



1026 OAK STREET

July 11, 2011



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BLAIR SIGN
PROGRAMS

I. Introduction

This master sign program has been established to provide a professional sign and graphics program for *1026 Oak Street* that is mutually beneficial for the City of Clayton, the *1026 Oak Street* tenants and the public that is served by the center. In support of this objective the following qualities were blended into the design and scope of work presented by this document:

Creation and display of project identification

Designs congruent with project architecture

Construction methods in harmony with design

Quality workmanship and materials

This program is divided into two general sections. The first section pertains to the common signs. The common signs are those that serve to identify the project and selected tenants within. The common signs consist of one (1) building ID sign, and two (2) building address numeral signs.

The second section is the tenant sign criteria that will define tenants by type and specify the individual tenant sign types allowed. The second section consists of indirectly illuminated tenant signs, under canopy signs, window signs, and incidental signage.

This document will help ensure that the signage for *1026 Oak Street* clearly identifies each of the tenants and provides a sustainable sign criteria for use by the City of Clayton, the tenants and the property owner. Also, certain standards will be established for quality of workmanship and materials. This document will specify the type, size, location, color, typestyle and illumination of all tenant exterior signs describe in the following pages

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.

II. Common Signs

A. Building ID Sign, Sign Type A

1. Purpose

To provide the project with an identity that is visible to approaching vehicle and pedestrian traffic along both Oak and Center Streets.

2. Description

The building ID sign is a double-sided, indirectly illuminated display. It is intended that the display have dimensional quality

3. Location

This display will be installed over the corner of Oak and Center Streets.

B. Address Sign, Sign Type B

1. Purpose

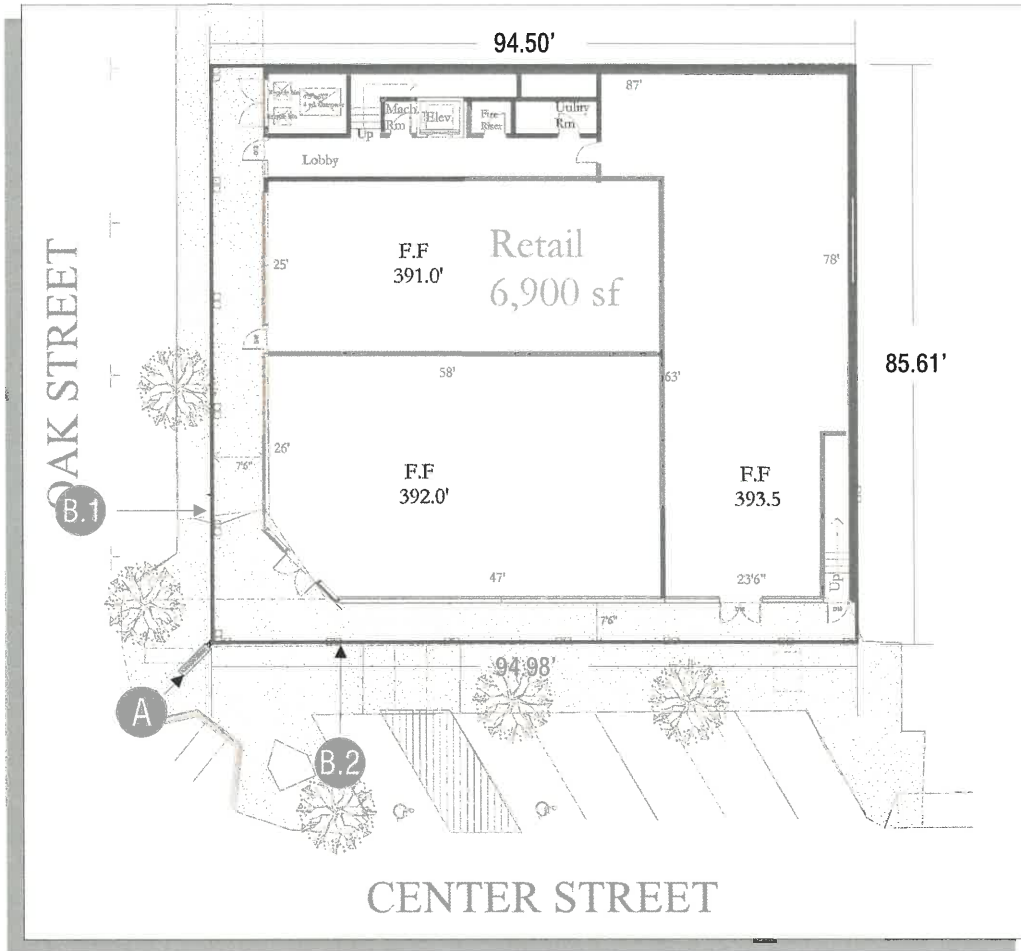
To identify the correct address of the building for the Contra Costa County Fire Protection District and other life safety personnel and to aid with way-finding for visitors to the project

2. Description

These address numerals will be individual cut out numerals mounted to a custom-cut background panel. Illumination shall be projected onto the sign face with the source of illumination shielded from view.

3. Exhibits

Please see the following pages of this section.



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1026 OAK STREET

CLIENT
 Johnson Lyman
 Architect
 PROJECT
 Clayton Oaks

ADDRESS
 Oak St. and Center St.
 Clayton, CA 94517

DATE BY
 07/11/11 T.L.

REVISIONS

A: 11/22/06	G: 07/11/11
B: 12/05/06	H:
C: 01/09/07	I:
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Section I
 Common Area Displays

Site Plan

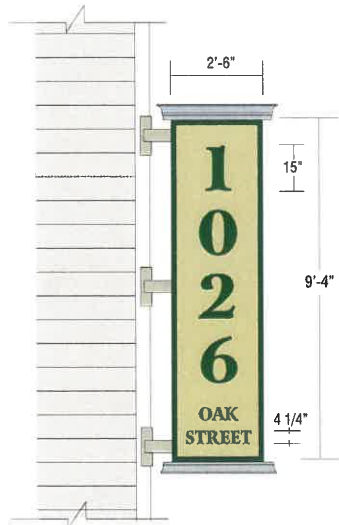
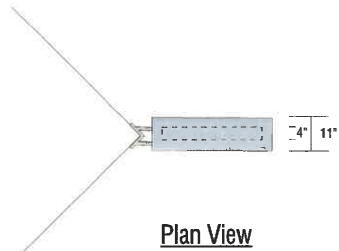
APPROVALS:

BY CLIENT: _____ DATE: _____

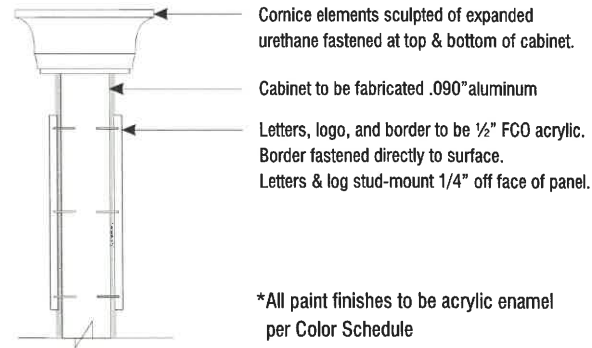
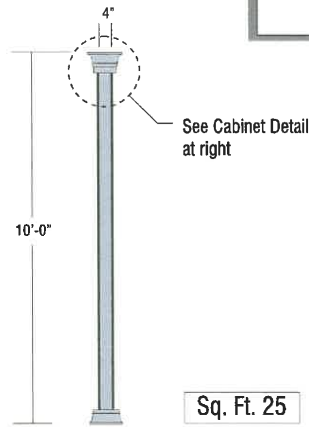
BY LANDLORD: _____ DATE: _____

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A Building ID Sign $1/4" = 1'-0"$
 Building ID sign letters and numbers are required be Arrus Black Bold Type



*All paint finishes to be acrylic enamel per Color Schedule



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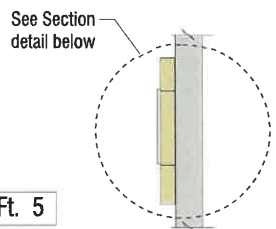
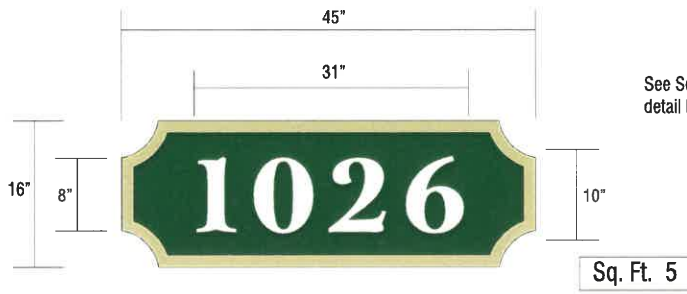
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Section I
 Common Area Displays
 Sheet #1

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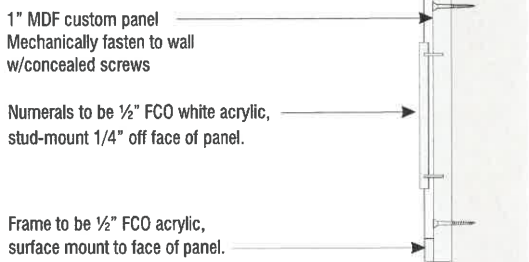
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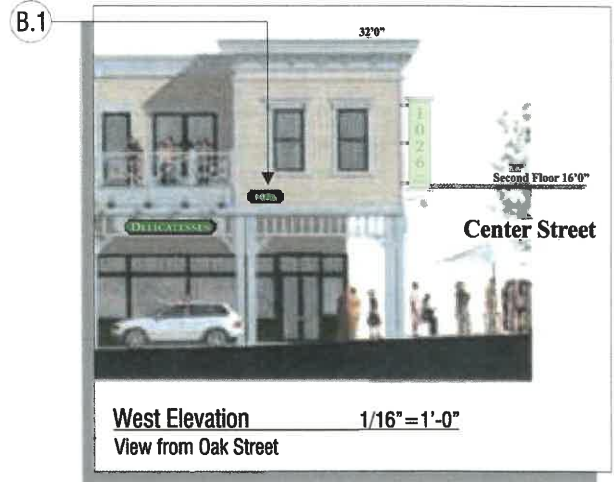


Side View

B.1 B.2 Address Numerals $3/4" = 1'-0"$
 Manufacture two (2), as shown
 Address numerals are required be Arrus Black Bold Type
 10" max. letter height



Section Detail $1 \frac{1}{2}" = 1'-0"$
 *All paint finishes to be acrylic enamel
 per Color Schedule



West Elevation $1/16" = 1'-0"$
 View from Oak Street



South Elevation $1/16" = 1'-0"$
 View from Center Street



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Section I
 Common Area Displays

Sheet #2

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Tenant Section

III. Tenant Signs

A. Design Submittals

1. It is expected that professional designers will prepare artwork for all tenants and that such artwork will include scaled schematic drawings, specifications and color drawings. Material and/or paint samples may be required.

Each tenant will submit five (5) copies of detailed drawings indicating the locations, size, colors, design, construction and installation methods. The drawings will be to scale with dimension call outs, and include a site plan indicating the location within the project.

2. Submittals will be made to the landlord for approval, and after receiving approval of the landlord, the applicant shall then submit to the City of Clayton for a sign permit in accordance with this document. Any work done without required approvals will be considered non-conforming, subject to removal and a breach of the lease.

3. Illumination shall be projected onto the sign face with the source of illumination shielded from view through gooseneck style lighting fixtures. Plastic face cabinets are not allowed.

B. Retail Tenant Signs/ Sign Type C

1. The landlord shall assign each retail tenant its sign panel(s), which shall be located as per drawings attached to this document.

2. The tenant signs are to be indirectly illuminated sign panels with individual dimensional cut-out letters. The wording of each sign shall be the tenant name and/or logo only. Tenant shall utilize Arrus Black Bold Type lettering (the term "black" in the font style name refers only to font style and not to color). In addition to Arrus Black Bold Type lettering, tenant may use corporate or trade style logos and colors. The use of corporate logos or trade style shall be permitted (subject to Landlord and City of Clayton approval) provided such logos or trade styles are within the allowable sign area.

3. The maximum copy width and height shall not exceed those shown in the elevations of this document. No more than two lines of copy.

4. Retail tenants with elevations facing both project street frontages shall be allowed two (2) sign displays, one on each frontage.

5. Individual signage per tenant space shall be evaluated on a case-by-case basis so as to ensure the total signage on site will not exceed 179 square feet.

C. Under-Canopy Signs/ Sign Type D

1. The copy and/or graphics of the under canopy sign shall be the tenant identification.
2. The under canopy signs shall be wall mounted to the tenant store fascia within 5 feet of the tenants primary entry.
3. The overall area of each under canopy panel shall be six (6) square feet.
4. Illumination shall be projected onto the sign face with the source of illumination shielded from view.
5. Tenant shall utilize Arrus Black Bold Type lettering (the term "black" in the font style name refers only to font style and not to color). In addition to Arrus Black Bold Type lettering, tenant may use corporate or trade style logos and colors.

D. Window Signage / Retail Tenants Only/ Sign Type T

1. Window signs shall not exceed 6 square feet or 25% of total glass area (whichever is less) per tenant space or per corner tenant space elevation. Sign may be split between window and glass door with one per window and one per door (maximum of two total) per tenant space. For corner tenant space, one per window per elevation and one per door per elevation. A maximum total of 30 square feet of window signage is allowed for the building.

The use of corporate logos or trade style shall be permitted (subject to Landlord approval) provided such logos or trade styles are within the allowable sign area. Window signs are not required to use Arrus Black Bold Type lettering.

2. The window signs must be applied to the interior side of the glazing (second surface) and use opaque materials only. The materials approved for use with window displays are a combination of:

- a.) Gold or silver leaf
- b.) Enamel paints
- c.) Gold or silver vinyl with outline

3. The use of plastic or paper materials is expressly prohibited. All window signage must be approved by the landlord and will require the submittal of materials and/or finishes.

E. Incidental Tenant Signage

1. Tenant address numerals are to be fabricated and installed on the entrance door using Arrus Bold Type numerals for a maximum address sign area of 2 square feet.
2. Entry door signs shall be limited to the display of the tenant hours of operation (not including address numerals describe above) and no more than three (3) credit card decals.

F. Promotional Banner Signs-Temporary

1. Promotional Banner Signs must comply with the City of Clayton Sign Provisions.

G. Construction

1. All bolts, fastenings, clips, conduits, etc., shall be hot-dipped galvanized iron or equal. Where externally mounted, all items shall be painted to match the exterior color of the surrounding surface.
2. All contractors are advised that prior to final acceptance, an authorized representative of the Landlord may inspect each unit for conformance. Any signs, before or after installation, found not to be in conformance will be rejected and removed immediately by the Tenant or Tenant's contractor.
3. The Landlord will accept no substitutes unless so indicated in the specifications and approved by both the Landlord and the City of Clayton
4. Shop drawings are required prior to start of any work detailing all specifications and methods of construction and must be approved by the Landlord.

H. Installation/Removals

1. Tenant shall not be allowed to open for business prior to the installation of proper signage. In the event that the Tenant is not able to install said signs prior to the opening of the business, Tenant shall provide the Landlord with a signed contract from the sign contractor evidencing installation of said signage within 30 days of the opening date. In such an event, the Tenant may open for business with the Landlord's consent.

2. All penetrations of any building structure required for sign installation shall be neatly sealed and continuously maintained in watertight condition.

3. All contractors for installation, removal or service must be fully licensed (including obtaining a business license from the City of Clayton) and provide the Landlord with certificates of insurance prior to commencing any work.

4. All methods of attachment to any structure must be detailed on shop drawings and be approved by the Landlord and the City of Clayton.

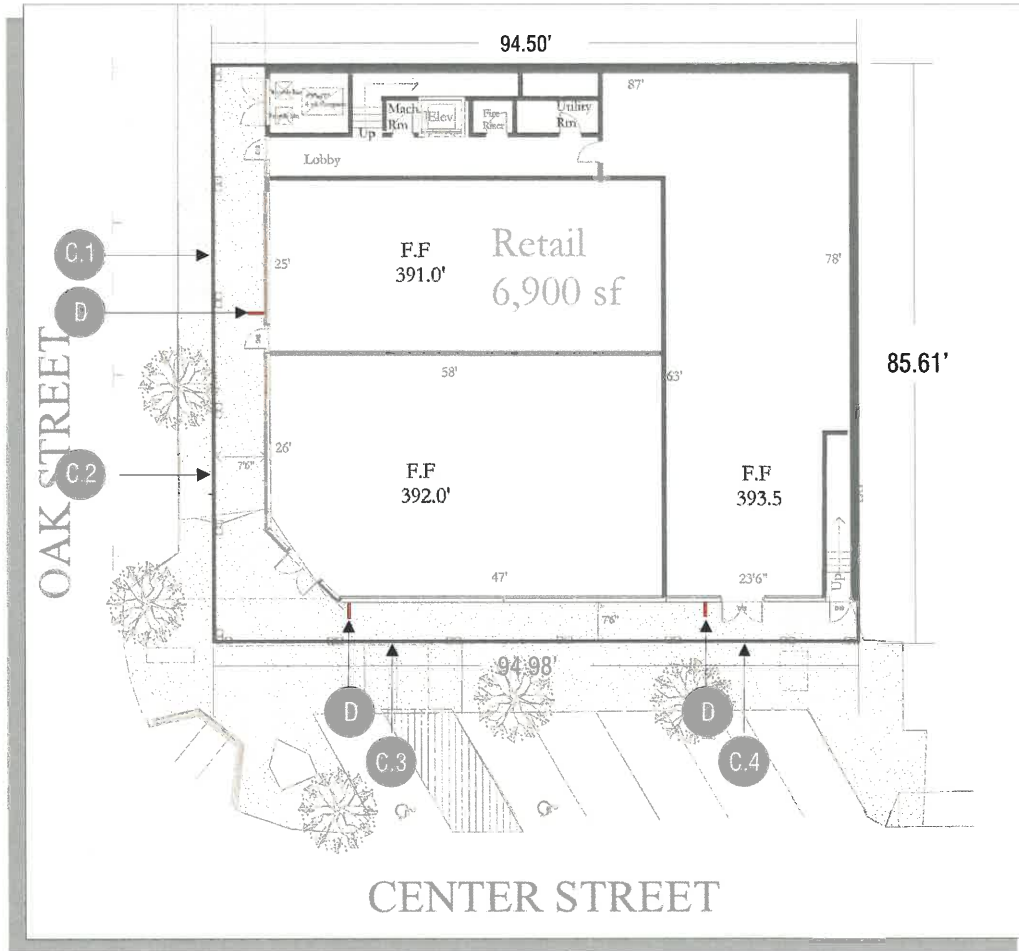
5. Sign removals shall include the patching and repairing of entire work areas plus the repainting of any "ghosted" areas or as directed by the Landlord. Tenant shall reimburse the Landlord if the Landlord or its agent does removal and/or repair.

I. Prohibited Signs

1. Conformance to the guidelines for signs at 1026 Oak Street will be strictly enforced. Any non-conforming or unapproved signs are strictly forbidden.
2. Tenant shall not place, construct, or maintain on the premises any advertisement media, including, without limitation, searchlights, flashing lights, loudspeakers, sound systems, or any other similar visual or audio media without Landlord's and City of Clayton staff consent. Tenant shall not solicit business in, on, or about common areas, or distribute handbills or other advertising or promotional media in, on, or about common areas.
3. Any sign on a parked vehicle parked for a duration of time that, in the Landlord's sole judgment, indicates its use is for the purpose of advertising a particular Tenant, service or product is prohibited.

J. Maintenance

Tenant shall be responsible for the maintenance of tenant signage. Should the Tenants' sign or signs require repair or maintenance the Tenant is required to perform such action within five (5) days of written notice from the Landlord, or the Landlord at its option, may bill the Tenant for such work as required.



Tenant Signs

C Tenant Signs

D Under Canopy Signs
*Quantity & Locations TBD



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CLIENT
Johnson Lyman
Architect
PROJECT
Clayton Oaks

ADDRESS
Oak St. and Center St.
Clayton, CA 94517

DATE 07/11/11 BY T.L.

REVISIONS

A: 11/22/06	G: 07/11/11
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Note: Under canopy & window displays will be specified and submitted for approval by the owner.

Section II
Tenant Signs Displays

Site Plan

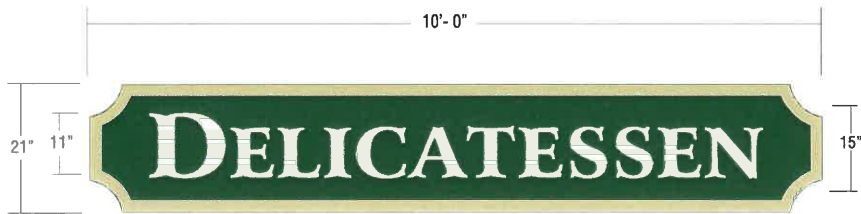
APPROVALS:

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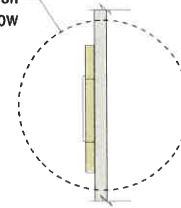
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Sq. Ft. 17.5

See Section detail below



Side View

C.2 Tenant Sign

Manufacture two (2), as shown
Address numerals are required be Arrus Black Bold Type
15" max. letter height

1/2" = 1'-0"



West Elevation 1/16" = 1'-0"
View from Oak Street

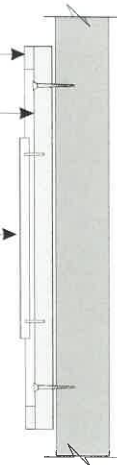
Frame to be 1/2" FCO acrylic,
surface mount to face of panel.

1" MDF custom panel
Mechanically fasten to lattice
w/concealed screws

Numerals to be 1/2" FCO white acrylic,
stud-mount 1/4" off face of panel.

Section Detail 1 1/2" = 1'-0"

*All paint finishes to be acrylic enamel
per Color Schedule



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Section II
Tenant Signs Displays

Sheet #2

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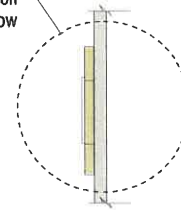
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Sq. Ft. 17.5

See Section detail below



Side View

C.1 Tenant Sign 1/2" = 1'-0"
 Manufacture two (2), as shown
 Address numerals are required be Arrus Black Bold Type
 15" max. letter height



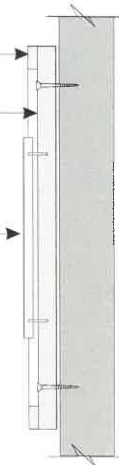
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1" MDF custom panel
 Mechanically fasten to lattice
 w/concealed screws

Numerals to be 1/2" FCO white acrylic,
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Section Detail 1 1/2" = 1'-0"

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Section II
 Tenant Signs Displays

Sheet #1

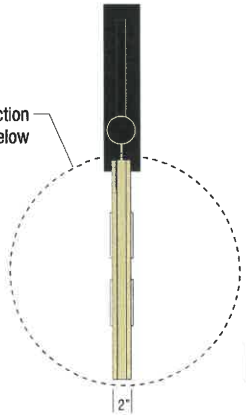
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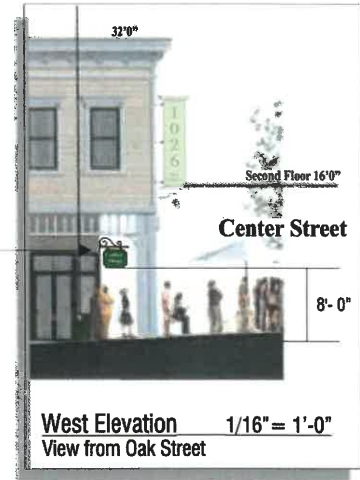
See Section detail below



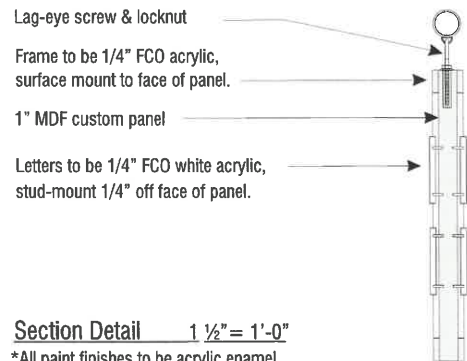
Sq. Ft. 6

Section View

D Under Canopy Tenant Sign $3/4" = 1'-0"$
 Manufacture one (1), as shown. Additional layouts TBD.



D



Section Detail $1/2" = 1'-0"$
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WINDOW GRAPHICS



Good examples of window graphics



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ADDRESS
Oak St. and Center St.
Clayton, CA 94517

DATE	BY
07/11/11	T.L.

REVISIONS	
A: 11/22/06	G: 07/11/11
B: 12/05/06	H:
C: 01/09/07	I:
D: 08/06/07	J:
E: 03/24/11	K:
F: 04/07/11	L:

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Section II
Tenant Signs Displays

Sheet #4

APPROVALS:
BY CLIENT: _____ DATE: _____
BY LANDLORD: _____ DATE: _____

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Chrome vinyl graphics with blue outline, second surface application
 Font: Arrus BLK BT

T **Tenant Window Vinyl Signs**
 Final Layouts and quantity TBD



Gold vinyl graphics on black outline, second surface application
 Font: Arrus BLK BT



BLAIR SIGN PROGRAMS

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 (510) 337-9029 fax
 Southern California:
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 (619) 792-1609 fax

Calif. License #677503

**1026
 OAK STREET**

CLIENT
 Johnson Lyman
 Architect
 PROJECT
 Clayton Oaks

ADDRESS
 Oak St. and Center St.
 Clayton, CA 94517

DATE BY
 07/11/11 TL

REVISIONS

A:	11/22/06	G:	07/11/11
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C:	01/09/07	I:	
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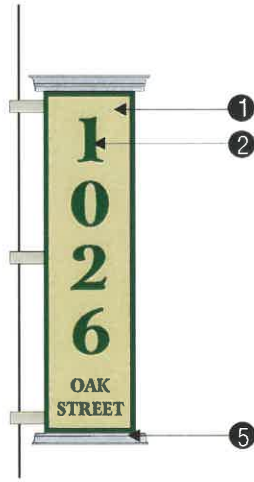
Section II
 Tenant Signs Displays

Sheet #5

APPROVALS:
 BY CLIENT: _____ DATE: _____
 BY LANDLORD: _____ DATE: _____

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A Building ID Sign



D Under Canopy Tenant Sign



B Address Numerals



C Tenant Sign

Color Schedule

- ①  Montgomery "Tan" White EXT. RM
- ②  Rainforest Foliage 240-10
- ③  White Dove INT. RM
- ④  Satin Black
- ⑤  Platinum Gray Benjamin Moore



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 (619) 792-1400
 (619) 792-1609 fax
 Calif. License #677503

**1026
OAK STREET**

CLIENT
 Johnson Lyman
 Architect
 PROJECT
 Clayton Oaks
 ADDRESS
 Oak St. and Center St.
 Clayton, CA 94517

DATE BY
 07/11/11 T.L.

REVISIONS

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**Section II
Tenant Signs Displays**

Color Schedule

APPROVALS:
 BY CLIENT: _____ DATE: _____
 BY LANDLORD: _____ DATE: _____

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1026 OAK STREET MASTER SIGN PROGRAM CRITERIA ¹
Applies to the 1026 Oak Street Master Sign Program Elevations and Locations, dated July 11, 2011 (Sign Permit SP-06-06)

PARAMETER	TENANT SIGNS	BUILDING IDENTIFICATION SIGN	WINDOW SIGNS	UNDER CANOPY SIGNS ³	ADDRESS SIGNS ⁴	RENT/LEASE SIGNS ⁵
Sign Type	Wall	Projecting	Window	Projecting	Wall	Window
Sign Height (Maximum)	21 inches	10 feet	To be determined by tenant	24 inches	16 inches	To be determined by owner
Sign Length/Width (Maximum)	10 feet	30 inches	To be determined by tenant	32 inches	45 inches	To be determined by owner
Sign Area (Maximum)	17.5 square feet	25 square feet	6 square feet or 25% of total glass area (whichever is less) per tenant space or per corner tenant space elevation. Sign area may be split between window and glass door. Maximum of 30 square feet of window signs for building.	6 square feet	5 square feet	4 square feet
Text Font ²	Arrus Black Bold Type	Arrus Black Bold Type	To be determined by tenant	Arrus Black Bold Type	Arrus Black Bold Type	To be determined by owner
Letter Height (Maximum)	15 inches	15 inches	To be determined by tenant	5 inches	10 inches	To be determined by owner
Lines of Text (Maximum)	Two	To be determined by owner with City approval required	To be determined by tenant	Two	One	To be determined by owner
Registered Trademark Logos and Colors	Allowed, with registered trademark colors	Not Applicable	Allowed, with registered trademark colors	Allowed, with registered trademark colors	Not Applicable	Allowed, with registered trademark colors
Sign Location	Refer to Clayton Oaks Master Sign Plan sign locations	Refer to Clayton Oaks Master Sign Plan sign locations	In window or glass door of tenant space	Above windows or door on front wall of first-story tenant spaces.	Refer to Clayton Oaks Master Sign Plan sign locations	In window or door of tenant space
Sign Colors	Tan, Green, Gray, White, Black	Tan, Green, Gray, White, Black	Chrome, Blue, Gold, Black	Tan, Green, Gray, White, Black	Tan, Green, White	To be determined by owner
Text Colors	White	Green	Chrome, Blue, Gold, Black	White	White	To be determined by owner
Sign Materials	Carved wood or wood-like materials	Carved wood or wood-like materials	Not Applicable	Carved wood or wood-like materials	Carved wood or wood-like materials	To be determined by owner
Sign Illumination	Illumination shall be projected onto the sign face with source of illumination shielded from view	Illumination shall be projected onto the sign face with source of illumination shielded from view	Not Allowed	Illumination shall be projected onto the sign face with source of illumination shielded from view	Illumination shall be projected onto the sign face with source of illumination shielded from view	Not Allowed
Number of Signs Allowed (Maximum)	One per tenant space. Corner tenant space is allowed two tenant signs, one per elevation. Maximum of five tenant signs for building.	One double-faced sign	One per door and one per window (maximum of two total) per tenant space. For corner tenant space, one per window per elevation and one per door per elevation.	One per tenant space. Corner tenant space is allowed two under canopy signs, one per elevation. Maximum of five under canopy signs for building.	Two—one facing Oak Street and one facing Center Street.	One per tenant or corner tenant space
Business Inoperative for 30 Days	Sign shall be removed within 30 days and building repaired	Sign shall be removed within 6 months of vacancy of building and building repaired.	Signs shall be removed within 30 days and glass repaired	Sign shall be removed within 30 days and building repaired	Not Applicable	Sign shall be removed within 10 days of lease or rental of space

Notes: ¹ Maximum total signage area for entire building shall not exceed 179 square feet.

² The term “Black” in the font style Arrus Black Bold Type refers only to font style and not to color.

³ Under canopy signs shall be a maximum height of 10 feet above grade.

⁴ Address sign criteria applies only to the address signs identifying the building (1026 Oak Street). Individual addresses for tenant spaces shall comply with Section 15.08.040.A of the Clayton Municipal Code.

⁵ Real-estate signage for sale of the site shall conform with the Sections 15.08.040.R and 15.08.070.H of the Clayton Municipal Code.