

August 11, 2015

Bill Murphy
BMP Shadelands, LLC
PO Box 128
Danville, CA 94526

Subject: Design Review Application No. Y15-028, BMP SHADELANDS OFFICES MASTER SIGN PROGRAM.

The Walnut Creek Design Review Commission took the following action on your item on August 5, 2015

- | | |
|---|--|
| <input type="checkbox"/> Approved | <input checked="" type="checkbox"/> Approved with Conditions |
| <input type="checkbox"/> Denied (without prejudice) | <input type="checkbox"/> Denied |
| <input type="checkbox"/> Held over to _____ | |

If the Design Review Commission took final action on your application, Resolution No. 2923 setting forth the Commission's decision and findings in regard to this item will be enclosed.

For additional information regarding disposition of this application, please refer to the reverse side of this letter.

Very truly yours,

KENNETH NODDER, Acting Secretary
Walnut Creek Design Review Commission

Enclosures: Resolution No. 2923
Standard Design Review Conditions – Exhibit A

**WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2923
DESIGN REVIEW APPLICATION NO. Y15-028
BMP SHADELANDS OFFICES MASTER SIGN PROGRAM
2621-2625 SHADELANDS DRIVE
2637 SHADELANDS DRIVE**

Effective August 22, 2015 Unless Appealed Prior to that Date

Section 1. Background.

1. On August 5, 2015, the Walnut Creek Design Review Commission held a public hearing on a request filed on March 5, 2015, by Bill Murphy, applicant and owner of 2621 to 2625 Shadelands Drive, and authorized agent representing i-Star Properties, owner of 2637 Shadelands Drive, to establish a Master Sign Program consisting of freestanding signs, directional signs, and wall/fascia signs.
2. The project site is located within the Shadelands Business Park and consists of two properties under different ownerships that are configured front to back. The rear property, 2637 Shadelands Drive ("i-Star", currently vacant), has no street frontage and is accessed through the front property at 2621-2625 Shadelands Drive ("BMP").
3. The 5.12-acre BMP property fronts Shadelands Drive and consists of a one-story, 60,000 square-foot office building. The property is accessed via two driveways, one on either side of the building. This building has recently completed renovation for new medical office tenants. The BMP driveways and internal drive aisles also serve as access easements for the 5.99-acre, i-Star property located between the BMP property and Ygnacio Valley Road. The i-Star property contains a vacant 85,000 square-foot building internally is configured as office and warehouse space.
4. The project site is designated Business Park (B-P) by the General Plan and zoned Business Park 100 (B-P-100). The project site and uses are consistent with the business park designations which allows for administrative, business, and medical offices and other compatible uses. The i-Star property is also designated B-P and B-P-100. The property is currently vacant but was formerly occupied by Fresenius Medical for administrative offices, device assembly, and warehousing/shipping.
5. The applicant is seeking to install two, double-faced freestanding sign structures which would serve as a means of business identification for both the BMP (front) and i-Star (rear) properties. One sign structure is proposed at each driveway. The applicant also proposes business identification signs for the tenants of the BMP building consisting of individual letters mounted atop entrance canopies and directional signs in the parking lot. The blank sign panels on the monument signs are also indicated to accommodate future signs for the i-Star (rear) property.
6. The proposed Master Sign Program (MSP) was reviewed by the Sign Subcommittee of the Design Review Commission on April 15, 2015. The Sign Subcommittee generally supported the concept for the BMP and i-Star properties to share the main freestanding sign at the east driveway and recommended size and content revisions to the secondary, multi-tenant directional sign proposed at the west driveway. The Subcommittee supported the non-illuminated, individual letter signs for the BMP property tenants over their front entryways and supported the on-site directional signs.

7. This project is categorically exempt from the requirements of CEQA under Categorical Exemption 15301, Existing Facilities.
8. Public hearing notices for the project were mailed to property owners within 300 feet of the property and posted within a 300-foot radius of the subject property at least 10 days prior to the scheduled hearing.
9. The August 5, 2015, public hearing was opened and comments were received from Renae Lindley, property manager of the Walnut Creek Executive Park, and from Leif Fairfield, resident of The Woodlands neighborhood, who both cited the need for business identification signs in the Shadelands Business Park and expressed support for the proposal. The public hearing was then closed.

Section 2. Findings.

PART 1

The project is subject to the Design Review requirements of Walnut Creek Municipal Code Section 10-2.4.1206 (Findings). Required findings below are shown in **bold type** and the reason(s) the project is consistent, is shown in regular type:

A. The plan is consistent with the General Plan and any applicable Specific Plan and this Chapter.

The project conforms to General Plan (GP) Goal 13 of Chapter 4 “*Built Environment*” which seeks to maintain and enhance high quality building design and urban design. The proposed master sign program is consistent with Policy 13.1 in that the scale, appearance, and compatibility of the development is enhanced by the format and allowable sign copy and materials. Provisions for the Sign Ordinance exceptions are discussed in Part 3, below.

B. The approval of this plan is in the best interest of the public health, safety and general welfare.

The proposed Master Sign Program (MSP) would allow the identification of the i-Star property (2637 Shadelands Drive), located at the rear of the BMP property (2621 through 2625 Shadelands Drive), on Shadelands Drive to provide wayfinding. The proposed MSP would also allow identification of both properties and tenants thereof from most direct driveway entrance thus reducing unnecessary vehicle and pedestrian circulation through the hierarchy of signage from the street, to the parking area, and finally to the building entrance.

C. General site considerations, including site layout, open space and topography, orientation and location of buildings, vehicular access, circulation and parking, setbacks, height, walls, fences, public safety and similar elements have been designed to provide a desirable environment for the development.

The master sign program preserves visibility and legibility of signs for vehicular traffic and pedestrian uses with sign copy to promote business identification and wayfinding. The existing and proposed signs are compatible with the building design and landscaped setting.

- D. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signing and similar elements have been incorporated in order to ensure the compatibility of this development with its design concept and the character of adjacent buildings.**

The Master Sign Program is structured to provide business identification opportunities and visual consistency with the site and grounds. The appearance of the signs in terms of brick columns and coloration are compatible with the building design and materials.

- E. General landscape considerations, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement buildings and structures and to provide an attractive environment for the enjoyment of the public.**

The Master Sign Program requires compatible landscape plantings around the main identification sign at the east driveway. The secondary identification sign provides adequate signing and is de-emphasized through the use of no landscaping at its base. The structures provide both visual interest and visual relief through the design strategies of emphasis and restraint.

- F. Compliance with all provisions of Chapter 8 (Preservation of Trees on Private Property) of Title 3 (Public Safety) of this code.**

No trees are affected by the proposed project.

- G. Where fine art work has been proposed, general consideration of category, form, scale, durability, siting and similar elements have been incorporated to complement the surroundings.**

The project is not subject to the City's Fine Art requirements.

PART 2

Sign Ordinance §10-8.105.1.a. limits freestanding signs to one per street frontage with a maximum of 25 square feet and no taller than 20 feet above grade. In considering a freestanding sign, the Design Review Commission must make one of the following findings:

- (1) A freestanding sign is the only feasible means by which the business(es) can have the same degree of identification to the traveling and shopping public, as that available to businesses on neighboring premises that do not have freestanding signs; or**

Resolution No. 2923

Design Review – Sign Review Exceptions Application No. Y15-028

BMP Shadelands Master Sign Program

2621-2625 Shadelands Drive (APN 143-040-089)

2637 Shadelands Drive (APN 143-040-090)

- (2) The building in which the business is located is set back from the street, or is obscured from view by adjacent structures or vegetation, in such a manner that adequate identification cannot be obtained from signs attached to the building; or**
- (3) The architectural style, materials or elements of construction of the building(s) is such that wall signs would be in conflict with the provisions of §10-4.301 (Design Review) of the Walnut Creek Municipal Code.**

The Design Review Commission hereby finds that under No.1 above, the physical location of 2367 Shadelands Drive (i-Star Property) lacks on-street frontage at Shadelands Drive and freestanding signs are the only feasible means of identification as that available to other properties in the immediate area. Under No. 2 above, the Design Review Commission also finds the building is also set back from Shadelands Drive such that adequate identification cannot be obtained from signs attached to the building due to the distance of the property from Shadelands Drive and that the property is wholly accessed through the BMP property via easements.

PART 3

Pursuant to Sign Ordinance §10-8.111 (Exceptions), the Design Review Commission, upon application to it, shall have authority to grant or conditionally grant exceptions to the various sign regulations contained in this Chapter under the following guidelines:

- 1. Sign size and placement limitations or aesthetic objectives of this Chapter shall be followed as closely as practicable.**
- 2. The intent and purpose of the sign regulations shall be followed as closely as practicable.**
- 3. An exception may be granted when it can be demonstrated that the sign(s) are necessary to further a public use or public benefit.**
- 4. In the case of interior shopping centers and pedestrian malls and other similar situations wherein a business cannot obtain signing exposure under the signing provisions of this Chapter, additional signing may be permitted. Such signing shall be located at the nearest access points to the business. In the event several businesses are located in the same proximity, only one freestanding sign structure shall be allowed for the several businesses. This provision shall not apply to businesses not on a ground floor.**
- 5. This Section shall not be interpreted to allow off-site signs except where a parcel is not located adjacent to a public thoroughfare which precludes any possibility of adequate signing identification.**

In consideration of Exception consideration No. 5 above, the DRC finds that the shared use of one sign structure with two sign panels whose combined sign area is 46.5 square feet and exceeds the 25 square-foot limit for any single freestanding sign complies with the design objectives of the City to allow adequate business identification given the considerations of site and building layout. The Commission also finds that the four, 7.6 square-foot directional signs which exceed the four

square-foot limitation concentrates and minimizes the potential number of directional signs that would otherwise be allowed as a matter of right.

Subject to Exception consideration No. 5 above, the main identification sign and secondary identification signs for 2637 Shadelands Drive (i-Star Property) shall not be construed to be off-site signs because the i-Star property is not located adjacent to a public thoroughfare which is eligible for signage. Summarily, the i-Star property is precluded from obtaining adequate signing identification under current regulations.

Section 3. Decision.

Based on the findings as set forth above, this Commission hereby grants approval of Design Review/ Sign Review Application No. Y15-028, as shown on the plans labeled “Exhibit A of Design Review No. Y15-028 Master Sign Program,” subject to the following conditions:

1. The property shall be developed substantially in compliance as shown on the plans labeled “Exhibit A of Design Review No. Y15-028 Master Sign Program.” The plans shall be revised to reflect only the approved content (Main freestanding sign M.1, Option 2 and secondary freestanding sign M.2, Option 1). No permits shall be issued until the plans are revised and accordingly approved by City staff.
2. The height of the dark brown arched panel spanning between the brick on the main identification monument (M.1) may be reduced in height and width for proportion. The side margins may also be narrowed to setback from edge of the brick column. Revised plans shall be subject to Planning staff review and approval.
3. Lighting for the main identification sign shall include a timer such that the ground-mounted fixtures turn off no later than 11 PM.
4. Additional business identification signs for 2637 Shadelands Drive (i-Star Property) shall be subject to separate staff review and permits.
5. The main identification sign (M.1) shall only identify the primary tenant of each property. The sign area shall not be further apportioned.
6. The secondary identification sign (M.2) shall identify up to two tenants on each property. The tenant identification sign areas shall not be aggregated or further apportioned.
7. Any damaged or illegible signs shall be repaired in a timely manner.
8. All future tenant signs are subject to the standards of the Master Sign Program and shall be subject to staff level sign review and permit approval prior to issuance of a building permit.
9. An encroachment permit is required for all work within the public right-of-way. The encroachment permit is required prior to the issuance of the building permit. The

- applicant/owner should contact the Engineering division to discuss submittal requirements.
10. A separate building permit shall be obtained for the construction of the signs included in the project. The applicant/owner should contact the Building division to discuss submittal requirements.
 11. The developer shall comply with all requirements of the Contra Costa Co. Fire Protection District, Contra Costa Water District, Central Contra Costa Sanitary District, East Bay Municipal Utility District, Pacific Gas and Electric Company, AT&T, Comcast and Astound Broadband.
 12. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, indemnify, defend with counsel selected by the City, protect, release, and hold harmless the City and any agency or instrumentality thereof, including any of its officers, employees, commissions, and agents, from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of this Project, the purpose of which is to attack, set aside, void, or annul the approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the indemnitees, arising out of or in connection with the approval of this Project, whether or not there is concurrent, passive, or active negligence on the part of the indemnitees. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the City may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the City for all such court costs, attorney fees, and time referenced herein.
 13. In the event that any condition imposing a fee, exaction, dedication, or other requirement is challenged by the applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
 14. All outstanding fees owed to the City, including staff time spent processing this application, shall be paid in full prior to the issuance of a site development permit or building permit.

TIME FRAME AND EXTENSION

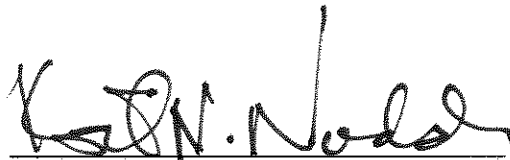
15. A building permit must be issued or a request for a one-year extension must be filed with the Community and Economic Development Department by August 22, 2016 or this approval will become null and void on that date. Approval shall be valid for no more than six (6) months from the date of building permit issuance, unless construction has commenced prior to the expiration of the building permit.

Section 4. Effective Date.

This resolution shall take effect on August 22, 2015 unless appealed prior to that date.

PASSED AND ADOPTED on August 5, 2015 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Volkmann and seconded by Commissioner Gorny.

Ayes: Volkmann, Gorny, Cothren, Weiss
Noes: None
Absent: Fotheringham
Abstain: None
Recused: None



KENNETH W. NODDER, Secretary
Walnut Creek Design Review Commission

Medical Office Building Exterior Signage

2621 - 2625 Shadelands Drive, Walnut Creek, CA

&

Office Building Shared Monument & Directional Signage

2637 Shadelands Drive, Walnut Creek, CA

June 3, 2015

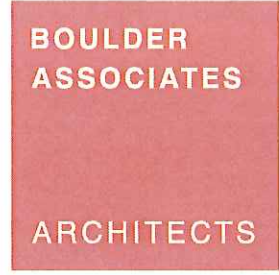
~~Exhibit A~~ A

DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. _____

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2923
EXHIBIT A . DATE 8/5/15

15-028



project:

**Muir
Orthopaedic
Center**

2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Colors &
Materials**

scale: half size

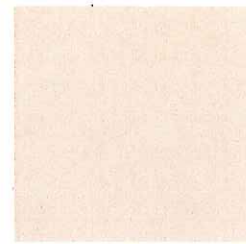
sign type

sheet

Paint Colors



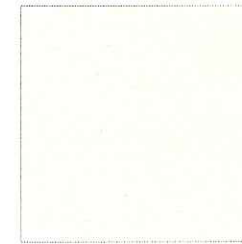
P1 | Dark Bronze
MP41313SP
Matthews Paint



P2 | Doeskin
#202
Kelly Moore Paint



P3 | Motorcycle Green
MP14975
Matthews Paint



P4 | Snowflake
MP55685
Matthews Paint

Vinyl Colors

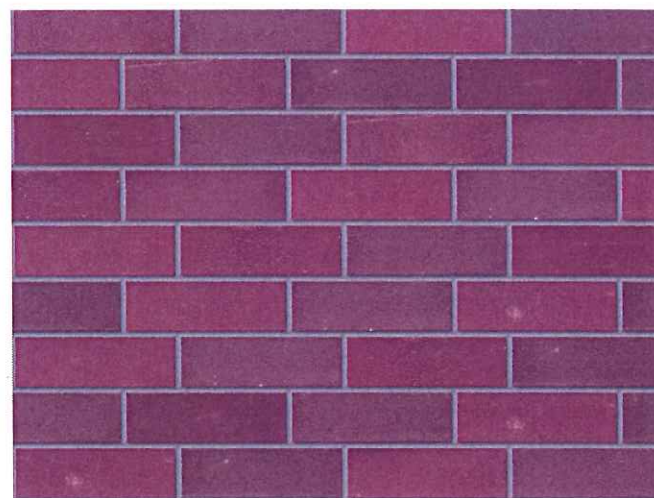


V1 | Holly Green
#230-76
3M



V2 | Gold Metallic
#230-131
3M

Materials



M1 | clay face brick
Color: Harvard65
Acme Brick Co.



image of existing building brick

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

Muir Orthopaedic Center
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Landscape plants & lighting

scale: half size

sign type

sheet

Planting



ground cover at monuments
Vinca minor (Common Periwinkle)

Lighting



d#series

Lithonia Lighting D-Series Size 2 LED Flood Luminaire



Catalog Number

Notes

Type

Hold a Tab key on mouse over the page to see all interactive elements

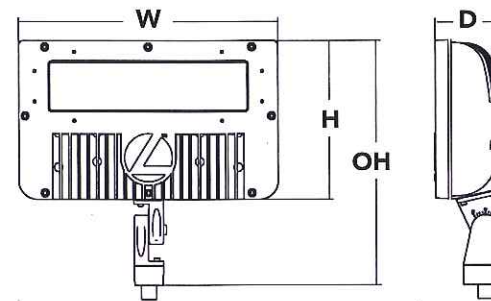
Introduction

The D-Series Size 2 Flood features precision optics to beautifully illuminate a variety of applications as its sleek, compact styling blends seamlessly with its environment.

The D-Series Flood reflector systems and cutting-edge chip-on-board LED technology produce low field-to-beam ratios for minimal spill light and incredible photometric performance. It's the ideal long-life replacement for 150 - 250W metal halide floods, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA:	0.8 ft ² (0.05 m ²)
Depth:	3-1/8" (8.0 cm)
Width:	12-7/8" (32.6 cm)
Height:	7-3/4" (19.8 cm)
Overall Height:	12" (30.5 cm)
Weight:	10.5 lbs (4.8 kg)



Ordering Information

EXAMPLE: DSXF2 LED 4 A530/40K MSP MVOLT THK DDBXD

DSXF2 LED

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
DSXF2 LED	3 Three COB engines ¹	530 mA options: A530/30K 3000K A530/40K 4000K A530/50K 5000K	NSP Narrow spot	MVOLT ²	Shipped included THK Knuckle with 1/2" NPS threaded pipe YKC62 Yoke with 16-3 SO cord IS Integral slipfitter (fits 2-3/8" O.D. tenon)	Shipped installed PE Photocontrol, button style ⁴ DMG 0-10V dimming driver (no controls) ^{1,5} SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁸	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White
	4 Four COB engines		WFL Wide flood WFR Wide flood, rectangular HMF Horizontal flood	120 ² 208 ² 240 ² 277 ² 347 480			

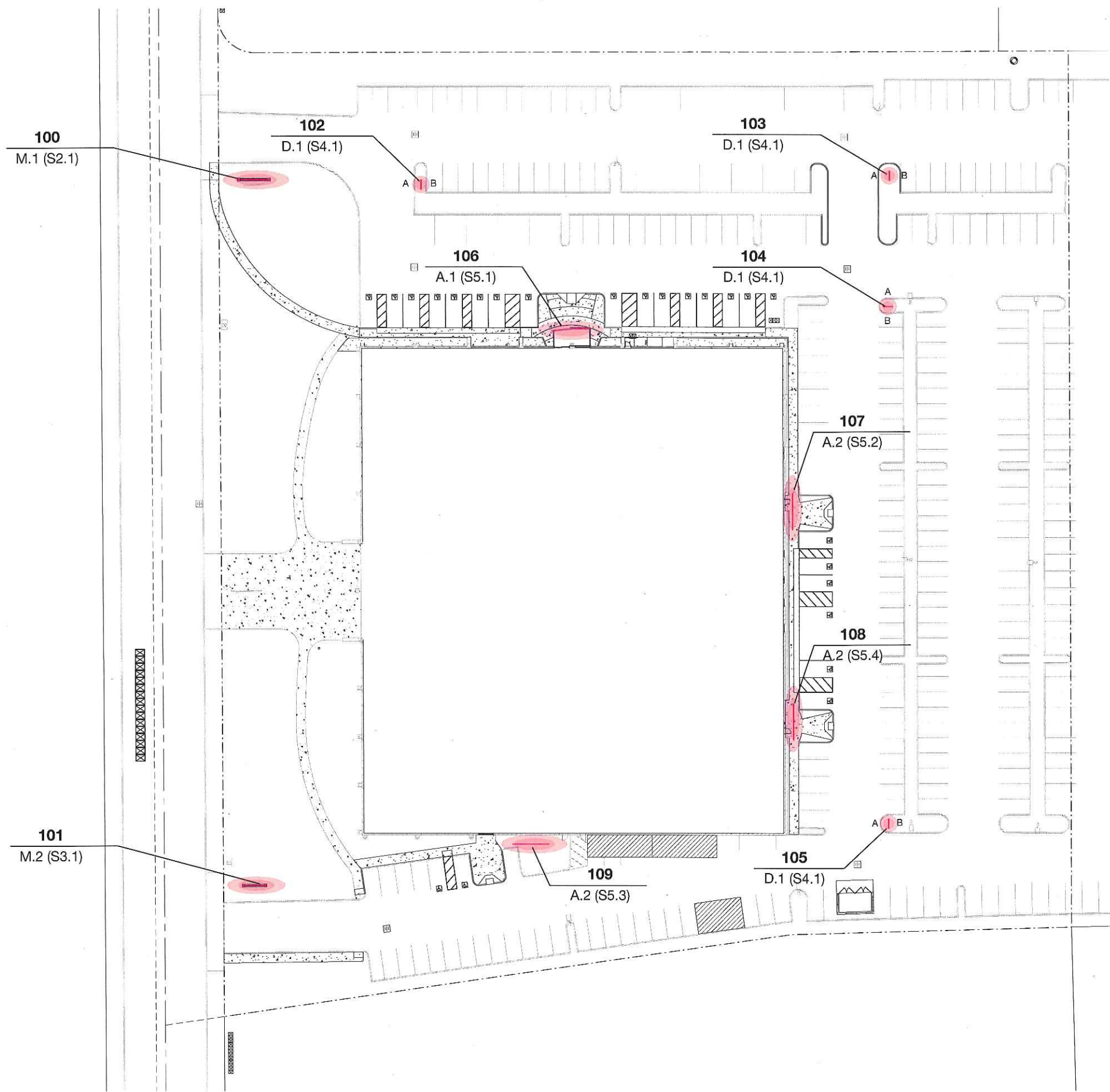
1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Sign Location
Plan**



Scale: nts

sign type

sheet

1.0

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Primary
Site
Monument:

Site location

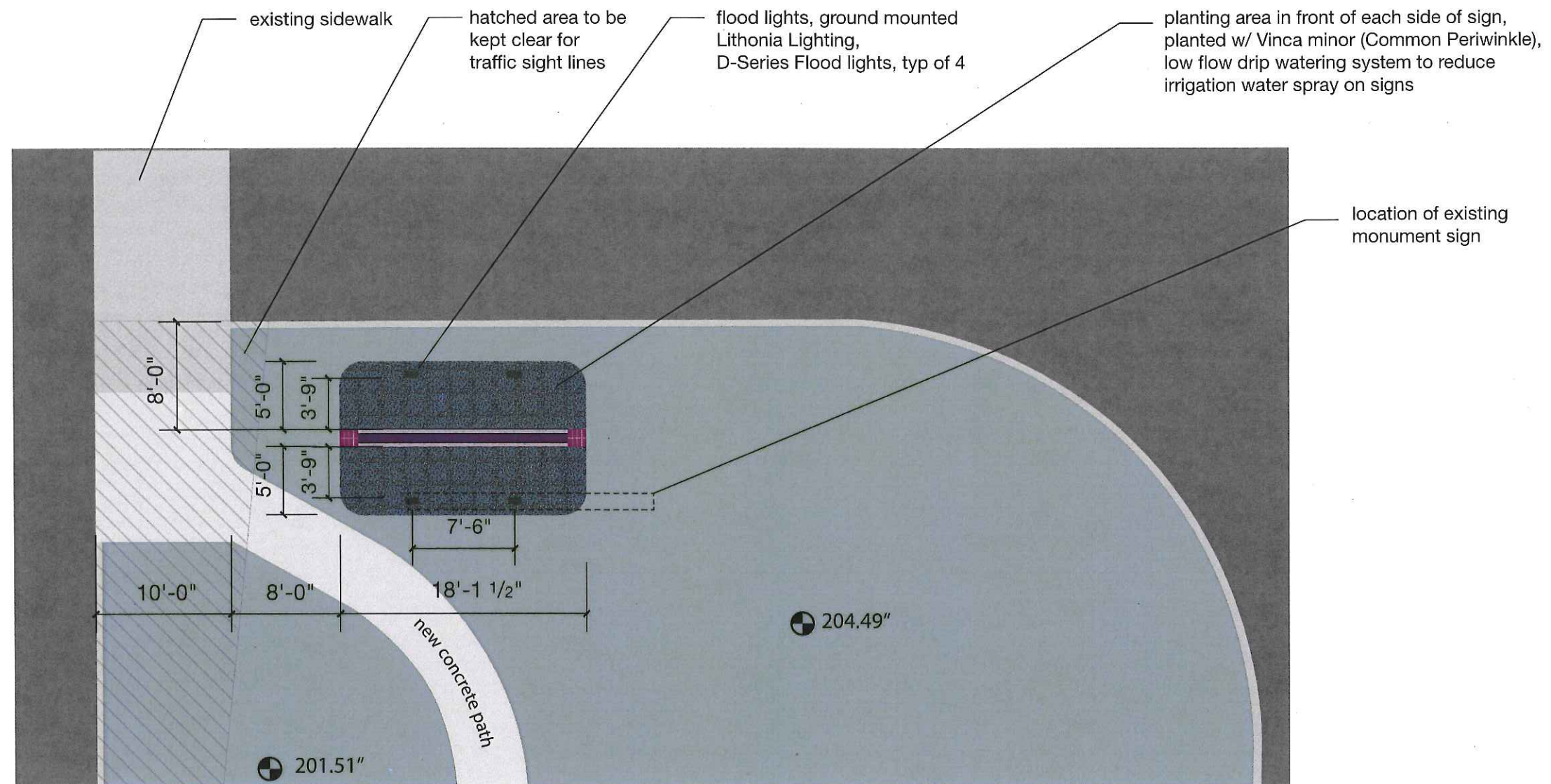
scale:

sign type

M.1

sheet

2.1



1331 21st Street
Sacramento, CA
p: 916.492.8796

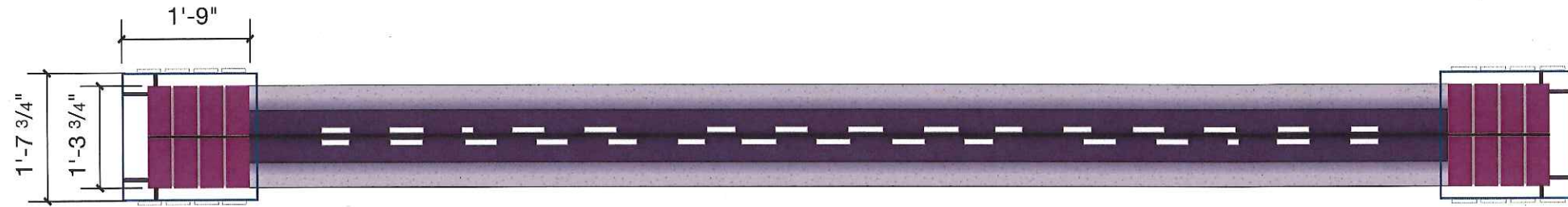
project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

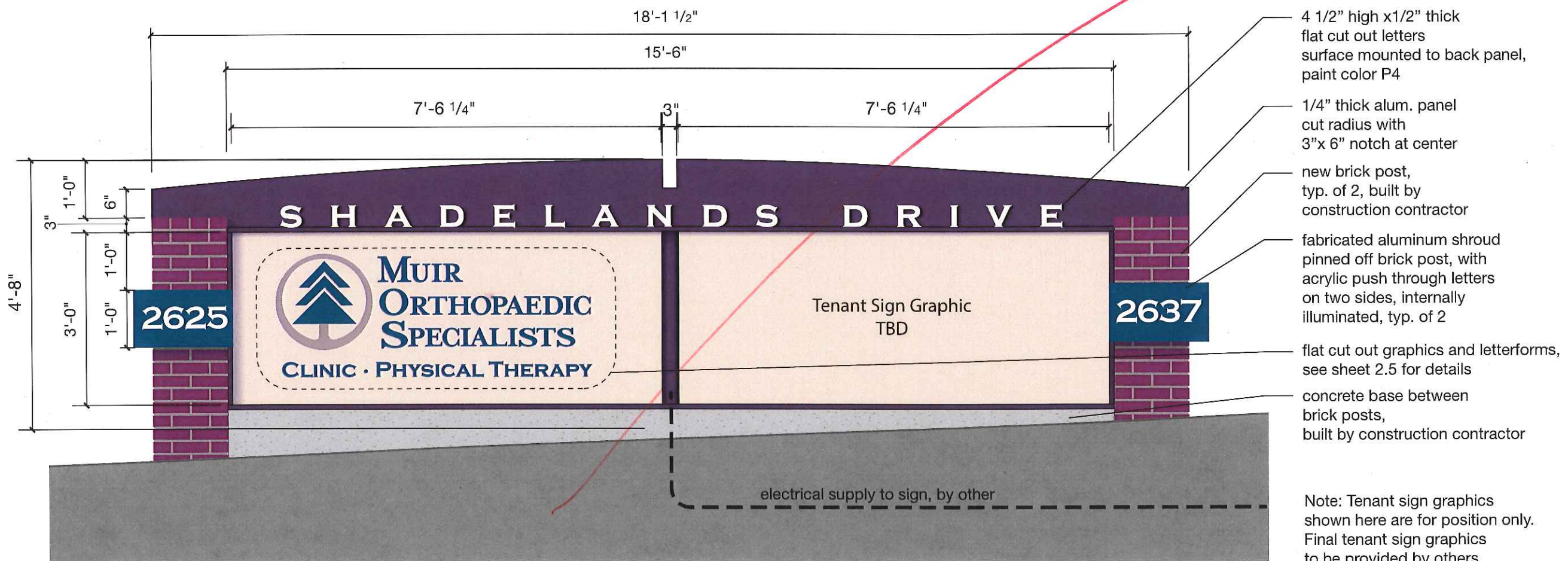
Exterior Sign Specifications

Primary Site Monument:

Large double sided monument sign with two tenant sign areas



2 | 100 / Primary Monument / Top View



1 | 100 / Primary Monument / Front Elevation

- 4 1/2" high x 1/2" thick flat cut out letters surface mounted to back panel, paint color P4
- 1/4" thick alum. panel cut radius with 3"x 6" notch at center
- new brick post, typ. of 2, built by construction contractor
- fabricated aluminum shroud pinned off brick post, with acrylic push through letters on two sides, internally illuminated, typ. of 2
- flat cut out graphics and letterforms, see sheet 2.5 for details
- concrete base between brick posts, built by construction contractor

Note: Tenant sign graphics shown here are for position only. Final tenant sign graphics to be provided by others.

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

sign type

M.1 / Op 1

sheet

2.2

1331 21st Street
Sacramento, CA
p: 916.492.8796

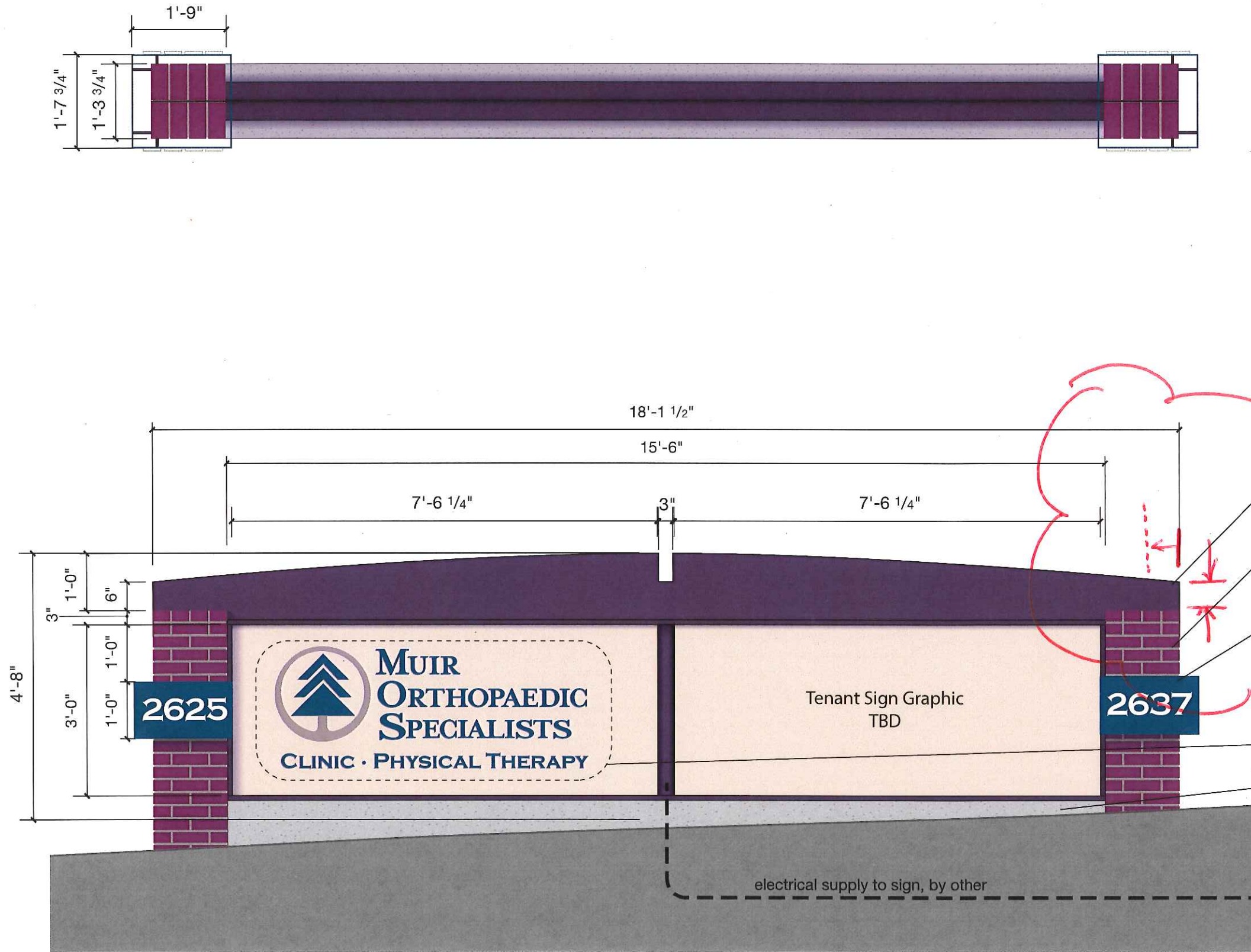
project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Primary Site Monument- No Street Name Option:

Large double sided
monument sign with
two tenant sign areas



- 1/4" thick alum. panel cut radius with 3"x 6" notch at center
- new brick post, typ. of 2, built by construction contractor
- fabricated aluminum shroud pinned off brick post, with acrylic push through letters on two sides, internally illuminated, typ. of 2
- flat cut out graphics and letterforms, see sheet 2.5 for details
- concrete base between brick posts, built by construction contractor

Note: Tenant sign graphics shown here are for position only. Final tenant sign graphics to be provided by others.

scale: half size

sign type
M.1 / Op 2

sheet

2.2

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Primary Site Monument: Details

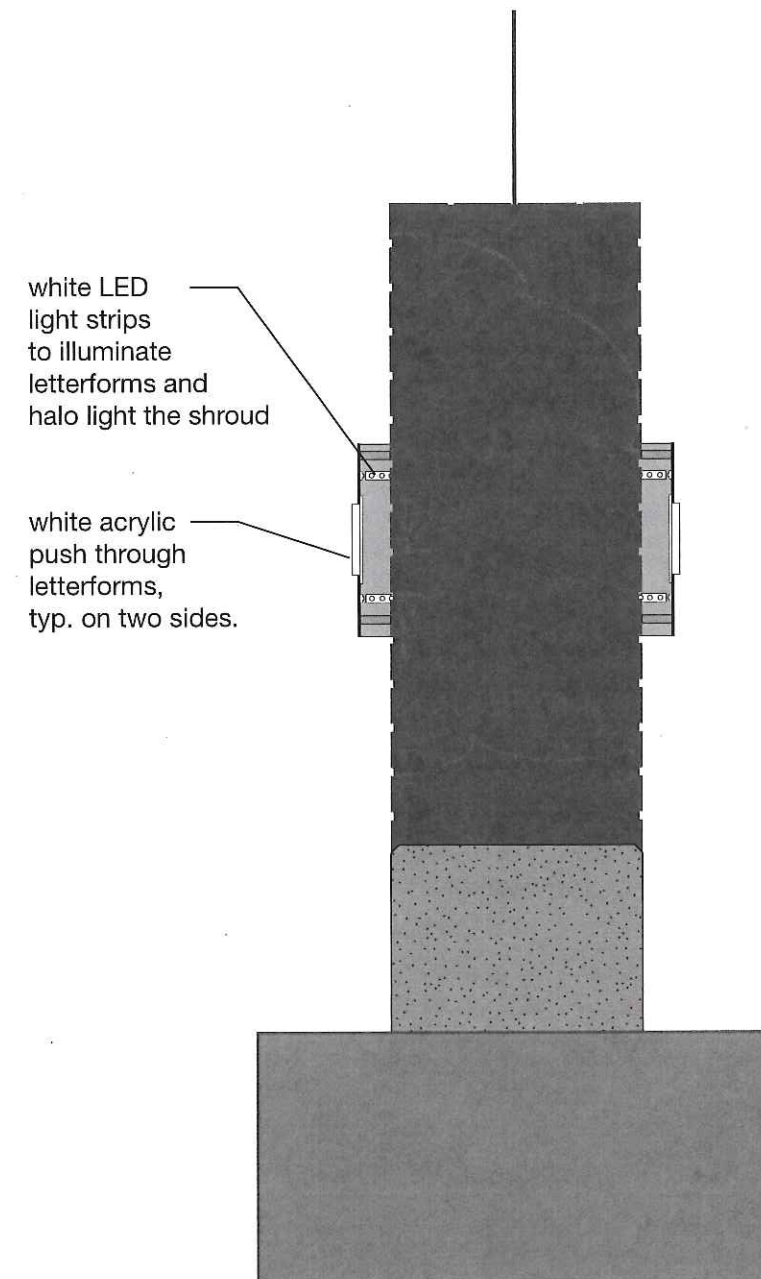
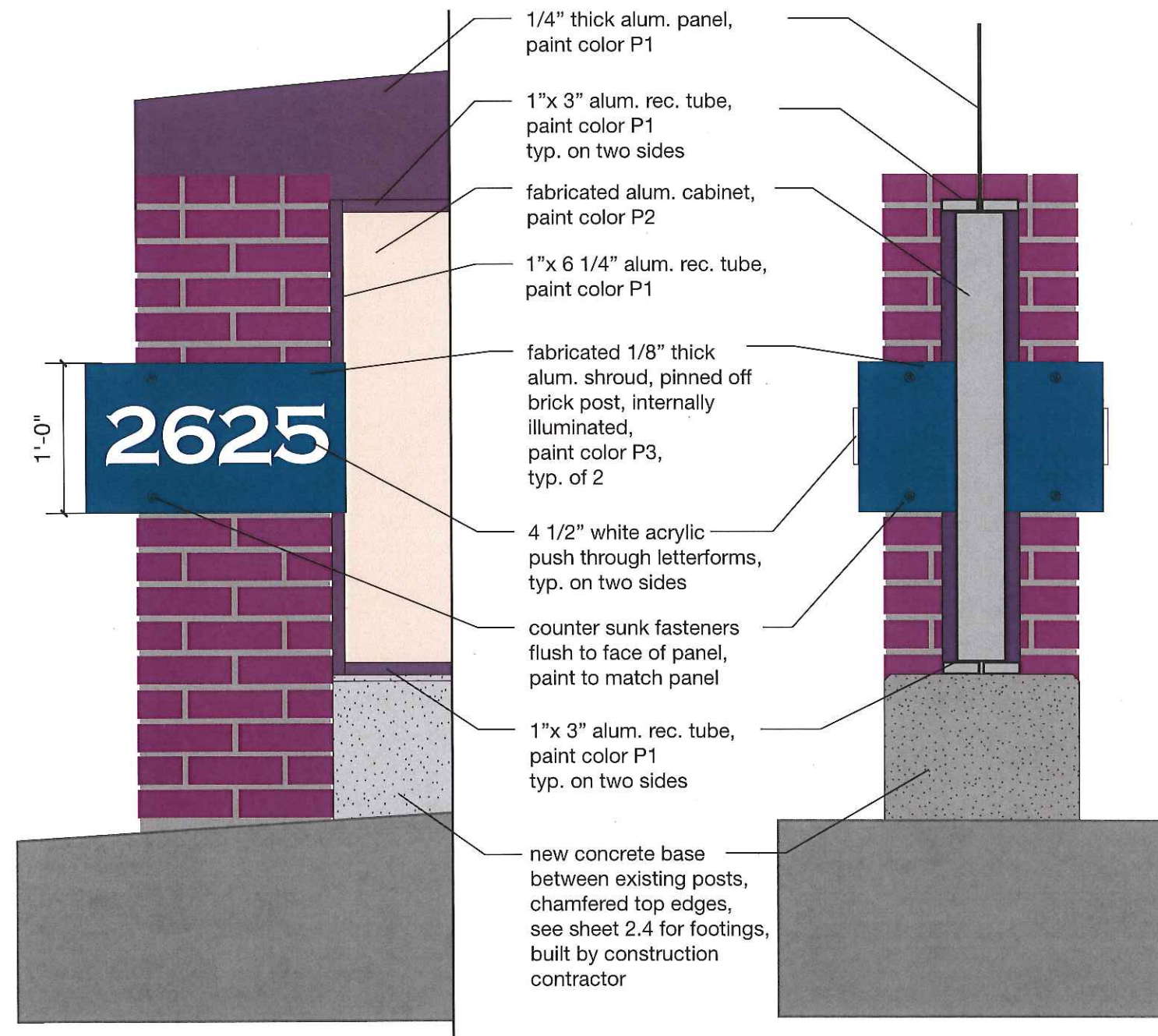
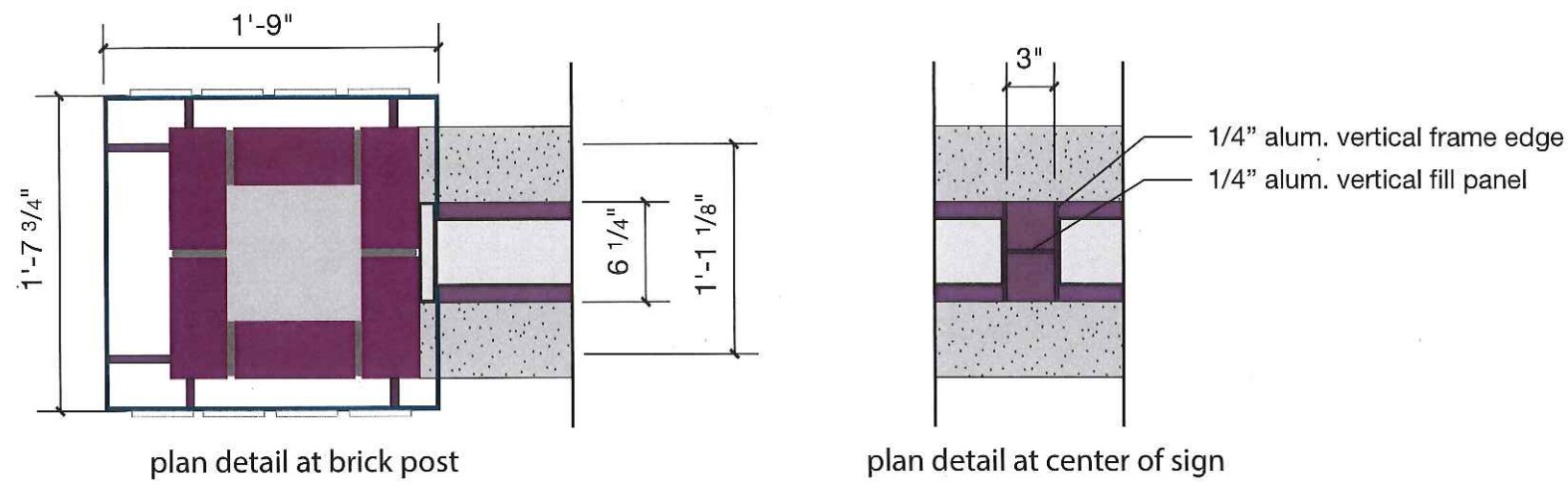
Scale: 1"=1'-0"

sign type

M.1

sheet

2.3



1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Brick Posts & Concrete Base

to be built by construction contractor

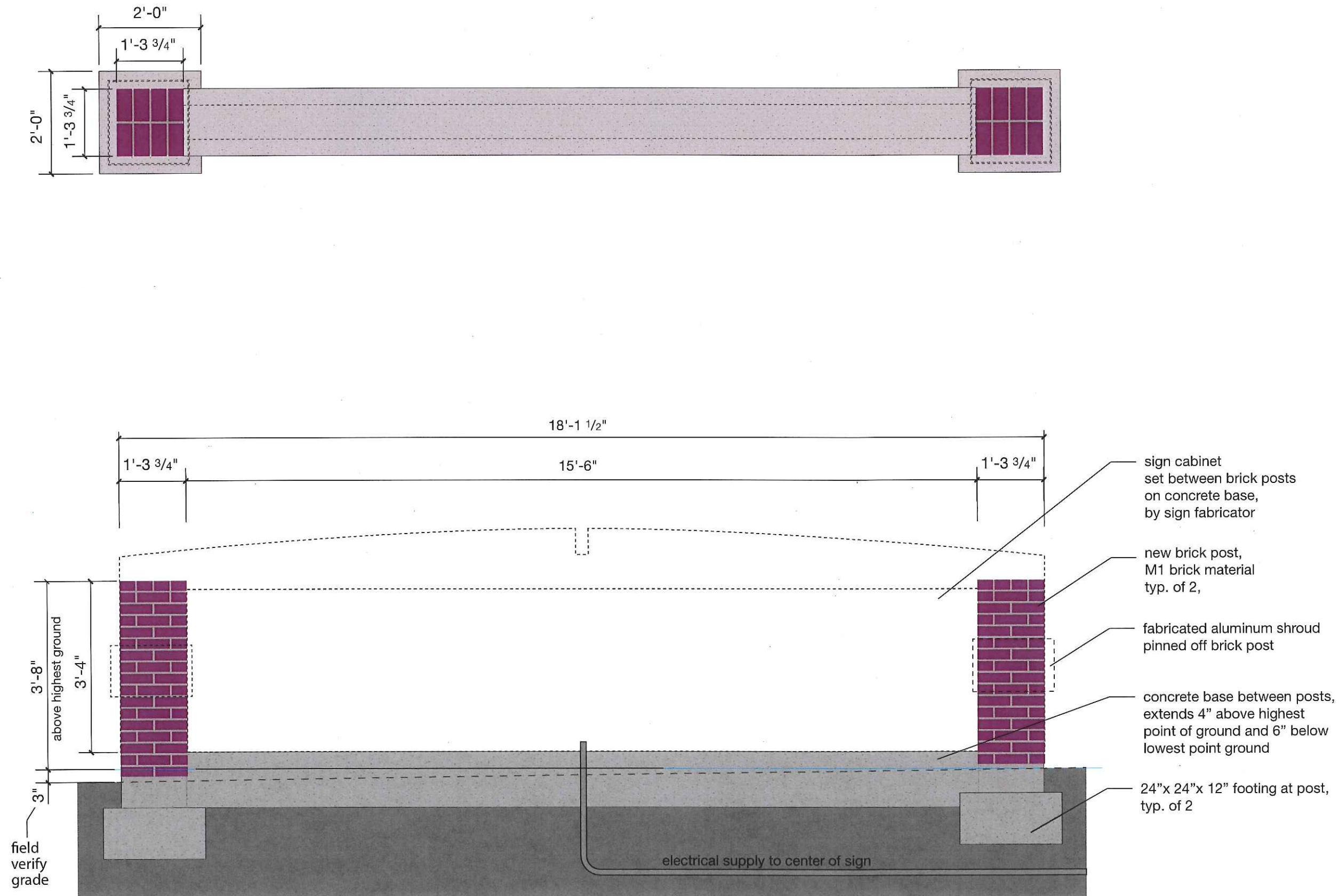
scale: 1/2" = 1'-0"

sign type

M.1

sheet

2.4



1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**

2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Tenant Sign
Graphics**

description

scale: 1" = 1'-0"

sign type

M.1

sheet

2.5



lettering and tree graphic,
flat cut out acrylic, stud mounted
to sign panel, paint finish
V1: 3M Holly Green #230-76

ring and tree trunk,
flat cut out acrylic, stud mounted
to sign panel, paint finish,
V2: 3M Gold Metallic #230-131

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Secondary
Site
Monument:

Site Location

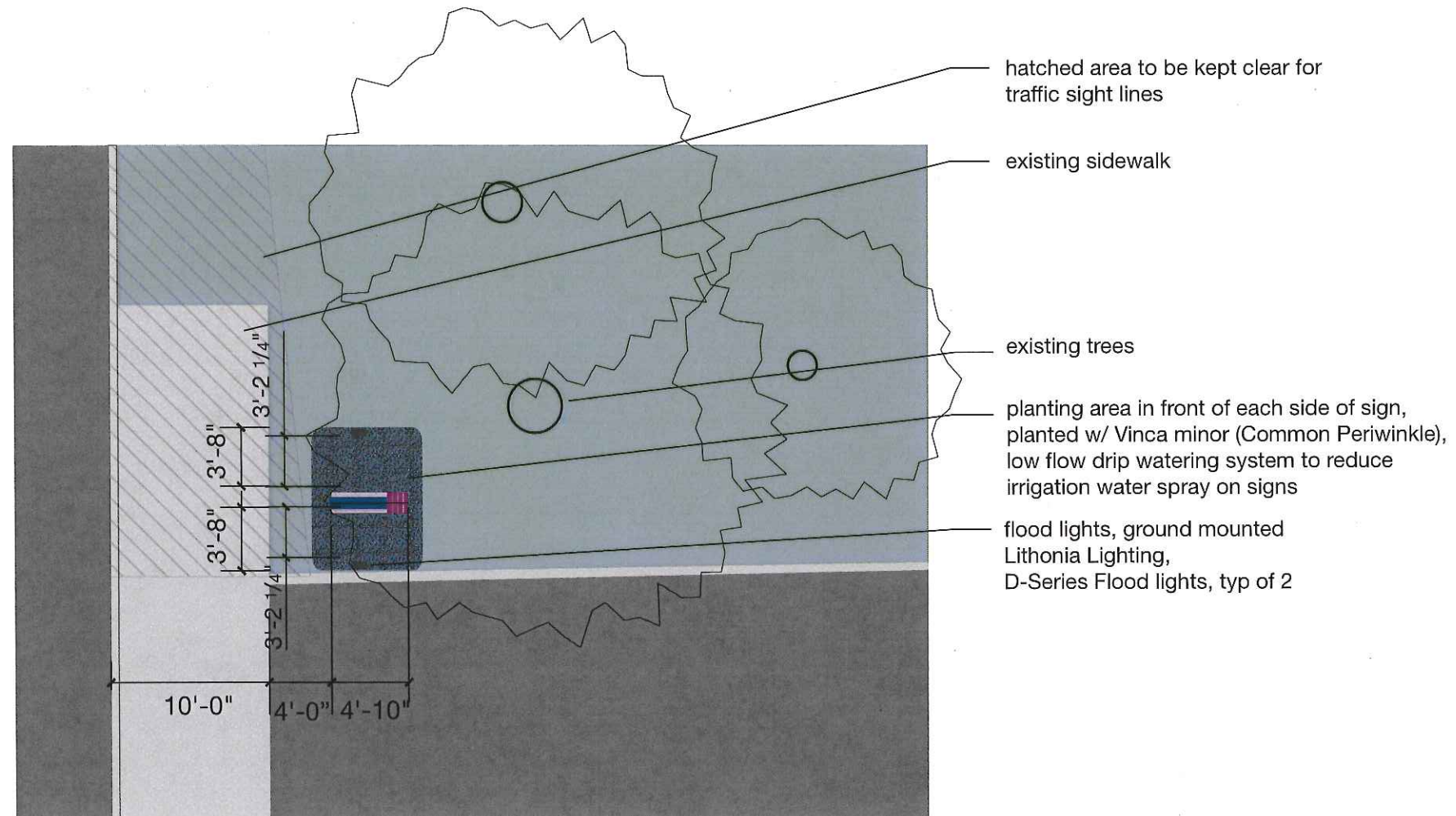
scale:

sign type

M.2

sheet

3.1



1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Secondary
Site
Monument**

Monument sign with
two tenant sign areas

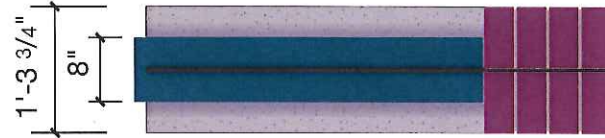
scale: 1/2"=1'-0"

sign type

M.2 / Op 1

sheet

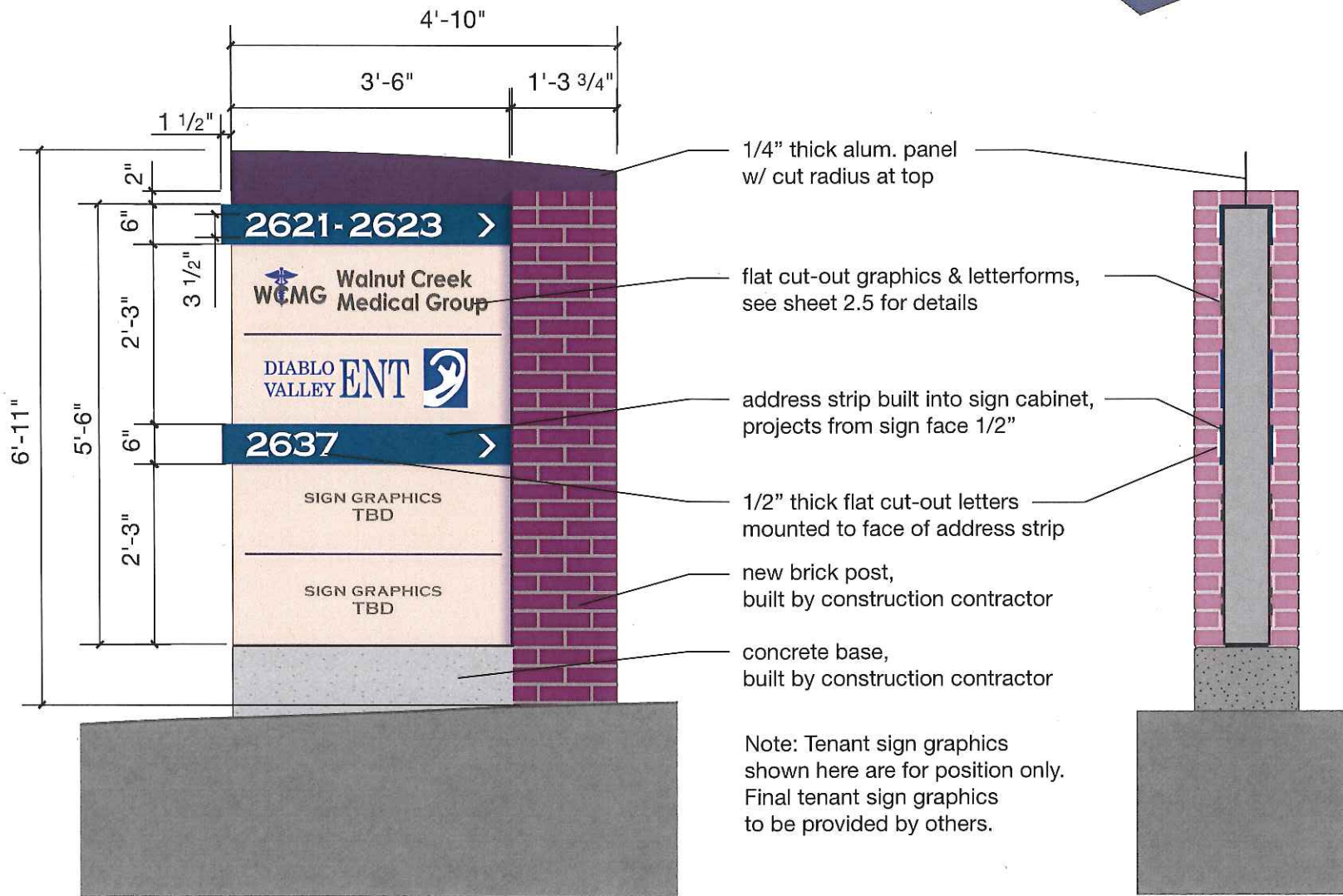
3.2



4 | 101 / Secondary Monument / Top View



1 | 101 / Secondary Monument / Elevation / Side A



2 | 101 / Secondary Monument / Elevation / Side A

3 | 101 / Secondary Monument / Section

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

Muir Orthopaedic Center

2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Secondary Site Monument Option 2

Monument sign with two tenant sign areas

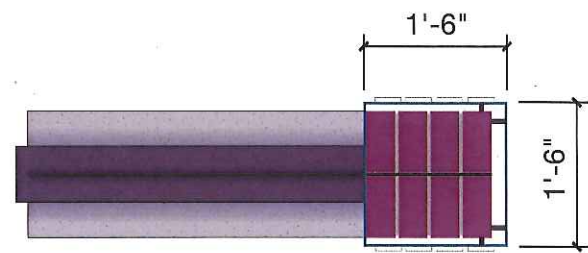
scale: 1/2"=1'-0"

sign type

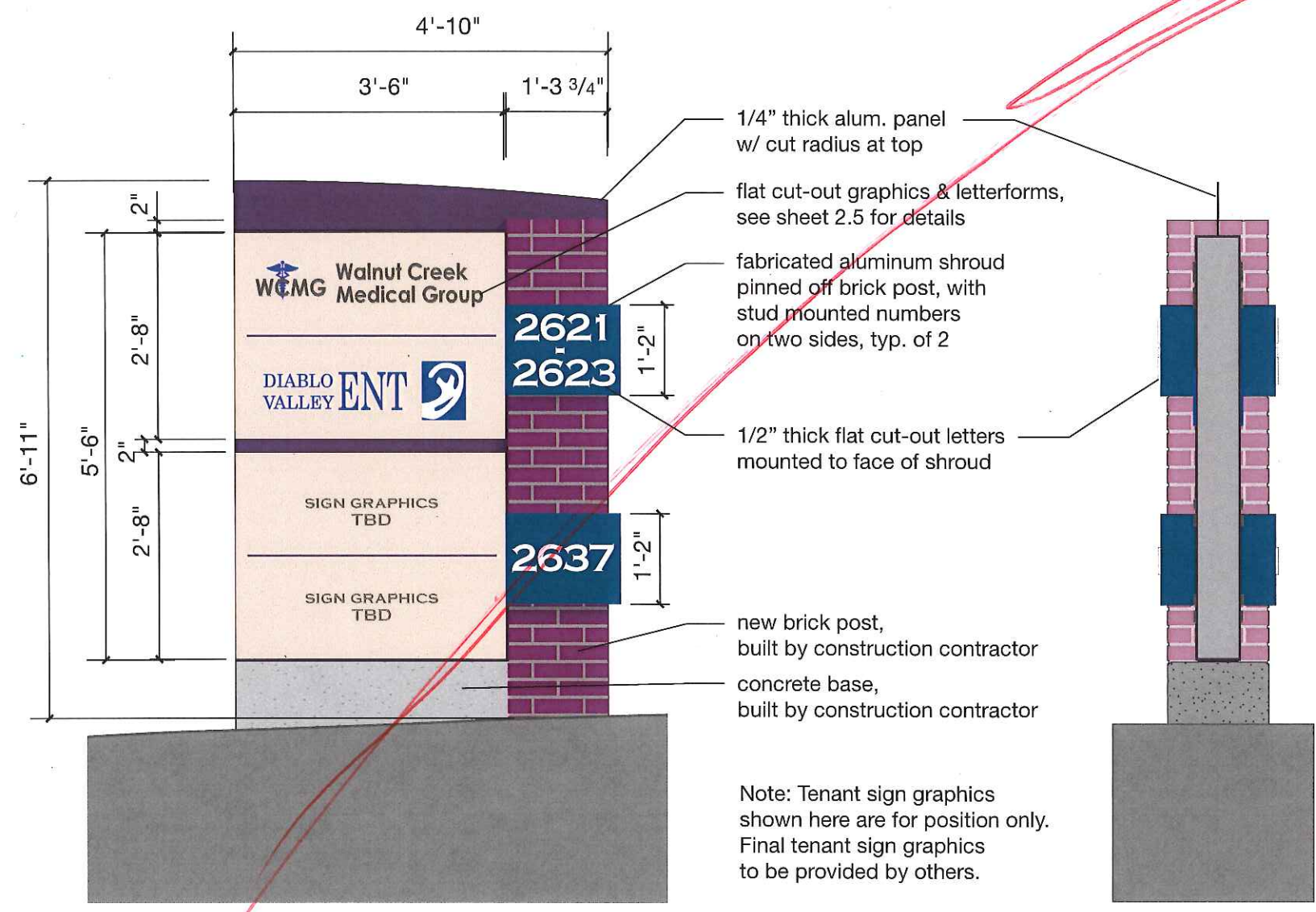
M.2 / Op 2

sheet

3.2



3 | 101 / Secondary Monument / Top View



1 | 101 / Secondary Monument / Elevation / Side A

2 | 101 / Secondary Monument / Section

- 1/4" thick alum. panel w/ cut radius at top
- flat cut-out graphics & letterforms, see sheet 2.5 for details
- fabricated aluminum shroud pinned off brick post, with stud mounted numbers on two sides, typ. of 2
- 1/2" thick flat cut-out letters mounted to face of shroud
- new brick post, built by construction contractor
- concrete base, built by construction contractor

Note: Tenant sign graphics shown here are for position only. Final tenant sign graphics to be provided by others.

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Brick Posts
& Concrete
Base**

to be built by
construction contractor

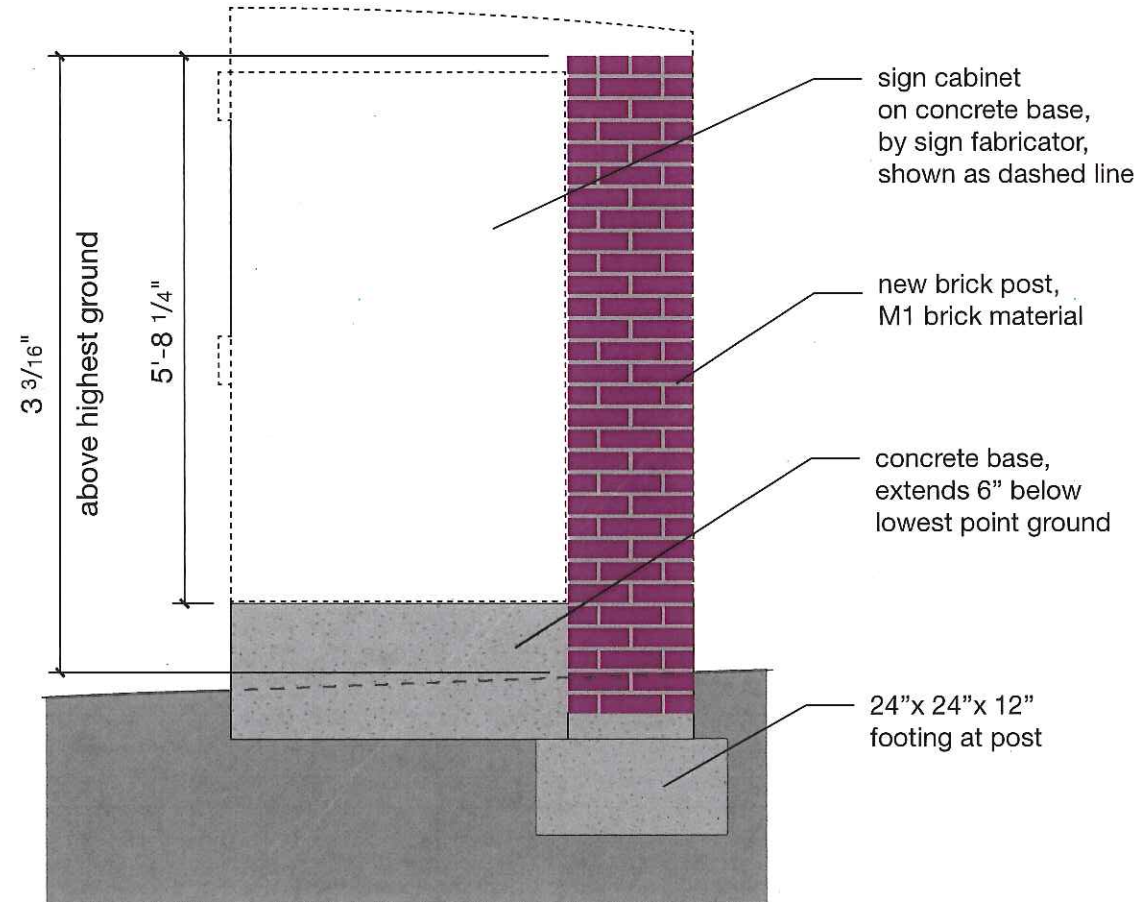
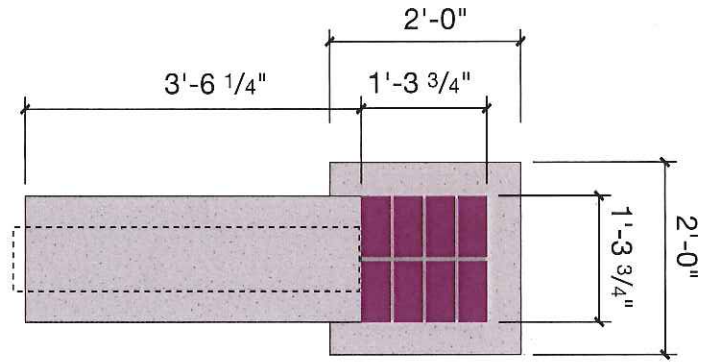
scale: 1/2" = 1'-0"

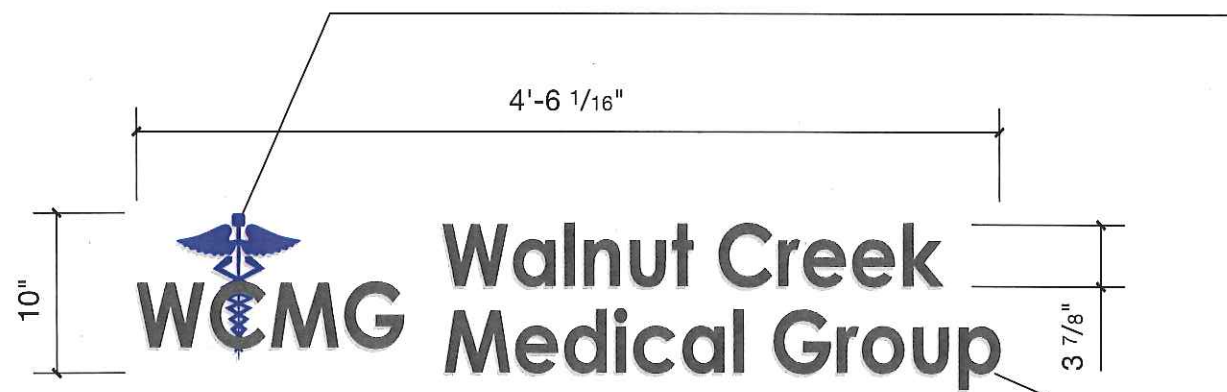
sign type

M.2

sheet

3.4

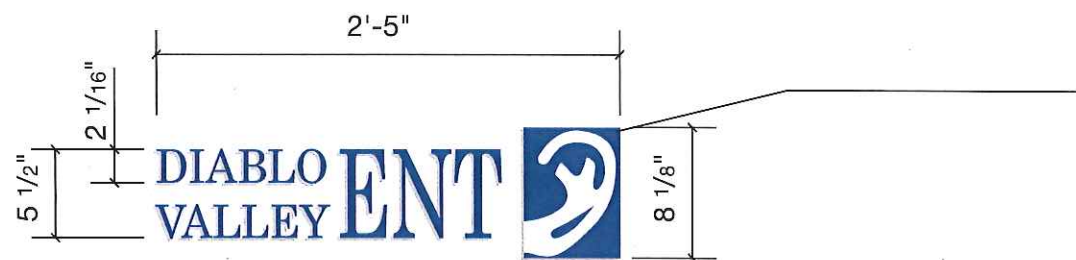




Sizes are estimated. The final graphic layout may vary in size.

logo graphic,
flat cut out acrylic, stud mounted
to sign panel, paint finish

letterforms,
flat cut out acrylic, stud mounted
to sign panel, paint finish,
grey



Sizes are estimated. The final graphic layout may vary in size.

logo graphic and letterforms,
flat cut out acrylic, stud mounted
to sign panel, paint finish

BOULDER ASSOCIATES ARCHITECTS

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:
Muir Orthopaedic Center
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Tenant Sign Graphics

scale: 1" = 1'-0"

sign type

M.2

sheet

3.5

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**

2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Auto
Directional**

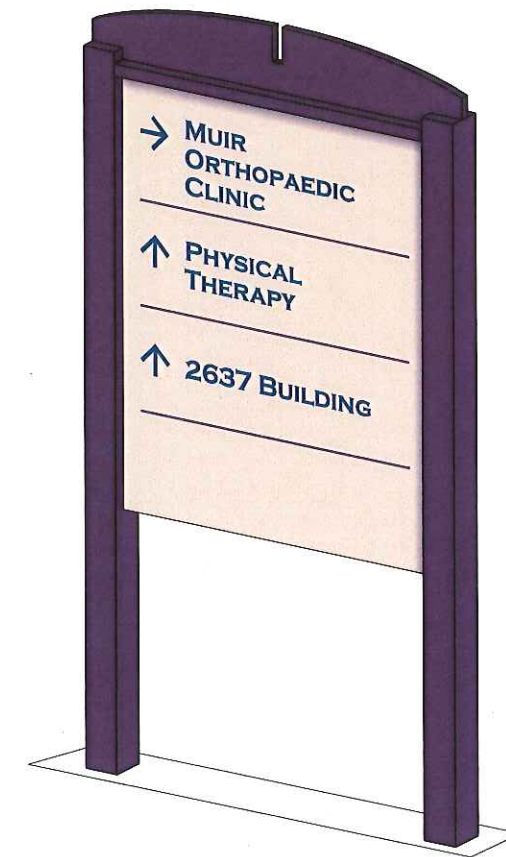
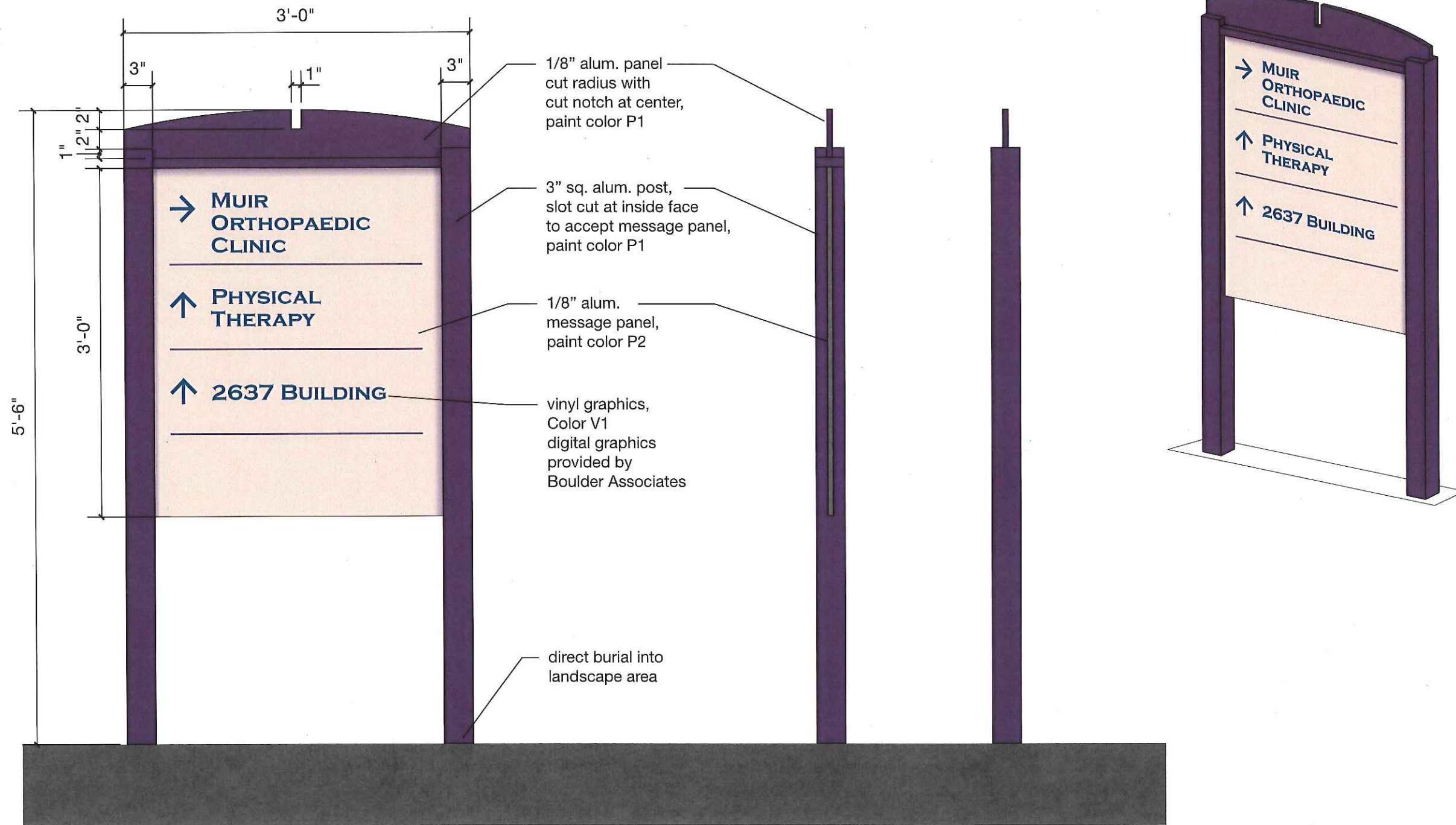
scale: 1"=1'-0"

sign type

D.1

sheet

4.1



1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**

2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Auto
Directionals**

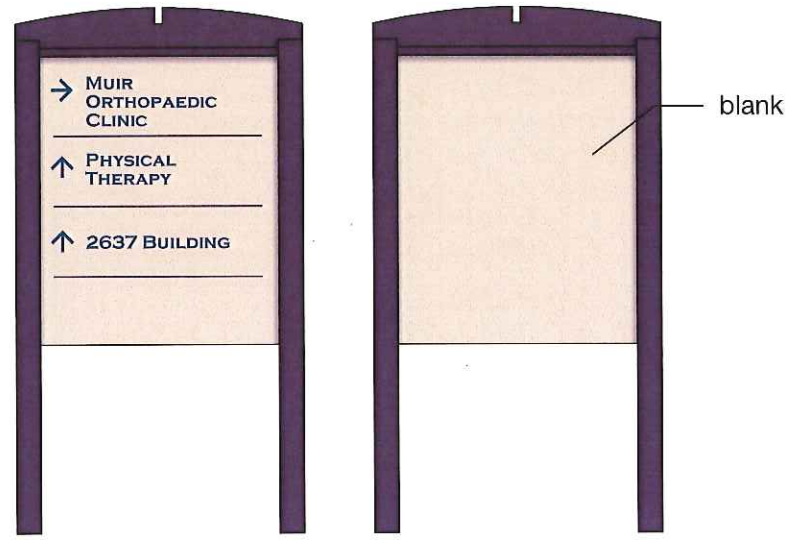
Scale: nts

sign type

D.1

sheet

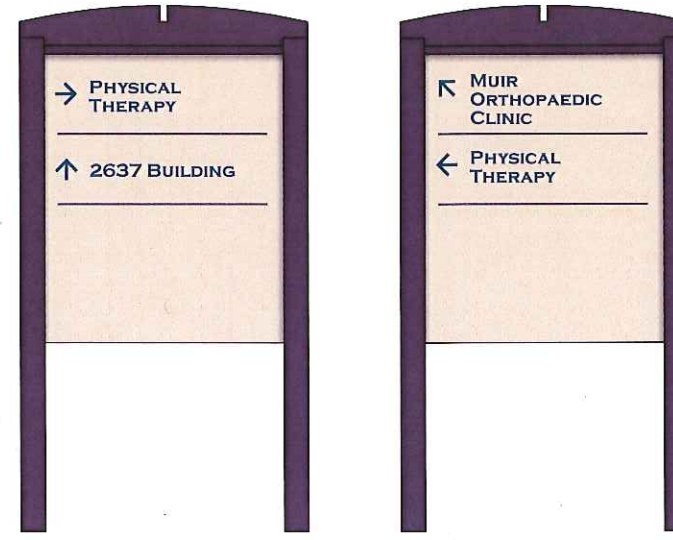
4.2



side A

side B

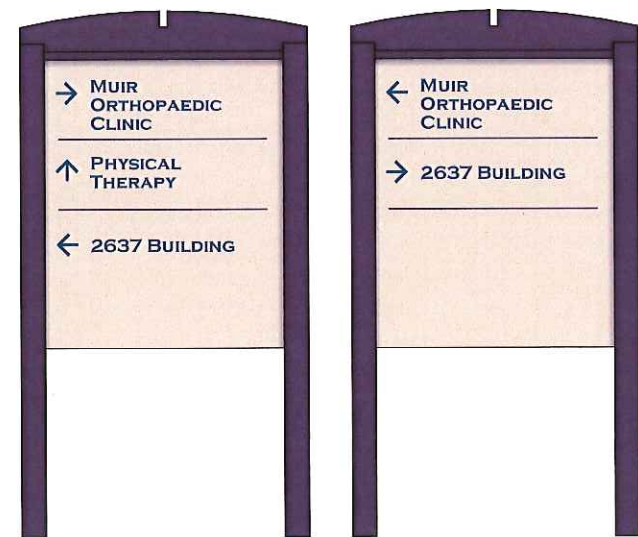
1 | 102 / Auto Directionals



side A

side B

2 | 103 / Auto Directionals



side A

side B

3 | 104 / Auto Directionals



side A

side B

4 | 105 / Auto Directionals

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Awning Dimensional Letters: Primary

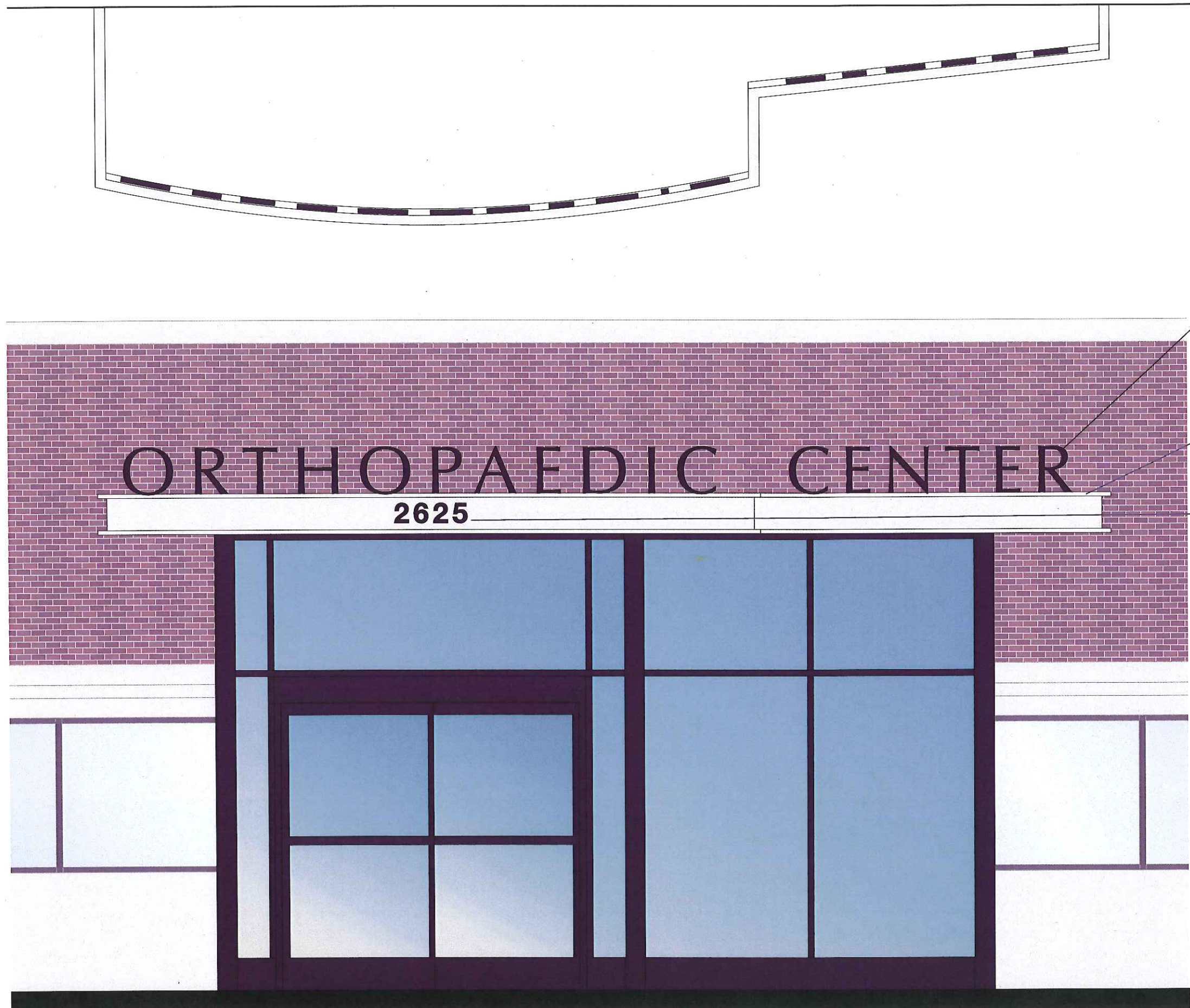
scale: half size

sign type

A.1

sheet

5.1



1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**

2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Awning Dimensional Letters: Secondary

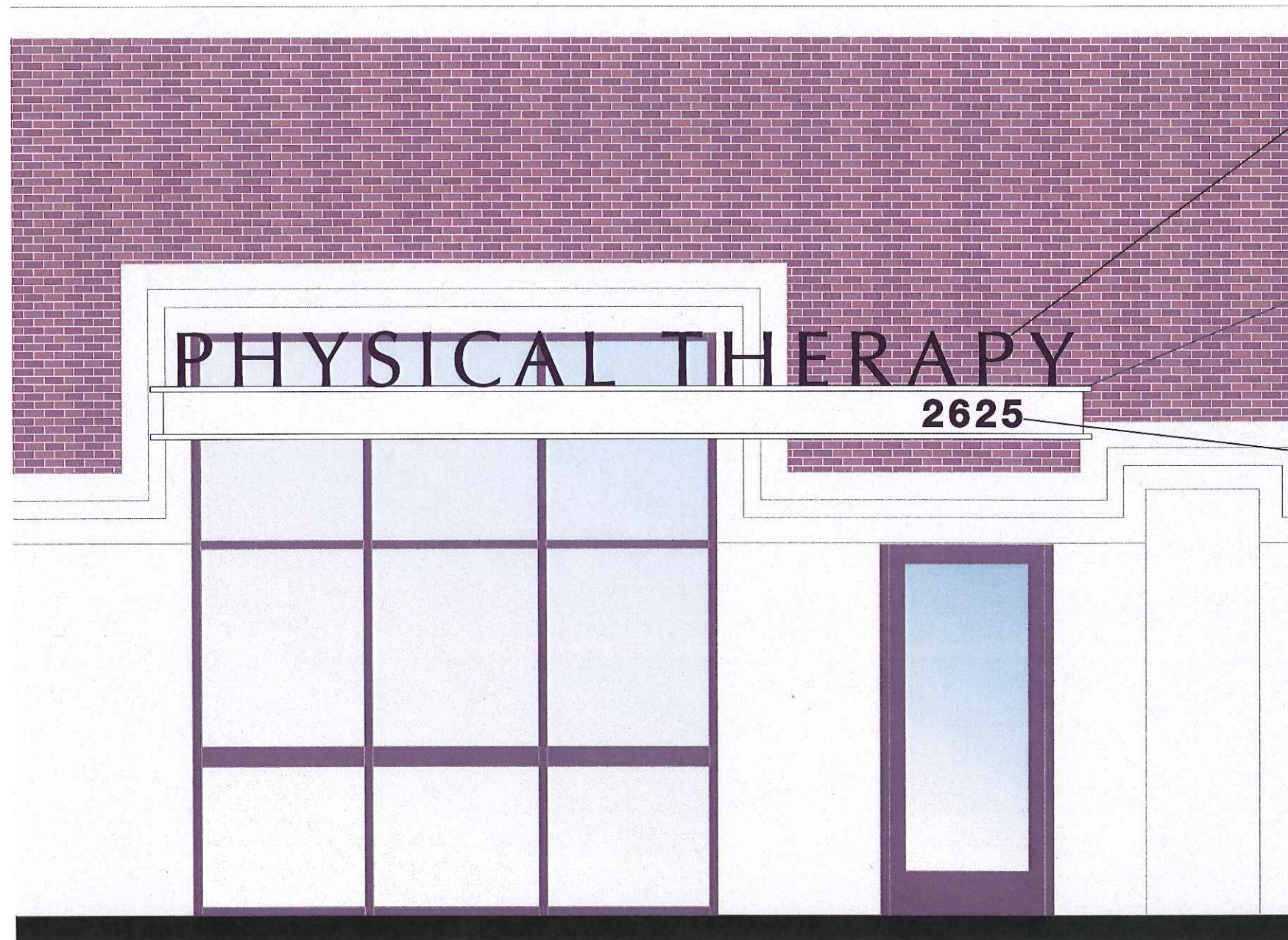
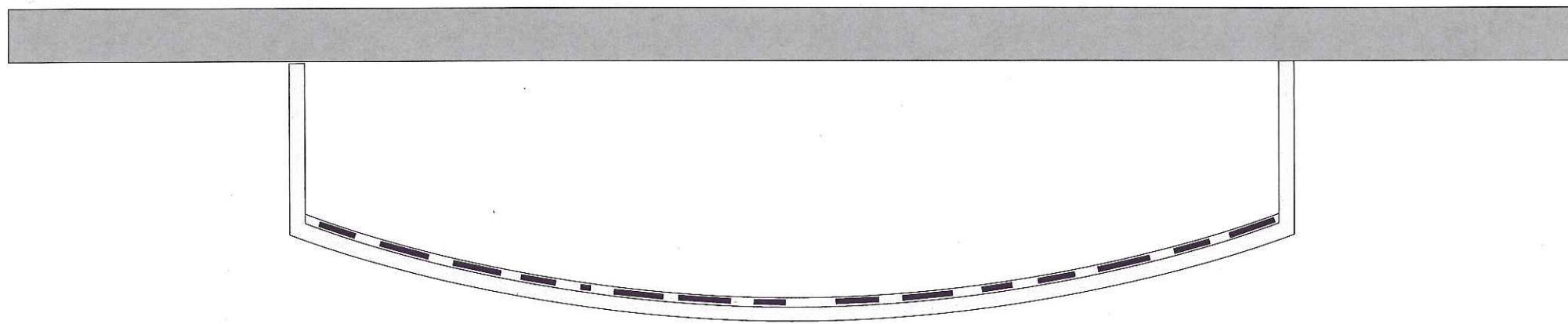
scale: half size

sign type

A.2

sheet

5.2



12" high x 1" thick
aluminum flat cut out
letters, fastened to
radiused channel,
paint black to match
existing window frames

awning provided
by others

6" high x 1/2" thick
aluminum flat cut out
letters, fastened to
inside face of
edge channel,
paint black to match
existing window frame

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

**Awning
Dimensional
Letters:
2621 Tenant**

scale: half size

sign type

A.2

sheet

5.3



12" high x 1" thick
aluminum flat cut out
letters, fastened to
radiused channel,
paint black to match
existing window frames

awning provided
by others

6" high x 1/2" thick
aluminum flat cut out
letters, fastened to
inside face of
edge channel,
paint black to match
existing window frame

Project:
Muir Orthopaedic Center
2625 Sahdelands Drive
Walnut Creek, CA

Client:
BMP Sahdelands, LLC

Designer:
Boulder Associates Architects
WeidnerCA

Work Order: 40243
Est. No.: Z01077
Issued: 06-12-15
Drawn By: Boulder / Jim R.

DWG: 40243_A-2.3_00

Revisions:
R1. 06-26-15 production JR
P1. 09-14-15 JR

PRODUCTION

Project Mgr: **Mark L.**
Date Issued: 06-26-15
Rev. Issued: 09-14-15

Approved Colors On File:
Approved Artwork On File:

DIGITAL RENDERING, COLORS, AND FINISHES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. COLORS AND FINISHES ARE NOT TO BE USED AS SAMPLES OF ACTUAL PAINT AND/OR MATERIAL FINISH. ACTUAL SIGNS WILL CONFORM TO SCALE DIMENSIONS.

© WEIDNER ARCHITECTURAL SIGNAGE - NO PART OF THE ABOVE DRAWING(S), DESIGN, ARRANGEMENTS OR IDEAS HEREON SHALL BE DUPLICATED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WEIDNER ARCHITECTURAL SIGNAGE.

A.2.3
2623 awning copy

4.0

Keynotes

1 1" deep fabricated Stainless Steel #304 letters. Fully enclosed backs. Face, returns & back painted to match window frames. See sheet 4.1.

2 1/2" thick flat cut acrylic numbers. Face & returns painted to match window frames. See sheet 4.1.

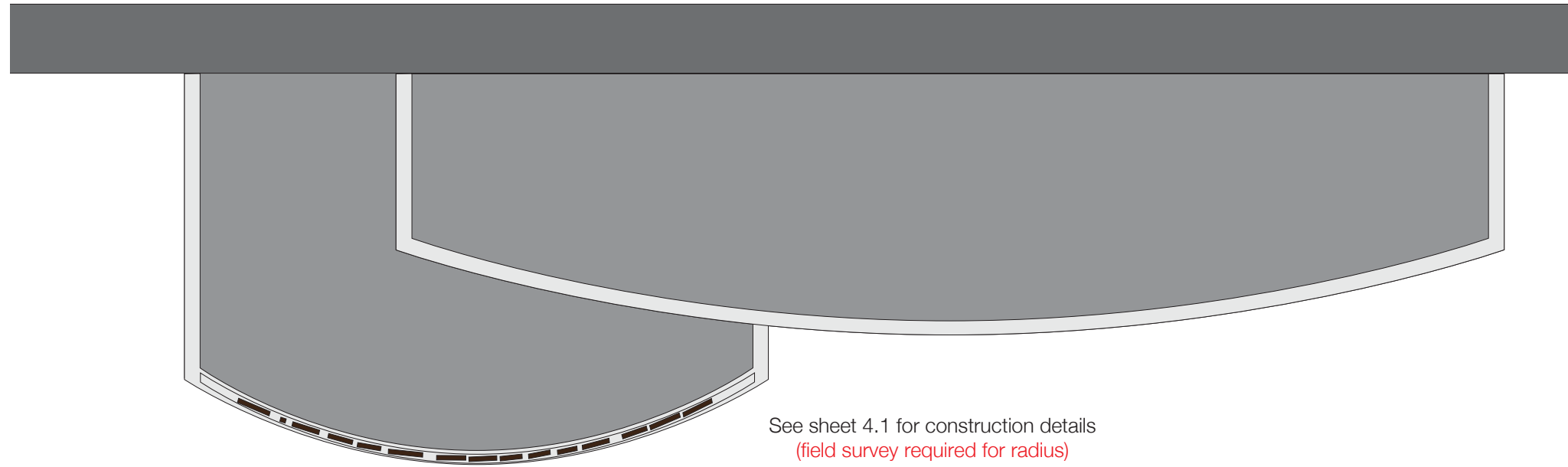
3 1/4" X 2" aluminum mounting bar painted to match existing channel. See sheet 4.1.

Fonts:
Optima Regular.
Helvetica Neue Bold.

Qty. = 1 set as shown.

Installation

See sheet 4.1.



1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

**Awning
Dimensional
Letters:
2623 Tenant**

scale: half size

sign type

A.2

sheet

5.4



awning provided by others

6" high x 1/2" thick
aluminum flat cut out
letters, fastened to
inside face of
edge channel,
paint black to match
existing window frame

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

**Exterior Sign
Specifications**

**Awning
Dimensional
Letters:
Details**

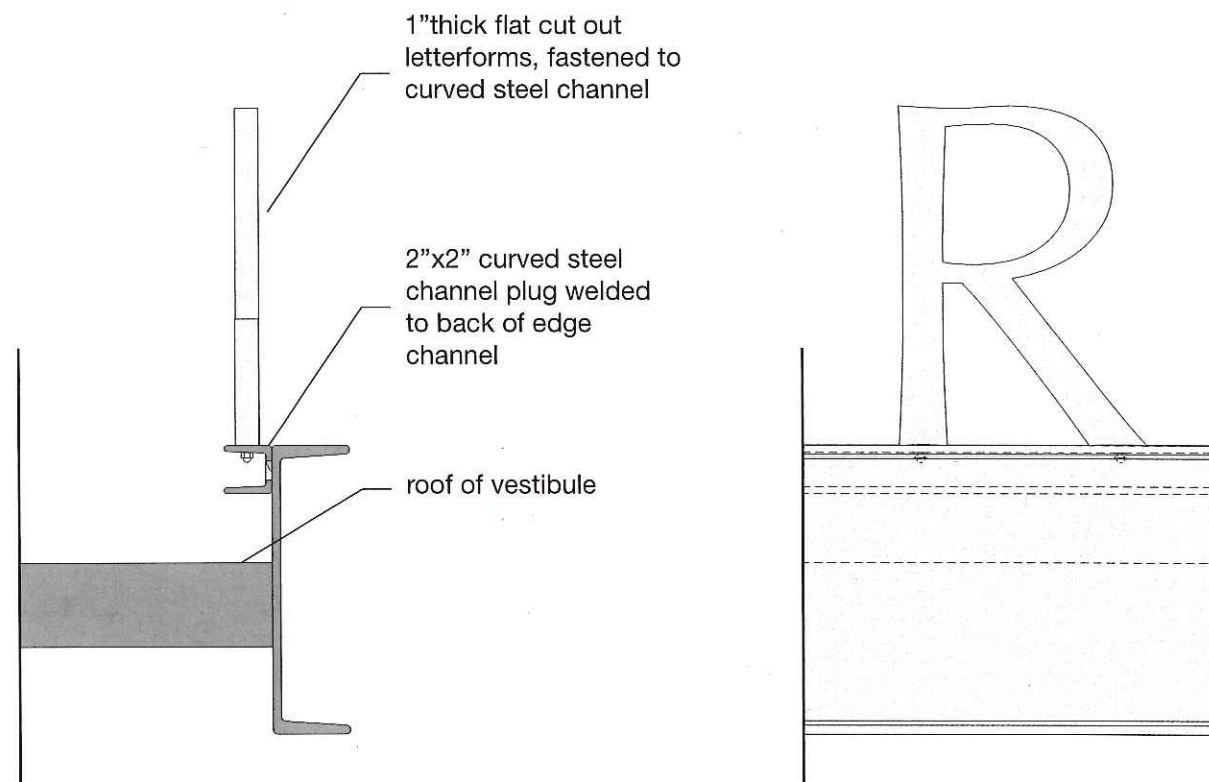
scale: 1 1/2" = 1'-0"

sign type

A.1 & A.2

sheet

5.5



Fabricator's Responsibilities

1. All project communications are to be directed to Sign Consultant.
2. Fabricator shall secure any and all permits, as required.
3. Fabricator shall be licensed to do business in California as applicable.
4. All proposals shall show an "each price" for each sign/graphic type as well as a total cost for the entire package. Fabricator shall commit to these each prices as replacement prices for a period of one year after completion of the job & should state that commitment in their proposal.
5. All proposals shall include digital art, shop drawings, patterns, fabrication, finishing and installation, by the Fabricator, as required, except as noted herein.
6. Fabricator shall verify all dimensions and conditions ON SITE prior to fabrication and must notify the Sign Consultant of any discrepancy or condition that may affect completion of the project.
7. Fabricator shall be responsible for placement of signs/graphics in compliance with all applicable codes, ordinances and laws.
8. The Fabricator shall provide to the Sign Consultant a written product warranty for all products and services supplied for a period of no less than one year from date of the Sign Consultant's acceptance of installation. Fabricator shall faithfully honor all such guarantees. Defects in material, fabrication and/or installation shall be rectified to the Sign Consultant's satisfaction within ten days of notice of defect, at Fabricator's expense.
9. Fabricator shall submit certification that all materials conform to specification requirements and that The Fabricator is in agreement that the selected materials and constructions are proper, compatible and adequate for the application shown.
10. If there are any questions, comments, suggestions, doubts or concerns, please direct them to the Sign Consultant prior to continuing with the work.

Drawings & Specifications

1. Drawings & specifications appearing herein constitute original and unpublished work of Boulder Associates.
2. This agreement will be governed by the laws of the State of California without giving effect to any conflict of law principles.
3. Any litigation brought to enforce the terms & conditions of this agreement shall be filed in the City of Sacramento. In the event of any such litigation, the prevailing party shall be compensated by the other party for its reasonable attorney's fees & costs incurred as a result of such litigation or arbitration.
4. This agreement, together with all exhibits and attachments represent the entire agreement of the parties and there are no other understandings or agreements, express or implied, other than as set forth above. All prior negotiations, agreements, representations and understandings regarding the subject matter of this agreement have been consolidated to and merged with this agreement. This agreement shall not be amended or modified unless such amendment or modification is in writing and signed by both parties.

5. Fabricator shall maintain confidentiality of the design concept and shall not copy or distribute drawings or specifications for use outside the project for which those documents were developed.
6. Drawings & specifications appearing herein are meant to document design intent only and are not meant to be engineering construction documents.
7. Written dimensions on drawings shall govern. Details shall take precedence over scale drawings. Drawings & specifications are intended to agree. Sign Message Schedule shall take precedence over Sign Location Plans and Sign Design Intent Drawings. Should discrepancies occur between drawings & specifications, do not work without written clarification from the Sign Consultant.
8. Fabricator shall supply products in conformance with the specification and shall not substitute inferior products or materials.
9. Fabricator shall not misrepresent product quality or substitute inferior products or materials for those presented as samples, prototypes or submittals.
10. Fabricator shall respect the designer's decision to write proprietary specifications & bid documents which limit the selection of manufacturers or their product for a given project.
11. Fabricator shall honor design specifications and will not effectively modify any product design during fabrication without the consent of the Sign Consultant.
12. Where construction details are not contained in the drawings or specification, the Fabricator shall value engineer product construction to accommodate the design intent while maintaining the level of quality required for the intended use of the product. The Fabricator shall then provide a shop drawing depicting the recommended construction details for approval by the Sign Consultant prior to fabrication.
13. Only signs fabricated & installed in accordance with Boulder Associates drawings & specifications or approved shop drawings will be accepted.
14. All shop drawings pertaining to structural performance must be signed & sealed by a licensed, professional engineer.
15. It is not necessary nor is it desirable for the Fabricator to redraw drawings submitted by the Sign Consultant, only to be resubmitted as "shop drawings" by the Fabricator. Shop drawings created by the Fabricator are to provide detailed information regarding the construction of the signage that is not supplied by Boulder Associates in their bid package.
16. It is not necessary nor is it desirable for the Fabricator to reprocess or reformat the sign message schedule submitted by the Sign Consultant only to be resubmitted by the Fabricator as new work. The sign message schedule provided by the Sign Consultant is part of the bid package & shall not be reformatted, except by Boulder Associates.
17. Shop drawings shall detail construction of each sign and/or graphic element indicating clearly the manner in which the item will be fabricated, assembled and installed and shall detail exact provisions to be made for servicing. Shop drawings shall include plans, elevations and large scale details of wording, lettering layout, anchorages, assembly and accessory items.

Submittals

1. Samples: Fabricator shall submit to the Sign Consultant samples of each color, material used on this project, as they will appear on this project. Samples for material, color and finish shall be 6"x 6". Vinyl samples are to have vinyl manufacturer's model number on back. Fabricator shall not proceed with painting or finishing for this project without written approval of sample(s) from the Sign Consultant.
2. Fabricator shall submit to the Sign Consultant detailed shop drawings as requested, describing completely all materials, finishes, structure, assembly, fasteners and installation details, as appropriate.
3. Scaled pen patterns, showing black letters on a white background, of all characters to be cut or routed out of any material, shall be provided in position, on site by the Fabricator and approved by the Sign Consultant prior to fabrication.
4. All submittals (including sign prototypes & materials samples) will be retained permanently by the Sign Consultant as reference standards and will not be available for installation as part of the work.
5. All submittals from subcontractors & suppliers to Fabricator shall be reviewed & approved by Fabricator before submittal to the Sign Consultant.

BOULDER
ASSOCIATES

ARCHITECTS

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Performance Specifications

scale: half size

sign type

sheet

Ax.1

Fabrication Standards

1. Project shall be fabricated of materials & processes which shall be free of defects which may impair their strength, durability, appearance or function.
2. All sheet materials, including metals and plastics shall be flat and square.
3. Maximum radius of any ninety degree cold bend shall not exceed the thickness of the material.
4. Mechanical fasteners shall be equally spaced, concealed where possible, unless otherwise specified, & touched up to match the surrounding material. Fasteners shall be of materials which are non-corrosive to both sign/graphic materials and mounting surfaces.
5. All materials shall be new, free from defects impairing strength, durability or appearance.
6. All materials & equipment which are a part of signs/graphics shall be new and shall conform to applicable standards of Underwriters' Laboratories, Inc., where applicable.
7. Fabricator shall protect metals against galvanic action wherever dissimilar metals are in contact.
8. All metals which will be in contact with concrete, mortar, plaster or masonry shall have all contact surfaces isolated to prevent corrosion.
9. Wherever possible, all fitting & assembly of the work shall be completed in Fabricator's shop. Work that cannot be permanently shop assembled shall be completely assembled in the shop, marked and disassembled before shipment to insure proper assembly in the field.
10. All welds behind finished surfaces shall be done to minimize distortion & discoloration on finished side. Remove all weld splatter and welding oxides on finished surfaces by descaling & grinding.
11. Grind & polish all weld beads on exposed surfaces to match & blend with finish on adjacent metal. Grind & polish only with clean wheels & compounds, free from iron and iron compounds.
12. Interior surfaces of all illuminated signs shall be painted with two opaque coats of white paint.
13. Fabricator shall be responsible for assuring that all signs/graphics are fabricated to comply with the 2010 Americans with Disabilities Act & all other applicable, related documents, rules & laws. Only compliant signs/graphics will be accepted.

Electrical

1. All work & materials shall comply with National Electric Code, Underwriters Laboratories publication UL48, & all local & state electric & fire safety codes, laws & ordinances.
2. Shop drawings & full size pattern shall include locations & specifications of exposed conduit, service disconnects, cut-off switches, access panels, rheostat & light sensors.
3. General Contractor shall be responsible for electrical connections to sign. Fabricator shall be responsible for coordinating electrical service with General Contractor & notifying same of electrical requirements.
4. Interior of illuminated sign cabinets shall be painted with two coats of opaque, gloss white enamel.

Paint

1. All paint is to be Matthews acrylic polyurethane.
2. Painting shall be performed in a dry environment free from blowing dust.
3. Surfaces to be primed shall be dry & free from oil, grease, weld slag, weld splatter & residues left by brush cleaning before paint is applied.
4. Application shall be in accordance with the paint manufacturer's recommendations, including storage, mixing, handling, environmental conditions, surface temperature & additives for accelerated drying if necessary.
5. Paint shall be applied at the recommended spreading rates, but thickness shall not be less than the minimum film thickness specified by manufacturer.
6. Should it become necessary to leave cleaned surfaces unpainted overnight, such surfaces shall be recleaned before painting.
7. Paint only on dry surfaces. Do not paint exterior surfaces in damp weather or when the temperature is less than 50 degrees Fahrenheit (10 degrees Celsius) or below the dew point.
8. All paint materials shall be delivered to the applicator in the manufacturer's original containers, unopened & with the label bearing manufacturer's name, product identification & application instructions.
9. Coatings shall be free of defects which may impair their strength, durability, appearance or function. Samples to be reviewed by Project Manager.
10. All exposed metal surfaces shall receive primer & finish coats of paint, unless otherwise specified.
11. All paint shall be free from visible flowlines, streaks & blisters.
12. Vinyl shall not be applied to painted surfaces for 72 hours or paint manufacturer's suggested curing time.

Vinyl

1. Unless otherwise stated, non-reflective computer-cut vinyl letters (CCVLs) shall be 3M Scotchcal series. Reflective CCVLs shall be 3M Scotchlite series.

Mounting/Installation Standards

1. Before installation of sign/graphics, Fabricator shall examine site conditions and work of others insofar as it affects sign/graphic work and report immediately, in writing and other timely means (e.g. telephone, facsimile, electronic mail...) to The Sign Consultant all conditions which interfere with installation.
2. Fabricator shall begin installing sign only after deficiencies have been corrected in an acceptable manner and approved by the Sign Consultant.
3. All signs/graphics shall be installed level & plumb, unless otherwise specified.
4. Fabricator shall protect all other work from damage during sign installation; upon completion of installation all signs are to be free of dust, dirt, scratches, dents, pits, oil-canning, ragged type or other imperfections resulting from manufacture, shipping or installation. Protect signs/graphics from damage until acceptance by the Sign Consultant; repair any damage to other work to a level acceptable by the Sign Consultant.
5. On applicable projects, all signs/graphics shall be installed to conform with the Americans with Disabilities Act, 2010. Fabricator shall verify whether this project is governed by the Americans with Disabilities Act.

1331 21st Street
Sacramento, CA
p: 916.492.8796

project:

**Muir
Orthopaedic
Center**
2625 Shadelands Dr.
Walnut Creek, CA

Exterior Sign Specifications

Performance Specifications

scale: half size

sign type

sheet

Ax.2