

Walnut Woods Professional Park

301-325 Lennon Lane

MASTER SIGN PROGRAM

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. Y11-100

- REFER TO P.C.
- STUDY SESSION
- CONDITIONALLY APPROVED
- DENIED

RESOLUTION NO. 2822
EXHIBIT 4 . DATE 7-18-12



GOLDEN GATE SIGN CO., INC.
A FULL SERVICE SIGN COMPANY
SERVING THE BAY AREA SINCE 1969
711 Independent Rd., Oakland, CA 94621 - 510-336-3838 - www.goldengatesign.com

Date: 5/16/2011 - Revised as per City Notes: 3/15/12
Date: 6/05/2012 - Revised as per Design Review

Contents

A. Purpose & Intent. Page 3

B. General Criteria. Page 3

C. Prohibited Signs. Page 3

D. Project Sign Plan Page 4

E. Project Signage Pages 5-12

F. Demo Existing Sign Page 13

G. City's Required Sight Triangle. Page 14

A. PURPOSE AND DESIGN INTENT

The intent of this Master Sign Program is to provide flexible design guidelines necessary to achieve a consistent, visually coordinated, balanced and appealing signage environment for the mutual benefit of all tenants within the Walnut Woods Professional Park. The Master Sign Program has been designed to complement the architectural atmosphere of the business center and not to appear as an after thought.

B. GENERAL CRITERIA

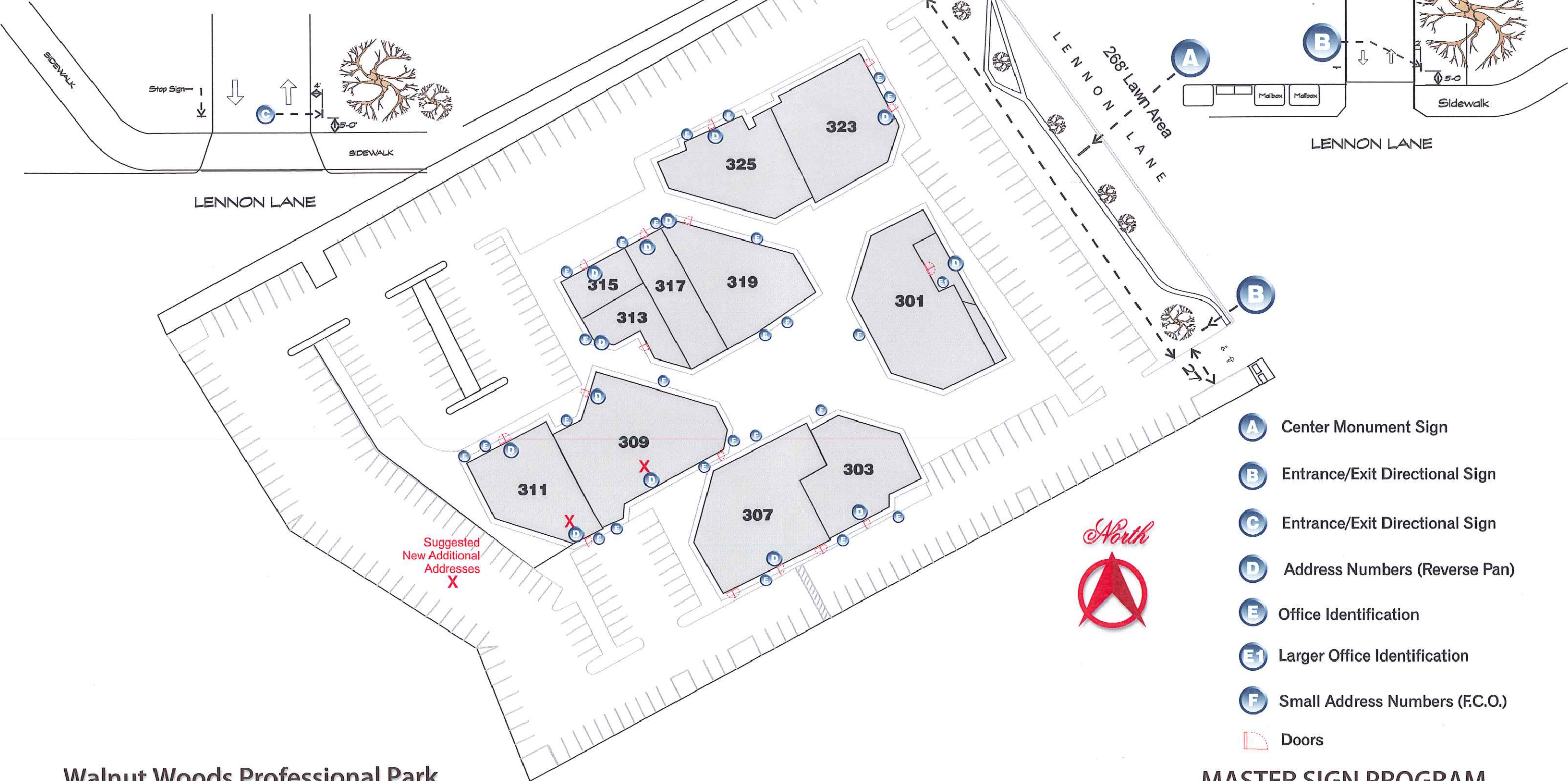
1. All signs shall conform to the sign regulations of The City of Walnut Creek, and to the Walnut Woods Professional Park as adopted by the City of Walnut Creek, CA. as set forth in this master sign program.
2. All signs installed will be consistent with this master sign program and shall not be deviated from without written permission from the ownership group and the City of Walnut Creek, Ca.
3. The Walnut Woods Professional Park ownership group's sign contractor shall be responsible for fulfilling all city requirements and specifications including those of the Underwriter Laboratories (UL) and the National Electric Code (NEC).
4. Building signage is limited to Aluminum Address Numbers and Office Identification Signs only (Non-Illuminated) Identified within this Master Sign Plan (Pgs 9-12).
5. The monument sign and the two directional signs shall not identify any individual business within the professional park.
6. All ground signs shall adhere to the City of Walnut Creek's "Sight Distance Area Policies".
7. All exterior signs shall be installed using non-corrosive hardware.
8. All identification labels shall be concealed except when required by code.
9. The general location of all wall signs are to be centered vertically and horizontally on building facades unless otherwise specified. The signs shall not "disturb" the architectural features designed into this business park.
10. All signs shall be located outside of the public right of way. The public right of way extends 10 feet behind the face of the curb.

C. PROHIBITED SIGNAGE

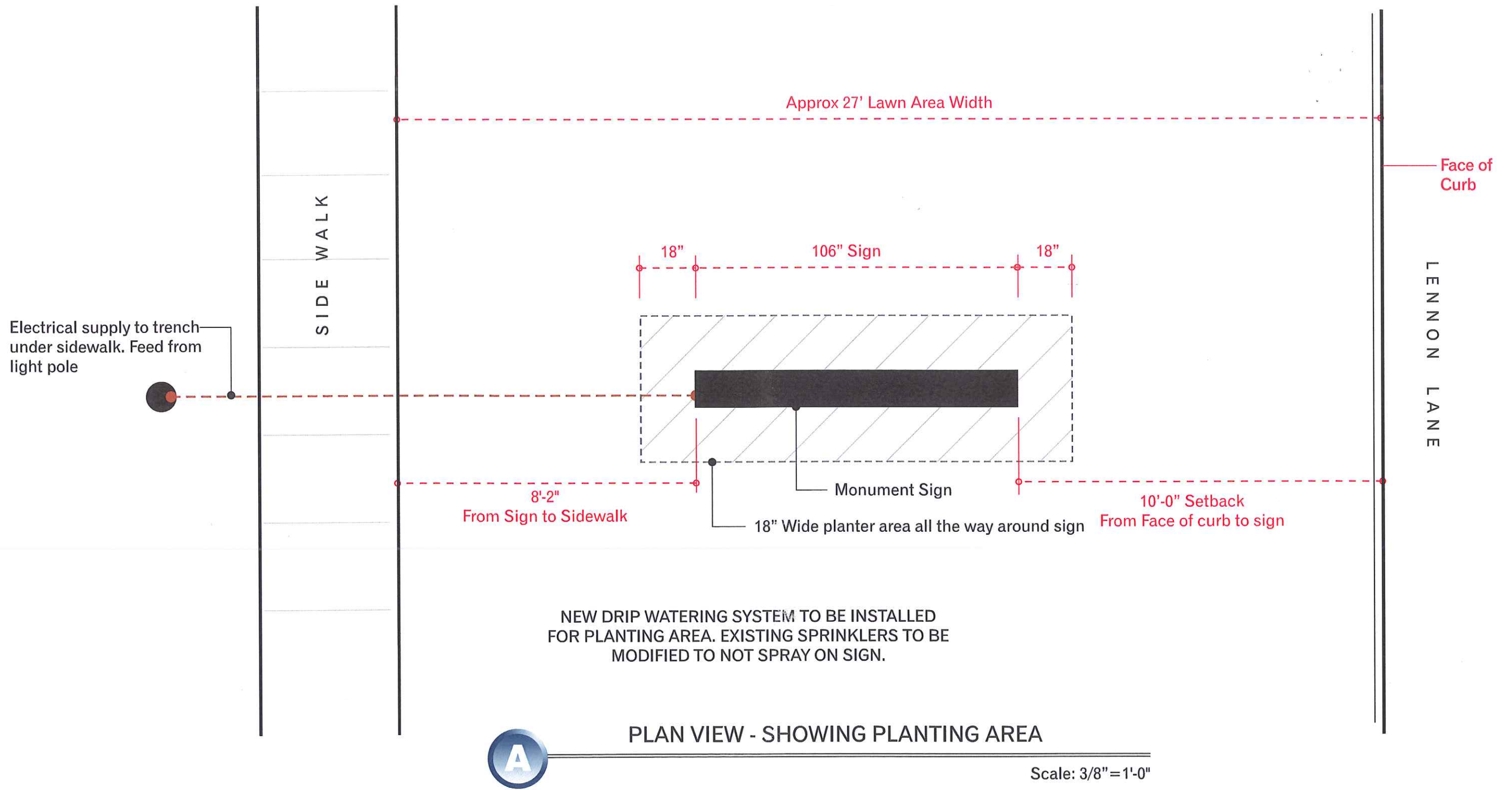
1. No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
2. No sign shall be located within a required easement, unless an encroachment permit has been authorized by the affected utilities.
3. No sign shall obstruct access to fire hydrants, fire department connections, or fire department access roads.
4. Signs on/ or affixed to trucks, automobiles, trailers or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise or rendering of services from such vehicles are prohibited when such vehicles are located on the Walnut Woods Professional Park's property.
5. Signs, which audibly advertise, identify or provides directions or information are prohibited.

Walnut Woods Professional Park

Project Signage Plan

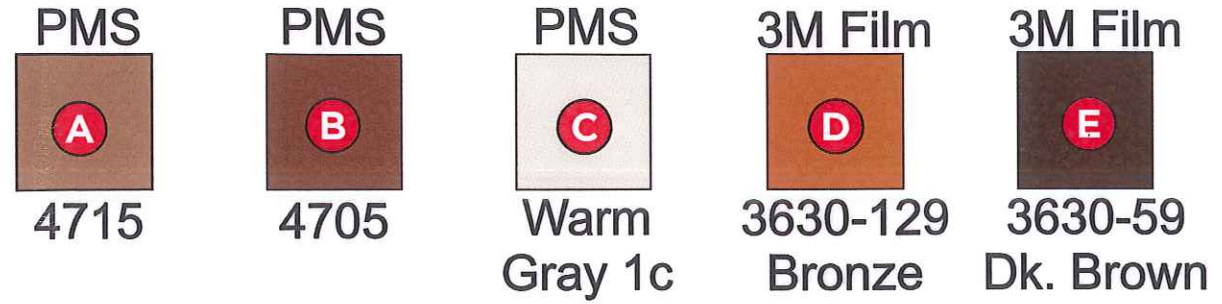


- A** Center Monument Sign
- B** Entrance/Exit Directional Sign
- C** Entrance/Exit Directional Sign
- D** Address Numbers (Reverse Pan)
- E** Office Identification
- E1** Larger Office Identification
- F** Small Address Numbers (F.C.O.)
- X** Doors



Project Signage

A Proposed New Monument Sign



A D/F INTERNALLY ILLUMINATED MONUMENT DISPLAY

3.0 ft x 8.33 ft = 24.99 sq ft

Aluminum Sign Cabinet, Base/Pole Cover & Faces. Letters are to be Push-thru Letters 1/2" Min. w/ 1st Surface Translucent Vinyl. Returns of Face are To Be Perforated Aluminum to Allow Halo. Aluminum Sign Base/Pole Cover is To Be a Darker Version of Cabinet Bkgd. Color w/ Smooth Finish. Sign is Illuminated from Interior w/ Fluorescent Lamps

Scale: 1"=1'-0"

Direct Burial: (2) 4"x4" Posts w/ Concrete Footings as Per Engineer

Walnut Woods Professional Park

301-325 Lennon Lane

MASTER SIGN PROGRAM

Project Signage

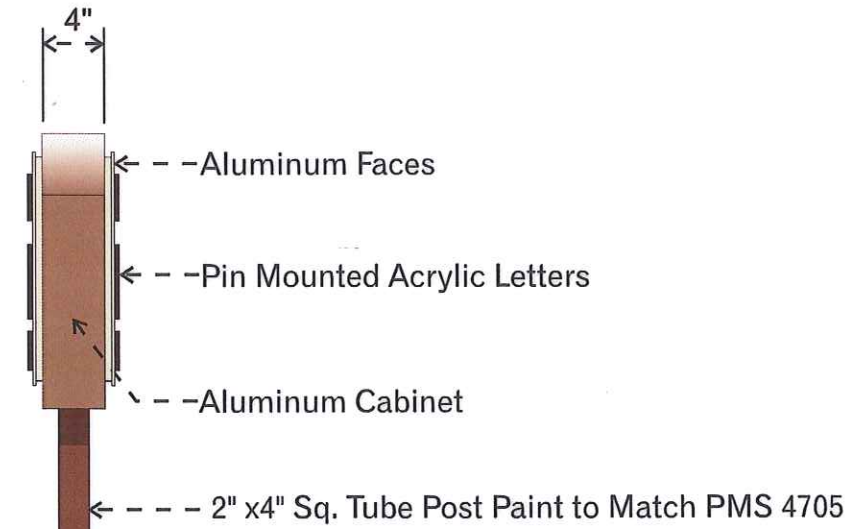
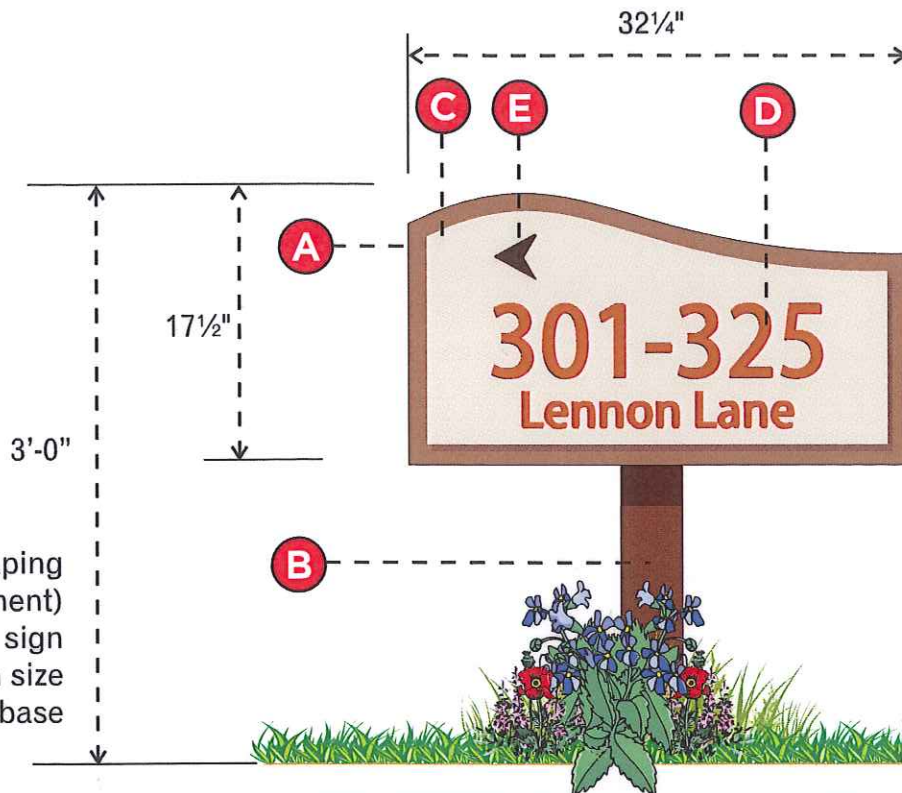
A Proposed New Monument Sign (Location)



Project Signage

B **C** Proposed New Entry Directional Signs

PMS	PMS	PMS	3M Film	3M Film
A	B	C	D	E
4715	4705	Warm Gray 1c	3630-129 Bronze	3630-59 Dk. Brown



Note: Landscaping (Similar to Monument) to be Taller at base of sign and step down in size away from the base

B **C** NON-ILLUMINATED D/F DIRECTIONAL SIGN

3.88 sq ft

(2) SIGNS REQUIRED (1) @ EA ENTRANCE

Scale: 1"=1'-0"

Signs to Be Placed According to City of Walnut Creek - Sight Distance Triangle

City of Walnut Creek Municipal Code: Sight Distance Area Policies

Concrete Footing - - -> As required

DIGGING / INSTALLATION INSTRUCTIONS

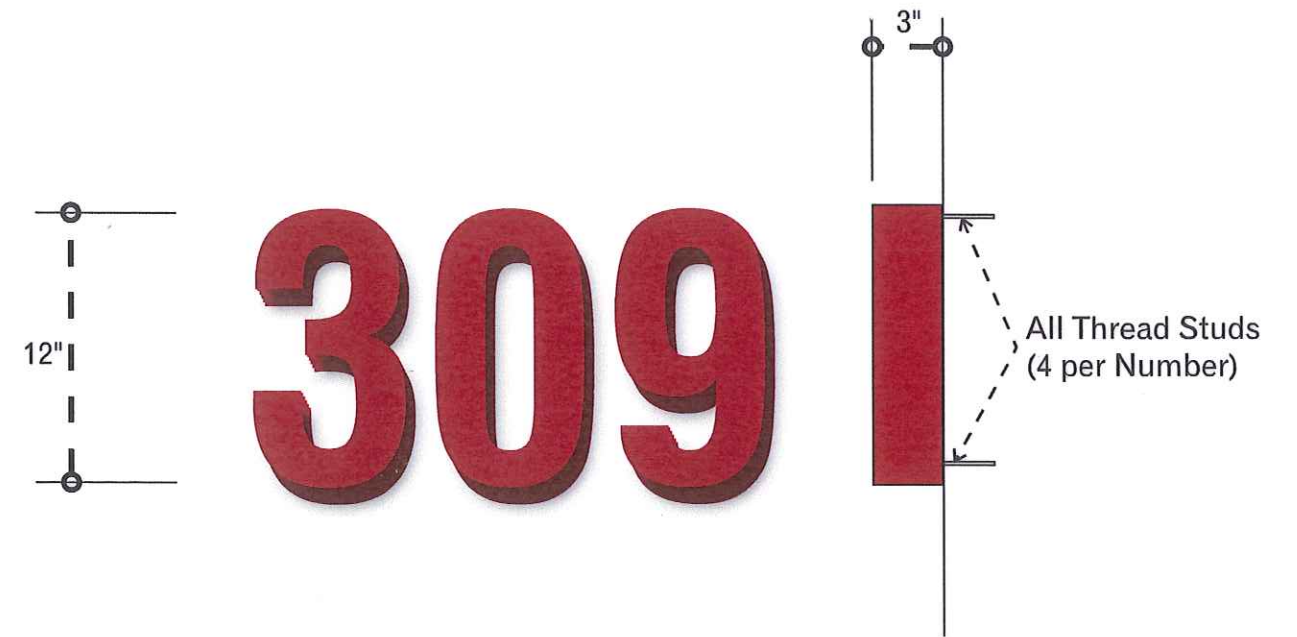
The directional sign holes are to be dug by hand. If during the digging process a root greater than 2" thick is come across the hole must be moved. Do not cut a tree root that is thicker than 2" in dia.

Project Signage

D Existing Address Numbers



SIGNAGE EXAMPLE



NON-ILLUMINATED REVERSE PAN CHANNEL ADDRESS NUMERALS



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

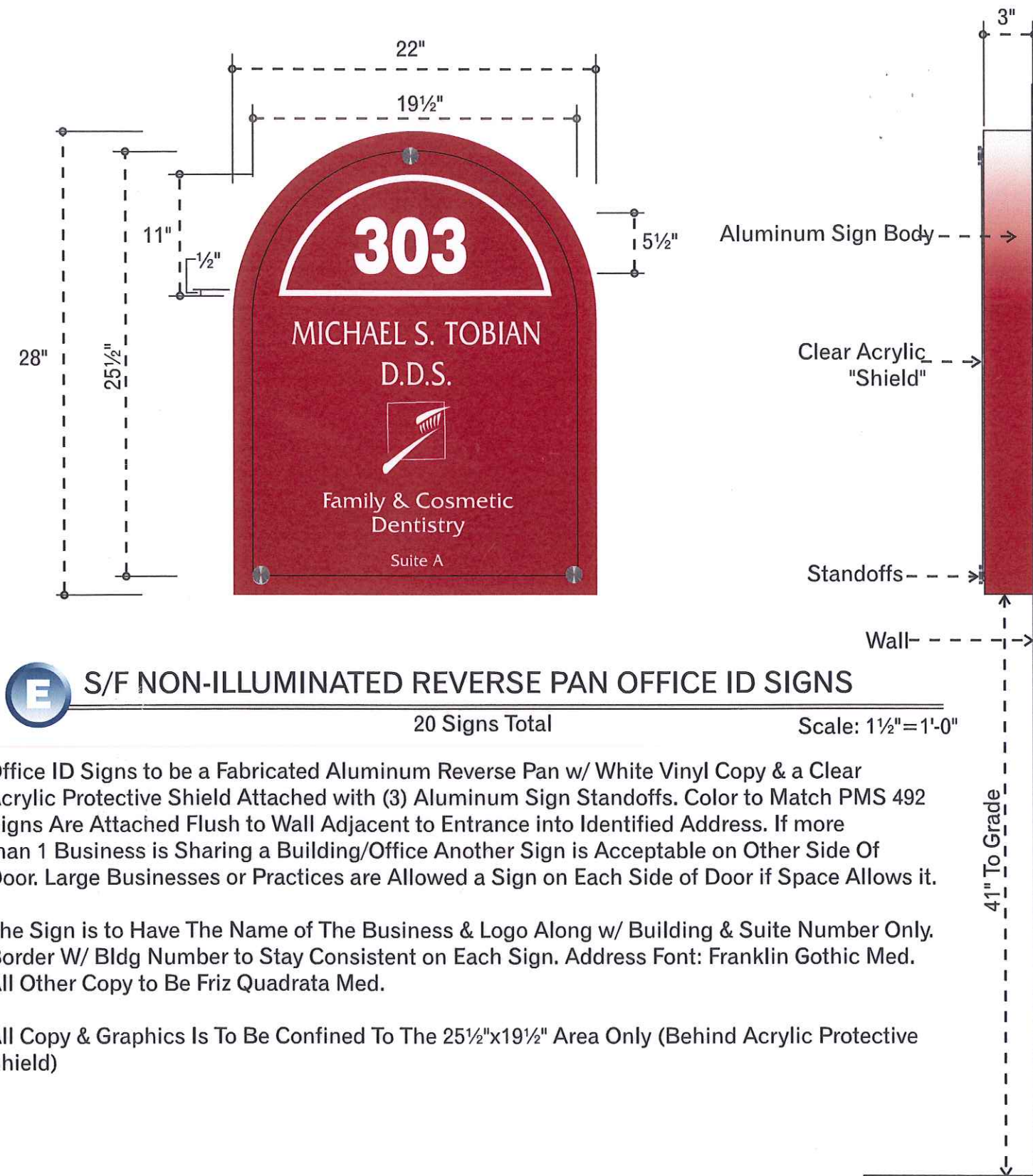
Fabricated Aluminum Numerals Pin Mounted Flush On Wall.
Numbers to Be Painted To Match PMS 492
Numbers to Be Centered Vertically & Horizontally
on Fascia's. These Address Numbers are Installed On Fascias
that Face Outward Towards Driveways/Parking Lots and Identify
Each Building By Number.

Project Signage

E Existing Office Identification Signs



SIGNAGE EXAMPLE



E S/F NON-ILLUMINATED REVERSE PAN OFFICE ID SIGNS

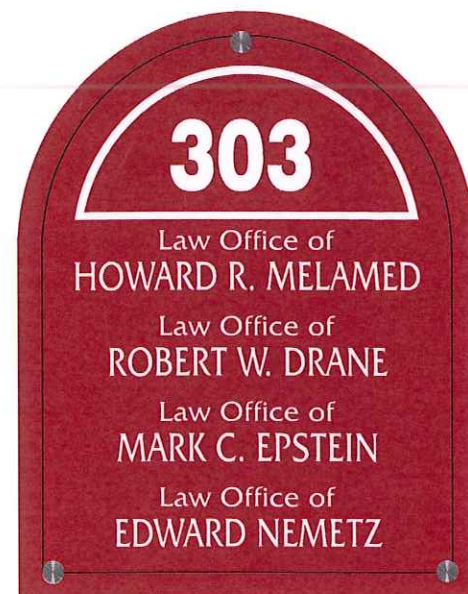
20 Signs Total

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

Office ID Signs to be a Fabricated Aluminum Reverse Pan w/ White Vinyl Copy & a Clear Acrylic Protective Shield Attached with (3) Aluminum Sign Standoffs. Color to Match PMS 492 Signs Are Attached Flush to Wall Adjacent to Entrance into Identified Address. If more than 1 Business is Sharing a Building/Office Another Sign is Acceptable on Other Side Of Door. Large Businesses or Practices are Allowed a Sign on Each Side of Door if Space Allows it.

The Sign is to Have The Name of The Business & Logo Along w/ Building & Suite Number Only. Border w/ Bldg Number to Stay Consistent on Each Sign. Address Font: Franklin Gothic Med. All Other Copy to Be Friz Quadrata Med.

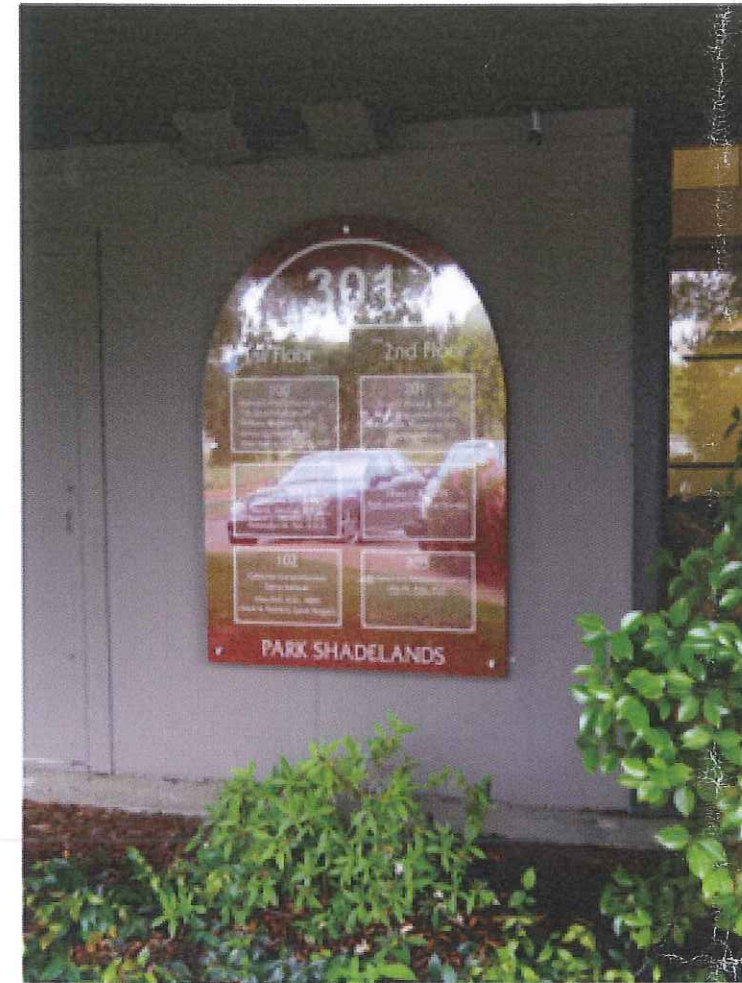
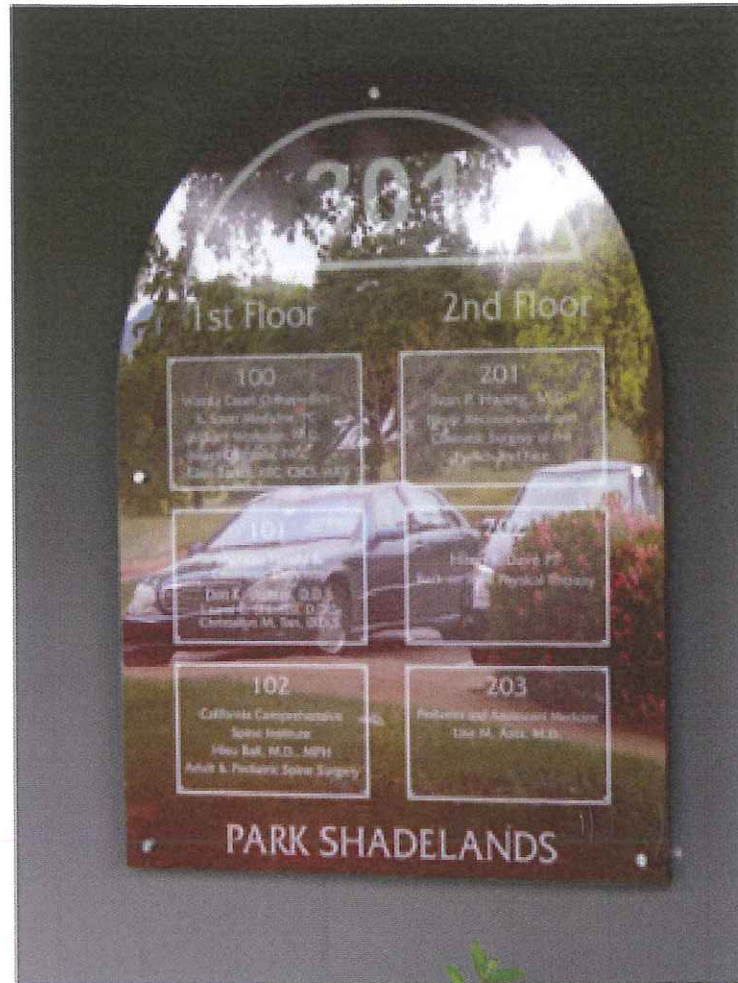
All Copy & Graphics Is To Be Confined To The 25 1/2"x19 1/2" Area Only (Behind Acrylic Protective Shield)



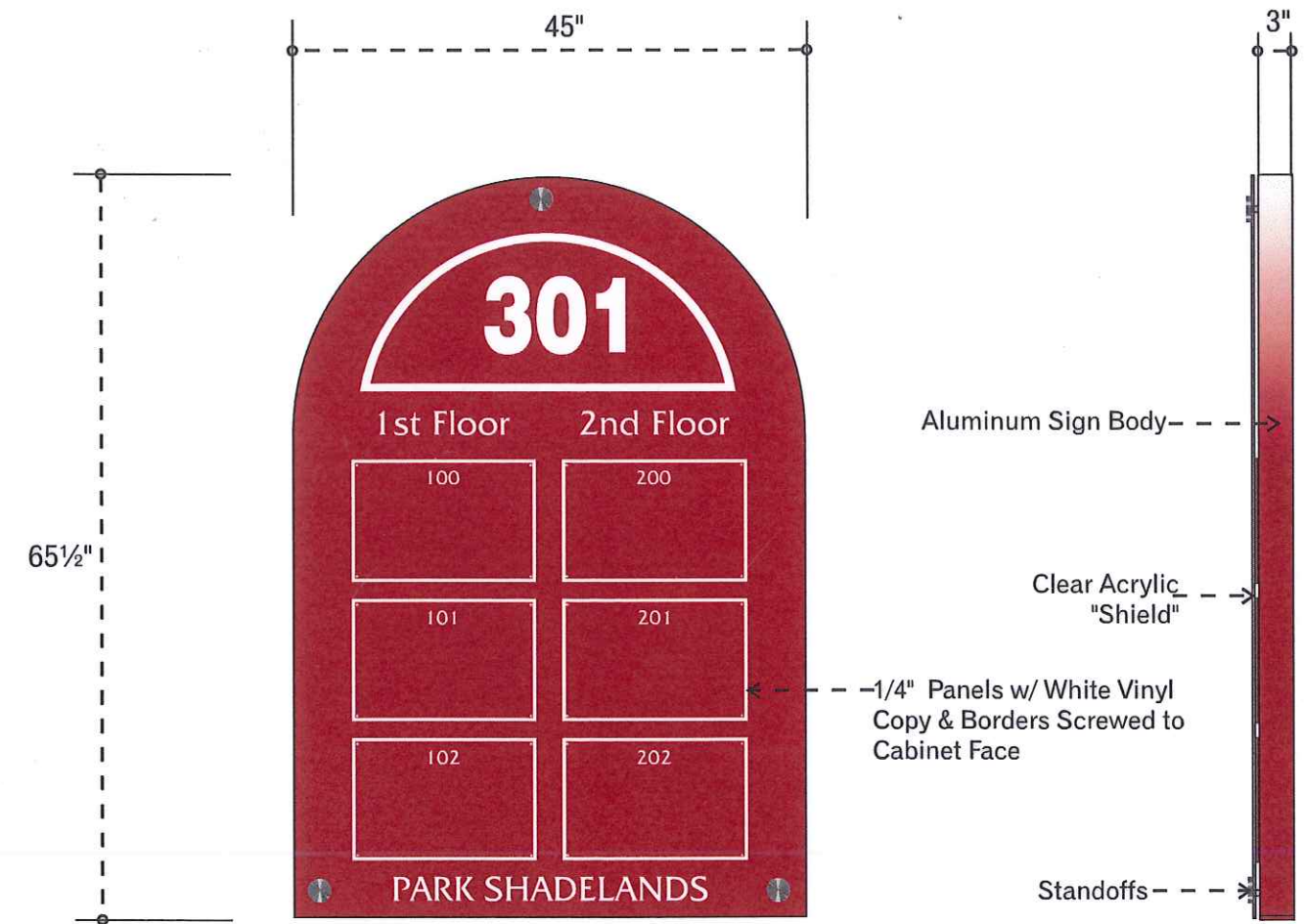
Example Of Multi Tenant Sign

Project Signage

E1 Existing Office Identification Signs



Photos of Existing Sign



E1 S/F NON-ILLUMINATED REVERSE PAN OFFICE ID SIGNS

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

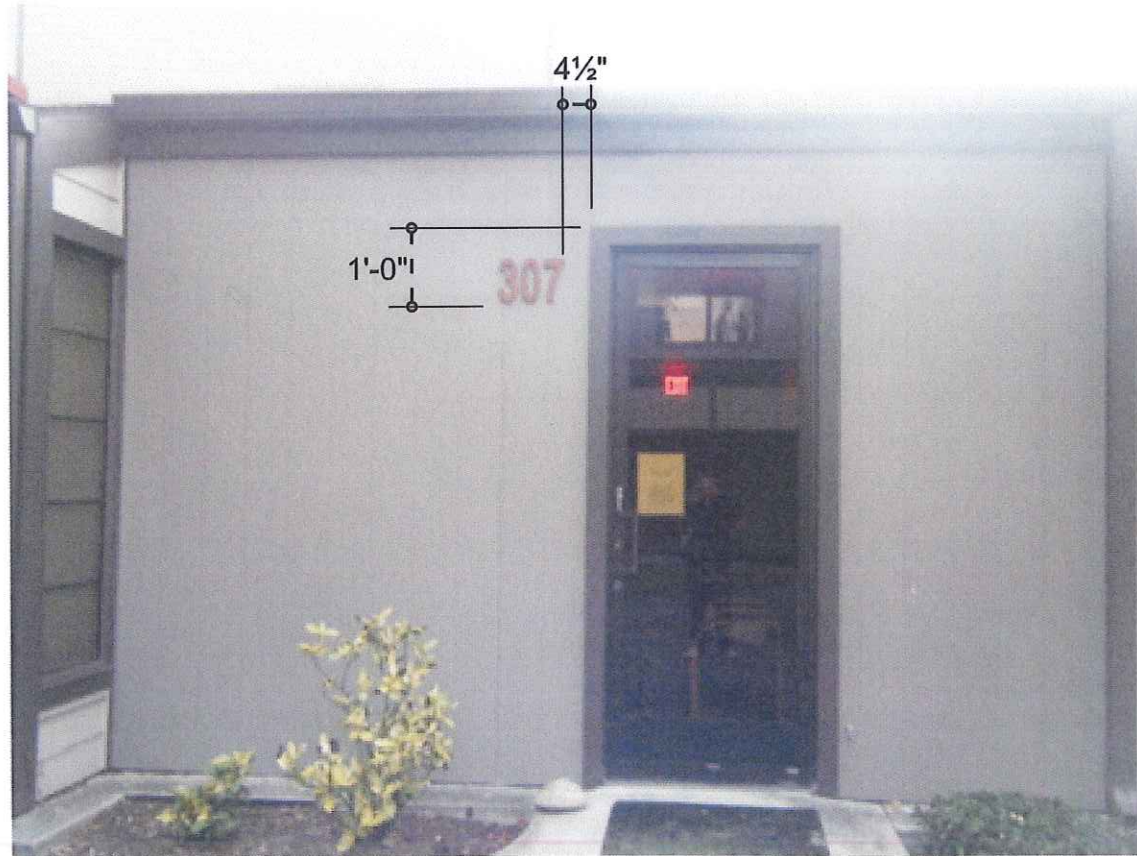
Office ID Sign to be a Fabricated Aluminum Reverse Pan w/ White Vinyl Copy & a Clear Acrylic Protective Shield Attached with (3) Aluminum Sign Standoffs. Color to Match PMS 492 Signs Are Attached Flush to Wall Adjacent to Entrance into Identified Address. Since this Sign is For Multiple Offices on 2 Floors, - Each Tenant Will be on 1/4" Thick Acrylic Panels - to Identify the Multiple Tenants.

The Panels are to Have The Name of The Tenant(s) & Suite Number Only. Border W/ Bldg Number to Stay Consistent on Each Panel. Copy to Be Friz Quadrata Med.

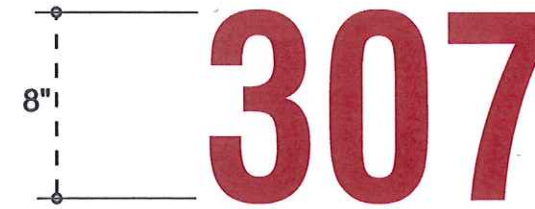
All Copy & Graphics Is To Be Confined To The 10 3/4" wide x 16 1/4" Tall, Panels Only (Behind Acrylic Protective Shield)

Project Signage

F Existing Small Address Numbers

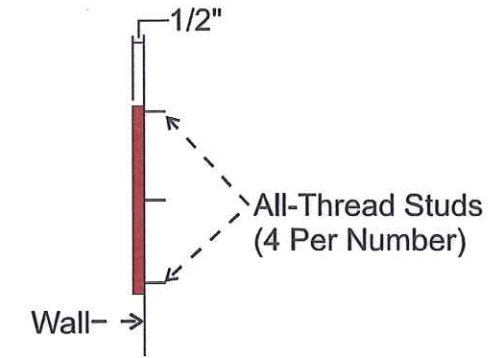


SIGNAGE EXAMPLE



NON-ILLUMINATED ALUMINUM ADDRESS NUMERALS

(6) Sets Of Numbers Req.

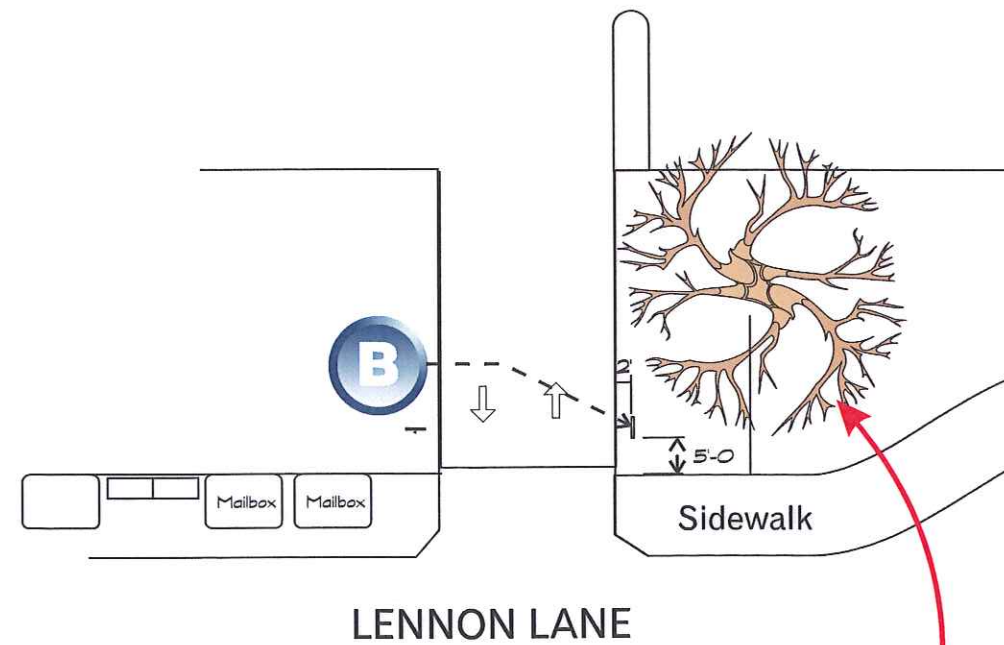


Scale: 1 1/2" = 1'-0"



F.C.O. 1/2" Thick Aluminum Numerals - Painted To Match PMS 492 Numbers to Be Pin-Mounted Flush on Wall. The Address Numbers are To Face Towards the Interior of The Business Park & The Interior Sidewalks. (See Site Map)

Project Details
Demo Existing Sign / Plant new SOD



Existing Sign to be removed and the area to be planted with new SOD

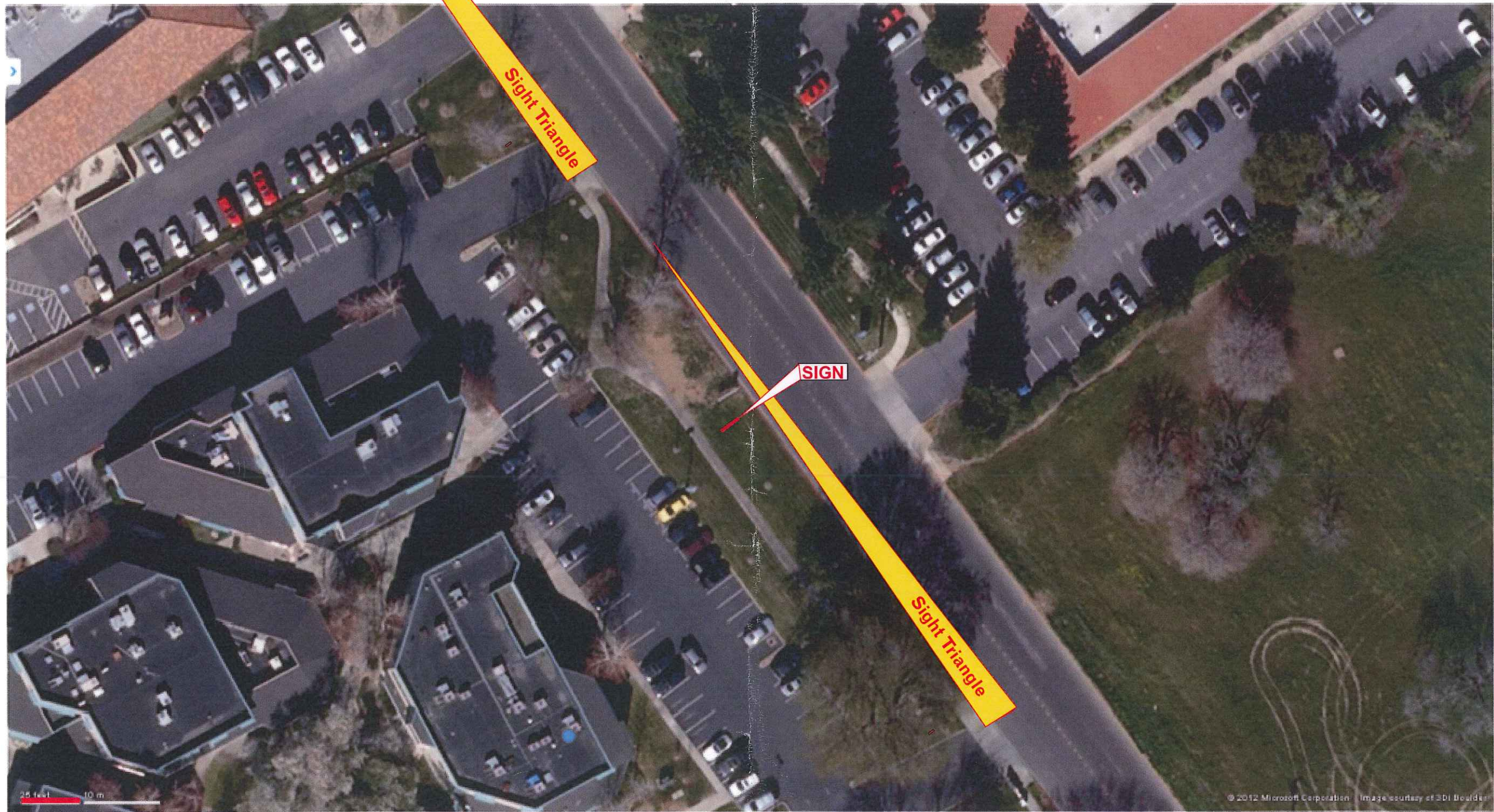


DEMO EXISTING SIGN



REPAIR EXISTING LANDSCAPE

Concrete shown in photo above to be removed and new SOD to be planted by others



Scale

35 MPH = 250 ft (Length of Site Triangle)

Walnut Woods Professional Park
301-325 Lennon Lane

MASTER SIGN PROGRAM
Page 14 of 14