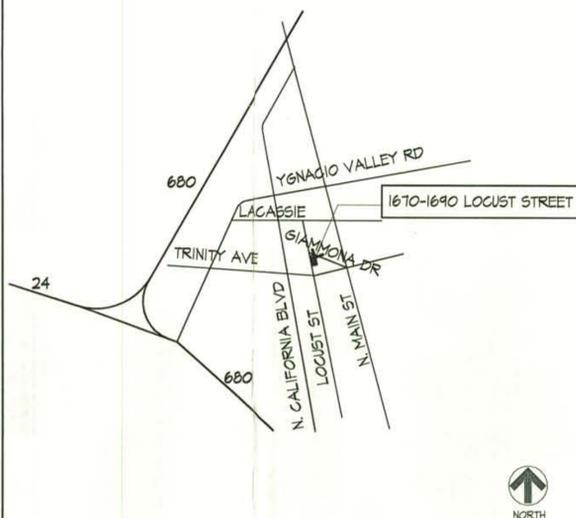


UNASSIGNED

VICINITY MAP

BUILDING INFORMATION

DIRECTORY - CONTACTS



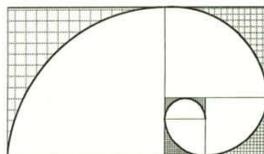
1. BUILDING ADDRESS:	1670-1690 LOCUST STREET, WALNUT CREEK, CA
2. CONSTRUCTION:	TYPE V, IHR
3. SPRINKLER SYSTEM:	NONE
4. OVERALL BLDG. HEIGHT:	23'-0"
5. NUMBER OF STORIES:	ONE
6. OCCUPANCY CLASS:	M, RETAIL
7. ALLOWABLE FLOOR AREA:	EXISTING
8. FLOOR USABLE AREA:	9,600 SF
9. CONSTRUCTION AREA:	100 SF
10.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

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 ROBIN TIBBETTS, PROJECT MGR. (925) 687-7718 FAX 687-7719
BUILDING DEPARTMENT:	CITY OF WALNUT CREEK CODE ENFORCEMENT DIVISION COMMUNITY DEVELOPMENT DEPT 1666 NORTH MAIN STREET WALNUT CREEK, CA 94596 ROBERT MOODS, PLAN CHECK ENGINEER (925) 943-5834 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 94520  
TEL. 925.897.7778 FAX 925.897.7779

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:

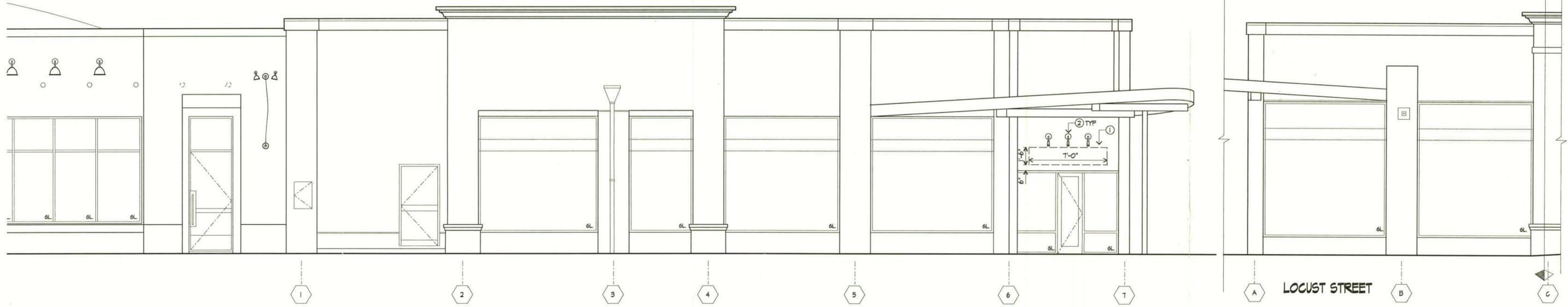
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SHEET NO

**A1.0**

GD\_ELLWOOD.DGN

TITLE	CONSTRUCTION DOCUMENTS	SCALE	VARIABLES
DRAWN	RAT	CHECKED	JOB

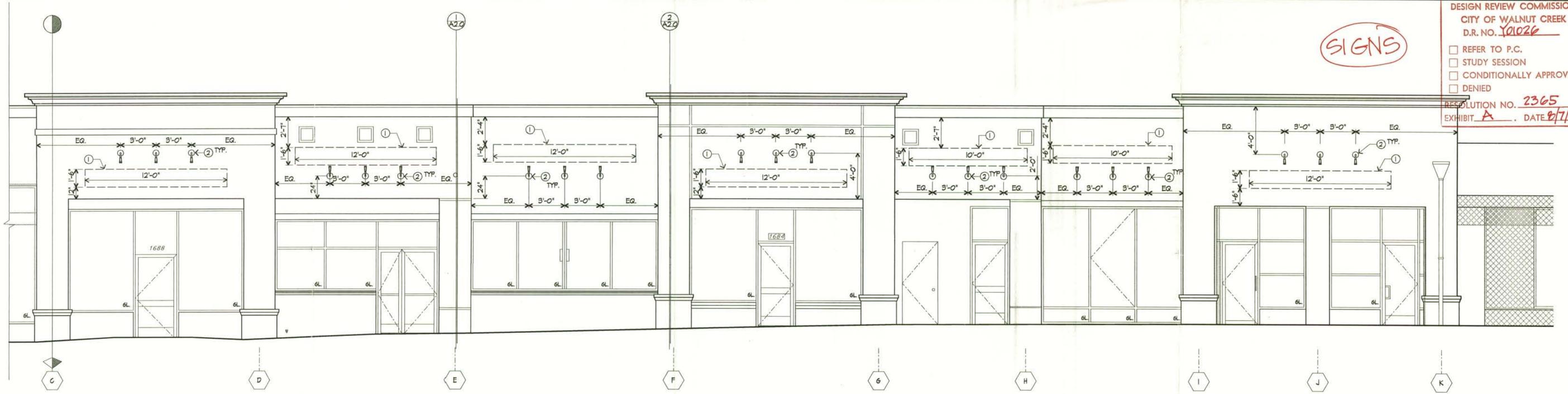


SHEET NOTES

- 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*

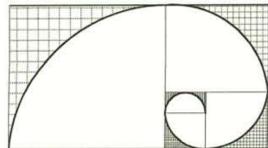
LOCUST STREET ELEVATION



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**

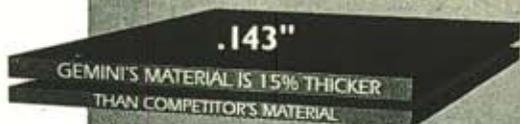
# FORMED PLASTIC

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"



LETTERS OVER 30"



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



STANDARD CAB COLORS

2222	Opaque White 5687	Transparent White 7153	Dove Grey 4310	Black 2425	Opaque Ivory 2718	Lemon Yellow 2087	Yellow 2000	Orange 2119	Red-Orange 2682	Red 2793	Transparent Red 3403	Magenta 2410	Magenta 2410	Purple 2287	Dark Blue 2751	Medium Blue 2660	Transparent Blue 3450	Blue 3000	Light Blue 2148	Teal Blue 3110	Transparent Green 3405
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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

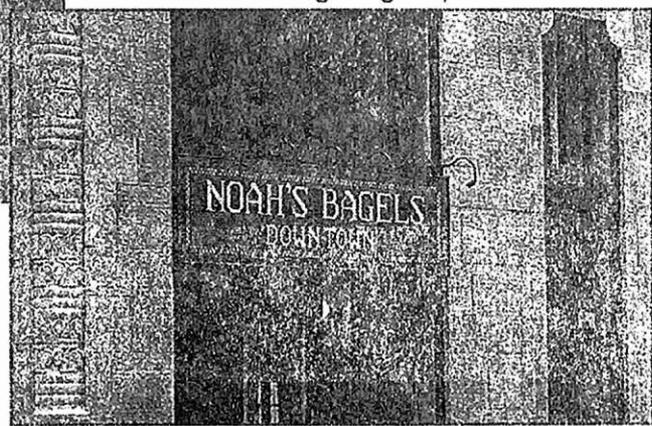
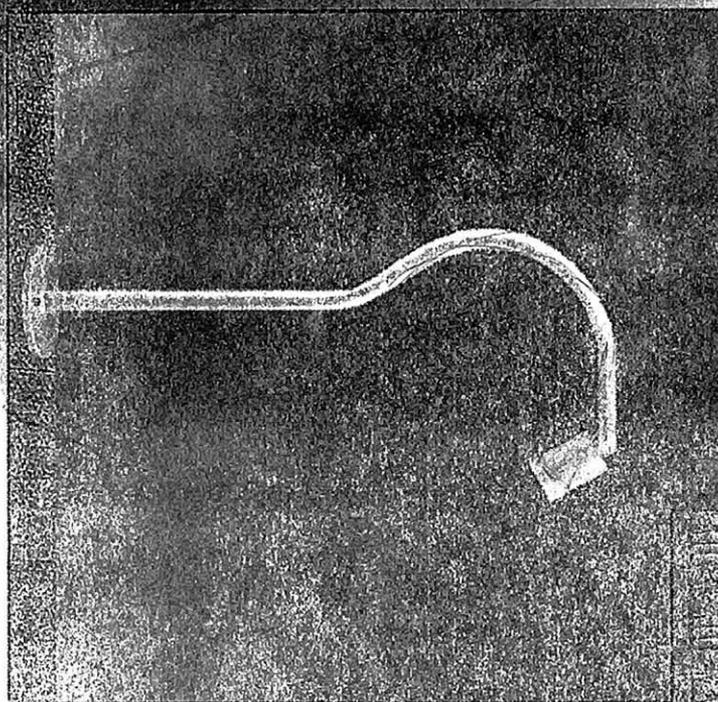
**VENUS** 4 6 8 10 12 15 18 24 30 & 36 in.  
101 152 203 254 304 381 457 609 762 & 914 mm

★ ☆ † ☆ ● ▸ → etc.

Light Green  
210BGreen  
2030Yellow Gold  
6571Metallic Gold  
2156Copper  
6506Black  
2418Metallic Grey  
3740Metallic Silver  
8595● = Not recommended  
for use with studs or padsDue to the limitations of the  
printing process, printed colors  
can vary from actual colors.

# Sign Star Style 'A'

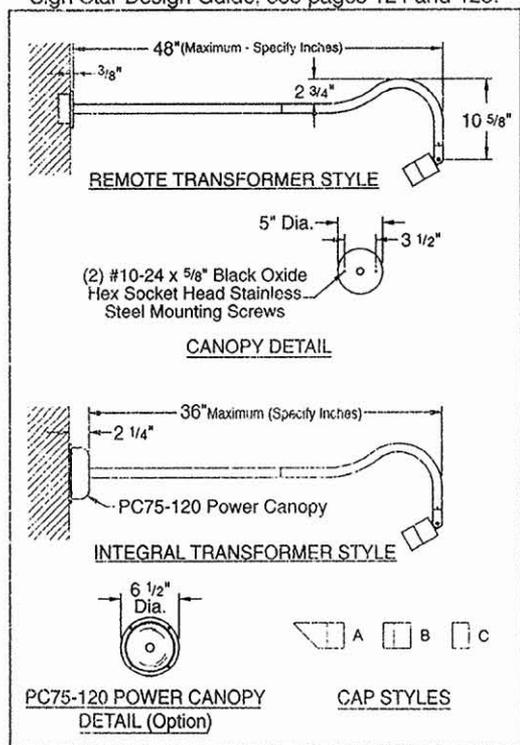
**Sign Star™ Style 'A'** mounts unobtrusively to a building fascia. Use of our rectilinear lens produces a rectangular pattern of light which is ideal for the lighting of building mounted signs. Because it is so small in scale, the Sign Star almost disappears during daylight hours leaving the architectural 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 - 11 - B - 30"

0 - By others	16 - EYS(42W), 25° N. Flood
1 - ESX(20W), 12° Spot	17 - EYP(42W), 40° Flood
2 - BAB(20W), 40° Flood	6 - EXT(50W), 13° Spot
3 - FRB(35W), 12° Spot	7 - EXZ(50W), 26° N. Flood
4 - FRA(35W), 23° N. Flood	8 - EXN(50W), 40° Flood
5 - FMW(35W), 40° Flood	9 - FNV(50W), 60° W. Flood
15 - EYR(42W), 12° Spot	

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

**Finish** WHW

**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)** 30" (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