FASHION FAIRE PLACE
Master Sign Program

CLIENT: Fashion Faire Place
ADDRESS: 15100 Hesperian Boulevard
San Leandro, CA 94578

STARTING DATE: 04/30/2014
BY: J. Wallace

REVISIONS: 10/20/2014 (kb)

- Design / Build
- Master Sign Programs
- Tenant Criteria
- Property Branding
- Sustainable Relevance

UL • CalGreen • Governance

Energy Verified
SUSTAINABLE
CALGREEN / TITLE 24
LEED
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Introduction

A. Design Narrative

This document has been created to provide a comprehensive sign and graphics program for Fashion Faire Place that is mutually beneficial for the City of San Leandro, the project tenants and the public that is served by the center. In support of these objectives the following qualities were blended into the design and scope of work presented by this document:

- Creation and display of project identification
- Colors and materials in harmony with the project architecture
- Quality workmanship and materials
- Sustainable relevance, a Green build

This document provides a unique set of individual sign types with designs based upon their location, orientation and purpose. It is intended that they will provide a harmonious character for the project which will be experienced as a whole. Each sign’s individual character will play a key role in welcoming visitors to the Fashion Faire Place and creating a unique retail environment.

B. Executive Summary

The program is divided into three working sections. The first section describes the common area signs for the project that serve to identify the project and selected tenants. The common area signs consist of three single-sided and two double-sided monument signs.

The second section of this document is the tenant sign criteria. This section defines the tenants by type and specifies the individual tenant signs allowed. The tenant signs consist of internally illuminated channel letters, under-canopy signs and window and incidental signs. Selected tenants, designated by the Landlord, will be allowed to display their name on one or more of the common area monument signs. The sign layouts shown in the exhibits section demonstrate the application of the criteria as set forth in this document. However, individual layouts will vary as per tenant sign application.

The third section establishes minimum requirements for workmanship and materials. Also, maintenance, restrictions and exceptions are discussed. It is the aim of this section to maintain the project well over time.
1. Purpose
These double-sided displays are located perpendicular to traffic flow with both sides visible to approaching vehicle traffic. The active display area will identify the project and selected tenants.

2. Description
Signs type D/S.1 & D/S.2 are double-sided and internally illuminated. The body, tenant panels and structure are fabricated aluminum. The base feature is clad with ledge stone. A color and finish schedule is provided in the exhibits section of this document.

3. Quantity
Two (2), as shown in exhibits section of this document.

4. Landscaping/Set-Backs
The landscaping plan is by others. Please see site plan in this section for location.

5. Tenant Panels
Eligible tenants are to be selected by the Landlord. The maximum extent of the tenant letters shall not exceed that as shown in the exhibits section of this document. Must use tenant/company name only, no added text or logos. Each tenant is required to submit scaled art showing a proposed tenant panel layout for approval by the Landlord.

SIGN TYPES “D/S”: DOUBLE-SIDED MONUMENT DISPLAY

CLIENT:
FASHION FAIRE PLACE

PROJECT:
Fashion Faire Place

ADDRESS:
15100 Hesperian Boulevard
San Leandro, CA 94578

STARTING DATE:
04/30/2014

BY:
J. Wallace

REVISIONS:
10/20/2014 (kb)

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FASHION
FAIRE PLACE

SECTION ONE
SHEET # 1
SIGN TYPES "S/S": SINGLE-SIDED MONUMENT DISPLAY

1. Purpose
   These single-sided displays are located with one side only visible to approaching vehicle traffic. The active display area will identify the project and selected tenants.

2. Description
   Signs type S/S.1 thru S/S.3 are single-sided and internally illuminated. The body, tenant panels and structure are fabricated aluminum. The base feature is clad with ledge stone. A color and finish schedule is provided in the exhibits section of this document.

3. Quantity
   Three (3), as shown in exhibits section of this document.

4. Landscaping/Set-Backs
   The landscaping plan is by others. Please see site plan in this section for location.

5. Tenant Panels
   Eligible tenants are to be selected by the Landlord. The maximum extent of the tenant letters shall not exceed that as shown in the exhibits section of this document. Must use tenant/company name only, no added text or logos. Each tenant is required to submit scaled art showing a proposed tenant panel layout for approval by the Landlord.

SECTION ONE
SHEET # 2

CLIENT:
PROJECT:
ADDRESS:
STARTING DATE:
BY:
REVISIONS:

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TITLE 24 COMPLIANT
SIGN TYPES "S/S": SINGLE-SIDED MONUMENT DISPLAY

1. Purpose
These single-sided displays are located with one side only visible to approaching vehicle traffic. The active display area will identify the project and selected tenants.

2. Description
Signs type S/S.1 thru S/S.3 are single-sided and internally illuminated. The body, tenant panels and structure are fabricated aluminum. The base feature is clad with ledge stone. A color and finish schedule is provided in the exhibits section of this document.

3. Quantity
Three (3), as shown in exhibits section of this document.

4. Landscaping/Set-Backs
The landscaping plan is by others. Please see site plan in this section for location.

5. Tenant Panels
Eligible tenants are to be selected by the Landlord. The maximum extent of the tenant letters shall not exceed that as shown in the exhibits section of this document. Must use tenant/company name only, no added text or logos. Each tenant is required to submit scaled art showing a proposed tenant panel layout for approval by the Landlord.

---

SIGN TYPES: S/S.3
SCALE: 3/8" = 1'-0"
CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

15000

SCALE: 1/8" = 1'-0"

SCALE: 1" = 1'

1" 1'-6"

1/4'

15100 Hesperian Boulevard
San Leandro, CA 94578

04/30/2014

J.Wallace

10/20/2014 (kb)
FASHION FAIRE PLACE

COLOR SCHEDULE

1. SHERMAN WILLIAMS SW 7040 "ATTITUDE GRAY" (SMOOTH FINISH)
2. SHERMAN WILLIAMS SW 7038 "TONY TAUPE" (MEDIUM TEXTURED FINISH)
3. SHERMAN WILLIAMS SW 6363 "GINGERY" (SMOOTH FINISH)
4. 3M TRANSLUCENT VINYL 3650-149 "LIGHT BEIGE"

COLORADO STONE (TBV)
LEDGESTONE - QUICK STACK "CAPE COD GREY"
Section II

TENANT SIGN CRITERIA
Section II. Retail Tenant Guidelines & Requirements

A. Design Submittals

1. Each tenant/applicant shall submit three (3) sets of plans for review by the Landlord. It is expected that professional designers will prepare artwork for all tenants and that such artwork will include:

- A site plan
- Scaled drawings, relevant elevations
- Detailed specifications, construction and installation methods
- Color representations
- Use of LED illumination for all channel letters must be specified.

Note: Material and/or finish samples may also be required at the Landlord’s option.

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

If, for any reason, the Landlord rejects or requires revision of the submittal, the plans must be revised per comment and resubmitted unless the plans are marked, “Conditional Approval”, in which case the tenant/applicant may proceed with the submittal procedure.

3. All sign designs should be congruent with the project architecture, style and environment. It is intended that each tenant uniquely express its identity and location with the use of a creative and imaginative sign design, within the boundaries of the guidelines set forth in this document. Visual interest is central to the design of each sign type with the goal of creating a visually interesting experience.

4. The Landlord reserves the right to refuse acceptance of any design for aesthetic compliance with the theme of Fashion Faire Place, as interpreted by the Landlord.

5. Before commencing work the tenant/applicant shall provide a set of drawings stamped, “approved”, by the San Leandro Building Department. Upon successful implementation of the design and build of the approved plans the tenant/applicant shall provide a copy of the signed project inspection card, a copy of the project’s building permit.

B. Anchor Tenants

Tenants occupying 8,500 square feet, or more, shall be defined as an “Anchor Tenant”. Anchor tenants, selected by the Landlord, may display their identities on one or more monument signs described in the “Common Signs” section of this document. Anchor tenants are permitted to display secondary signs as defined and illustrated by this document.

1. Wall Signs: Allowed:

Primary identity may include the use of registered trademark and/or copyrighted identity. Anchor tenant signs are to be individual, internally illuminated channel letters and may include the use of an internally illuminated logo boxes.

2. Quantity:

Anchor tenants are permitted to display one (1) primary identity sign and one secondary sign on an elevation that faces a public right-of-way, including end caps. A maximum total of three (3) signs may be displayed by any Anchor occupancy, in total.

3. Sign Height:

The maximum height of signs on the tenant’s primary elevation shall be:

- 60 inches (60") for one-line layouts
- Seventy-two inches (72") inches for two-line layouts and/or logo boxes

The maximum height of the tenant’s secondary elevation sign(s) shall be:

- Forty-two inches (42") for one-line layouts and/or logo boxes.
- Two line layouts not allowed

4. Sign Area:

Total area of all primary and secondary signage shall not exceed the maximum square footage of signage allowed. The allowable sign area for Anchor Tenants is as follows:

- Two square feet per lineal foot of leasehold width (2:1)

The maximum sign area for primary elevations may not exceed 125 sq. ft.

The maximum sign area for any secondary elevation may not exceed 75 sq. ft.

5. Sign width and vertical placement:

The overall sign width for each anchor tenant sign shall not exceed seventy-five percent (75%) of the width of the tenants’ elevation to which the sign is to be displayed. The primary identity shall be centered vertically unless approved otherwise by the Landlord. A six-inch (6") space must be maintained between the sign area and any significant architectural element such as fascia columns or change of finish materials, unless otherwise approved by the Landlord.

6. Exhibits:

Refer to the exhibits section for example layouts, locations and allowed building elevations.
C. Major Tenants
Tenants occupying 2,000 square feet to 8,499 square feet shall be defined as a “Major Tenant”. Major Tenants, selected by the Landlord, may display their identities on one or more monument signs described in the "Common Signs" section of this document. Major Tenants are not permitted to display secondary signs as defined and illustrated by this document.

1. Wall Signs: Allowed:
Primary identity may include the use of registered trademark and/or copyrighted identity. Major tenant signs are to be individual, internally illuminated channel letters and may include the use of an internally illuminated logo boxes.

2. Quantity:
Major tenants are permitted to display one (1) primary identity sign and one secondary sign on an elevation that faces a public right-of-way, including end caps. A maximum total of three (3) signs may be displayed by any Major occupancy, in total.

3. Sign Height:
The maximum height of signs on the tenant’s primary elevation sign shall be:

- Thirty-six inches (36”) for one-line layouts
- Forty-eight inches (48”) inches for two-line layouts and/or logo boxes

The maximum height of the tenant’s secondary elevation sign(s) shall be:

- Forty-two inches (42”) for one-line layouts and/or logo boxes.
- (Two-line layouts not allowed)

4. Sign Area:
Total area of all primary and secondary signage shall not exceed the maximum square footage of signage allowed. The allowable sign area for Major Tenants is as follows:

- Two square feet per linear foot of leasehold width (2:1)
- The maximum sign area for primary elevations may not exceed 100 sq. ft.
- The maximum sign area for any secondary elevation may not exceed 75 sq. ft.

5. Sign width and vertical placement:
The overall sign width for each anchor tenant sign shall not exceed seventy-five percent (75%) of the width of the tenants’ elevation to which the sign is to be displayed. The primary identity shall be centered vertically unless approved otherwise by the Landlord. A six-inch (6”) space must be maintained between the sign area and any significant architectural element such as fascia columns or change of finish materials, unless otherwise approved by the Landlord.

6. Exhibits:
Refer to the exhibits section for example layouts, locations and allowed building elevations.

D. Standard Tenants
Tenants occupying 1,999 square feet, or less, shall be defined as a “Standard Tenant”. Standard tenants, selected by the Landlord, may display their identities on one or more monument signs described in the “Common Signs” section of this document. Standard Tenants are not permitted to display secondary signs as defined and illustrated by this document.

1. Wall Signs: Allowed:
Primary identity may include the use of registered trademark and/or copyrighted identity. Standard tenant signs are to be individual, internally illuminated channel letters and may include the use of an internally illuminated logo boxes.

2. Quantity:
Standard tenants are permitted to display one (1) primary identity sign and one secondary sign on an elevation that faces a public right-of-way, including end caps. A maximum total of two (2) signs may be displayed by any Standard occupancy, in total.

3. Sign Height:
The maximum height of signs on the tenant’s primary elevation sign shall be:

- Twenty-four (24”) for one-line layouts
- Twenty-four (24”) for two-line layouts (not allowed)

The maximum height of the tenant’s secondary elevation sign(s) shall be:

- Twenty-four (24”) for one-line layouts
- Twenty-four (24”) for two-line layouts (not allowed)

4. Sign Area:
Total area of all primary and secondary signage shall not exceed the maximum square footage of signage allowed. The allowable sign area for Standard Tenants is as follows:

- Two square feet per linear foot of leasehold width (2:1)
- The maximum sign area for primary elevations may not exceed 50 sq. ft.
- The maximum sign area for any secondary elevation may not exceed 50 sq. ft.

5. Sign width and vertical placement:
The overall sign width for each anchor tenant sign shall not exceed seventy-five percent (75%) of the width of the tenants’ elevation to which the sign is to be displayed. The primary identity shall be centered vertically unless approved otherwise by the Landlord. A six-inch (6”) space must be maintained between the sign area and any significant architectural element such as fascia columns or change of finish materials, unless otherwise approved by the Landlord.

6. Exhibits:
Refer to the exhibits section for example layouts, locations and allowed building elevations.
E. Under Canopy Signs - All Tenants

1. Under canopy signs are to be attached to the underside of the arcade at right angles to the public path of travel as shown in the exhibits section of this document. The location shall be within five feet (5') of the primary entry door, per elevation.

2. The under-canopy displays are to be constructed as per the exhibits section in this document. The tenant name and/or logo or graphic shall be decorated with 3M opaque vinyl. The colors proposed by a tenant shall be considered on a case-by-case basis by the Landlord. The use of the same color as an adjoining tenant is discouraged (i.e.; red vinyl next to red vinyl).

3. The maximum copy area and height shall not exceed those shown in the exhibits section of this document. The maximum sign area is six (6) square feet.

4. Refer to the exhibits section for example layouts, locations and typical elevation.

F. Window Signage - Standard Tenants

1. Window signs shall not exceed 25% of the window area upon which the sign is to be applied up to a maximum of twelve (12) sq. ft. per sign with a maximum of two (2) window signs per tenant, per elevation. The Landlord reserves the right to approve window signs of any type including those described above and may, at its own discretion, deny the use of any window display by any tenant for any reason.

2. Window sign designs are encouraged to include a graphic representation of the tenant’s products or services in addition to the display of the tenant name and/or logo.

3. The window signs must be applied to the interior side of the glazing (second surface) and use opaque materials only. The materials encouraged for use with window displays are a combination of:
   a.) Gold or silver leaf
   b.) Enamel paints
   c.) Metallic vinyl material such as 3M

4. The use of plastic or paper materials is strongly discouraged. All window signage must be approved by the Landlord and City Planning and may require the submittal of materials and/or finishes.

G. Incidental Tenant Signage - All Tenants

1. Tenant address numerals are to be fabricated and installed on the entrance door using 3” high medium Helvetica numerals. The material shall be Scotchcal, matte white, 220/225-20.

2. Rear entry signs shall be uppercase medium Helvetica style numerals and letters. The copy is limited to the tenant name and address numerals only. Copy height shall be 3” inches, and centered horizontally from top of each door with 2” space between address numbers and Tenant name and located 5’ from grade. The material shall be Scotchcal, matte white, 220/225-20.

3. Entry door decals shall be limited to the display of the tenant hours of operation (not including address numerals described above) and no more than three (3) credit card decals. See exhibits section for example.

H. Temporary Banners

It is intended that temporary banner signs will advertise a tenant’s “Grand Opening” only. All such signs must be reviewed and approved by the Landlord.

1. Temporary banners must be professionally designed and fabricated from durable and weatherproof materials. The maximum area for any temporary banner is 20 sq. ft.

2. Each tenant is allowed only one temporary banner that may be displayed for no more than 14 days per year. All banners require a Temporary Sign Permit from the City of San Leandro, Planning Department.

I. General Conditions and Requirements

1. Prohibited Signs
   a.) Conformance to the guidelines for signs at Fashion Faire Place will be strictly enforced. Any non-conforming or unapproved signs are strictly forbidden and, at the Landlord’s option, subject to immediate removal.

   b.) Tenants 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 consent. Tenants shall not solicit business in, on, about the project identity areas, or distribute handbills or other advertising or promotional media in, on, or about the project identity areas.
c.) Any sign or tenant name on a parked vehicle parked for duration of time that in the Landlord’s sole judgment indicates its use for the purpose of advertising a particular Tenant, service or product is prohibited.

d.) Signs that are movable or transportable or placed in vehicular or pedestrian traffic areas are prohibited.

2 Electrical and Illumination

a.) All fabrication and installation shall comply with Underwriters Laboratories’ requirements and applicable state and local codes. All components shall bare the U.L. label indicating approval and be installed by licensed contractors only.

b.) All conductors, transformers, ballasts and other equipment shall be concealed.

c.) Primary electric service to all Tenant building signs shall be placed on the Tenant’s electric service. Tenants may be required to provide time clocks and photocells for use in conjunction with the electric service.

d.) All tenant signs shall be Title 24 compliant.

e.) Internal illumination source of tenant channel letters shall be LED modules only unless specifically exempted by the Landlord.

3. Construction/Installation/Maintenance

a.) Shop drawings are required prior to start of any work detailing all specifications and methods of construction and must be approved by the Landlord and the City of San Leandro.

b.) No manufacturer or sign company decals may be visibly displayed on any tenant sign.

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

d.) All contractors for installation, removal or service must be fully licensed and provide the Landlord with certificates of insurance prior to commencing any work.

e.) All methods of attachment to any structure must be detailed on shop drawings and be approved by the Landlord and the City of San Leandro.

f.) Sign removals shall include the patching and repainting 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.

g.) 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.

J. Exceptions

Exceptions must be submitted to Landlord in advance for consideration. The Landlord reserves the right to make specific exceptions that it deems will enhance the quality of the project and that are in keeping with the purpose and intent of this document. Requests for exceptions that are denied approval by the Landlord may be resubmitted for consideration after a period of six months from date of notification of denial.
ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.

CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

10/20/2014 (kb)

SCALE - 3/32" = 1'

SCALE - 3/16" = 1'

ANCHOR TENANT - ONE LINE TYPICAL / 125 S.F. SHOWN

ANCHOR TENANT - TWO LINE TYPICAL / 125 S.F. SHOWN

SCALE: 3/32" = 1'

SCALE: 3/16" = 1'

NOTE:
125 S.F. SHOWN.
FASHION FAIRE PLACE

SECTION TWO

MAJOR TENANT - ONE LINE TYPICAL / 60 S.F. SHOWN

MAJOR TENANT - TWO LINE TYPICAL / 80 S.F. SHOWN

NOTE:
60 S.F. SHOWN.

SCALE - 1/8" = 1'

MAJOR

TWO - LINE

SCALE - 1/4" = 1'

100 S.F. MAX

NOTE:
60 S.F. SHOWN.
CLIENT: Fashion Faire Place
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ADDRESS: 15100 Hesperian Boulevard
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STARTING DATE: 04/30/2014
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REVISIONS: 10/20/2014 (kb)

NOTE: 50 S.F. SHOWN.

EXTENT OF FRONTAGE

N.T.E. 75% OF STORE FRONT WIDTH

STANDARD TENANT - ONE LINE TYPICAL / 50 S.F. SHOWN SCALE - 1/4" = 1'
TYPICAL - ARCADE

EXTENT OF COPY AREA

FRONT VIEW • 3/4" = 1'-0"

SIDE VIEW • 3/4" = 1'-0"

WINDOW DISPLAYS, TYPICAL

SCALE - N.T.S.

EXAMPLES: WINDOW GRAPHICS

SCALE - N.T.S.

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FASHION FAIRE PLACE

SECTION TWO
SHEET # 8

ENERGY VERIFIED
TITLE 24 COMPLIANT

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CLIENT:

PROJECT:

ADDRESS:

STARTING DATE:

BY:

REVISIONS:

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ENERGY VERIFIED

TITLE 24 COMPLIANT
CUSTOMER ENTRY - DETAIL
3M VINYL #7725-20 MATTE WHITE
SCALE - 1-1/2" = 1'

SERVICE ENTRY DOOR - DETAIL
3M VINYL #7725-22 MATTE BLACK
SCALE - 1-1/2" = 1'

CUSTOMER ENTRY - LETTER HEIGHT NOT TO EXCEED EXAMPLE SHOWN.
SCALE - 1/4" = 1'

SERVICE ENTRY DOOR - 3" LETTER
SCALE - 1/4" = 1'

FASHION FAIRE PLACE

CLIENT:
PROJECT:
ADDRESS:
STARTING DATE:
BY:
REVISIONS:

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TITLE 24 COMPLIANT

SECTION TWO
SHEET # 9
The following outlines the warranty policies for all workmanship and materials provided by BLAIR SIGN PROGRAMS.

All new and remodel sign construction manufactured and installed by BLAIR SIGN PROGRAMS are guaranteed to be free from defect of workmanship and materials for a period of 5-YEARS. All LEED & CALGREEN related specifications are guaranteed to be authentic.

This warranty assumes that BLAIR SIGN PROGRAMS will provide all maintenance during the warranty period of the sign(s). The warranty for all electric components, ballasts and/or transformers is limited to that of the manufacturer’s warranty.

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</tr>
<tr>
<td><strong>(ID)</strong> Innovative Design</td>
<td>Use excavated soil on-site landscaping Mandatory / MR-c3</td>
<td>Use excavated soil on-site landscaping Mandatory / 5.408.4</td>
<td>Soil excavated for foundations may be used with project landscaping and/or fill.</td>
</tr>
<tr>
<td></td>
<td>20% fly ash content in concrete mix Voluntary / MB-c6</td>
<td>20% fly ash content in concrete mix Voluntary / 5.405.5</td>
<td>Optional fly ash is a good practice, but is not required or mandatory.</td>
</tr>
<tr>
<td><strong>(IR)</strong> Innovative in Resources</td>
<td>Use of Regional Materials Voluntary / MR-c5</td>
<td>Use of Regional Materials Voluntary / 5.405.1</td>
<td>Design specifications include use of locally obtained materials.</td>
</tr>
<tr>
<td></td>
<td>100% Recyclable material Voluntary / MR-p1</td>
<td>100% Recyclable material Voluntary / 5.410.1</td>
<td>40% or greater use of non-virgin aluminum and/or steel.</td>
</tr>
<tr>
<td><strong>(ID)</strong> Innovative Design</td>
<td>Innovative Design Voluntary</td>
<td>Innovative Design Voluntary</td>
<td>Innovative Design</td>
</tr>
<tr>
<td><strong>(ID)</strong> Inform / Educate</td>
<td>Inform / Educate Voluntary</td>
<td>Inform / Educate Voluntary</td>
<td>Inform / Educate</td>
</tr>
<tr>
<td><strong>(ID)</strong> 5-Year Warranty</td>
<td>5-Year Warranty Voluntary</td>
<td>5-Year Warranty Voluntary</td>
<td>Construction methods, materials and finishes selected and/or maintained to provide long life, zero to low maintenance and durability.</td>
</tr>
<tr>
<td><strong>(EF)</strong> Exemplary Performance</td>
<td>Exemplary Performance Voluntary</td>
<td>Exemplary Performance Voluntary</td>
<td>Exemplary Performance (Zero to Low Maintenance)</td>
</tr>
</tbody>
</table>

The following outlines the warranty policies for all workmanship and materials provided by BLAIR SIGN PROGRAMS.

All new and remodel sign construction manufactured and installed by BLAIR SIGN PROGRAMS are guaranteed to be free from defect of workmanship and materials for a period of 5-YEARS. All LEED & CALGREEN related specifications are guaranteed to be authentic.

This warranty assumes that BLAIR SIGN PROGRAMS will provide all maintenance during the warranty period of the sign(s). The warranty for all electric components, ballasts and/or transformers is limited to that of the manufacturer’s warranty.
FASHION FAIRE PLACE

TYPICAL MONUMENT SIGN

LED - ILLUMINATED CHANNEL LETTERS w/ SELF CONTAINED POWER SUPPLY

LED-ILLUMINATED CHANNEL LETTERS w/ REMOTE POWER SUPPLY

CLIENT: Fashion Faire Place

PROJECT: Fashion Faire Place

ADDRESS: 15100 Hesperian Boulevard, San Leandro, CA 94578

STARTING DATE: 04/30/2014

BY: J. Wallace

REVISIONS: 10/20/2014 (kb)

COPY/SIGN

1. Copy/logo illumination only
2. Wayfinding/Directory/Map
3. LED Illumination (Module and/or linear tube)
4. Solid state ballast/High power factor lamps
5. Power controllers via time clock & photo cell
6. Reflective material for copy/message/graphic
7. Use excavated soil on-site landscaping
8. 20% fly ash content in concrete mix
9. Use of Regional Materials
10. 100% Recyclable material
11. Innovative Design
12. Inform/Educate
13. 5-Year Warranty
14. Sustainable/Design Build
15. Exemplary Performance

SECTION THREE

SHEET # 1