

555 YVR Master Sign Program

555 Ygnacio Valley Road
Walnut Creek, CA 94596

In accordance with the City of Walnut Creek's Sign Ordinance, this Sign Program has been developed to identify the placement, construction, size, materials, and colors for the live/work tenant and building signage. The guidelines contained herein are established for the purpose of assuring successful display of identity for each tenant while keeping the integrity of the building architecture. All signage elements have been designed for the mutual benefit of tenants, visitors and residents of 555 YVR and in consideration of the community in which it exists.

Live/Work Tenant Guidelines:

- A) General
 - a. Each live/work tenant will be allotted one sign per the attached drawings (*See sheet 4.0 of the 555 YVR Master Sign Program – Exhibit E*)
 - b. Each sign shall be designed, per the approved plans, and developed by a designer that has demonstrated ability in sign design
- B) Materials, Construction & Design (*See sheet 4.0 of the 555 YVR Master Sign Program – Exhibit E*)
 - a. The design of the tenants signage shall be compatible with the architecture of the building
 - b. Live/work tenant logo and/or logotype shall be constructed in black 3M vinyl or equal and applied to building standard tenant panel. (other colors are prohibited)
- C) Illumination
 - a. Illuminated tenant signs are prohibited
- D) Location (*See sheet 1.1 and 1.2 of the 555 YVR Master Sign Program – Exhibit E*)
 - a. Designated areas on the building are indicated for live/work tenant signage, no other live/work tenant signage is allowed (total of six locations, one for each live/work tenant)
- E) Wording & Logos
 - a. Live/ work tenant signage may consist of a company logotype, company logo or a combination of both; and/or hours of operation, phone number(s) and web address information (no other wording is permitted).
- F) Prohibited Signage for live/work tenants
 - a. Window Graphics
 - b. Banners
 - c. A-Frames
 - d. Illuminated / Neon
 - e. Freestanding



Building Signage Guidelines:

- A) General:
- a. The building will be allotted two illuminated signs per the attached drawings *(See sheets 2.0, 2.1, 2.2, 3.0, 3.1 and 3.2 of the 555 YVR Master Sign Program – Exhibit E)*
 - b. The address identification will be 28 5/8" tall X 3" deep halo illuminated individual numbers *(See sheets 2.0, 2.1, and 2.2 of the 555 YVR Master Sign Program – Exhibit E)*
 - c. The parking identification illuminated sign will be 72" wide x 24" tall attached to the east wall of the parking garage entrance to distinctly identify the parking garage entrance. This sign will also have a double-sided illuminated 555 YVR blade identification 18" wide X 24" tall mounted on the north face of the building just to the left of the parking identification sign. *(See sheets 3.0, 3.1 and 3.2 of the 555 YVR Master Sign Program – Exhibit E)*
- B) Materials, Construction & Design
- a. The address numbers will be individual fabricated aluminum numbers with LED halo illumination *(See sheet 2.2 of the 555 YVR Master Sign Program – Exhibit E)*
 - b. The parking identification will be a fabricated aluminum cabinet, internally illuminated with push through face lit acrylic *(See sheet 3.2 of the 555 YVR Master Sign Program – Exhibit E)*. *The 555 YVR blade sign will be constructed of aluminum framing with lexan, translucent vinyl and painted acrylic faces. (See sheet 3.1 of the 555 YVR Master Sign Program – Exhibit E).*
- C) Illumination
- a. The address numbers will be illuminated with LED illumination *(See sheet 2.2 of the 555 YVR Master Sign Program – Exhibit E)*
 - b. The parking & 555 YVR identification will be illuminated with LED illumination *(See sheets 3.1 and 3.2 of the 555 YVR Master Sign Program – Exhibit E)*
- D) Location
- a. Address and Parking identification are designated on the attached site plan *(See sheet 1.2 of the 555 YVR Master Sign Program – Exhibit E)*

Temporary Building Signage (Leasing, Sales, Marketing):

- A) All temporary signage (Leasing, Sales, Marketing...) will be governed by the Walnut Creek Signage Code





555 YVR Master Sign Program Exhibit E

555 Ygnacio Valley Road
Walnut Creek, CA 94596

Master Submittal Packet

February 10, 2009

Prepared by:

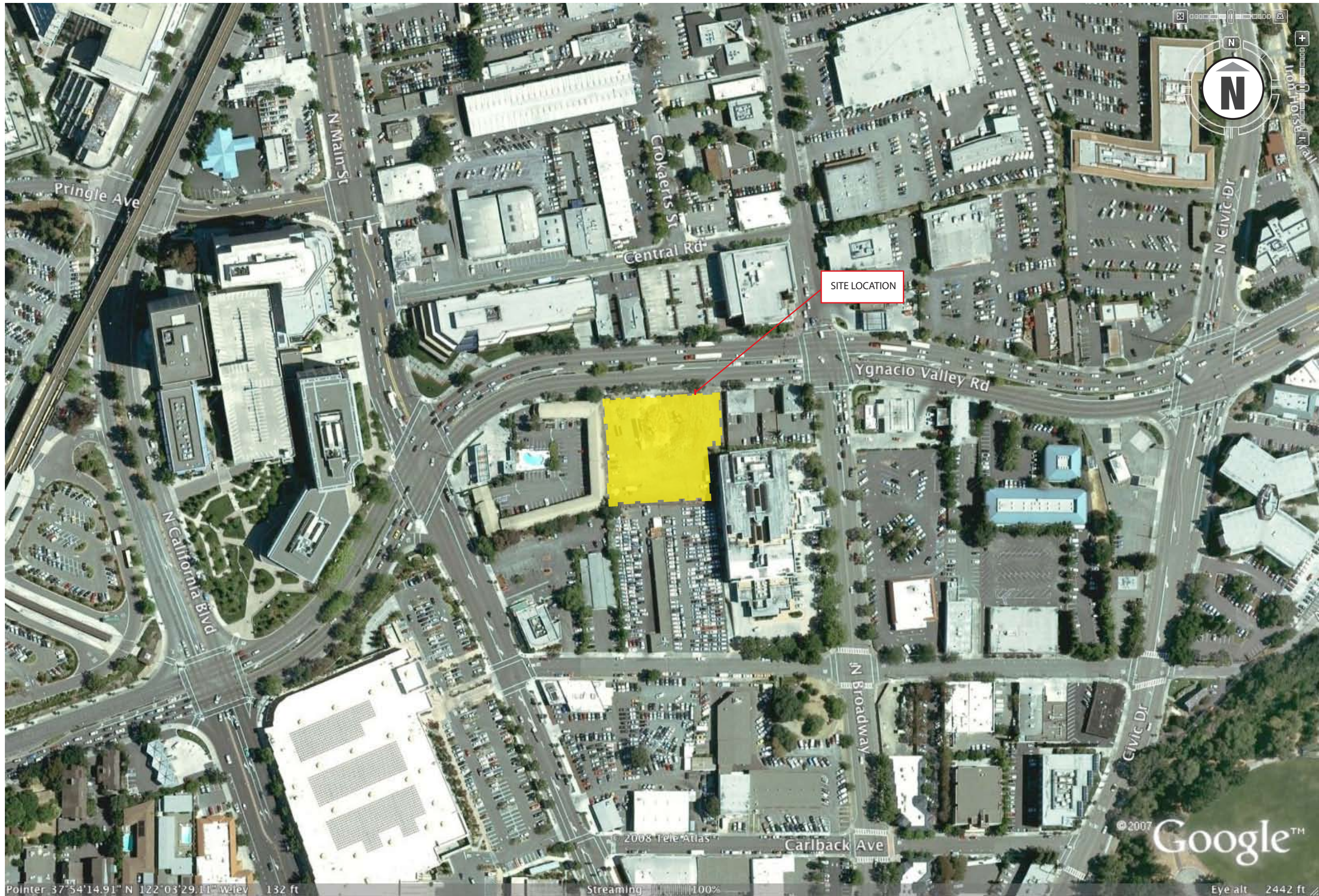
Arie Korver
Rebecca Martin
Will Rodriguez

Contents

Site Map
Install Elevations
Install Locations
Main ID Sign
Parking ID Sign
Tenant ID Panel



THOMPSON | DORFMAN
URBAN RESIDENTIAL DEVELOPMENT



Pointer 37°54'14.91" N 122°03'29.11" W Elev 132 ft Streaming 100% Eye alt 2442 ft

WEIDNER ARCHITECTURAL SIGNAGE

5001 24th Street
 Sacramento, CA
 95820
 916.452.8000
 Fax 916.452.3331
 CA Lic. #559090



Project
 555 YVR Condos

Company
 Pacific Marketing Associates, Inc.

Work Order
 31515

Drawn By
 Weidner Architectural Signage

Date
 11.20.08

Revisions
 1 01-23-09 JR

Final files released from
 FUEL Creative Group
Date:

Drawing Title
SITE

Scale
 N/A

Sheet Number
1.0

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Weidner Architectural Signage

Date
11.20.08

Revisions
12.29.08
01.26.09

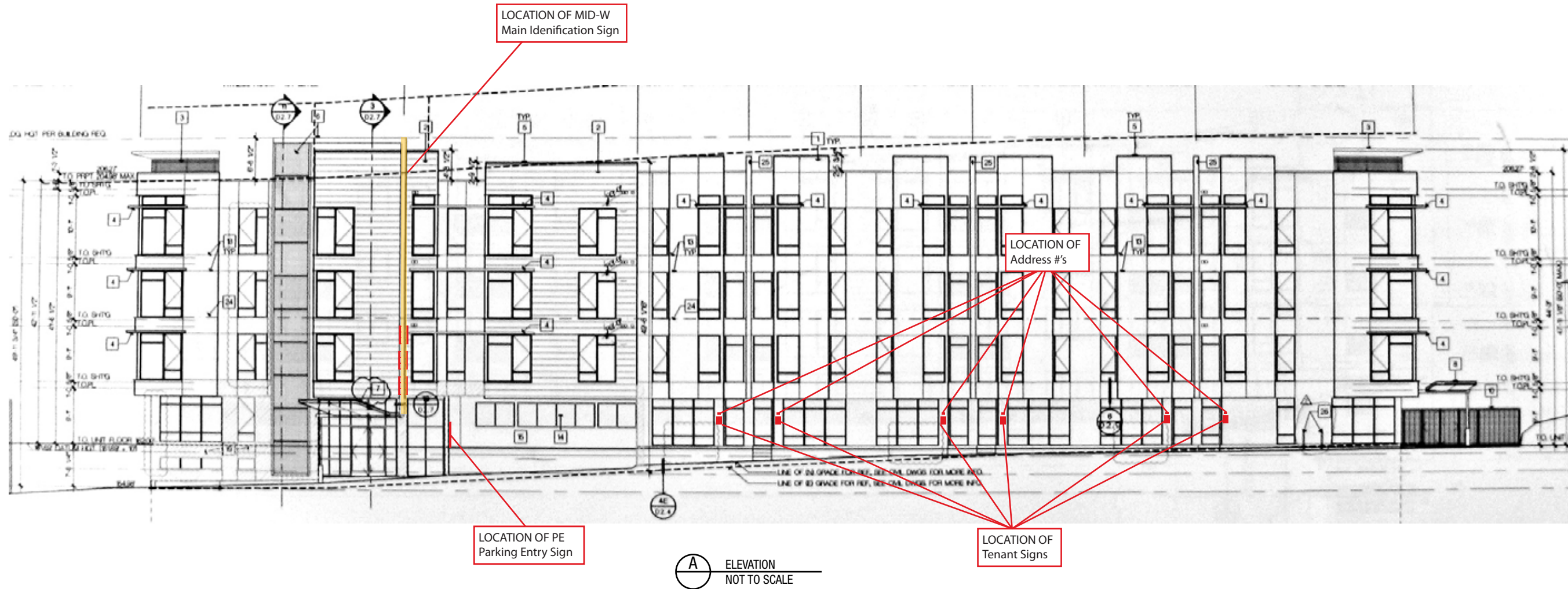
Final files released from
FUEL Creative Group
Date:

Drawing Title
ELEVATION

Scale
N/A

Sheet Number
1.1

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MAXIMUM TOTAL SIGN AREA = 45 SQ. FT.



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Project
555 YVR Condos
555 Ygnacio Valley Road
Walnut Creek, CA 94596

Company
Pacific Marketing Associates, Inc.

Work Order Drawn By
31515 WR

Date Phase
09-02-08 Submittal

Revisions No.	Date	Phase	By
1	01-23-09	Revision	JR
2	01-26-09	Revision	WR

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Sign Type Description
Sign Program Location Plan
Floor 1

Sign Type Code
LOC-F1

Sheet No.
1.2

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Project
555 YVR Condos

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Drawn By
FUEL Creative Group

Date
10.21.08

Revisions
11.14.08
12.09.08

Final files released from
FUEL Creative Group
Date:

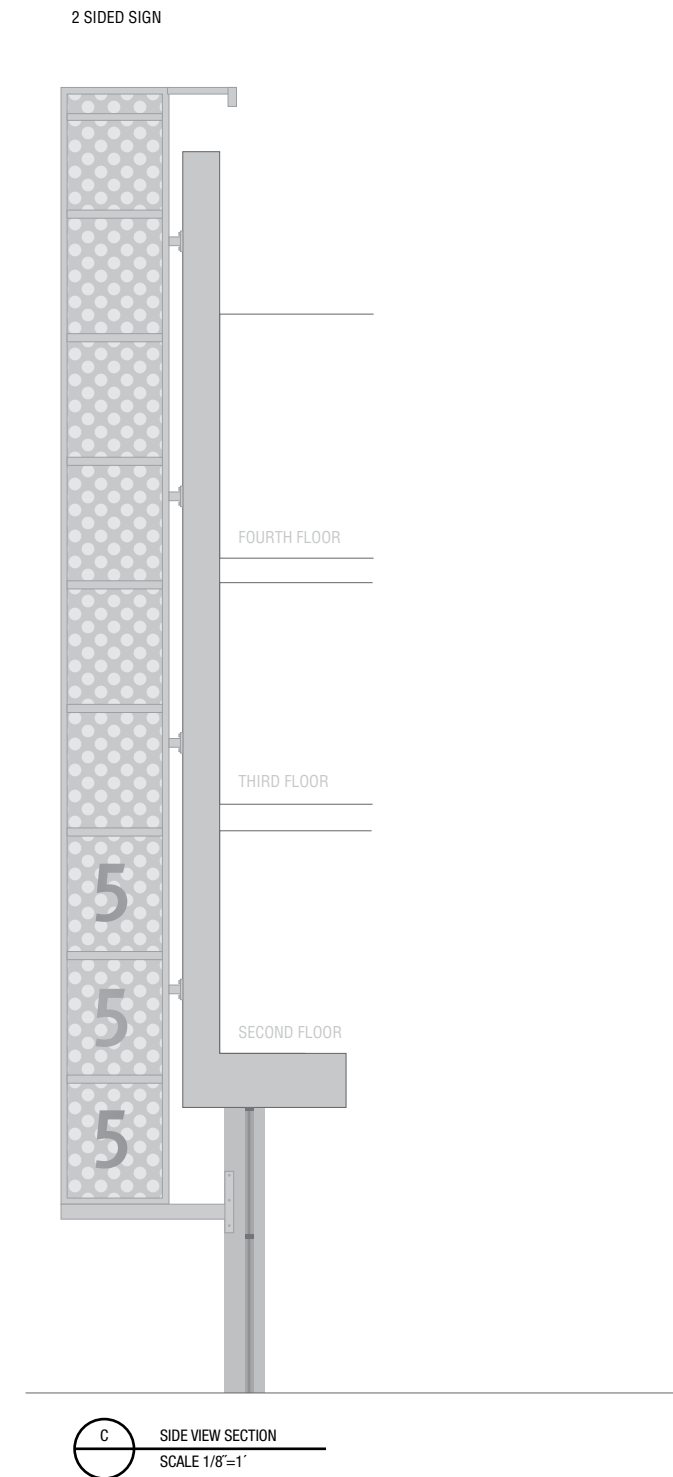
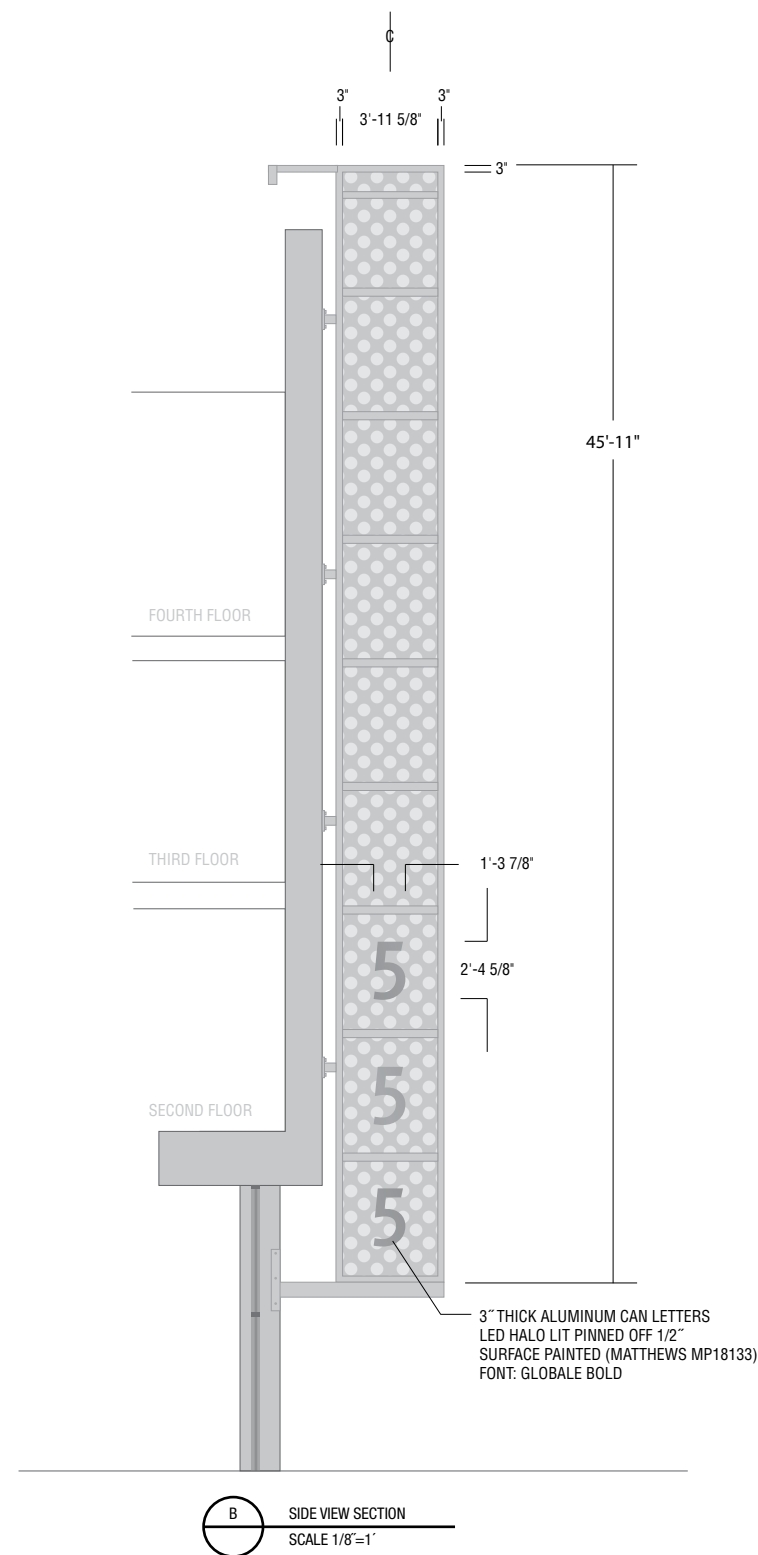
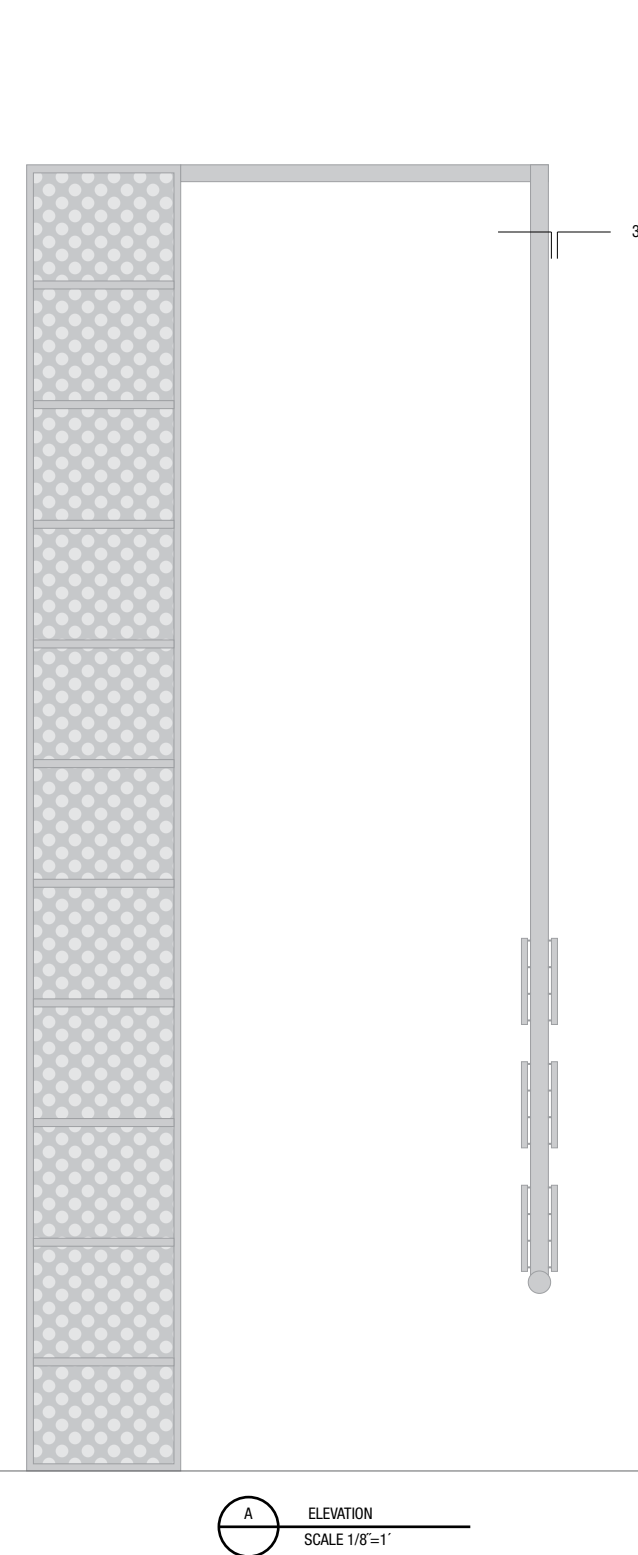
Drawing Title
MID-W
MAIN IDENTIFICATION
OPTION B

Scale
N/A

Sheet Number
2.0

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NOTE: PERFORATED METAL SIGN
FABRICATED AND INSTALLED BY OTHERS



SIGN AREA (PER SIDE) = 9.5 SQ. FT.



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555 YVR Condos

Company

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Drawn By

FUEL Creative Group

Date

10.21.08

Revisions

11.14.08
12.09.08
12.15.08
12.29.08

Final files released from
FUEL Creative Group

Date:

Drawing Title

**MID-W
MAIN IDENTIFICATION
OPTION A**

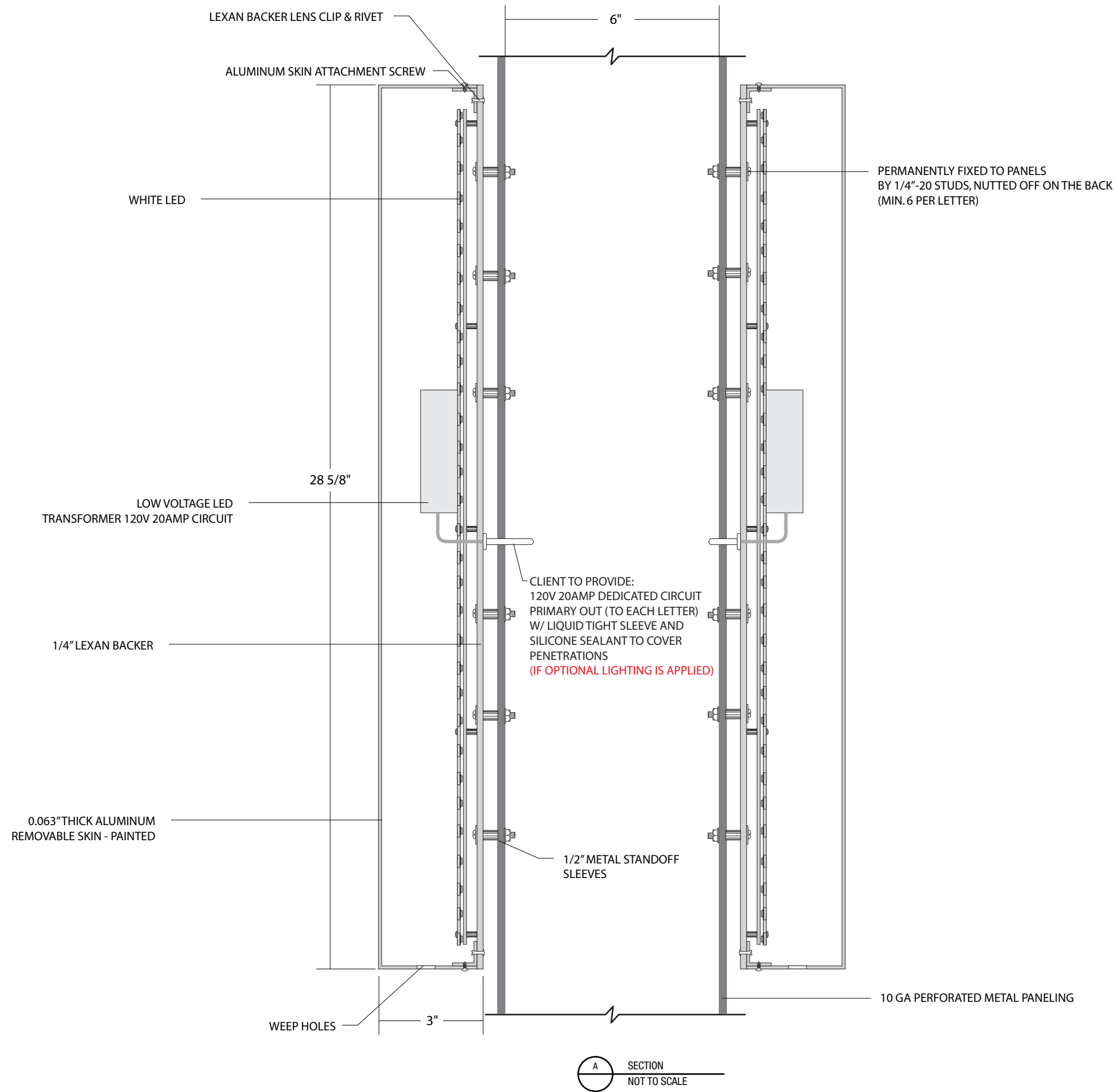
Scale

N/A

Sheet Number

2.1

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A SECTION
NOT TO SCALE

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11.20.08

Revisions
12.29.08
01.26.09

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Date:

Drawing Title
MID-W
MAIN IDENTIFICATION

Scale
N/A

Sheet Number
2.2

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1 FRONT VIEW (STREET SIDE)
SCALE: 1/4" = 1'-0"



2 SIDE VIEW (INNER GARAGE WALL) - DAY TIME
SCALE: 1/4" = 1'-0"



3 SIDE VIEW (INNER GARAGE WALL) - NIGHT TIME
SCALE: 1/4" = 1'-0"



2-1 SIGN SURFACE AREA
SCALE: 1/2" = 1'-0"

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Work Order
31515

Drawn By
WR

Date
12-31-08

Phase
Submittal

Revisions No.	Date	Phase	By
1	01-12-09	REDESIGNED	WR
2	01-23-09	REDESIGNED	WR
3	02-03-09	REVISION	WR
4	02-06-09	REDESIGNED	WR

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Sign Type Description
Parking Entry ID

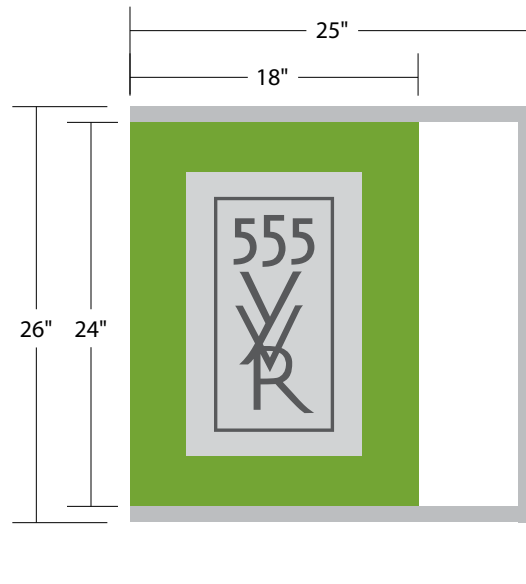
Sign Type Code

PE

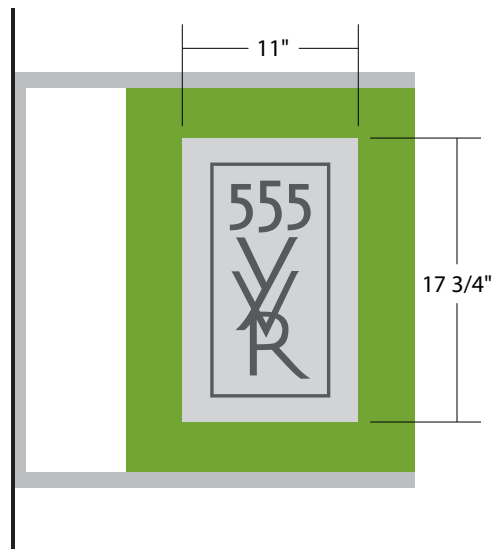
Sheet No.

3.0

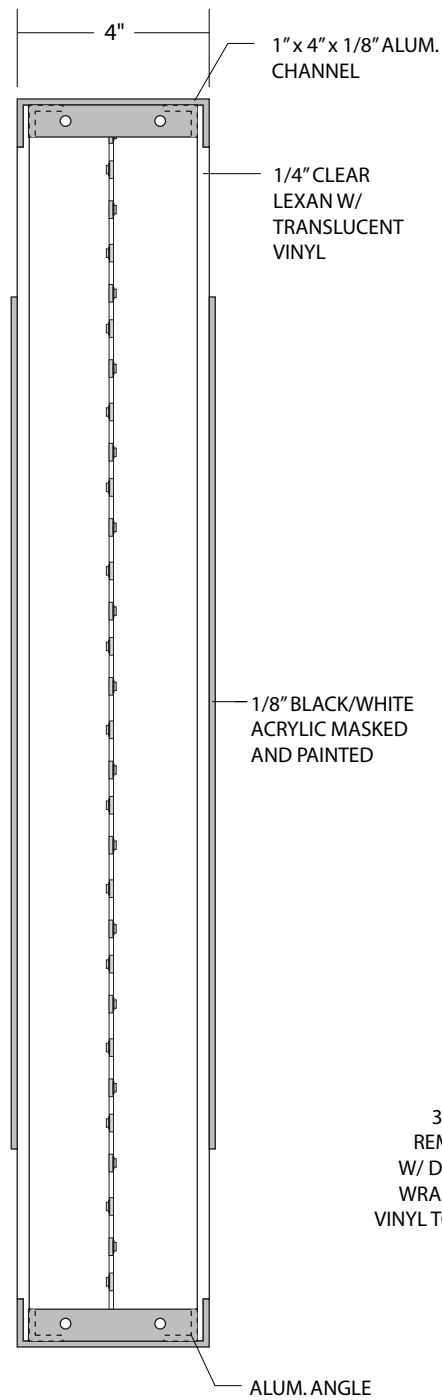
QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL
1 BLADE CABINET - DOUBLE SIDED	SEE SHEETS 3.1 & 3.2	TBD	N/A - ARTWORK PROVIDED BY CLIENT	SEE SHEETS 3.1 & 3.2	
1 PARKING CABINET - WALL MOUNTED					



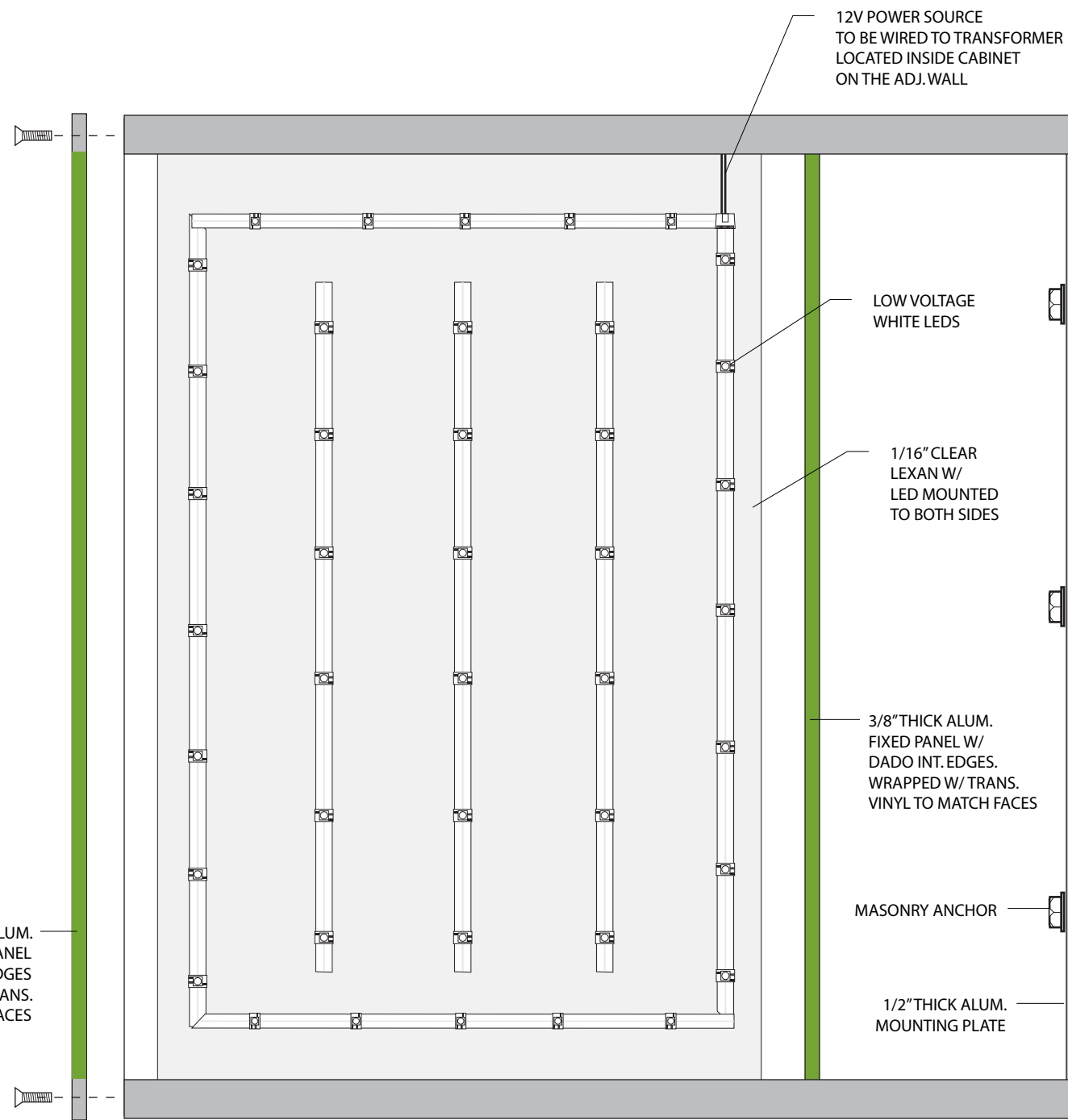
1 SIDE VIEW (WITH TRAFFIC)
SCALE: 1" = 1'-0"



1-1 SIDE VIEW (AGAINST TRAFFIC)
SCALE: 1" = 1'-0"



2 FRONT SECTION
SCALE: 1/4" = 1"



3 SIDE SECTION
SCALE: 1/4" = 1"

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02-09-08

Phase
Submittal

Revisions No.	Date	Phase	By
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Sign Type Description
Parking Entry ID - Blade Detail

Sign Type Code

PE

Sheet No.

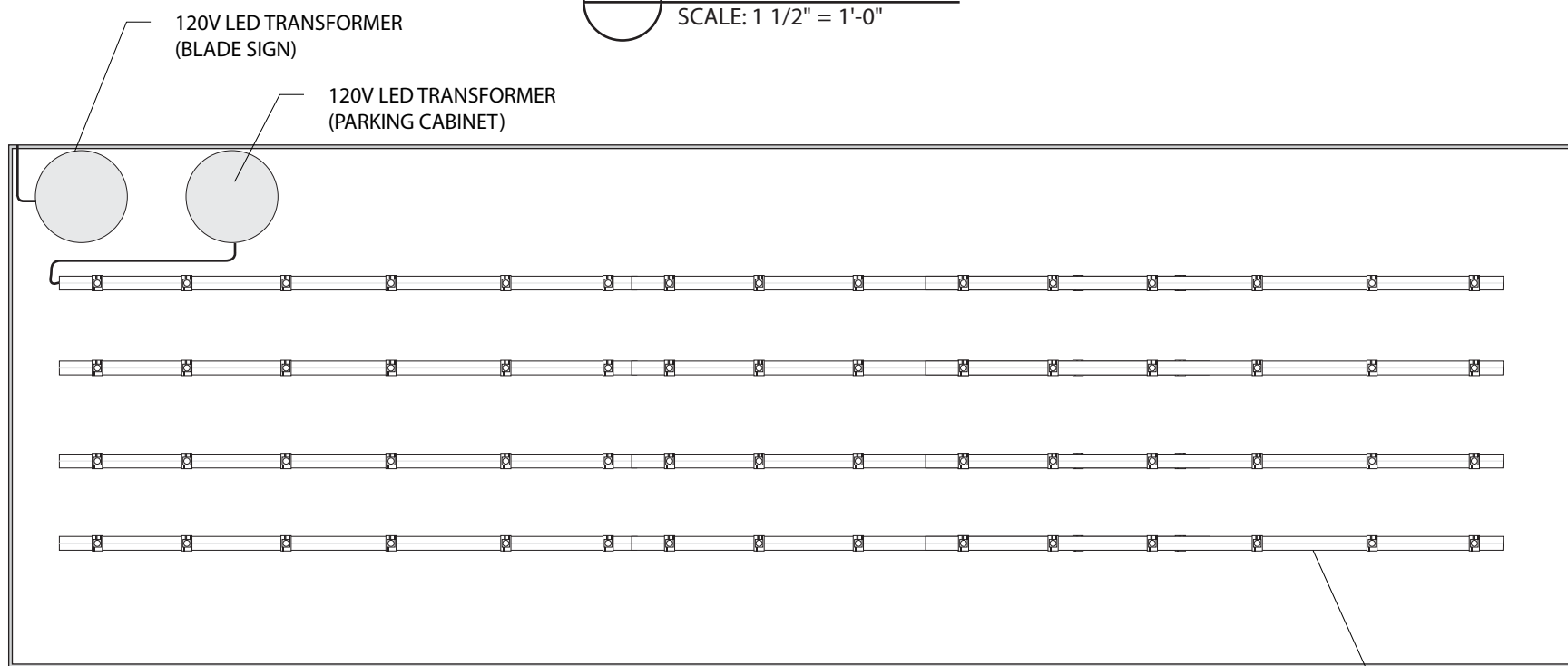
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QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL
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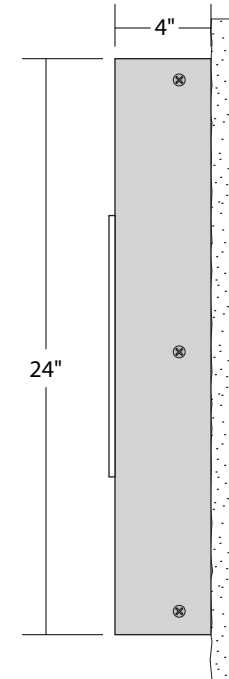
SEE SHEET 3.0	SEE ABOVE	TBD	N/A - ARTWORK PROVIDED BY CLIENT	SEE ABOVE.	
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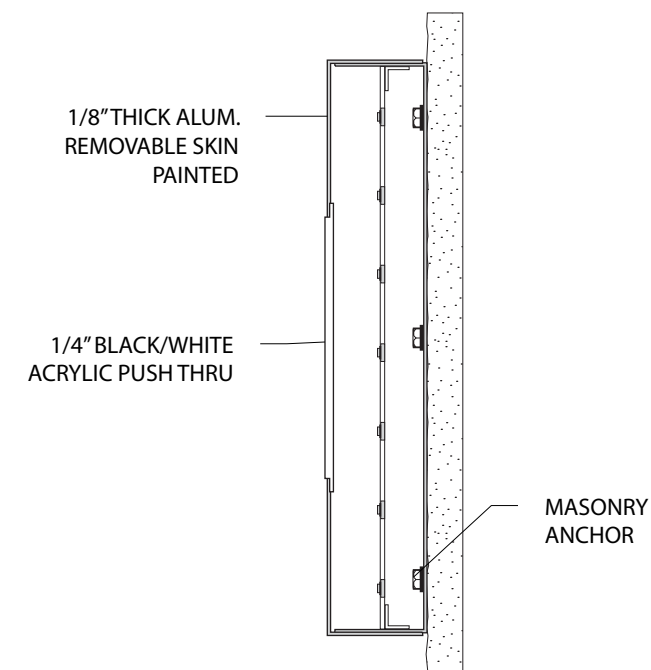
1 FRONT VIEW
SCALE: 1 1/2" = 1'-0"



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



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



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



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Drawn By
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Date
02-09-08

Phase
Submittal

Revisions No.	Date	Phase	By
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Sign Type Description
Parking Entry ID - Cabinet Detail

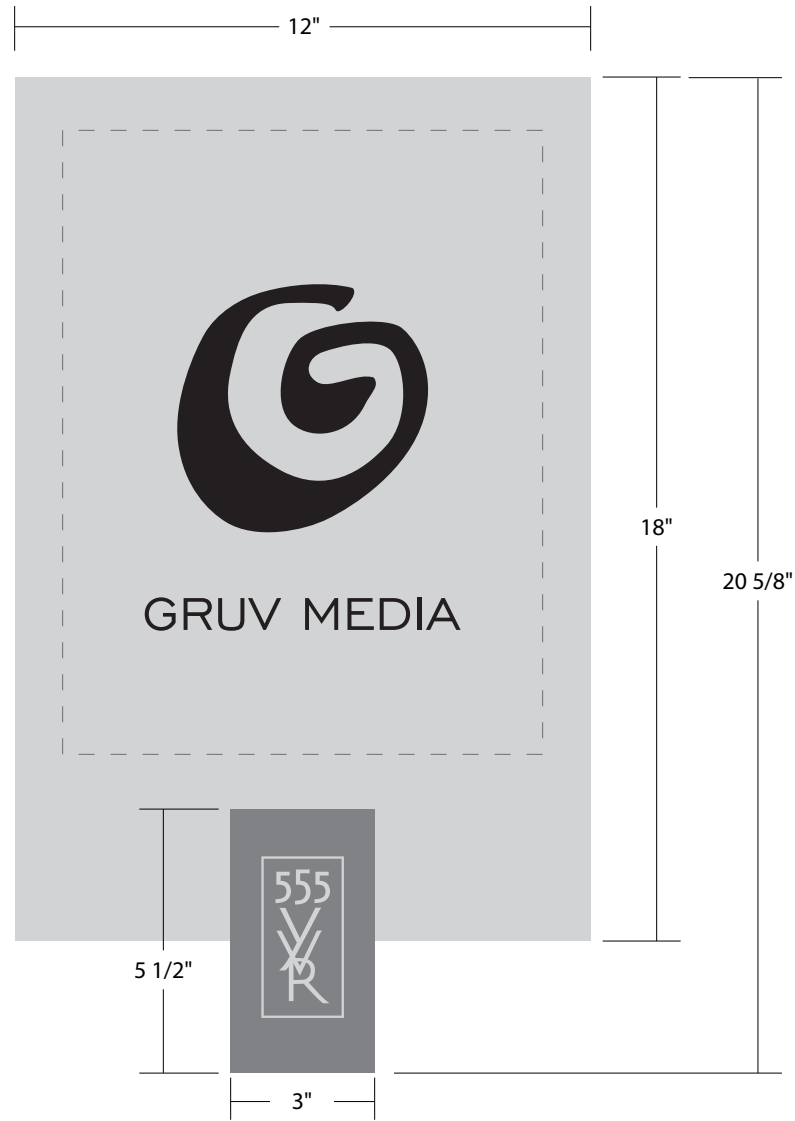
Sign Type Code

PE

Sheet No.

3.2

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL
SEE SHEET 3.0	SEE ABOVE	TBD	N/A - ARTWORK PROVIDED BY CLIENT	SEE ABOVE.	

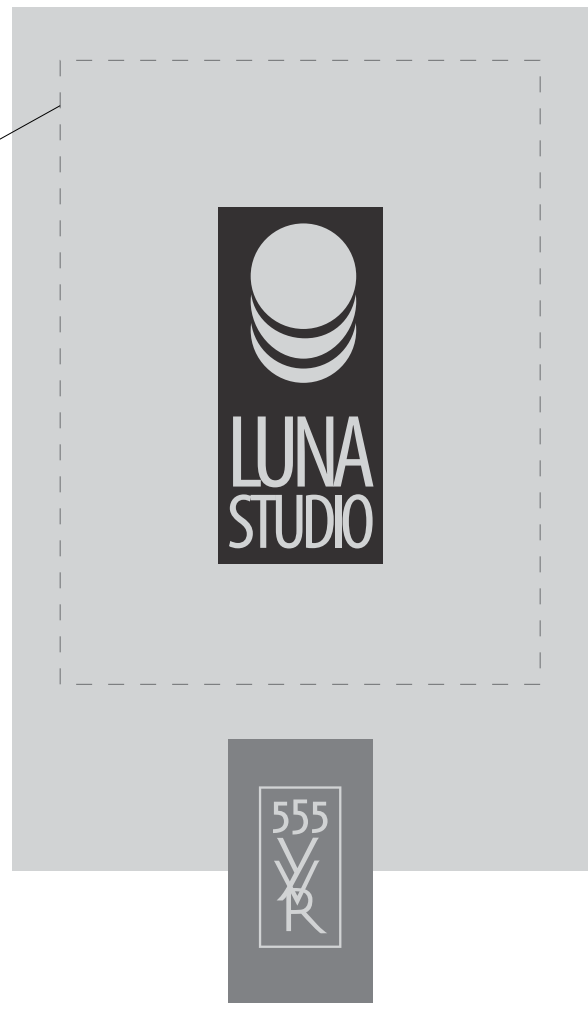


1 FRONT VIEW (SQUARE LOGO)
SCALE: 1/4" = 1"



2 FRONT VIEW (HORZ. LOGO)
SCALE: 1/4" = 1"

TENANT SIGN AREA
(10"W x 13"H)



3 FRONT VIEW (VERT. LOGO)
SCALE: 1/4" = 1"



INSTALL ELEVATION



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Company
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Work Order
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Drawn By
WR

Date
12-31-08

Phase
Submittal

Revisions No.	Date	Phase	By
1	01-12-09	REDESIGNED	WR
2	01-26-09	REDESIGNED	WR

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Sign Type Description
Tenant Suite ID

Sign Type Code
SID-P

Sheet No.
4.0

QUANTITY	MATERIALS	COLORS / FINISHES	TYPEFACES	INSTALLATION	PRODUCTION APPROVAL
6 TOTAL.	1/8" THICK ALUMINUM PANEL - PAINTED. 1/16" THICK ALUMINUM OVERLAY PANELS - PAINTED. VINYL COPY AND GRAPHICS	BACKGROUND: TO BE PAINTED MATTHEWS BRUSHED ALUMINUM. OVERLAY PANELS: VINYL OVERLAY W/ REVERSE CUT LOGO 3M DARK GREY (220-41) TENANT LOGO: 3M MATTE BLACK VINYL (220-22) - ONE COLOR ONLY.	GLOBALE	INSTALLS ON CONCRETE PILLARS NEXT TO TENANT ENTRY DOOR. SIGN TO BE INSTALLED 60" FROM FINISHED GRADE TO CENTER OF SIGN ON THE STRIKE-SIDE OF DOOR.	