



ANTIOCH, CALIFORNIA



INTRODUCTION

Welcome to Delta Business Park. These sign guidelines include all the necessary information to help you develop your storefront signs.

All sign devices at Delta Business Park are controlled by these Signage Guidelines. The Guidelines will contribute to the vitality and thematic nature of the Delta Business Park, and have been carefully planned to enhance the marketing opportunities for users, and to respond to the image objectives of the Delta Business Park and of the City of Antioch sign code.

All Signs at Delta Business Park must be developed within the Delta Business Park Signage Guidelines and submitted to the Management of Delta Business Park for architectural review and approval prior to permit application to the City of Antioch.

The Owner/ Management of Delta Business Park and The City of Antioch are responsible for final interpretations of the Guidelines, and at their collective discretion, may modify them to accommodate unforeseen circumstances. The purpose of this review will be to maintain quality and consistency of signage throughout the business park community.

These Guidelines are established for Owner, City and Users at Delta Business Park to provide a coordinated graphic system that communicates information in a distinctive and aesthetically pleasing manner. The visual consistency created by the criteria minimizes confusion and promotes an image of quality, which unites all of the individual establishments within Delta Business Park.

The Guidelines establish required standards of fabrication installation and allowable sign area. These requirements are reasonable and flexible to reflect each User's identity needs and to encourage tasteful innovation.

It is the responsibility of each Owner and/or User to submit design drawings of the proposed signage to the Delta Business Park Management and to the City of Antioch for approval prior to the installation of any signage. The use of professional environmental graphic designers and professional signage companies to determine design detailing and sign placement is highly encouraged. Deviations from these Guidelines will only be considered if the overall purpose is to exceed the quality standards set forth herein.

The Delta Business Center has been designed with uniform signage for all of the business park.

To insure the continuity with the fabrication of these signs we request that you contact Superior Electrical Advertising for your specific signage needs.

As the sign designer and developer of this program, Superior Electrical Advertising will provide the proper designs and approval services.

Please contact:

Superior Electrical Advertising

Jim Mog

125 N. Houston Ln.

Lodi, Ca. 95240

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REQUIREMENTS FOR APPROVAL

Submittal Requirements:

Details are to depict letter size, style and color. Construction details are to depict fabrication, installation and power connection methods (if power is required). All details and renderings to show the sign in the environment as it is to be displayed. Scale of these details should be a minimum of 1/8" = 1'0".

Approvals:

All details and renderings to be submitted to the Delta Business Park Management Office for approval prior to the city permit application. Management requires three copies of details to scale and in color. PDF electronic files may be allowed as well. Upon approval from the Delta Business Center Management office, tenants may apply for City of Antioch planning and building department permits. The City of Antioch will require five sets of color details to scale.

Signage Parameters:

All tenant signs will be individual letter construction. Each letter or numeral unit will be individually constructed and attached structurally and electronically (if illuminated) to the wall or fascia.

Multi-Tenant Building: Each Tenant is entitled up to 2 wall signs maximum (not including Back Door Identification).

In any case, a tenant is not allowed more than 1 building sign per frontage.

Single Tenant Building: Tenant is allowed up to 3 wall signs maximum (not including Back Door Identification).

In any case, a tenant is not allowed more than 1 building sign per frontage.

Window signs are allowed with a maximum area of 24". Window signs can be internally illuminated and installed within the tenant space to be seen through the storefront window.

All signs to be fabricated as directed for that tenant space.

Allowances are restricted to each individual sign type

Sign changes or removal:

In the event a sign is to be changed or removed, the building fascia shall be brought back to original condition using concrete patch and paint approved by Delta Business Park Management. This will be the responsibility of the tenant making the change or removal.



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PROHIBITED SIGNAGE

1. No exposed raceways allowed.
2. No exposed conduit
3. Internally illuminated or non-illuminated cabinets are not permitted.
4. All conductors, transformers and fasteners shall be concealed
5. All penetrations shall be neatly sealed.
6. Sign contractor will be held responsible for any damage done to the building during installation.
7. No manufacturers labels will be allowed on any visual surface of the sign except where the City of Antioch requires.
8. No Banners, pennants, or temporary signs will be allowed without a temporary use permit from the City of Antioch. Such signs will not be allowed in place for more than 10 days. This is a discretionary condition.
9. No exposed neon within the letterset or mounted on the fascia.
10. Sign wording to be limited to the tenants name only.
11. Window graphics are limited to the area detailed in this program. Sale displays or vendor items will not be allowed.
12. Flashing, moving or audible displays such as inflatable sidewalk displays, rooftop balloons or flashing window displays are prohibited.



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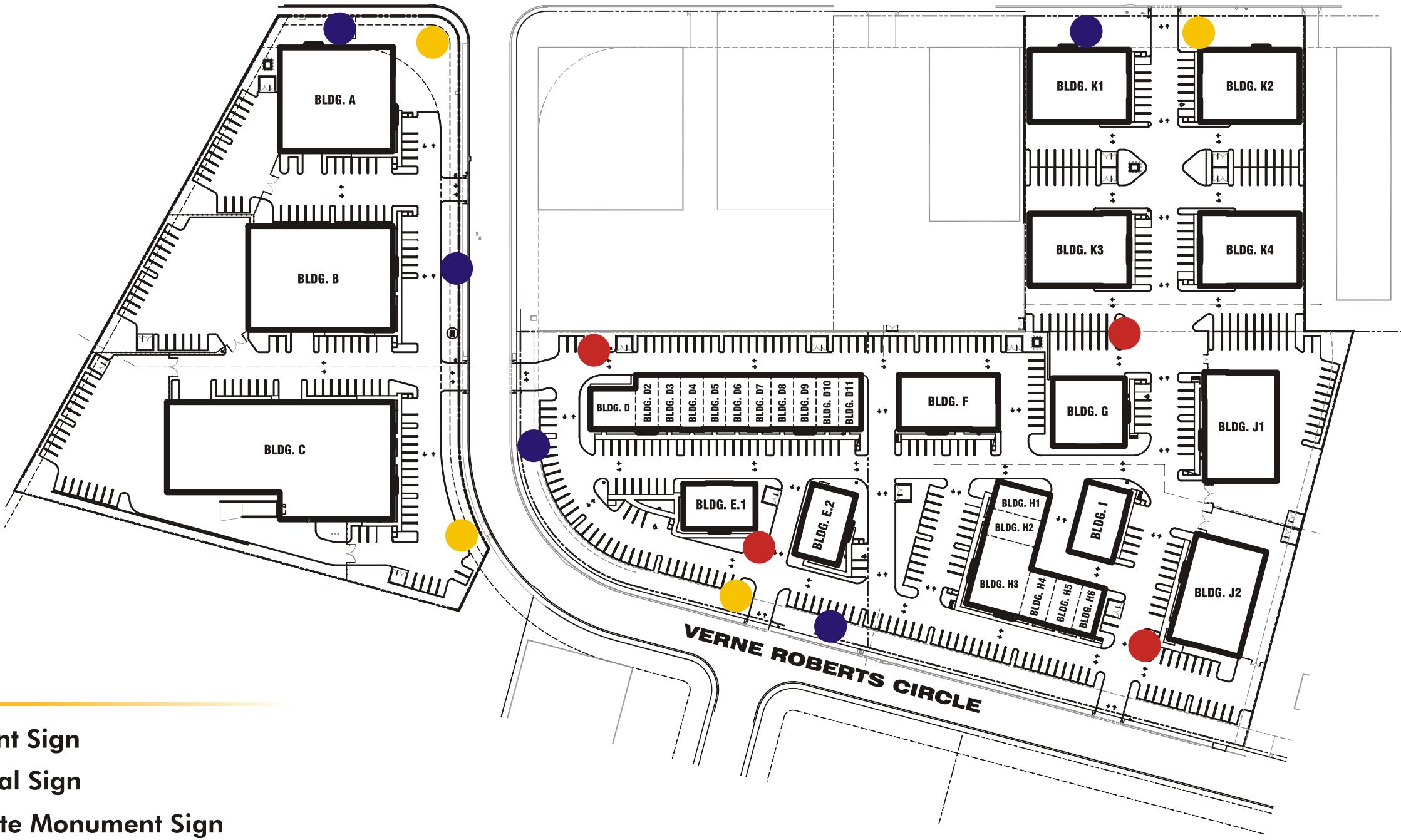
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SITE PLAN



LEGEND

- Monument Sign
- Directional Sign
- Real Estate Monument Sign



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TENANT SIGN TYPES AND ALLOWANCES

Sign Type A: Internally Illuminated Channel Letters.

Letters not to exceed 24" in height.

Tenants are allowed Non-Illuminated letters. Letters must fit the fabrication requirements without the electrical.

Main Frontage Sign: Maximum allowance is 2 sq. Feet of sign area to 1 lineal feet of primary frontage. Maximum sign area is not to exceed 50 sq. Feet. And not to exceed 75% of the lineal frontage.

Secondary Frontage Signs: Maximum allowance is 1 sq. feet of sign area to 1 lineal feet of secondary frontage. Not to exceed 40 sq. Feet and not to exceed 60% of the lineal frontage.

Tenant copy may not be stacked. Single line format only.

End cap Tenants are allowed up to two (2) wall signs (not including back door signs).

In-Line Tenants will be allowed One (1) exterior wall sign (not including back door signs)

All letters must be constructed as detailed in the fabrication requirements. No deviation from these details are allowed.

Sign Type C: Back Entrance Identification.

Sign to be used for back door identification. This sign is to aid in deliveries to the back of each tenant suite.

Sign to be fabricated 2' tall x 2' Wide from aluminum with vinyl graphics as specified in the construction requirements.

Sign to be installed to the side of the door as noted in the general specifications and elevations.

No deviation from the specifications are allowed.

Sign Type D: Window Vinyl Graphics.

All tenants are allowed one set of vinyl graphics at their storefront as noted in the window graphics specifications. Maximum area is 4 sq. Feet in an overall 2' x 2' area. Tenants are allowed to display name logo, store hours and emergency information only. Tenants are allowed their selection



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CENTER SIGN TYPES

Sign Type E: Building Address.

Each building will have a minimum 2 sets of 12" tall non-illuminated address numbers. Addresses will be located at the most visible corners of the buildings for pedestrian and emergency traffic. Primarily a frontage that faces an entrance or street.

Sign Type F: Main Monument Identification.

These signs are for property identification only.

Signs to be constructed from aluminum. Overall size of each sign to be 6'6" tall x 9'6" wide.

Each sign will be internally illuminated. All copy and "Bird" logo are to be "Push Through Acrylic" method of illumination. Sconces have been added for additional light effects giving the sign an elegant classy finish.

These signs are Double and Single face as noted on the site plan.

Sign Type G: Directional Monument Sign.

These signs are to display building addresses only. Each sign is designed and located to guide traffic through the various parcels as noted on the site plan. Signs to be constructed from aluminum. Overall size of each sign is 5' tall x 3' wide. Signs are Double face and Non-Illuminated.

Signs may be illuminated from landscape lights at grade.

Sign Type H: Real Estate Identification Monument Sign.

Overall Size to be approx 5' x 3'. This sign to be fabricated from aluminum or wood and located on those parcels that are advertising available space. Placement for each parcel has been pre-determined. See map for real estate sign locations. The sign is to display the property agents logo name and contact number and type of space available. Standard post and panel real estate signs will not be allowed. Agents or agencies must use this design.

All Real Estate Signs to be as designed in this program. The Real Estate Signs are to be limited to the quantity and area located on the site plan.

All Real Estate Signs require a limited 2 year use permit from the City of Antioch Planning Department which is renewable by approval of city staff.



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SIGN TYPE A



SIGN TYPE B LETTER DETAIL

SCALE: NTS'

GENERAL SPECIFICATIONS FOR SIGN TYPE B

Location of letters shall be at the inset entry elevations. Letters shall be internally illuminated channel letters surface mounted onto wall fascia.

Letters shall be 5" deep custom fabricated aluminum channel with acrylic faces and trimcap.

Letter faces to be white. Trim Cap to be black and letter returns to be satin black

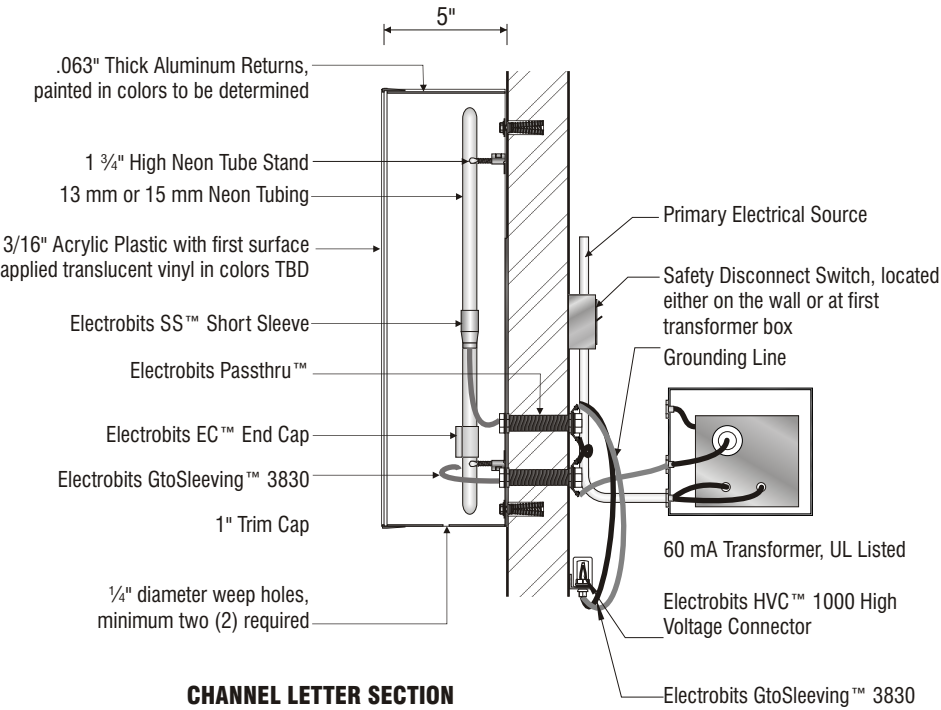
Illumination shall be provided by a minimum of 15 mm neon tubing (White only). Neon tubing shall be powered by 30 mA transformers which shall be remotely installed behind wall fascia.

All letters shall conform to all UL specifications and bear a UL label..

Maximum area allowed is 2 sq. ft. of signage to every 1' lineal primary, not to exceed 80% of leased lineal frontage, up to maximum of 60sq. ft.

Maximum letter height to be 24".

Tenant is allowed 1signs. Copy may be stacked but can not exceed 42" including ascenders, descenders and space between the 2 lines of text.



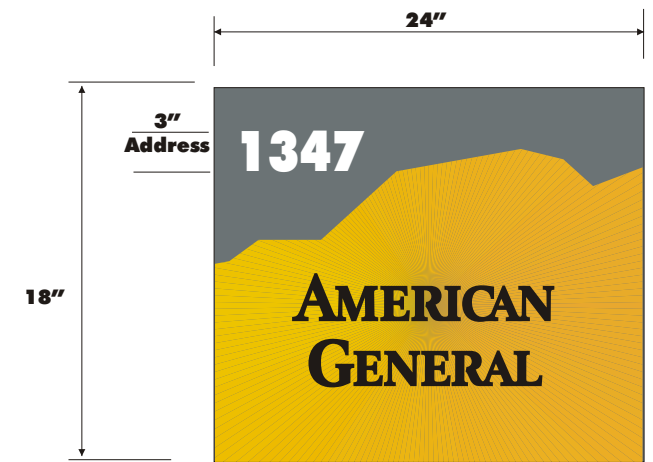
CHANNEL LETTER SECTION

NOT TO SCALE



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SIGN TYPE C



GENERAL SPECIFICATIONS FOR SIGN TYPE c

Metal Background: 1/8" thick metal panel gray polyurethane finish with white vinyl address numbers. Brushed gold aluminum overlay to be used for the tenant name and logo background.

Logo and tenant copy: Computer cut 3M 1st surface black opaque vinyl.

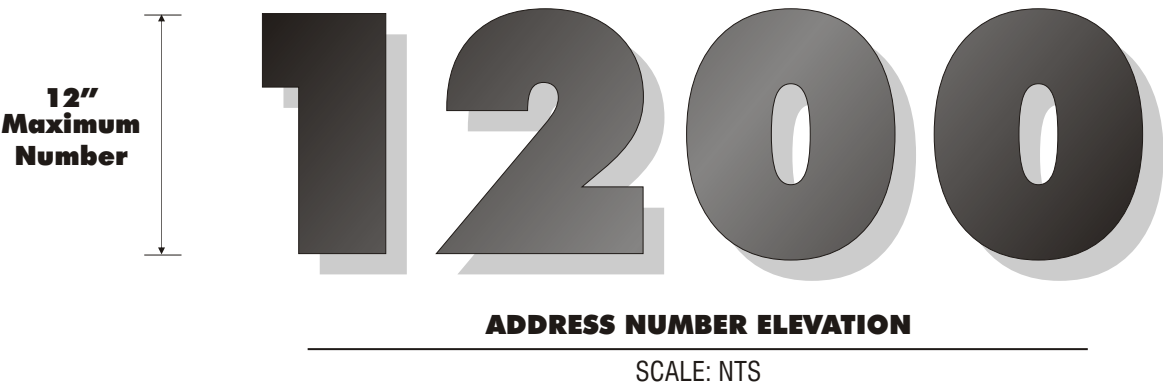
Mounting: 1/8" diameter x 1 1/2" long threaded rods welded to back of sign panel and installed into drilled holes in the existing wall fascia. Sign to the left or right of the back entrance door. 3" off of door frame. Top of sign to be 3" below top of door frame.

NOTE: No Illumination Allowed.

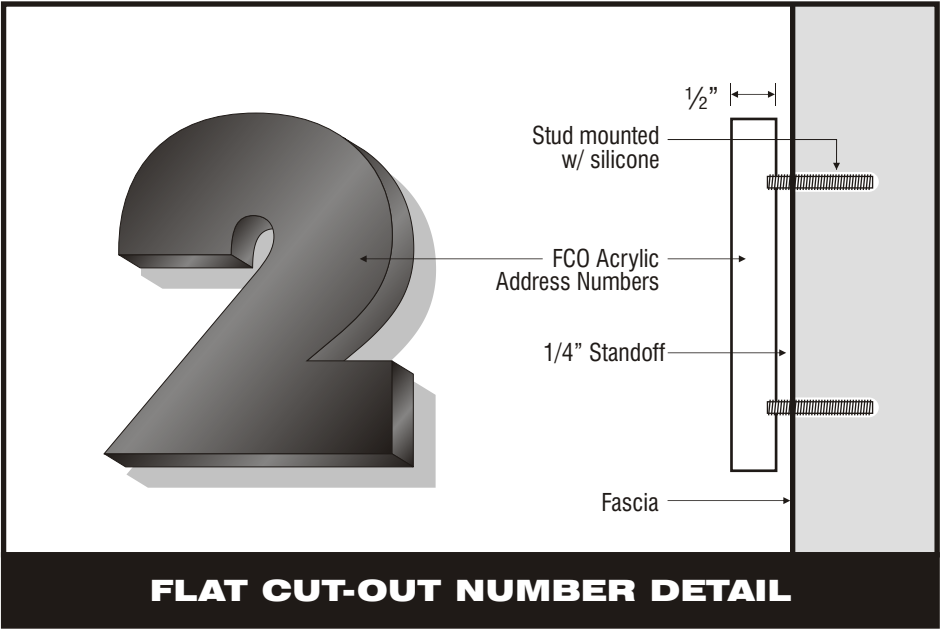


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SIGN TYPE E



Numbers to be 1/2" flat cut out acrylic painted Satin Black & stud mounted off of fascia 1/4"



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SIGN TYPE D

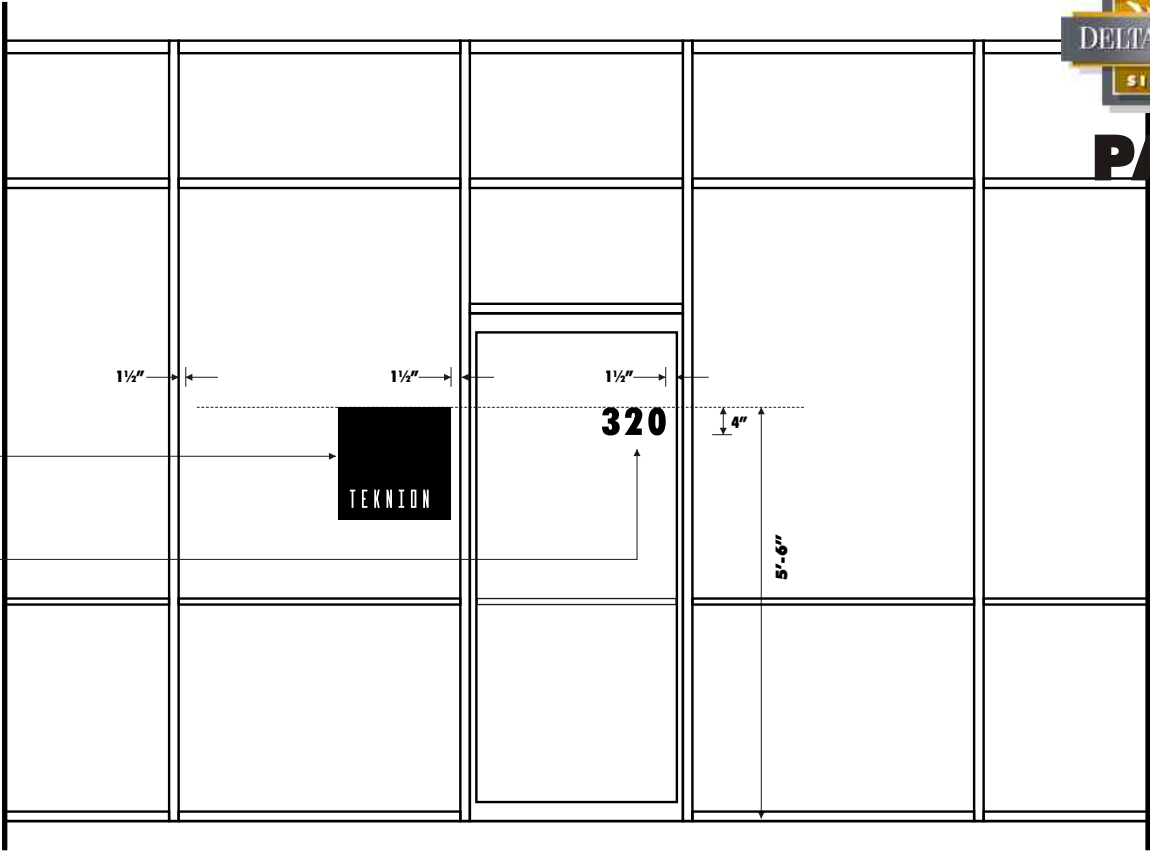
WINDOW VINYL IDENTIFICATION

GENERAL SPECIFICATIONS FOR SIGN TYPE D

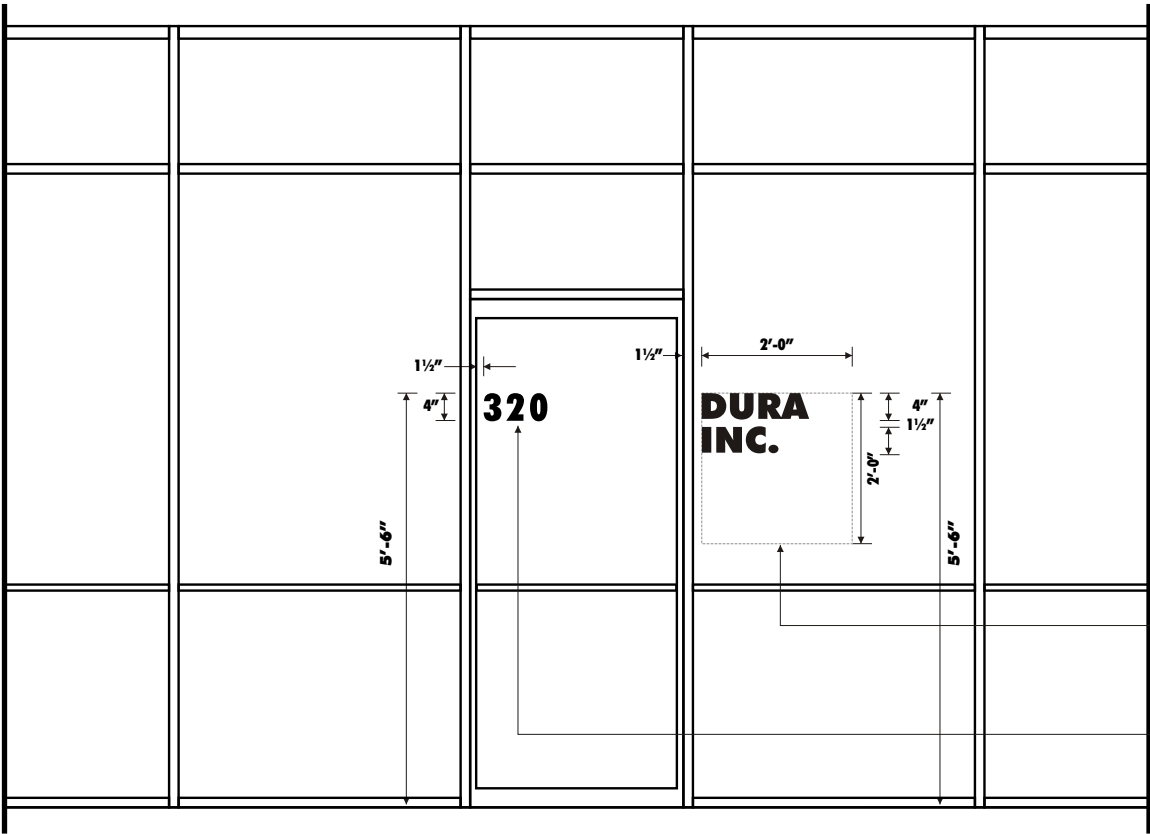
All tenants are allowed one set of vinyl graphics at their storefront as noted in the window graphics specifications.. Maximum area is 4 sq. Feet in an overall 2' x 2' area. Tenants are allowed to display name logo, store hours and emergency information only. Tenants are allowed their selection of color.

All company Logo's should have 1-1/2" space on either side of window mullions

4" White self adhesive vinyls



RIGHT HAND OPENING DOOR



LEFT HAND OPENING DOOR

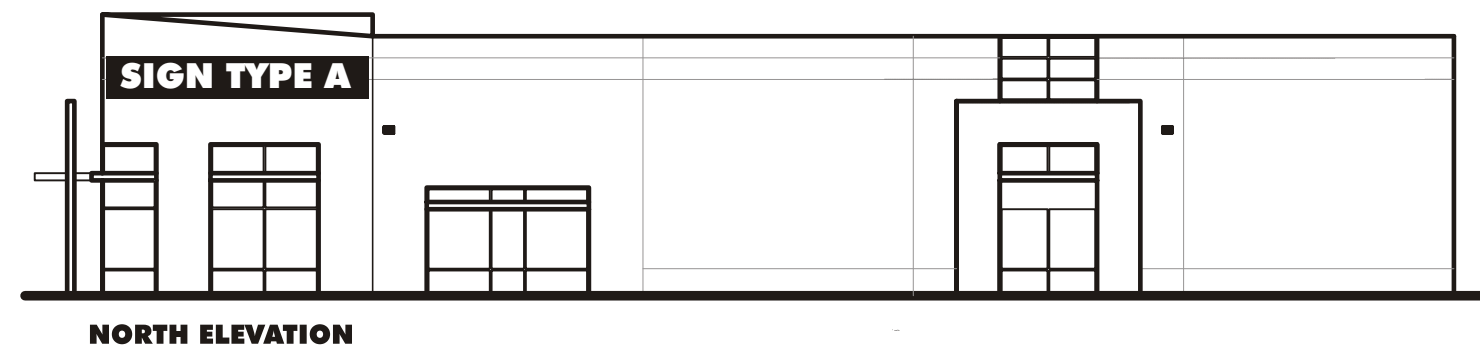
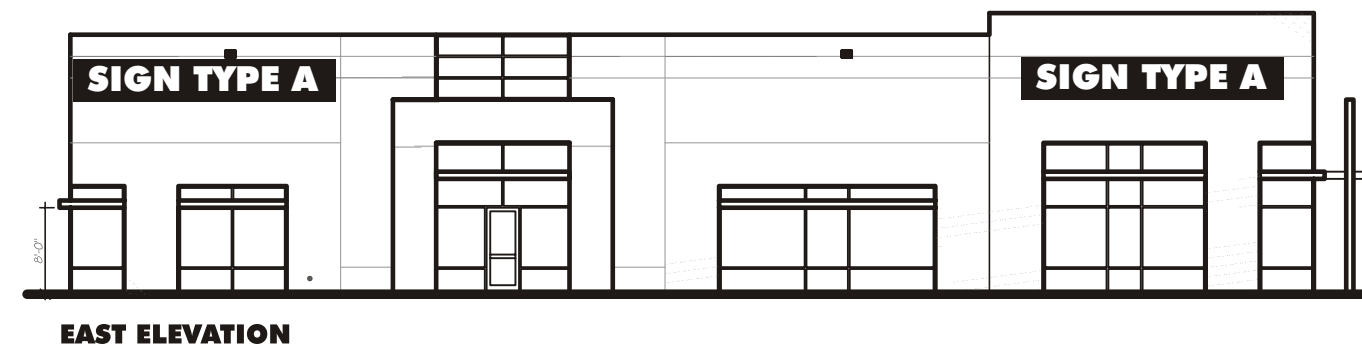
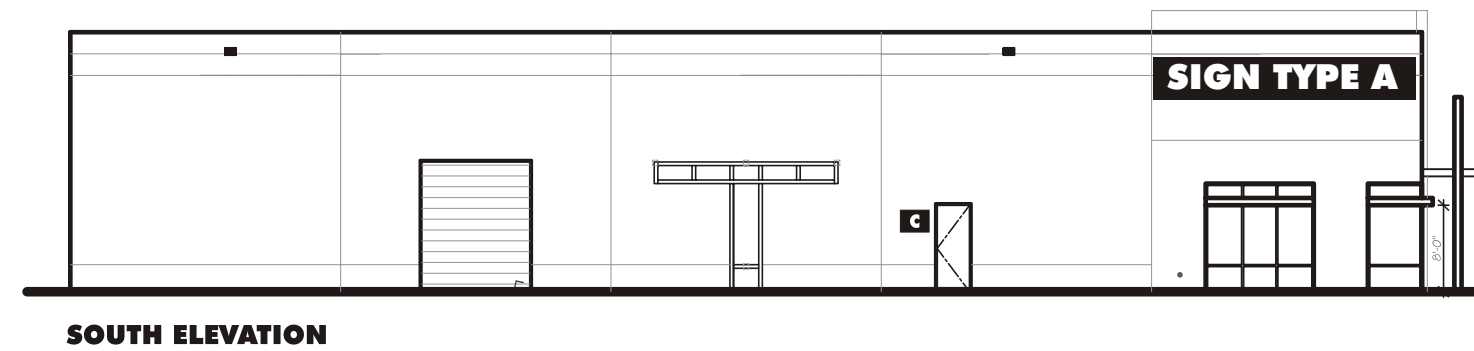
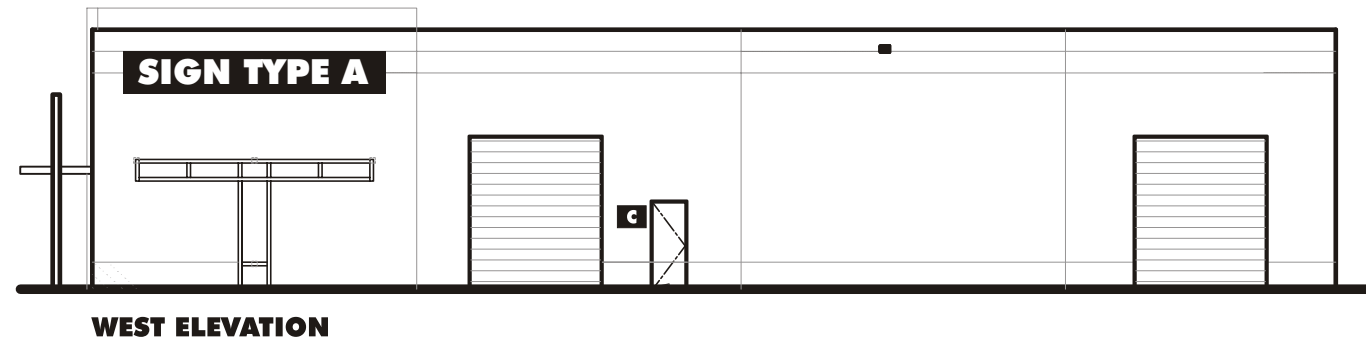
All tenants I.D. To be located in 4'-0" square area as shown

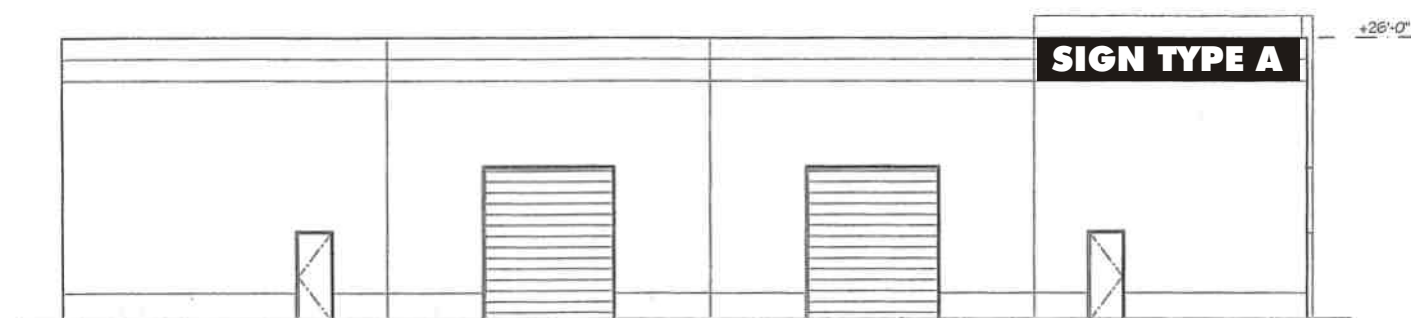
4" White self adhesive vinyls



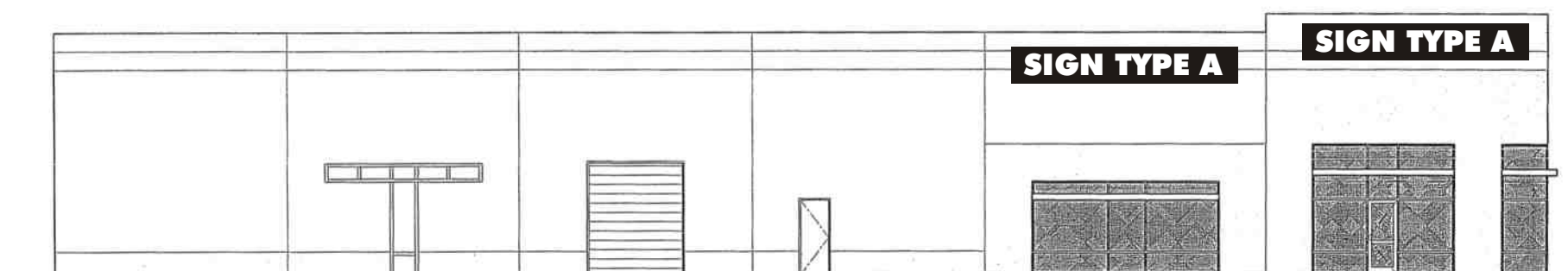
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BUILDING A

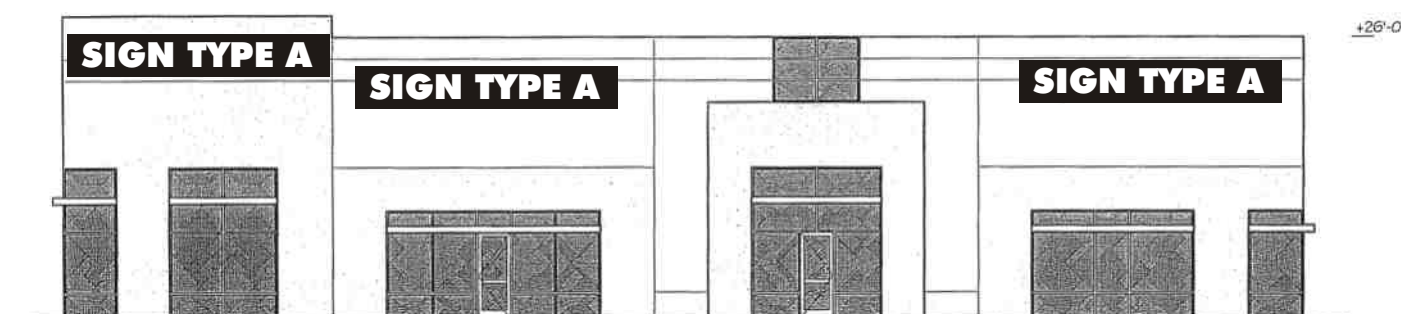




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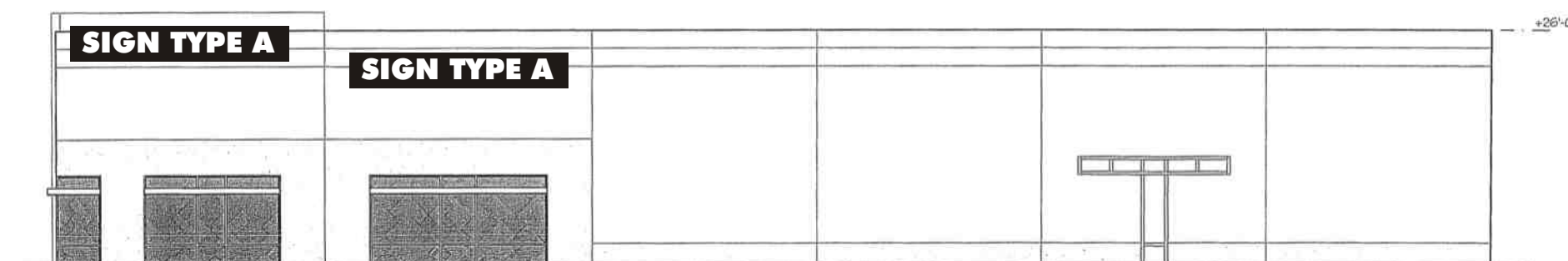


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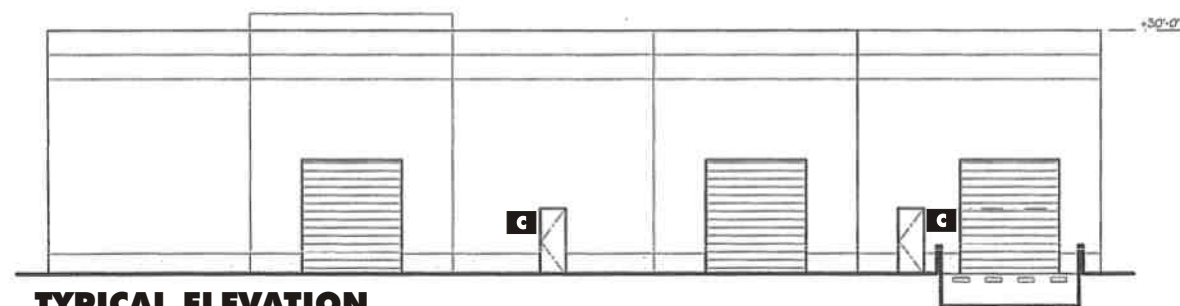


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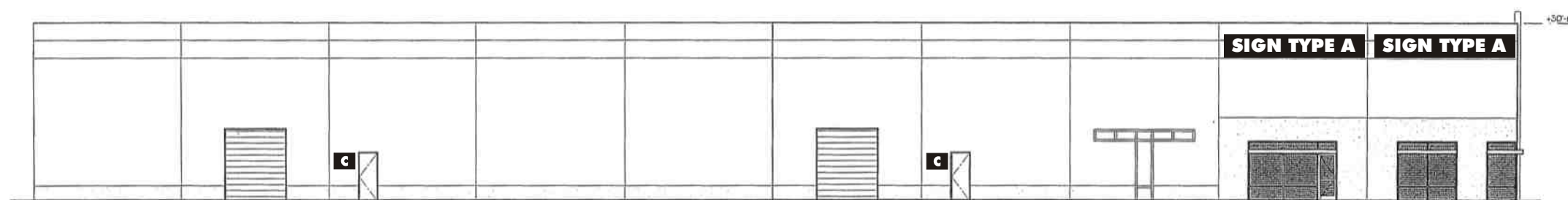
BUILDING B



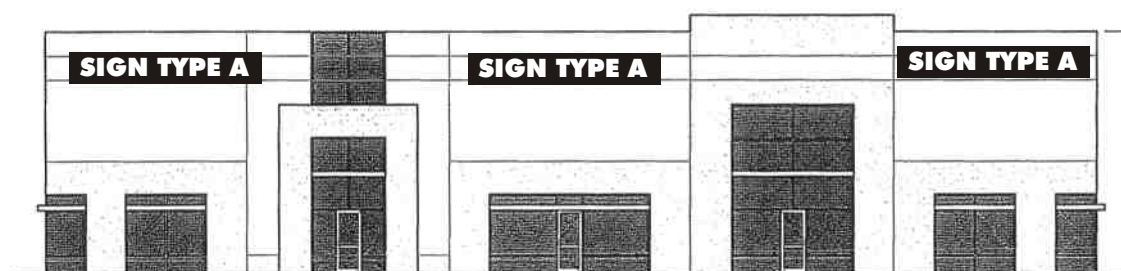
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TYPICAL ELEVATION

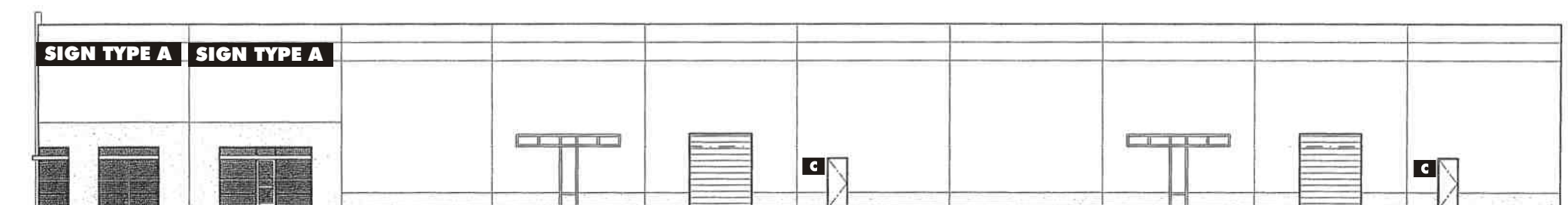


TYPICAL ELEVATION



TYPICAL ELEVATION

BUILDING C

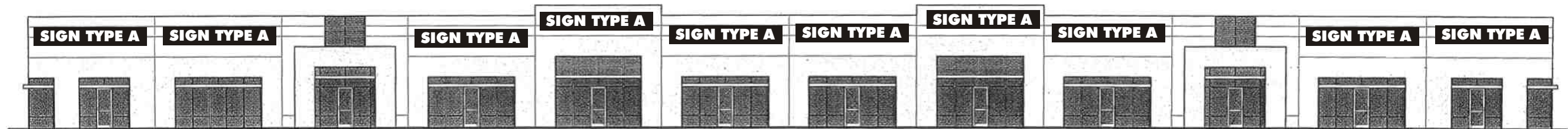


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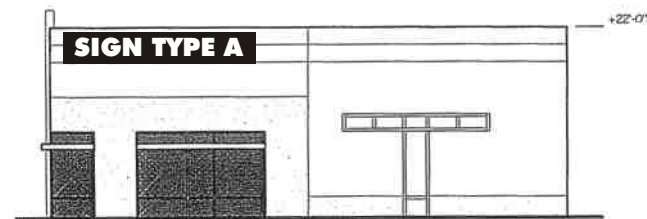
BUILDING D



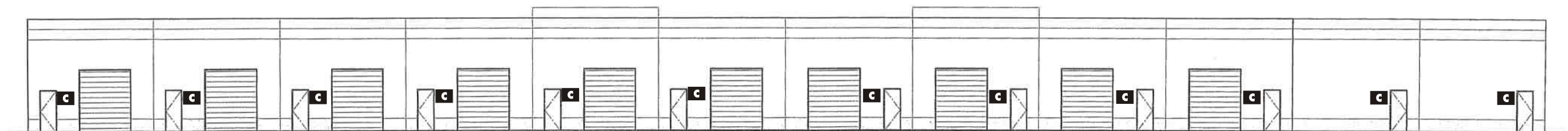
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TYPICAL ELEVATION

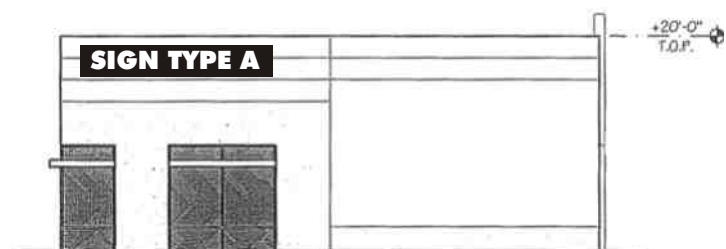


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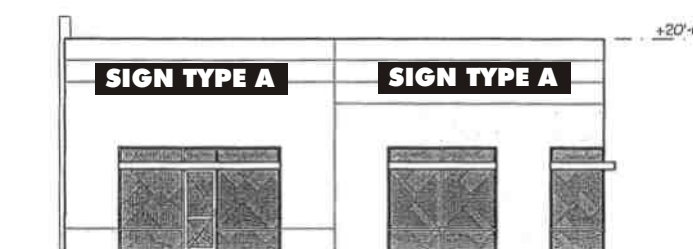


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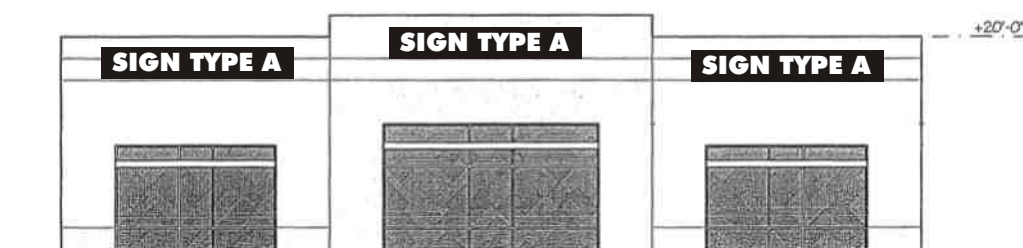
BUILDING E1



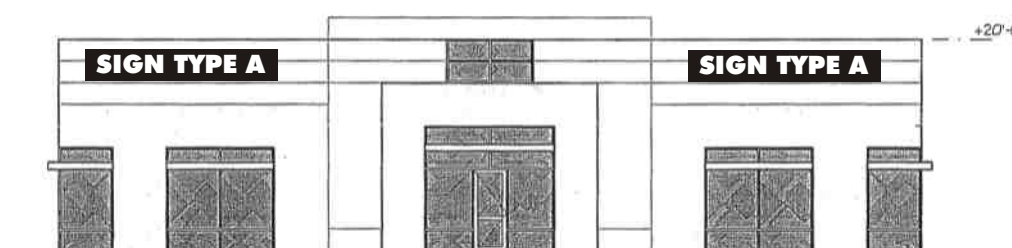
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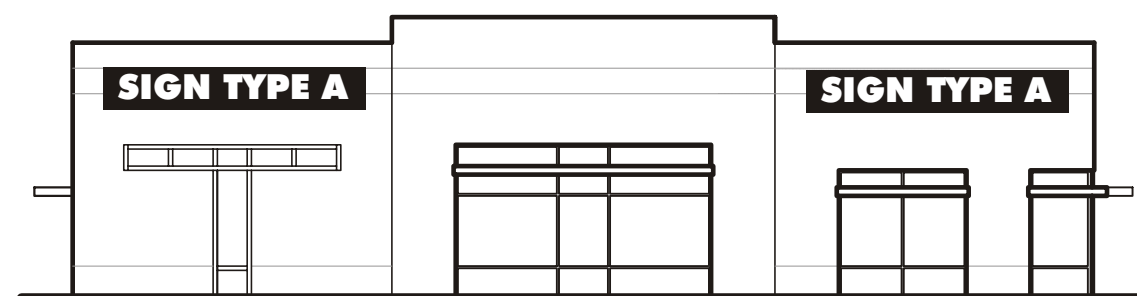
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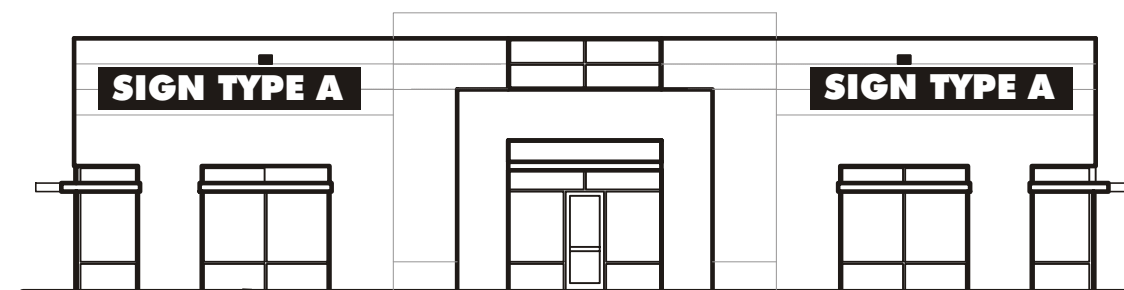
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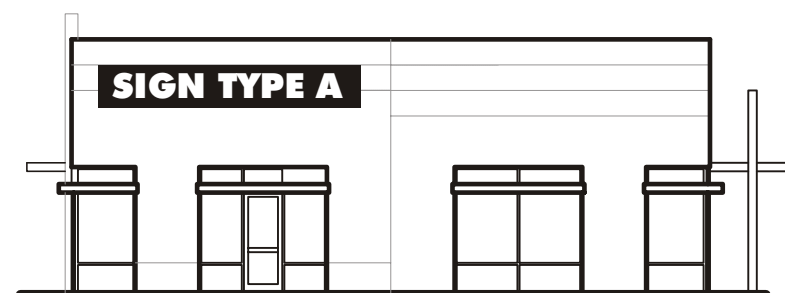
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TYPICAL ELEVATION



TYPICAL ELEVATION

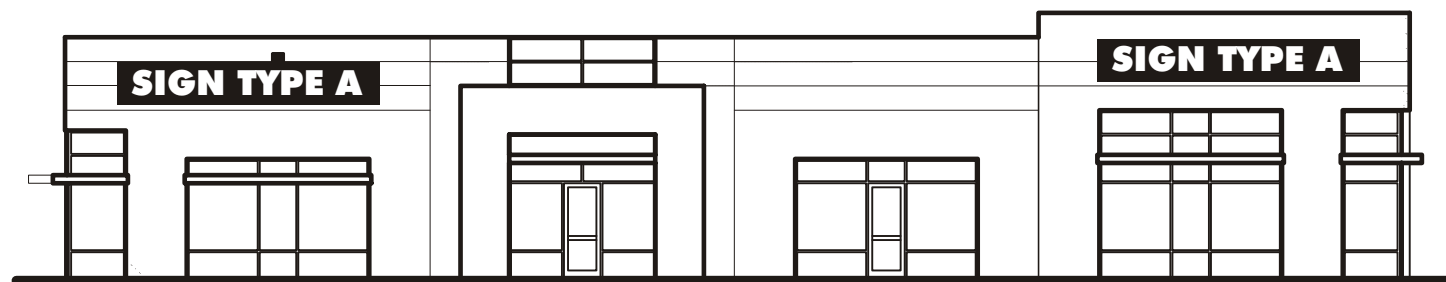


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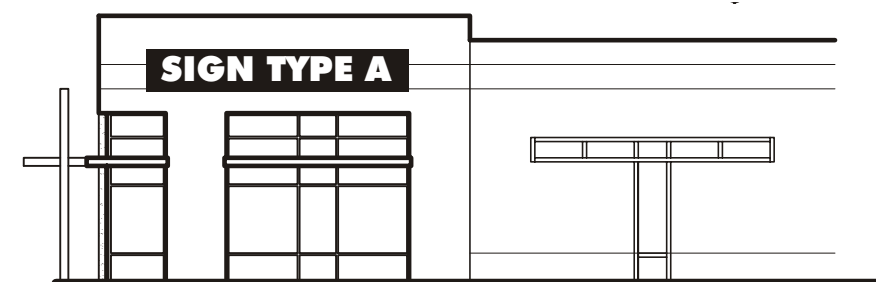
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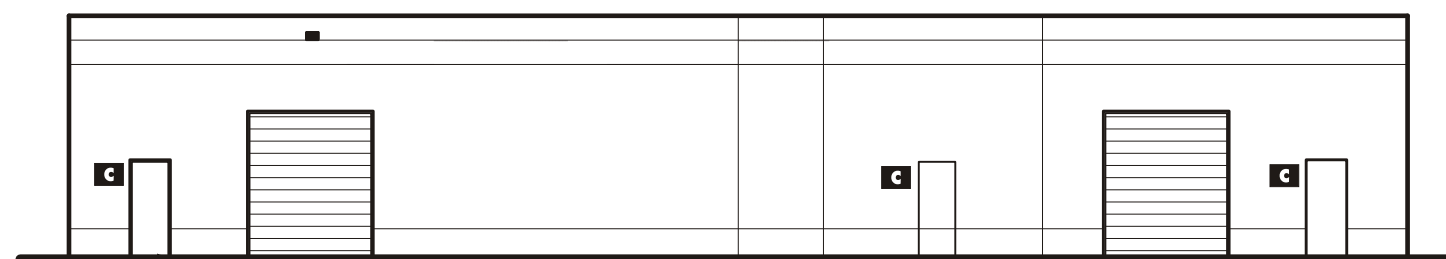
TYPICAL ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

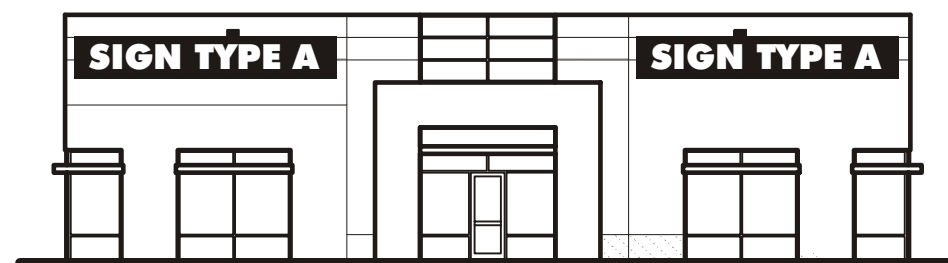
BUILDING F



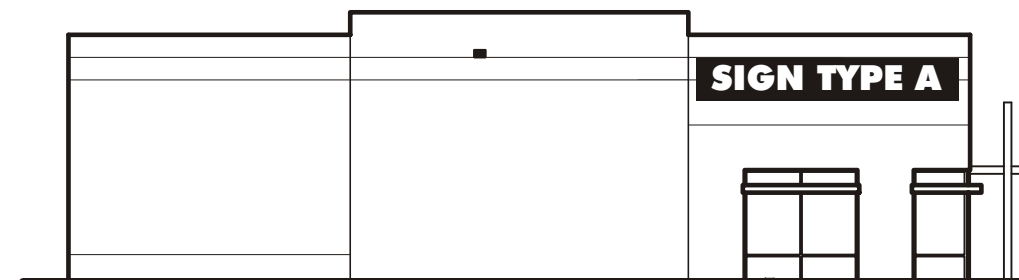
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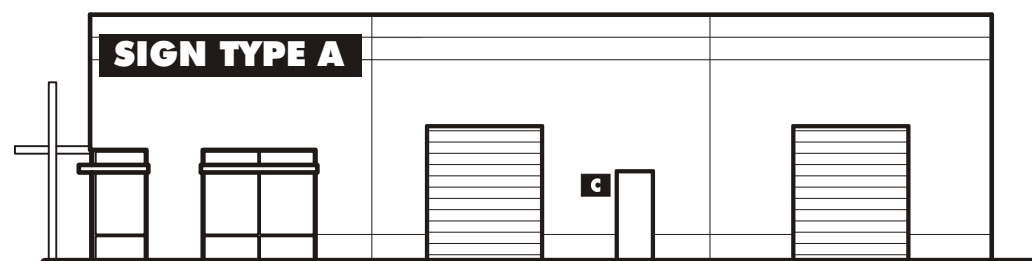
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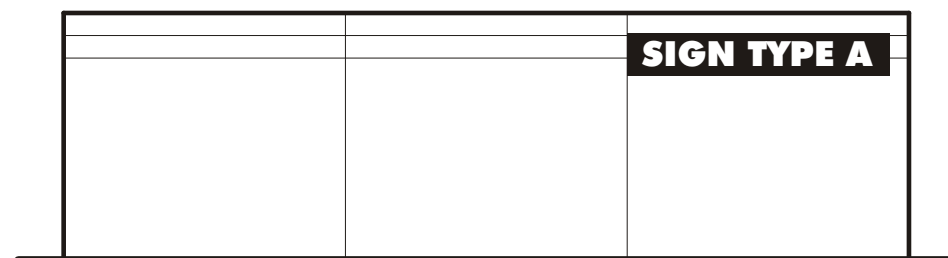
EAST ELEVATION



SOUTH ELEVATION

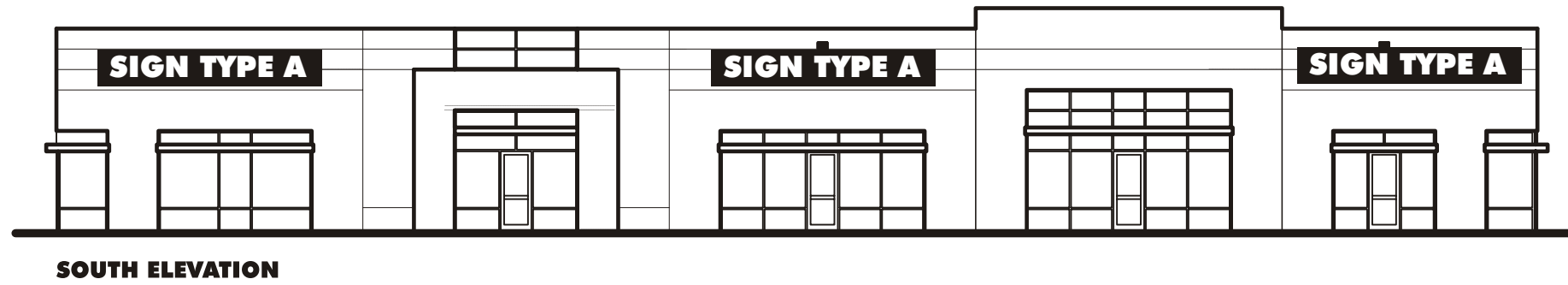
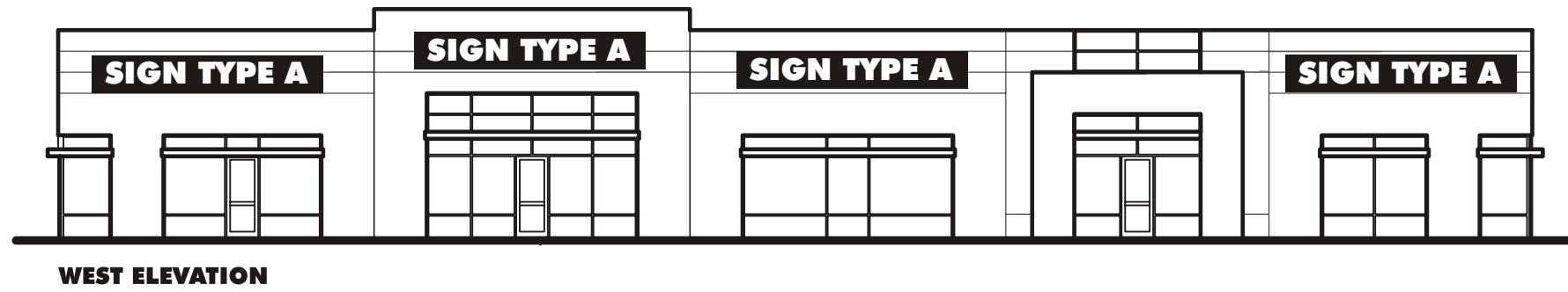


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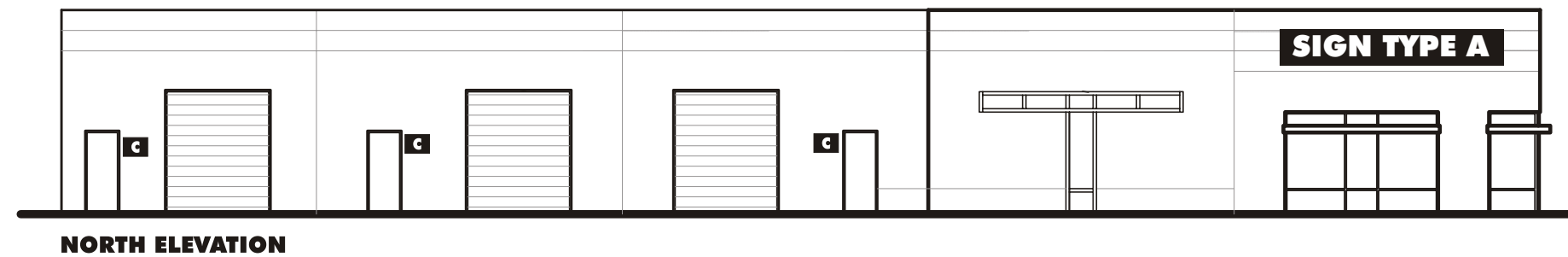


WEST ELEVATION

BUILDING G



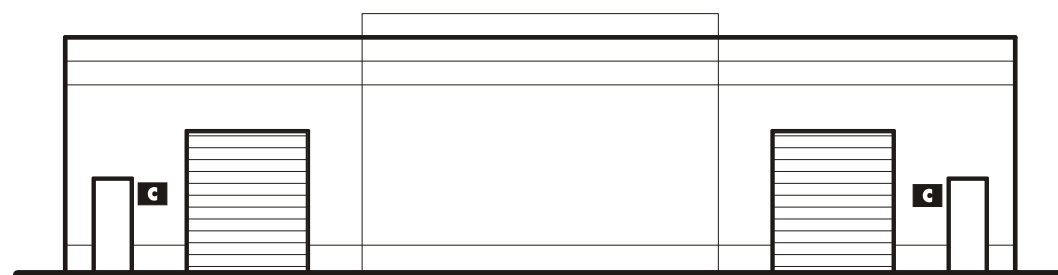
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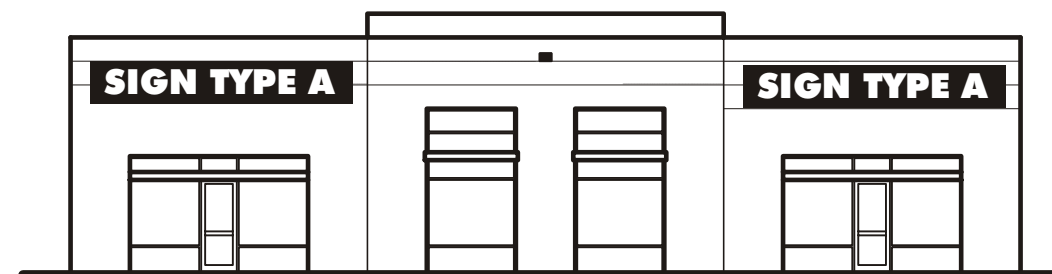
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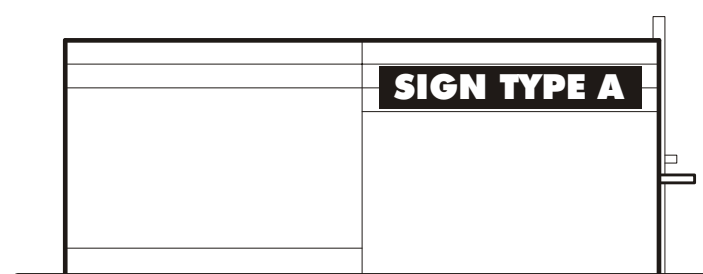
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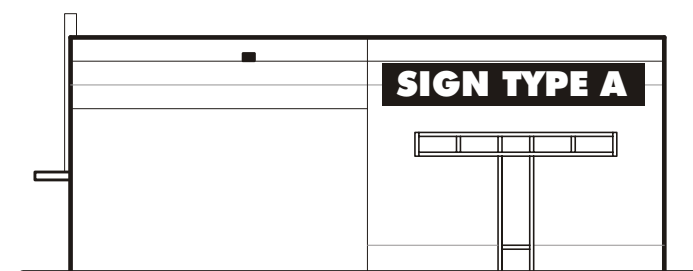
WEST ELEVATION



EAST ELEVATION

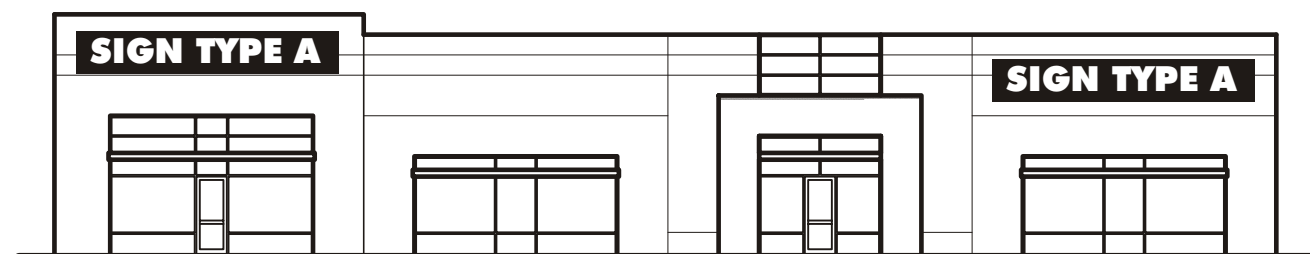


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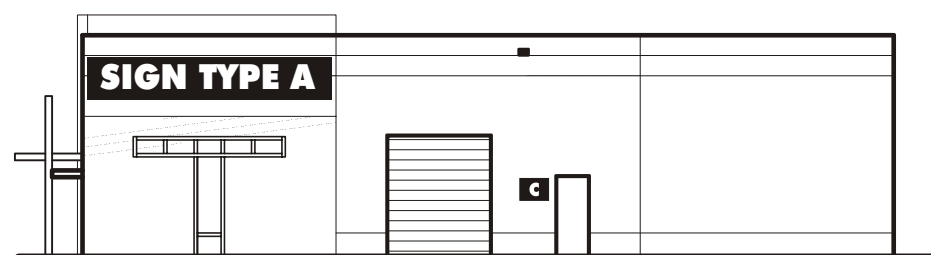


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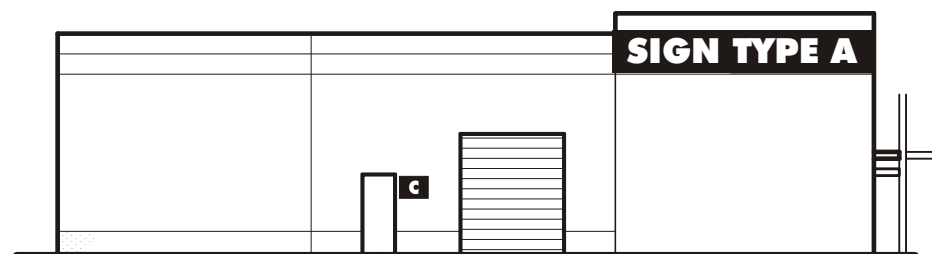
BUILDING I



WEST ELEVATION

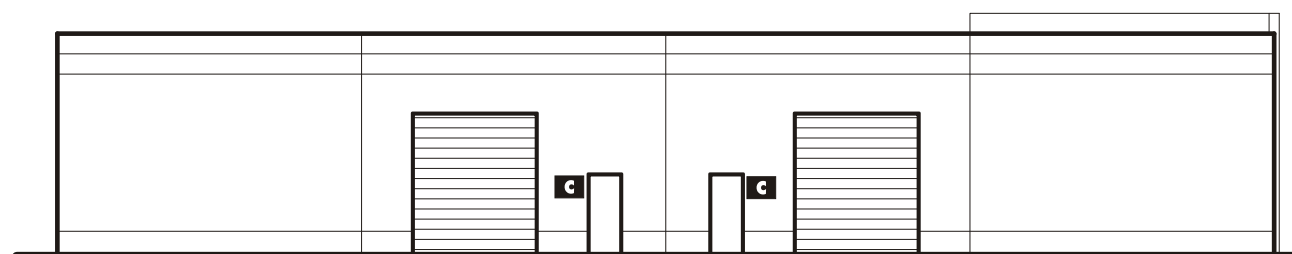


SOUTH ELEVATION



NORTH ELEVATION

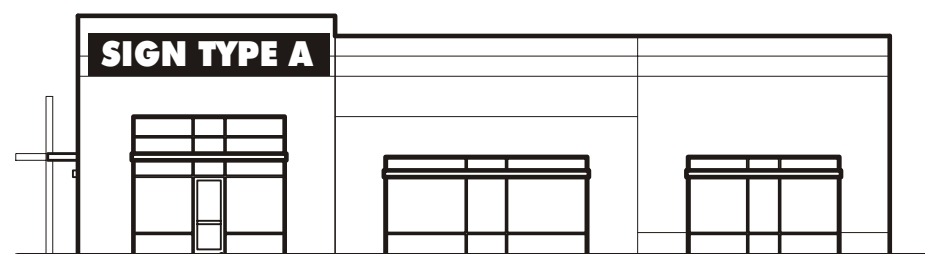
BUILDING J1



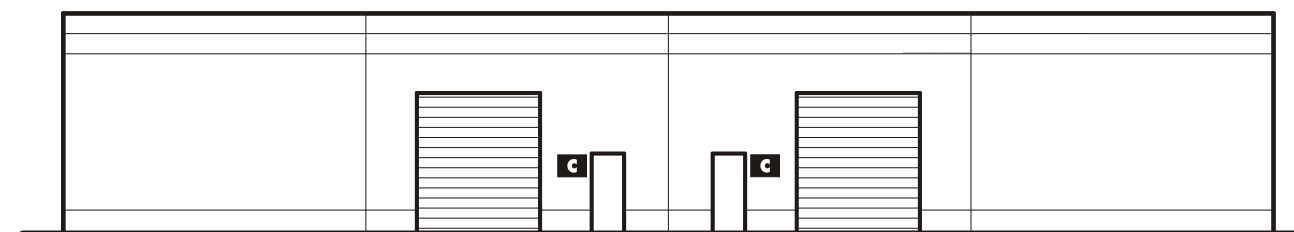
EAST ELEVATION



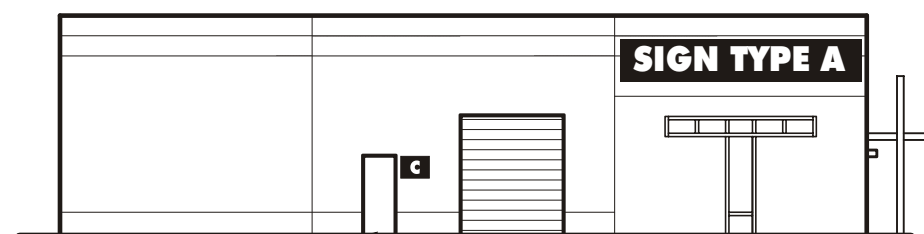
WEST ELEVATION



SOUTH ELEVATION

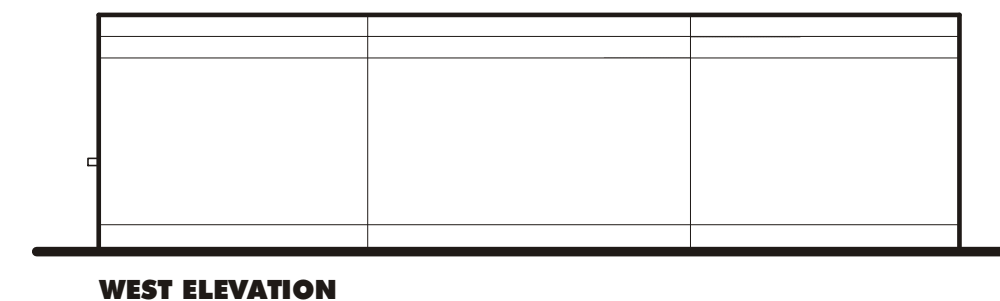
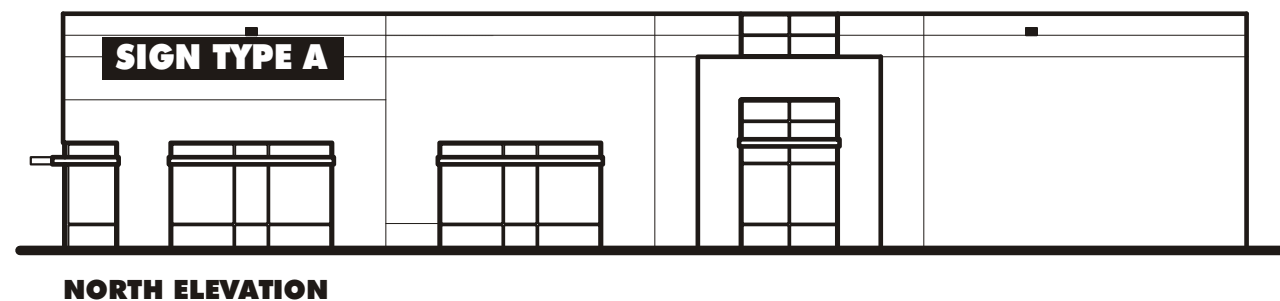
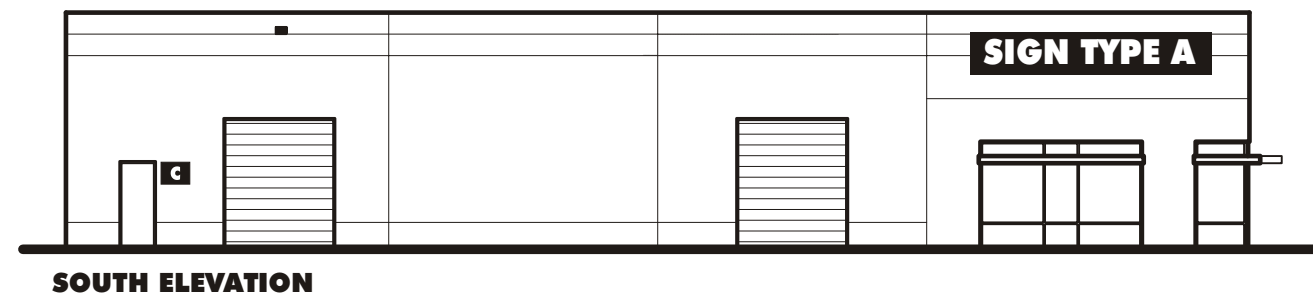
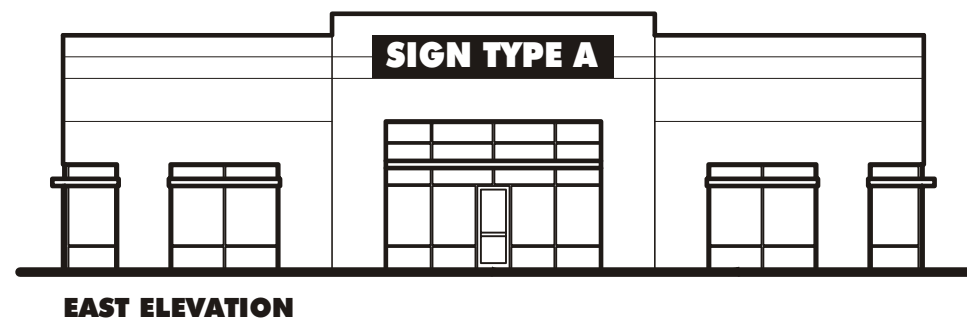


EAST ELEVATION

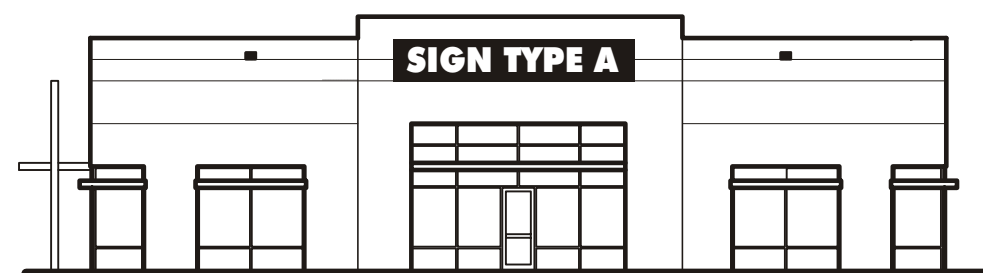


NORTH ELEVATION

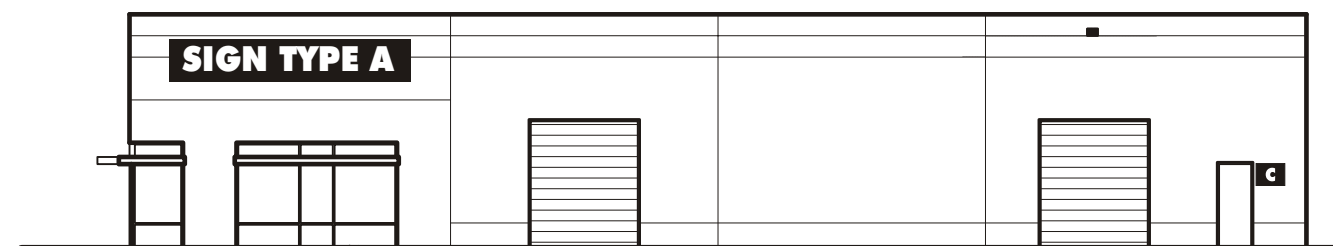
BUILDING J2



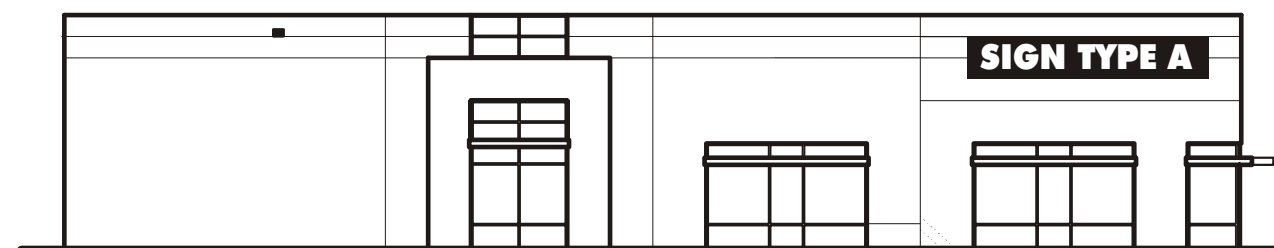
BUILDING K1



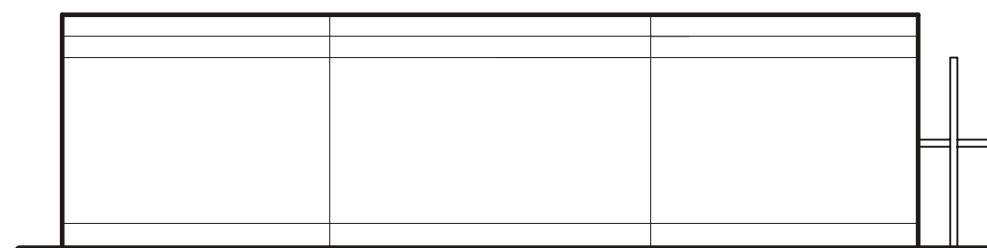
WEST ELEVATION



SOUTH ELEVATION

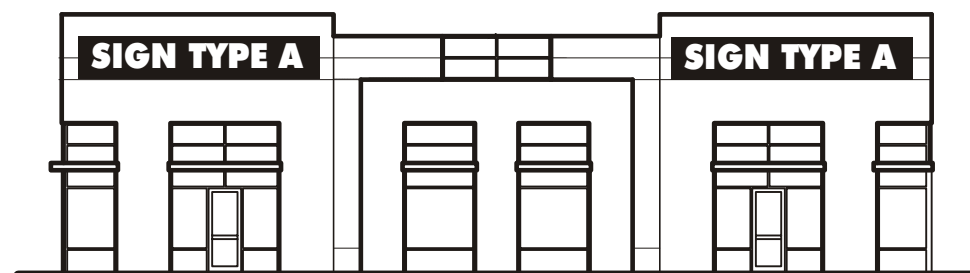


NORTH ELEVATION

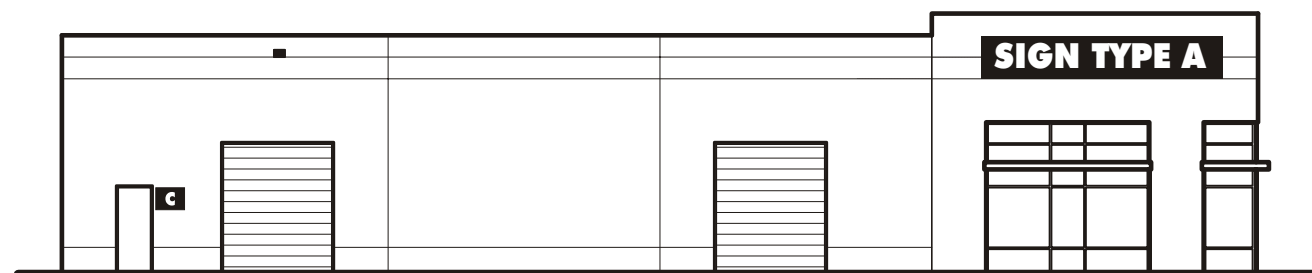


EAST ELEVATION

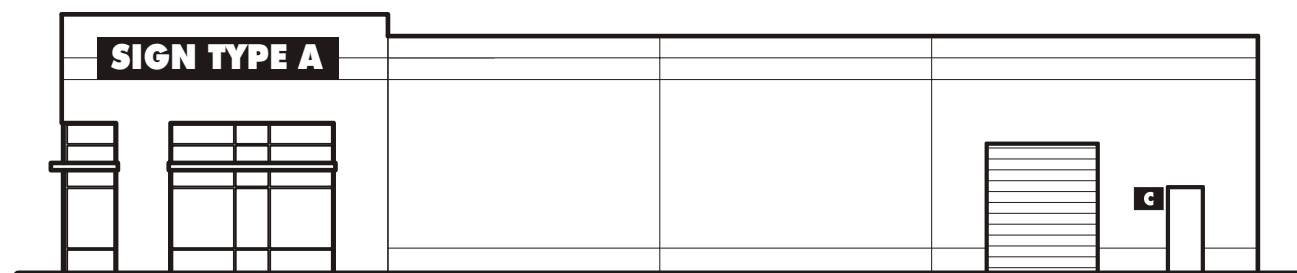
BUILDING K2



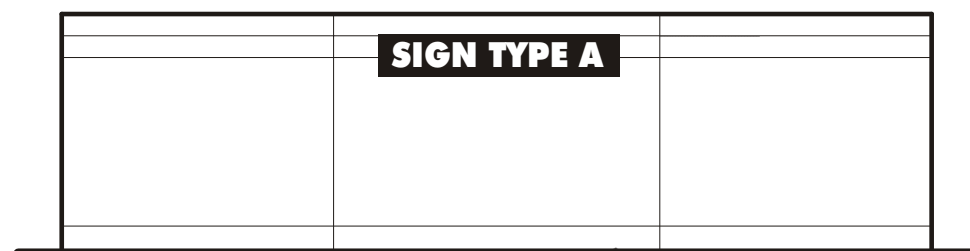
EAST / WEST @ EAST BLDG.



SOUTH / NORTH @ EAST BLDG.

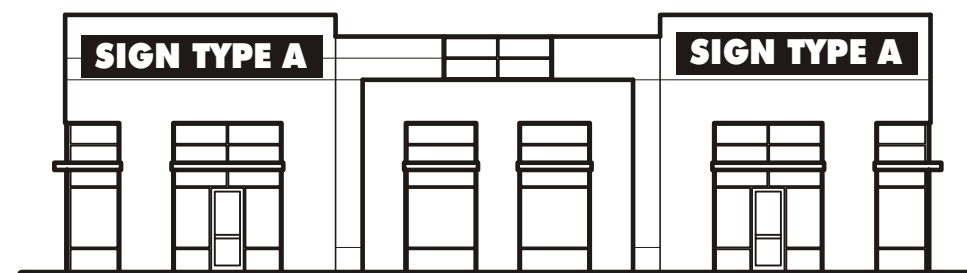


NORTH / SOUTH @ EAST BLDG.

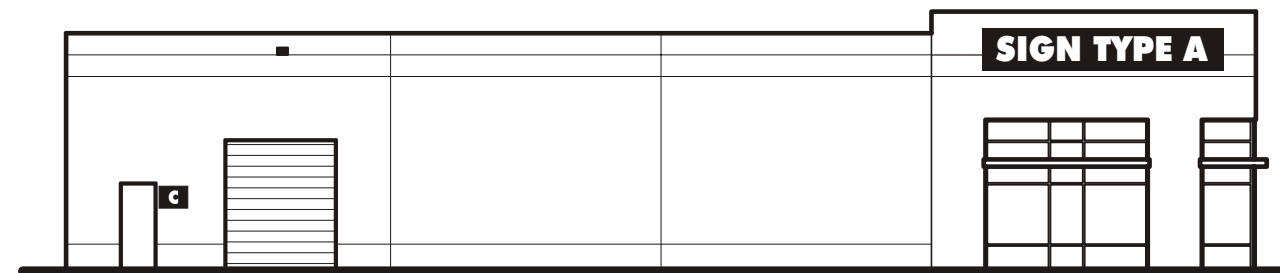


WEST/EAST @ EAST BLDG.

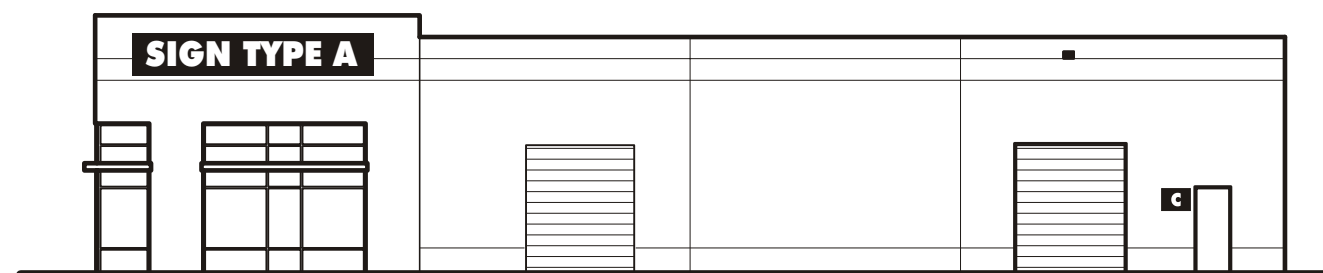
BUILDING K3



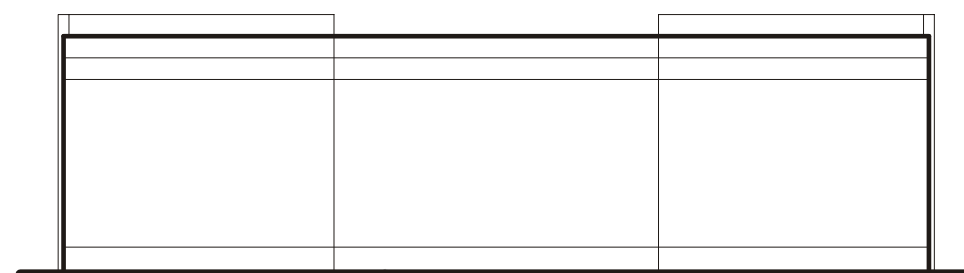
WEST ELEVATION



NORTH ELEVATION

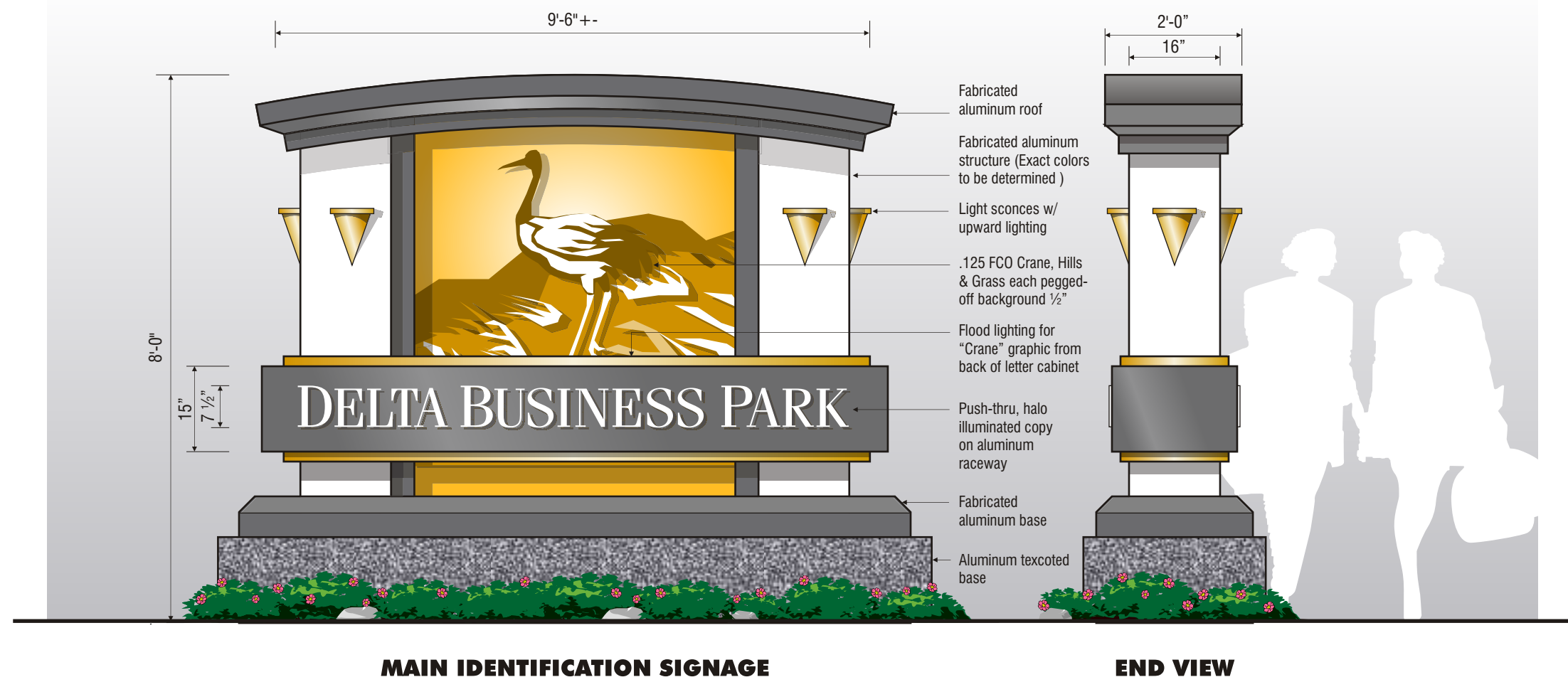


SOUTH ELEVATION

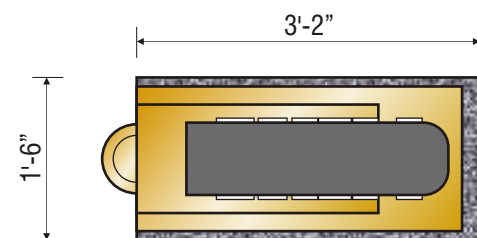


EAST ELEVATION

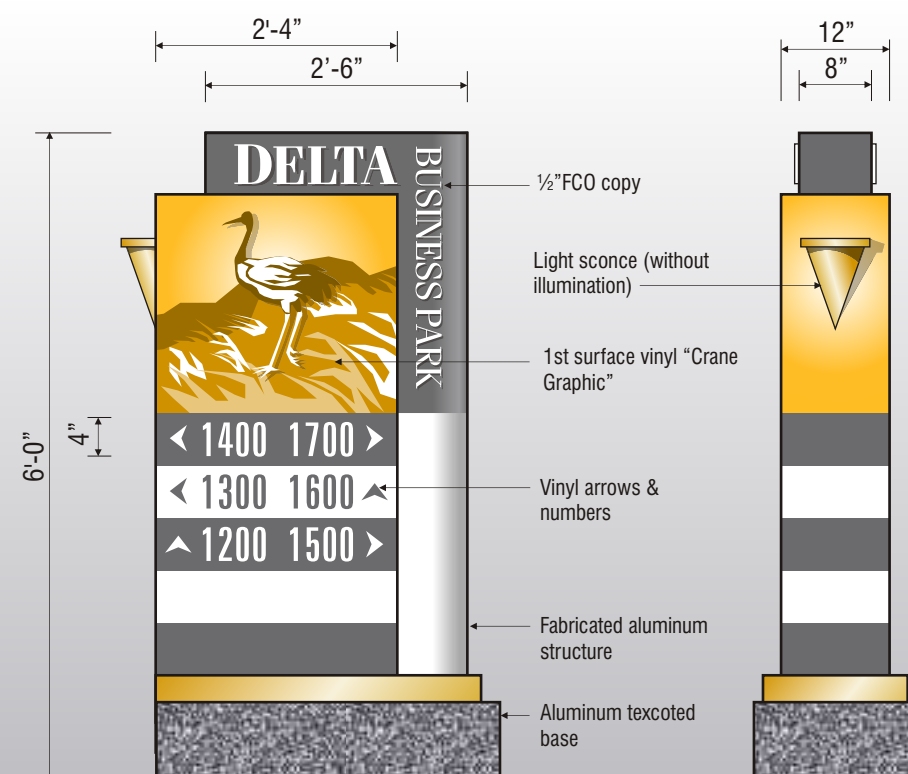
BUILDING K4



SIGN TYPE F



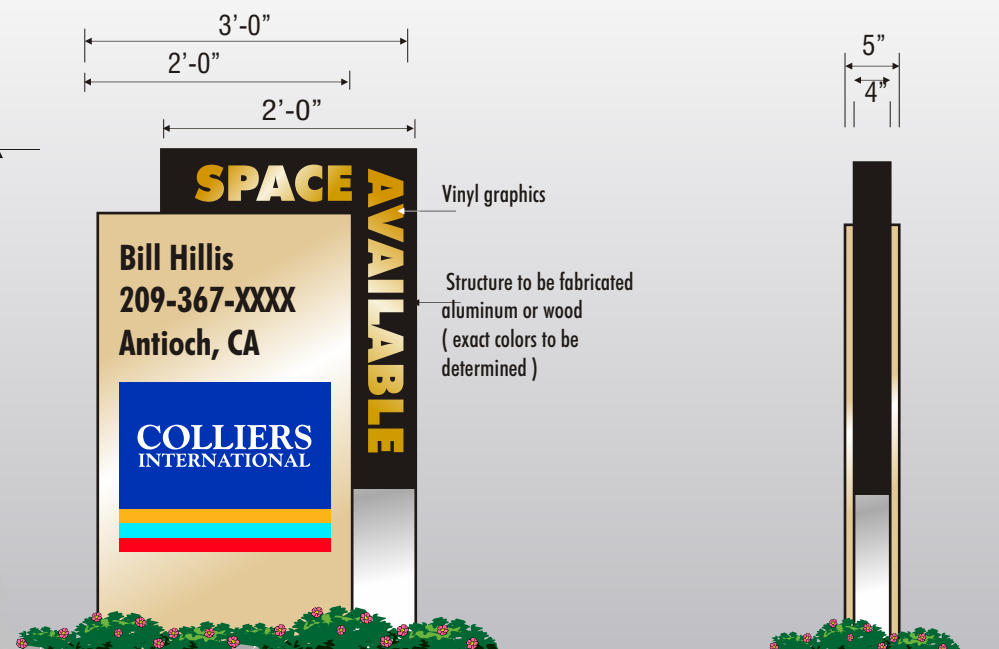
TOP VIEW



**DIRECTIONAL SIGNAGE
(NON-ILLUMINATED)**

END VIEW

SIGN TYPE G



**SIGN TYPE H
REAL ESTATE SIGNAGE**

SIDE VIEW

SIGN TYPE H