

SHADELANDS MEDICAL & Professional Center

Walnut Creek, CA

Master Sign Program
Y09-015

Prepared by
Arrow Sign Company

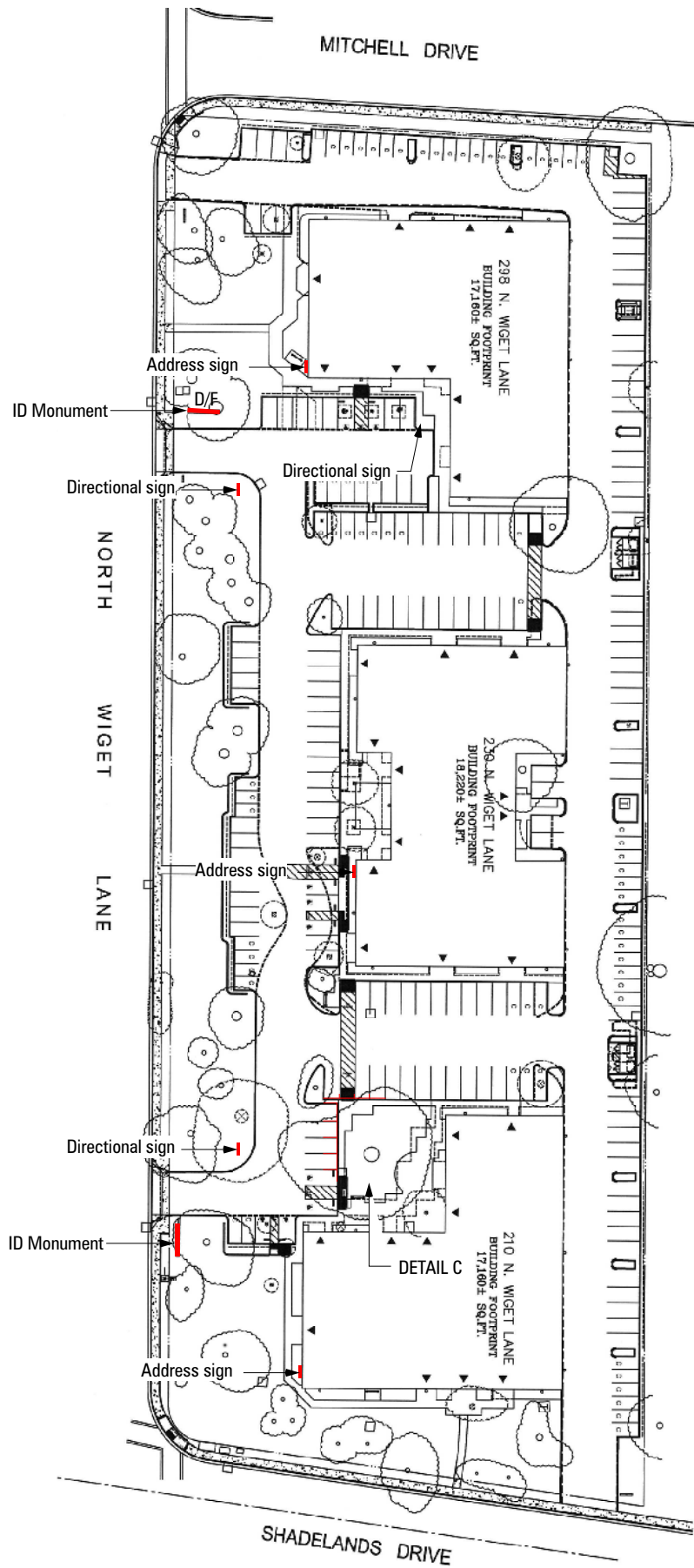


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I. Concept and overview

Signage is an important element for the identity of the center. Our purpose with the Master Sign Program is to set forth guidelines to ensure consistency in format that reinforces the collective image of this project as an upscale and professional medical center.

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

II. Site ID Signage

A.1 - A.2 Center ID Monuments

There will be a total of two (2) site identification monuments. One single faced monument on the south west side of the property running parallel to N. Wiget Lane, and one double faced monument on the north west side of the property running perpendicular to N. Wiget Lane.

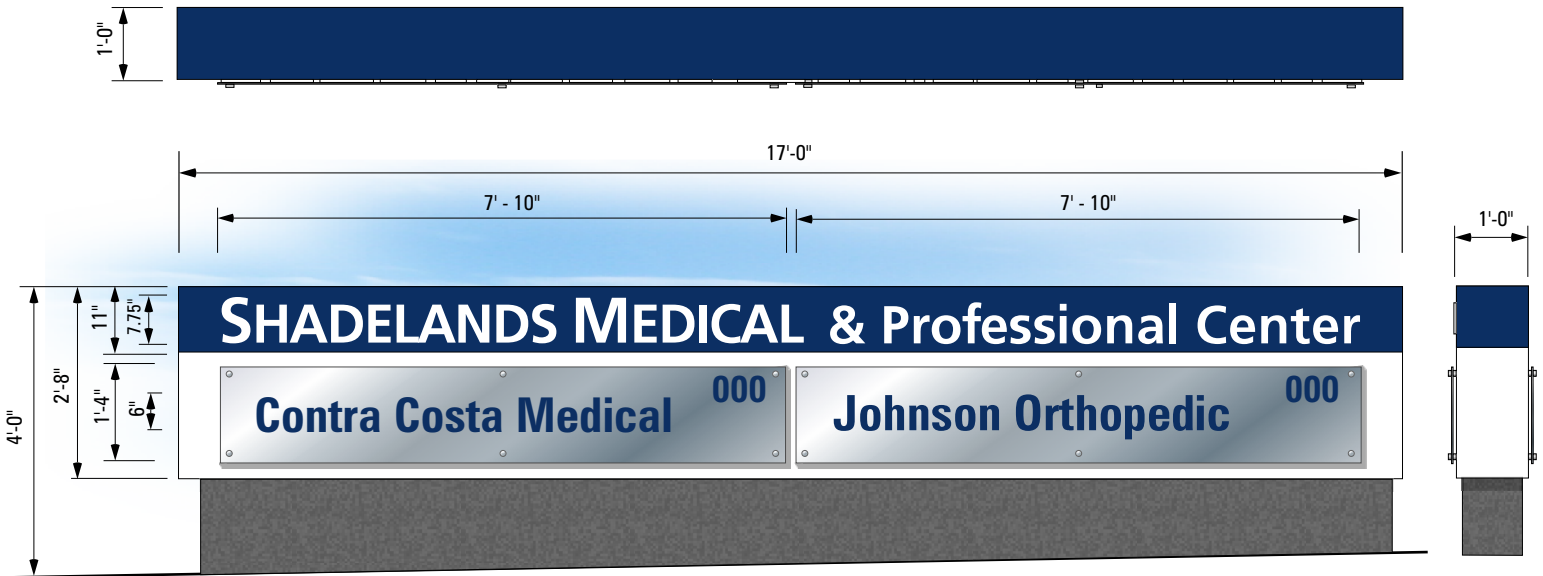
The intent is to identify the property as a unified center. The monument sign's are designed to bring consistency to overall project and also identify the larger occupants within the center.

Monument signage will be allowed with the following guidelines: They will all be externally illuminated. The signs will be located near the main entrances to the property. The total square footage per sign is 68 square feet. Each sign will stand 5'-0" tall x 17'-1" wide x 1'- 0" deep. The centers name / copy shall be 1/2" flat cut out acrylic. The business ID panels will be brushed aluminum panels with vinyl copy. **See Exhibit A**

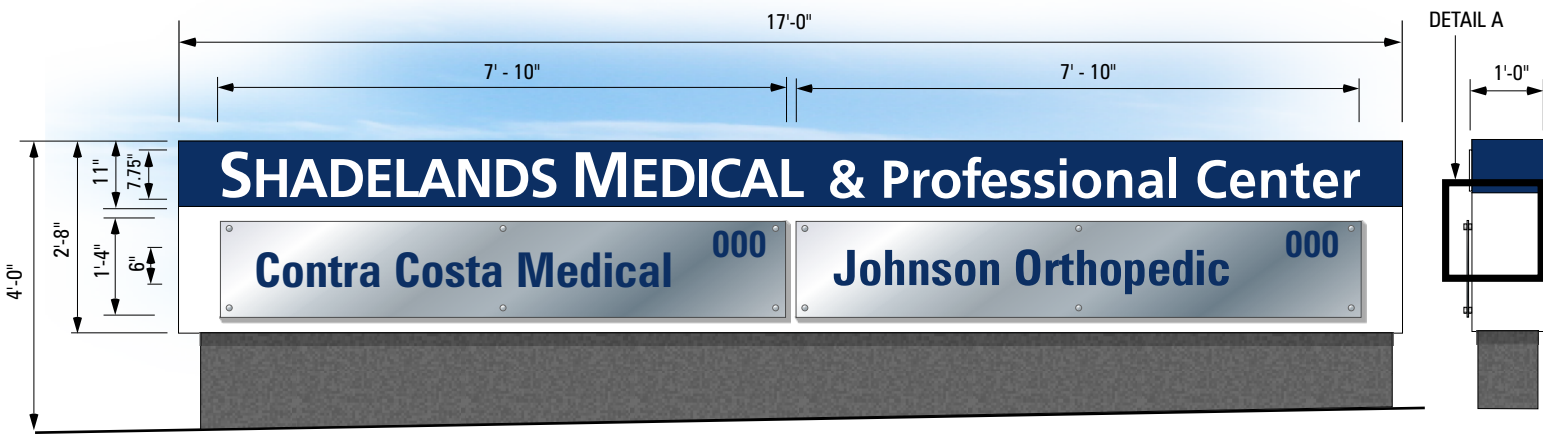
B.1 - B.2 Directionals

There will be two single-faced non-illuminated directional sign located at the common main entrance to the center. The intent is to help guide individuals to the appropriate building. The directional signs are also designed to bring consistency to the signage by using the same accent colors of the building and letter style as the monuments. **See Exhibit B**

Each directory sign will stand 4'-6" tall x 2'-8" wide x 8" deep. The copy & arrow are 1/2" acrylic flat cut out letters.



A1 Double face non-illuminated monument sign.



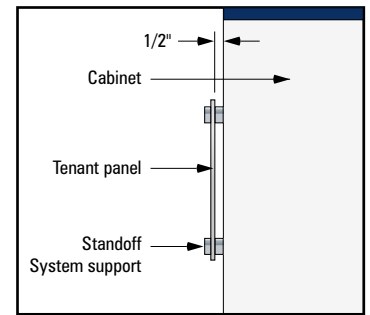
A2 Single face non-illuminated monument sign.

CENTER ID MONUMENT

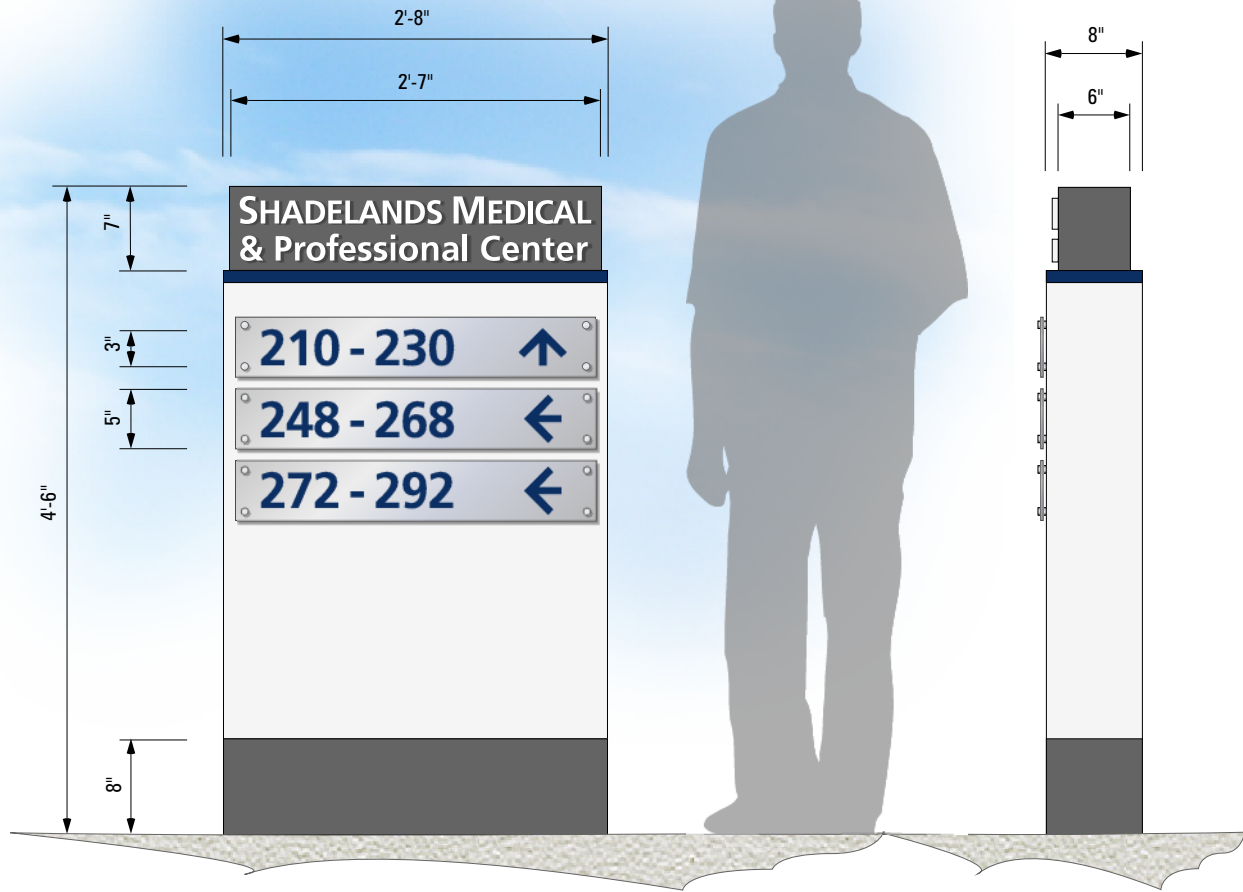
SCALE: 3/8" = 1'-0"

Single face non-illuminated monument sign.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	Matthews	To match ICI #A0155 Drifting Snow, Blue TBD
Base	Existing - repaint	ICI	#A2012 Icon Grey
Copy	1/2" FCO acrylic	Matthews	To match ICI #A0155 Drifting Snow, Blue TBD
Tenant panel	Aluminum		Brushed aluminum
Tenant panel support	Anodized aluminum	Standoff Systems	1" diameter x 1/2" barrel (SO-9050) 1" diameter cap (SO-CAP 9)
Tenant copy	1st surface vinyl	3M	Blue



DETAIL A SCALE: 1" = 1'-0"



DIRECTIONAL SIGNAGE - TYPICAL

SCALE: 3/4" = 1'-0"

Single face non-illuminated directory sign.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Cabinet	Aluminum	Matthews	To match ICI #A0155 Drifting Snow To match ICI #A2012 Icon Grey
Rule	1st surface vinyl	3M	Sapphire Blue #7725-37
Top Section	Aluminum	ICI	#A2012 Icon Grey
Upper Copy	1/2" FCO acrylic	Matthews	To match ICI #A0155 Drifting Snow
Address & Arrow	1st surface vinyl	3M	Sapphire Blue #7725-37
Address & Arrow panel	Aluminum		Brushed aluminum
Address & Arrow panel support	Anodized aluminum	Standoff Systems	5/8" diameter x 1/2" barrel 5/8" diameter cap

III. Business Signage

Business signage will be allowed with the following guidelines:

The letters, fonts, styles should not vary. Letter height should vary slightly only if the tenant I.D. is very long. All tenant sign letter should be the same color to achieve a unique and individual look. However, these signage guidelines limit the number of signs and sign sizes. **See Exhibit C**

1. The overall sign dimensions must not exceed 96" horizontally x 24" Vertically.
2. The materials for all signs must be 1 1/2" thick painted aluminum panels. Copy and logo to be painted 1/2" FCO acrylic.
3. Signs to be installed on concrete building walls centered vertically between building trim and top of parapet. Panels are mounted using steel bolts set in epoxy or as required by the City building division. Panels are to stand off walls 3/4".
4. Flat head silver colored bolts are used with washers and threaded nuts behind sign panel to fix sign panel in place. The size of the exposed bolt head is 2" in diameter, 1/2" thick. Bolt holes drilled through panel 3" in from the vertical and horizontal sides, approximately 4" in from the corners or as required by the City building division.
5. Signs are not to be illuminated.

Note: A professionally prepared drawing must be submitted to the ownership for approval prior to city permit submittal.

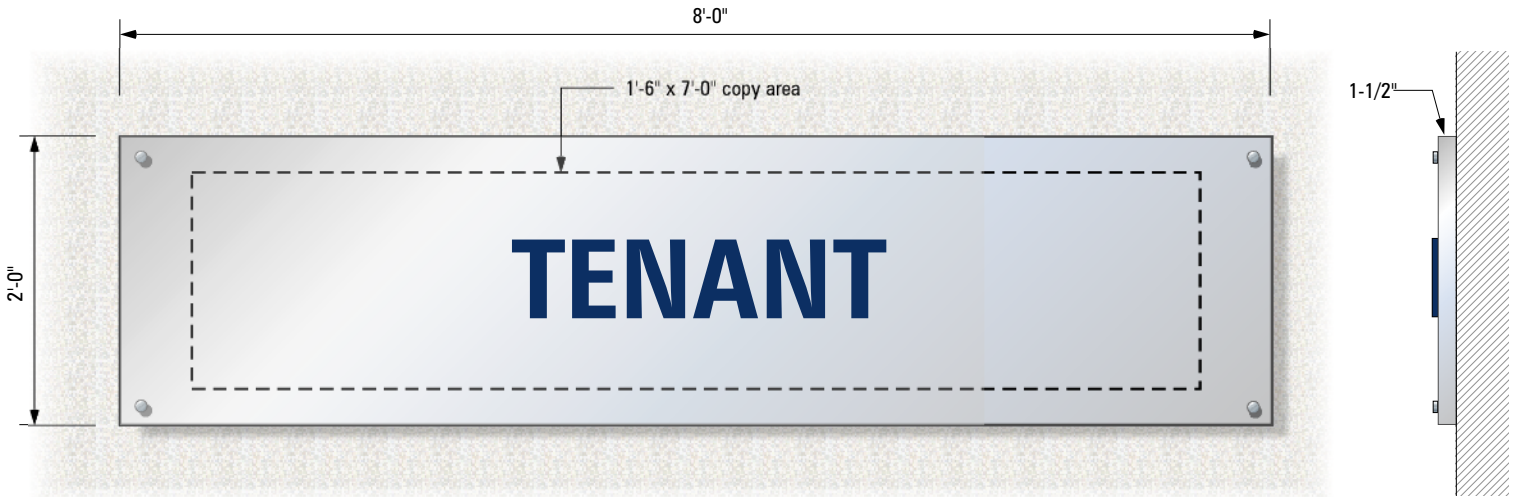
IV. Shipping and Receiving Signage

Each delivery door is entitled to one (1) shipping and receiving sign. All tenants' shipping & receiving signage shall be identical. The signs shall be constructed of 3/16" thick painted aluminum. Each sign will be 12" x 12" and mounted 4'-8" from grade to the bottom of the sign and located in the space next to the man door. The letters will be black opaque 3M vinyl. The tenant name will be allowed within the upper 1/3 section of the sign. All copy shall be black. **See Exhibit D**

V. Permanent Door Graphics

Tenant graphics are limited to company name, logo, phone number and hours of operation only, applied to glass entry door in owner's company logo and font style. Graphics white (only) surface applied high performance 3-M gloss vinyl. **See Exhibit E**

Graphics to be centered horizontally. Entire grouping to be centered 60" from ground level.



BUSINESS SIGNAGE - TYPICAL

SCALE: 3/4" = 1'-0"

Single face non-illuminated sign as shown.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Panel	1 1/2" aluminum	Matthews	Metallic Silver #281-342, satin
Tenant panel support	Stainless Steel bolts w/ 3/4" standoff		
Copy & logo	1/2" FCO acrylic	Matthews	To match Sapphire Blue #7725-37

Note: Please see Section III Business signage for building guidelines.



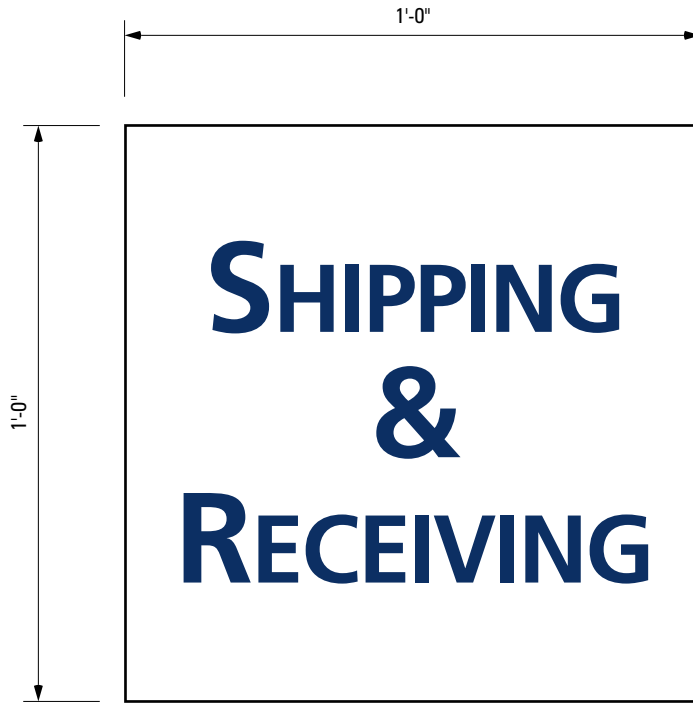
ADDRESS SIGNAGE - TYPICAL

SCALE: 3/4" = 1'-0"

FCO address.

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Address	1/2" FCO acrylic	Matthews	Black #282-204, satin
Mounting Method	Stud mounted - no standoff		

Note: Address signs do not require a permit from the City of Walnut Creek

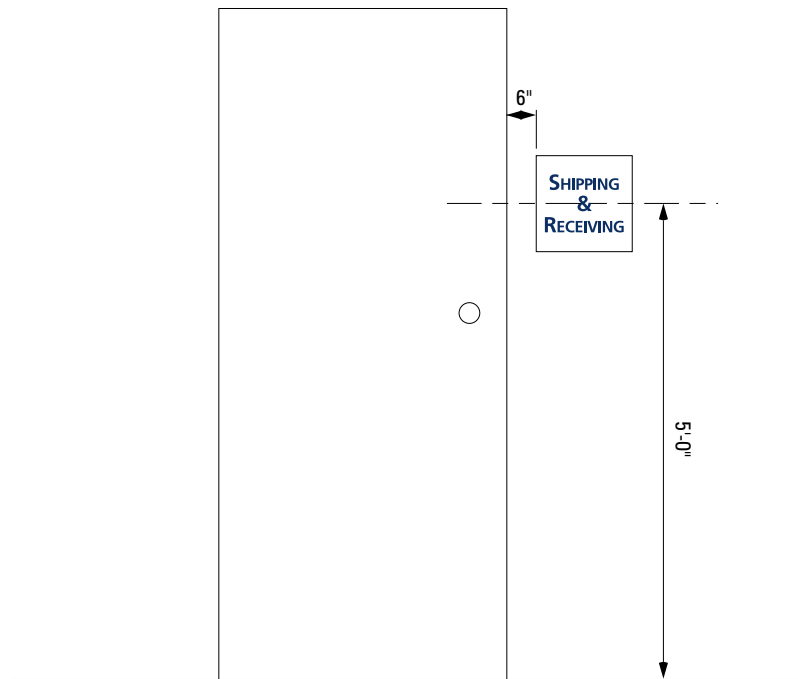


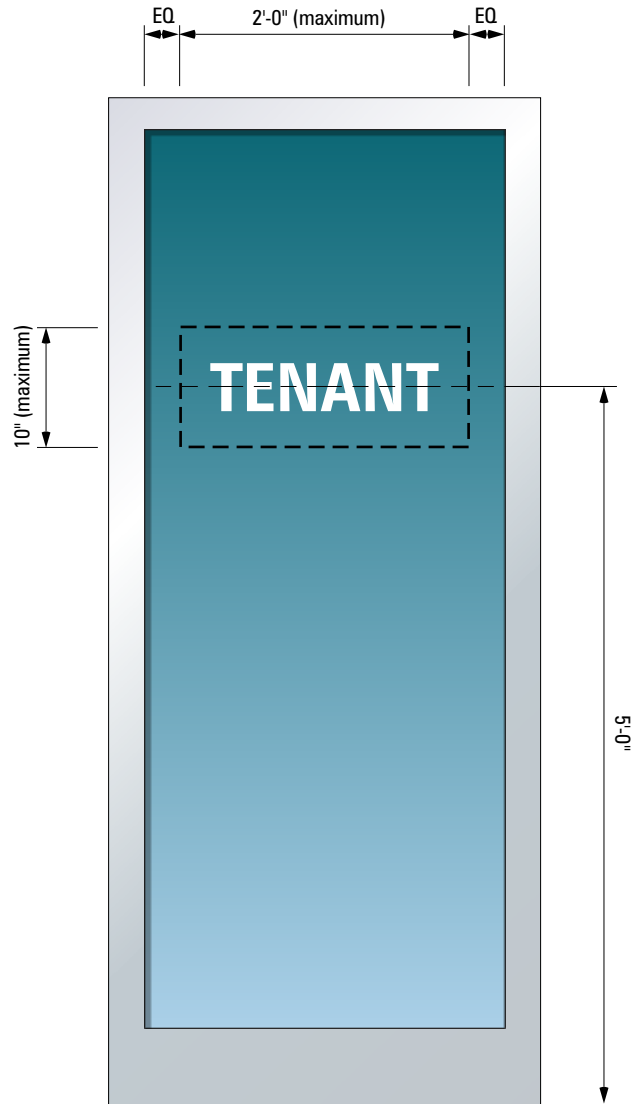
SHIPPING & RECEIVING SIGN

SCALE: 3" = 1'-0"

Door vinyl

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Panel	3/16" aluminum	Matthews	White #282-202, satin
Copy	1st surface vinyl	3M	Sapphire Blue #7725-37





DOOR GRAPHICS

SCALE: 1 1/2" = 1'-0"

Door vinyl

ITEM	DESCRIPTION	VENDOR	SPECIFICATION
Copy & logo	1st surface vinyl	3M	Opaque White



MONUMENT SIGNAGE - PHOTO OVERLAY

NOT TO SCALE



BUSINESS SIGNAGE - PHOTO OVERLAY (Building 1 South Elevation)

NOT TO SCALE

VI. Construction

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

VII. Installation and Removals

1. Prior to installation, owner shall obtain permits from the City of Walnut Creek's planning and building division.
2. All penetrations of any building structure required for sign installations shall be neatly sealed and continuously maintained in watertight condition.
3. All contractors used by Tenants for installation, removal or service calls on signage must be fully licensed, and must provide property owner with Certificates of insurance prior to the commencement of any work.
4. All methods of attachment to any structure must be approved by the Property Owner.
5. Sign removals shall include the patching and repairing of the entire work area, plus the repainting of any "ghosted" area as directed by the Property Owner.

IX. Owner and or Tenant Responsibilities

Tenants shall be responsible for the fulfillment of all requirements of these Signage Guidelines and all applicable codes and ordinances. Each Tenant is responsible for the cost of design, fabrication, installation, maintenance for their own sign(s). Tenants shall be responsible for the immediate repair of damage and the proper maintenance of their sign. All permits required by the City of Walnut Creek and associated fees, shall be obtained and paid for the tenant or tenant's representative. Tenants shall be required to perform or cause to have performed such necessary action to correct or repair signage within 10 days of written notice from the building association.

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

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

X. Business definition

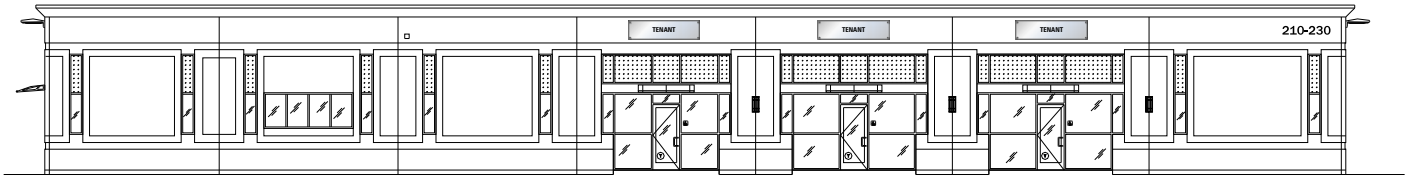
Tenant: Infers building owner of unit or building owner's single tenant, each building unit is limited to one company name for signage proposes. Multi tenant units are not allowed to have multi-tenant signs.

XI. Prohibited Signs

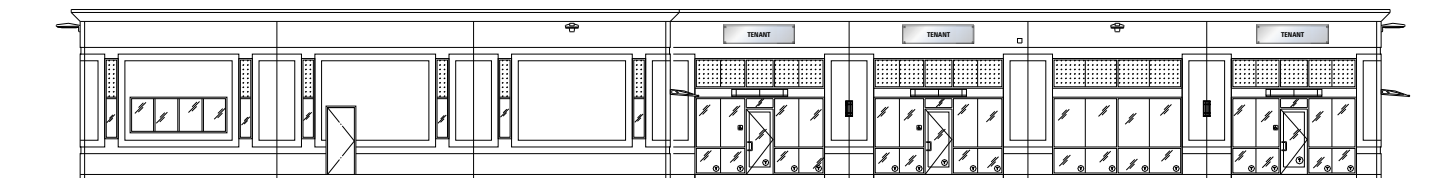
The following signs are not to be installed or used. Portable, Easel, A-Frame, Roof mounted and signs taped on window and any other signs not permitted in this Master Sign Program.

XII. Permits

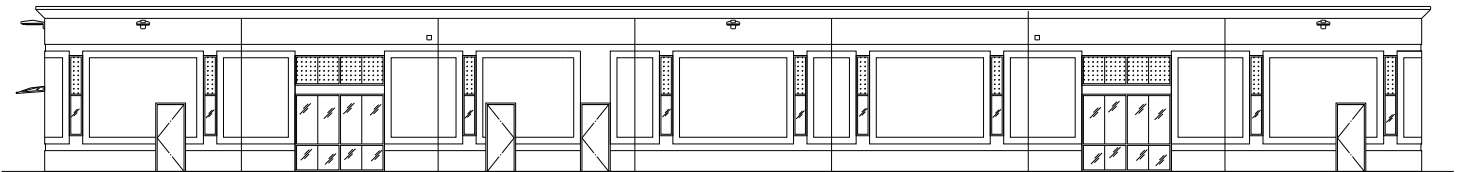
All signs require approval from the City of Walnut Creek's planning and building divisions. Owners shall obtain all required permits prior to installation. Owners can contact the duty planner at (925) 256-3558 or dutyplanner@walnut-creek.org for more information.



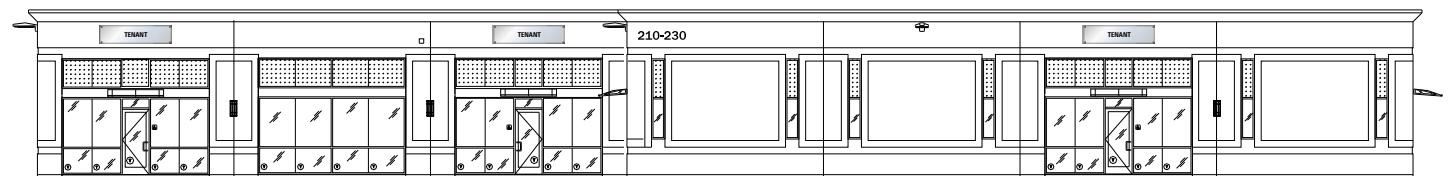
BUILDING 1 - EAST ELEVATION



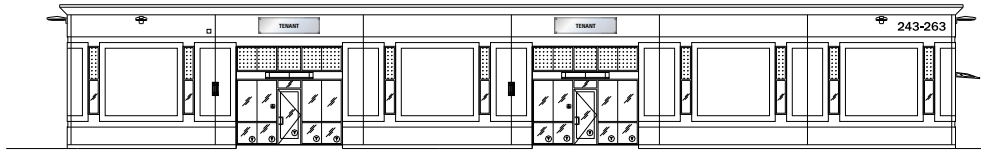
BUILDING 1 - WEST ELEVATION



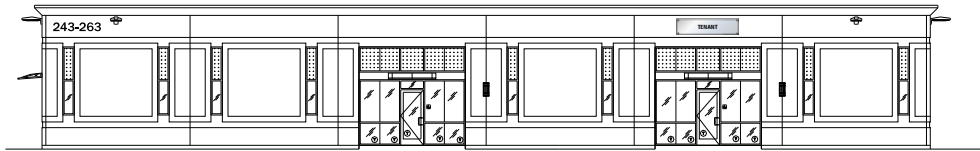
BUILDING 1 - NORTH ELEVATION



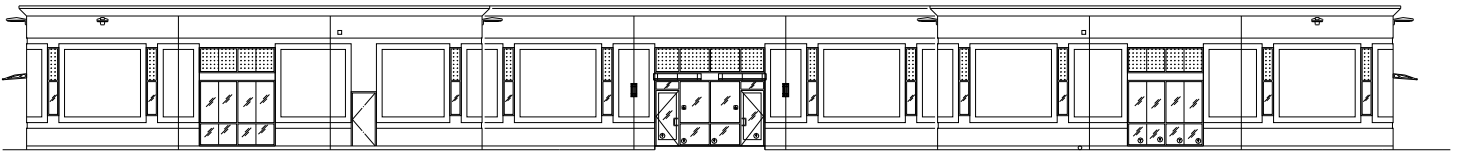
BUILDING 1 - SOUTH ELEVATION



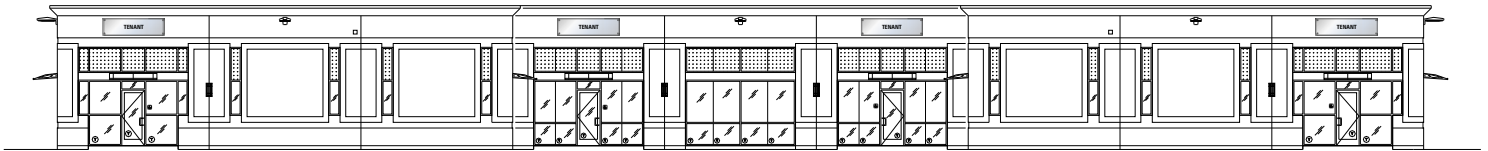
BUILDING 2 - WEST ELEVATION



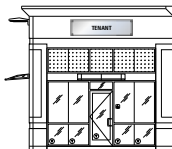
BUILDING 2 - EAST ELEVATION



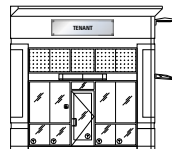
BUILDING 2 - NORTH ELEVATION



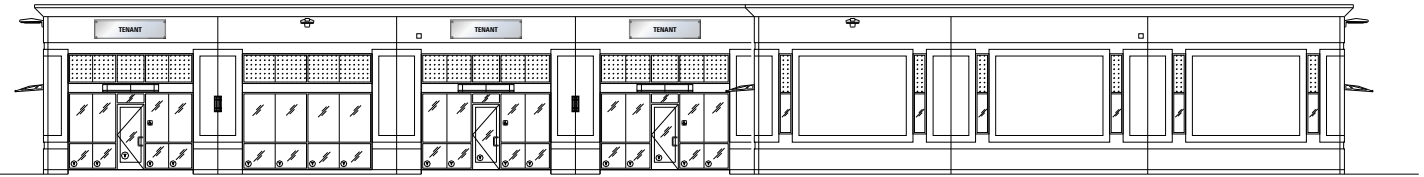
BUILDING 2 - SOUTH ELEVATION



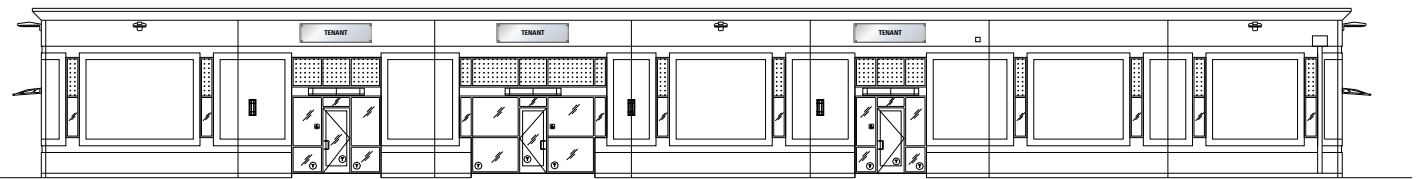
BUILDING 2 - INTERIOR EAST ELEVATION



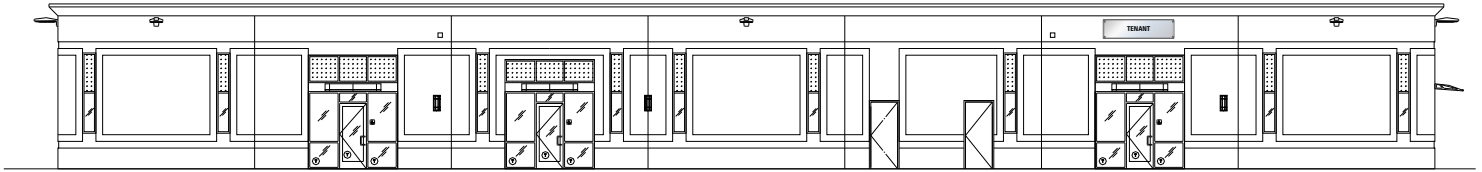
BUILDING 2 - INTERIOR WEST ELEVATION



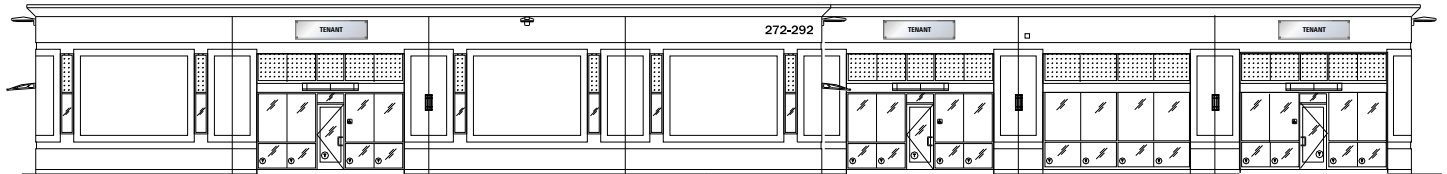
BUILDING 3 - EAST ELEVATION



BUILDING 3 - WEST ELEVATION



BUILDING 3 - NORTH ELEVATION



BUILDING 3 - SOUTH ELEVATION