

August 11, 2015

Marianne Warner
JB3D
731 N. Main St.
Orange, CA 92868

Subject: Design Review Application No. Y15-025, Walnut Creek Executive Park Master Sign Program.

The Walnut Creek Design Review Commission took the following action on your item on August 1, 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. 2924 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. 2924
Standard Design Review Conditions – Exhibit A

**WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2924
DESIGN REVIEW APPLICATION NO. Y15-025
WALNUT CREEK EXECUTIVE PARK
MASTER SIGN PROGRAM
2125 OAK GROVE ROAD
2775, 2785, 2795, 2815, 2835, 2855, MITCHELL DRIVE
2730, 2770, 2820, 2850, 2880 SHADELANDS DRIVE**

(EFFECTIVE AUGUST 21, 2015 UNLESS APPEALED PRIOR TO THAT DATE)

Section 1. Background.

1. On August 5, 2015, Walnut Creek Design Review Commission (“DRC”) held a public hearing to consider final approval of a Master Sign Program (MSP) filed by Marianne Warner of JB3D for Walnut Creek Executive Park business park development (“Applicant”) located at 2125 Oak Grove Road (in addition to addresses at 2775, 2785, 2795, 2815, 2835, 2855, Mitchell Drive and 2730, 2770, 2820, 2850, 2880 Shadelands Drive) (Assessor Parcel Numbers 143-040-079, 143-040-099, and 143-040-100). The proposed MSP would establish rules, regulations, and design guidelines pertaining to future signage at the center, including all tenant signs and center-specific identification, directional, and way-finding signage. The MSP includes details regarding the size, type, and location of signage along the three street frontages that bound Walnut Creek Executive Park, as well as the internal campus grounds. The draft Master Sign Program was also reviewed by the Sign Subcommittee of the DRC at a public meeting held on July 1, 2015.
2. The 27-acre project site has a General Plan Land Use designation of Business Park (BP), and is zoned Planned Development (P-D 1543). The Master Sign Program, which is applicable only to Walnut Creek Executive Park, is consistent with Goal 13 of Chapter 4 of General Plan 2025, which seeks to maintain and enhance high quality building design and urban design. Further, the MSP is consistent with Policy 13.1, as the scale, appearance, and compatibility of Walnut Creek Executive Park development are enhanced by the proposed sign style, materials, and methods of illumination detailed in the sign program. Similarly, the program is consistent with Subsection 10, All future signing, of the underlying Planned Development zoning.
3. The proposal is consistent with the City’s Sign Ordinance, which requires review and approval of a MSP for the Walnut Creek Executive Center business park development because the development includes a building or grouping of buildings that contains six (6) or more business or office uses. The purpose of an MSP is to provide the minimum standards for the coordinated placement, size, and general appearance of business identification signs to ensure that commercial signs are designed for the purpose of identifying a business in an attractive and functional manner, rather than to serve primarily as general advertising for the business, as a means to safeguard life, health, property, and public welfare while promoting architectural compatibility which enhances the visual environment.
4. Per the agreement for waste handling signed by the Engineering Services Manager on December 4, 2014, the property manager of Walnut Creek Executive Park will prevent all trash, recycling, and other debris generated on the subject property from entering the storm drain system. Per the City of Walnut Creek Senior Civil Engineer, the subject Master Sign Program is not an entitlement that requires amendment of the signed agreement.

5. Public hearing notices were mailed to all property owners and interested parties and posted within 300 feet of the project site at least 10 days prior to the public hearing date.
6. The public hearing was opened and comment was received from Renae Lindley, manager of the subject property, who spoke in favor of the sign program and also cited certain clerical errors in the draft resolution. The public hearing was closed.

Section 2. Findings.

Approval of the Master Sign Program is subject to the Design Review requirements of Walnut Creek Municipal Code section 10-2.4.1206 (Design Review Findings). Required findings below are shown in **bold** type and the reason(s) the project is consistent, is shown in normal type:

- A. **The plan is consistent with the General Plan and any applicable Specific Plan and this Chapter.** The proposed master sign program (“MSP”) applicable to Walnut Creek Executive Park is consistent with Goal 13 of Chapter 4 of General Plan 2025, which seeks to maintain and enhance high-quality building design and urban design. Further, the proposed MSP is consistent with Policy 13.1, as the scale, appearance, and compatibility of Walnut Creek Executive Park development are enhanced by the proposed sign size, style and materials detailed in the sign program. The MSP does not include sign illumination. The project is consistent with *Specific Plan No. 2, Shadelands Administrative, Professional and Research District*, because *Specific Plan No. 2* does not regulate or prohibit signs. Lastly, the master sign program is consistent with Subsection 10, All future signing, of the underlying Planned Development zoning (PD 1543) which requires Design Review Commission approval or a sign program prior to installation of all signage.
- B. **The approval of this plan is in the best interest of the public health, safety and general welfare.** The proposed sign program is in the best interest of the public health, safety, and general welfare because it ensures the provision of the proper identification, way-finding, and access to the existing 419,589-square-foot commercial business park development, including center identity, building addresses, tenant identification, customer parking, and the location of amenities. The master sign program preserves sight lines of motorists traveling on Oak Grove Road and Mitchell and Shadelands drives.
- 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 subject master sign program will enhance the site by providing identification and way-finding for multiple modes of transit, including vehicular, bicycle, and pedestrian traffic through the provision of highly visible signage that maintains a high level of design quality. The new signage complements the property and buildings in placement, design, color, and scale.
- 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 provides for tenant identification and incorporates way-finding signage that facilitates onsite circulation. The scale, design, color and quality of the signs have been reviewed and determined to be compatible with the Walnut Creek Executive Park design. The proposed signs complement the twelve existing buildings, and the signs ensure compatibility with adjacent buildings and surrounding environs.

- 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.** No new landscaping is proposed as part of this application. A condition of approval is included as part of this project that requires replacement and repair of any landscaping and irrigation disrupted by installation of signs and that all landscaping be maintained in a healthy and weed-free condition.
- F. Compliance with all provisions of Chapter 8 (Preservation of Trees on Private Property) of Title 3 (Public Safety) of this code.** The placement of the signs has been reviewed and designed to avoid trees which are subject to the Tree Preservation Ordinance. No trees are proposed to be disturbed or removed to accommodate this application.
- 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 application is not subject to the City's Public Art requirements. Therefore, this finding is not applicable.

Section 3. Decision.

Based on the findings set forth above, the Design Review Commission hereby approves the Master Sign Program for Walnut Creek Executive Park, Design Review Application No. Y15-025, as shown on the plans labeled "Exhibit A of Design Review Application No. Y15-025," subject to the following conditions:

1. As approved, the regulations and standards established by the Master Sign Program shall apply only to Walnut Creek Executive Park business park development, and shall not apply to other development within the BP-100 Zoning District.
2. All copy on Sign ST-4 shall be aligned at the top of the Messaging Area, designated on the pages of the approved Master Sign Program. The applicant shall have the option of making these signs contain up to three building numbers as shown in Exhibit A, page 12.
3. All signs shall remain un-illuminated unless subsequent Design Review approval is granted in writing for landscape spotlighting of signs.
4. Applicant shall have the option of providing additional Building ID/Wayfinding Signs (ST-4) in the central parking lots.
5. No landscape borders or mow strips shall be required between the mulch and sod or landscaping around the base of any freestanding sign.

6. All signs and sign footings shall be located out of the public right-of-way. An Encroachment Permit is required for all work within the public right-of-way, including construction deliveries, loading/unloading, sign installation and mounting activities. The Encroachment Permit is required prior to the issuance of a Building Permit. The applicant/owner shall contact the Engineering Division at 925-943-5839 to discuss submittal requirements.
7. Any landscaping and/or irrigation systems damaged by the installation of any sign shall be appropriately restored by the sign permit applicant or property owner. The Sign Permit applicant or property owner shall replace and repair any landscaping and/or irrigation disrupted by installation of signs.
8. All landscaping shall be maintained in a healthy and weed-free condition.
9. Separate Sign Permit(s) and Building Permit(s) shall be required prior to the installation and/or construction of the signs identified in the Master Sign Program. The applicant/owner/tenant shall contact the Planning Division at 925-256-3558 to discuss Sign Permit submittal requirements, and the Building Division at 925-943-5834 to discuss Building Permit submittal requirements.
10. Each existing sign shall be removed prior to issuance of a Sign Permit for each new sign in each location.
11. Proposed and replacement landscaping and other vegetation shall be reviewed and approved by Planning staff as part of the Sign Permit review process for the monument signs.
12. The developer shall comply with all requirements of the Contra Costa County 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.
13. Building Permit(s) must be issued or a request for an extension must be filed with the Director of the Community Development Department and approved in writing by August 21, 2016, or this approval shall 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.
14. 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.

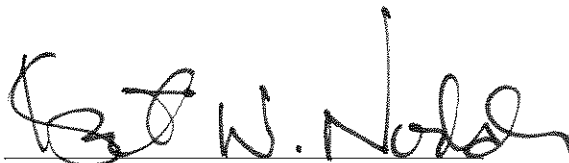
15. In the event that any condition imposing a fee, exaction, dedication, or other requirement is challenged by the applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending 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.
16. 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, Sign Permit, or Building Permit.
17. A Building Permit shall be obtained for the construction of any structures on the site. The applicant/owner should contact the Building Division to discuss submittal requirements.
18. Signage at project entrances shall not obstruct visibility for vehicular or pedestrian traffic. Plans submitted for Building Permit shall include sufficient details and dimensions to verify that adequate sight distance is provided at driveway entrances.

Section 4. Effective Date.

This resolution shall take effect on August 21, 2015, unless appealed prior to that date.

PASSED AND ADOPTED on July 1, 2015 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Gorny and seconded by Cothren.

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



Kenneth W. Nodder, Secretary
Walnut Creek Design Review Commission

Walnut Creek Executive Park

Master Signage Program

07.22.15

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DESIGN REVIEW COMMISSION
CITY OF WALNUT CREEK
D.R. NO. 15-025

REFER TO P.C.
 STUDY SESSION
 CONDITIONALLY APPROVED
 DENIED

RESOLUTION NO. 2924
EXHIBIT A . DATE 8/5/2015

JB3D

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MASTER SIGN PROGRAM / GRAPHIC STANDARDS

**WALNUT CREEK
EXECUTIVE PARK**

Walnut Creek Executive Park Identification

AaBbCcDdEeFf
1234567890

TYPE FACE - Berthold Akzidenz Grotesk Light Condensed

**AaBbCcDdEeFf
1234567890**

TYPE FACE - Berthold Akzidenz Grotesk Bold Condensed

Walnut Creek Standard Park Colors



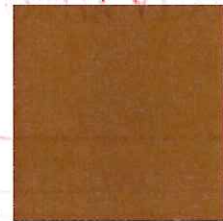
KELLY MOORE
KM3831-3
"KNAPPED FLINT"



MATTHEWS TO MATCH
FRAZEE CL3237N
"BLACKTOP"



MATTHEWS SATIN WHITE



MATTHEWS MP05462
"DEEP RUSSET"

Introduction

The Walnut Creek Executive Park Master Signage Program has been developed in response to a need for a comprehensive signage program. The vast array of existing signage were found to be an inadequate and an ineffective means of communicating identification and directional information to the public.

The Master Signage Program is directed towards establishing a distinct and professional graphic image throughout the business park. The system has been developed to satisfy specific signage requirements. Each sign type has a specific function as an integral part of the overall system. They have been developed to separate information into primary and secondary levels, eliminating the confusion of competing messages of varying importance.

The intent of the master signage program is to:

1. Clearly identify the business park in a design compatible with the park architectural environment
2. Direct traffic to the park entrances and designated parking area.
3. Enhance traffic flow throughout the business park.
4. Create an effective informational and directional system to promote traffic safety.
5. Create a unique and environmentally friendly streetscape and a sense of place.

Note:

None of the proposed or existing signage is internally or externally illuminated. Additionally there will be no relocation of utilities, paving, traffic signage, or tree removals.

At this time, no sign is shown on 2153 Oak Grove Road because that property no longer exists.

All Signage is to be constructed and installed following city permit approvals

Allotted Tenant Space and Sizing Criteria

Building owner is to inform tenants about the Master Sign Program and allow them access to that information.

A maximum of 2 tenant names shall be displayed on the ST-3 Tenant/Address monument as long as there is enough available space within the 4'-6 1/2" Max Sign Area. The tenants who occupy the majority of the displayed building addresses shall be included on the monument with the property owner's approval. Tenants may choose to have their logo typefaces, however all lettering must be approved by the property owner.

Process of Amending the Master Sign Program

Minor reductions in sign size or lettering may be allowed upon approval of property owner.

Any changes to lease area criteria, additional numbers of signs, sign enlargement, sign area enlargement or enlargement of sign lettering must require the review and approval of a new Master Sign Program.

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**Walnut Creek
Executive Park**

Date: 07.22.15
Title: Site Plan
Scale: As Noted

Page #: 1

MASTER SIGN PROGRAM / SIGNAGE DURABILITY & MAINTENANCE

WALNUT CREEK EXECUTIVE PARK

All signage shall have either river rocks or bark mulch (provided by others) surrounding the bases of the signs for protection and aesthetically reflect the character of the site's current environmental conditions.

Any damage to the landscape caused by installation of the new sign shall be repaired by others.

Please note that the all river rock is to be replaced gradually with bark mulch onsite. Over time corten will cause some rust staining on the river rocks. Therefore, eventually all of the river rock surrounding the signage will be replaced with bark mulch.



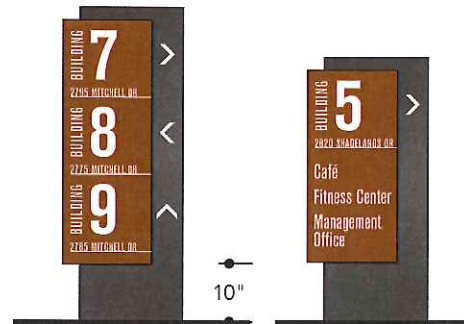
ST-1 - ELEVATION VIEW

The corten panel of this sign stands 8 1/2" above the ground within a planter. Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment.



ST-2 & ST-3 - ELEVATION VIEW

The corten panel of this sign type stands 5 3/4" above the ground. Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment.



ST-4 & ST-5 - ELEVATION VIEW

The corten panel of this sign type stands 10" above the ground. Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment.

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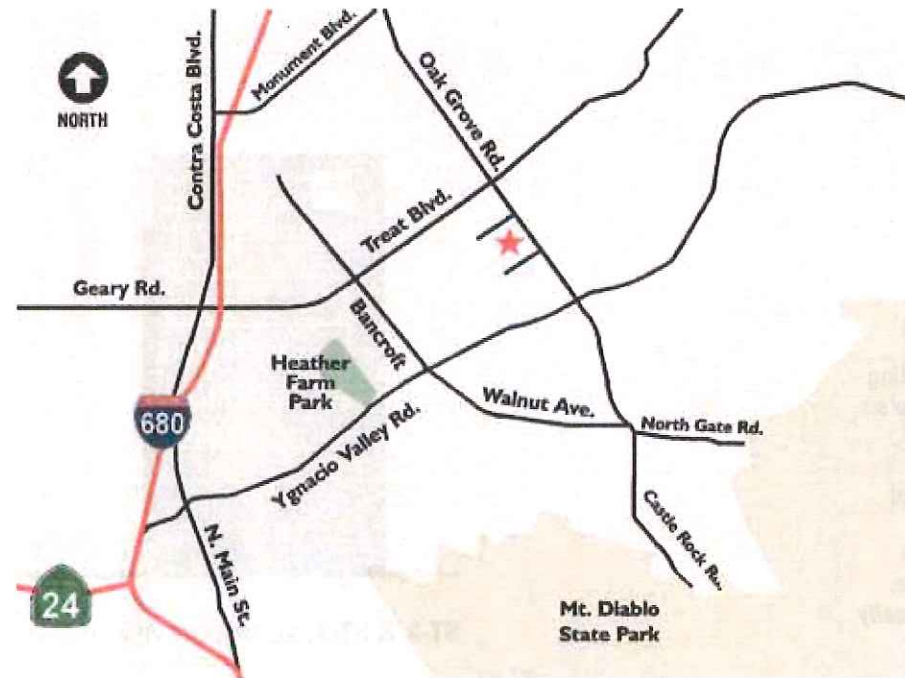
Walnut Creek Executive Park

Date: 07.22.15
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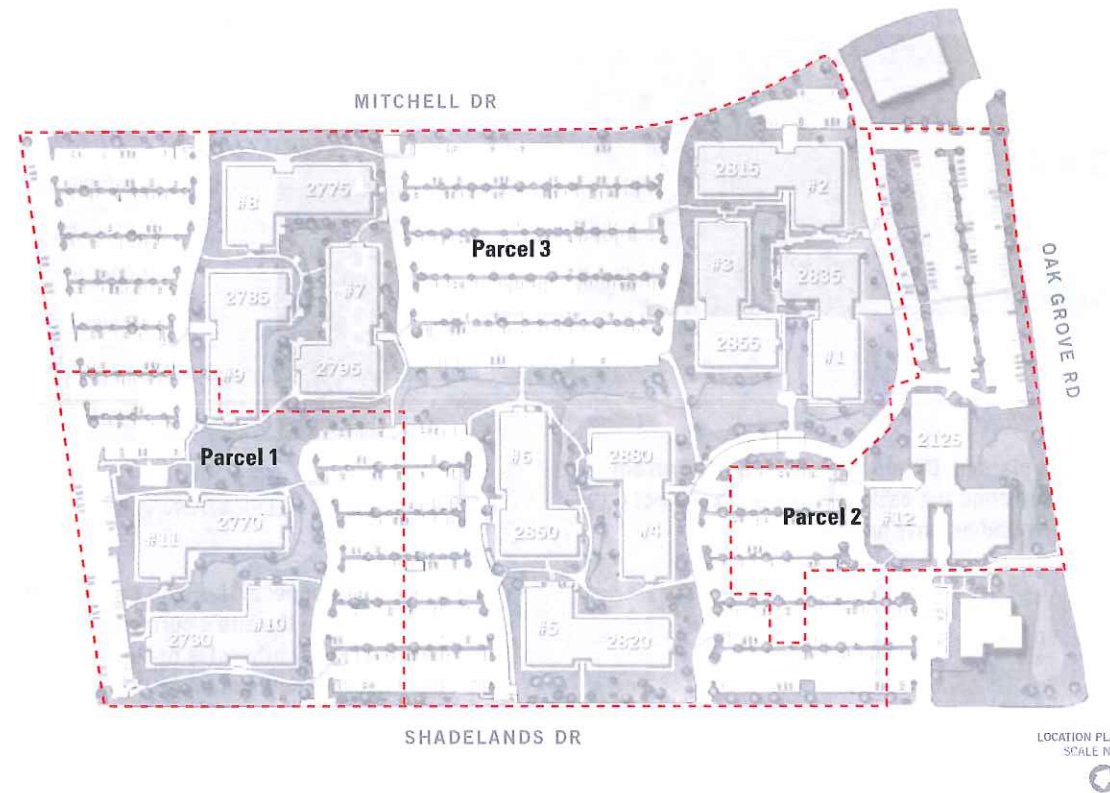
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PROPERTY GENERAL INFORMATION

Property Name	Walnut Creek Executive Park
Address	2775, 2785, 2795, 2815, 2835, 2855, 2875 Mitchell Drive 2730, 2770, 2880, 2820, 2850 Shadelands Drive 2125 Oak Grove Road, Walnut Creek
Building Type	Office
Land Area (acreage)	27
Parcel #	143-040-075-2, 143-040-083-6, 143-040-079-4
Building Area (sq. Ft.)	419,589
Number of Buildings	12 (11 - two-story, 1 - three-story)
Year Built	Buildings 1-11 1973-1979, Building 12 1986
Construction Detail	Buildings 1-11 comprise of concrete footings and reinforced concrete slabs on grade supporting wood framed structures
Landscaping	Irrigation for landscaping and the pond systems is provided by two main wells



Project Location Map



Description	Area
Parcel 1	212,028 sq. Ft.
Parcel 2	187,512 sq. Ft.
Parcel 3	829,923 sq. Ft.

Parcel Map

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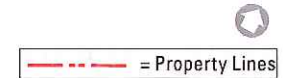
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Walnut Creek Executive Park

Date: 07.22.15
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EXISTING VS. PROPOSED SIGN TYPES & LOCATIONS

LOCATION PLAN
SCALE NTS

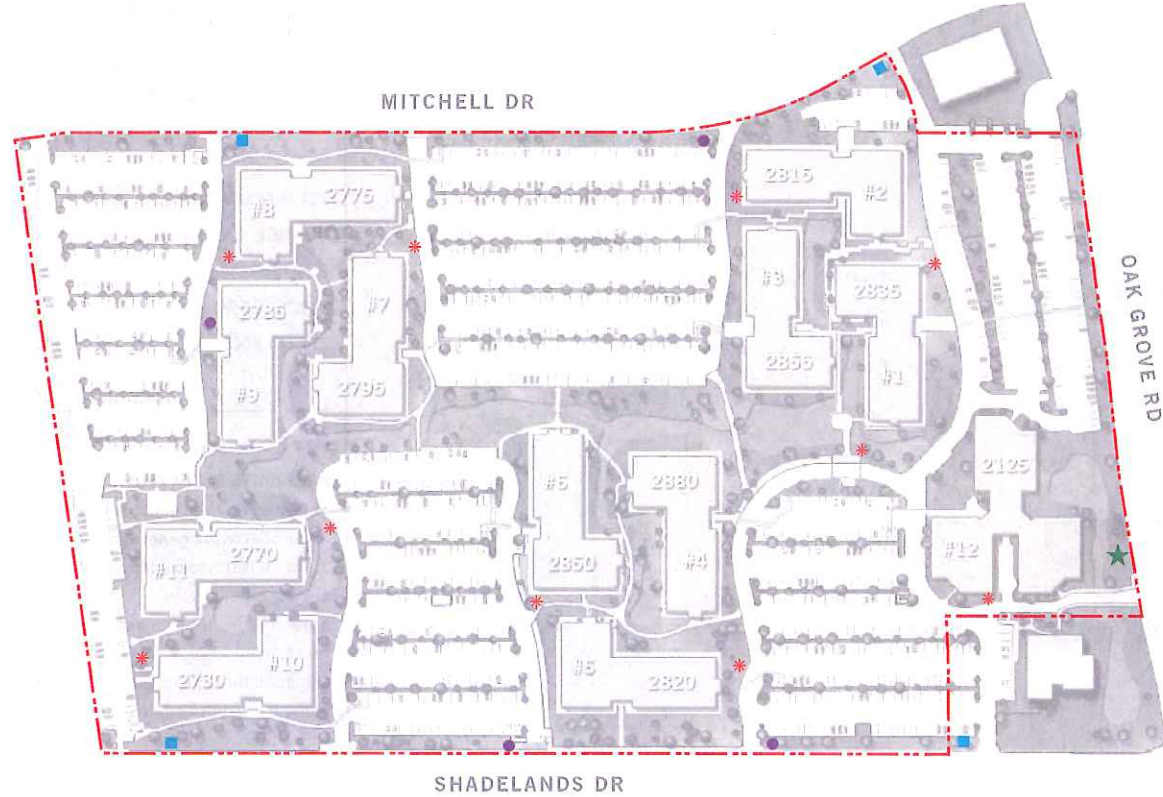


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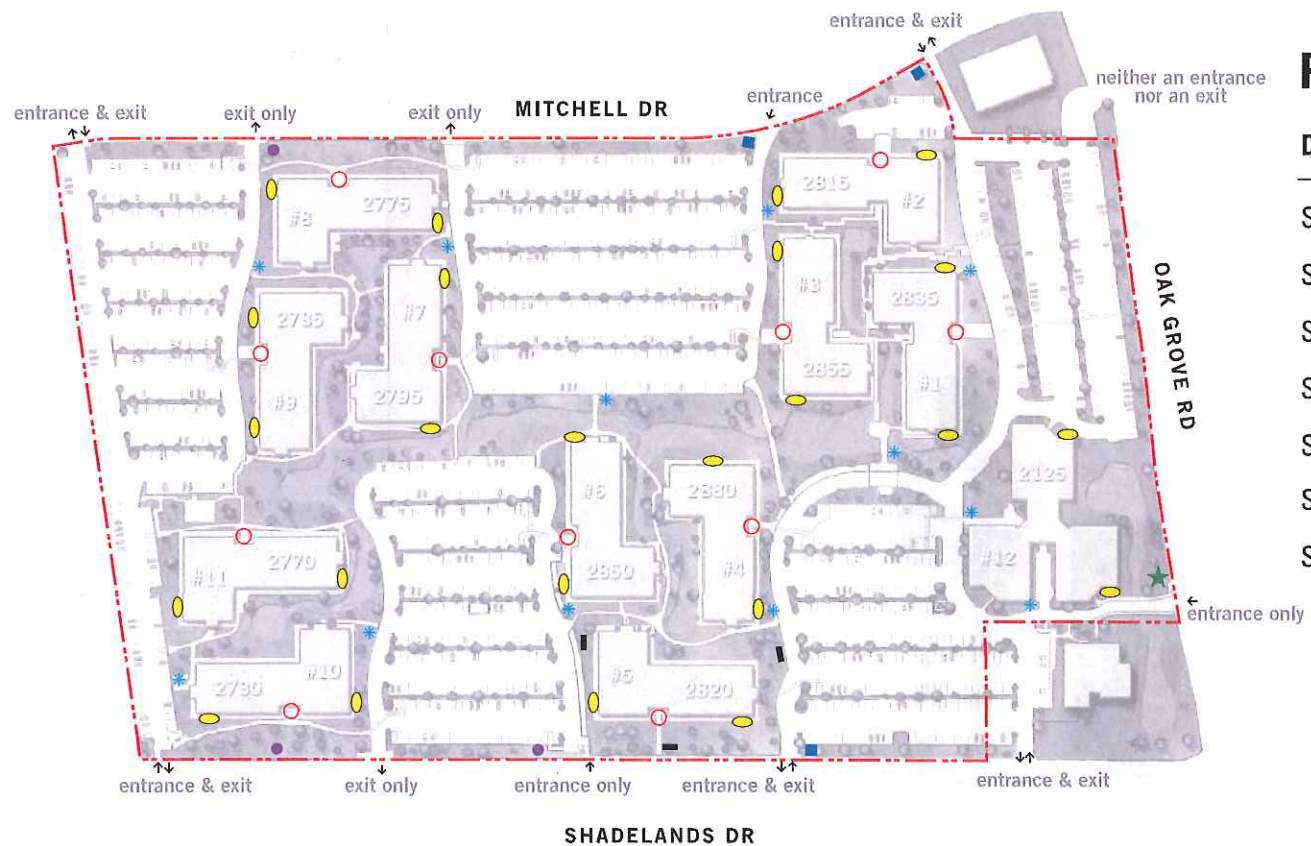
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Walnut Creek Executive Park



Existing Walnut Creek Executive Park Signage

Description	Qty.	Overall Size	Sign Area	Total Area	Symbol
Type A Main Monument	1	4'-8" x 20'-0"	2'-8" x 17'-0"	45.33 sq. Ft.	★
Type B Monument	4	5'-0" x 11'-4"	3'-2" x 7'-0"	22.16 sq. Ft.	■
Type C Monument	4	6'-6" x 3'-3"	4'-0" x 2'-3"	9.00 sq. Ft.	●
Type D Directories	10	6'-6" x 4'-4"	4'-0" x 2'-8"	10.66 sq. Ft.	*

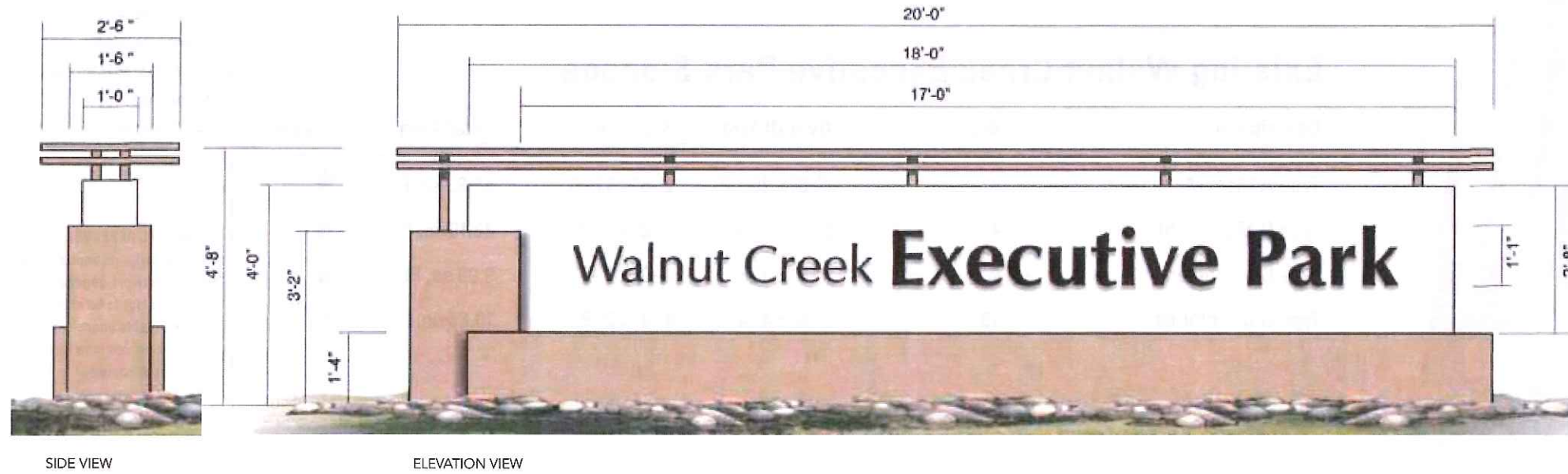


Proposed Walnut Creek Executive Park Signage

Description	Qty.	Overall Size	Sign Area	Total Area	Symbol
ST-1 Project Monument	1	4' 0" x 17'-0"	13' 3 1/2" x 3'-3"	43 sq. Ft.	★
ST-2 Address Monument	3	6' 0" x 3'6"	3' 6" x 6' 0"	21 sq. Ft.	■
ST-3 Tenant/Address Monument	3	6' 0" x 3'6"	3' 6" x 6' 0"	21 sq. Ft.	●
ST-4 Building ID Wayfinding	12	4' 6" x 1'9"	1' 9" x 4' 6"	8 sq. Ft.	*
ST-5 Facility ID Sign	3	3' 9 1/2" x 1'9"	1' 9" x 3' 9"	6.5 sq. Ft.	■
ST-10 Building Address Sign	24	18" x 3' 8"	1' 6" x 3' 8"	5.5 sq. Ft.	●
ST-11 Building Entrance Loop	11	4' 8" x 20' 0"	1' 2" x 8' 10"	10 sq. Ft.	○

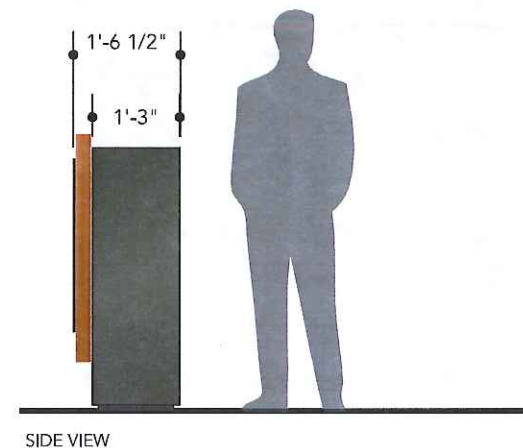
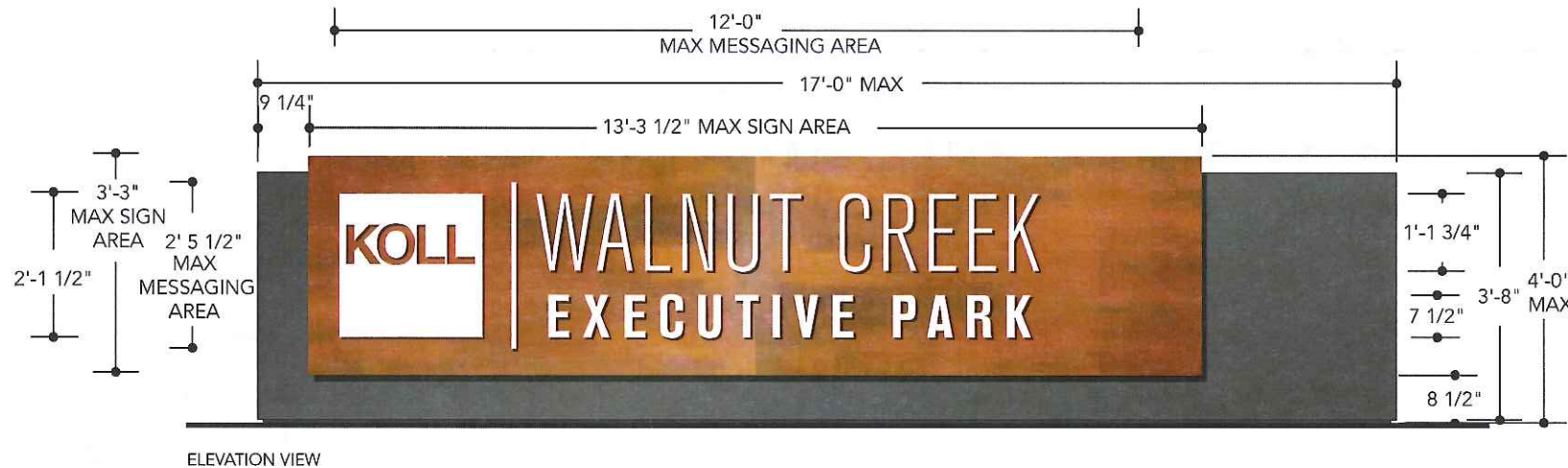
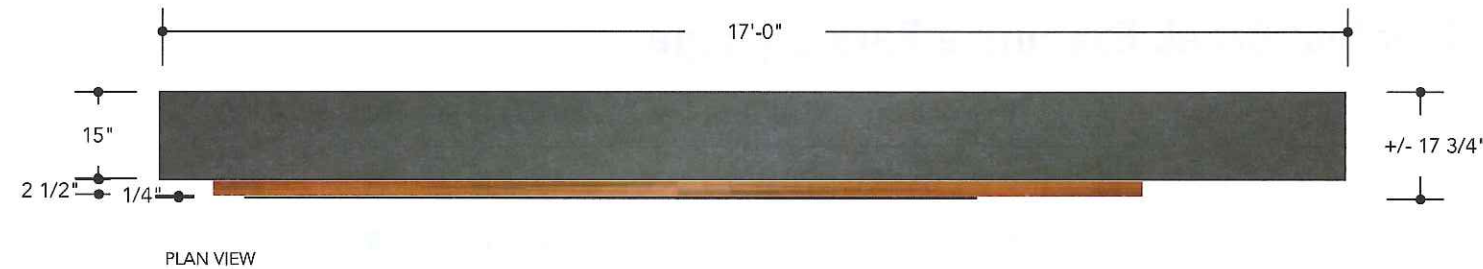
Date: 07.22.15
Title: Site Plan
Scale: As Noted

EXISTING VS. PROPOSED MONUMENT SIGN



EXISTING TYPE A MAIN MONUMENT

SCALE: 3/8" = 1'



PROPOSED ST-1 MONUMENT TO REPLACE EXISTING TYPE A MAIN MONUMENT

SCALE: 3/8" = 1'

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Walnut Creek Executive Park

Date: 07.22.15
 Title: Site Plan
 Scale: As Noted

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EXISTING VS. PROPOSED MONUMENT SIGN

EXISTING: TYPE A Main Monument

Quantity: 1 each

Construction:

Single-face, all aluminum construction with 1 1/2" internal aluminum angle framing and .125 aluminum skin

Paint:

Aluminum sign primed and painted to match business park standard colors, Sherwin Williams #SW6113 Interactive Cream & Sherwin Williams # CCC7204 Custom Mix Building Color

Letters:

Walnut Creek Executive Park: 1/2" thick painted bronze acrylic letters, stud mounted

Landscape:

River Rocks matching existing park landscape

Lighting:

Non

PROPOSED: ST-1 Project Monument

Purpose: To identify the name of the site

Quantity: 1, single-sided.

Construction:

Single-face, fabricated corten steel cabinet* spaced 1/4" off fabricated thick aluminum cabinet. Structural pole and concrete footing per engineering calculations. **

Sign Copy:

Site logo/ name of the site.

The font for "Walnut Creek" is to be Berthold Akzidenz Grotesk, Light Condensed.

The font for "Executive Park" is to be Berthold Akzidenz Grotesk, Bold Condensed.

Max Sign Area:

Width: 13'-3 1/2" MAX

Height: 3'-3" MAX

Max Messaging Area:

Width: 12'-0" MAX

Height: 2' 5 1/2" MAX

Paint:

Aluminum cabinet to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish. Graphic and letters to be painted to match Matthews satin white.

Letters:

1/4" thick FCO aluminum letters and graphics pin mounted 1/4" off corten face

Tenant Criteria:

Messaging is to be strictly only for the property manager.

No tenant names are to be placed on this sign.

Landscape:

Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment. Any damage to the landscape caused by installation of the new sign is to be repaired by others.

Lighting:

Not to be internally lit, nor is external lighting to be provided

** The term "cabinet" refers to a fabricated box. Cabinets have the capacity to house face-panels and electrical components, although in this particular case it's purpose is purely structural.*

*** Owner to reserve the right to reduce the size as needed.*

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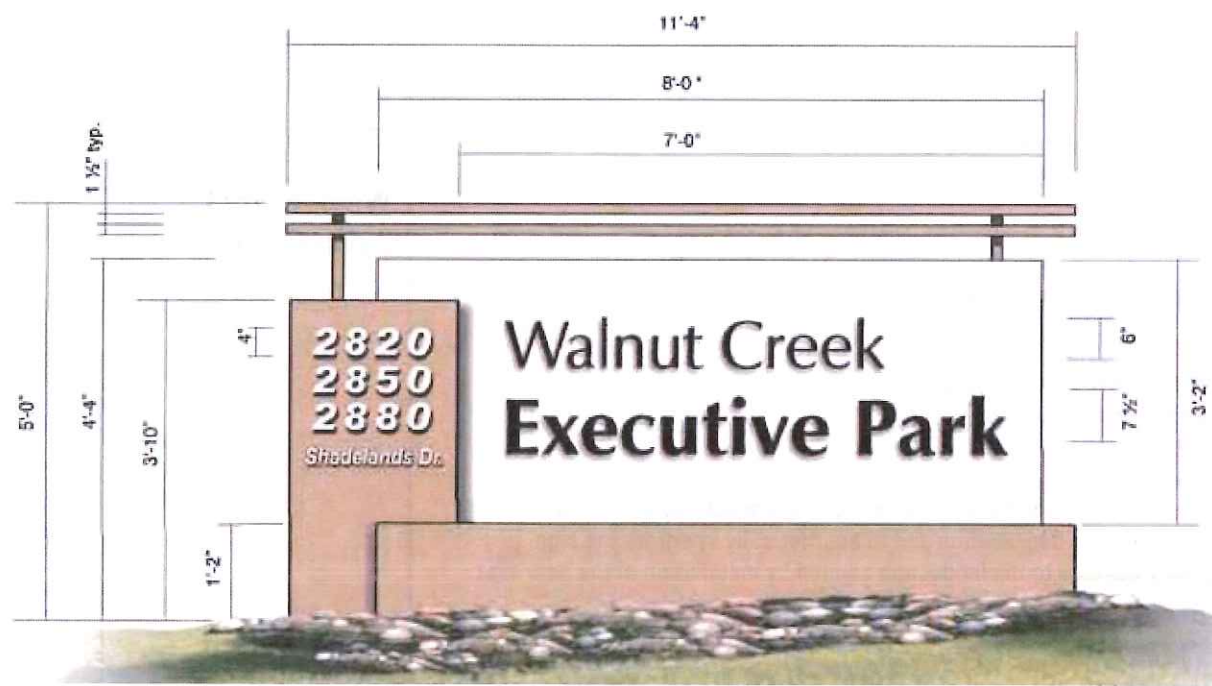
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**Walnut Creek
Executive Park**

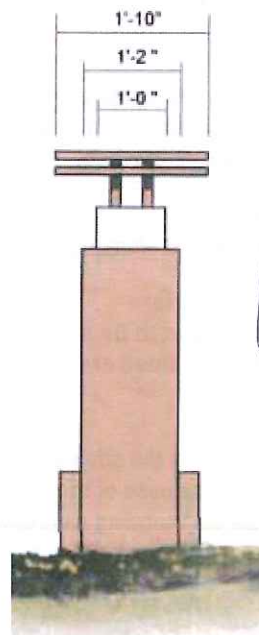
Date: 07.22.15
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Scale: As Noted

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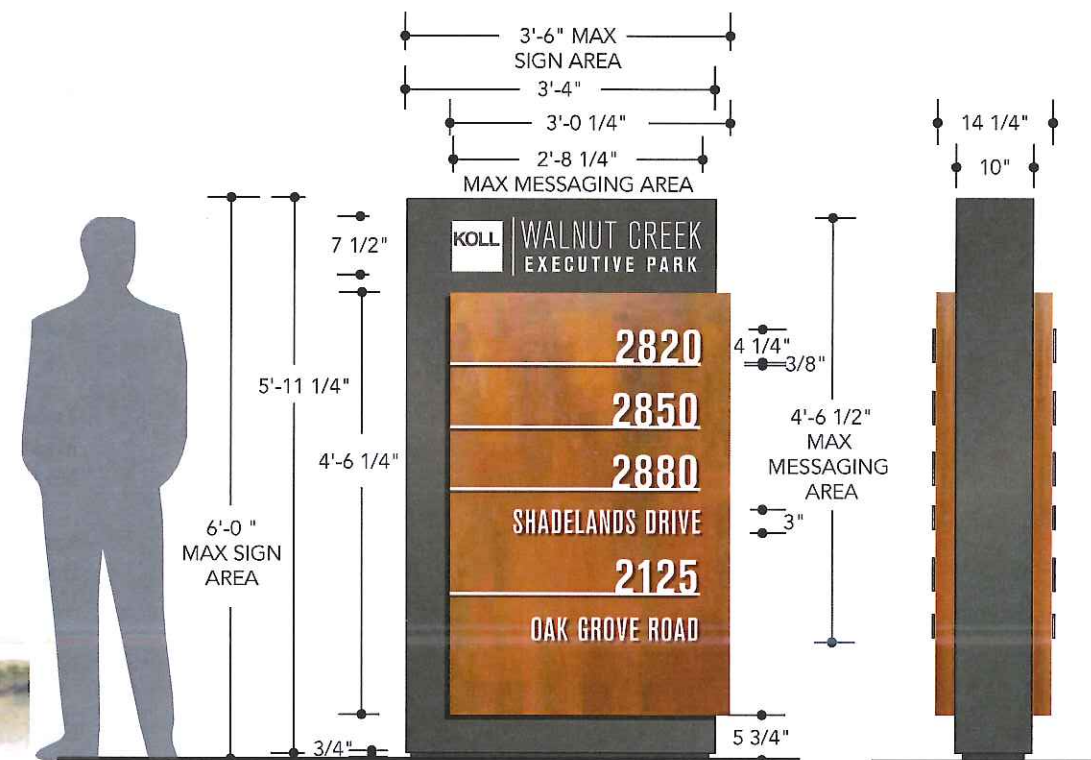
EXISTING TYPE B ADDRESS MONUMENT VS. PROPOSED ST-2 ADDRESS MONUMENT



ELEVATION VIEW



SDIE VIEW



ELEVATION VIEW

SIDE VIEW

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Walnut Creek Executive Park

EXISTING TYPE B ADDRESS MONUMENT

SCALE: 1/2" = 1'

PROPOSED ST-2 ADDRESS MONUMENT

SCALE: 1/2" = 1'

Date: 07.22.15
Title: Site Plan
Scale: As Noted

EXISTING TYPE B ADDRESS MONUMENT VS. PROPOSED ST-2 ADDRESS MONUMENT

EXISTING: TYPE B Address Monument

Quantity: 2

Construction:

Double-faced, all aluminum construction with internal aluminum angle framing and .125 aluminum skin

Paint:

Aluminum sign primed and painted to match business park standard colors, Sherwin Williams #SW6113 Interactive Cream & Sherwin Williams # CCC7204 Custom Mix Building Color

Letters:

Walnut Creek Executive Park: 1/2" thick painted bronze acrylic letters, stud mounted
Address numbers: 1/4" thick painted light cream acrylic letters, stud mounted

Landscape:

River Rocks matching existing park landscape

Lighting:

Non

PROPOSED: ST-2 Address Monument

Purpose:

To identify addresses within the site

Quantity: 3

Construction:

Double-faced, fabricated corten steel cabinet* spaced 1/4" off fabricated aluminum cabinet. Structural pole and concrete footing per engineering calculations. **

Sign Copy:

Addresses / Street Names**

The font for the address numbers is to be Berthold Akzidenz Grotesk, Bold Condensed.
The font for street names is to be Berthold Akzidenz Grotesk, Medium Condensed.
Addresses are to be listed in numerical order.

Max Sign Area:

Width: 3'-6" MAX

Height: 6'-0" MAX

Max Messaging Area:

Width: 2'-8 1/4" MAX

Height: 4'-6 1/2" MAX

Paint:

Aluminum cabinet to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish. Graphic and letters to be painted to match Matthews satin white.

Letters:

1/4" thick FCO aluminum letters and graphics pin mounted 1/4" off corten face and white reflective vinyl lettering/graphics to be applied to surface of aluminum face

Tenant Criteria:

The purpose of this sign is to display addresses only.
No tenant names shall appear on this sign.

Landscape:

Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment. Any damage to the landscape caused by installation of the new sign is to be repaired by others.

Lighting:

Not to be internally lit, nor is external lighting to be provided

Note:

Taller vertical oriented monuments were opted for because there are too many parked cars along the street that block visibility. This option will be more visible to pedestrians and drivers and free up more of the landscape.

* The term "cabinet" refers to a fabricated box. Cabinets have the capacity to house face-panels and electrical components, although in this particular case it's purpose is purely structural.

** Owner to reserve the right to reduce the size as needed.

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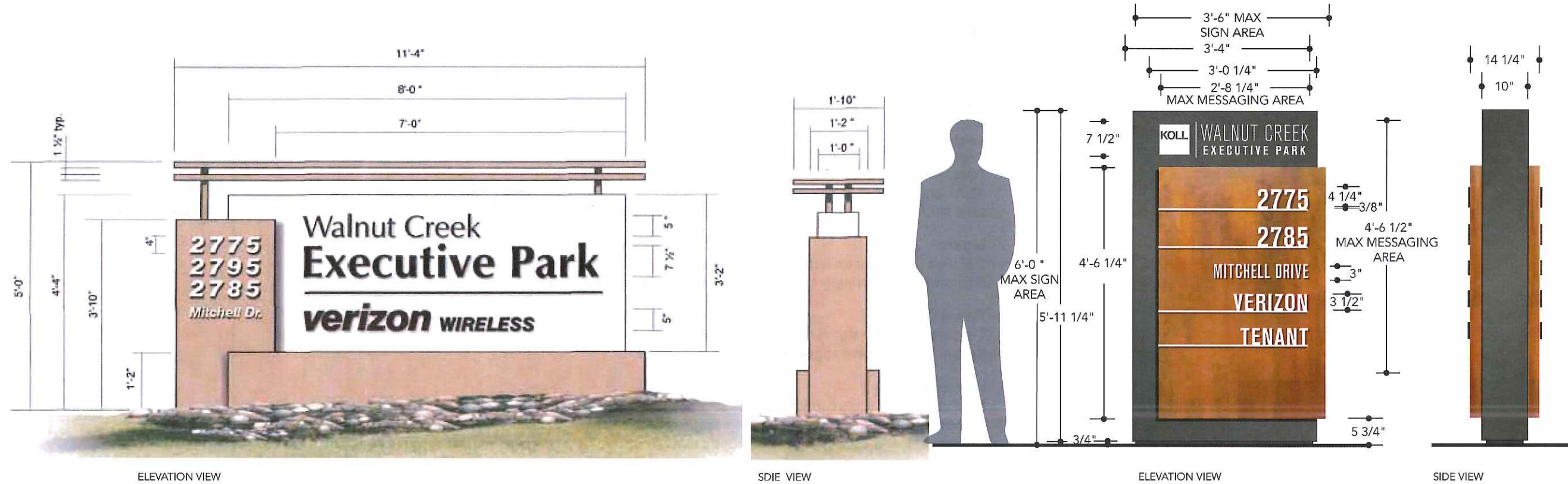
EXISTING TYPE B TENANT/ADDRESS MONUMENT VS. PROPOSED ST-3 TENANT/ADDRESS MONUMENT

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EXISTING TYPE B TENANT/ADDRESS MONUMENT VS. PROPOSED ST-3 TENANT/ADDRESS MONUMENT

EXISTING: TYPE B Tenant/Address Monument

Quantity: 2

Construction:

Double-faced, all aluminum construction with internal aluminum angle framing and .125 aluminum skin

Paint:

Aluminum sign primed and painted to match business park standard colors, Sherwin Williams #SW6113 Interactive Cream & Sherwin Williams # CCC7204 Custom Mix Building Color

Letters:

Walnut Creek Executive Park: 1/2" thick painted bronze acrylic letters, stud mounted
Address numbers: 1/4" thick painted light cream acrylic letters, stud mounted

Landscape:

River Rocks matching existing park landscape

Lighting:

Non

PROPOSED: ST-3 Tenant/Address Monument

Purpose:

To identify addresses and major tenants within the site

Quantity: 3

Construction:

Double-faced, fabricated corten steel cabinet* spaced 1/4" off fabricated aluminum cabinet. Structural pole and concrete footing per engineering calculations. **

Sign Copy:

Addresses / Street Names / Tenant Names

The font for the address numbers and tenant names is to be Berthold Akzidenz Grotesk, Bold Condensed.

The font for street names is to be Berthold Akzidenz Grotesk, Medium Condensed.

Addresses are to be listed in numerical order.

Max Sign Area:

Width: 3'-6" MAX

Height: 6'-0" MAX

Max Messaging Area:

Width: 2'-8 1/4" MAX

Height: 4'-6 1/2" MAX

Paint:

Aluminum cabinet to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish. Graphic and letters to be painted to match Matthews satin white.

Letters:

1/4" thick FCO aluminum letters and graphics pin mounted 1/4" off corten face and white reflective vinyl lettering/graphics to be applied to surface of aluminum face

Tenant Criteria:

A maximum of 2 tenant names shall be displayed on the ST-3 Tenant/Address monument as long as there is enough available space within the 4'-6 1/2" Max Sign Area. The tenants who occupy the majority of the displayed building addresses shall be included on the monument with the property owner's approval. Tenants may choose to have their logo typefaces, however all lettering must be approved by the property owner.

Landscape:

Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment. Any damage to the landscape caused by installation of the new sign is to be repaired by others.

Lighting:

Not to be internally lit, nor is external lighting to be provided

Note:

Taller vertical oriented monuments were opted for because there are too many parked cars along the street that block visibility. This option will be more visible to pedestrians and drivers and free up more of the landscape.

* The term "cabinet" refers to a fabricated box. Cabinets have the capacity to house face-panels and electrical components, although in this particular case it's purpose is purely structural.

** Owner to reserve the right to reduce the size as needed.

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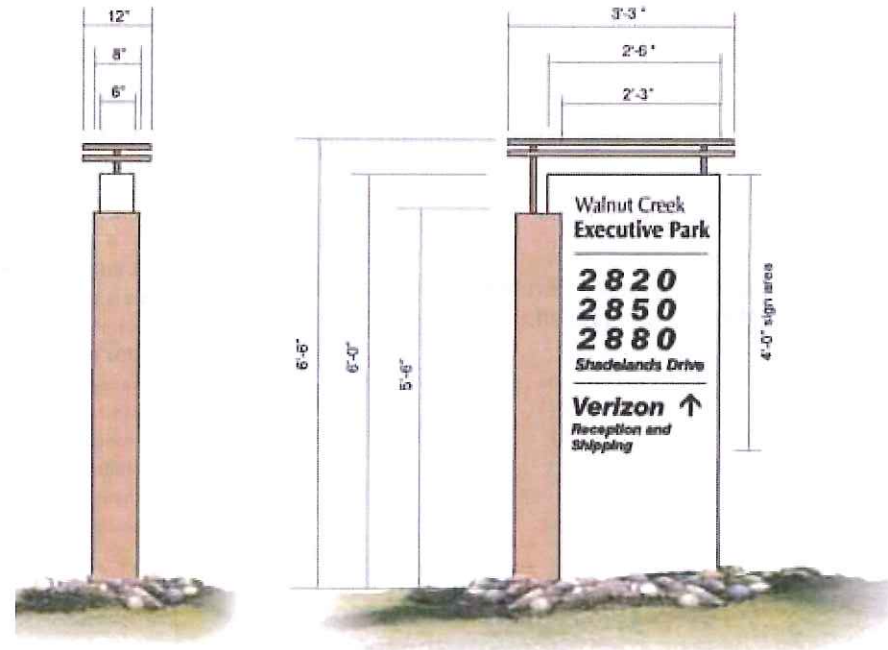
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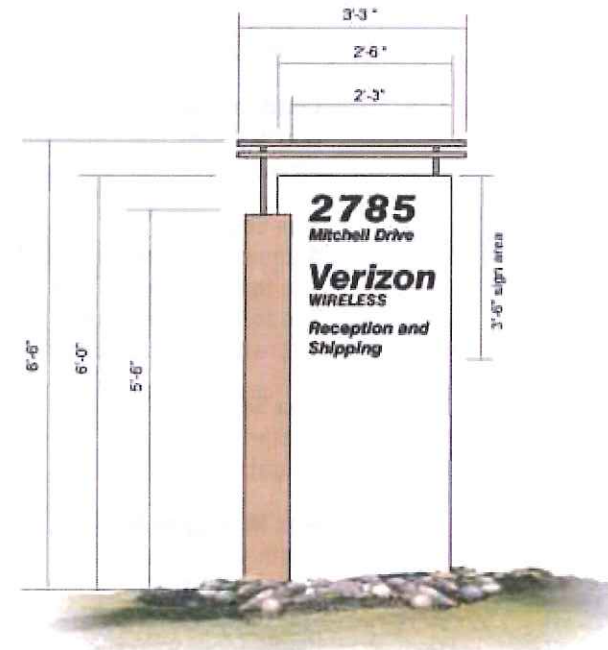
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EXISTING MONUMENTS - TO BE REMOVED



SIDE VIEW

ELEVATION VIEW



ELEVATION VIEW

ALL EXISTING TYPE C1 THRU C-3 IDENTIFICATION MONUMENTS ARE TO BE REMOVED
SCALE: 3/8" = 1'

Quantity: 3

Construction:
Double-faced, all aluminum construction with internal aluminum angle framing and .125 aluminum skin

Paint:
Aluminum sign primed and painted to match business park standard colors, Sherwin Williams #SW6113 Interactive Cream & Sherwin Williams # CCC7204 Custom Mix Building Color

Letters:
3M H.P. Bronze Vinyl Letters

Landscape:
River Rocks matching existing park landscape

Lighting:
Non

EXISTING TYPE C4 TENANT IDENTIFICATION MONUMENTS IS TO BE REMOVED
SCALE: 3/8" = 1'

Quantity: 1

Construction:
Double-faced, all aluminum construction with internal aluminum angle framing and .125 aluminum skin

Paint:
Aluminum sign primed and painted to match business park standard colors C-1, C2 as shown

Letters:
3M H.P. Bronze Vinyl Letters

Landscape:
River Rocks matching existing park landscape

Lighting:
Non

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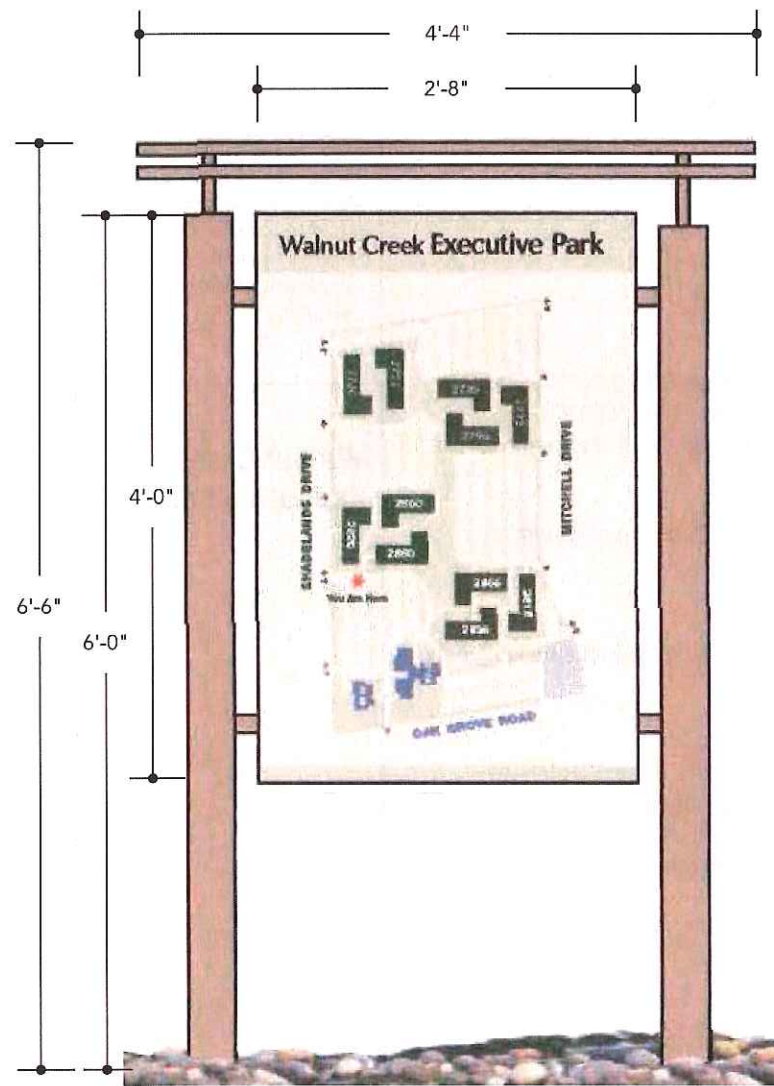
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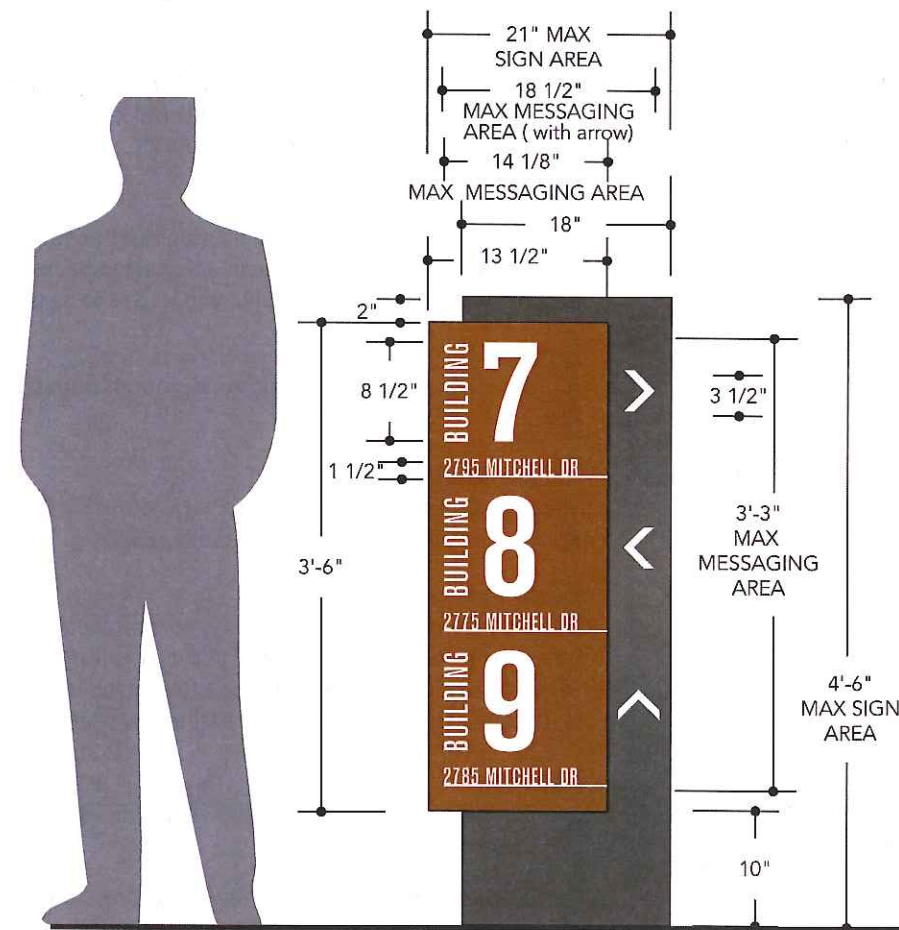
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EXISTING TYPE D DIRECTORY VS. PROPOSED ST-4 DIRECTORY & ST-5 FACILITY ID SIGNS



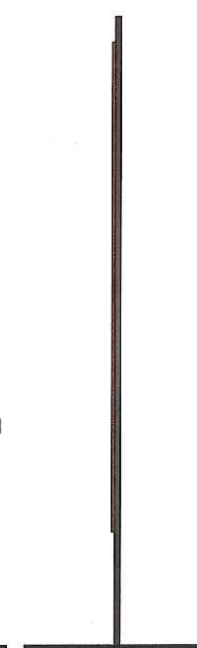
ELEVATION VIEW

EXISTING TYPE D DIRECTORY
SCALE: 3/4" = 1'

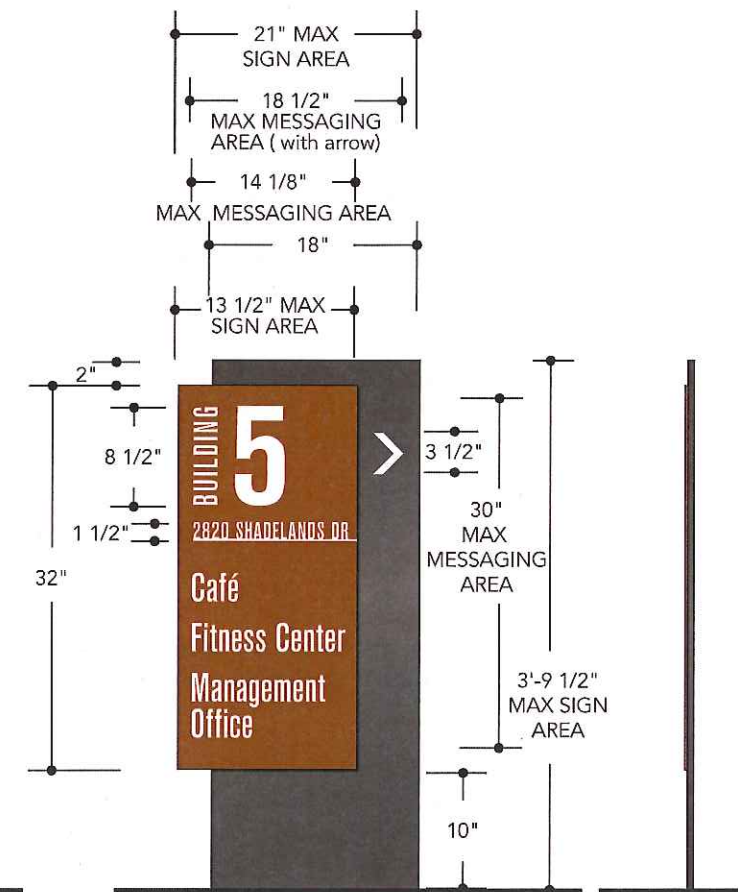


ELEVATION VIEW

PROPOSED ST-4 DIRECTORY
SCALE: 3/4" = 1'



SIDE VIEW



ELEVATION VIEW

PROPOSED ST-5 FACILITY ID
SCALE: 3/4" = 1'



SIDE VIEW

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EXISTING TYPE D DIRECTORY VS. PROPOSED ST-4 DIRECTORY & ST-5 FACILITY ID SIGNS

EXISTING: TYPE D Directory

Quantity: 10

Construction:

Double-faced, all aluminum construction with 4" x 4" Aluminum Posts 1/4" thick fabricated aluminum directory Panel.

Paint:

Aluminum sign primed and painted to match business park standard colors, Sherwin Williams #SW6113 Interactive Cream & Sherwin Williams # CCC7204 Custom Mix Building Color

Map Graphics:

Full Color 3M Scotch Print

Landscape:

River Rocks matching existing park landscape

Lighting:

Non

PROPOSED: ST-4 Directory

Purpose:

To provide directional information to all buildings within the site

Quantity: 12

Construction:

Single-faced, 1/4" thick aluminum panel flush mounted to 1/2" thick aluminum panel. Structural pole and concrete footing per engineering calculations. **

Sign Copy:

Building Numbers / Addresses

The font for the building number is to be Berthold Akzidenz Grotesk, Bold Condensed. The font for all copy with the exception of the building number is to be Berthold Akzidenz Grotesk, Medium Condensed.

Due to the fact that most of the buildings are located in clusters of 3, all signs are to have 3 instances of building numbers, however they may be reduced depending on whether they are located next to building 12 (2125 Oak Grove Road) or near buildings 10 & 11 (2730 and 2770 Shadelands Drive). Regardless, all copy should be aligned at the top of the Messaging Area.

Max Sign Area:

Width: 1'-9" MAX
Height: 4'-6" MAX

Max Messaging Area:

Width: 18 1/2" MAX (including arrow)
Width: 14 1/8" MAX
Height: 3'-3" MAX

Paint:

1/2" thick aluminum panel to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish. 1/4" thick aluminum panel to be painted Matthews MP05462 "Deep Russet" with satin finish. Graphic and letters to be painted to match Matthews satin white.

Letters:

Applied white reflective vinyl lettering/graphics to surface of corten face and aluminum face.

Tenant Criteria:

These signs are to provide directional information to nearby buildings only. No tenant names shall appear on these signs.

Landscape:

Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment. Any damage to the landscape caused by installation of the new sign is to be repaired by others.

Lighting:

Not to be internally lit, nor is external lighting to be provided.

PROPOSED - ST-5 Facility ID

Purpose:

To provide directional information to specific facilities within a building

Quantity: 3

Construction:

Single-faced, 1/4" thick aluminum panel flush mounted to 1/2" thick aluminum panel. Structural pole and concrete footing per engineering calculations. **

Sign Copy:

Building Numbers / Addresses

The font for the building number is to be Berthold Akzidenz Grotesk, Bold Condensed. The font for all copy with the exception of the building number is to be Berthold Akzidenz Grotesk, Medium Condensed.

Max Sign Area:

Width: 1'-9" MAX
Height: 3'-9" MAX

Max Messaging Area:

Width: 18 1/2" MAX (including arrow)
Width: 14 1/8" MAX
Height: 30" MAX

Paint:

1/2" thick aluminum panel to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish. 1/4" thick aluminum panel to be painted Matthews MP05462 "Deep Russet" with satin finish. Graphic and letters to be painted to match Matthews satin white.

Letters:

Applied white reflective vinyl lettering/graphics to surface of corten face and aluminum face.

Tenant Criteria:

These signs are to provide directional information to specific facilities within a building only. No tenant names shall appear on these signs.

Landscape:

Depending on the site's current environmental conditions, river rock or bark mulch (by others) is to surround the base of this sign to protect it from degradation and to aesthetically integrate the sign with the surrounding environment. Any damage to the landscape caused by installation of the new sign is to be repaired by others.

Lighting:

Not to be internally lit, nor is external lighting to be provided.

* The term "cabinet" refers to a fabricated box. Cabinets have the capacity to house face-panels and electrical components, although in this particular case it's purpose is purely structural.

** Owner to reserve the right to reduce the size as needed.

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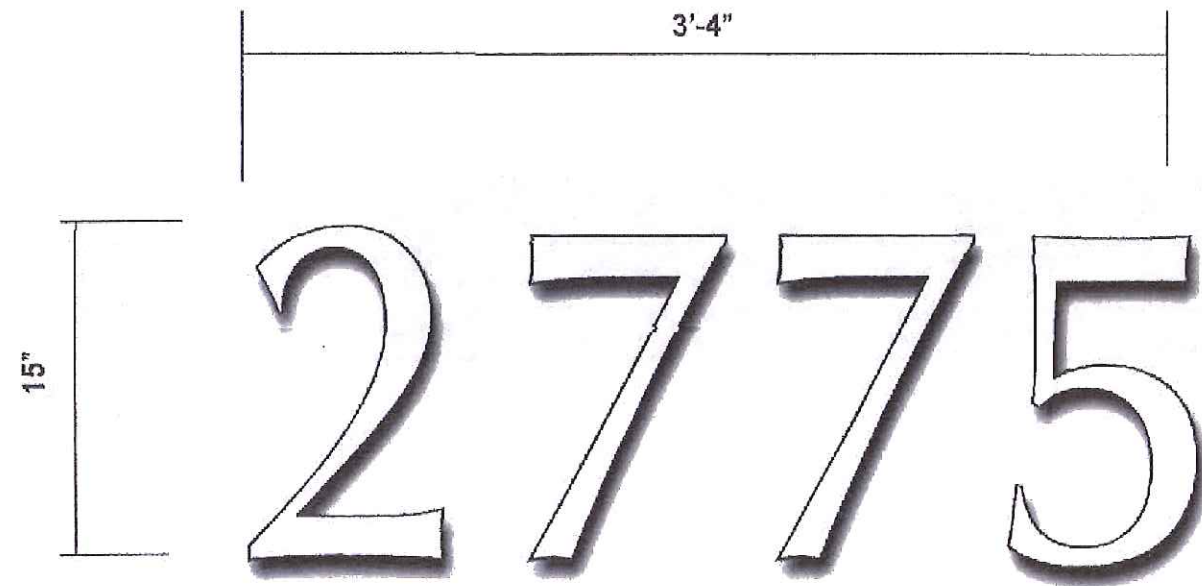
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ST-10

THESE TYPES OF SIGNS ARE EXEMPT FROM THE WALNUT CREEK SIGN REGULATION PURSUANT TO SECTION 10-8.110 OF THE MUNICIPAL CODE, EXEMPT SIGNS, AND THE DESIGNS ARE INCLUDED FOR REFERENCE ONLY.



EXISTING SIGN TYPE G BUILDING ADDRESS NUMBERS

SCALE: 1 1/2" = 1'



PROPOSED ST-10 BUILDING ADDRESS SIGNS

SCALE: 1 1/2" = 1'

EXISTING: TYPE A Main Monument

Quantity: 2 sets per building

Construction:
1/2" thick fabricated sintra numbers

Paint:
Numbers are primed and painted, Sherwin Williams #SW6113 Interactive Cream

Mounting:
Numbers are stud mounted on the wall

Lighting:
Non

PROPOSED ST-10 Building Mounted Address

Quantity: 24

Purpose:
To identify the address of each building on site

Construction:
1/2" deep FCO Acrylic Numerals.
** Owner to reserve the right to reduce the size as needed.*

Paint:
Acrylic and stand-offs to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish.

Letters:
Pin mounted 1/4" off building wall
The font is to be Berthold Akzidenz Grotesk, Bold Condensed.

Landscape:
N/A

Lighting:
Not to be internally lit, nor is external lighting to be provided

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EXISTING TYPE H BUILDING ADDRESS PLAQUE VS. PROPOSED ST-11 BUILDING ENTRY LOOP



PROPOSED ST-11 BUILDING ENTRANCE LOOP TO REPLACE EXISTING TYPE H BUILDING ADDRESS PLAQUE

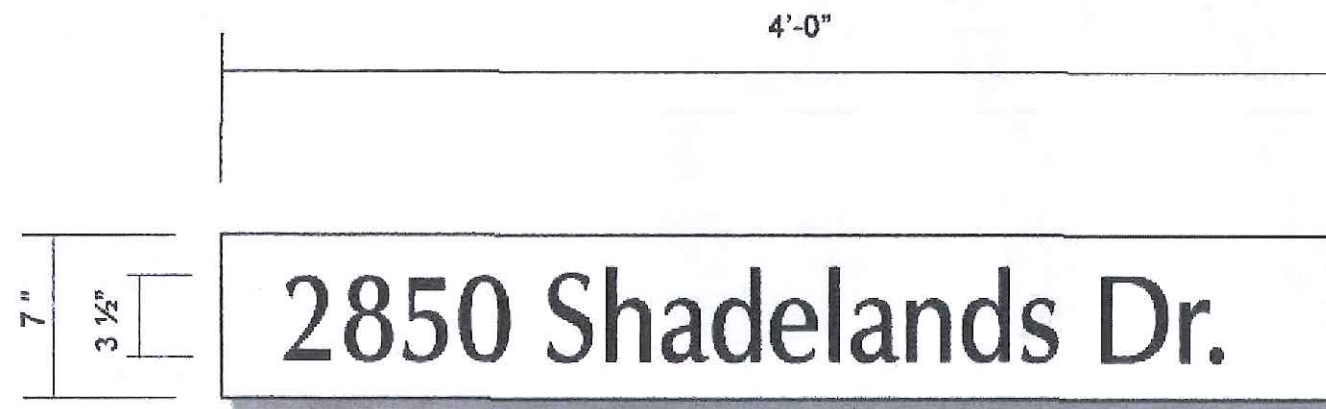
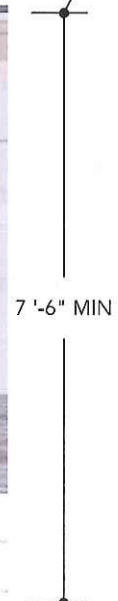
SCALE: 1 1/2" = 1'



PROPOSED ST-11 BUILDING ENTRANCE LOOP - ELEVATION VIEW

SCALE: NTS

ALL ARCHITECTUAL LOOPS ARE TO BE 7 1/2' MIN CLEARANCE FROM SURFACE OF THE GRADE



EXISTING TYPE H BUILDING ADDRESS PLAQUE

SCALE: 1 1/2" = 1'

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EXISTING TYPE H BUILDING ADDRESS PLAQUE VS. ST-11 BUILDING ENTRY LOOP

EXISTING: TYPE G Building Address Numbers

Quantity: 1 per building entrance

Construction:
1/2" thick sintra panels

Paint:
Panels to be primed and painted Sherwin Williams #SW6113 Interactive Cream

Letters:
3M H.P. Bronze vinyl graphics

Landscape:
N/A

Lighting:
Non

Mounting:
Panel to be stud mounted above building entrance

PROPOSED: ST11 Building Entry Loop

Purpose:
To add architectural dimension and interest to the entrances as well as identify building address and number

Quantity: 11

Construction:
Fabricated aluminum architectural loop with flush mounted aluminum panel and 3/16" thick aluminum letters.
Fabricated Cantilever from conopy to building wall.

Sign Copy:
Addresses / Street Names
The font for the building number is to be Berthold Akzidenz Grotesk, Bold Condensed.
The font for all copy with the exception of the building number is to be Berthold Akzidenz Grotesk, Medium Condensed.

Max Sign Area:
Width: 8'-10" MAX
Height: 1'-2" MAX

Max Messaging Area:
Width: 0'-7 1/4" MAX
Height: 5'-0" MAX

Paint:
Canopy to be painted Matthews to match Frazee CL3237N "Blacktop" with satin finish. Panel to be painted Matthews MP05462 "Deep Russet" with satin finish.

Letters:
Flush mounted to canopy and panel face

Landscape:
N/A

Lighting:
Non

Note:
The building entry insets along the door and windows are to be painted Kelly Moore KM3831-3 "Knapped Flint".

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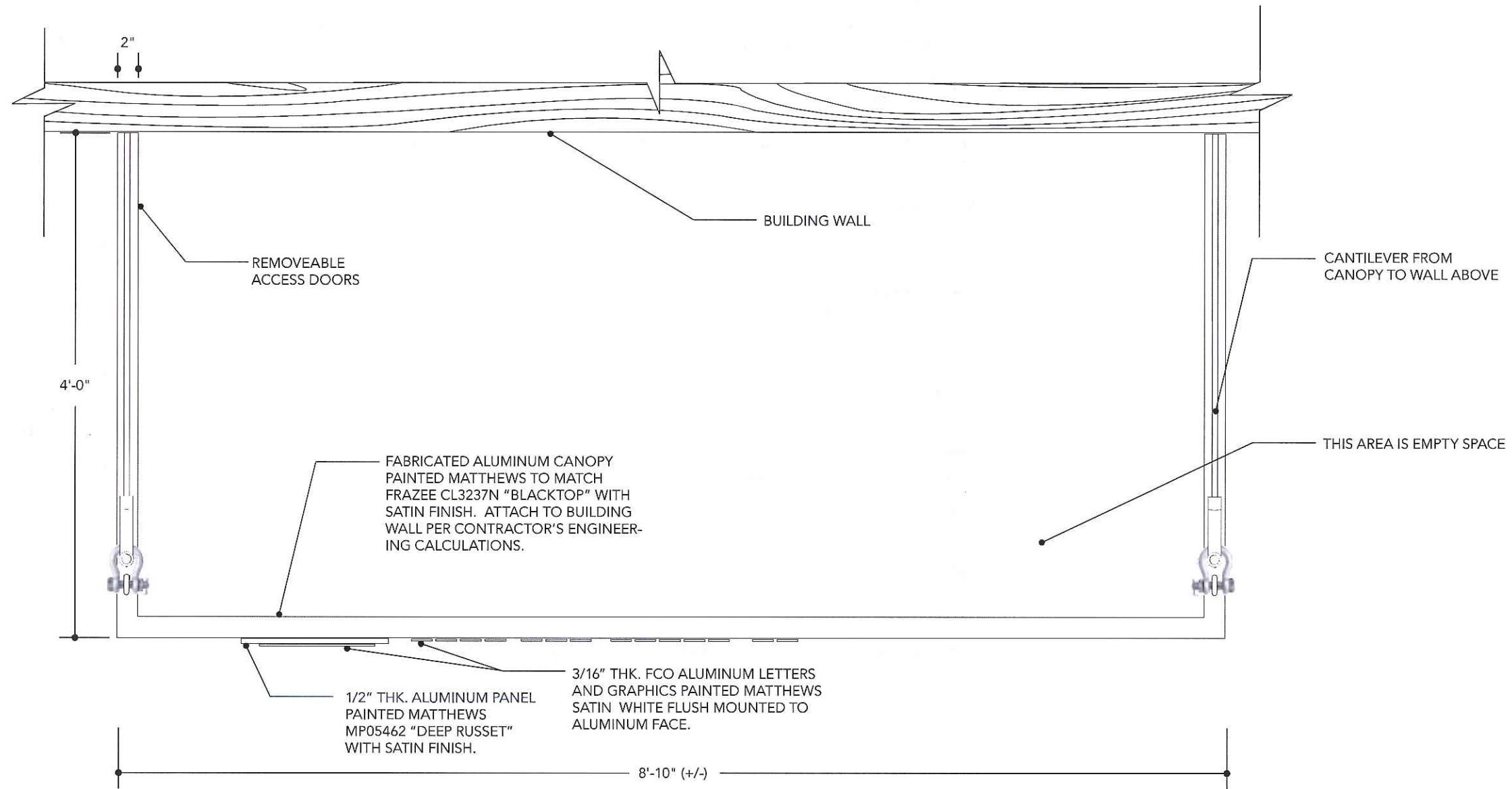
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PROPOSED ST-11 BUILDING ENTRY LOOP - PLAN VIEW



TYPICAL PLAN VIEW
SCALE: 1" = 1'

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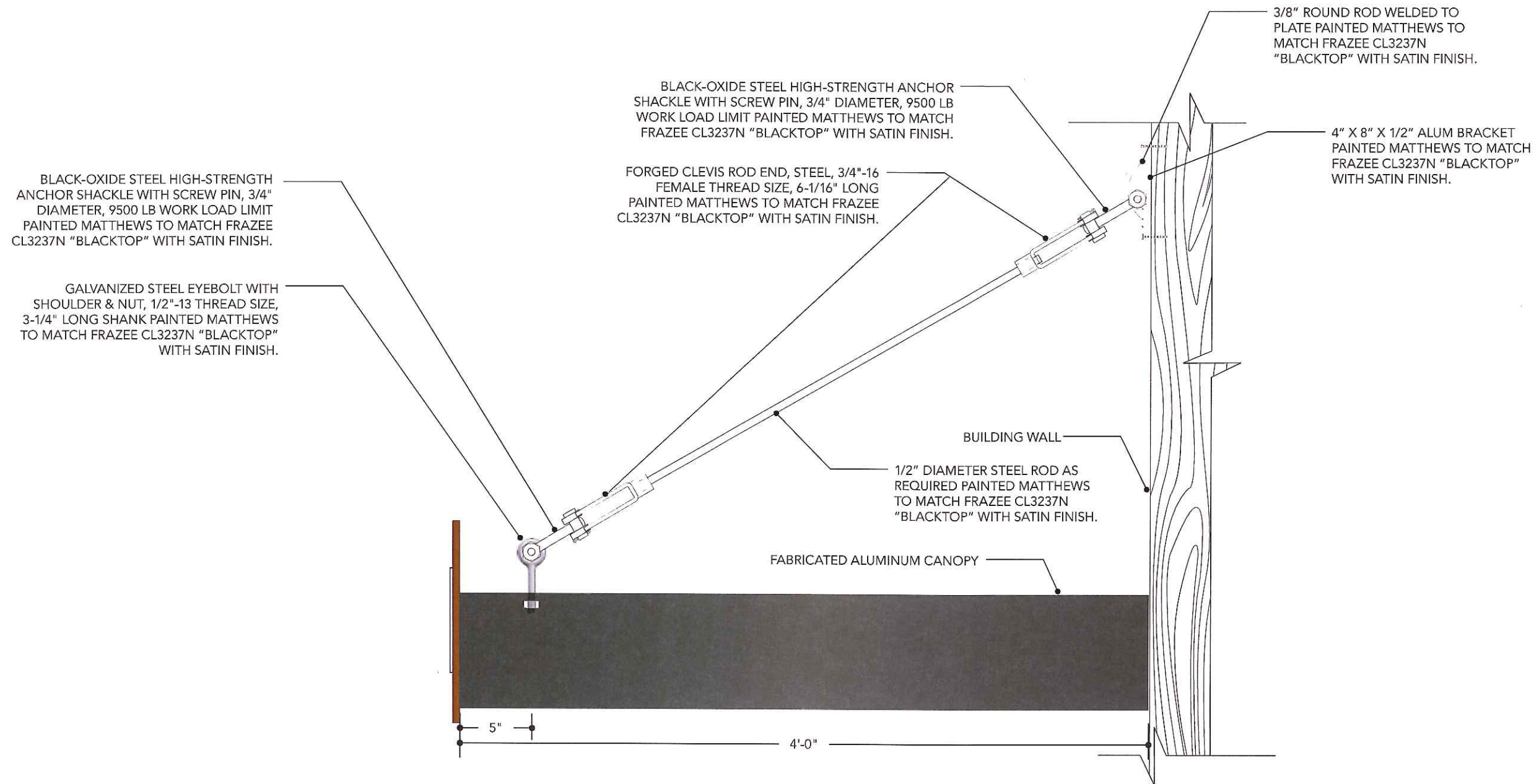
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PROPOSED ST-11 BUILDING ENTRY LOOP - SIDE VIEW



TYPICAL SIDE VIEW
SCALE: 1 1/2" = 1'

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