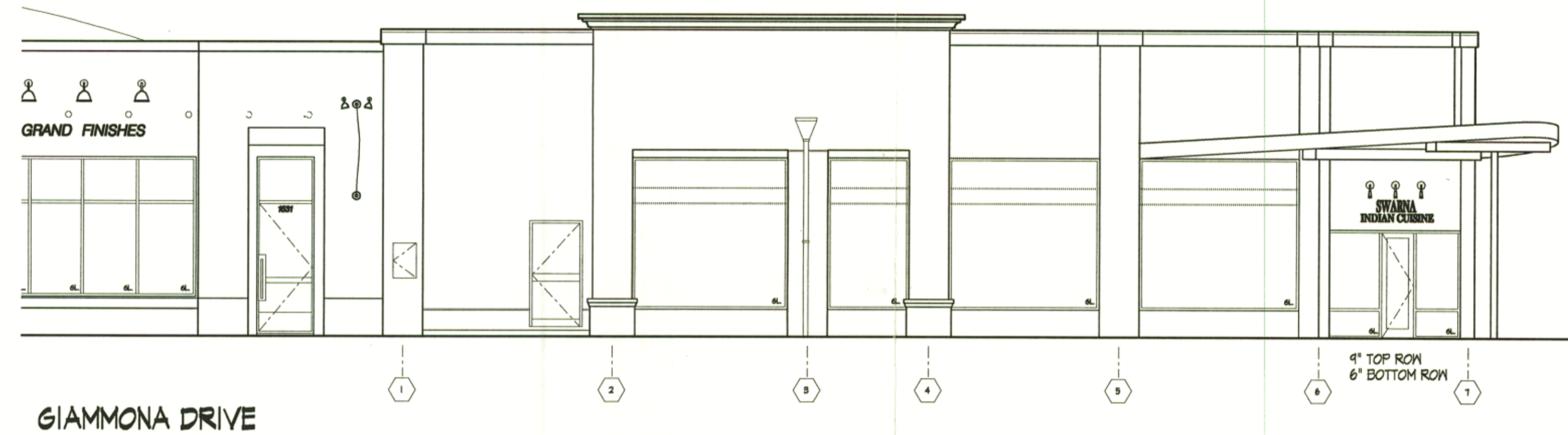
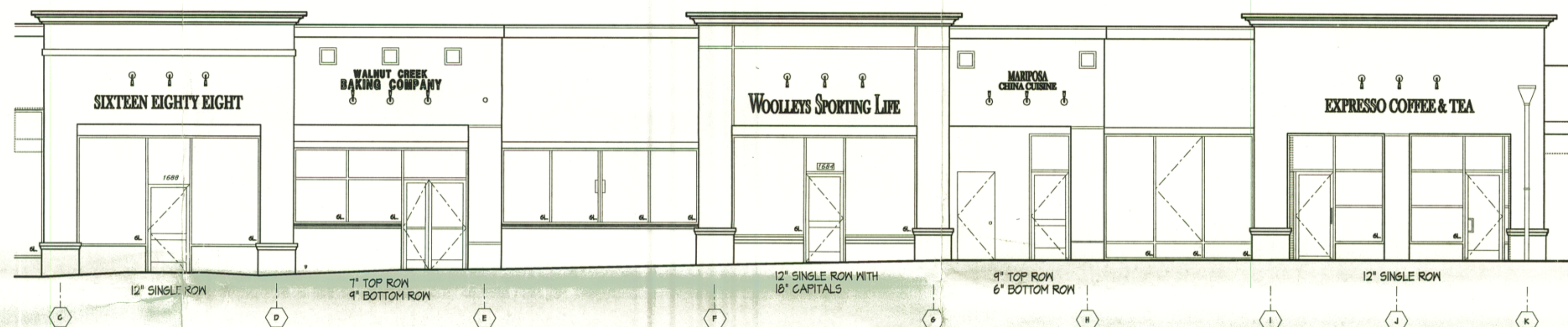


1 PROPOSED AND FUTURE BANNER SIGNAGE LOCATIONS.



GIAMMONA DRIVE



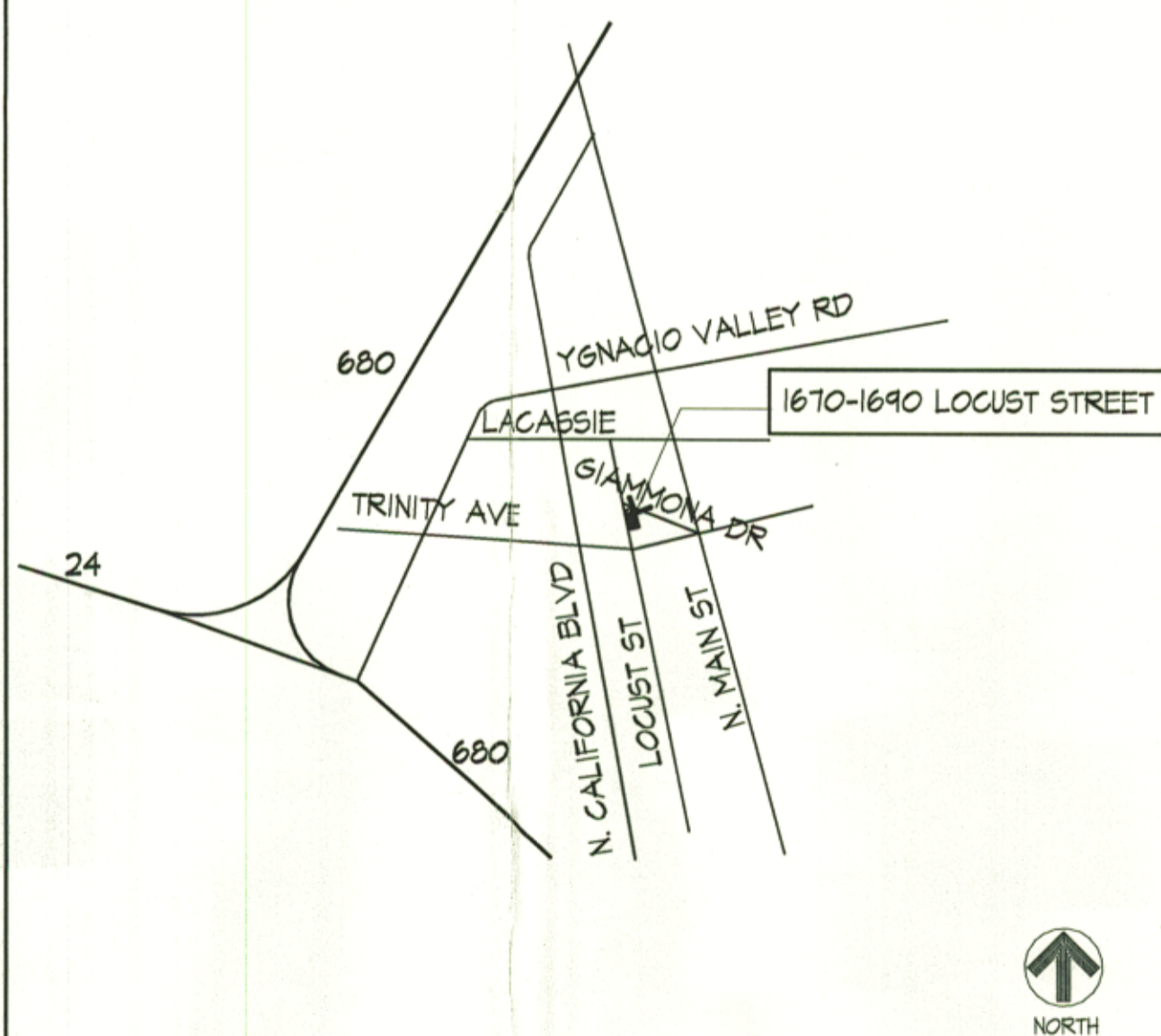
LOCUST STREET

UNASSIGNED

VICINITY MAP

BUILDING INFORMATION

DIRECTORY - CONTACTS



- 1. BUILDING ADDRESS: 1670-1690 LOCUST STREET, WALNUT CREEK, CA
- 2. CONSTRUCTION: TYPE V, IHR
- 3. SPRINKLER SYSTEM: NONE
- 4. OVERALL BLDG. HEIGHT: 23'-0"
- 5. NUMBER OF STORIES: ONE
- 6. OCCUPANCY CLASS: M, RETAIL
- 7. ALLOWABLE FLOOR AREA: EXISTING
- 8. FLOOR USABLE AREA: 9,600 SF
- 9. CONSTRUCTION AREA: 100 SF
- 10. ENERGY/METHOD: N/A

BUILDING OWNER: ELLWOOD COMMERCIAL REAL ESTATE
1345 GRAND AVE
PIEDMONT, CA 94610
PATRICK ELLWOOD (510) 525-0470
FAX 650-7456

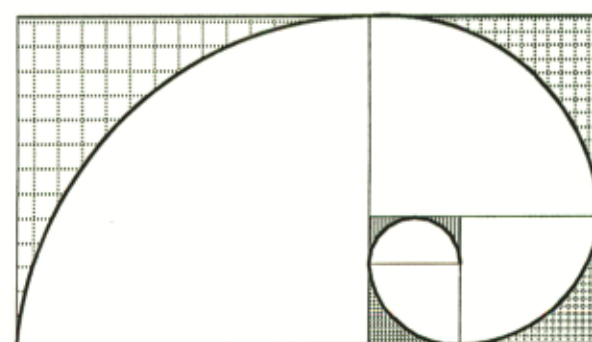
ARCHITECT: STUDIO ARCHITECT, INC.
1601 SUTTER ST, SUITE B
CONCORD, CA 94520 (925) 687-7718
ROBIN TIBBETTS, PROJECT MGR. FAX 687-7714

BUILDING DEPARTMENT: CITY OF WALNUT CREEK
CODE ENFORCEMENT DIVISION
COMMUNITY DEVELOPMENT DEPT
1666 NORTH MAIN STREET
WALNUT CREEK, CA 94596 (925) 943-5834
ROBERT MOODS, PLAN CHECK ENGINEER FAX 256-3500

UNASSIGNED

DRAWINGS INDEX

- A1.0 BUILDING INFO, VICINITY MAP, ELEVATIONS WITH HYPOTHETICAL SIGNAGE, AND SITE PLAN.
- A2.0 ELEVATIONS & SHEET NOTES



Studio Benavente
ARCHITECTS INC.
Architecture Planning Interiors
1601 SUTTER ST, SUITE B, CONCORD, CA 94620
TEL 925.887.7778 FAX 925.887.7779

NO.	DATE	ISSUE	BY
1	7/17/02	ISSUE FOR SUBCOMMITTEE REVIEW	RAT
2	7/25/02	ISSUE FOR REVIEW	RAT

ELLWOOD BUILDING SIGNAGE

PROJECT LOCATION
LOCUST AND GIAMMONA DR.
WALNUT CREEK, CA

PROJECT NUMBER 21014

DETAILS AND SECTIONS,
SITE PLAN, BUILDING INFO,
VICINITY MAP

APPROVAL BY:

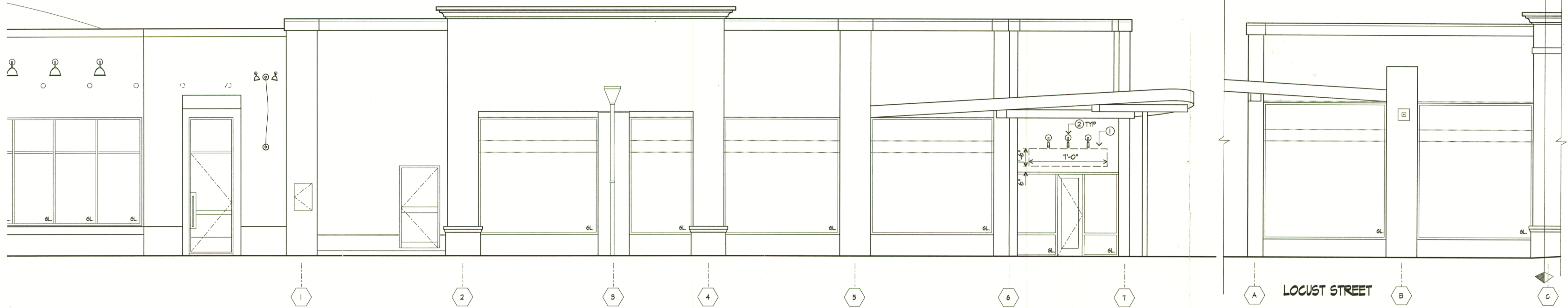
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SHEET NO

A1.0

GD_ELLWOOD.DGN

TITLE CONSTRUCTION DOCUMENTS SCALE VARIES
DRAWN RAT CHECKED JOB

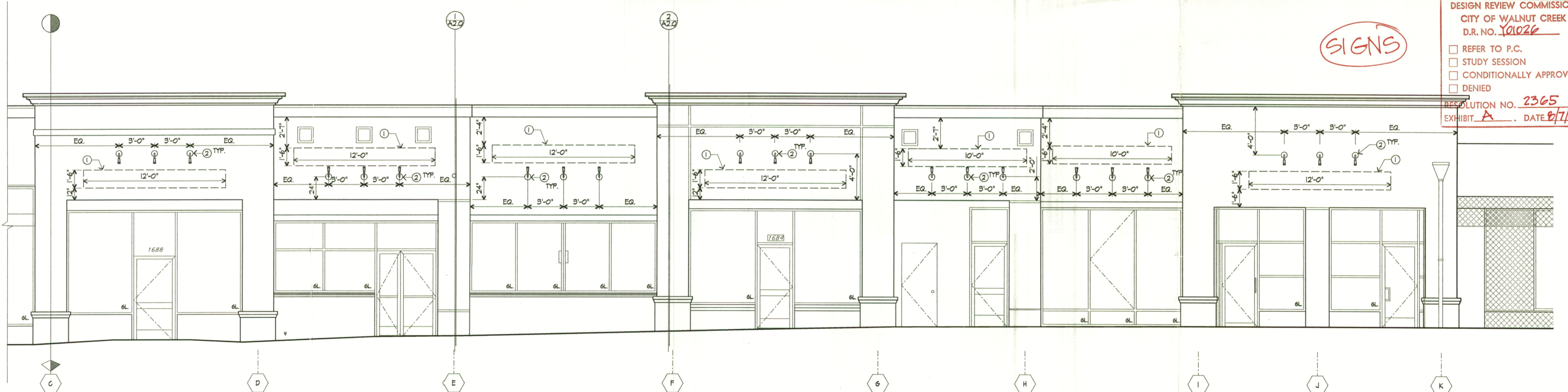


SHEET NOTES

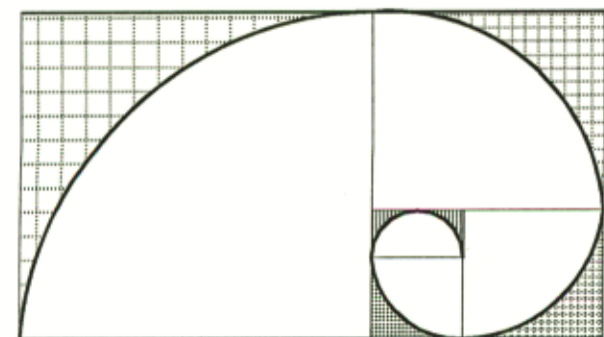
- ① PROPOSED AND FUTURE FORMED PLASTIC RAISED LETTER SIGNAGE LOCATION. MAXIMUM SIGNAGE AREA SHOWN. SEE ELEVATIONS. MAX. LETTER HEIGHT - SINGLE CAPITAL LETTER IN ONE ROW: 18"; LETTERS IN ONE ROW: 12"; LETTERS IN TWO ROWS: 4". COLOR: BLACK; SIZE AND FONT TO BE DETERMINED BY TENANT AND SUBMITTED TO BUILDING OWNER AND CITY OF WALNUT CREEK FOR APPROVAL.
- ② LIGHTING TO BE INSTALLED AT PROPOSED SIGNAGE LOCATIONS ONLY. (ONE SIGNAGE AREA PER SUITE) 'B-K LIGHTING' SIGN STAR STYLE - A FINISH - ALUMINUM #SN-4-SAP-4-10-A-36-A. AREAS WITHOUT SIGNAGE WILL BE PREPARED FOR FUTURE LIGHTING AS REQUIRED.
- ③ OPTIONAL LOGO "GRAPHIC BUG" - TO BE LOCATED WITHIN SIGNAGE AREA SHOWN AND NOT TO EXCEED 1/3 OF THE SIGNAGE AREA. SEE ELEVATIONS. TO BE SUBMITTED TO BUILDING OWNER AND CITY OF WALNUT CREEK FOR APPROVAL.

ALL CAPITAL
COLORING TO BE DETERMINED BY TENANT

LOCUST STREET ELEVATION



DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 101026
 REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED
RESOLUTION NO. 2365
EXHIBIT A DATE 8/7/02



Studio Benavente

NO.	DATE	ISSUE	BY
1	1/17/02	ISSUE FOR SUBCOMMITTEE REVIEW	RAT
2	7/25/02	ISSUE FOR REVIEW	RAT

**ELLWOOD
BUILDING SIGNAGE**

PROJECT LOCATION
LOCUST AND GIAMMONA DR.
WALNUT CREEK, CA

PROJECT NUMBER 21014
ELEVATIONS &
SHEET NOTES

TITLE CONSTRUCTION DOCUMENTS SCALE VARIES
DRAWN RAT CHECKED JOB

APPROVAL BY:

CD_ELLWOOD.DGN

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SHEET NO

A2.0

FORMED PLASTIC

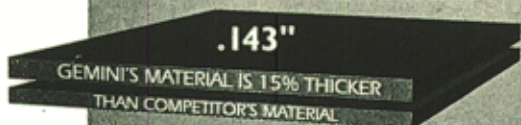
FORMED PLASTIC

letters and logos



Formed Plastic letters and logos are thermoformed from cellulose acetate butyrate extruded by Gemini. CAB, unlike oil based acrylics, is a wood and cotton based plastic giving greater impact resistance, weatherability and more flexibility in recreating your designs.

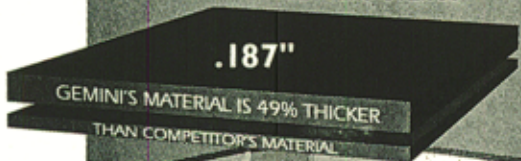
LETTERS UNDER 30"



.143"

GEMINI'S MATERIAL IS 15% THICKER THAN COMPETITOR'S MATERIAL

LETTERS OVER 30"



.187"

GEMINI'S MATERIAL IS 49% THICKER THAN COMPETITOR'S MATERIAL



These letters and logos are guaranteed for life

CYPRESS

Printing

Custom logo with Copperplate over Turner Script™

VIKING OPTICAL

CONTACTS, EYEGLASSES & MORE

Gemco™ over Helvetica Light

Crabb's

Seafood Emporium

Custom logo and letters over Times Bold



Custom Typestyles
LOGOS
Custom Colors
available

STANDARD CAB COLORS

Opaque White 5687	Translucent White 7138	Dove Grey 4310	Black 2025	Opaque Ivory 2718	Lemon Yellow 2087	Yellow 2000	Orange 2119	Peel-Orange 2662	Red 2793	Transparent Red 3403	Magenta 2410	Purple 2267	Dark Blue 2050	Medium Blue 2460	Transparent Blue 3450	Blue 3000	Light Blue 2648	Teal Blue 3210	Transparent Green 3403
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ARCHITECTURAL 4 6 9 10 12 15 18 24 30 & 36 in.
101 152 228 254 304 381 457 609 762 & 914 millimeters

ARIAL BOLD 4 6 8 12 18 & 24 in.
101 152 203 304 457 & 609 mm

BARNUM 8 12 15 18 24 30 & 36 in.
203 304 381 457 609 762 & 914 mm

BARNUM CLASSIC 6 8 12 15 18 24 30 & 36 in.
152 203 304 381 457 609 762 & 914 mm

Bauhaus 6 9 12 15 18 & 24 in.
152 228 304 381 457 & 609 mm

Bodoni Italic 6 9 12 15 & 18 in.
152 228 304 381 & 457 mm

Brush Script 6 9 12 18 24 30 36 & 48 in.
152 228 304 457 609 762 914 & 1219 mm

CASLON ADBOLD 4 6 9 12 15 18 24 30 & 36 in.
101 152 228 304 381 457 609 762 & 609 mm

Casual Italic Script 4 5 6 8 10 12 15 18 & 24 in.
101 127 152 203 254 304 381 457 & 609 mm

CENTURY SCHL BK. (Bold-Rndface) 3 4 6 9 12 15 18 24 & 36 in.
76 101 152 228 304 381 457 609 & 914 mm

CENTURY BD COND. RNDFACE 4 6 8 10 12 14 18 & 24 in.
101 152 203 254 304 355 457 & 609 mm

Clarendon Fortune Bd. 4 6 8 10 12 15 18 24 30 & 36 in.
101 152 203 254 304 381 457 609 762 & 914 mm

CLARION 6 9 12 15 & 18 in.
152 228 304 381 & 457 mm

ClearviewOne™-Gemini 1 (Light) 4 6 9 12 & 18 in.
101 152 228 304 & 457 mm

ClearviewOne™-Gemini 2 (Bold) 4 6 9 12 & 18 in.
101 152 228 304 & 457 mm

Commercial Script 6 9 12 15 18 24 30 & 36 in.
152 228 304 457 609 762 & 914 mm

Consort 4 5 6 7 8 9 10 12 15 18 24 30 & 36 in.
101 127 152 177 203 228 254 304 381 457 609 762 & 914 mm

CONSORT RNDFACE 4 6 9 12 15 18 & 24 in.
101 152 228 304 381 457 & 609 mm

Consort Condensed 4 5 6 7 8 9 10 12 15 18 24 30 & 36 in.
101 127 152 177 203 228 254 304 381 457 609 762 & 914 mm

COOPER BLACK IT. 4 5 10 12 14 18 & 24 in.
101 127 254 304 355 457 & 609 mm

COPPERPLATE 4 5 6 8 9 10 12 15 18 & 24 in.
101 127 152 203 228 254 304 381 457 & 609 mm

COUNTRY GOTHIC 10 12 15 18 & 24 in.
254 304 381 457 & 609 mm

EUROSTILE BD EXT. IT. 4 6 9 12 18 & 24 in.
101 152 228 304 457 & 609 mm

FRIZ QUADRATA 4 6 9 12 15 18 24 30 & 36 in.
101 152 228 304 381 457 609 762 & 914 mm

Futura 3 4 6 9 12 15 18 24 30 36 & 48 in.
76 101 152 228 304 381 457 609 762 914 & 1219 mm

Futura Rndface 4 6 9 12 15 18 24 30 36 & 48 in.
101 152 228 304 381 457 609 762 914 & 1219 mm

Futura Bold 3 4 6 8 12 15 18 24 30 & 36 in.
76 101 152 203 304 381 457 609 762 & 914 mm

FUTURA EX.BD.IT 12 15 18 24 30 36 & 48 in.
304 381 457 609 762 914 & 1219 mm

GEMCO® or ESBRO® RNDFACE 4 5 6 9 12 15 18 24 30 36 & 48 in.
101 127 152 228 304 381 457 609 762 914 & 1219 mm

Goudy Ex. Bd. 3 4 6 9 12 15 18 24 30 & 36 in.
76 101 152 228 304 381 457 609 762 & 914 mm

Helvetica 2 3 4 5 6 8 9 10 12 15 18 24 30 36 & 48 in.
50 76 101 127 152 203 228 254 304 381 457 609 762 914 & 1219 mm

Helvetica Rndface 3 4 6 8 9 12 15 18 24 30 36 & 48 in.
76 101 152 203 228 304 381 457 609 762 914 & 1219 mm

HELVETICA LIGHT 4 6 9 12 15 18 24 30 & 36 in.
101 152 228 304 381 457 609 762 & 914 mm

Helvetica Med. It. 2 3 4 6 9 12 15 18 24 30 & 36 in.
50 76 101 152 228 304 381 457 609 762 & 914 mm

Helvetica Med. It. Rndface 4 6 9 12 15 & 18 in.
101 152 228 304 381 & 457 mm

Helvetica Bold 3 4 6 8 9 12 15 18 24 30 & 36 in.
76 101 152 203 228 304 381 457 609 762 & 914 mm

Helvetica Bd Rndface 3 4 6 9 12 15 18 24 & 30 in.
76 101 152 228 304 381 457 609 & 762 mm

HELVETICA BOLD ITALIC 6 9 12 15 18 & 24 in.
152 228 304 457 & 609 mm

HELVETICA MEDIUM COND. 3 4 6 9 12 15 18 24 30 & 36 in.
76 101 152 228 304 381 457 609 762 & 914 mm

Helvetica Bold Ext. 3 4 6 9 12 15 18 24 30 & 36 in.
76 101 152 228 304 381 457 609 762 & 914 mm

Herman Italic® 6 9 12 15 18 24 & 36 in.
152 228 304 381 457 609 & 914 mm

HOFFMAN 6 8 10 12 15 & 18 in.
152 203 254 304 381 & 457 mm

Italicized Script 3 6 12 18 24 30 & 36 in.
76 152 304 457 609 762 & 914 mm

KABEL 4 6 8 12 18 & 24 in.
101 152 203 304 457 & 609 mm

MICROGRAMMA EXT. 4 6 8 9 10 12 15 18 24 30 & 36 in.
101 152 203 228 254 304 381 457 609 762 & 914 mm

MICROGRAMMA BD EXT. 3 4 6 8 12 14 18 24 30 & 36 in.
76 101 152 203 304 355 457 609 762 & 914 mm

Old English Bevel 9 12 15 18 24 & 36 in.
228 304 381 457 609 & 914 mm

Old English Rndface 9 12 15 & 18 in.
228 304 381 & 457 mm

Optima 3 4 6 8 9 10 12 15 18 24 & 36 in.
76 101 152 203 228 254 304 381 457 609 & 914 mm

Palatino 4 6 9 12 15 18 24 30 & 36 in.
101 152 228 304 381 457 609 762 & 914 mm

Perfaire 6 9 12 15 & 18 in.
152 228 304 381 & 457 mm

PLAYBILL 6 8 10 12 15 18 & 24 in.
152 203 254 304 381 457 & 609 mm

Roman Rndface 4 6 8 9 10 12 15 18 24 30 & 36 in.
101 152 203 228 254 304 381 457 609 762 & 914 mm

ROMAN CLASSIC 4 6 8 9 10 12 15 18 24 30 & 36 in.
101 152 203 228 254 304 381 457 609 762 & 914 mm

ROMAN NEO SB 4 6 9 12 15 18 & 24 in.
101 152 228 304 381 457 & 609 mm

SCULPTURED 6 9 12 & 15 in.
152 228 304 & 381 mm

Standard Block 2 3 4 6 8 9 10 12 15 18 24 27 30 36 & 48 in.
50 76 101 152 203 228 254 304 381 457 609 685 762 914 & 1219 mm

Standard Block Rndface 3 4 6 8 9 10 12 15 18 24 27 30 36 & 48 in.
76 101 152 203 228 254 304 381 457 609 685 762 914 & 1219 mm

STANDARD BLOCK CONDENSED 4 6 8 9 10 12 15 18 24 30 36 & 48 in.
101 152 203 228 254 304 381 457 609 762 914 & 1219 mm

STETTLER 6 8 10 12 & 18 in.
152 203 254 304 & 457 mm

TIMES ROMAN 4 6 9 12 15 18 24 & 30 in.
101 152 228 304 381 457 609 & 762 mm

Times Bold 4 6 8 9 10 12 15 18 24 30 & 36 in.
101 152 203 228 254 304 381 457 609 762 & 914 mm

Times Bold Rndface 4 6 9 12 15 18 & 24 in.
101 152 228 304 381 457 & 609 mm

TIMES BOLD ITALIC 4 6 9 12 15 18 24 30 & 36 in.
101 152 228 304 381 457 609 762 & 914 mm

TIMES BD. EXT. 6 9 12 & 15 in.
152 228 304 & 381 mm

Turner Script® 12 18 & 24 in.
304 457 & 609 mm

Univers 67 3 4 5 6 7 8 9 10 12 15 18 24 30 & 36 in.
76 101 127 152 177 203 228 254 304 381 457 609 762 & 914 mm

V-Bevel 6 9 12 18 & 24 in.
152 228 304 457 & 609 mm

VENUS 4 6 8 10 12 15 18 24 30 & 36 in.
101 152 203 254 304 381 457 609 762 & 914 mm

★ ☆ † ☆ ● ▸ ▸ → etc.



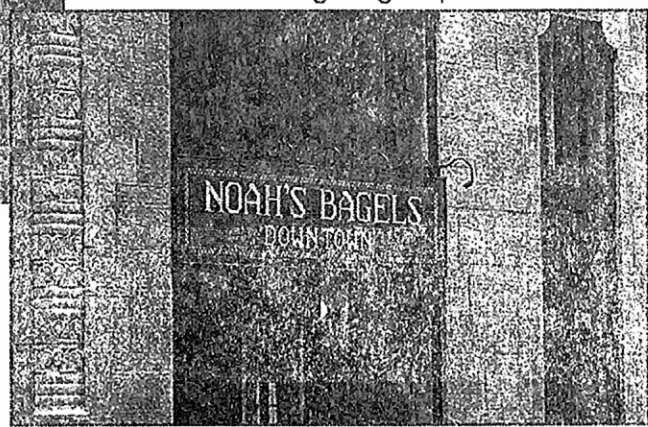
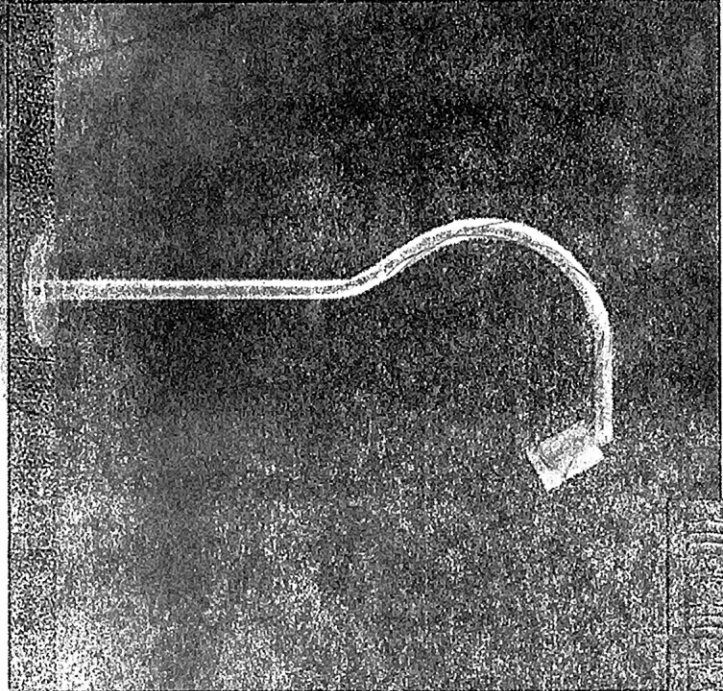
- Light Green 2108
- Green 2030
- Yellow Gold 6371
- Metallic Gold 2156
- Copper 6365
- Blue 7413
- Black 3130
- Metallic Silver 8896

● = Not recommended
for use with studs or pads

Due to the limitations of the printing process, printed colors can vary from actual colors.

Sign Star Style 'A'

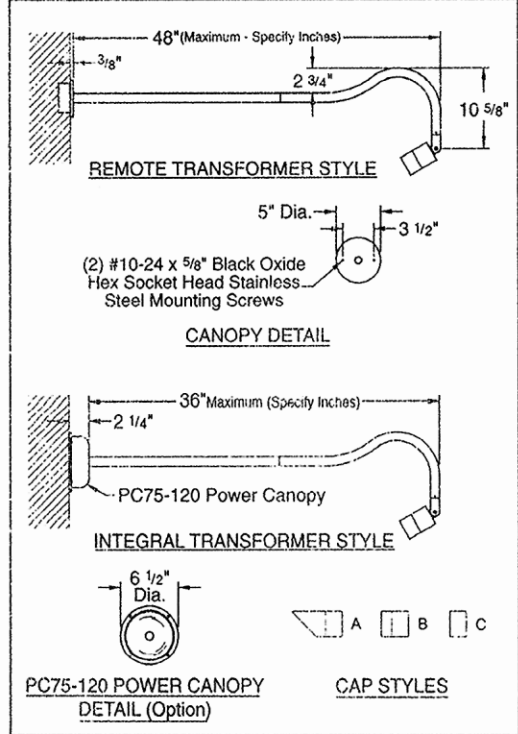
Sign Star™ Style 'A' mounts unobtrusively to a building fascia. Use of our rectilinear lens produces a rectangular pattern of light which is ideal for the lighting of building mounted signs. Because it is so small in scale, the Sign Star almost disappears during daylight hours leaving the architectural design of the building unblemished. The Sign Star may also be used as a wall-washing element giving definitive relief to textured building materials. The Sign Star can be mounted in an up or downlight position. It is available in three cutoff styles to meet various lighting requirements.



Features

- Tamper proof design.
- 1" diameter machined aluminum stem with stainless steel hardware.
- Aluminum canopy. (Box gasket by others.)
- Utilizes machined aluminum Nite Star™.
- & Listed with MR16 lamps to 50 watts.
- For remote transformer, see page 97.

Sign Star Design Guide, see pages 124 and 125.



See page 96 for additional Power Canopy™ details.

CATALOG NUMBER LOGIC

Example: SN - 9 - WHW - 9 - 11 - B - 30" - A - PC75-120

Series SN

Lamp Type 9 - WHW

Shielding 11 - B

Cap Style 9 - 11

Projection From Wall (Specify Inches) 30"

Style A

Options PC75-120

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	---
Verde	---	VER

Lens Type
9 - Clear (Standard), 10 - Spread, 12 - Soft Focus, 13 - Rectilinear

Shielding
11 - Honeycomb Baffle

Cap Style
A - 45°, B - 90°, C - Flush

Projection From Wall (Specify Inches)
18", 24", 30", 36" or 48" *(Not available with PC75-120 option).

Style
A - 90° Radius

Options
PC75-120 - Power Canopy™ with 75VA Transformer
(For use with maximum 36" length.)

WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2365
SIGN REVIEW APPLICATION NO. Y01026
ELLWOOD BUILDING SIGN PROGRAM
1670-90 LOCUST STREET

Section 1. Findings.

1. On August 7, 2002 the Walnut Creek Design Review Commission held a meeting to consider a request for approval of a sign program for the remodeled Ellwood building located at the intersection of Locust Street and Giammona Drive and currently includes eight tenant spaces from Coffee Coffee at 1670 Locust northward to the Swarna Indian Cuisine restaurant on the corner then down Giammona Drive up to and including Skipolini's Pizza at 1535 Giammona. The zoning is P-R (Pedestrian Retail.)
2. This project is categorically exempt from the requirements of CEQA under Class 11 of the Guidelines and Processing procedures for the Review of Projects for the City of Walnut Creek.
3. This project is consistent with the General Plan and zoning and other City development standards which regulate development on this site. Per code, a sign program is required to be reviewed and approved by the Design Review Commission prior to any new sign installations, as this project involves a "building or grouping of buildings with six (6) or more businesses . . ." (Sect. 10-8.109(1.)
4. On August 1, 2001, the Design Review Commission reviewed and approved the Ellwood Building exterior remodel which is currently under construction. Resolution no. 2321 was adopted subject to the sign program and illumination details returning for full Commission consideration.
5. Skipolini's and Grand Finishes, both facing Giammona, have been remodeled within the last four years and their respective signs have been approved individually.
6. The sign program parameters consist of black, formed plastic letters over each tenant space. Lettering height would be restricted to 18" maximum for a capital letter followed by lower case lettering, OR, 12" maximum height if all capital letters are used. Where lettering is double-stacked, letter height is limited to 9". Sign lengths would vary between 7' and 12' depending on the particular storefront. Lettering font would be left to the discretion of the tenant. A logo or "graphic bug" would also be allowed. Its size would be limited to 1/3 of the tenant's overall sign area and the tenant would determine the colors. Businesses would be limited to one wall sign per tenant space. In no case would any sign be allowed to exceed the maximum sign area permitted by code. In all cases, proposed signs would require staff review prior to installation to ensure compliance with these parameters and any sign code limitations.
7. The Sign Subcommittee reviewed the proposal on July 17, 2002. Letter size, sign length, logos, and number of signs were discussed. The subcommittee supported the sign program and illumination proposal subject to those parameters indicated on the plans.
8. As approved by the Design Review Commission last year, each tenant space will convey a different multi-color scheme which will give each tenant a bold and contemporary appearance as well as a sense of individuality. The black sign lettering (as opposed to a range of colors), will avoid detracting from these storefront color schemes. The indirectly illuminated, black plastic lettering will also help to visually tie the storefronts together.

9. Each sign will be indirectly illuminated by gooseneck lighting – three lamp fixtures per tenant space. Fixtures will be situated either under or over the tenant sign providing alternating lighting variations across the building storefronts. Each fixture will have an aluminum powdercoat finish and will project 36” off the wall face.

10. The proposed sign program will complement the building’s architecture and coloring and will help to provide sign unity among the tenants.

11. Based on the evidence presented at the meeting the Design Review Commission hereby resolves that:

- a. This Commission makes the findings as outlined under Section 10-2.4.1206, Chapter 2 (Design Review), Title 10 of the Walnut Creek Municipal Code for the reasons stated in numbers 6. through 10. above.

Section 2. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Sign Review Application No. Y01026 as shown on the plans labeled "Exhibit A of Design Review No. Y01026” subject to the following conditions:

1. The Standard Design Review Conditions as adopted by the Walnut Creek Design Review Commission shall apply as conditions of approval for this proposal.

Section 3. Effective Date. This resolution shall take effect upon expiration of the appeal period specified in Section 10-2.4.503 of the Municipal Code.

PASSED AND ADOPTED ON August 7, 2002 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Gorny and seconded by Commissioner Becker.

Ayes: Gorny, Becker, Kilian

Noes: none

Absent: Bassett, Harriman

SANDRA MEYER, Secretary
Walnut Creek Design Review Commission