

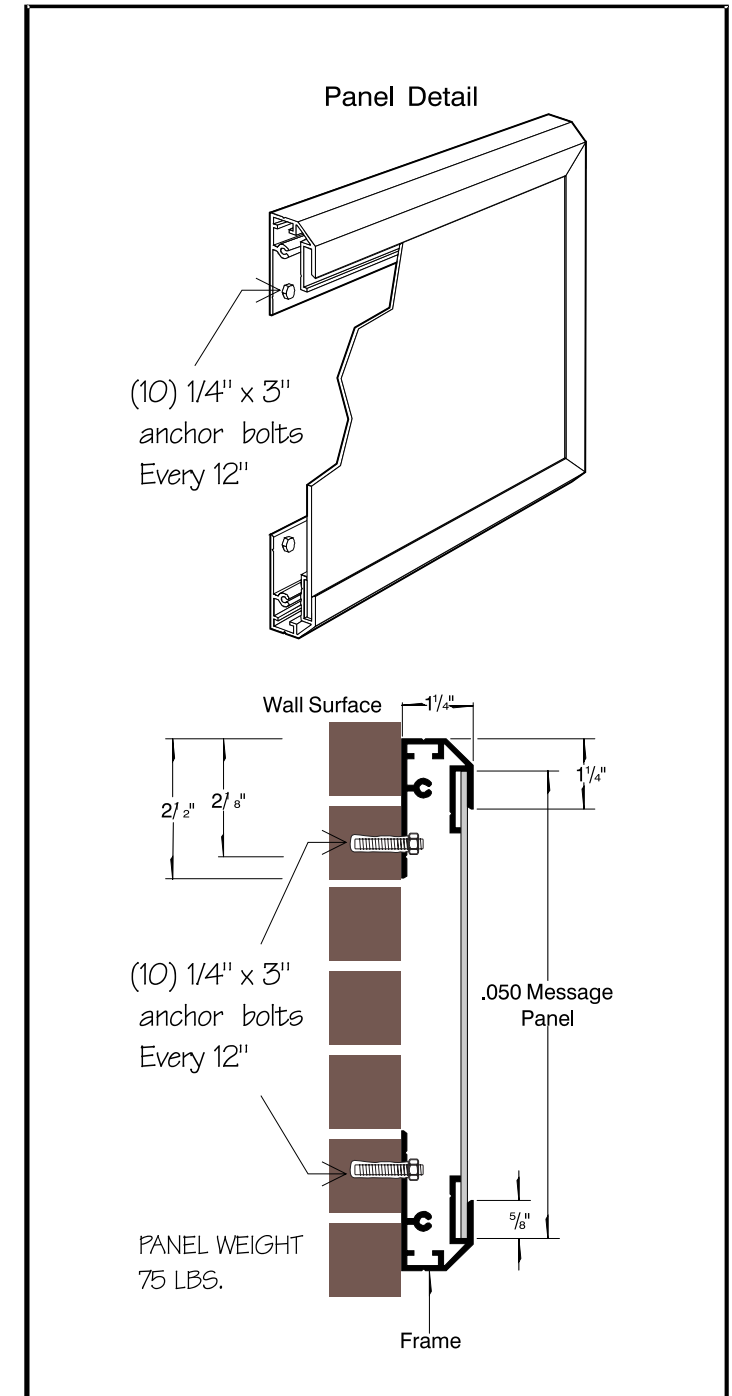
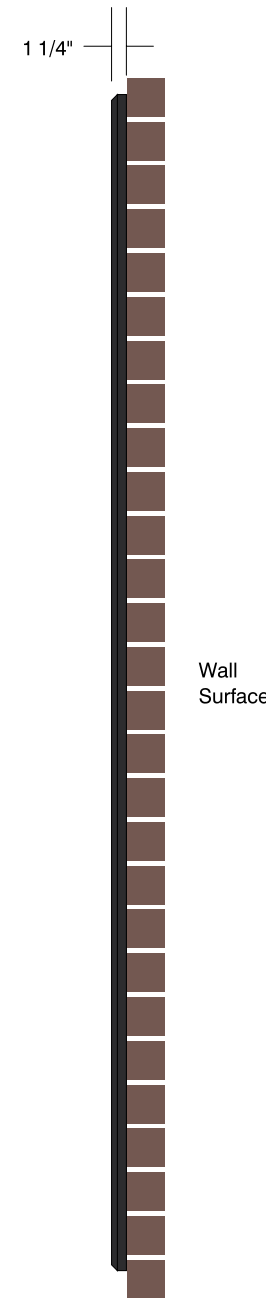


WALL MOUNT SIGN SYSTEM:
.050" Aluminum Insert Panel 48" X 96"
Extruded Aluminum Frame
Weight: 75 lbs.
Painted Dark Duranodic Bronze

SURFACE GRAPHICS: Rules & Building Number
3M Vinyl 'Dark Gray'

TENANT GRAPHICS & ADDRESS:
Lettering Graphics:
Times New Roman / 4" Maximum letter height
Vinyl Color :
3M Vinyl 'Beige' Only
Logo Graphics :
Must fit within 18" x 40" area = 5 sq. ft.
Vinyl Color :
3M Vinyl 'Beige' Only

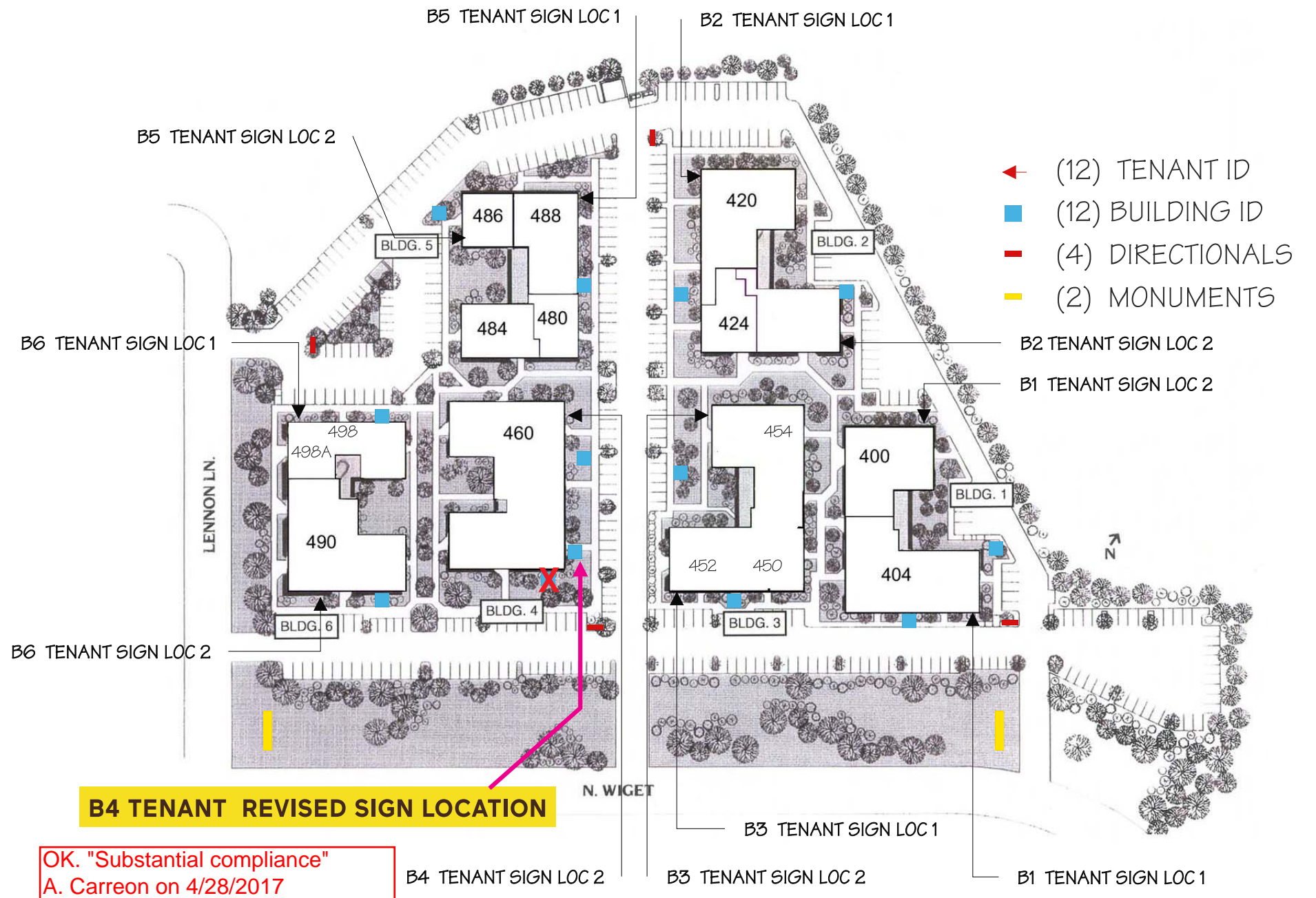
Side View



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BUILDING / TENANT ID SIGN: (2) PER BUILDING

<p>Tenant Name Two line Option 400</p> <p>Tenant Name Three Line Option 404</p> <p>Logo Option Beige Only</p> <p>18 in</p>	<p>Tenant Name Two line option 420</p> <p>Tenant Name Three Line Option 424</p>	<p>IPM Medical Group, Inc. 450</p> <p>East Bay Functional Restoration 440</p> <p>Sycamore Pharmacy 420</p>
<p>Tenant Name Two line option 460</p> <p>Tenant Name Three Line Option 484</p> <p>Tenant Name Two line option 486</p> <p>96 in</p> <p>48 in</p>	<p>Tenant Name Two line option 480</p> <p>Tenant Name Three Line Option 484</p> <p>Tenant Name Two line option 486</p> <p>Tenant Name Two line option 488</p>	<p>Tenant Name Two line option 490</p> <p>Tenant Name Three Line Option 498</p> <p>Tenant Name Two line option 498A</p>



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B1 TENANT SIGN LOC 1



B1 TENANT SIGN LOC 2



B2 TENANT SIGN LOC 1



B2 TENANT SIGN LOC 2



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Sign B4 L1 Supersceded. Refer to following sheet dated 4/20/17
A. Carreon

B3 TENANT SIGN LOC 1

~~B4 TENANT SIGN LOC 1~~



B3 TENANT SIGN LOC 2

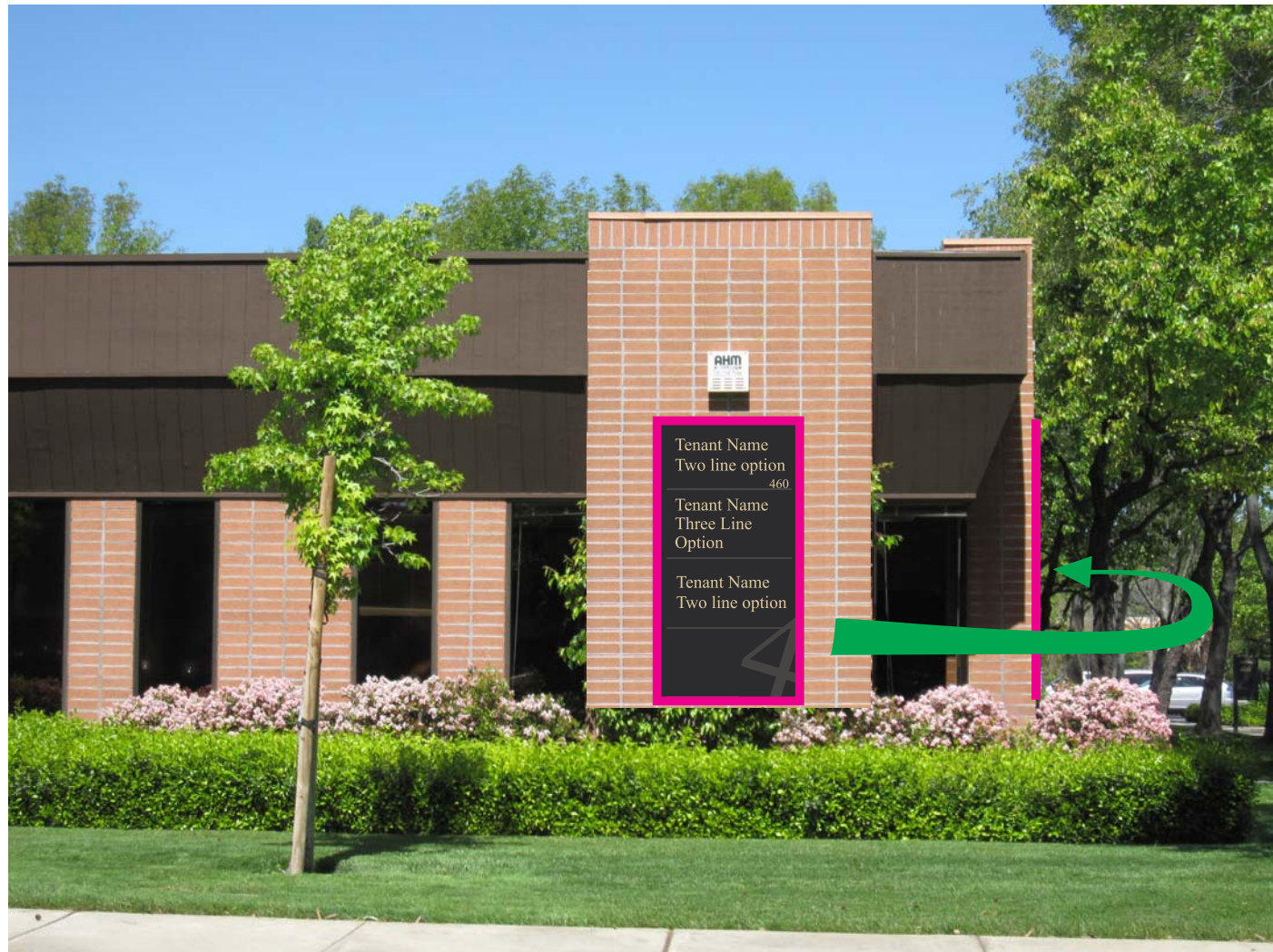


B4 TENANT SIGN LOC 2

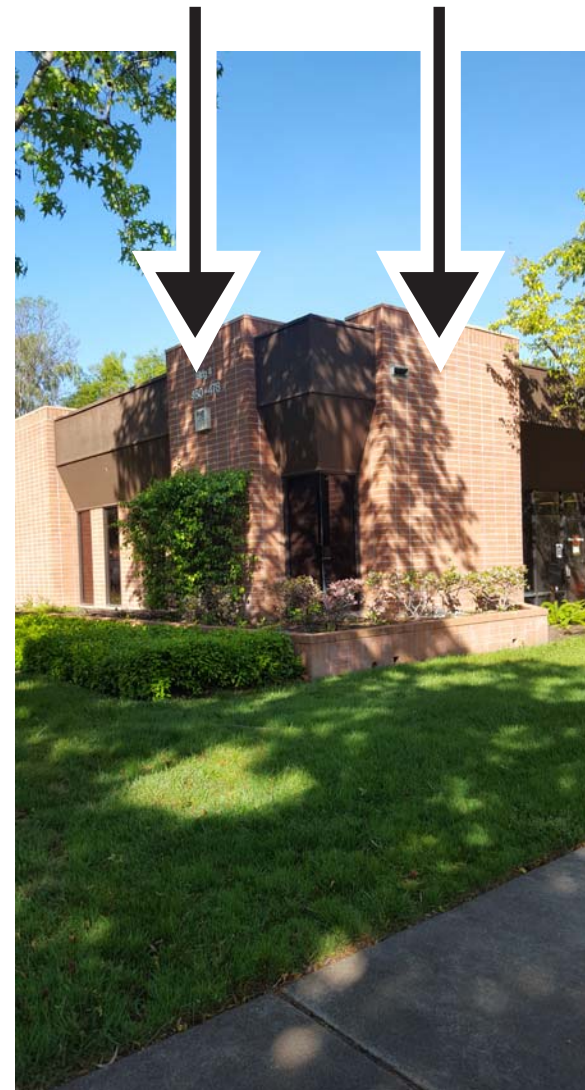
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Revised location in substantial compliance with approval.
A. Carreon on 4/27/2017.

B4 TENANT SIGN LOC 1 - Proposed Change to mounting location.



Prev. Location New Location



Visual Mockup:



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B5 TENANT SIGN LOC 1



B5 TENANT SIGN LOC 2

B6 TENANT SIGN LOC 1



B6 TENANT SIGN LOC 2

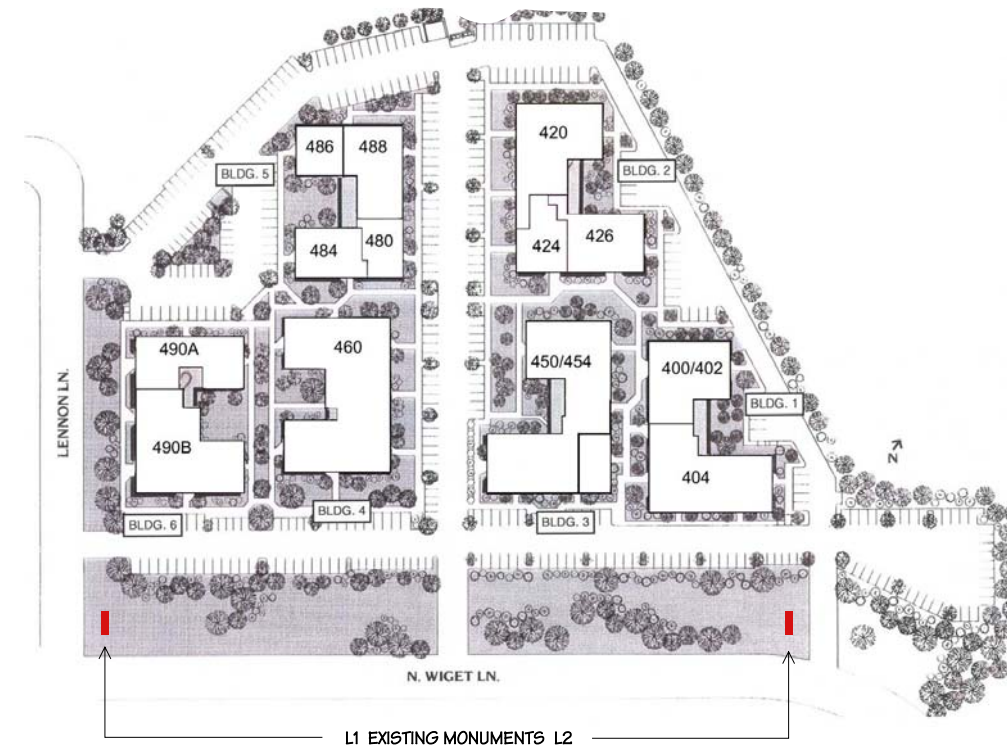
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EXISTING SIGNS

REFACING EXISTING SIGNS
ATTACHING NEW FACE PANELS

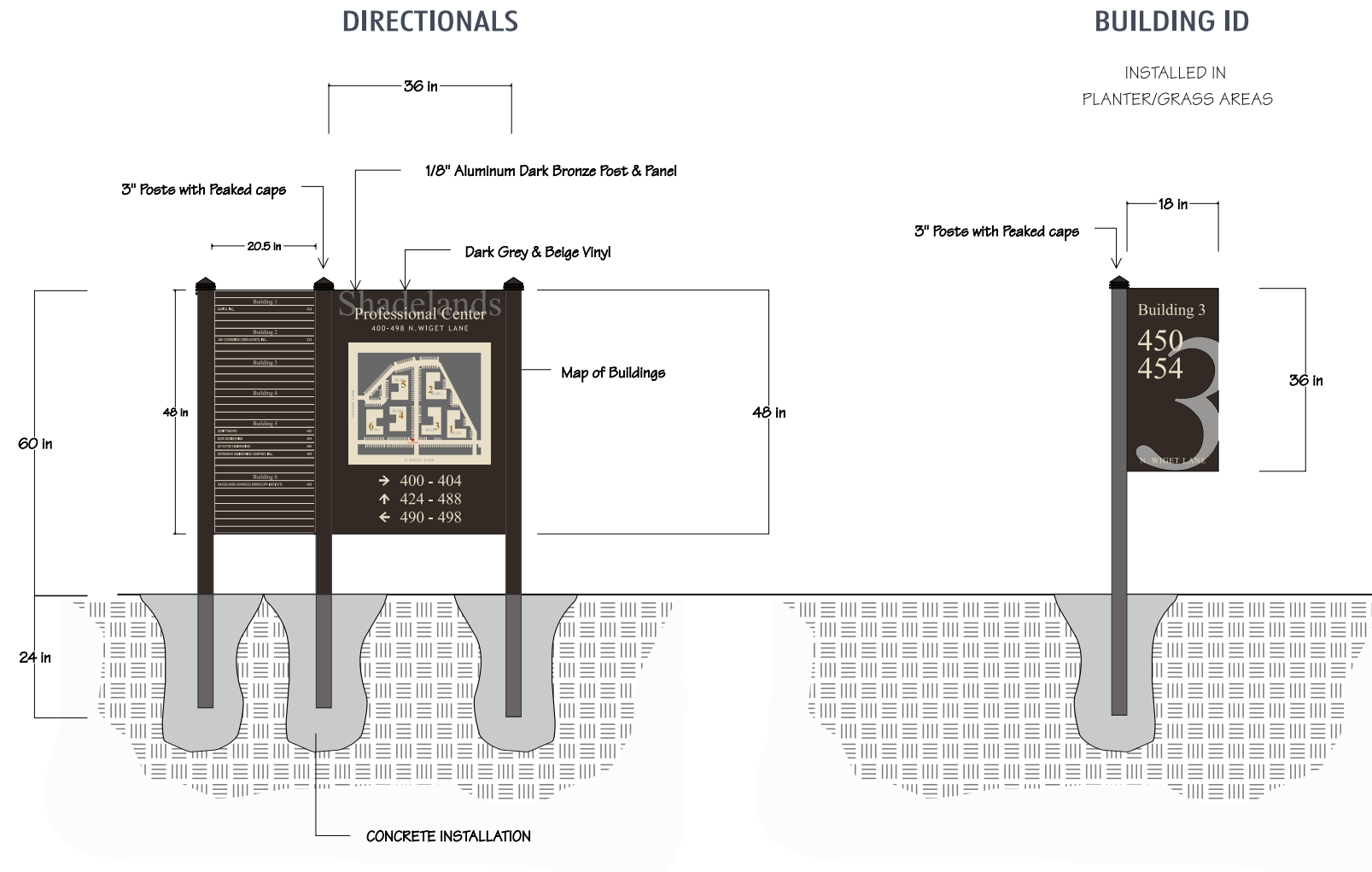


(2) EXISTING MONUMENTS
DOUBLE SIDED



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EXISTING SIGNS



- (4) DIRECTIONALS
- (12) BUILDING ID



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**WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2629
DESIGN REVIEW APPLICATION NO. Y09-038
WALNUT CREEK PROFESSIONAL CENTER MASTER SIGN PROGRAM
APN 143-150-001, -002, -003, -004, -005, -006, -007**

EFFECTIVE SEPTEMBER 3, 2009 UNLESS APPEALED PRIOR TO THAT DATE

Section 1. Background.

1. On August 19, 2009, the Walnut Creek Design Review Commission held a public hearing to consider a request for approval of the Walnut Creek Professional Center Master Sign Program for an office complex located at 400-490 North Wiget Lane within the Shadelands Business Park. The property is zoned Business Park (BP-200).
2. On July 15, 2009, the Design Review Commission Sign Subcommittee, consisting of Commissioner McDonald and Design Review Secretary Harriman, reviewed the proposed plans and provided a positive recommendation to the Design Review Commission. Commissioner Lopez abstained from the review due to affiliation with the property owner.
3. This project is categorically exempt from the requirements of CEQA under Class 11, Accessory Structures, of the Guidelines and Processing Procedures for the Review of Projects for the City of Walnut Creek.

Section 2. Design Review Findings, Section 10-2.4.1206 No Design Review approval may be granted unless the following findings (where applicable) are made:

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

The proposed sign program is consistent with General Plan Policy 23.2 which strives to improve the image and functionality of the Shadelands Business Park. The sign program is consistent with the zoning designation in that a master sign program is required for sites with six or more tenants.

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

The establishment of a sign program for the Walnut Creek Professional Center will enhance the building façades and significantly improve direction-finding in and around the six-building development. The campus setting and building designs do little in the way for individual building identity than, for example, if each building were a unique color. The building footprints and pathways also seem to hinder direction-finding in that the tenant addresses do not follow an intuitive pattern. Therefore it is in the best interest of the public health, safety and general welfare.

- 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 existing and proposed sign locations improve pedestrian and vehicular movement. The signs are designed with a bronze finish with light colored graphics what will complement the site, its environs, and the existing buildings.

August 19, 2008

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 Design Review Sign Subcommittee reviewed the proposed sign program. The signs provide information in an interesting manner with canted building number in the background with the tenant identification and address copy. The sign format adds visual interest and character to the buildings. The scale, size and placement of the signs are compatible with the buildings and any future illumination will emanate from below the sign panels to provide adequate legibility after dark.

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 new tenant identification signs will require minor trimming of the existing landscaping to allow mounting of the panels on the buildings. Trimming of the landscaping is considered routine, and will not result in a significant change and will enhance the quality of the site.

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.

Section 3. Decision. Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. Y09-038 as shown on the plans labeled "Exhibit A of Design Review No. Y09-038" subject to the following conditions:


1. Any damage as a result of the removing existing signage shall be repaired and or replaced in a timely manner.
2. Future illumination of the tenant identification signs shall be subject to staff review and approval as part of the building permit. The permit plans shall provide the light sources originating from below the sign panel. Such illumination shall be limited to two fixtures per sign to ensure even light distribution that does not cause glare.
3. Building permits must be issued or a request for a one-year extension must be filed with the Community Development Department by August 19, 2010 and subsequently approved by the Design Review Commission 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 shall have commenced prior to the expiration of the building permit.

August 19, 2008

Section 4. Effective Date. This resolution shall take effect on September 3, 2009, unless appealed prior to that date.

PASSED AND ADOPTED ON August 19, 2009 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner McDonald and seconded by Commissioner Kilian.

Ayes: McDonald, Kilian
Noes: Gorny
Absent: Bhandari
Abstain: Lopez



SCOTT HARRIMAN, Secretary
Walnut Creek Design Review Commission