

**WALNUT CREEK DESIGN REVIEW COMMISSION
RESOLUTION NO. 2884
DESIGN REVIEW APPLICATION NO. Y14-015
SCOTT VALLEY BANK BUILDING MASTER SIGN PROGRAM / SIGN ORDINANCE
EXCEPTION
590 YGNACIO VALLEY ROAD (APN 173-141-040)**

EFFECTIVE JUNE 17, 2014, UNLESS APPEALED PRIOR TO THAT DATE

Section 1. Background.

1. On June 4, 2014, the Walnut Creek Design Review Commission (DRC) considered an application filed by Victor Vitale, GNU Group, on behalf of 590 YVR Associates LLC, to establish a revised Master Sign Program (MSP) for the Scott Valley Bank office building located at 590 Ygnacio Valley Road. The proposed master sign program provides for identification for up to three ground floor tenants, directional signs, and information signs.
2. In accordance with Sign Ordinance Section 10-8.104(9) (General Regulations- Address Signs Required), all uses are be required to display the City designated street address of the use in a location visible from the closest street and/or public access. The copy heights of address signs are to be no less than 4 inches and no greater than 18 inches. The applicant proposes one, 48-inch tall address sign to be located on the west elevation of the building, approximately 24 feet above grade. An exception to the Sign Ordinance is required to be granted by the Design Review Commission for these larger numerals.
3. The Design Review Commission may grant an exception to the under Section 10-8.111 (Exceptions) of the Sign Ordinance. The guidelines for considering an exception are as follows:
 - A. Sign size and placement limitations or aesthetic objectives of this chapter shall be followed as closely as practicable.
 - B. The intent and purpose of the sign regulations shall be followed as closely as practicable.
 - C. An exception may be granted when it can be demonstrated that the sign(s) are necessary to further a public benefit or use.
4. In accordance with Sign Ordinance Section 10-8.109 (Master Sign Programs), the purpose of a sign program 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.
5. The 1.12-acre site is located at the northwest corner of Ygnacio Valley Road and North Broadway. The property is bounded on the north by Central Road, the east by North Broadway, and along the south by Ygnacio Valley Road. Built in 1981, the existing 52,816 gross square-foot, three-story office building has an attached multi-level parking structure with 172 parking stalls. The parking structure can be accessed from either Ygnacio Valley Road or Central Road.

The site is surrounded by office uses, automotive and service uses, and a gasoline service station and carwash across the street (east).

6. The project site has a General Plan Land Use designation of Office (OF) and is zoned Office-Commercial (O-C). The Office land use designation and zoning is intended for high-quality administrative, professional, and general business offices that meet local and regional office space demands. Cultural facilities, restaurants, and retail stores are encouraged on the ground floor of the building when the site is located within the City's Core Area. The sign program would allow for the identification for up to three ground floor tenants.
7. Banks and savings and loan uses are conditionally permitted in the O-C zoning district. On August 28, 2013, the Walnut Creek Planning Commission adopted Resolution No. 3635 (Application No. Y13-059) granting conditional use permit approval for Scott Valley Bank to locate at the site.
8. On January 3, 2014, the Design Review Secretary approved minor exterior changes and landscape improvements at the project site (Application No. Y13-110), consistent with Design Review Resolution 1367 which delegates certain projects to planning staff.
9. Public hearing notices were mailed to all property owners and posted within 300 feet of the project site at least 10 days prior to the public hearing date.
10. This project is categorically exempt from the requirements of CEQA under Categorical Exemption 15301, Existing Facilities, Class 1 (e).

Section 2. Findings.

PART I.

The project 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 project conforms to General Plan (GP) Goal 13 of the "Built Environment", which seeks to maintain and enhance high quality building design and urban design. The proposed sign program is consistent with Policy 13.1 in that the scale, appearance, and compatibility of the development are enhanced by the formats and allowable sign copy and materials (Also see Findings Part II, below).

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

The proposed sign program and large address numerals will enhance the office building and will enhance the site by improving the visibility and access to the office building. Therefore, this project 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 sign program will enhance the site by providing identification to vehicular traffic and pedestrians through the provision of signage that maintains a high level of design quality. The new signage complements the property and buildings in 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 project replaces an existing master sign program for the building which was designed for a single user of the building. The new sign program anticipates the identification for up to three ground floor tenants. The scale, design, color and quality of the signs have been reviewed and determined to be compatible with the existing office building. The proposed signage complements the unique architecture of the office buildings and is compatible with the building and its surroundings.

- 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 clean, vibrant and weed free manner.

- 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 proposed to be disturbed or removed with 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 project is not subject to the City's Public Art requirements; therefore, this finding is not applicable.

Part II.

This project is also subject to Walnut Creek Municipal Code Section 10-8.111. (Sign Exception) which allow the Design Review Commission to grant or conditionally grant exceptions to various sign regulations under the following applicable guidelines. Guidelines for approving exceptions are shown in **bold** type and the reason(s) the project is consistent, is shown in regular type:

H. Sign size and placement limitations or aesthetic objectives of this chapter shall be followed as closely as practicable.

The requested 48-inch sign address will be mounted on the west elevation of the building approximately 24 feet above grade. The address numbers are intended to be viewed from eastbound Ygnacio Valley Road, a regional route of significance through Walnut Creek, and intended as a means of wayfinding for the area. The address sign will be mounted on a metal trellis attached to the building which is consistent with the other trellises on the project site. The design and placement of the sign is consistent with the aesthetic objectives for address signs.

I. The intent and purpose of the sign regulations shall be followed as closely as practicable.

The intent and purpose of the sign regulations in general is to provide well designed signs that complement its surroundings, identify the business location in an attractive manner. The larger address numerals (48 inches) are not excessively large and visually integrate with the building design and scale.

J. An exception may be granted when it can be demonstrated that the sign(s) are necessary to further a public benefit or use.

The public benefit of one large address sign is to ease wayfinding from eastbound Ygnacio Valley Road which curves and descends as the road approaches the building. Visibility of the large address numbers provides adequate sightlines from the roadway and will allow visitors to anticipate the building location thereby enhancing public safety. Approval of 48-inch tall numerals on the building and project site serves as a wayfinding landmark for the area and shall not be interpreted as justification for others in the vicinity to propose the same means for an address sign.

Section 3. Decision.

Based on the findings as set forth above, this Commission hereby grants approval of Design Review Application No. Y14-015 as shown on the plans labeled "Exhibit A of Design Review Application No. Y14-015" for the Master Sign Program and Sign Ordinance exception, subject to the following conditions:

1. Plans shall be revised to reflect only the approved scenario (Scenario No.1 and Option 2 of the freestanding sign) and submitted to staff for final approval prior to the issuance of any sign permits.
2. Individual ground floor tenants' signs shall be permitted to incorporate their own corporate logos, copy style, and copy color and consistent with the line and multi-line format of the adopted master sign program.

3. 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 at 925-943-5839 to discuss submittal requirements.
4. Any landscaping damaged by the installation of any sign shall be appropriately restored. Dead and/or dying plant shall be promptly replaced.
5. All landscaped areas shall be maintained in a clean, vibrant and weed free manner.
6. A separate building permit shall be obtained for the installation and construction of the signs included in the project. The applicant/owner should contact the Building Division at 925-943-5834 to discuss submittal requirements.
7. 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.
8. Building permits must be issued or a request for a one-year extension must be filed with the Community Development Department by June 17, 2015, and subsequently approved by City Staff 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.
9. 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.
10. 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.

11. 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.

Section 4. Effective Date.

This resolution shall take effect on June 17, 2014, unless appealed prior to that date.

PASSED AND ADOPTED on June 4, 2014 by the Walnut Creek Design Review Commission at a regular meeting thereof upon motion by Commissioner Gorny and seconded by Commissioner Weiss.

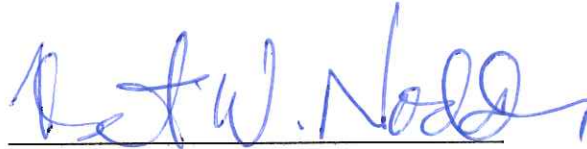
Ayes: Gorny, Weiss, Cothren, Fotheringham, Volkmann

Noes: None

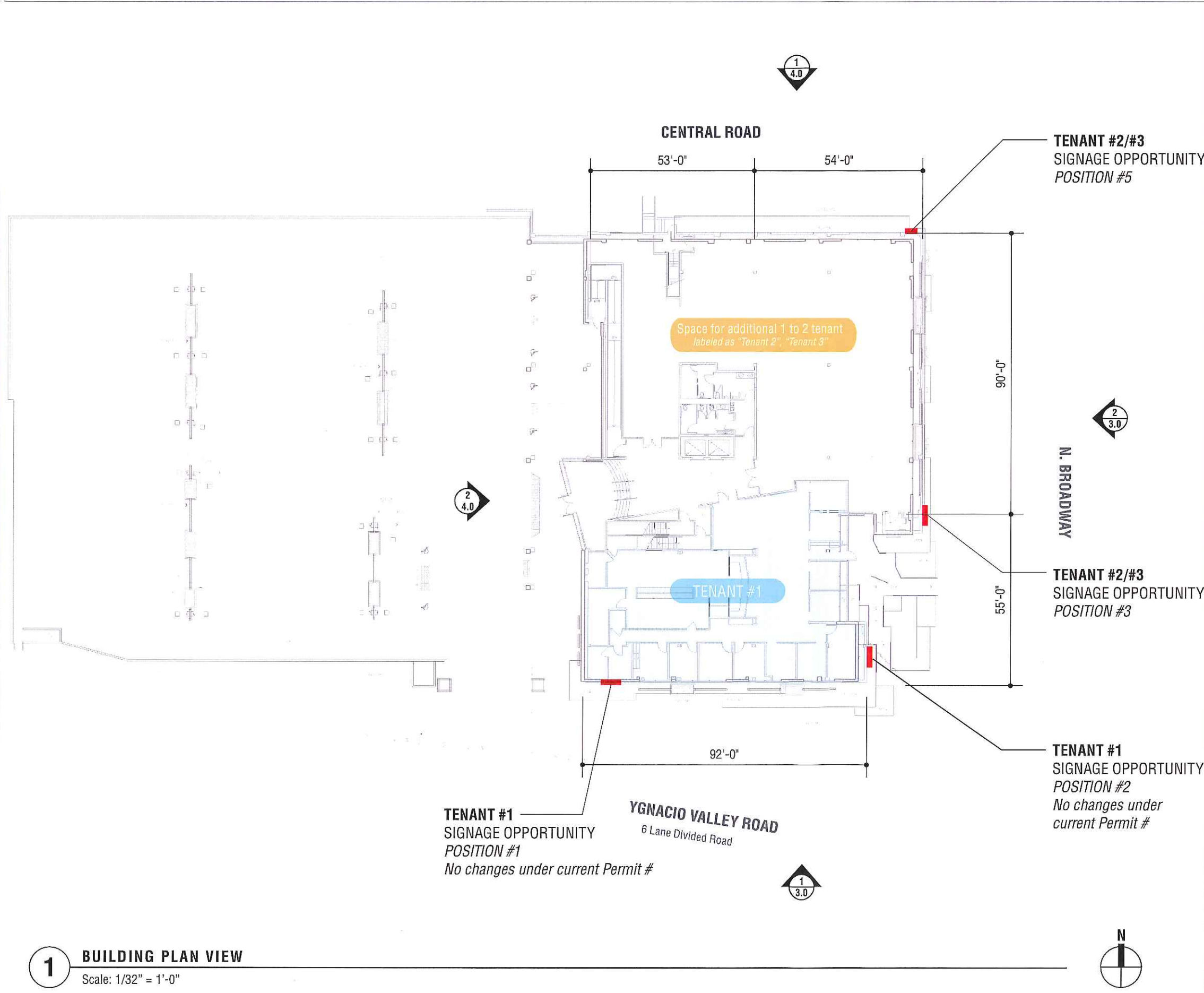
Absent: None

Abstain: None

Recused: None



Kenneth W. Nodder, Secretary
Walnut Creek Design Review Commission



DRAWING NOTES:

General Notes:

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Prepared By:
GNU GROUP
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 4000 MacArthur Blvd., Ste. 900 | Newport Beach, Ca 92660
 800-971-8025 Telephone | 925-444-2039 Facsimile
 www.gnu-group.com

Program Location:
590YVR
 590 Ygnacio Valley Road
 Walnut Creek, CA

MASTER SIGN PROGRAM
Do Not Use As Fabrication Shop

Revisions / Bulletins:
 1. 4.25.14 KS REV 1

DESIGN REVIEW
 CITY OF WALNUT CREEK
 D.R. NO. Y14-015

REFER TO P.C.
 STUDY SESSION
 CONDITION SET
 DRIED

RESOLUTION NO. 2884
 SUBJECT: A

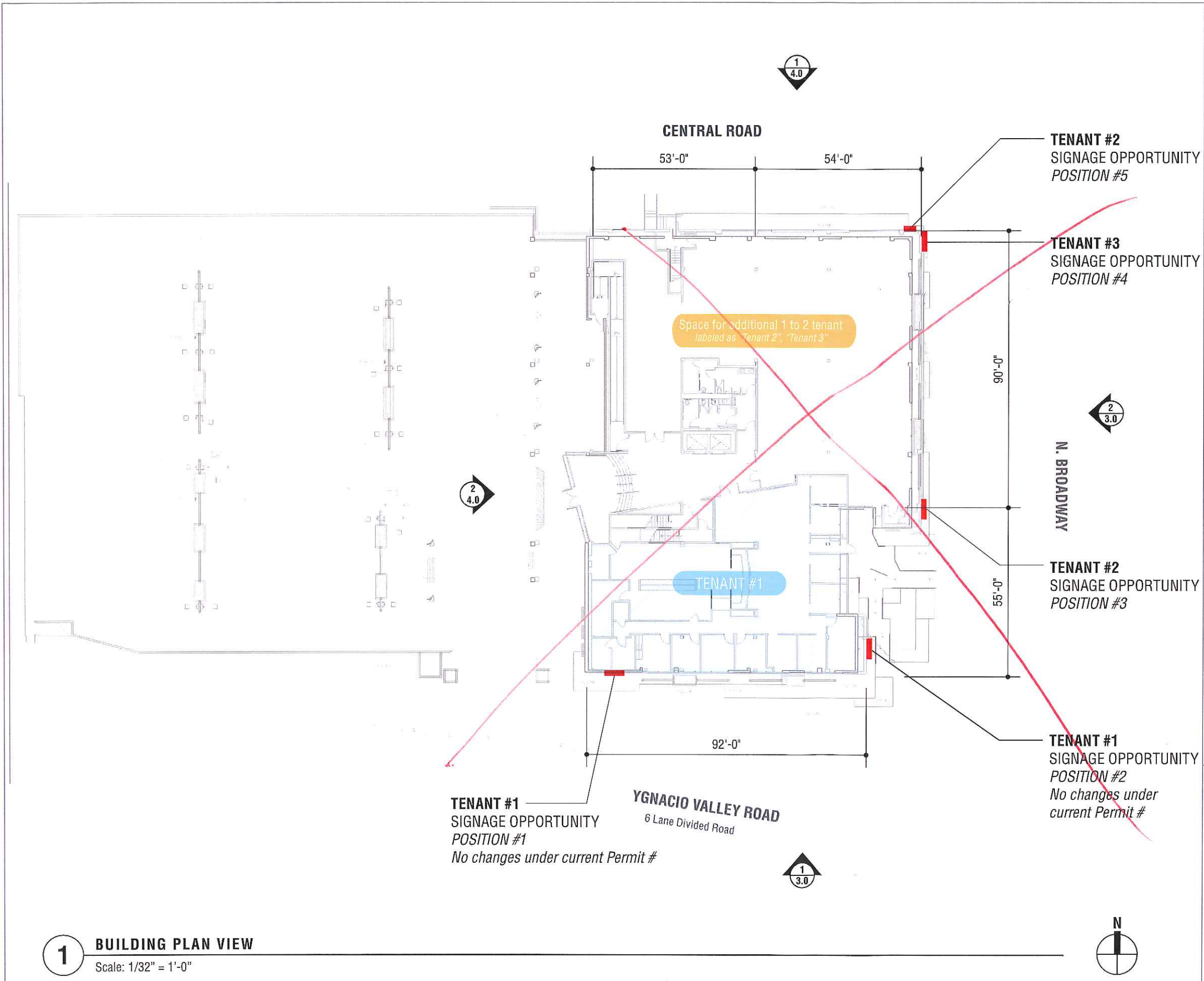
Checked by: [Signature]
 Approval: [Signature]

Program Number: 13-VYRA-0002
 Drawn By: AA
 Original Issue: 01.22.2014
 Scale: As Noted

Title:
**Site Plan — Scenario #1
 Tenant Signage Plan**

Sheet:
1.0

1 BUILDING PLAN VIEW
 Scale: 1/32" = 1'-0"



DRAWING NOTES:

General Notes:

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Program Location:

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MASTER SIGN PROGRAM

Do Not Use As Fabrication Shop

Revisions / Bulletins:

1. 4.25.14 KS REV 1

Checked by:

Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
**Site Plan — Scenario #2
 Tenant Signage Plan**

Sheet:

2.0

1 BUILDING PLAN VIEW
 Scale: 1/32" = 1'-0"

KEY

wayfinding

- ISA DIRECTIONAL
- PEDESTRIAN DIRECTIONAL

identification

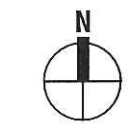
- FRESSTANDING ADDRESS
- BUILDING MTD. ADDRESS ID
- GARAGE CLEARANCE

regulatory

- HC / VAN ACCESSIBLE
- C.V.C. PARKING REGULATION
- NO LEFT TURN
- EXIT PARKING/ STAY LEFT
- STOP INFORMATION
- ENTER / NO RIGHT TURN
- PROP 65 NOTICE



1 BUILDING PLAN VIEW
Scale: 1/32" = 1'-0"



DRAWING NOTES:

General Notes:
1. Signage shown on this sheet shall meet all CA Title 24 code requirements.

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MASTER SIGN PROGRAM
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Revisions / Bulletins:

1.	4.25.14	KS	REV 1
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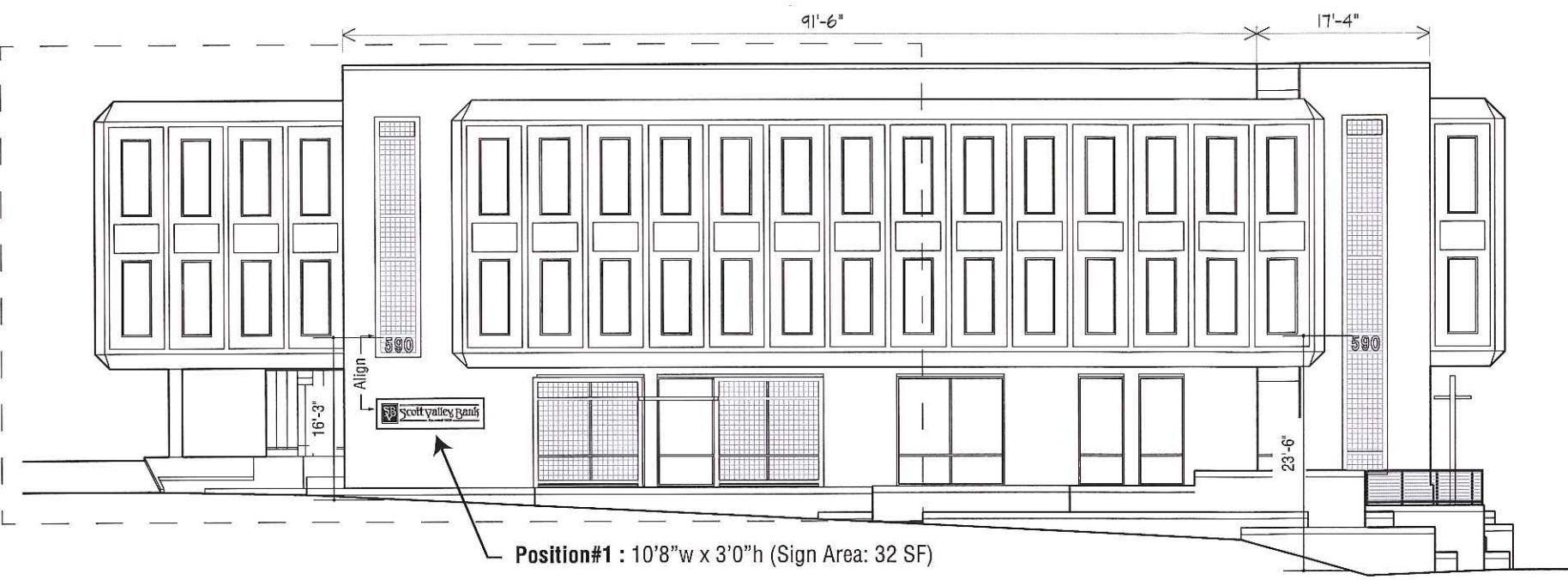
Checked by:

Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
Site Plan — Branding & Regulatory Site Signage Plan

Sheet:
3.0



1 SOUTH ELEVATION – YGNACIO VALLEY ROAD
Scale: 1/16" = 1'-0"



2 SOUTH ELEVATION – YGNACIO VALLEY ROAD
Scale: 1/8" = 1'-0"

DRAWING NOTES:

General Notes:

1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
2. Proposed allowance for tenant with primary frontage on Central Road to be provided 53 SF of signage exposure on Broadway.
3. Signage shall be a uniform sign panel, built and controlled by owner, with internally illuminated push-through graphics.
4. Primary tenant/owner occupant Scott Valley Bank to utilize uniform sign cabinet with three-color brand graphics, as per SVB's controlled brand guidelines. Illumination shall express color through face during night hours.
5. Remaining ground floor tenants shall use uniform sign cabinet with one color graphic in white, and shall illuminate in white during night hours.
6. Address number shall be a minimum of 4-inches high with a minimum stroke width of 0.5-inch per 2013 CFC, Section 505.1

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Revisions / Bulletins:

1.	4.25.14	KS	REV 1
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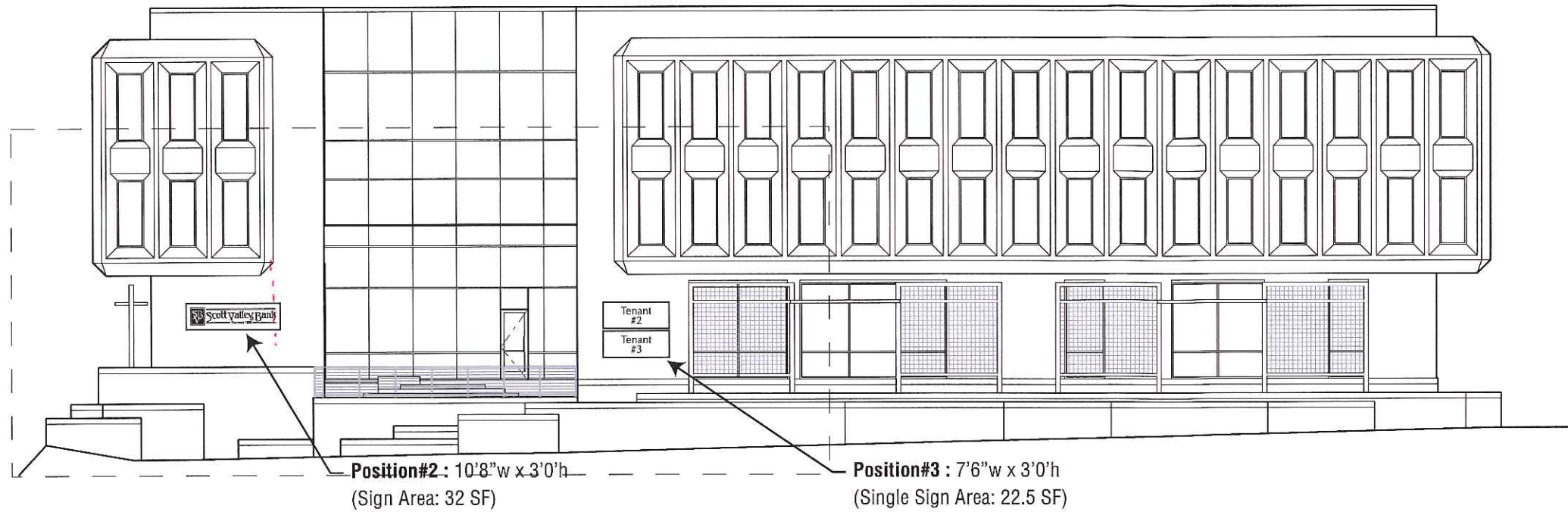
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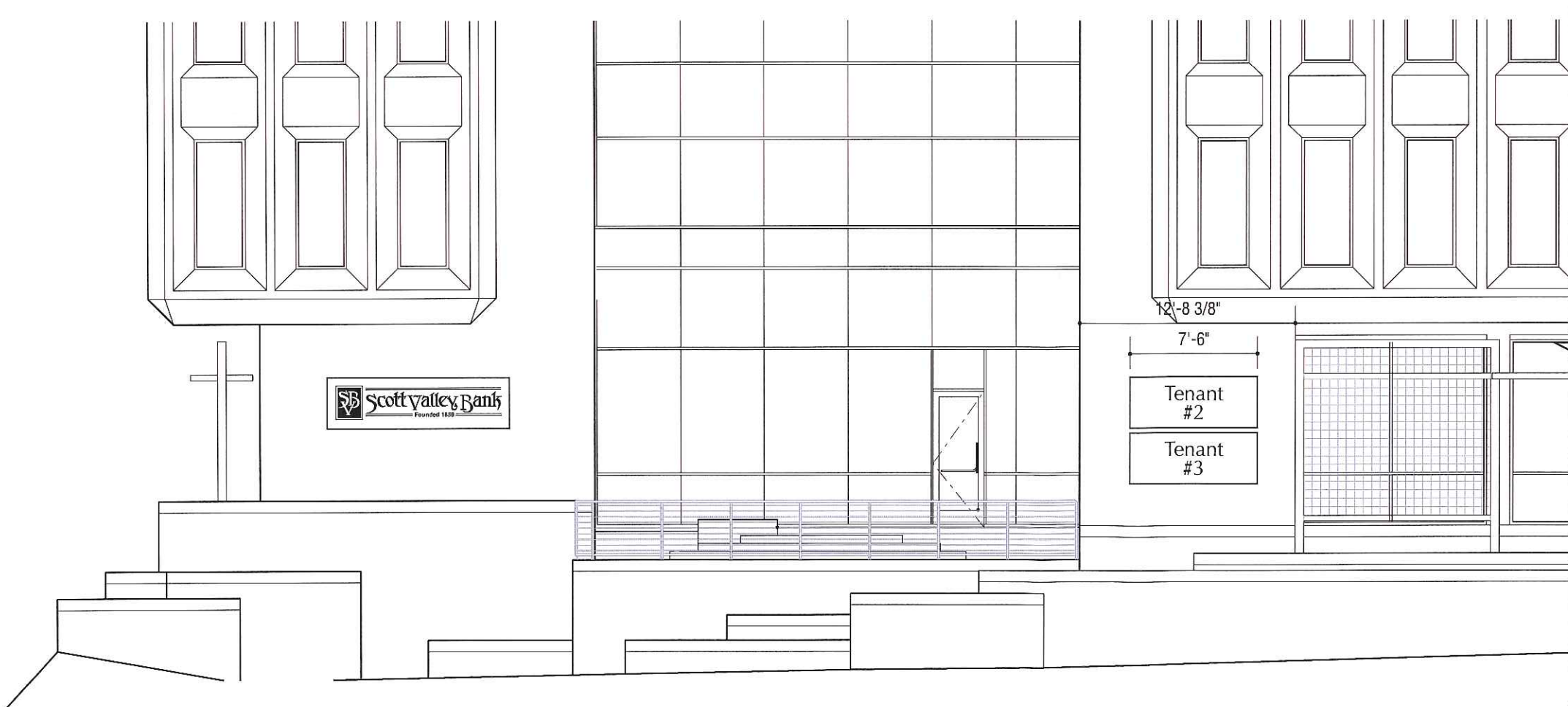
Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
Building Elevations – South / Ygnacio Valley Rd

Sheet:
4.0



1 EAST ELEVATION - N. BROADWAY
Scale: 1/16" = 1'-0"



2 EAST ELEVATION - N. BROADWAY
Scale: 1/8" = 1'-0"

DRAWING NOTES:

General Notes:

1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
2. Proposed allowance for tenant with primary frontage on Central Road to be provided 53 SF of signage exposure on Broadway.
3. Signage shall be a uniform sign panel, built and controlled by owner, with internally illuminated push-through graphics.
4. Primary tenant/owner occupant Scott Valley Bank to utilize uniform sign cabinet with three-color brand graphics, as per SVB's controlled brand guidelines. Illumination shall express color through face during night hours.
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MASTER SIGN PROGRAM

Do Not Use As Fabrication Shop

Revisions / Bulletins:

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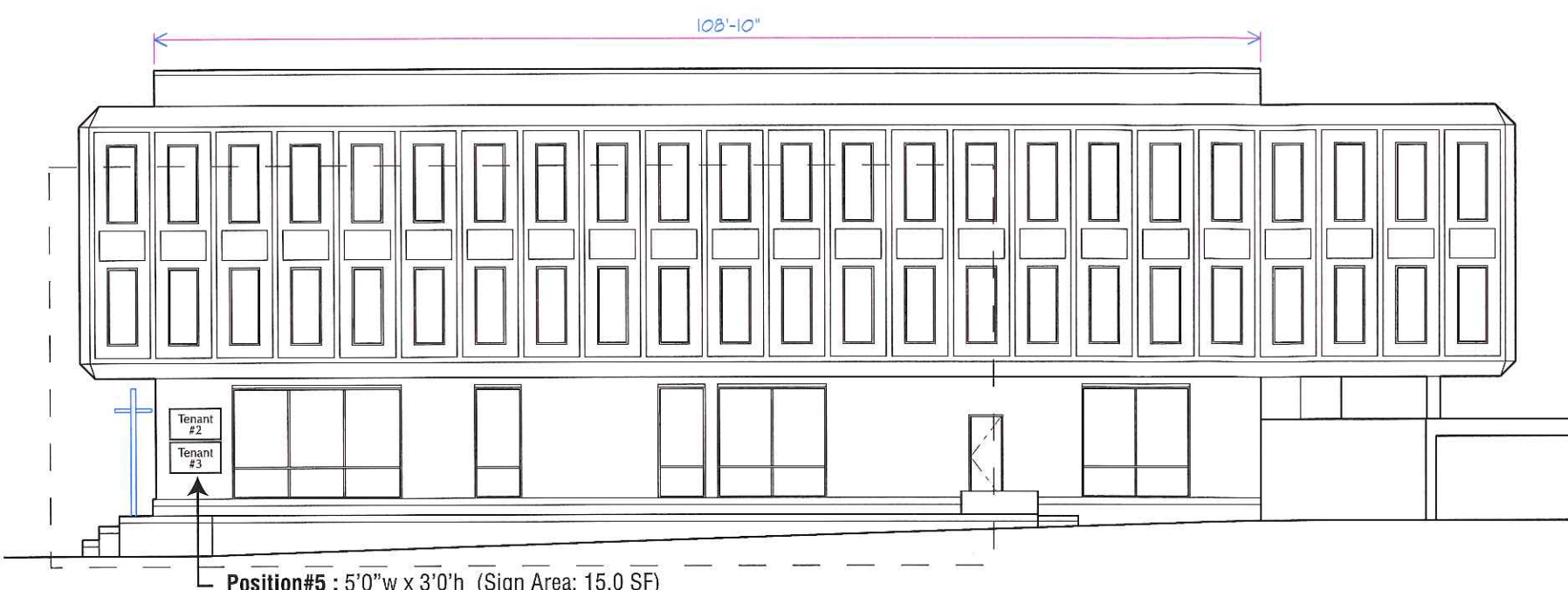
Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
**Scenario #1
Building Elevations -
East / N. Broadway**

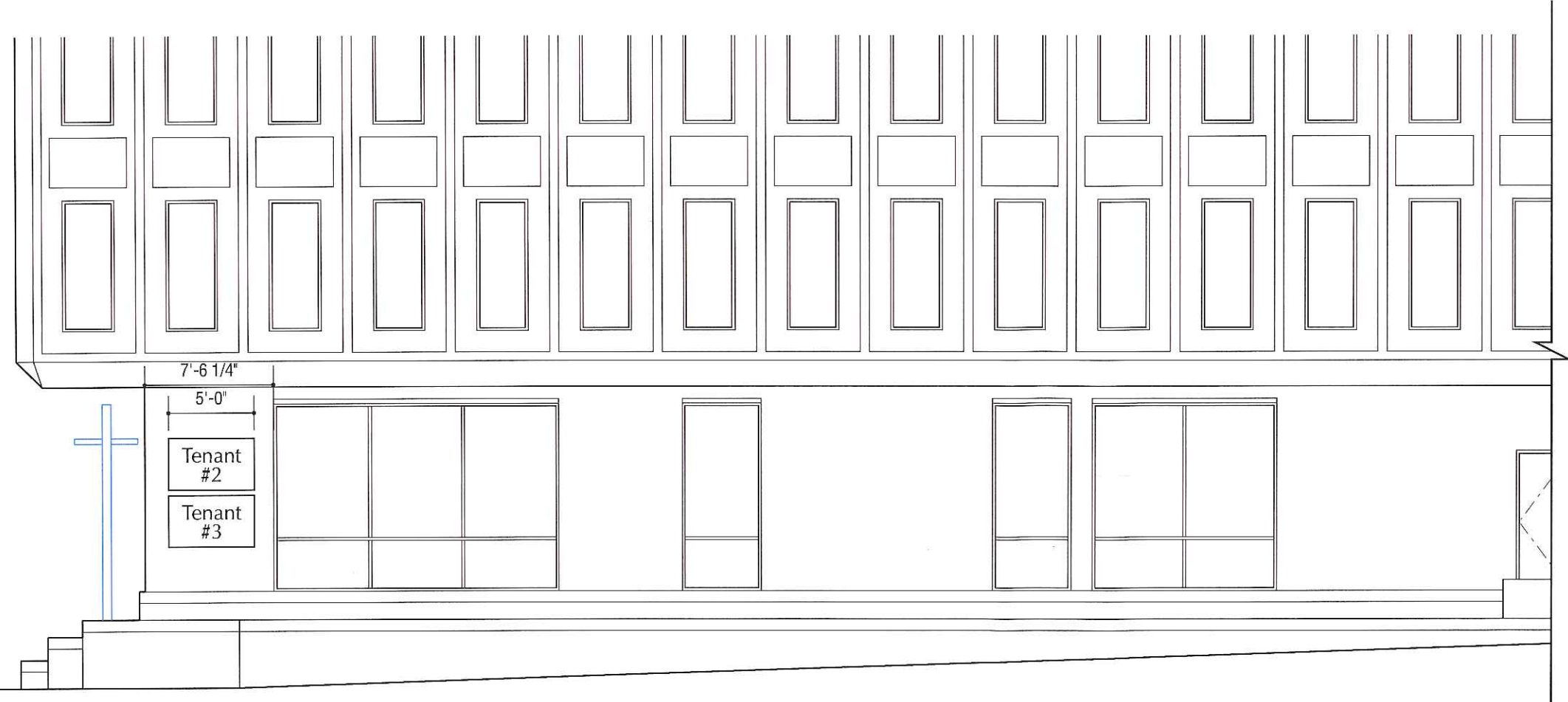
Sheet:

5.0



Position#5 : 5'0" w x 3'0" h (Sign Area: 15.0 SF)

1 NORTH ELEVATION – CENTRAL ROAD
Scale: 1/16" = 1'-0"



2 NORTH ELEVATION – CENTRAL ROAD
Scale: 1/8" = 1'-0"

DRAWING NOTES:

General Notes:

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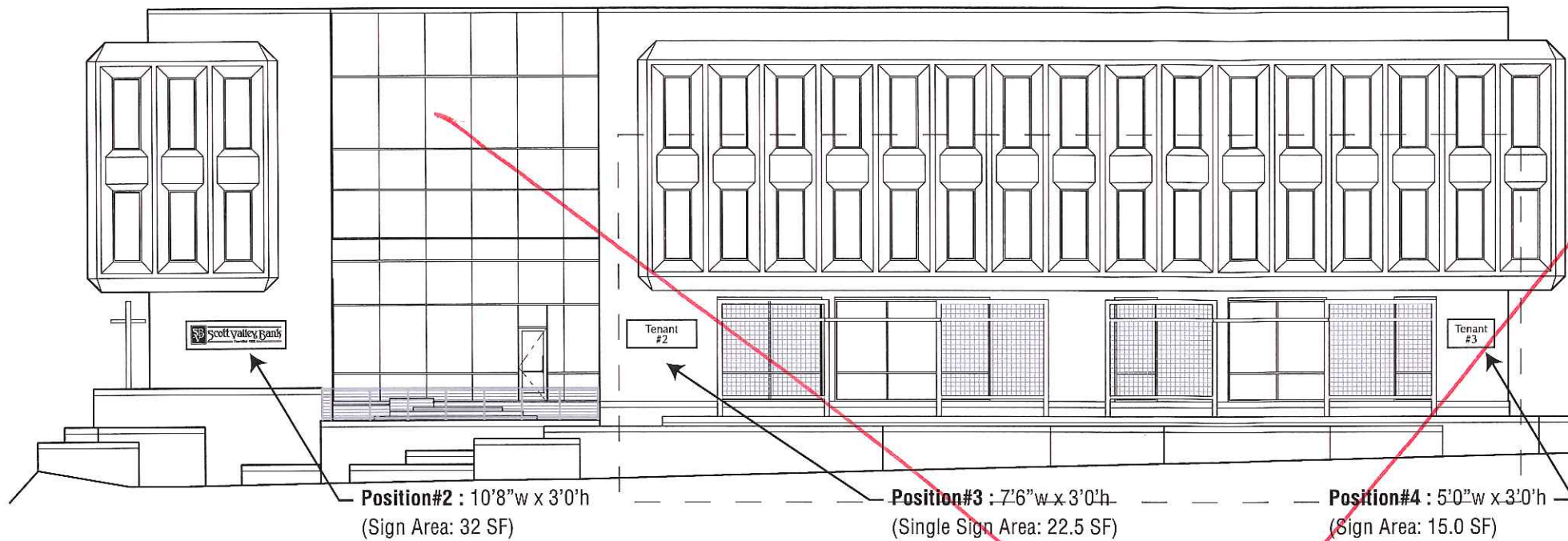
Checked by:

Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
Scenario #1 Building Elevations – North / Central Road

Sheet:
6.0



1 EAST ELEVATION - N. BROADWAY
Scale: 1/16" = 1'-0"



2 EAST ELEVATION - N. BROADWAY
Scale: 1/8" = 1'-0"

DRAWING NOTES:

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N-A

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MASTER SIGN PROGRAM
Do Not Use As Fabrication Shop

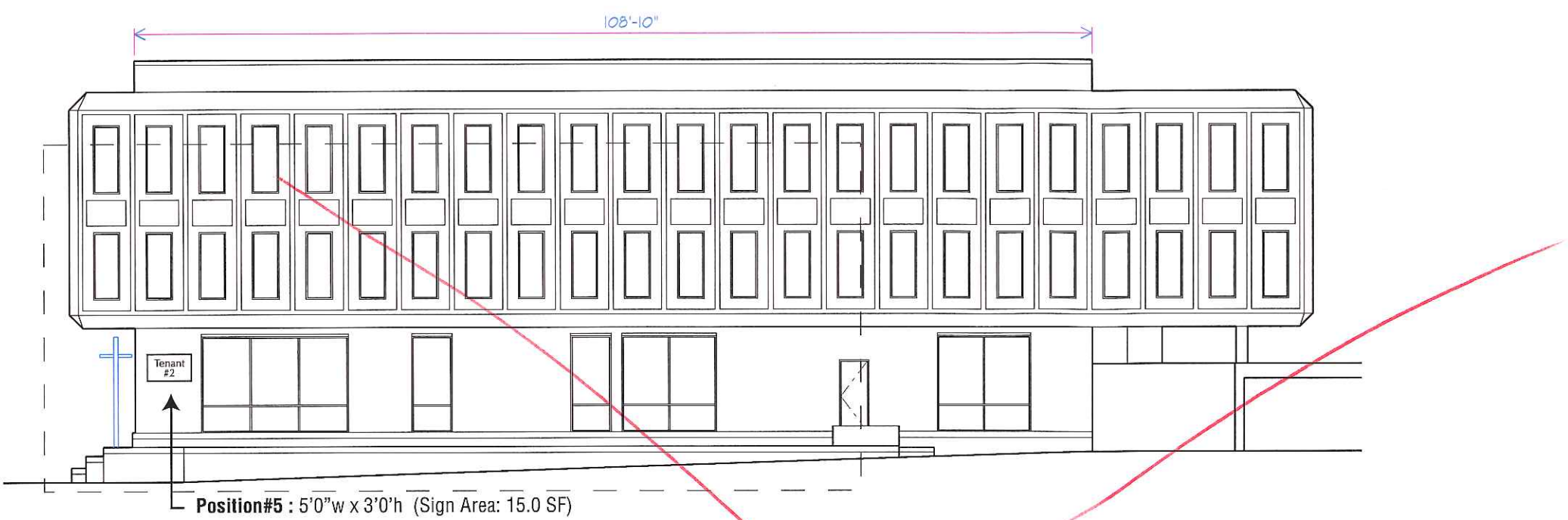
Revisions / Bulletins:
1. 4.25.14 KS REV 1

Checked by:
Approval:

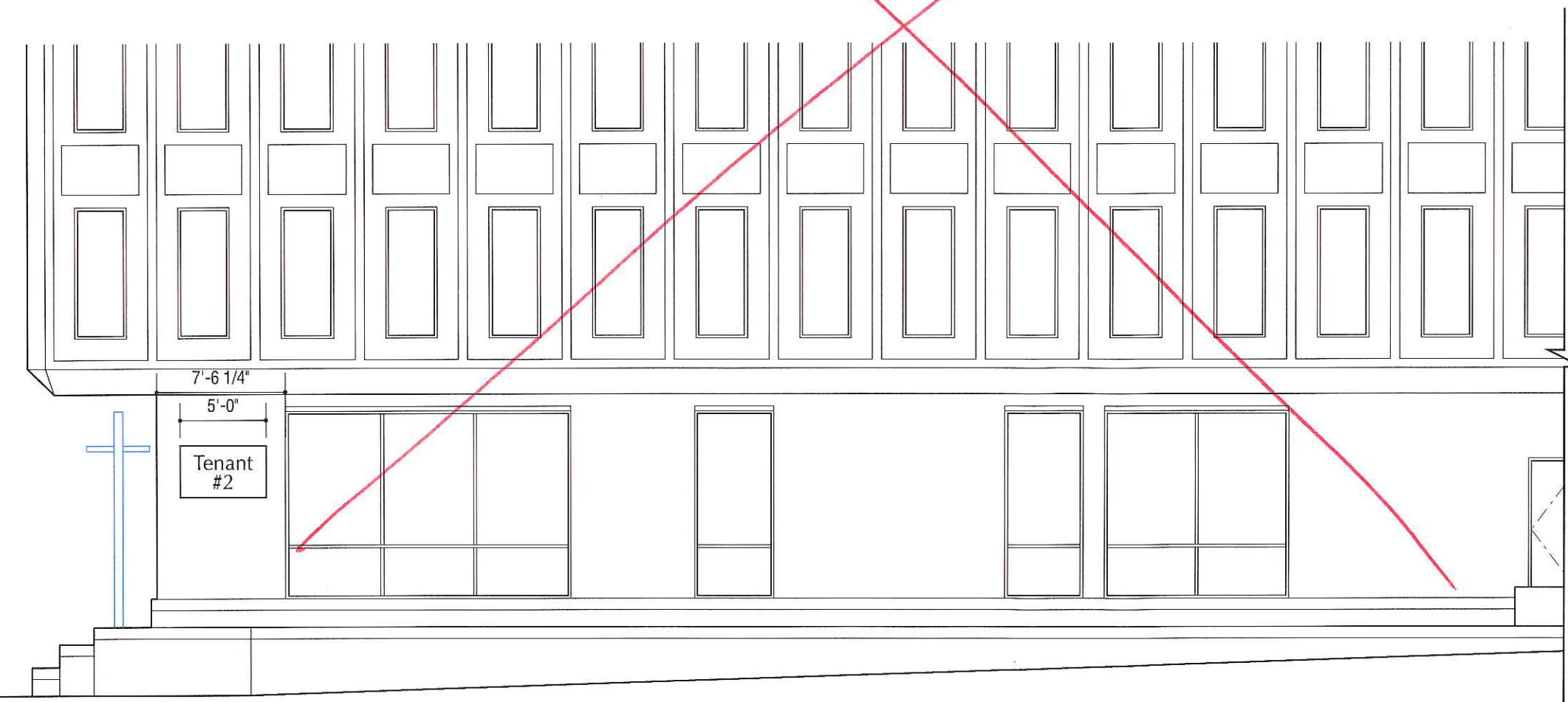
Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
Scenario #2 Building Elevations - East / N. Broadway

Sheet:
7.0
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1 NORTH ELEVATION - CENTRAL ROAD
Scale: 1/16" = 1'-0"



2 NORTH ELEVATION - CENTRAL ROAD
Scale: 1/8" = 1'-0"

DRAWING NOTES:

- General Notes:**
1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
 2. Proposed allowance for tenant with primary frontage on Central Road to be provided 53 SF of signage exposure on Broadway.
 3. Signage shall be a uniform sign panel, built and controlled by owner, with internally illuminated push-through graphics.
 4. Primary tenant/owner occupant Scott Valley Bank to utilize uniform sign cabinet with three-color brand graphics, as per SVB's controlled brand guidelines. Illumination shall express color through face during night hours.
 5. Remaining ground floor tenants shall use uniform sign cabinet with one color graphic in white, and shall illuminate in white during night hours.
 6. Address number shall be a minimum of 4-inches high with a minimum stroke width of 0.5-inch per 2013 CFC, Section 505.1

N-A

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Prepared By:
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www.gnugroup.com

Program Location:
590YVR
590 Ygnacio Valley Road
Walnut Creek, CA

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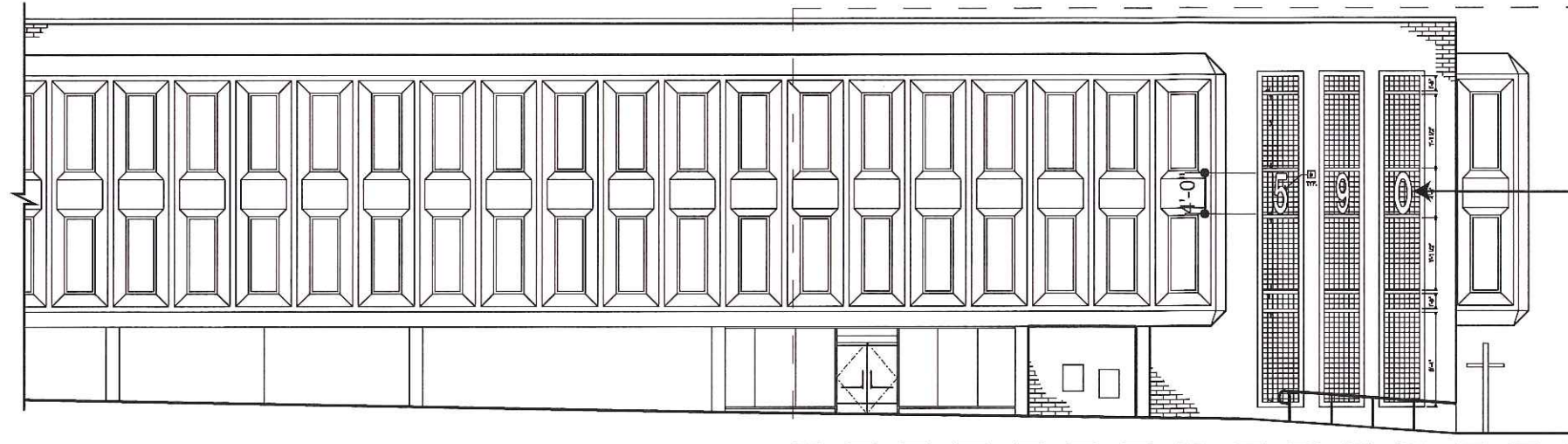
Revisions / Bulletins:

1.	4.25.14	KS	REV 1
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Checked by:
Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
Scenario #2 Building Elevations - North / Central Road



Address Identity
 5'0" w aggregate x 4'0" h
 (Sign Area: 20.0 SF)

DRAWING NOTES:

General Notes:

1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
2. Proposed allowance for tenant with primary frontage on Central Road to be provided 53 SF of signage exposure on Broadway.
3. Signage shall be a uniform sign panel, built and controlled by owner, with internally illuminated push-through graphics.
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5. Remaining ground floor tenants shall use uniform sign cabinet with one color graphic in white, and shall illuminate in white during night hours.
6. Address number shall be a minimum of 4-inches high with a minimum stroke width of 0.5-inch per 2013 CFC, Section 505.1

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Program Location:

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Revisions / Bulletins:

1.	4.25.14	KS	REV 1
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Checked by:

Approval:

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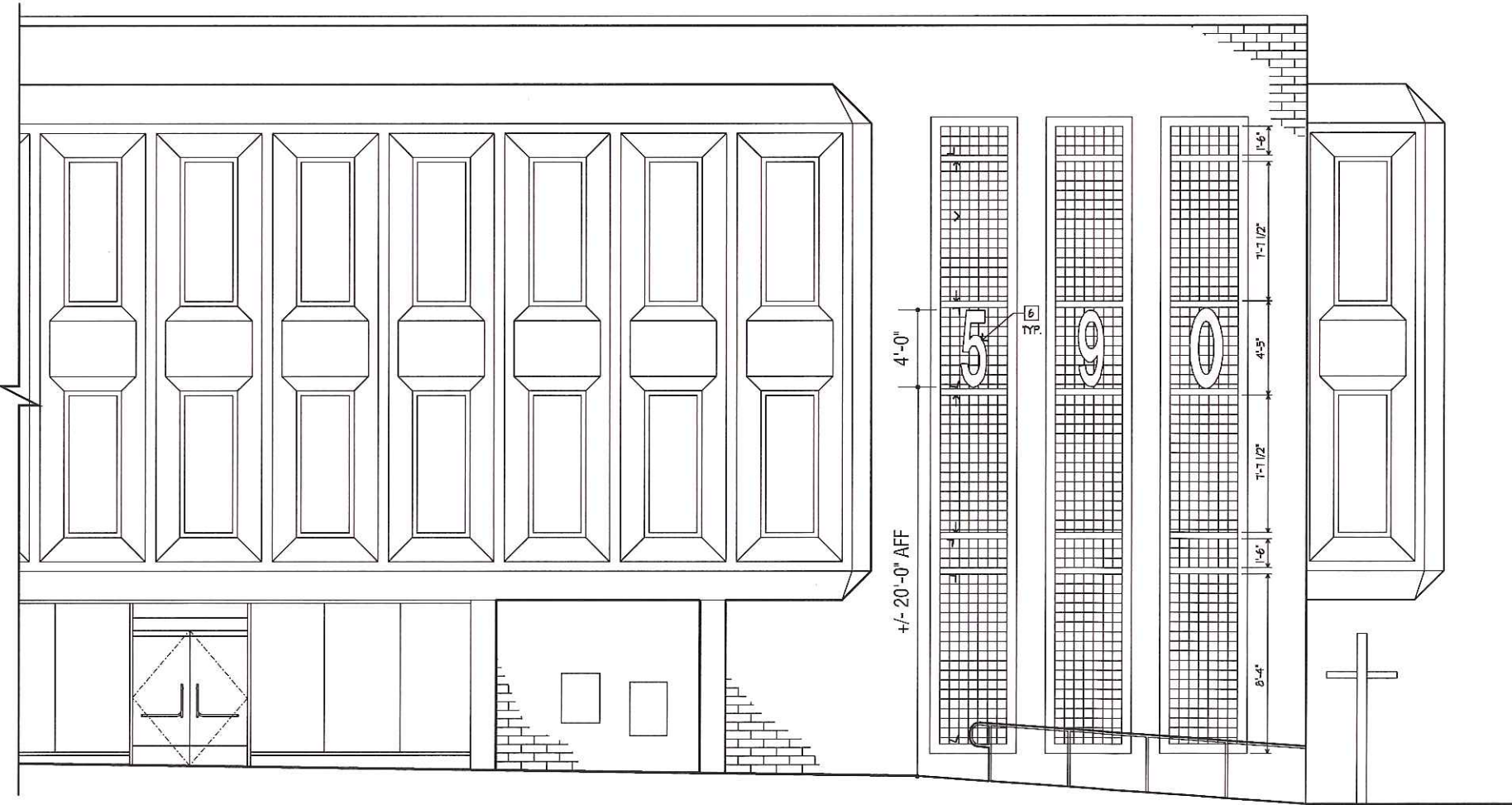
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Building Elevations – West

Sheet:

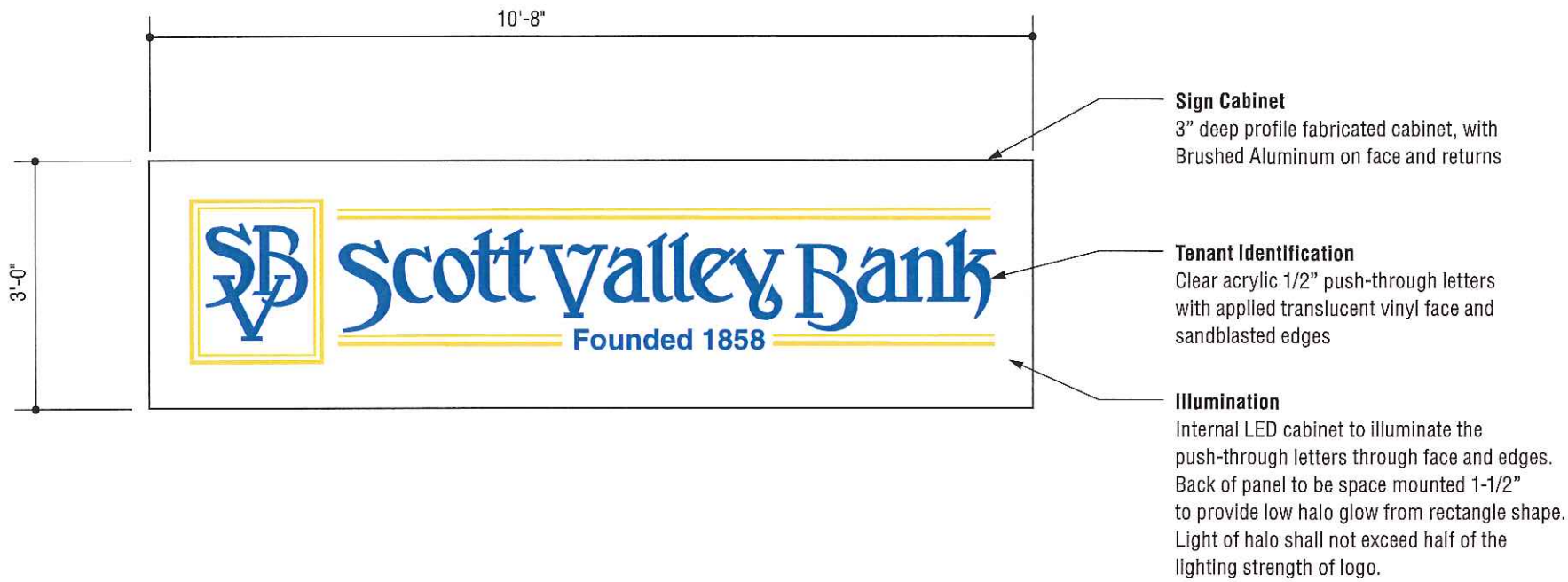
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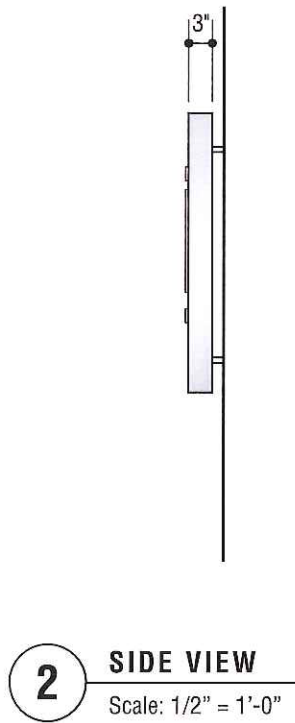
1 WEST ELEVATION
 Scale: 1/16" = 1'-0"



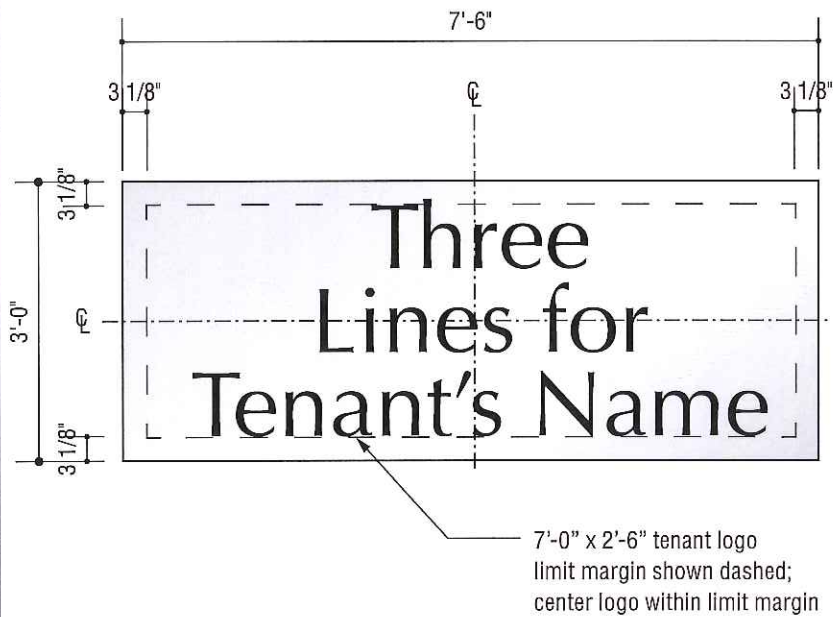
2 WEST ELEVATION
 Scale: 1/8" = 1'-0"



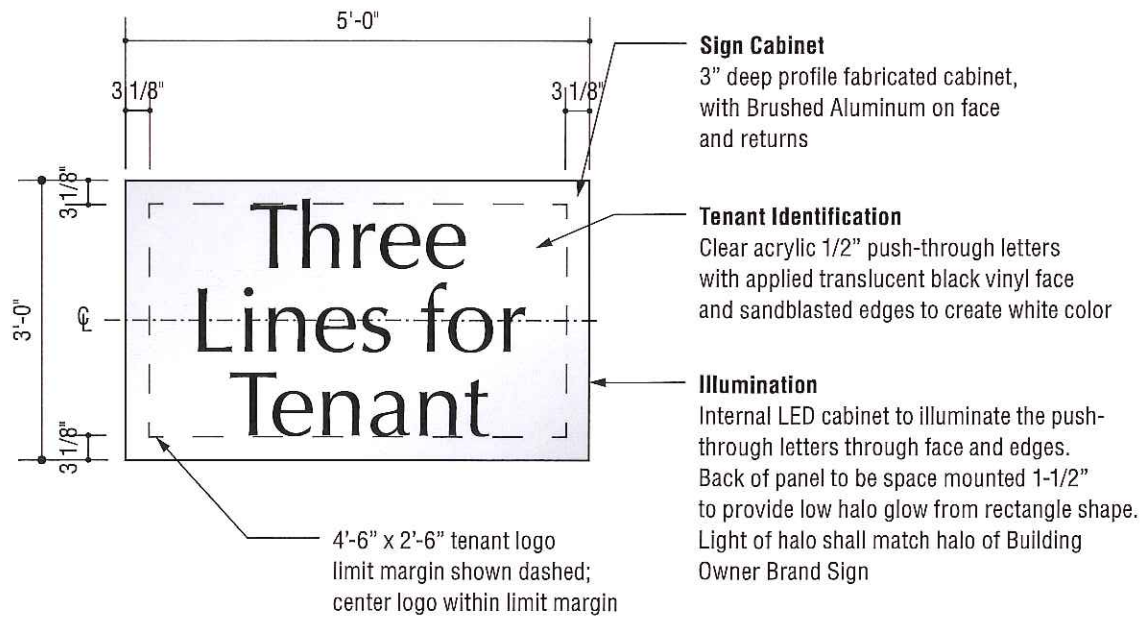
1 BUILDING OWNER BRAND SIGN FRONT VIEW
Scale: 1/2" = 1'-0"



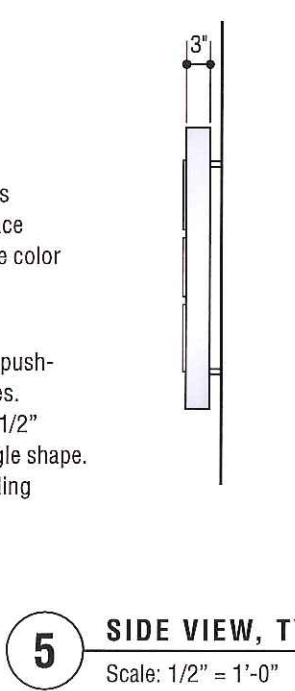
2 SIDE VIEW
Scale: 1/2" = 1'-0"



3 3 LINE LAYOUT CONTROLLED TENANT SIGN, POSITION #3
Scale: 1/32" = 1'-0"



4 3 LINE LAYOUT CONTROLLED TENANT SIGN, POSITION #4 & #5
Scale: 1/32" = 1'-0"



5 SIDE VIEW, TYP.
Scale: 1/2" = 1'-0"

DRAWING NOTES:

General Notes:

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In the event that an "all caps" sign be proposed, the margin will be diminished from the indicated dimension to one character width.

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Do Not Use As Fabrication Shop

Revisions / Bulletins:

1.	4.25.14	KS	REV 1
2.	5.27.14	KS	REV 2

Checked by:

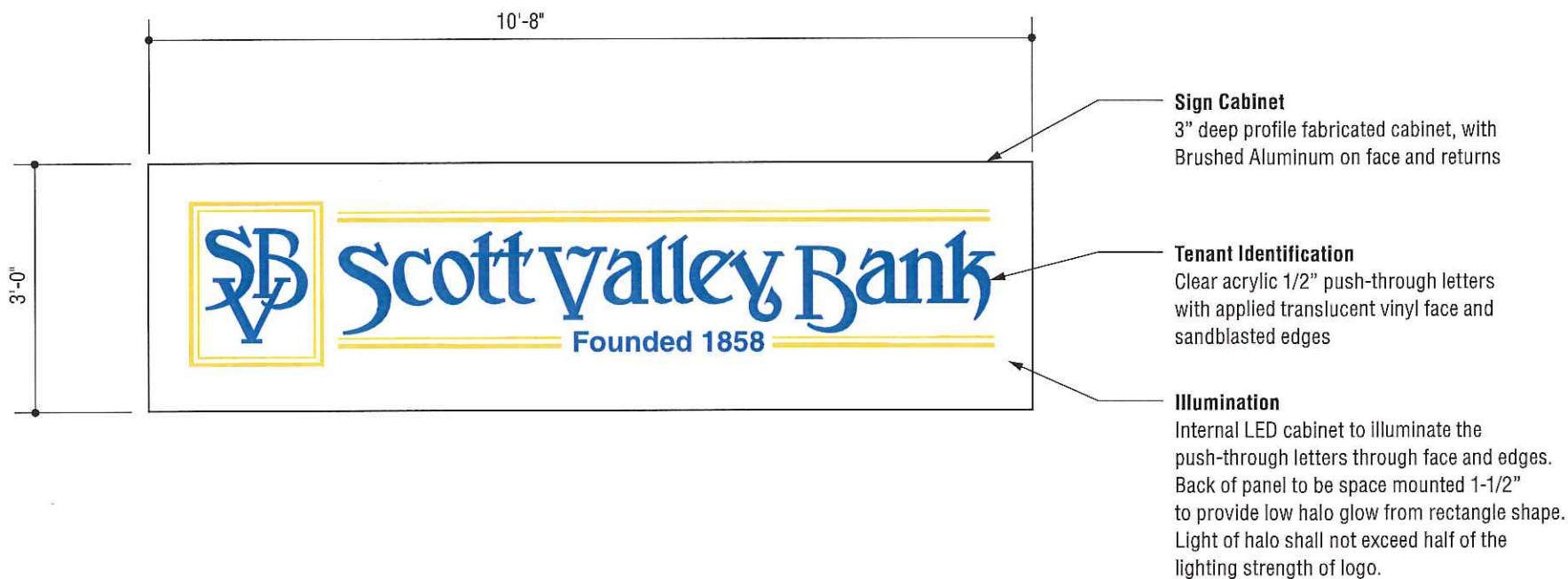
Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

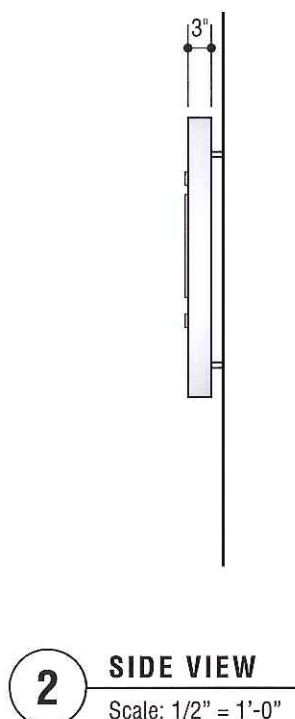
Title:
Tenant Signage Guidelines

Sheet:

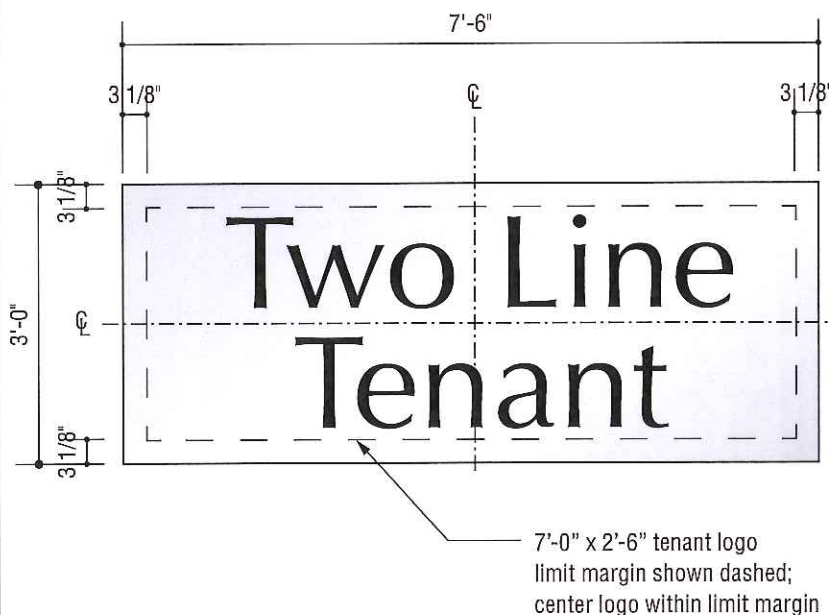
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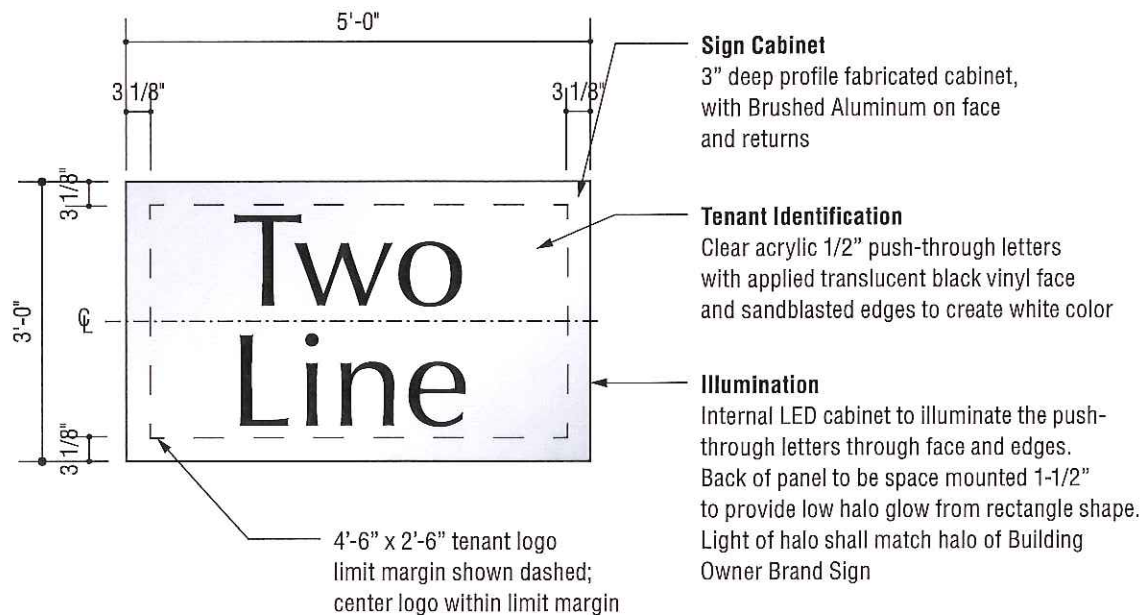
1 BUILDING OWNER BRAND SIGN FRONT VIEW
Scale: 1/2" = 1'-0"



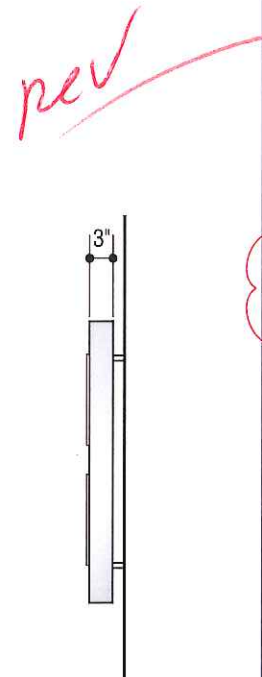
2 SIDE VIEW
Scale: 1/2" = 1'-0"



3 2 LINE LAYOUT CONTROLLED TENANT SIGN, POSITION #3
Scale: 1/32" = 1'-0"



4 2 LINE LAYOUT CONTROLLED TENANT SIGN, POSITION #4 & #5
Scale: 1/32" = 1'-0"



5 SIDE VIEW, TYP.
Scale: 1/2" = 1'-0"

DRAWING NOTES:

General Notes:

1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
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Revisions / Bulletins:

1.	4.25.14	KS	REV 1
2.	5.27.14	KS	REV 2

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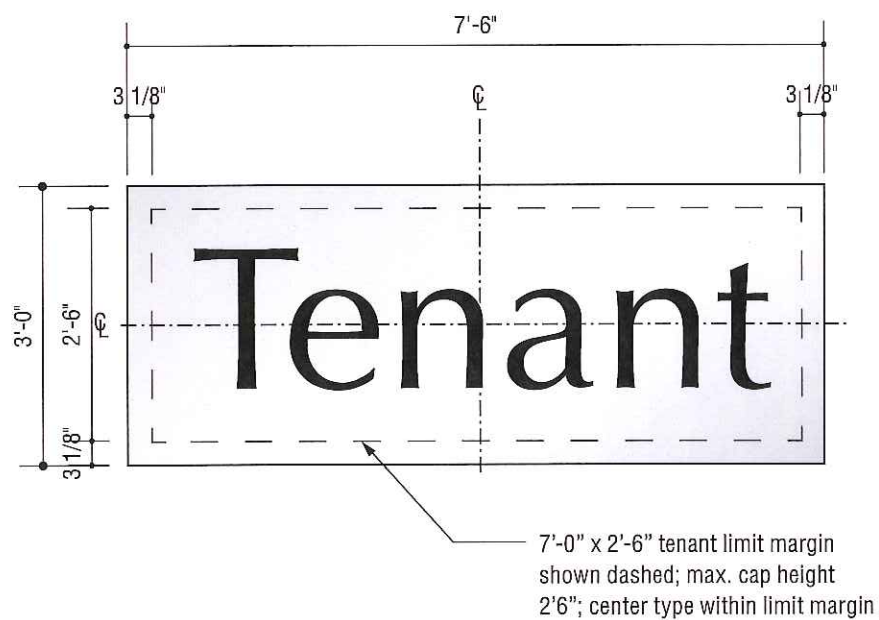
Approval:

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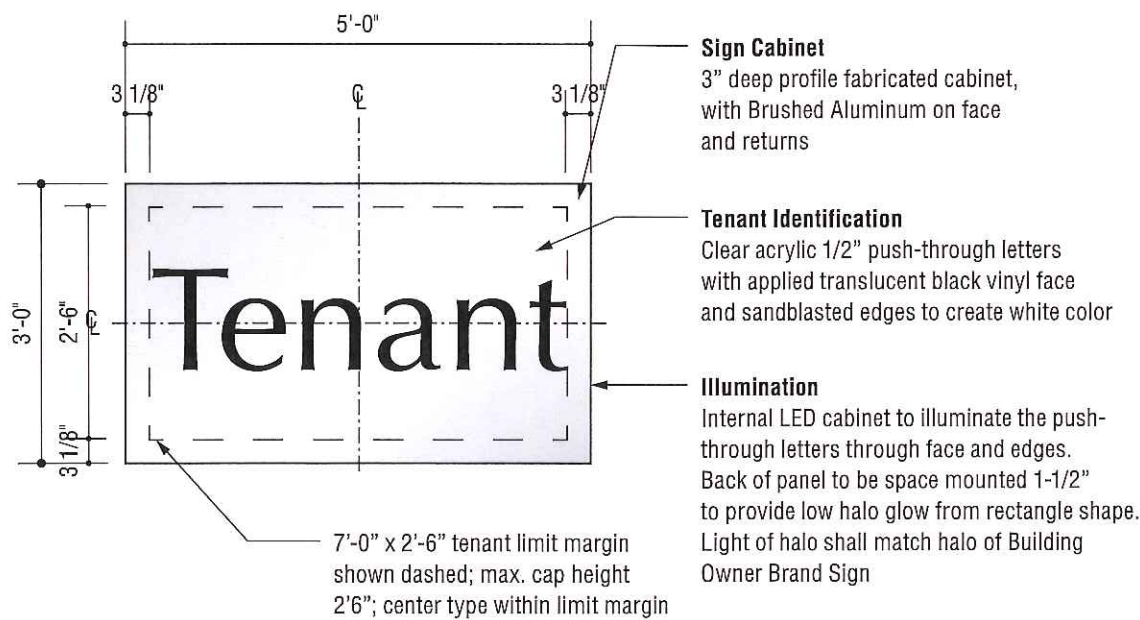
Title:
Tenant Signage Guidelines

Sheet:

11.0



1 1 LINE - CONTROLLED TENANT SIGN, POSITION #3
Scale: 1/2" = 1'-0"



2 1 LINE - CONTROLLED TENANT SIGN, POSITION #4 & #5
Scale: 1/2" = 1'-0"



3 SIDE VIEW, TYP.
Scale: 1/2" = 1'-0"

DRAWING NOTES:

General Notes:

1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.

2. Proposed allowance for tenant with primary frontage on Central Road to be provided 53 SF of signage exposure on Broadway.

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2.	5.27.14	KS	REV 2

Checked by:

Approval:

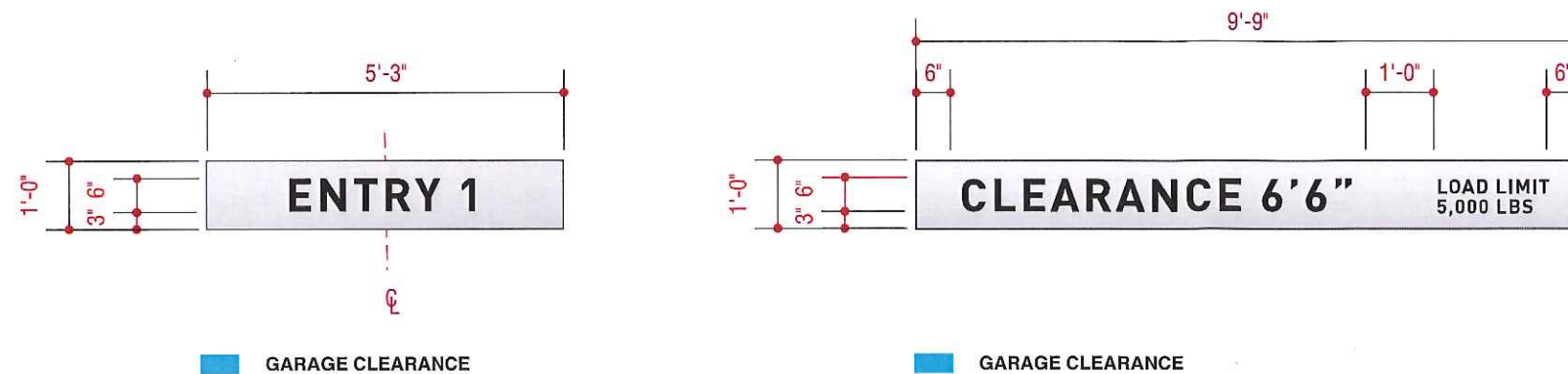
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Original Issue: 01.22.2014	Scale: As Noted

Title:
Tenant Signage Guidelines

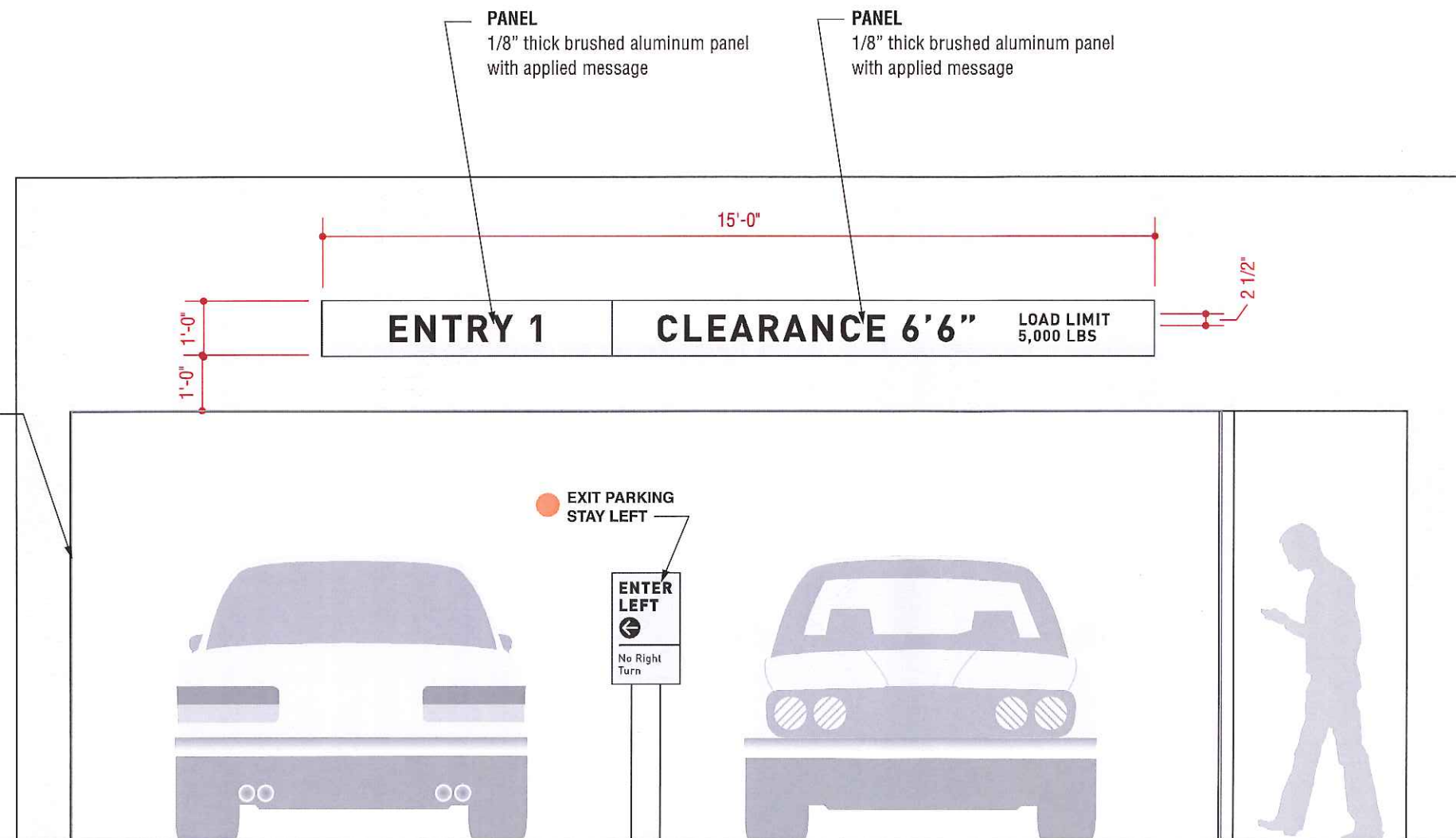
Sheet:

12.0

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2 GRAPHIC LAYOUT
Scale: 3/8" = 1'-0"



1 ELEVATION
Scale: 3/8" = 1'-0"

PROP 65 NOTICE

C.V.C. PARKING REGULATION

WARNING
Automobile Fuel and Air Emissions in this Garage Contain Chemicals Known to Cause Cancer or Birth Defects or Other Reproductive Harm.
This warning is required by section 25269.4 of the California Code of Regulations.

UNAUTHORIZED VEHICLES ARE PROHIBITED FROM ACCESSING GARAGES WITHOUT PLACED SIGNAGE. PLACED SIGNAGE FOR PERSONS WITH DISABILITIES MAY BE REMOVED WITHOUT NOTICE. THIS SIGNAGE IS THE PROPERTY OF THE WALNUT CREEK AREA DEVELOPMENT OR BY TELEPHONING 925-444-2039.

DRAWING NOTES:

- General Notes:**
1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
 2. Stud: 3/16" diameter, 20/12, 24" on center (4 min.)
- Penetration: 1" min.
- Adhesive: water-proof silicone
- Weight: "Entry 1" not to exceed 20 lbs. "Clearance" not to exceed 36 lbs.

Prepared By:

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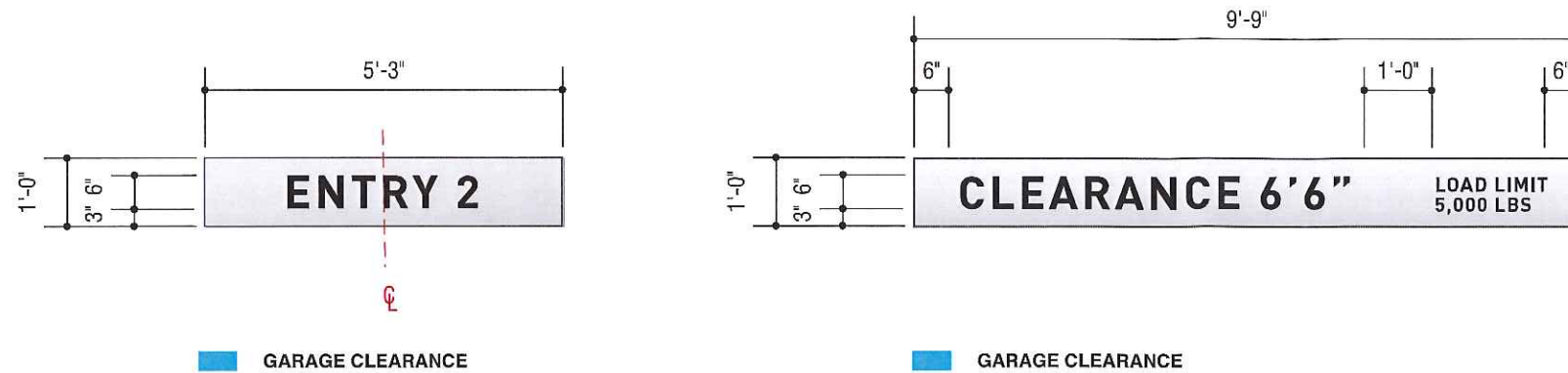
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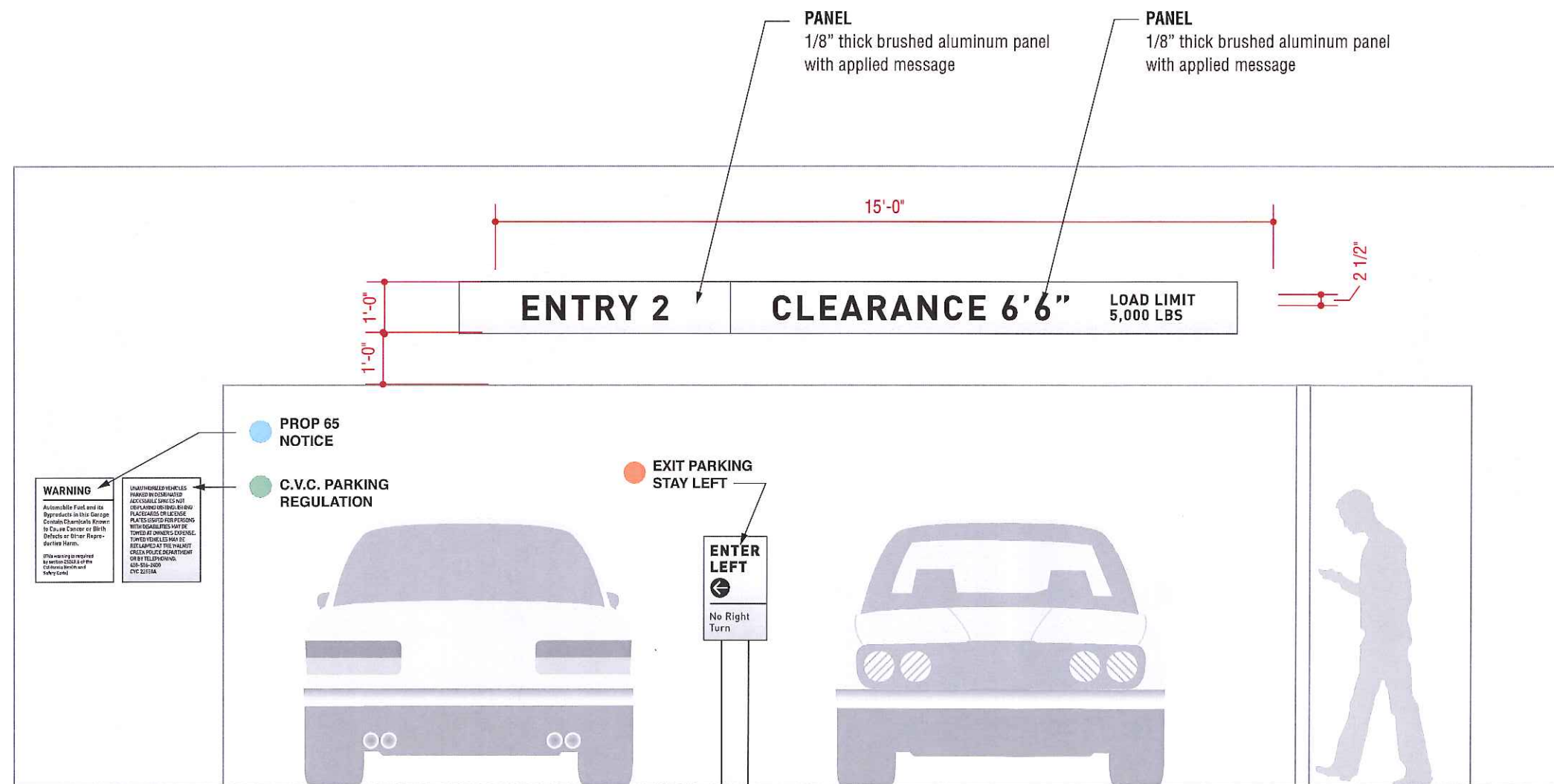
Title:
Site Signage

Sheet:
13.0

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2 GRAPHIC LAYOUT
Scale: 3/8" = 1'-0"



1 ELEVATION
Scale: 3/8" = 1'-0"

DRAWING NOTES:

- General Notes:**
1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.
 2. Stud: 3/16" diameter, 20/12, 24" on center (4 min.)
- Penetration: 1" min.
- Adhesive: water-proof silicone
- Weight: "Entry 2" not to exceed 20 lbs. "Clearance" not to exceed 36 lbs.

Prepared By:

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MASTER SIGN PROGRAM

Do Not Use As Fabrication Shop

Revisions / Bulletins:

1.	4.25.14	KS	REV 1
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Checked by:

Approval:

Program Number: 13-VYRA-0002	Drawn By: AA
Original Issue: 01.22.2014	Scale: As Noted

Title:
Site Signage

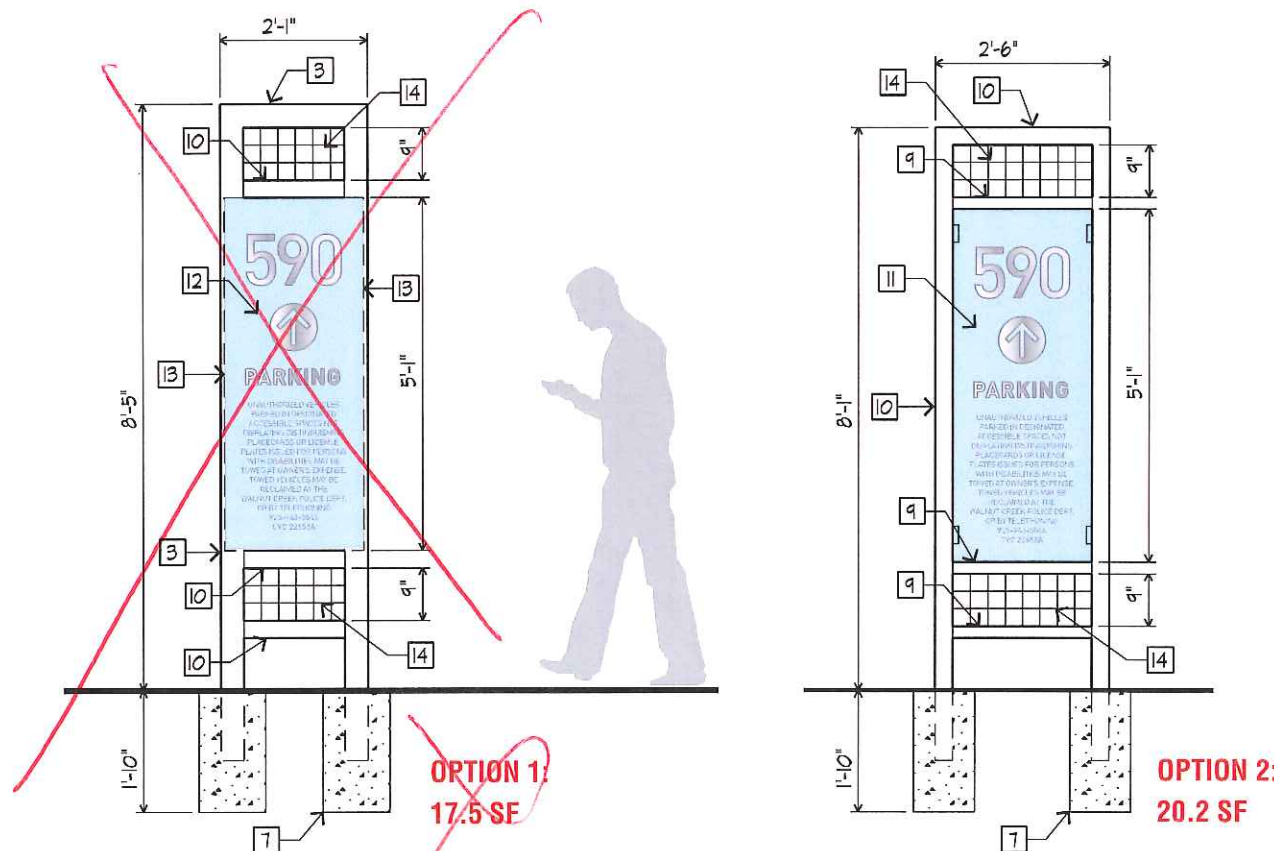
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1 CODE SIGNAGE
Scale: 1" = 1'-0"

2 DIRECTIONAL SIGNAGE
Scale: 1" = 1'-0"



3 FREESTANDING ADDRESS MONUMENT OPTIONS
Scale: 3/8" = 1'-0"

- 3 4X4 ALUMINUM SQUARE TUBE
- 4 6X6 ALUMINUM SQUARE TUBE
- 5 6" ALUMINUM MESH
- 6 ALUMINUM LETTERS [2" THICK]
- 7 SEE STRUCTURAL DRAWINGS FOR SUPPORT & CONNECTIONS.
- 9 2X2 ALUMINUM SQUARE TUBE
- 10 3X3 ALUMINUM SQUARE TUBE
- 11 RELOCATE [E] GLASS PARKING SIGNAGE AS INDICATED. REMOVE DECORATIVE METAL STAND AND MOUNT TO ALUMINUM TUBE WITH [4] BRUSHED ALUMINUM SIDE BRACKETS.
- 12 RELOCATE [E] GLASS PARKING SIGNAGE AS INDICATED. REMOVE DECORATIVE METAL STAND. PROVIDE OPENING IN SIDE OF [N] ALUMINUM TUBE AND INSERT SIGNAGE AS INDICATED.
- 13 EDGE OF [E] GLASS PARKING SIGN WITHIN [N] ALUMINUM TUBE.
- 14 3" ALUMINUM MESH

DRAWING NOTES:

General Notes:

1. Signage plan to be converted from Medical Office as primary building tenancy to Service Commercial tenancies at ground floor.

2. Stud: 3/16" diameter, 20/12, 4 studs min, spot welded

Penetration: 1" min.

Adhesive: water-proof silicone

Weight: not to exceed 9 lbs.

3. Freestanding Address Monument to replace existing freestanding sign in same location. Existing glass panel to be removed and reused on new frame structure. No content changes.

Prepared By:



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Approval:

Program Number: 13-VYRA-0002
Drawn By: AA

Original Issue: 01.22.2014
Scale: As Noted

Title: **Site Signage**

Sheet:

15.0

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SCOTT VALLEY BANK BUILDING

590 Ygnacio Valley Road,
Walnut Creek, CA

Exterior Identification Sketch Pack
Master Sign Program

April 25, 2014

Program: 13-ELSP-0002

DRAWINGS CHECKED BY:

- PROGRAM MANAGEMENT _____
- DESIGN _____
- PRODUCTION _____
- INSTALLATION _____



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