign Area, Typ. for 2+ Bay Tenant



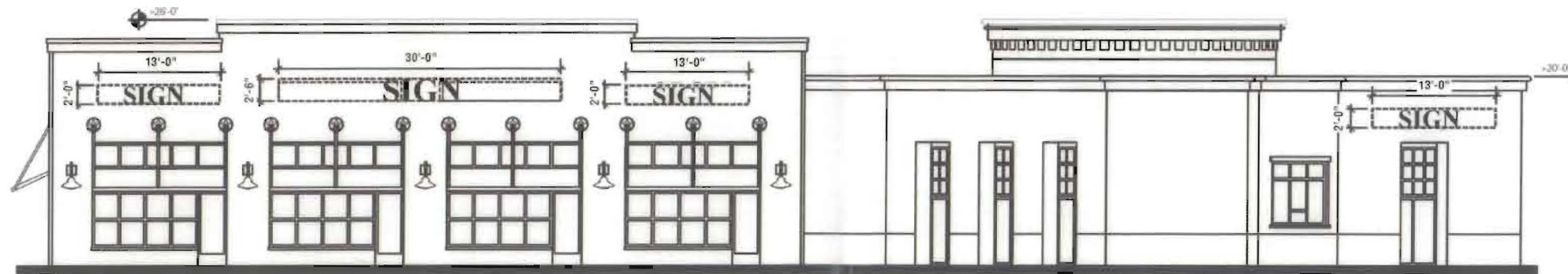
Building D1/D2 - Southwest Elevation

scale: 1/16" = 1'-0"



Building D1/D2 - East Elevation

scale: 1/16" = 1'-0"



Building D1/D2 - North Elevation

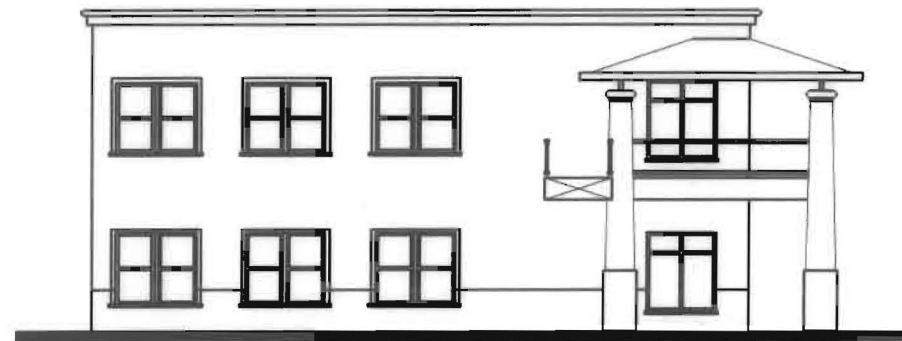
scale: 1/16" = 1'-0"

20"x 10' Suspended wood sign externally lit, typical



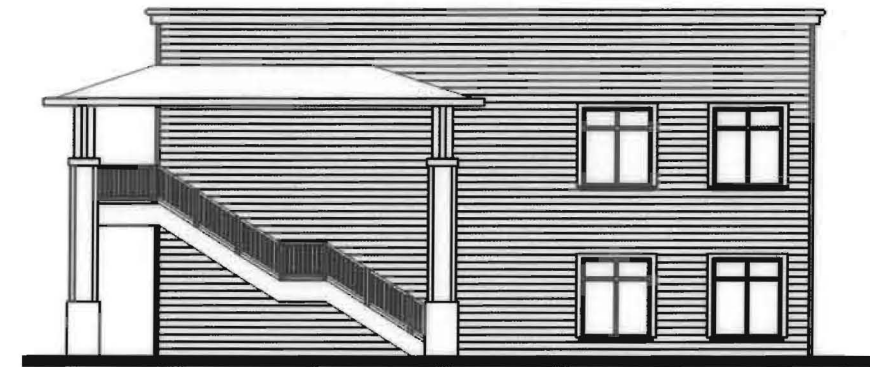
Office Building F, G & H Elevation

scale: 1/16" = 1'-0"



Office Building F, G & H Elevation

scale: 1/16" = 1'-0"



Office Building F, G & H Elevation

scale: 1/16" = 1'-0"



Office Building F, G & H Elevation

scale: 1/16" = 1'-0"

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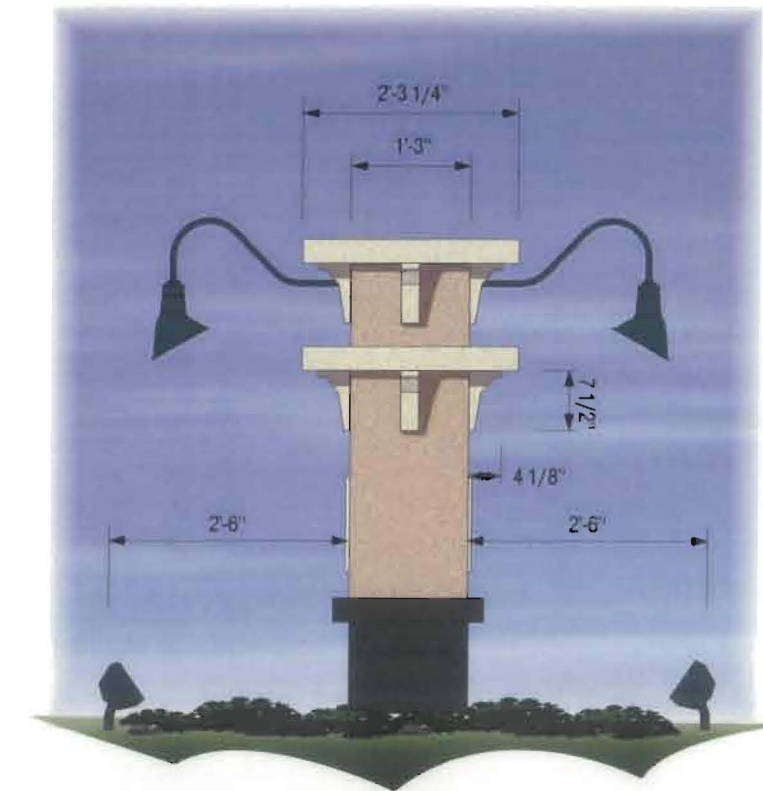


Sign Elevation

scale: 1/2" = 1' 0"

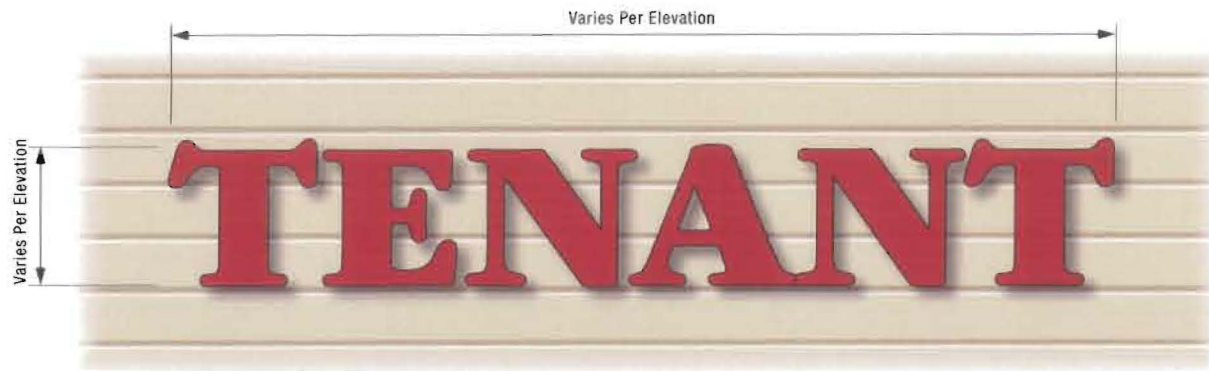
Manufacture and Install one (1) flood illuminated double faced monument sign

Item	Description	Vendor	Specification
Main structure	Aluminum	ICI w/ texcoat	#521 "Deacon's Beach"
Cornice	Aluminum	ICI w/ texcoat	#749 "Bellcourt Castle"
Base & Trim	Aluminum	ICI w/ texcoat	#1133 "New England Green"
Garin Ranch	1/2" FCO acrylic	Matthews	#1133 "New England Green"
Tenant panels	1/8" aluminum	ICI w/ texcoat	#521 "Deacon's Beach"
Tenant panel mounting method			Counter sunk screws
Tenant copy	1/2" FCO acrylic	Matthews	Per tenant color (2 color per tenant)
Flood illumination	(2) Two each side Flood Lights	Nu Art	NAML1-6-800 72"
Goose Neck Lamp	Two (2) each side Painted Green		Hanover37292
Address copy	3/16" FCO acrylic	ICI	#1133 "New England Green"



A Side View

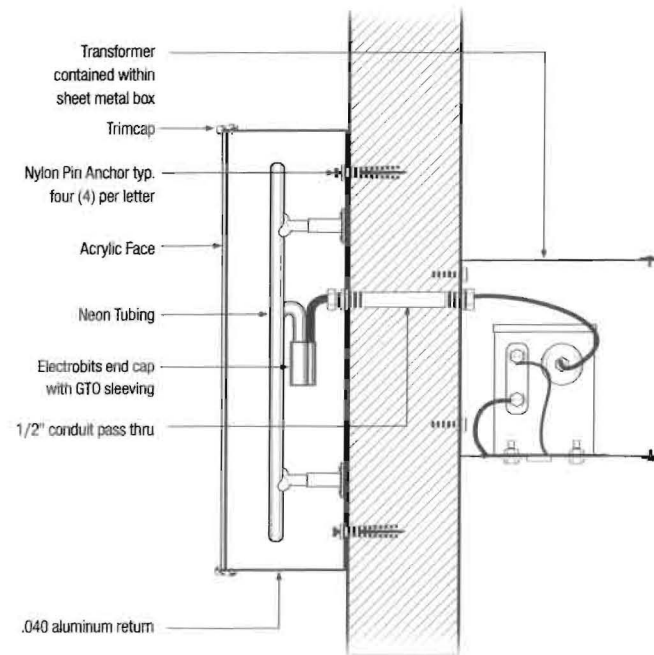
scale: 1/2" = 1' 0"



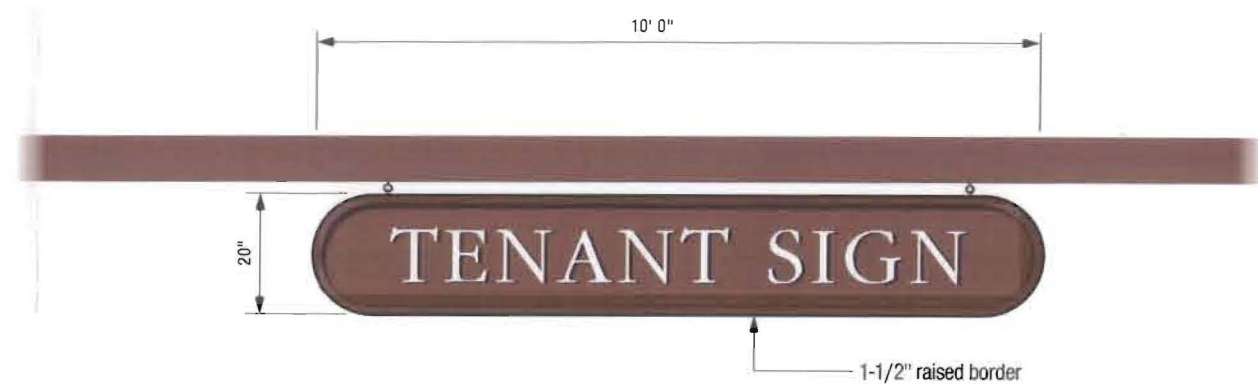
Retail Tenant Sign Elevation

scale: 1/4" = 1' 0"

Item	Description	Specification
Faces	Acrylic	Per tenant color specifications
Returns	Aluminum	Per tenant color specifications
Neon		Per tenant color specifications



Typical Letter Section



Office Tenant Sign Elevation

scale: 3/8" = 1' 0"

Item	Description	Specification
Sign Panel	2" redwood or High density foam	Olympic Solid Stain Oxford Brown
Background	Sandblasted and painted	Olympic Solid Stain Oxford Brown
Copy	Painted Enamel	White