

ANTIOCH, CALIFORNIA

Prepared By



INTRODUCTION

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

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

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

The Owner/ Management of Deer Park Business Center 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.

The purpose of the signage guidelines is to ensure that the integrity of the signage for Deer Valley Business Park is presented with diversity and creativity while maintaining standards that achieve consistency throughout the project.

These Guidelines are established for Owner, City and Users at Deer Valley 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 Deer Valley 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 Deer Valley 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.



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REQUIREMENTS FOR APPROVAL

• DEER VALLEY BUSINESS PARK • SIGN GUIDELINES.

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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 displayed. Scale of these details should be a minimum of 1/8" = 1'0".

Approvals:

All details and renderings to be submitted to the Deer Valley 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 Deer Valley 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.

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 origional condition using concrete patch and paint approved by Deer Valley Business Park Management. This will be the responsibility of the tenant making the change or removal.

The Deer Valley Business Park has been designed with uniform signage for all of the business park.

To ensure 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



PROHIBITED SIGNAGE

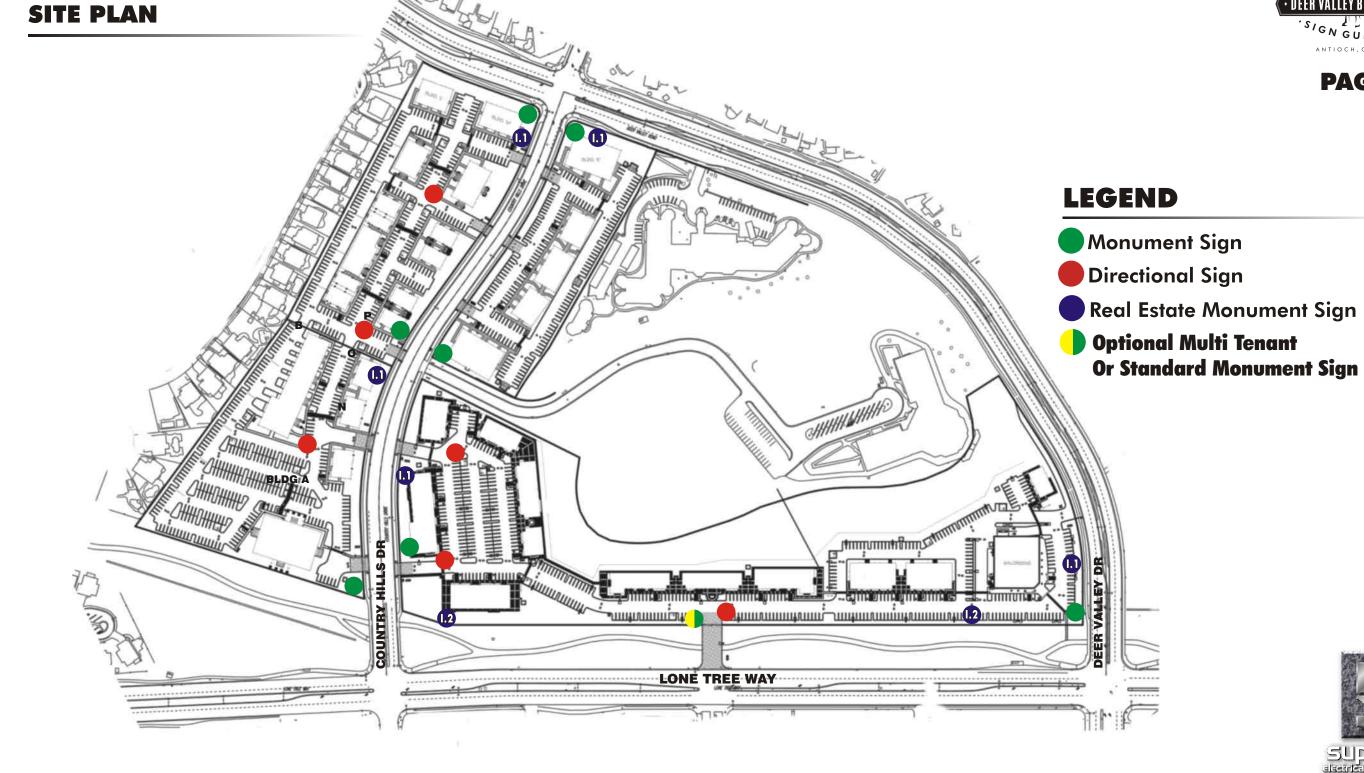
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- 1. No exposed raceways allowed.
- 2. No exposed conduit
- 3. Internally illuminated or non-illuminated cabinets are not permitted.
- 4. All conductors, transformers and fasteners shall be concealed
- 5. All penetrations shall be neatly sealed.
- 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 per calender year. 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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TENANT SIGN TYPES AND ALLOWANCES



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SIGN TYPE A: (Building A, College Site Only.) Internally Illuminated Dual Lite Reverse Channel Letters. These letters light through the face and back of the letter. Giving the tenant a halo lit illuminated letter.

Letters must be fabricated and installed to illuminate as noted in the general specifications details.

Letters must be illuminated with white neon only. Letter faces may have colored vinyl or acrylic to match Corporate specifications.

Letter height not to exceed 36". A two line stacked format is allowed with a maximum combined sign height of 40" including ascenders and descenders.

Allowable Ratio for the Primary Frontage is 2 sq. feet of signage per 1' of lineal primary lineal frontage. Sign area not to exceed 80% of leased lineal primary frontage or up to a maximum of 200 sq. feet per sign.

Logo's are allowed at a maximum height of 40" and to be fabricated the same as the copy. Reverse Halo fabrication will be allowed for the logo.

All signs to stay within the sign window. This is the area designated as shown on the building elevation types.

Tenants that occupy 40% of the building space or more will be allowed 2 wall signs.

A Tenants that occupies 100% of the building space may be allowed up to 3 wall signs.

Building "A" will be allowed no more than 4 signs total.

SIGN TYPE B: Internally Illuminated Channel Letters. Tenants with an inset entry will be allowed one set of internally illuminated letters. Non-Illuminated letters are allowed but, must fit the letter fabrication methods without the electrical.

Letters not to exceed 24" in height.

Maximum allowance is 2 sq. Feet of sign area to 1 lineal feet of primary frontage. Maximum sign area is not to exceed 60 sq. Feet. And not to exceed 80% of the lineal frontage.

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

End Cap or 100% Occupancy Tenants are allowed 2 wall signs with the same allowance if they have an end cap space with a secondary frontage that has visibility to a main streets or entrance to the center or the tenant leases or owns the 100% of the building space.

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

SIGN TYPE D: 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 16" tall x 24" from aluminum with vinyl graphics as specified in the construction requirements.

No deviation from the specifications are allowed.

SIGN TYPE F: 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 of color.



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 G: Main Monument Identification.

Sign type G monuments are double face for property entrances.

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 "Deer" 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.3 is an optional Multi Tenant sign that will only be utilized for the retail parcel of Deer Valley Business Park.

This is a discretionary condition based on the future tenant use and will be determined by The City of Antioch and Deer Valley Business Park Management. Overall size of sign is approx. 9' x 6'6". Sign to be fabricated as noted above.

SIGN TYPE H: 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 I: Real Estate Identification Monument Sign.

Sign Type I.1 to be located throughout the business parks noted on the Site Plan. Sign to be 5' tall x 3' wide. This sign to fabricated from aluminum and located on those parcels that are advertising available space. The sign is to display the property agents logo name and contact number.

Sign Type I.2 is to be located only along the Lone Tree Way corridor as located on the Site Plan.

Overall Size of sign is approx. 8' x 5'.

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.

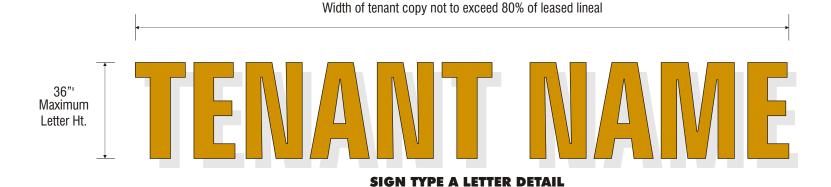
All Real Estate Signs require a limited 2 year use permit from the City of Antioch Planning Department which is renewable by approval of city staff.



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SIGN TYPE A



GENERAL SPECIFICATIONS FOR SIGN TYPE A

Letters shall be Dual View internally illuminated channel letters mounted 1 ½" off wall fascia.

Dual View Channel Letters shall be 5" deep custom fabricated with acrylic faces and trimcap to match letter faces.

Determination of paint and Face color shall be contingent upon Tenant's corporate specifications.

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 a maximum of 200sq. Ft.

Maximum letter height to be 36".

A two line stacked format is allowed with a maximum combined sign height of 40"

Logo's are allowed up to 40" maximum height and to be fabricated the same as the letters.

Tenant is allowed up to 2 wall signs max providing at least 40% of the building space is used by that tenant.

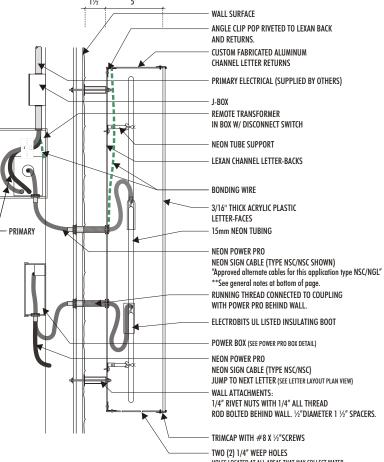
A Tenant that occupies 100% of the building space may be allowed up to 3 wall signs maximum

Building is allowed 4 signs max. Locations are noted on the building elevation.



ANTIOCH, CALIFORNIA





*General Notes

Type NSC/NGL Sign Cable – Use a UL Listed Liquid-Tight Flexible Cord Connector identified for use with a cord of .390 to .560 inch diameter as marked on the connector or the smallest unit shipping carton. Secure the NGL end of the cable with the connector. For dry locations, a non-liquid tight UL Listed Flexible Cord Connector may be used.

Type NGL/NGL Sign Cable – Use above instructions for securement of both ends.

Flexible Cord and Liquid-Tight Flexible Cord Connectors such as those from Sealcon or Hummel {UL Listed as Outlet Bushings and Fittings (QCRV)} are suitable for this purpose.

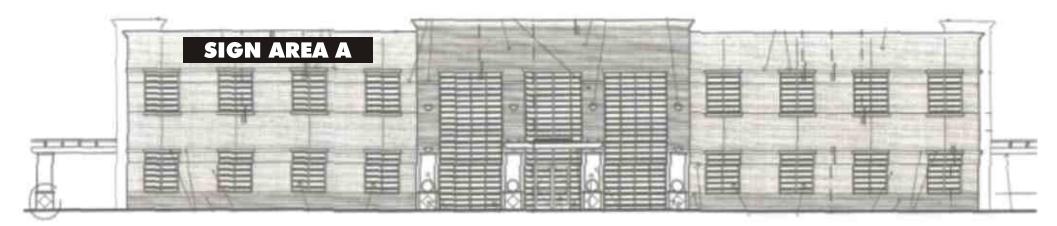


SIGN TYPE A

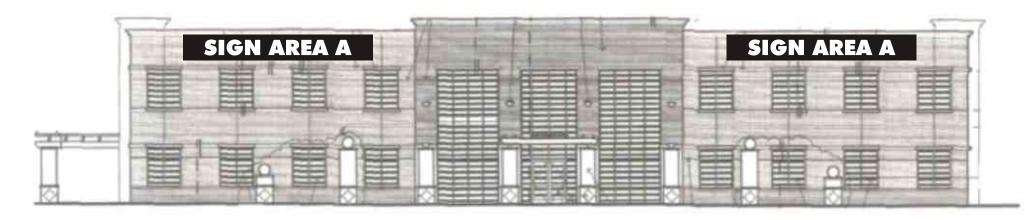
PARCEL 2 BUILDING A



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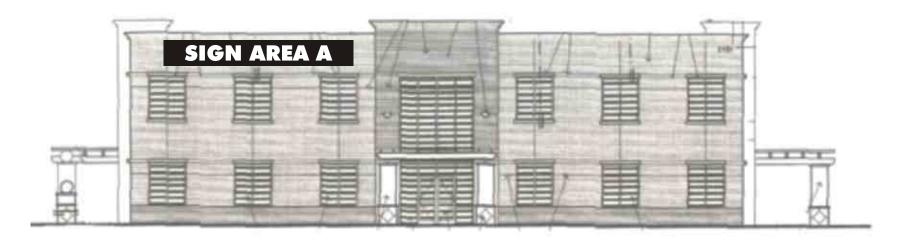


NORTH ELEVATION



Building "A" will only be allowed one sign per elevation. Location of signs must be justified to the left or the right of the elevations. No Signs will be allowed on the featured center cap elevations.

SOUTH ELEVATION



EAST ELEVATION





Width of tenant copy not to exceed 80% of leased lineal

24" Maximum Letter Ht.

TENANT NAME

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..

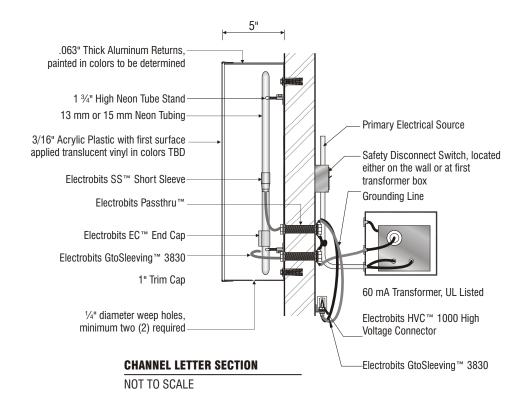
Maximum area allowed is 2 sq. ft. of signage to every 1' lineal primary, not to exceed 80% of leased lineal frontage, up to maximum of 60sg. ft.

Maximum letter height to be 24".

Tenant is allowed 1 signs. Copy may be stacked but can not exceed 50" including ascenders, descenders and space between the 2 lines of text.



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SIGN TYPE D



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GENERAL SPECIFICATIONS FOR SIGN TYPE D

Metal Background: 1/8" thick Brushed aluminum panel.

Radius cap to be 1.25 aluminum overlay painted to match 3M Dark Gray 7725-41 Logo and Border: Computer cut 3M 3650-241 Gold Metallic opaque vinyl. Tenant copy and logo to have black outline.

Mounting: 1/8" diameter x 3" long threaded rods welded to back of sign panel and installed into drilled holes in the existing wall fascia. Sign to be located right of the back entrance door. 3" off of door frame. Top of panel to be 2" below top of door frame. NOTE: No Illumination Allowed.

SIGN TYPE E

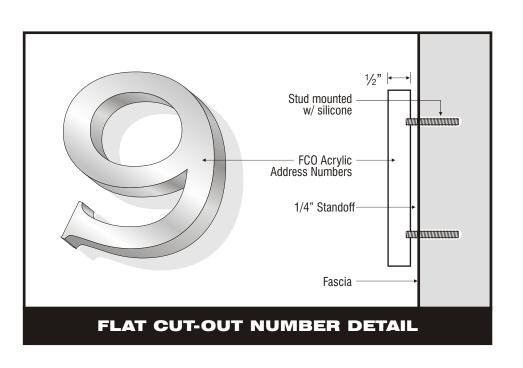


ADDRESS NUMBER ELEVATION

SCALE: NTS

GENERAL SPECIFICATIONS FOR SIGN TYPE E

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





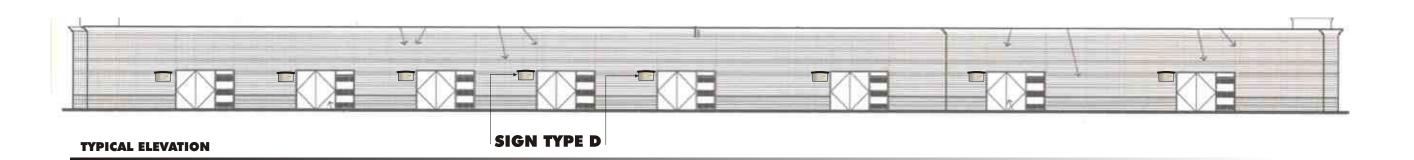
PARCEL 2 BUILDING B



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TYPICAL ELEVATION



PARCEL 4 BUILDING A



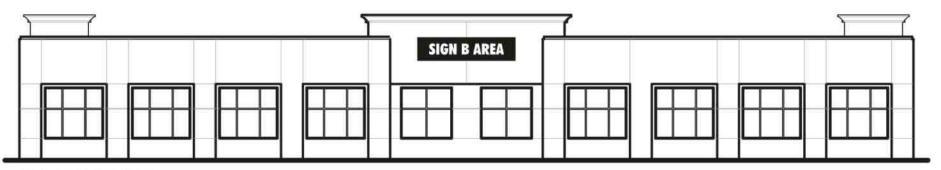
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TYPICAL ELEVATION



TYPICAL ELEVATION



TYPICAL ELEVATION



PARCEL 4 BUILDINGS B & D





TYPICAL ELEVATION



TYPICAL ELEVATION



TYPICAL ELEVATION



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PARCEL 4 BUILDING C







TYPICAL ELEVATION





TYPICAL ELEVATION



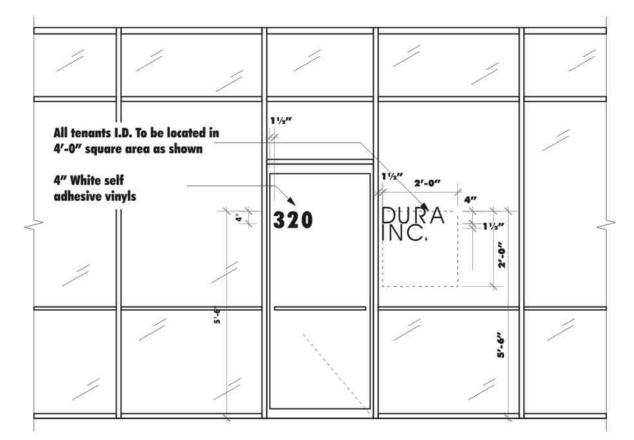
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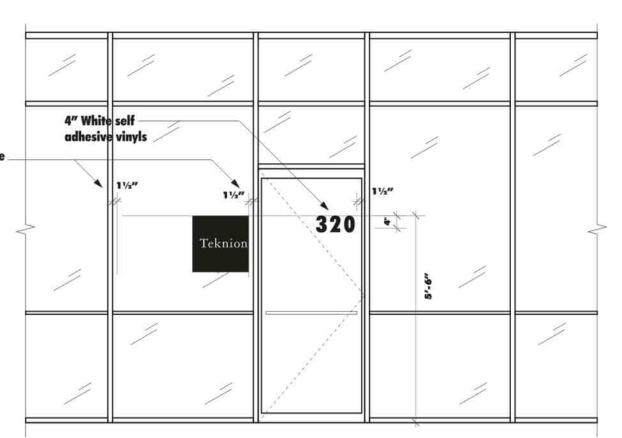
SIGN TYPE F

WINDOW VINYL IDENTIFICATION

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



LEFT HAND OPENING DOOR



LEFT HAND OPENING DOOR



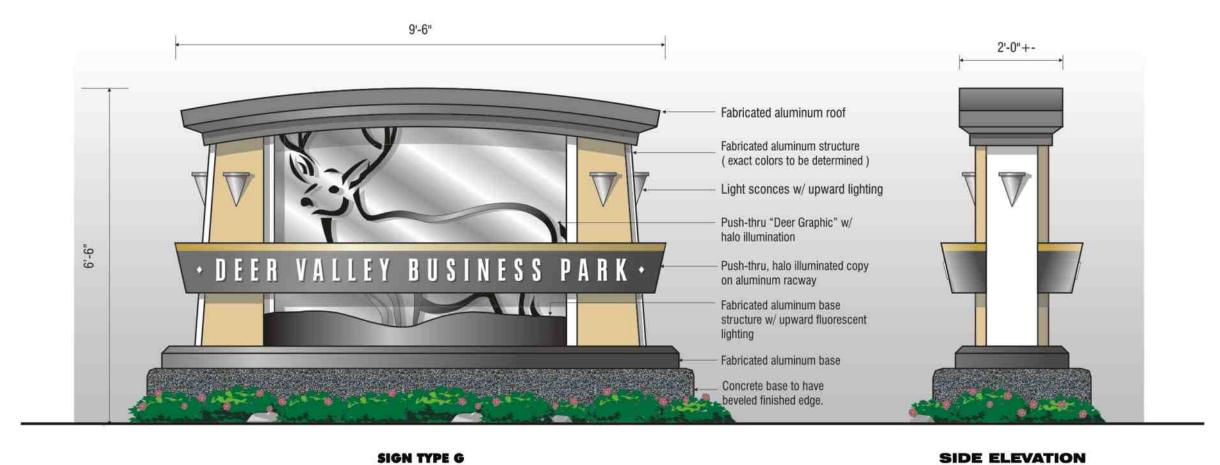
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SIGN TYPE G

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SIGN TYPE G D/F MONUMENT SIGN ELEVATION

SCALE: NTS

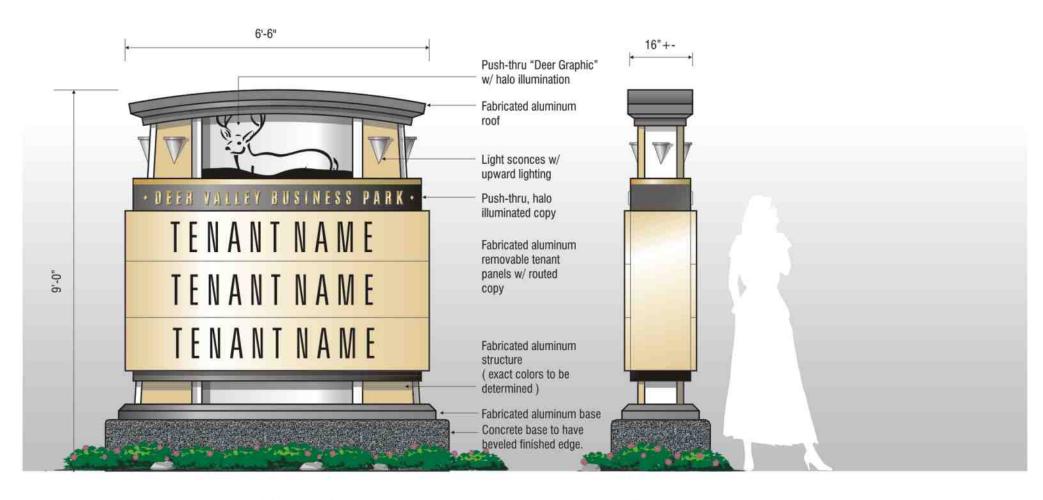
SCALE: NTS



SIGN TYPE G.3



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TENANT SIGN ELEVATION

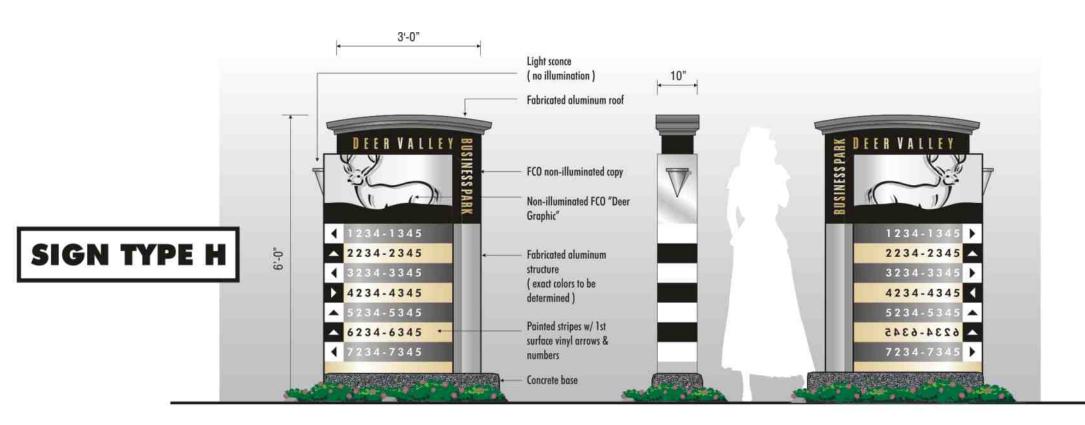
SIDE VIEW

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

SPECIFICATIONS

Manufacture & install one double-face, internally-illuminated tenant display as shown





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SIGN TYPE H **DIRECTIONAL SIGN ELEVATION** SIDE ELEVATION

OPPOSITE SIDE



SIDE VIEW

SIGN TYPE I.1 REAL ESTATE SIGNAGE

SCALE: NTS

SIDE VIEW

REAL ESTATE SIGNAGE

SCALE: NTS

(800) 995-9099 Lodi. California (209) 334-3337 Contact: Jim Mog