

THE STREETS OF BRENTWOOD
Master Sign Program

Brentwood, California



Attachment 2

G&I VII Brentwood Operating, LP
4717 Central Street
Kansas City, MO 64112
Revised December 2014

APPROVED PLAN

PERMIT NO. CUP 08-19-A6 (AMD 15-001)

RESOLUTION NO. 15-011

ACTION: APPROVED DENIED

DATE April 7, 2015

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The Streets of Brentwood Master Sign Program

A. City of Brentwood Sign Ordinance

For all signage requirements not specifically covered in these guidelines, refer to the City of Brentwood Sign Ordinance Code Section 17.640.

Minor deviations from the Master Sign Program below shall be permitted administratively through city staff with developer/landlord assistance.

1. Maximum Sign Area

Total sign area for all Tenants shall be limited to one (1) square foot of area for each one (1) lineal foot of building façade on the front façade of each tenant. Sign area for side and rear exterior façades shall be limited to ½ square foot per lineal foot (awning, blade and window signage does not count toward this signage area total).

2. Total Number of Signs

- a. The total number of monument, wall, fascia, and projecting signs will be limited to four (4) for the theater building and three (3) for each remaining business. For outlot buildings fronting on Sand Creek Road or Shady Willow Lane, one of the three (3) signs permitted may be a monument or freestanding sign (awning, blade and window signage does not count toward this signage total).
- b. Specified tenants, as designated by G&I VII Brentwood Operating, LP, shall be permitted to have three (3) wall/fascia signs in addition to a panel on each side of the project pylon sign.

B. General Project Master Sign Program

1. Signage should be limited to the following types:

- | | |
|----------------------|------------------------|
| a. Monument signs | f. Directional signs |
| b. Wall/Fascia signs | g. 22x28 signs holders |
| c. Awning signs | h. Wall Scape Signs |
| d. Window signs | i. Banners |
| e. Blade signs | |

2. The following sign types shall not be permitted:

- a. Changeable letter signs except for cinemas
- b. Roof mounted signs
- c. Cloth, paper or fabric signs hung from the building or placed in windows (except as allowed for temporary signs under the City's Sign Ordinance)
- d. A-Frame Signs
- e. Non-integrated exposed raceway signage (see Exhibit 1a)
- f. Acrylic faced, flat monolithic box/cabinet signage (see Exhibit 1b)
- g. Exposed neon window signs

3. Pylon Sign

- a. Pylon sign criteria:
 - Project is limited to two (2) pylon signs, with panel details as shown on attached exhibits.
 - Graphic content is limited to project name, logo and major tenants' name and logo.
 - Signs should be designed to relate to the architecture of the complex.
 - Pylon sign maximum height: 63 Feet.
 - Pylon is limited to a maximum of 12 tenant sign panels per side (See Exhibit 4a).

4. Monument (Outlots) Signs

- a. Maximum one monument sign per outlot tenant (see Exhibit 6)
- b. Maximum length: 10 feet
- c. Maximum height: 5 feet
- d. Maximum thickness: 18 inches
- e. Monument signs are to be designed and illuminated as shown on Exhibit 5
- f. No addresses are permitted on monument signs

5. Drive-Thru (Outlots) Signage

- a. Menu/Preview signage shall be allowed as follows:
 - One (1) Preview display may be placed in the drive-thru aisle approach lane. The Preview display may contain up to 12 square feet of signage area and is limited to a maximum height of six feet.
 - One (1) Menu display may be placed in the drive-thru aisle approach lane. The Menu display may contain up to 32 square feet of signage area and is limited to a maximum height of six feet.
- b. Up to three (3) free-standing directional signs not exceeding three feet in height may be placed on the same outlot as the benefitting tenant. These signs are limited to a maximum display area of three feet and must indicate the flow of traffic into and out of the drive aisle.

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6. Wall and Fascia Signs

- a. Sign content:
 - Limited to the name of the business and graphic logos. Other elements (e.g. text underlining) may be utilized for brand purposes.
- b. Wall signs must fit within a Signable Area not to exceed 15% of the building facade. The Signable Area should be relatively flat, and should not contain doors, window or projecting molding or trim, unless integrated into overall sign design (see Exhibit 2 for building elevations and Signable Area of each).
- c. Maximum sign width: 65% of the Signable Area
- d. Maximum sign height: 2/3 height of the Signable Area
- e. Maximum letter height: 96 inches for primary façade and 72 inches for secondary façades for tenants 65,000 SF or greater; 48 inches for tenants between 10,000 SF and 64,999 SF; 30" for tenants between 5,000 SF and 9,999 SF; 26 inches for tenants less than 5,000 SF. Multiple or stacked lines of text within the stated criteria are allowed.
- f. Individual letters mounted on the wall face or on a backing material applied to the building wall are recommended. Letters, logos, backgrounds and other sign elements may not be painted directly onto building walls.
- g. Maximum logo size:
 - 48" x 48" or equivalent area for tenants of 10,000 SF or more
 - 30" x 30" or equivalent area for tenants between 5,000 SF and 9,999 SF
 - 26" x 26" of equivalent area for tenants less than 5,000sf
- h. Sign illumination may include any of the following:
 - Halo illumination (preferred)
 - Channel letters with interior neon and acrylic faces
 - Reverse channel letters with neon halo backlighting
 - Externally lit
 - Exposed neon
- i. Conceal all raceways and other connections not an integral part of the sign design
- j. Rear building signage shall be mounted to a tenant-provided background panel per the signage criteria (see Exhibit 3).

7. Window Signs

- a. Sign content:
 - Limit to the business name, business tenant logo, products address, hours of operation, emergency telephone numbers, and credit cards accepted.
 - b. Window signs may include special graphic design elements.
 - c. Maximum area:
 - 25% of any single window area with no more than 15% of the aggregate frontage window area. Any signs located within five (5) feet of the window will be considered a part of the window signage.
 - d. Restrictions on doors and door transoms: Address and business name only.
 - e. Maximum letter size: 12 inches.
 - f. Materials permitted:
 - Individual vinyl letters
 - Professionally painted individual letters and designs
 - Gold leaf individual letters and designs
 - g. Letters and graphics are to be applied directly to interior side of glazed surfaces except for non-exposed neon signs which may be suspended from above with metal rods or wires. Signs taped to windows, suction cupped to windows, or painted on windows are not allowed.
- ### 8. Awning Signs
- a. All awnings may have a vertical valance for the application of signage.
 - b. Sign content:
 - Limit awning signs to business name, business logo, address.
 - No products or brand names allowed as building signage.
 - c. Maximum letter height on awning valance:
 - 2/3 height of vertical valance height or 12 inches, whichever is less

d. Maximum number of awning signs:

- One per awning

e. Business logos or graphics suitable to the business may be placed on the sloped face of awnings, but may not exceed 15% of the sloped surface area.

9. Blade Sign Standards

- a. General:
 - All exposed edges must be finished (e.g., no exposed rough edges).
 - Minimum clearance in pedestrian areas to be 8 feet.
 - Minimum clearance in vehicular areas to be 15 feet.
 - All blade signs shall be non-illuminated
 - Hanging signs shall conform to these standards
- b. Blade signs are strongly encouraged.
- c. Maximum number of blade signs:
 - One sign per streetfront elevation
- d. Maximum sign area:
 - 8 square feet
- e. Maximum projection:
 - Five feet from building face with a minimum of six inches maintained between the building face and closest projecting sign edge.
- f. Brackets shall be designed to relate to the design character of the building.
- g. Permitted materials:
 - Wood
 - Metal
 - Fabric with top and bottom bracket supports
 - High density urethane or resin

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9 Monument Signs

a Monument sign criteria:

- Project is limited to 3 monument signs - locations shown on exhibit 7

b. Graphic content is limited to project name, logo and major tenants' name and logo.

c. Signs should be designed & related to the architecture of the complex

10. Mini-Monument/Directional

a. Mini-Monument- directional sign criteria:

- Project is limited to 3 monument signs - locations shown on exhibit 7

b. Graphic content is limited to project name, logo and major tenants' name and logo.

c. Signs should be designed & related to the architecture of the complex

11. 3-Sided Directory/Advertising

a. 3-Side Directory/advertising criteria:

- Project is limited to 10 3-sided directory/advertising signs - locations shown on exhibit 7
- Graphic content is advertising opportunities, tenant directory and special, targeted sections throughout the year.

12. Wall Scape Advertising

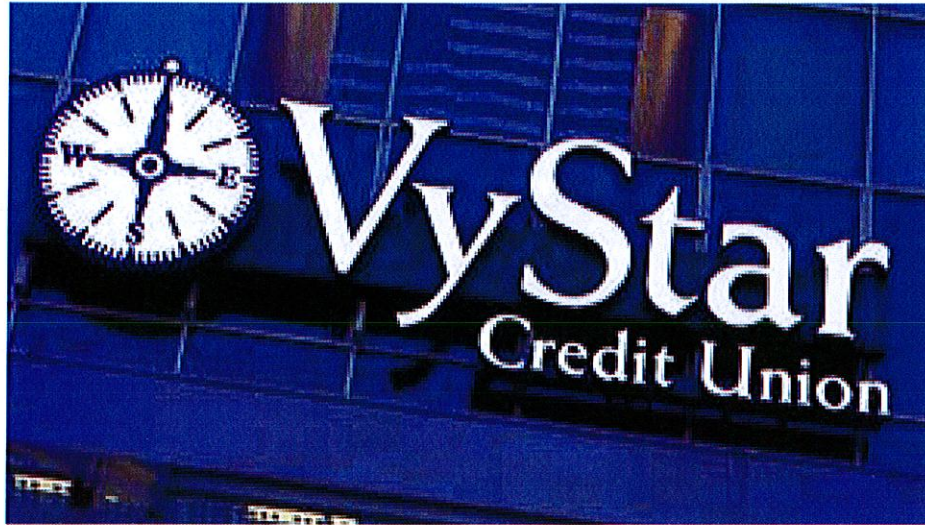
a. Wall Scape Advertising criteria:

- Project is limited to 2 - 8'x12' and 8 - 4'x8' horizontal and 4- 8'x4' vertical signs - locations shown on exhibit 7 vertical
- Graphic content is advertising opportunities, tenant directory and special, targeted sections throughout the year.

13. 22"x28" Free Standing Advertising

a. Free standing advertising criteria:

- Project is limited to 16 free standing advertising signs - locations shown on exhibit 7
- Graphic content is advertising opportunities, tenant directory and special, targeted sections throughout the year.



Acceptable



Not Acceptable

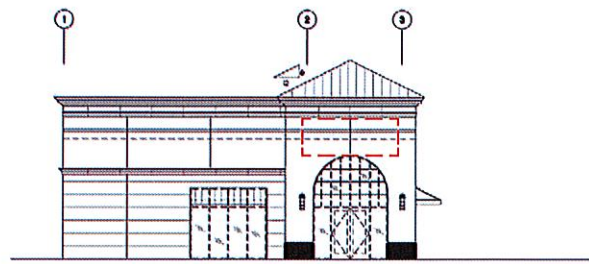


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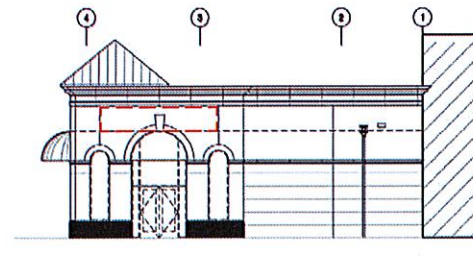


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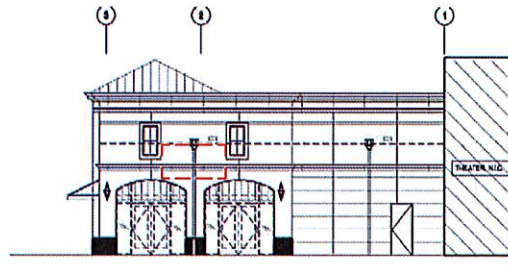
SIGNABLE
AREA
LOCATIONS



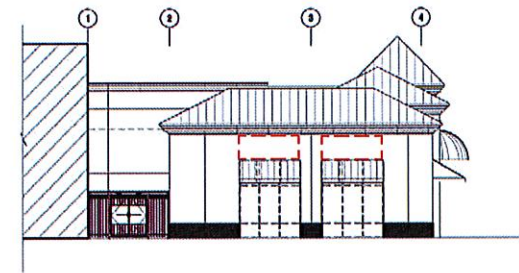
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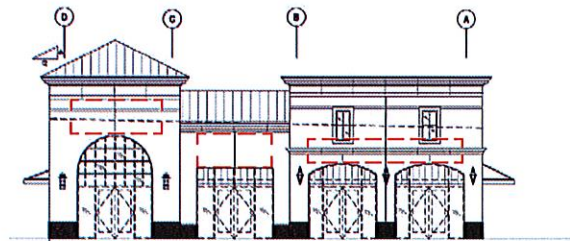
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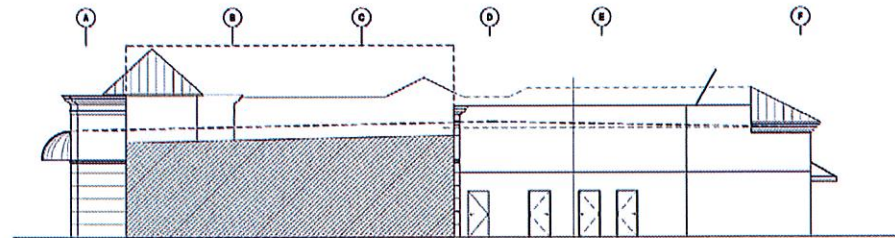
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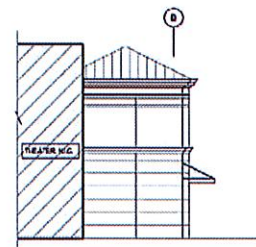
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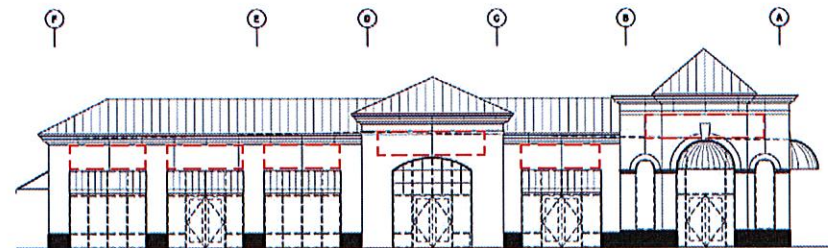
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02 ENLARGED WEST ELEVATION B-2

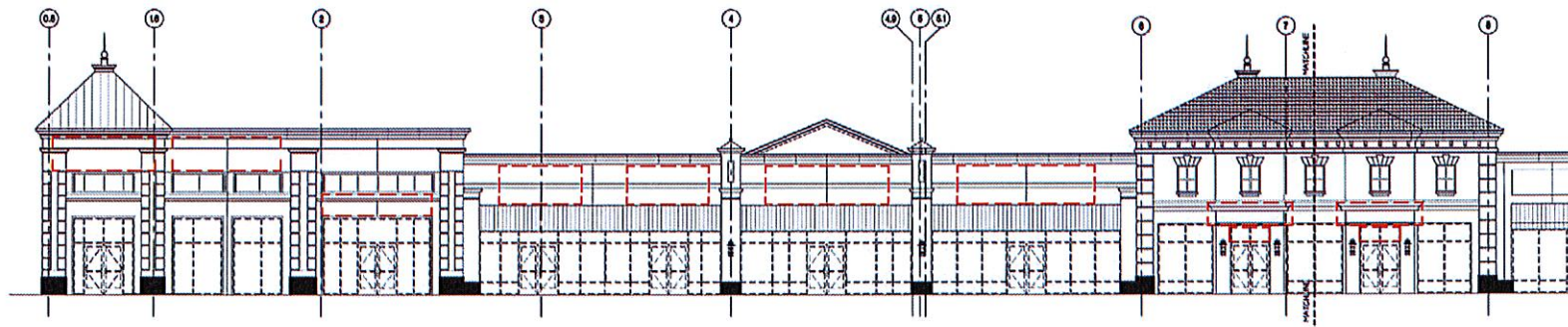


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01 ENLARGED EAST ELEVATION B-2

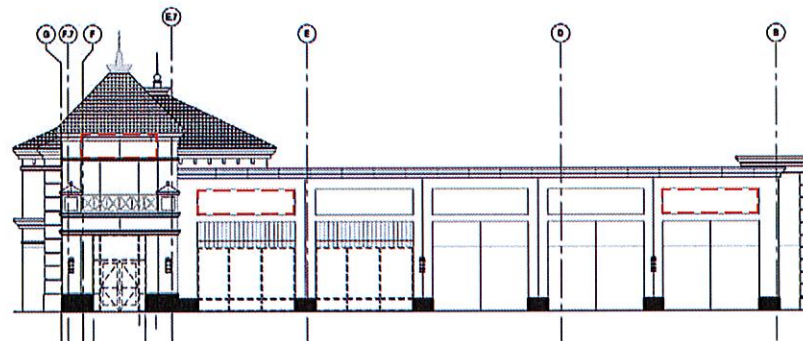
Exhibit 2 - Signable Area Elevations
Building B-1 & Building B-2



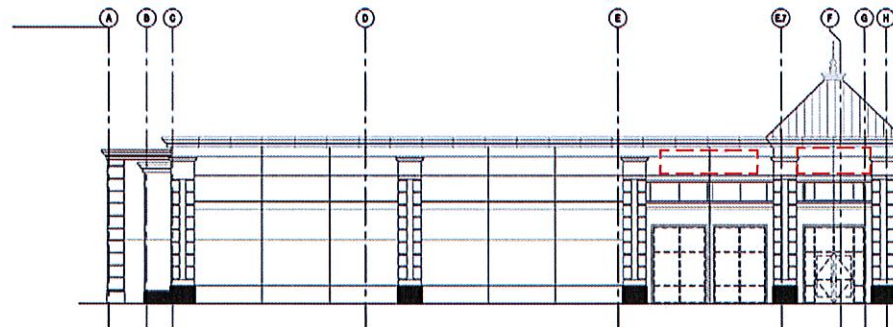
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01B SOUTH ELEVATION

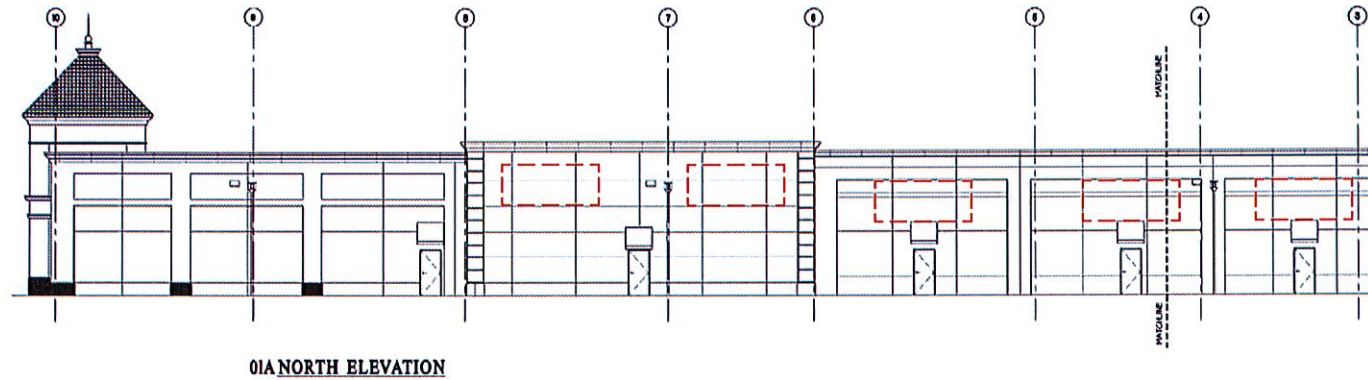


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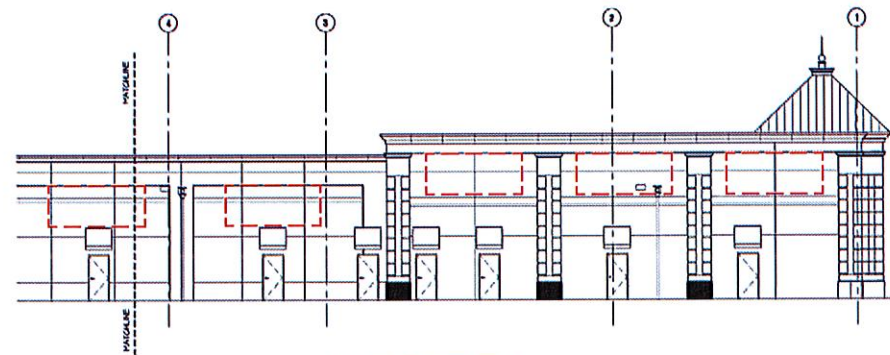


03 WEST ELEVATION

Exhibit 2 - Signable Area Elevations
Building C

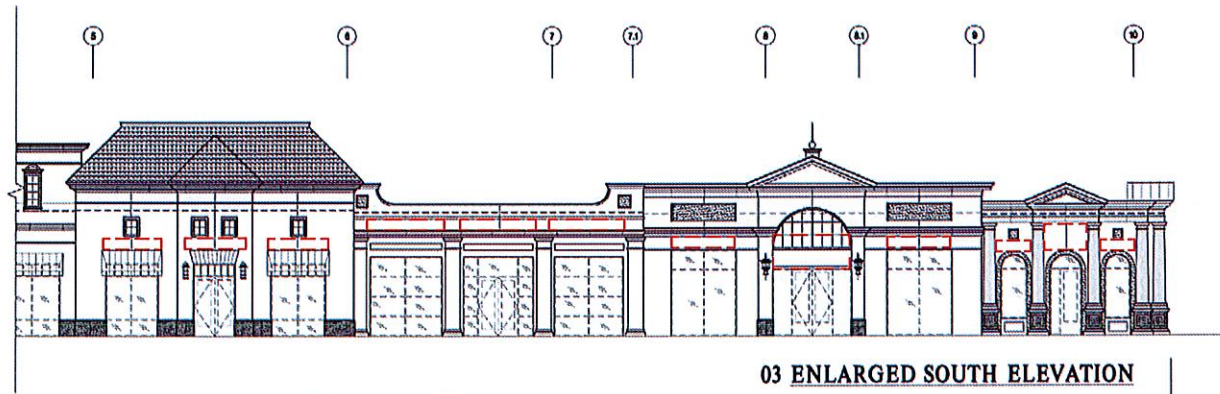


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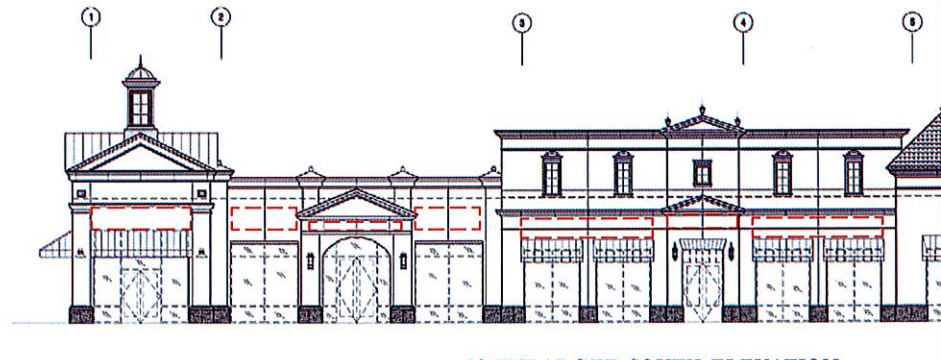


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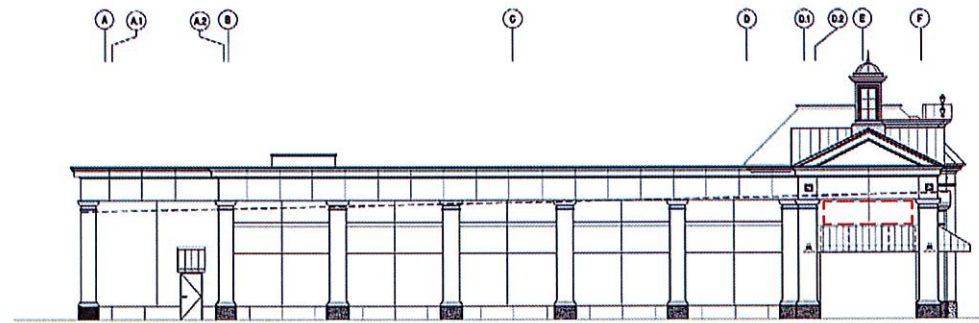
Exhibit 2 - Signable Area Elevations
Building C



03 ENLARGED SOUTH ELEVATION

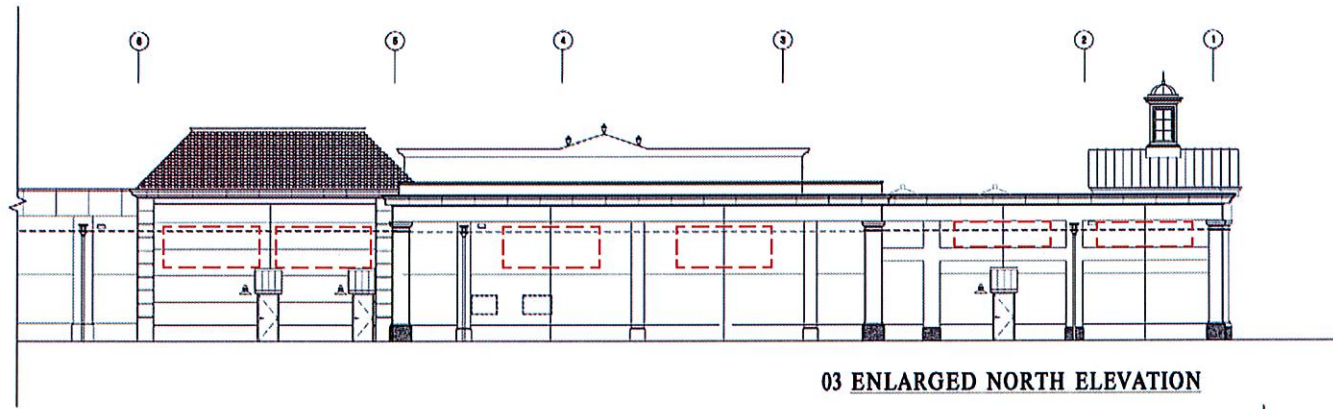


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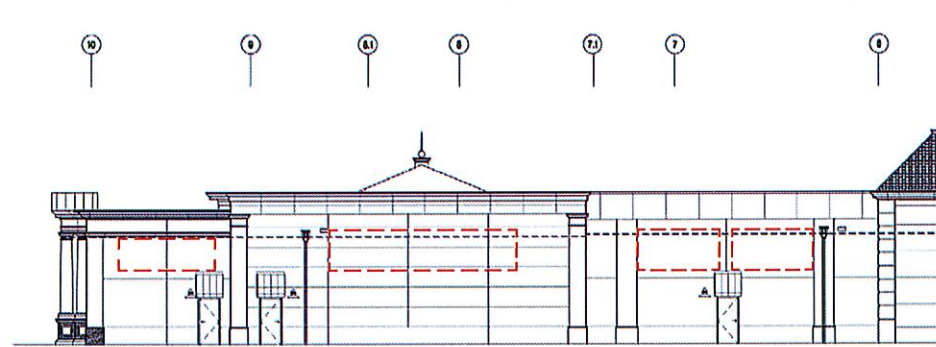


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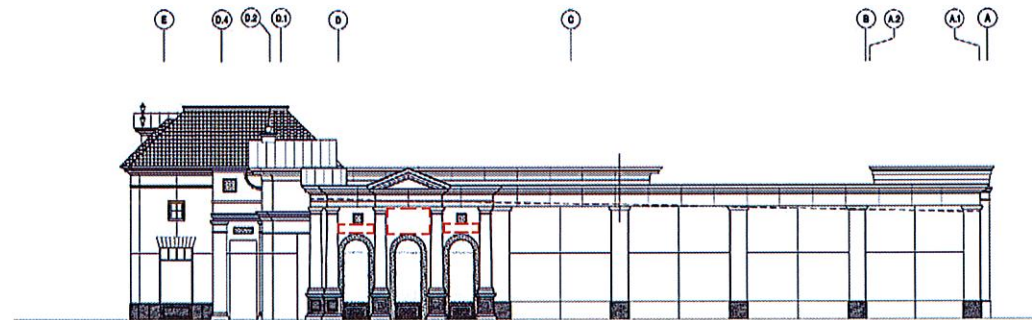
Exhibit 2 - Signable Area Elevations
Building D



03 ENLARGED NORTH ELEVATION



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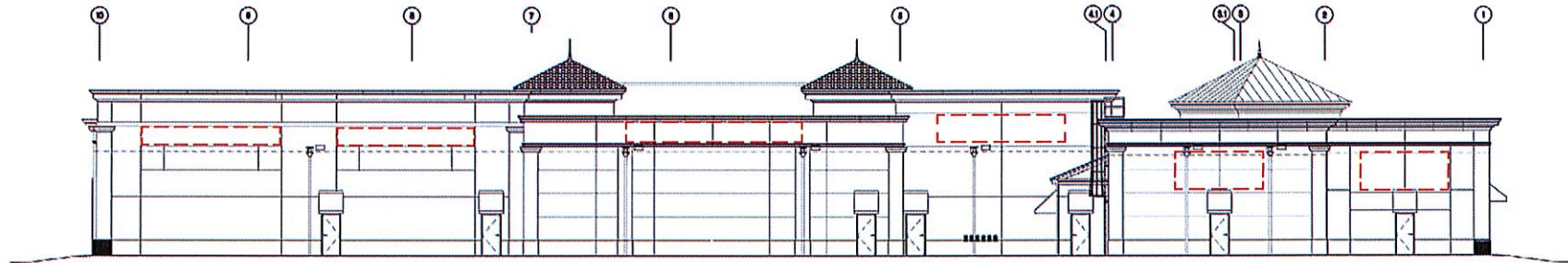


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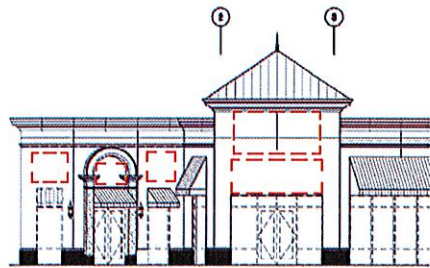
Exhibit 2 - Signable Area Elevations
Building D



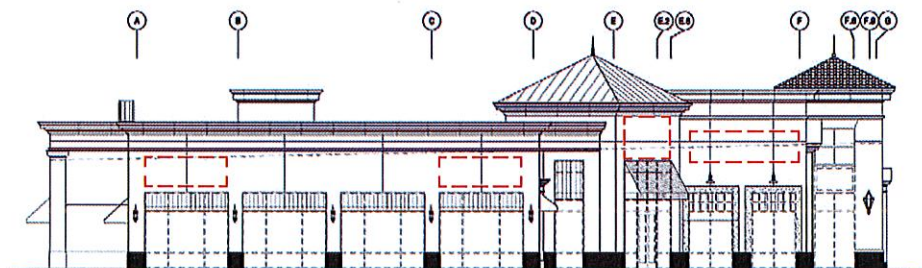
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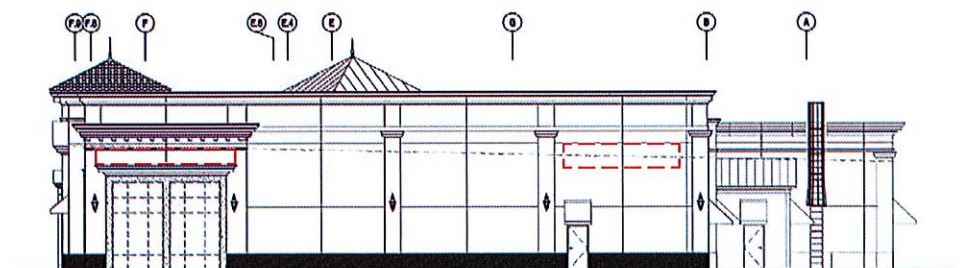
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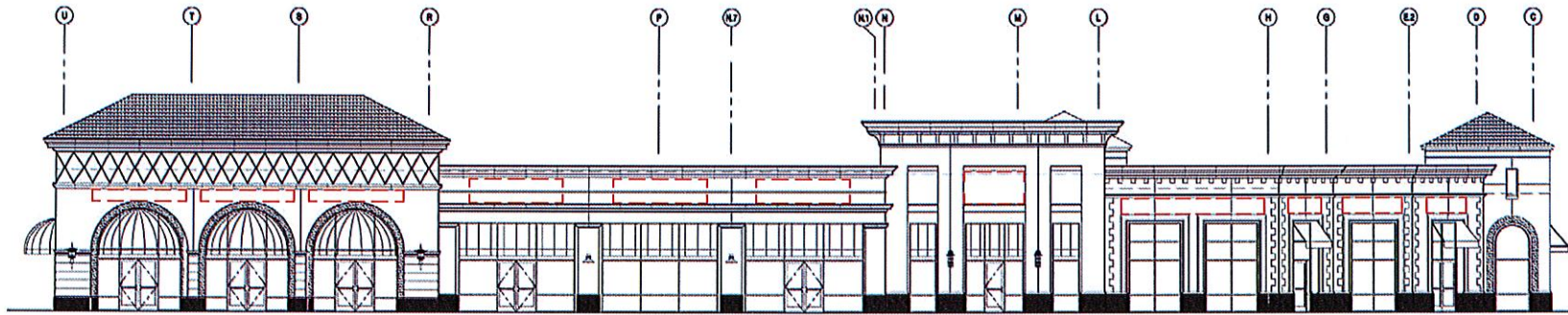


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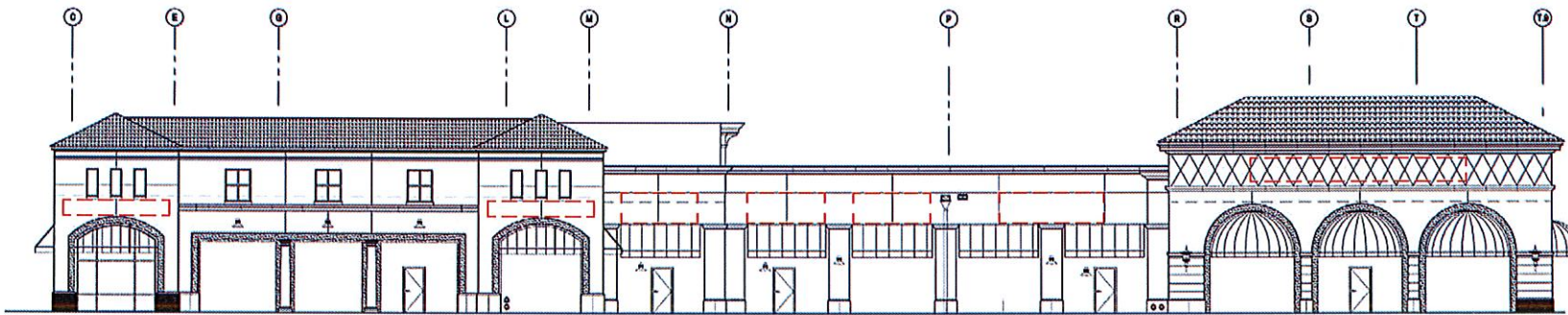


03 EAST ELEVATION

Exhibit 2 - Signable Area Elevations
Building E

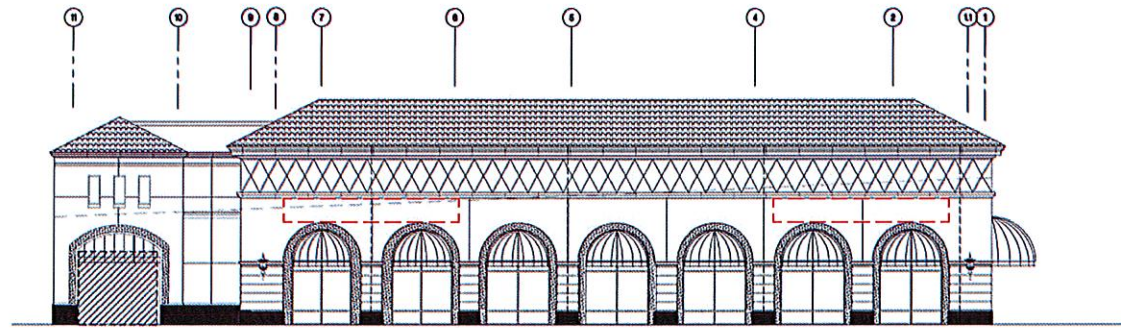


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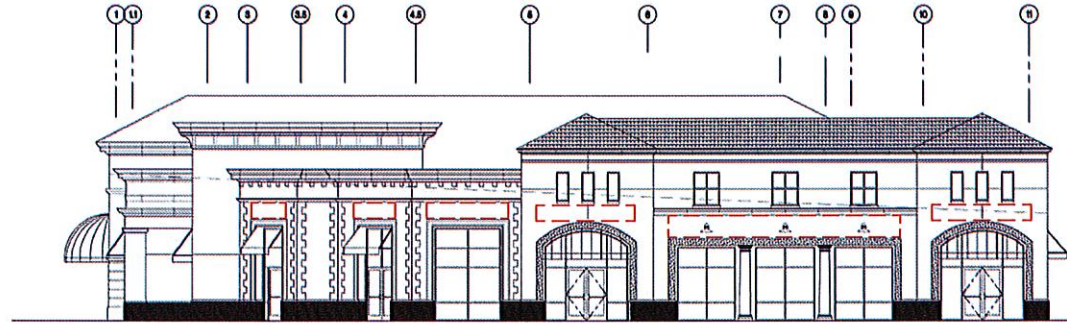


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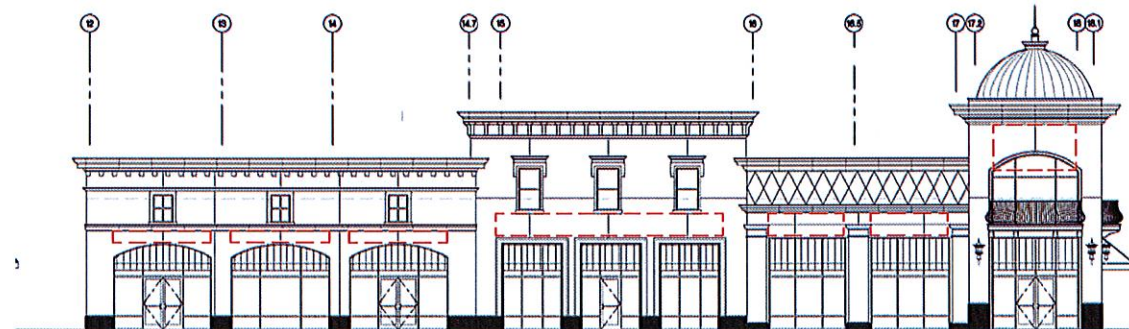
Exhibit 2 - Signable Area Elevations
Building F-1



03 EAST ELEVATION

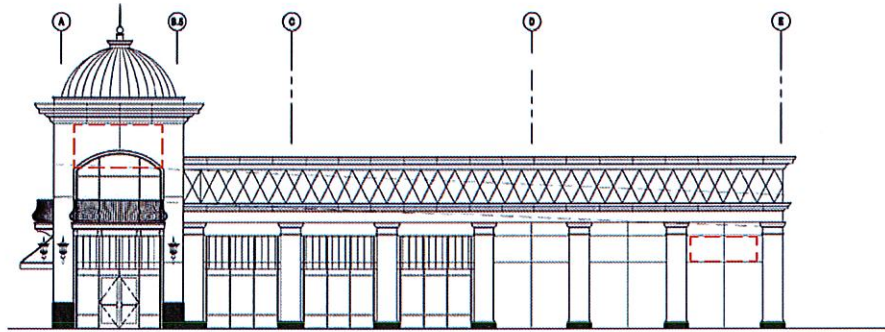


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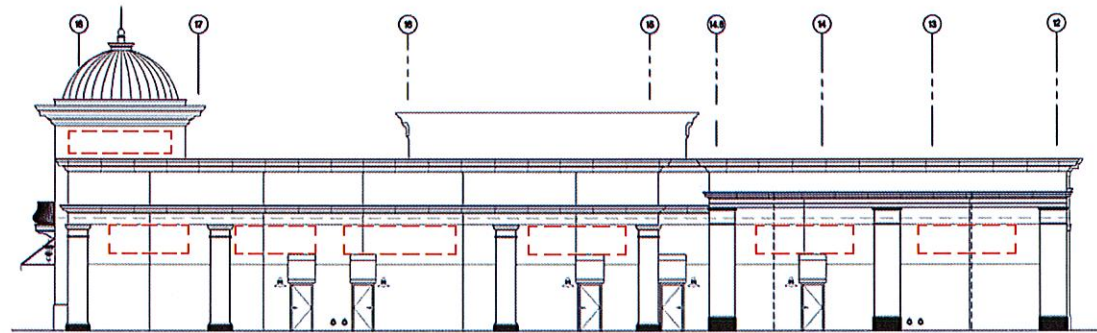


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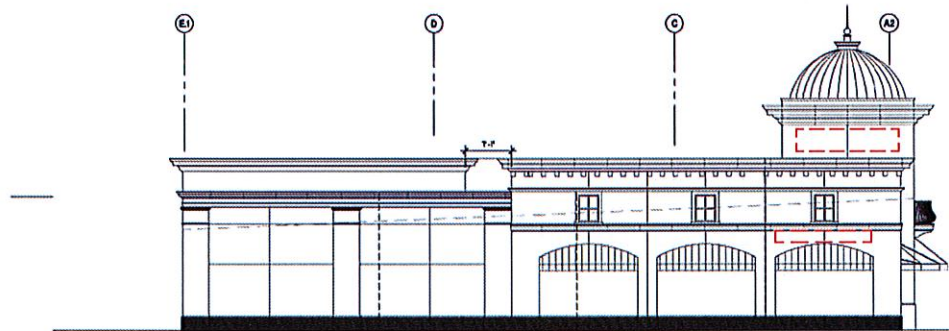
Exhibit 2 - Signable Area Elevations
Building F-1 & Building F-2



03 SOUTH ELEVATION

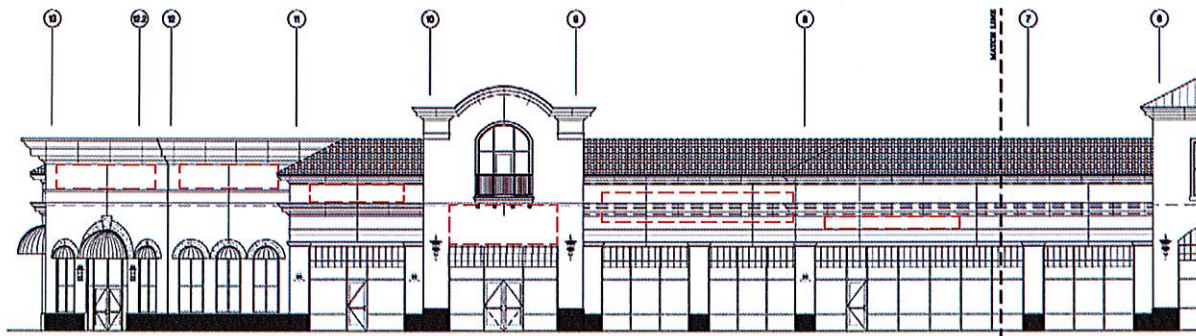


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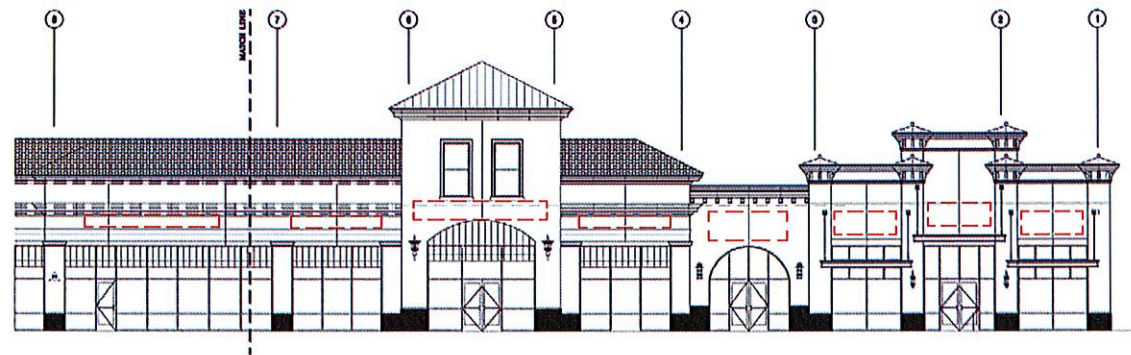


01 NORTH ELEVATION

Exhibit 2 - Signable Area Elevations
Building F-2



01 NORTH ELEVATION



02 NORTH ELEVATION

Exhibit 2 - Signable Area Elevations
Building G

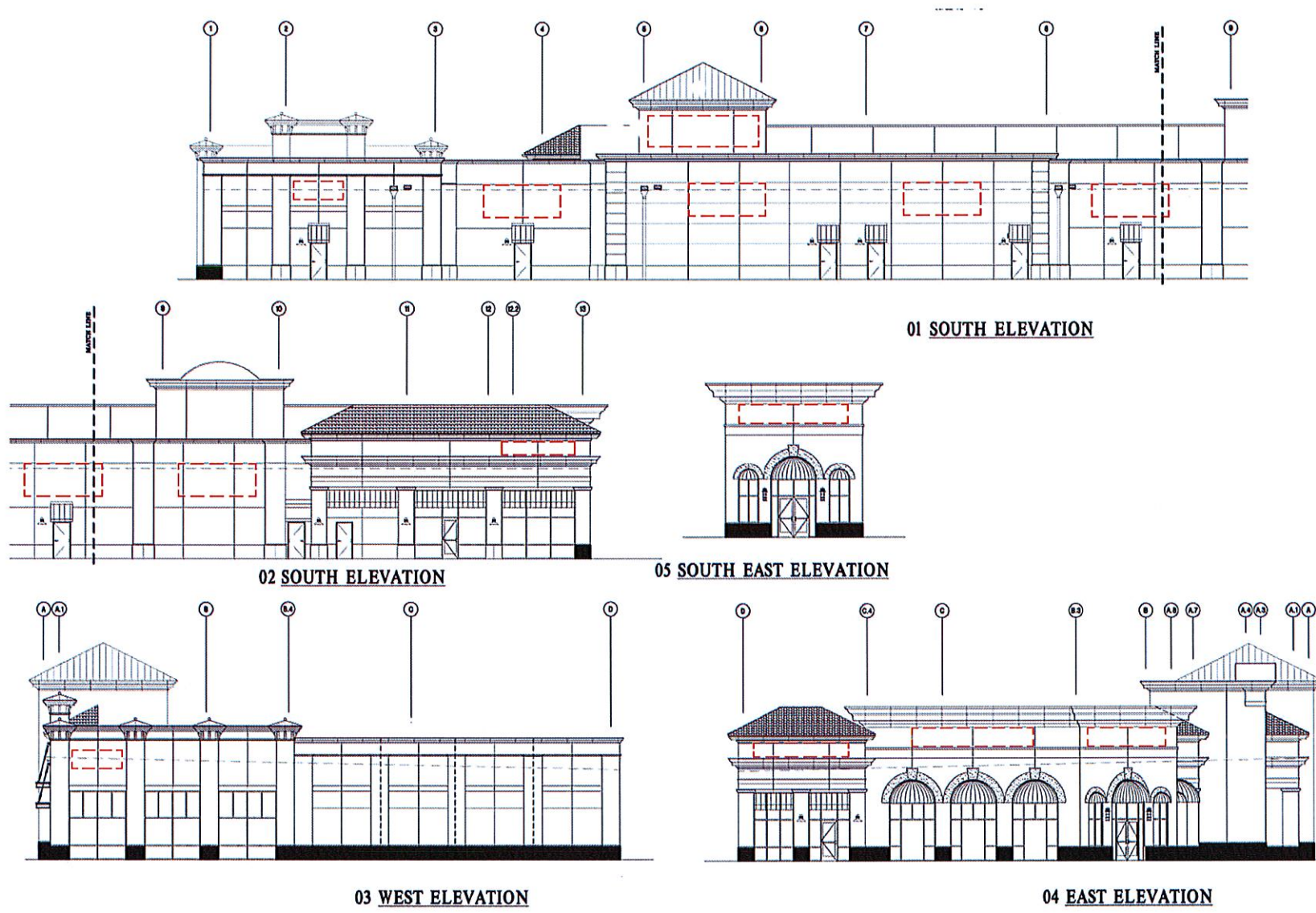
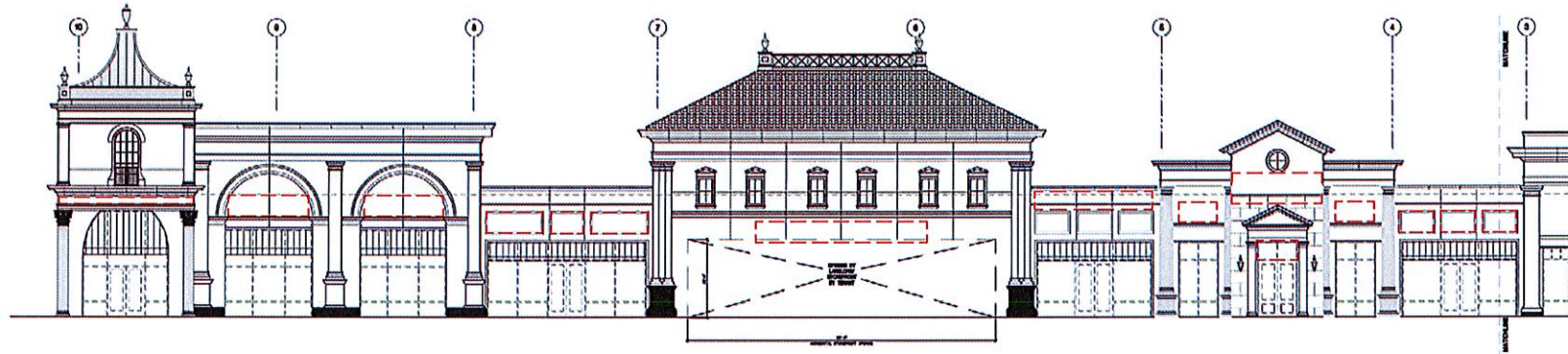
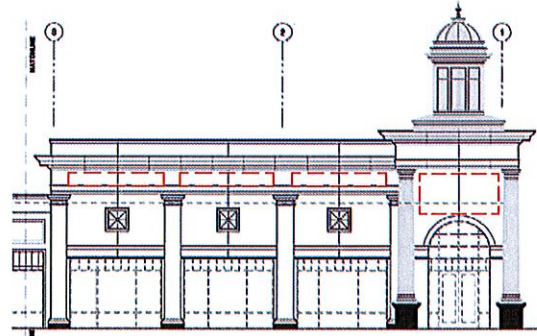


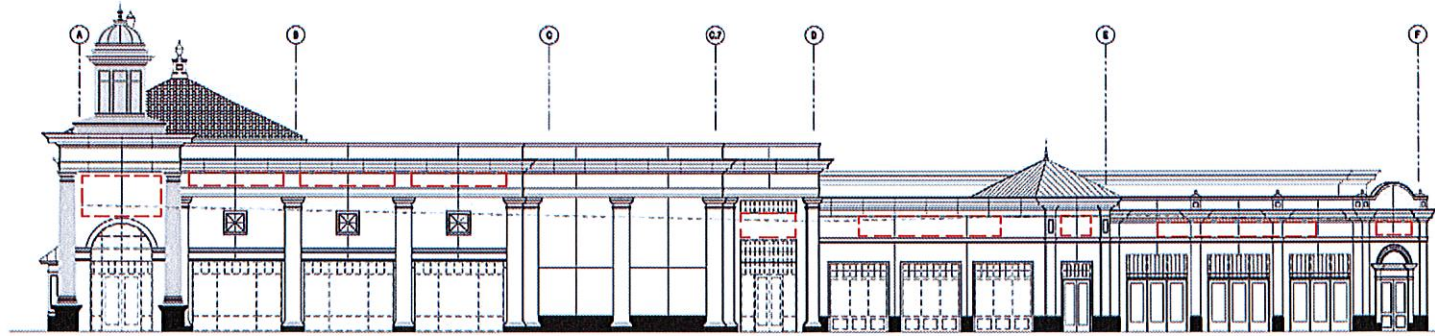
Exhibit 2 - Signable Area Elevations
Building G



03 NORTH ELEVATION

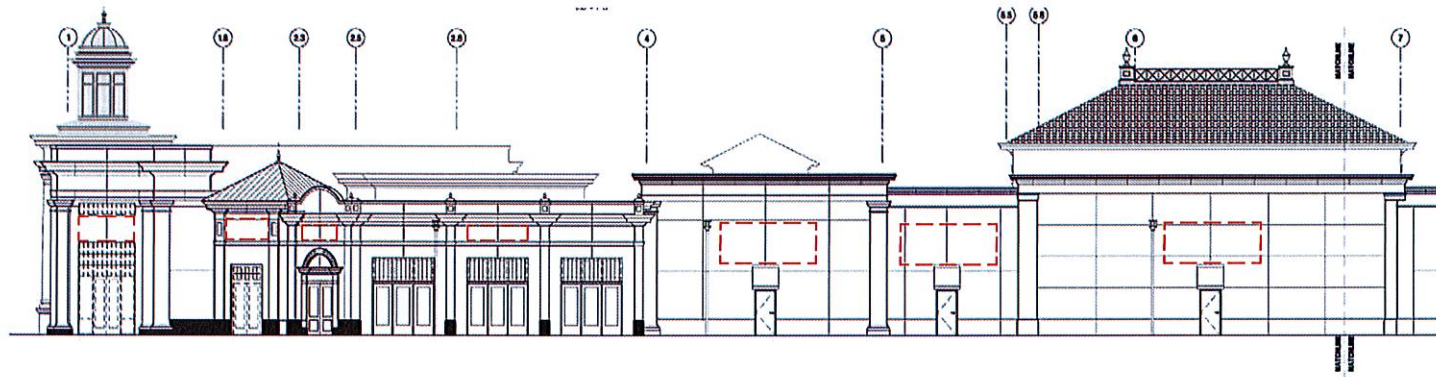


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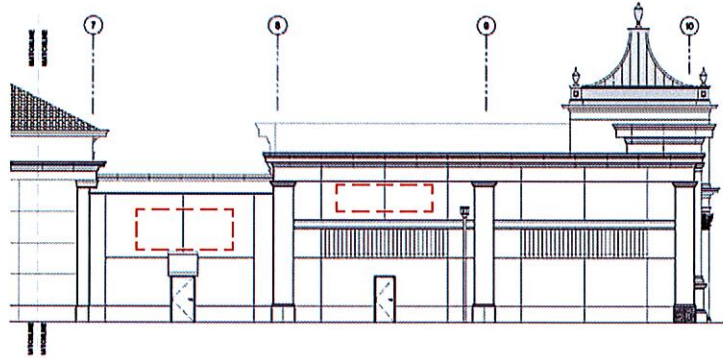


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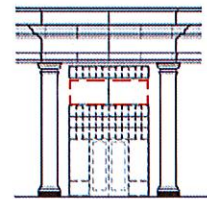
Exhibit 2 - Signable Area Elevations
Building H



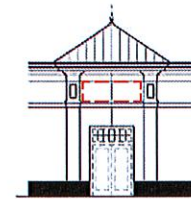
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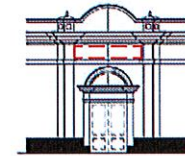
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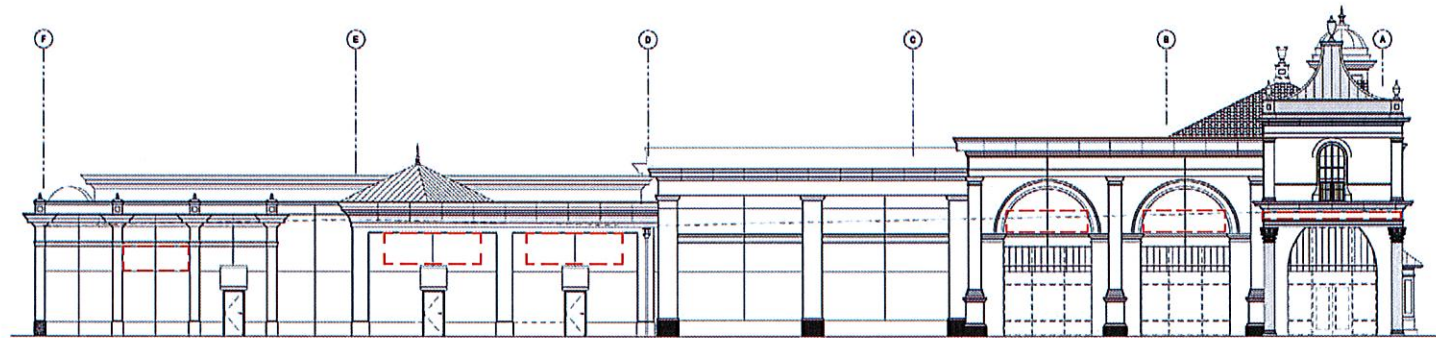
02A SOUTHEAST ELEVATION



02B SOUTHEAST ELEVATION

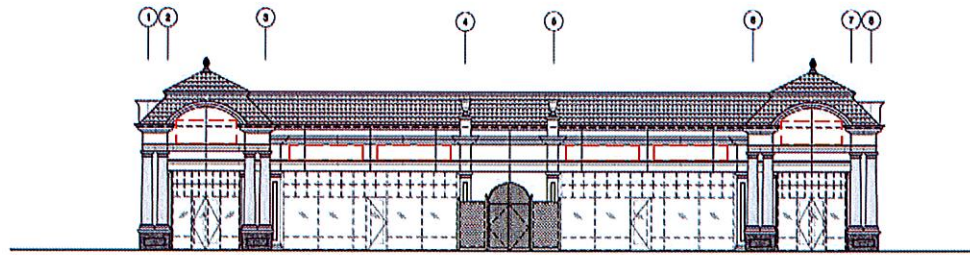


02C SOUTHEAST ELEVATION

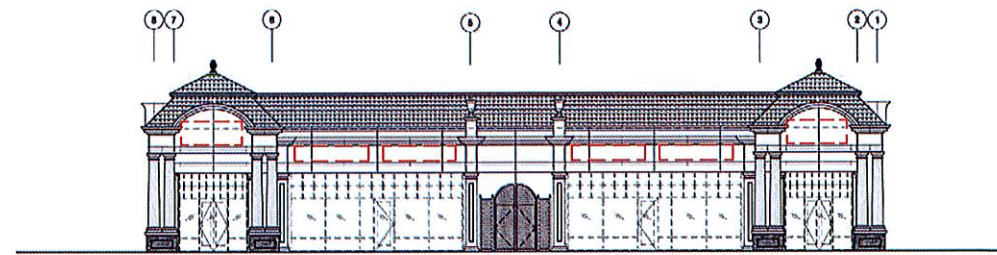


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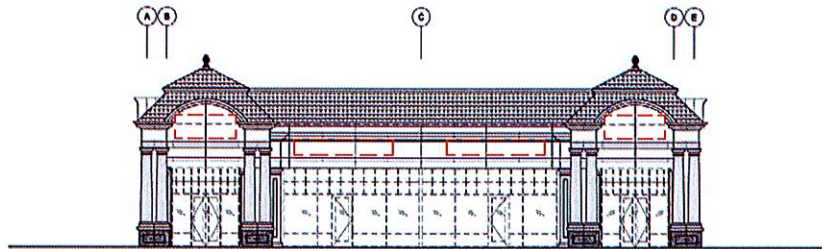
Exhibit 2 - Signable Area Elevations
Building H



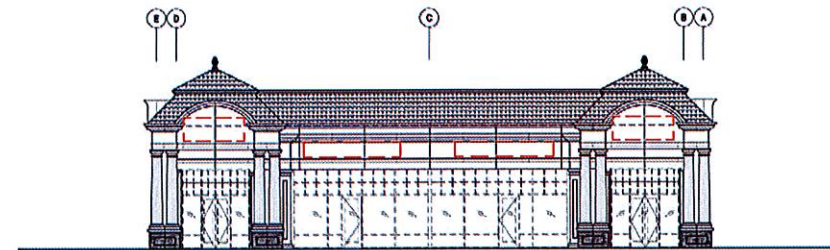
02 SOUTH ELEVATION



04 NORTH ELEVATION

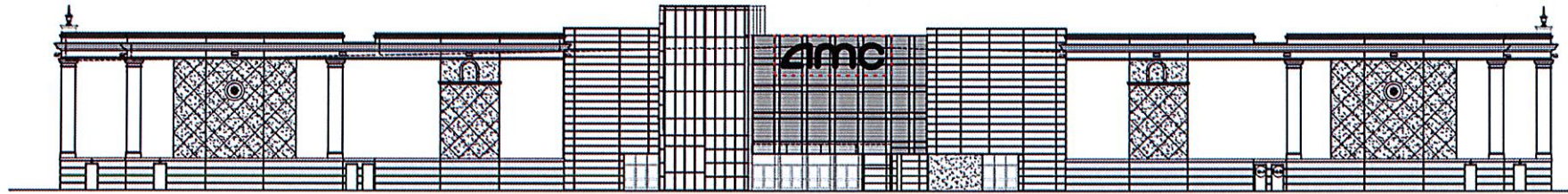


01 WEST ELEVATION



03 EAST ELEVATION

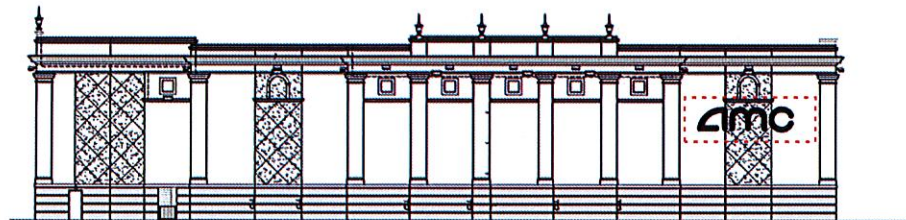
Exhibit 2 - Signable Area Elevations
Building I



EAST ELEVATION



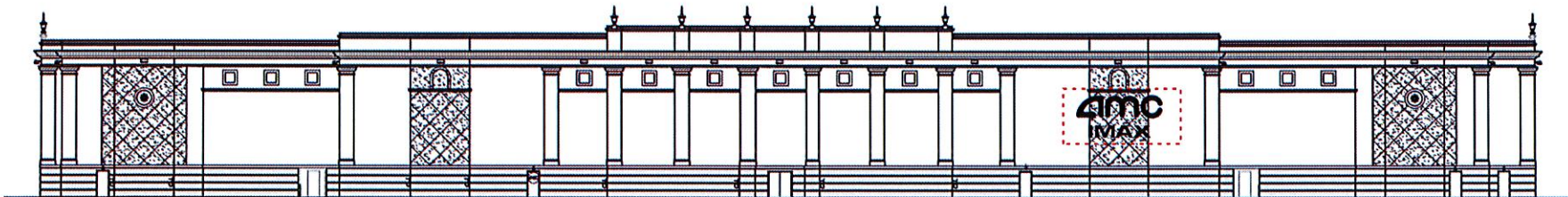
EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION

Exhibit 2 - Signable Area Elevations
AMC Theatre



SOUTH ELEVATION

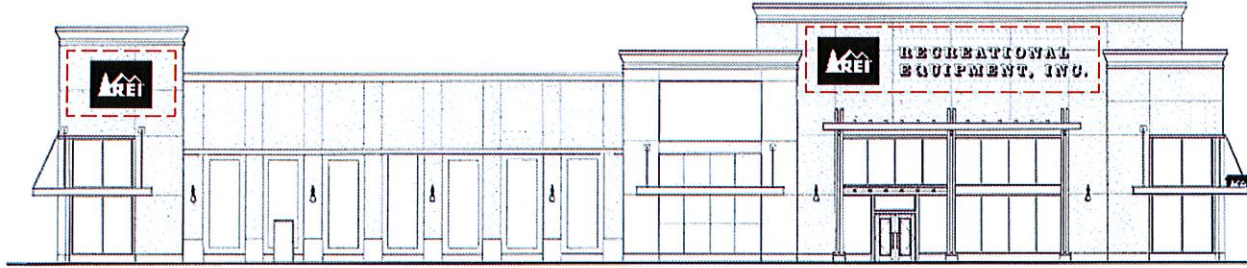


EAST ELEVATION

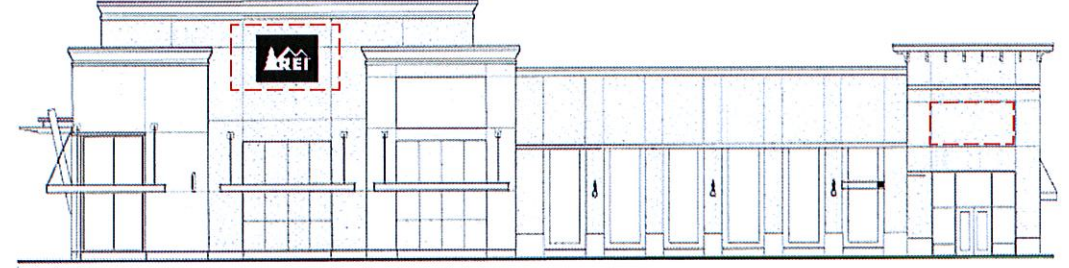


WEST ELEVATION

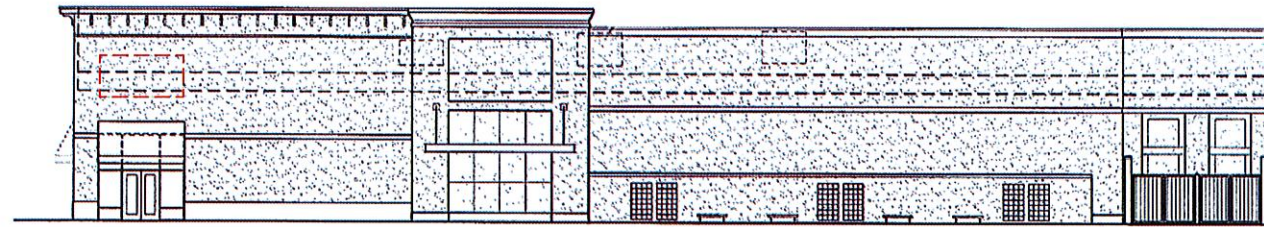
Exhibit 2 - Signable Area Elevations
DSW



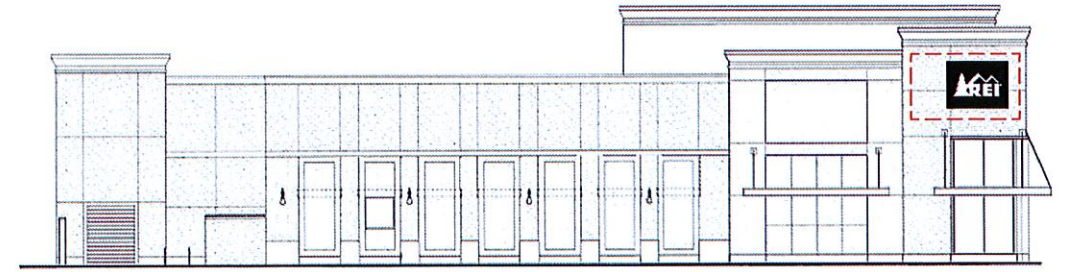
SOUTH ELEVATION



EAST ELEVATION

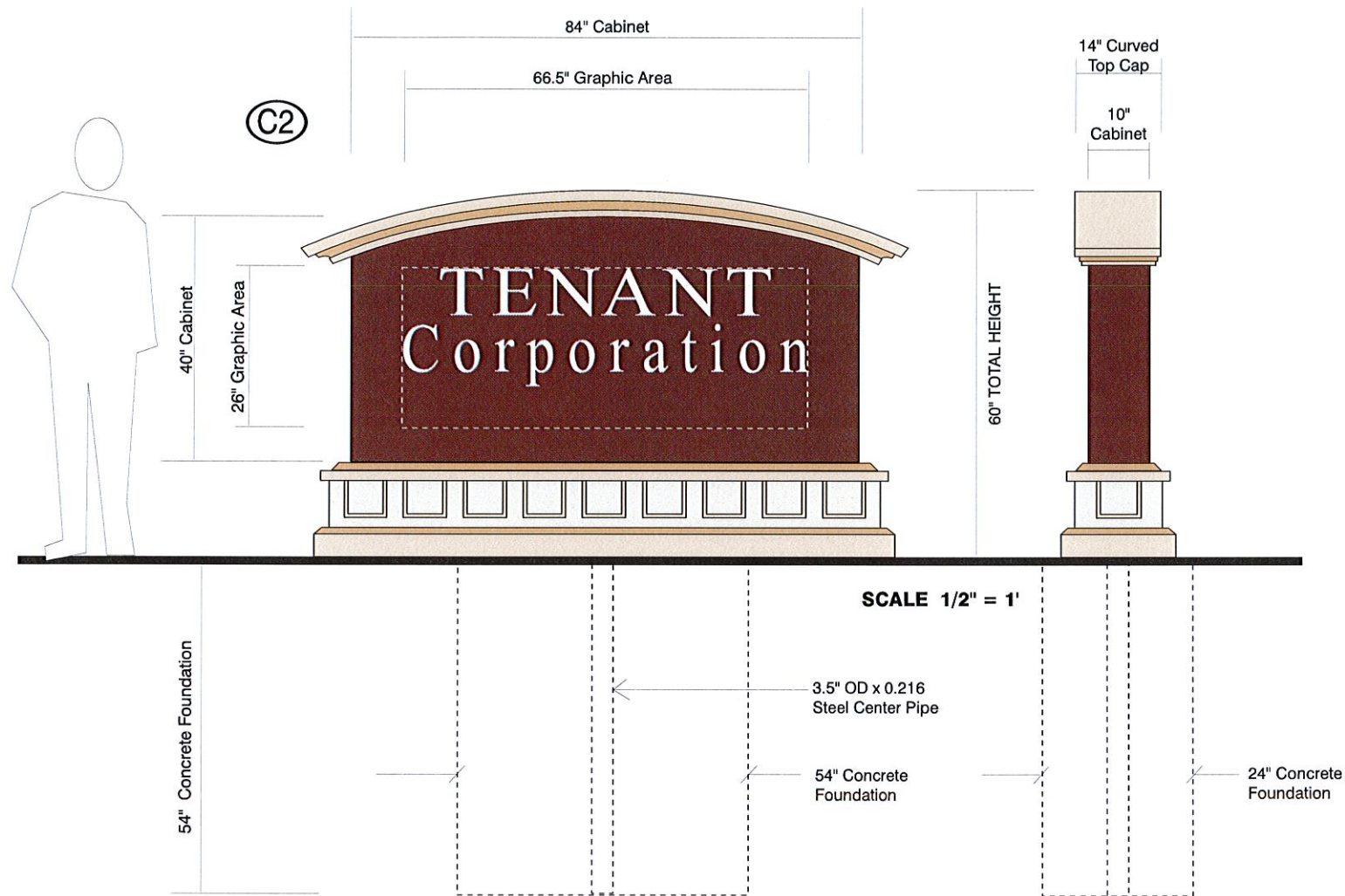


NORTH ELEVATION



WEST ELEVATION

Exhibit 2 - Signable Area Elevations
REI



DOUBLE FACE TENANT CABINETS -

SIGNS TO REFLECT GENERAL TUSCAN / MEDITERRANEAN STYLE OF BUILDING ARCHITECTURE

OVERALL ALUMINUM CONSTRUCTION, WITH WELDED SUPPORT FRAMING. ADDITIONAL PVC, ACRYLIC, &/OR ALUMINUM ACCENT PIECES ADDED AS NEEDED.

GRAPHICS ARE ROUTED THRU ALUMINUM FACE PANELS & BACKED UP WITH TRANSLUCENT ACRYLIC.

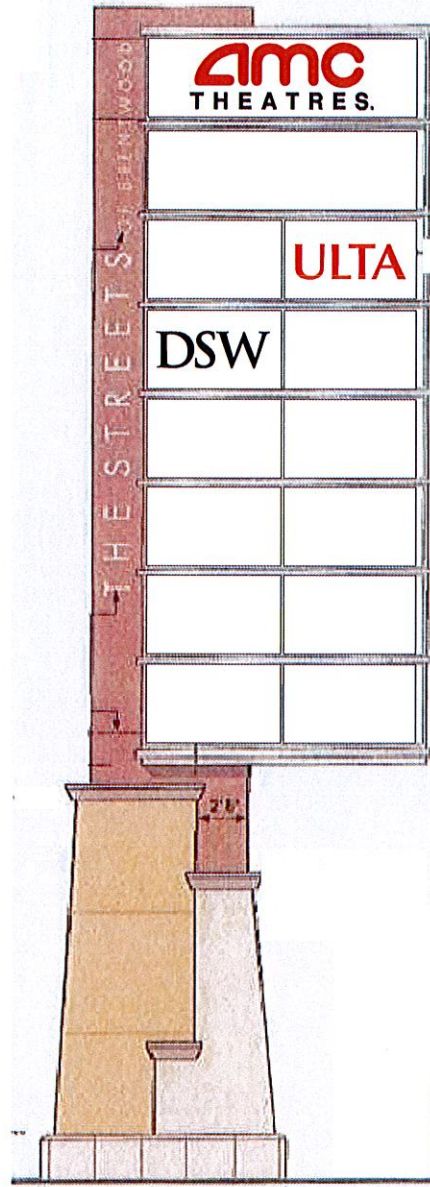
GRAPHICS ARE TO BE CONTAINED WITHIN DOTTED LINE AREA ON CABINET FACE & ARE NOT TO EXCEED 60% OF CABINET.

TENANT GRAPHICS ARE ILLUMINATED WITH FLUORESCENT LAMPS HOUSED INSIDE CABINET OR ALTERNATE EXTERNAL GROUND MOUNTED LIGHTING WITH PIN MOUNTED SOLID LETTERING.

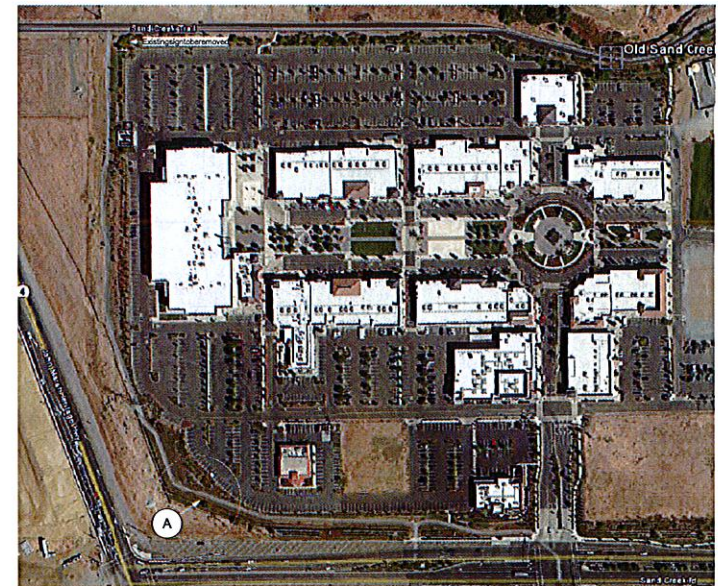
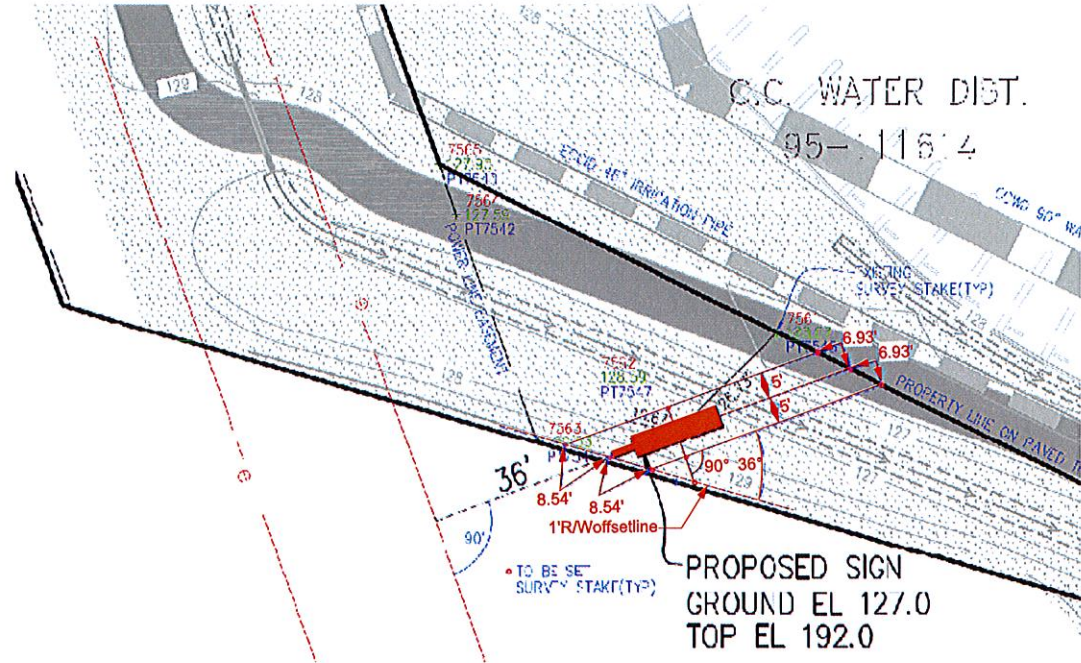
CABINET SECURED TO CENTER SUPPORT PIPE, 3.5"OD x .0216, SET IN SUBGRADE CONCRETE FOUNDATION - 54" x 54" x 24"

**COLORS ----- TO COMPLIMENT EXISTING PALETTE.
 CABINET - DARK BROWN
 GRAPHICS - ILLUMINATED WHITE
 TOP CAP & DETAILED BASE - DIFFERENT SHADES OF COMPLIMENTARY LIGHT TO MEDIUM BROWNS & SANDSTONE.**

Exhibit 5 - Monument Sign Example



A PYLON SIGN
1/8" = 1'-0"



Pylon Location

Exhibit 4a - Pylon Sign

The Streets of Brentwood Master Sign Program

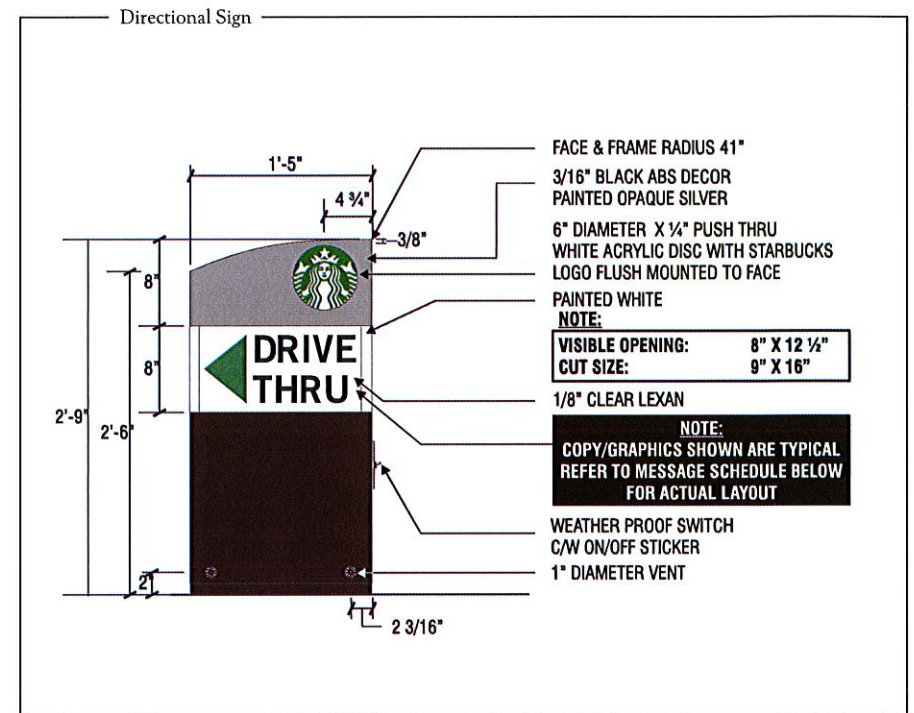
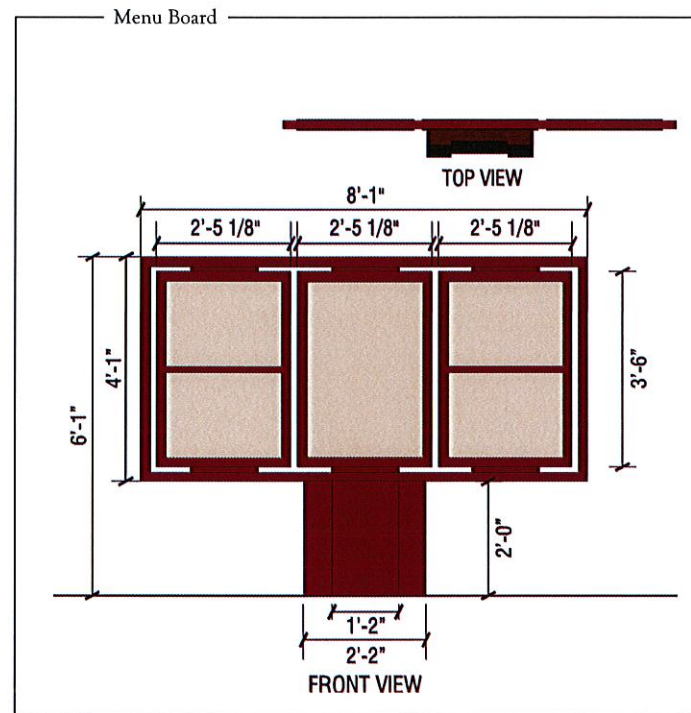
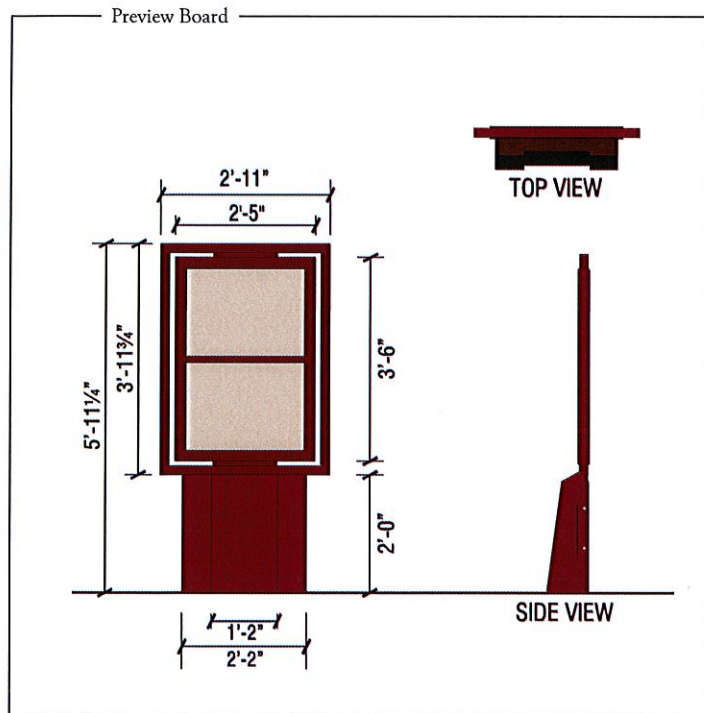
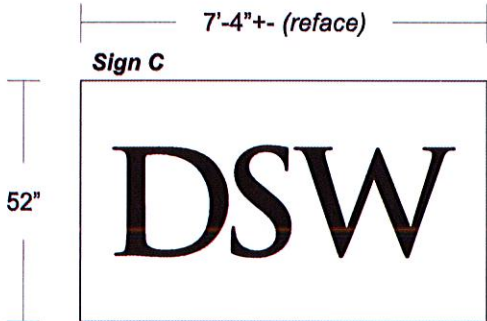
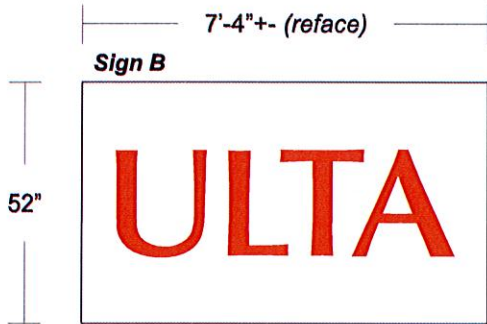
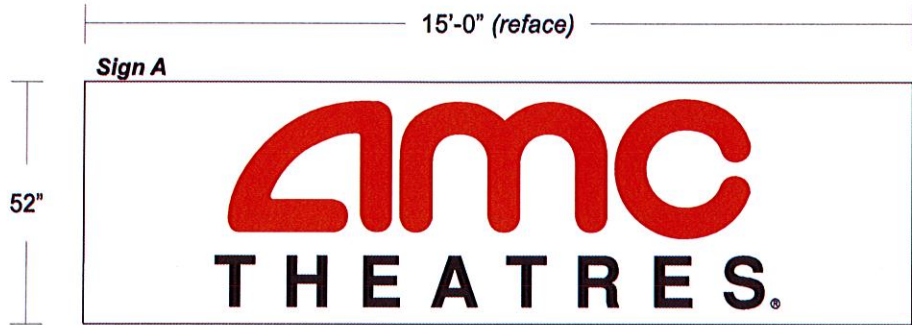


Exhibit 7 - Preview, Menu, and Directional Signage



ALL SIGNS:
 3/4" deep painted white aluminum
 "shoe-box" bkgd (r/o for copy) panels
 1/2" clear acrylic "push-thru" copy
 a) red #33 & perforated black vinyl
 b) poppy red #143 vinyl
 c) perforated black vinyl

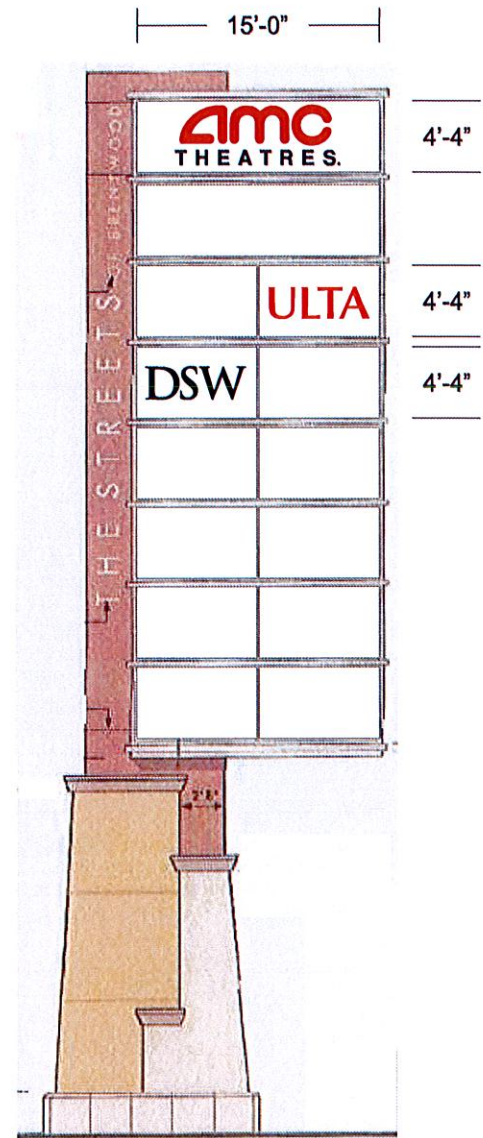
Signs A,B,C: (reface)
 mfg & install three (3) d/f tenants signs
 Scale 3/8"=1'-0"

two (2) each tenant panels req'd



End View
(all typ.)

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
ID name Cabinet	Aluminum	Kelly Moore/textcoat	KM 605-M Sothby
The Streets of Brentwood" copy	Rout out	Acrylic	White #015-2
Horizontals	Aluminum sq. tube	Matthews	Silver Metallic #281-342 satin
Tenant Cabinet and Base Caps	Metal	Kelly Moore/textcoat	14 Frost
Base Structure A	Metal	Kelly Moore/textcoat	14 Frost
Base Structure B	Metal	Kelly Moore/textcoat	KM 545-M Golden Rule with painted reveals KM 546-D Gold Reward
Base	Precast stone	Kelly Moore/textcoat	4" thick, color to match bldg



Existing D/F Pylon Signs

USS UNITED SIGN SYSTEMS
 5201 Pentecost Drive
 Modesto, Calif. 95356
 1-800-481-SIGN
 FAX (209) 543-1326
 C.S.C.L. # 718965
 DESIGN MANUFACTURING INSTALLATION MAINTENANCE

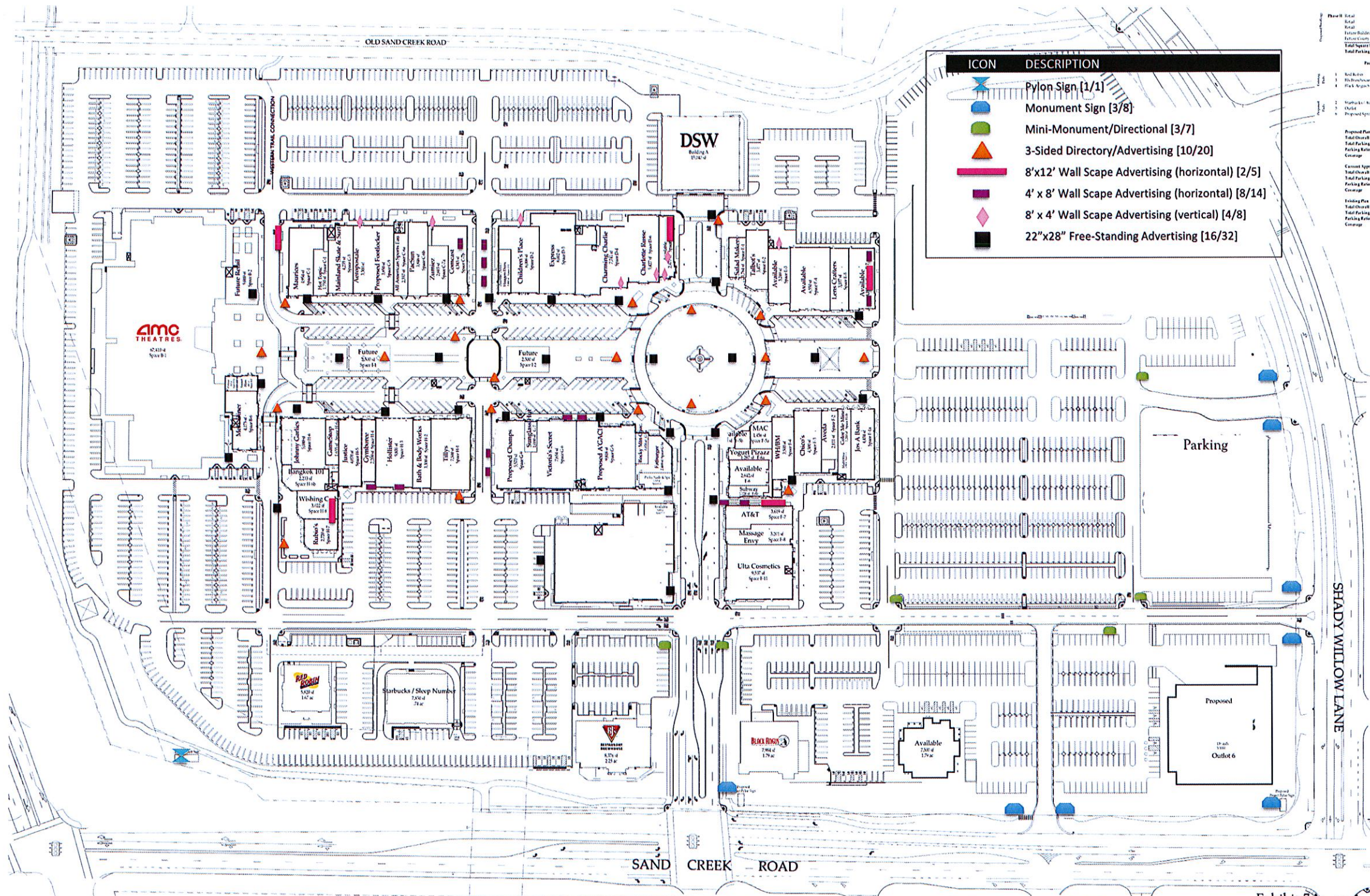
JOB INFO
 JOB #: 000
 CLIENT: STREETS OF BRENTWOOD
 CONTACT:
 DATE: 11-3-14
 PROJECT LOCATION:
 BRENTWOOD, CA
 SALESPERSON: BRIAN CAMPBELL
 DRAWN BY: BAM
 PAGE 1 OF 1
 CLIENT APPROVAL _____ DATE _____
 LANDLORD APPROVAL _____ DATE _____

FILE
 REVISIONS:
 11-5-14 bam
 SCALE:
 NOTED
 FILE NAME:
 STREETS OF BRENTWOOD tenants

ELECT.
 120 Volt
 277 Volt
 Other
 one box above MUST be checked prior to any mfg.

SPECIFICATIONS
 See Drawing for Specifications

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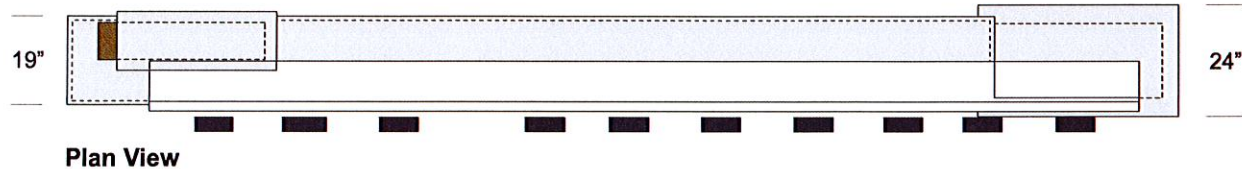


ICON	DESCRIPTION
	Pylon Sign [1/1]
	Monument Sign [3/8]
	Mini-Monument/Directional [3/7]
	3-Sided Directory/Advertising [10/20]
	8'x12' Wall Scape Advertising (horizontal) [2/5]
	4' x 8' Wall Scape Advertising (horizontal) [8/14]
	8' x 4' Wall Scape Advertising (vertical) [4/8]
	22"x28" Free-Standing Advertising [16/32]

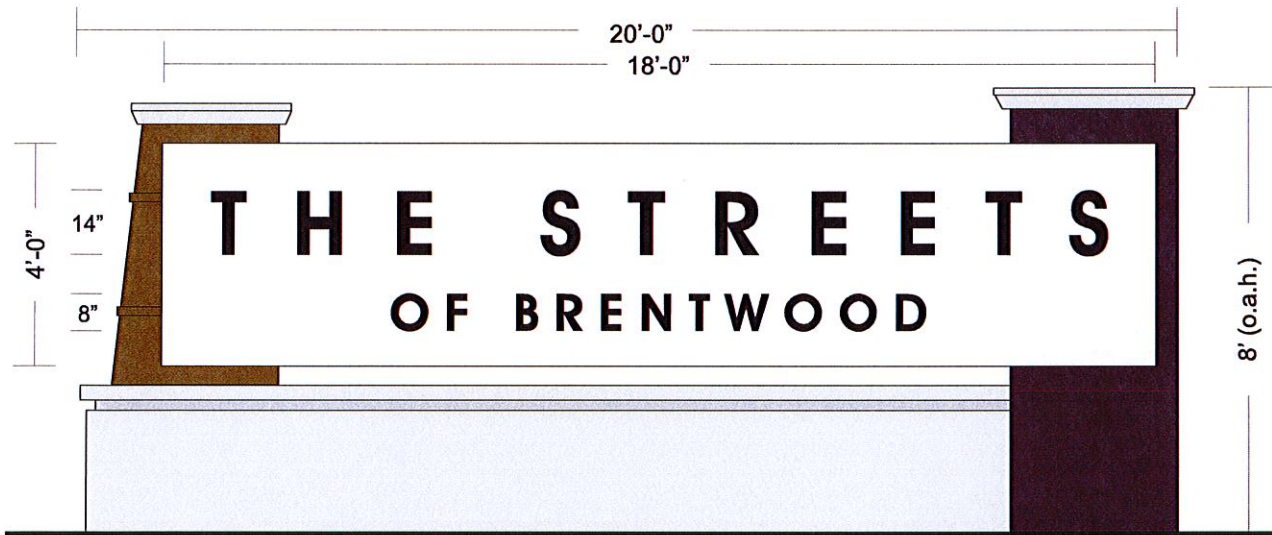
Phase	Icon	Description
Phase I		Retail
Phase II		Retail
Phase III		Future Building
Phase IV		Future County
Phase V		Total Square
Phase VI		Total Parking

Phase	Icon	Description
Phase I		Red Robin
Phase II		Red Robin
Phase III		Red Robin
Phase IV		Red Robin
Phase V		Red Robin
Phase VI		Red Robin

Phase	Icon	Description
Phase I		Proposed Plan
Phase II		Total Coverage
Phase III		Total Parking
Phase IV		Parking Ratio
Phase V		Coverage
Phase VI		Current Appr
Phase VII		Total Coverage
Phase VIII		Total Parking
Phase IX		Parking Ratio
Phase X		Coverage
Phase XI		Existing Plan
Phase XII		Total Coverage
Phase XIII		Total Parking
Phase XIV		Parking Ratio
Phase XV		Coverage



Plan View

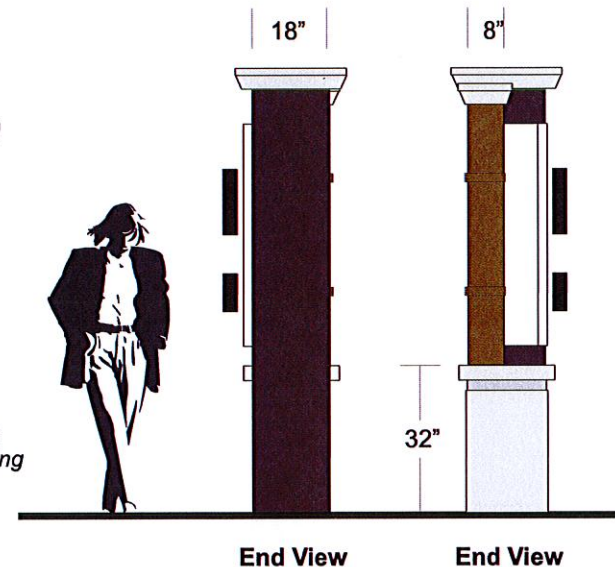


all structure:
aluminum construction
paint t.b.d. (fine texture)

i.d. panel:
aluminum "shoe-box"
paint white

i.d. copy:
typ. reverse pan "halo"
Led letters

stone base:
aluminum sub-structure
w/ stone to match existing



Sign A: S/F Illuminated Monument Sign
Scale 3/8"=1'-0"

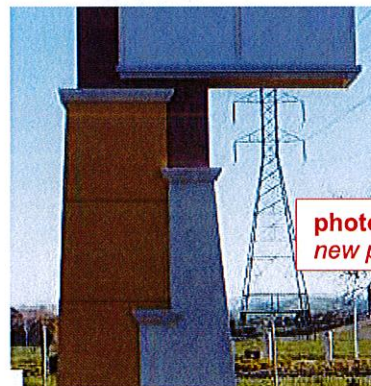


photo of existing pylon sign @ site:
new proposed monument signs to match color

APPROVED

BY: Design Review Subcommittee

DATE: May 14, 2015

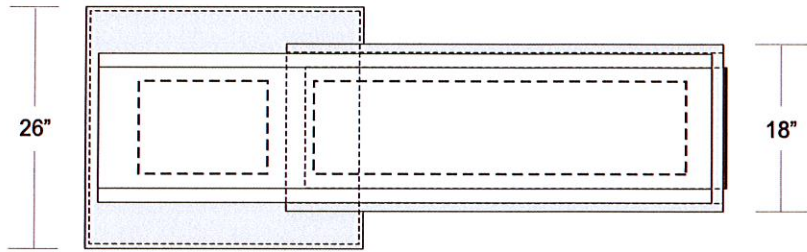
USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965
5201 Pentecost Drive
Modesto, Calif. 95356
1-800-481-SIGN
FAX (209) 543-1326
DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO
JOB #: 000
CLIENT: THE STREETS OF BRENTWOOD
CONTACT: DATE: 10-2-14
PROJECT LOCATION: BRENTWOOD, CA
SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 1 OF 3
CLIENT APPROVAL DATE
LANDLORD APPROVAL DATE

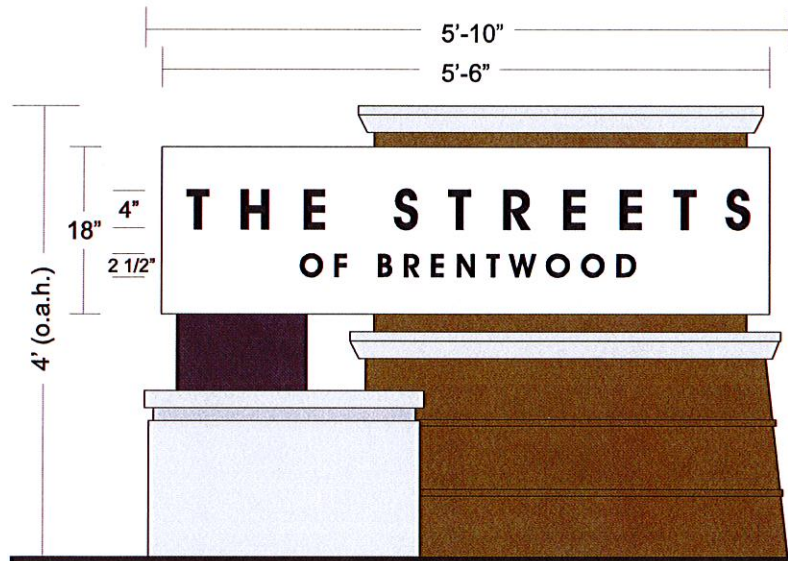
FILE
REVISIONS: 00-00-00
SCALE: NOTED
FILE NAME: STREETS OF BRENTWOOD

ELECT.
120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS
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Plan View

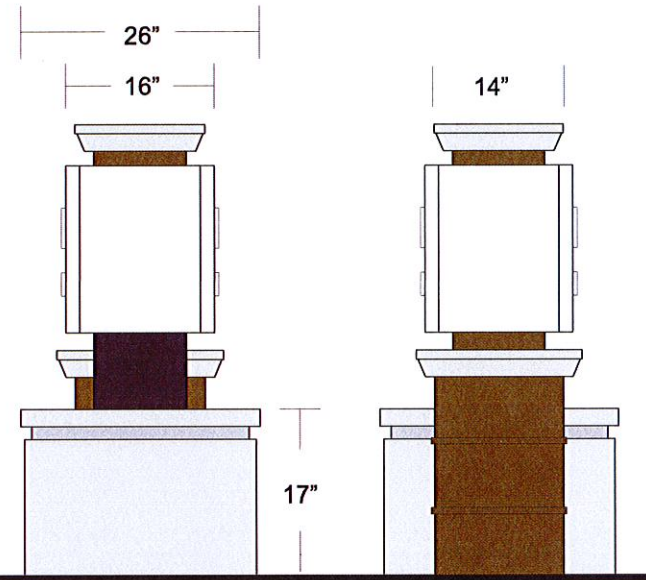


*all structure:
aluminum construction
paint t.b.d. (fine texture)*

*i.d. panel:
aluminum "shoe-box"
paint white*

*i.d. copy:
typ. "push-thru" acrylic
copy (day-night vinyl)*

*stone base:
aluminum sub-structure
w/ stone to match existing*



End View

End View

Sign B: D/F Illuminated Monument Sign
Scale 3/4"=1'-0"

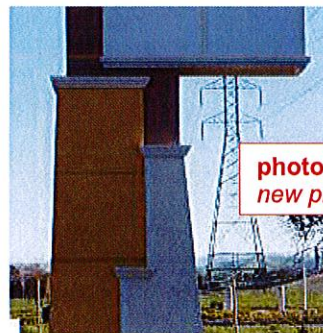


photo of existing pylon sign @ site:
new proposed monument signs to match color

USS UNITED SIGN SYSTEMS
C.S.C.L. # 718965

5201 Pentecost Drive
Modesto, Calif. 95356
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DESIGN MANUFACTURING INSTALLATION MAINTENANCE

JOB INFO

JOB #: 000
CLIENT: THE STREETS OF BRENTWOOD
CONTACT:
DATE: 10-2-14
PROJECT LOCATION:
BRENTWOOD, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 2 OF 3

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
00-00-00

SCALE:
NOTED

FILE NAME:
STREETS
OF BRENTWOOD

ELECT.

120 Volt
277 Volt
Other

one box above
MUST be checked
prior to any mfg.

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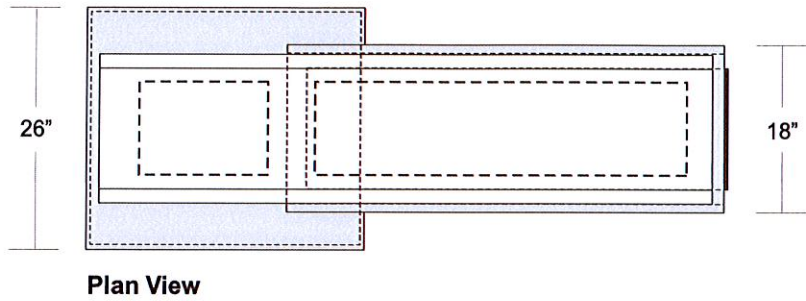


photo of existing pylon sign @ site:
new proposed monument signs to match color



all structure:
aluminum construction
paint t.b.d. (fine texture)

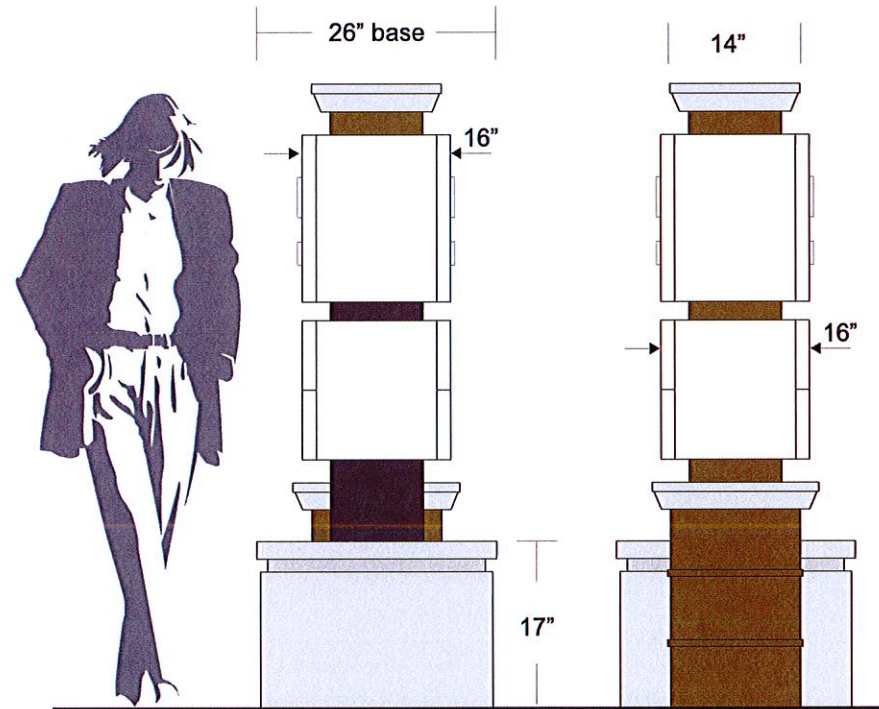
i.d. panel:
aluminum "shoe-box"
paint white

i.d. copy:
typ. "push-thru" acrylic
copy (day-night vinyl)

tenant panel(s):
aluminum "shoe-box"
paint white

tenant copy:
typ. "push-thru" acrylic
copy (day-night vinyl)

stone base:
aluminum sub-structure
w/ stone to match existing



End View

End View

Sign B: D/F Illuminated Monument Sign
Scale 3/4"=1'-0"

SIGN "B" OPTION

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JOB INFO

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CLIENT: THE STREETS OF BRENTWOOD
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DATE: 10-2-14
PROJECT LOCATION:
BRENTWOOD, CA

SALESPERSON: BRIAN CAMPBELL
DRAWN BY: BAM
PAGE 3 OF 3

CLIENT APPROVAL _____ DATE _____
LANDLORD APPROVAL _____ DATE _____

FILE

REVISIONS:
1-30-15 bam

SCALE:
NOTED

FILE NAME:
STREETS
OF BRENTWOOD

ELECT.

120 Volt
277 Volt
Other
one box above
MUST be checked
prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

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