

# PLANNING APPLICATION

Community Development Department, Planning Division  
1666 North Main Street  
Walnut Creek, CA 94596  
(925) 256-3558 information (925) 256-3500 fax  
[www.walnut-creek.org](http://www.walnut-creek.org) website

Staff	For Staff Use Only (Date Stamp)	DRC
Work Order #: _____		
Parcel Map #: _____		
Total Deposit Fee: \$ _____		
Receipt #: _____		
Received By: _____		

APPLICANT: PLEASE PRINT CLEARLY AND FILL IN ALL APPLICABLE SECTIONS

**TYPE OF APPLICATION (Mark all that apply):**

**TENTATIVE MAP**

MAJOR SUBDIVISION     CONDO CONVERSION     ZONING AMENDMENT (REZONING)     HOME OCCUPATION AT ZONING ADMINISTRATOR

MINOR SUBDIVISION    SUB #: \_\_\_\_\_     CONDITIONAL USE PERMIT     DRIP LINE ENCROACHMENT

**DESIGN REVIEW**

COMMERCIAL     RESIDENTIAL     OTHER     ADMINISTRATIVE USE PERMIT     HILLSIDE PERFORMANCE STANDARDS

SIGN DESIGN REVIEW     ANTENNAS     VARIANCE     OTHER: \_\_\_\_\_

**PROJECT NAME:** Walnut Creek Executive Park

**PROJECT SITE ADDRESS:** Located at Oak Grove, Mitchell Drive, & Shadelands Dr.

**PROJECT DESCRIPTION:** New proposed sign program for Walnut Creek Executive Park

**CURRENT ZONING:** PD 1543    **CURRENT GENERAL PLAN DESIGNATION:** Business Park

**TOTAL LOT SIZE:** \_\_\_\_\_ **SQUARE FEET** 1,177,815    **ACRES** 27.04     REMODEL     NEW CONSTRUCTION

Is the project located on a site which is included on any of the lists specified in Government Code §65962.3 relating to hazardous waste? Please refer to [www.calepa.ca.gov/sitecleanup/corteselist/sectionA.htm](http://www.calepa.ca.gov/sitecleanup/corteselist/sectionA.htm) to determine your site's status.     Yes     No

**APPLICANT CONTACT INFORMATION:**

NAME: MARIANNE WARNER

COMPANY: JB3D

ADDRESS: 731 N. Main Street

CITY, STATE: Orange, Ca    ZIP: 92868

PHONE #: 714.204.2300    FAX #: 714.744.8061

CELL #: \_\_\_\_\_    EMAIL: marianne@jb3d.com

OWNER     ARCHITECT

ENGINEER     OTHER:

**BILLING ADDRESS, IF DIFFERENT FROM APPLICANT:**

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_    ZIP: \_\_\_\_\_

PHONE #: \_\_\_\_\_    FAX #: \_\_\_\_\_

CELL #: \_\_\_\_\_    EMAIL: \_\_\_\_\_

OWNER     ARCHITECT

ENGINEER     OTHER:

**PROPERTY OWNER OR AGENT AUTHORIZATION:**

NAME: RREF II WALNUT CREEK, LLC.

COMPANY: THE HOLL COMPANY

ADDRESS: 17755 SKY PARK EAST SUITE 100

CITY, STATE: IRVINE, CA    ZIP: 92614

PHONE #: 949.261.2499    FAX #: 949.261.1186

EMAIL: SKALBEAL@HOLL.COM

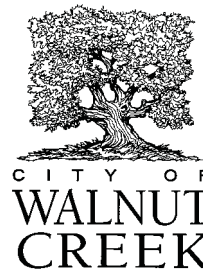
**CHOOSE ONE:**

I am the property owner and hereby authorize the filing of this application.

I am the applicant and am authorized by the owner to file this application.

SIGNATURE: [Signature]

DATE: 3.2.15



# STATEMENT OF UNDERSTANDING

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For Staff Use Only

Work Order #: \_\_\_\_\_

Project Address: \_\_\_\_\_

### READ AND SIGN BY PERSON RESPONSIBLE FOR BILLING

I understand that charges for staff time spent processing this application will be based on the Council-approved fee schedule, which is currently an **hourly rate of \$180.**

Further, I understand that my initial deposit is a retainer and not a fee. This deposit will set up an account which shall be charged at the above hourly rate for all staff processing time. Further, I understand that should the final costs be more than the deposit, I will be billed monthly for the additional charges. If the final costs are less, the unused portion of the deposit will be returned to me at the conclusion of the process or final inspection of the completed project, whichever occurs later (the necessary staff time will vary according to the complexity of the application and the project.) Also, I understand that staff processing time may include, but is not limited to:

- I. Initial review and ongoing project processing by Planning, Engineering and Transportation Divisions and the City Attorneys' Office including, but not limited to:
  - A. Reviewing plans / submittal packages
  - B. Routing plans to and communicating with inter-office departments and outside agencies
  - C. Researching documents relative to site history
  - D. Site visits
  - E. Consulting with applicant and/or other interested parties either in person or by phone
  - F. Preparing environmental documents
  - G. Drafting of staff reports and resolutions
  - H. Preparing pertinent maps, graphs and exhibits
  - I. Attending meetings / public hearings before the Zoning Administrator / Commissions / Council
- II. Plan checking subdivision, parcel and final maps and subdivision improvement plans by Engineering and Planning Divisions subsequent to receiving discretionary approvals;
- III. Plan checking building permits by Planning, Engineering and Transportation Divisions and plan checking Site Development permits by Planning and Transportation Divisions, subsequent to receiving all discretionary approvals;
- IV. Final, on-site inspections of the project by Planning, Engineering and Transportation Divisions;
- V. Enforcement by Planning and Engineering Divisions of any conditions of approval imposed by the City.

I also understand that receipt of all discretionary approvals does not constitute an entitlement to begin work. Non-discretionary approvals may be required from the Building and Engineering Divisions, Consolidated Fire District, Central Sanitary District, County Health Department, Water Districts and other agencies. Refer to the City Fee Schedule for other fees to be assessed prior to the issuance of project permits. These fees may include, but are not limited to:

1. Building Permit fees
2. Site Development Permit fees which may include street frontage improvements and undergrounding of utilities
3. Traffic Impact fees
4. Drainage fees
5. Parkland Dedication fees
6. Fire District, Flood Control District, Sanitary District, Water District, etc. fees
7. Filing and microfilming fees
8. Base Map Fee

I assume full responsibility for all costs (as listed above in I. - V.), incurred by the City in processing this application. I understand and agree that if payment for these costs is not received by the City within 60 days of the billing date, processing will be terminated until all past due amounts have been fully paid.

DATE: 03.03.15    SIGNATURE: [Signature]

PRINT NAME: John Bishop

A copy will be provided to you.

# Walnut Creek Executive Park

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## Master Signage Program

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07.22.15

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JB3D

731 N. MAIN STREET  
ORANGE, CA 92868  
CONTACT: MARIANNE WARNER  
714.204.0083  
714.744.8061 fax

# MASTER SIGN PROGRAM / GRAPHIC STANDARDS

# WALNUT CREEK EXECUTIVE PARK

## Walnut Creek Executive Park Identification

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AaBbCcDdEeFf  
1234567890

TYPE FACE - Berthold Akzidenz Grotesk Light Condensed

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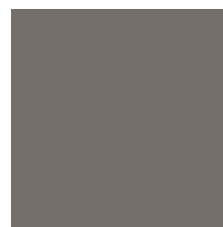
AaBbCcDdEeFf  
1234567890

TYPE FACE - Berthold Akzidenz Grotesk Bold Condensed

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## Walnut Creek Standard Park Colors

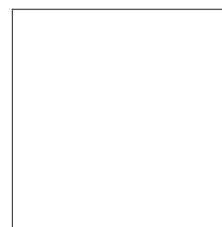
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KELLY MOORE  
KM3831-3  
"KNAPPED FLINT"



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.

# JB3D

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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.

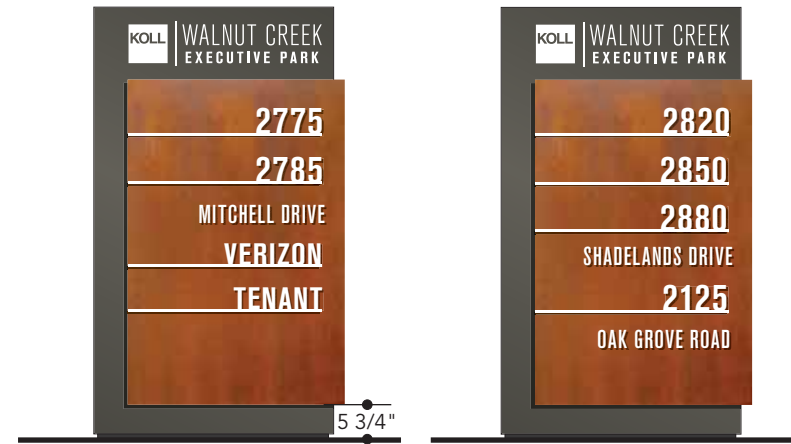
Any damage to the landscape caused by installation of the new sign shall be repaired by others.

*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.*



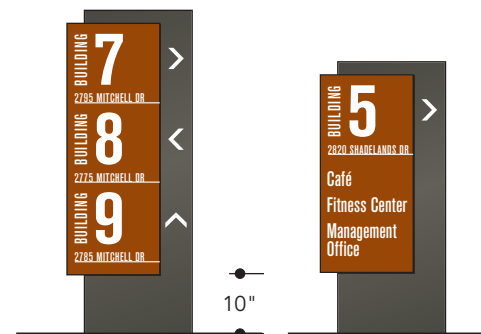
ST-1 - ELEVATION VIEW

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**

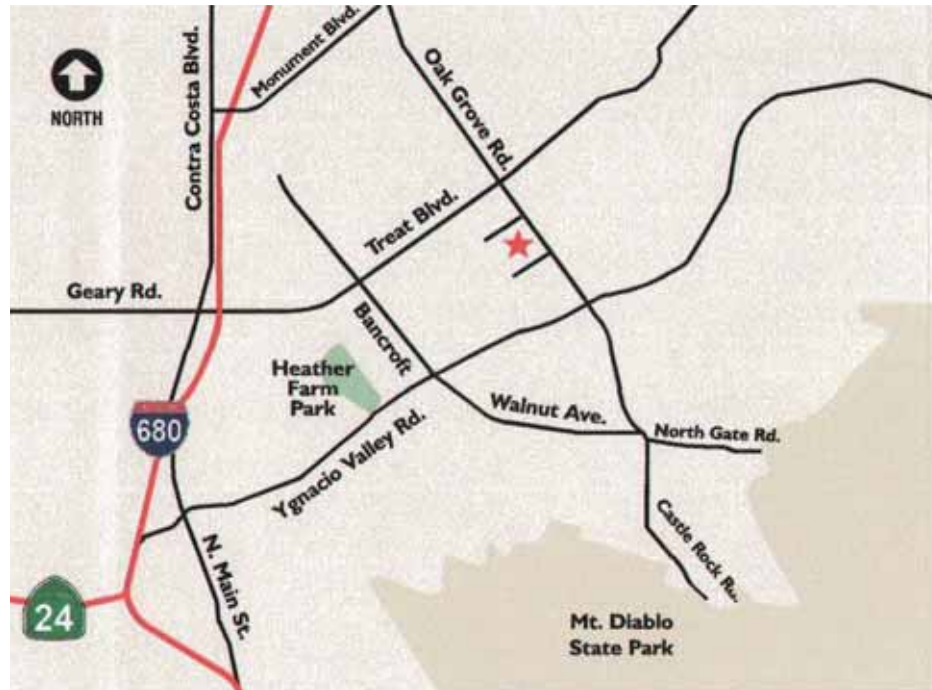
Date: 07.22.15  
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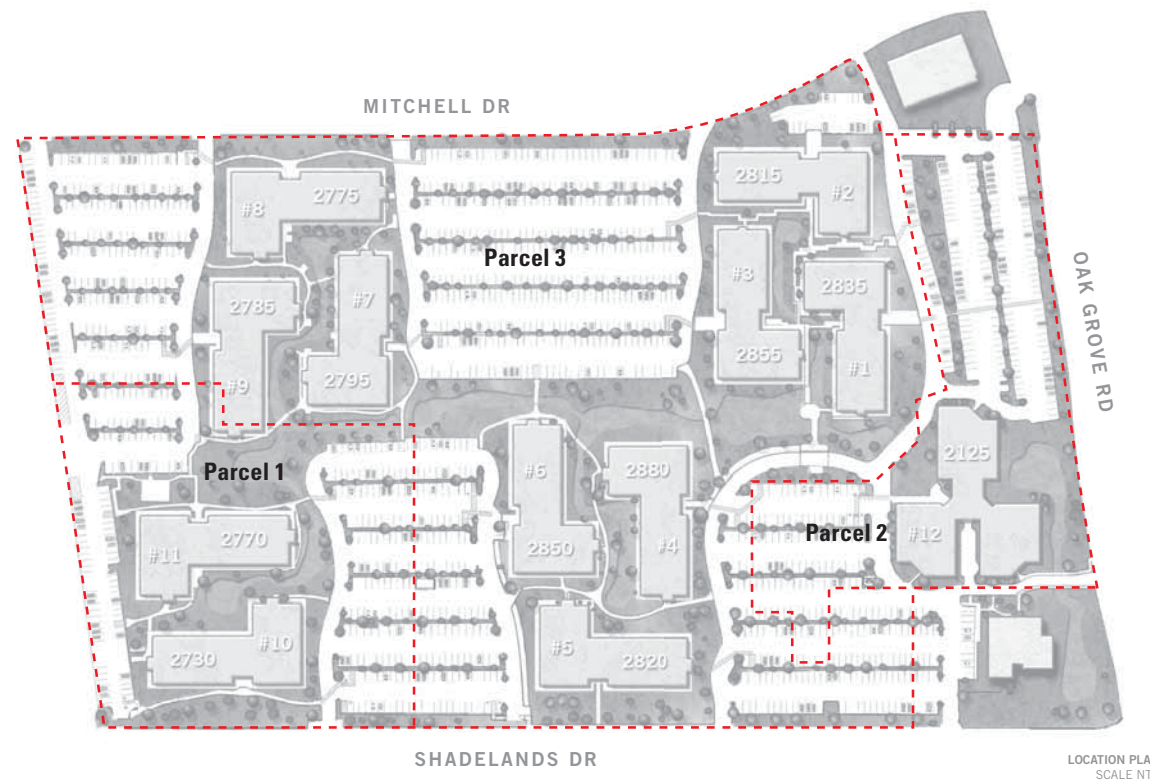


# PROPERTY GENERAL INFORMATION

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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## Walnut Creek Executive Park

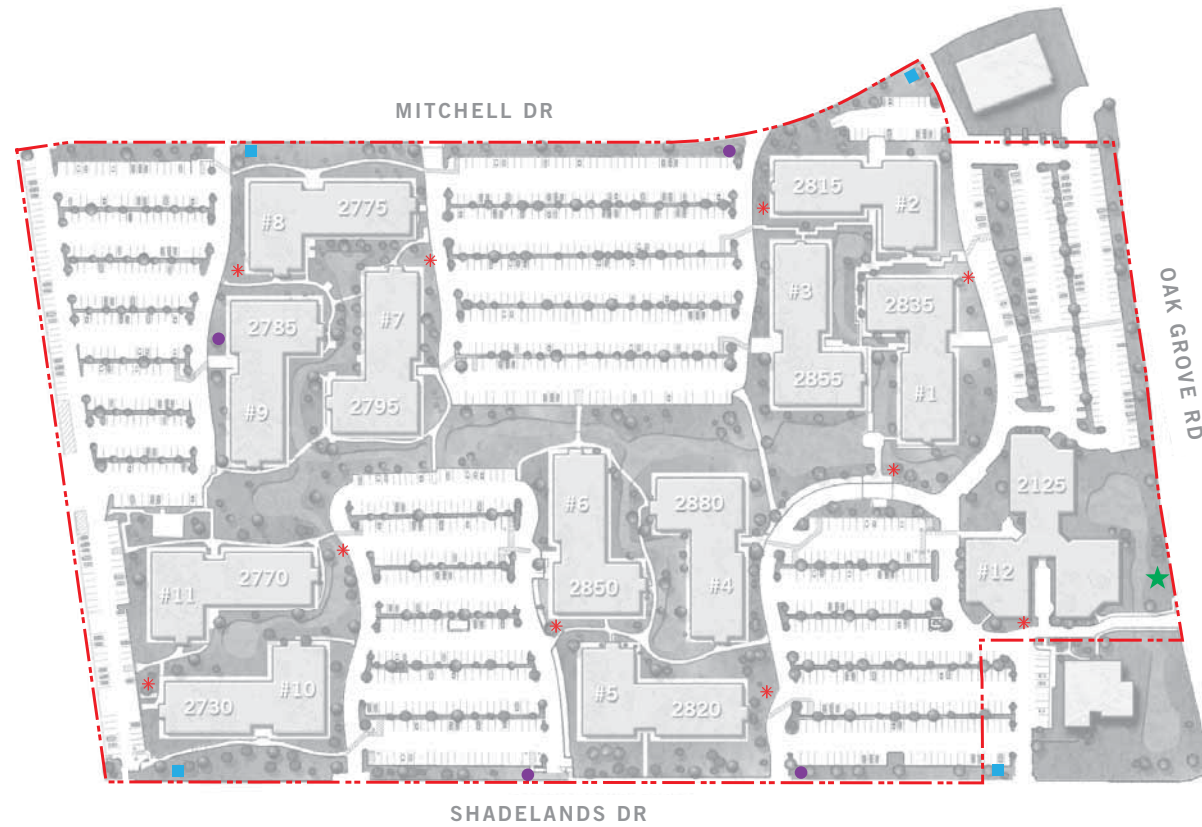
**Date:** 07.22.15  
**Title:** Site Plan  
**Scale:** As Noted

# EXISTING VS. PROPOSED SIGN TYPES & LOCATIONS

LOCATION PLAN  
SCALE NTS

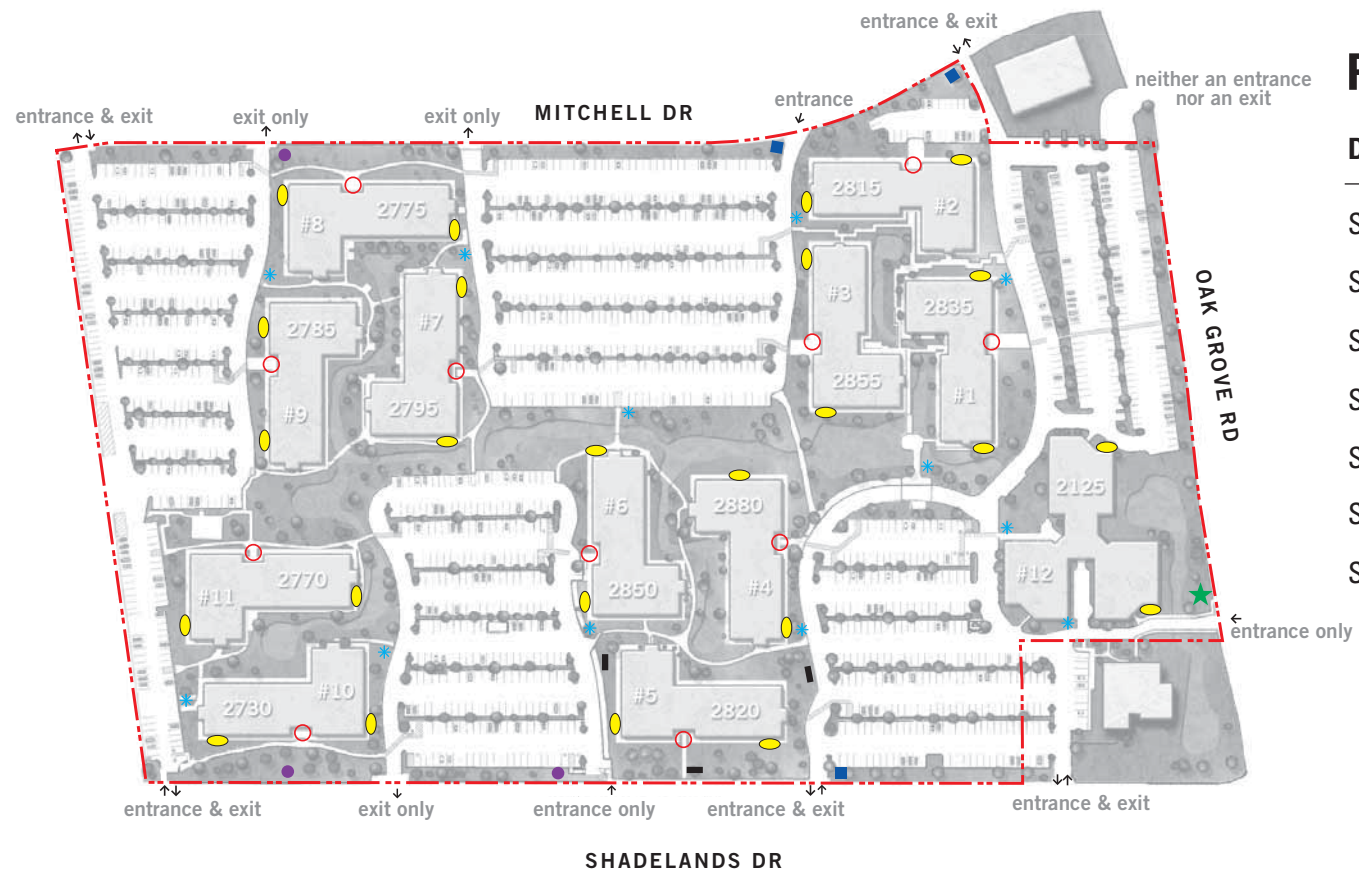


= Property Lines



## 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.	○

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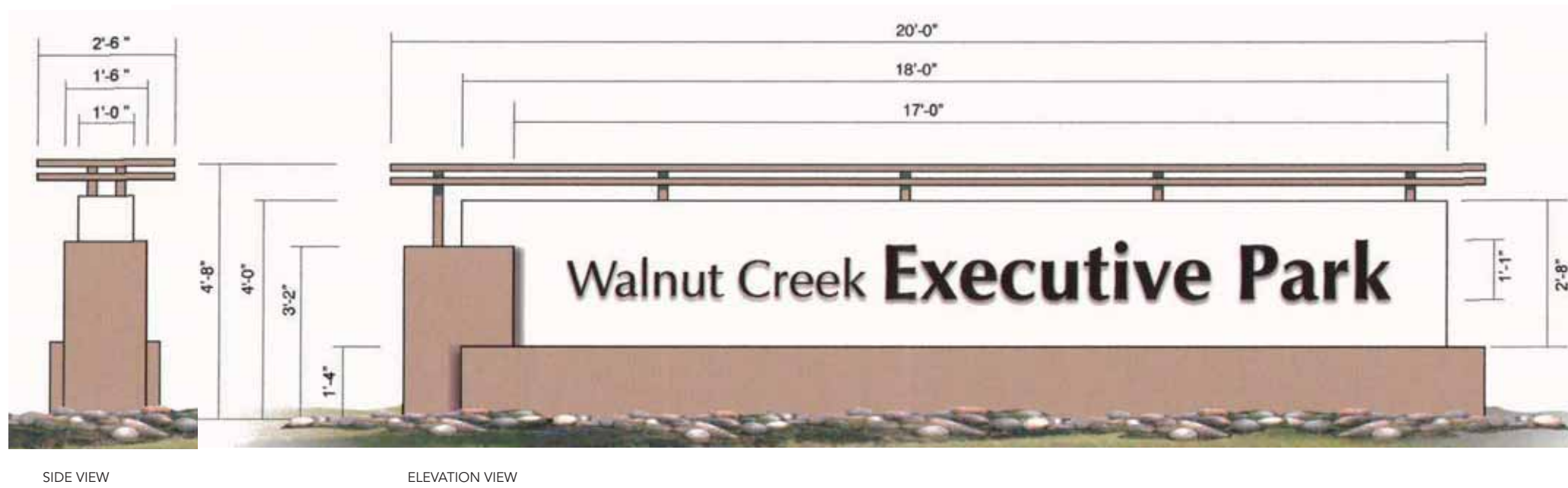
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## Walnut Creek Executive Park

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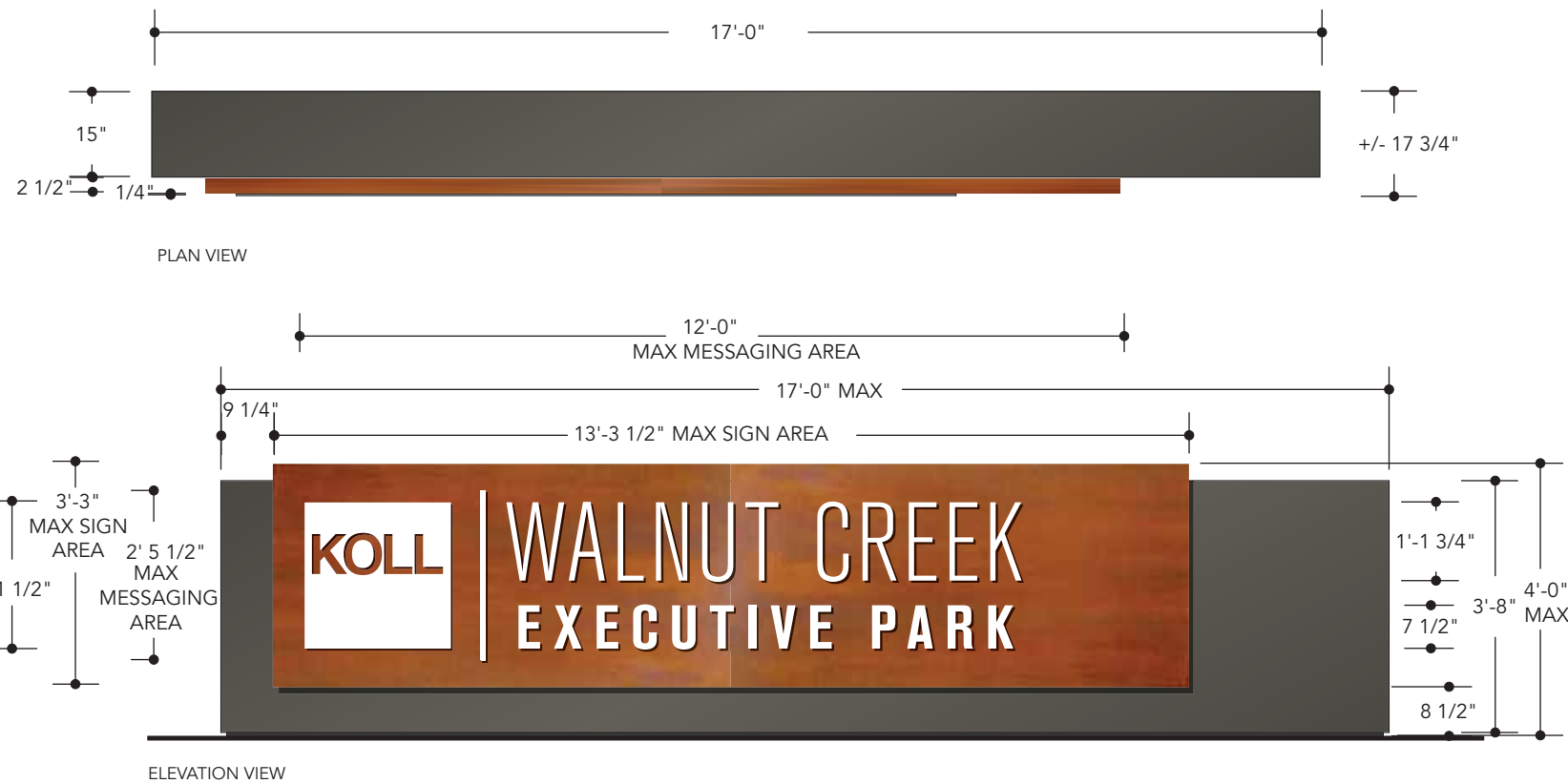


# EXISTING VS. PROPOSED MONUMENT SIGN



## EXISTING TYPE A MAIN MONUMENT

SCALE: 3/8" = 1'



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

SCALE: 3/8" = 1'

# JB3D

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## Walnut Creek Executive Park

Date: 07.22.15  
 Title: Site Plan  
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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.*

JB3D

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## Walnut Creek Executive Park

**Date:** 07.22.15  
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# EXISTING TYPE B ADDRESS MONUMENT VS. PROPOSED ST-2 ADDRESS MONUMENT

# JB3D

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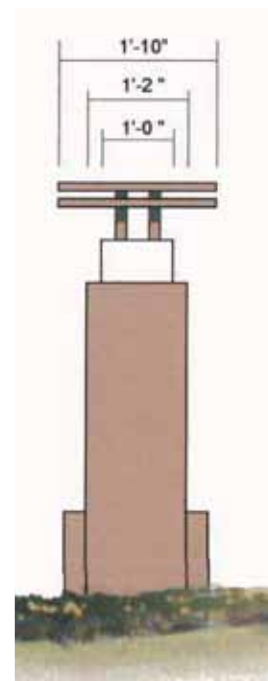
**Walnut Creek Executive Park**



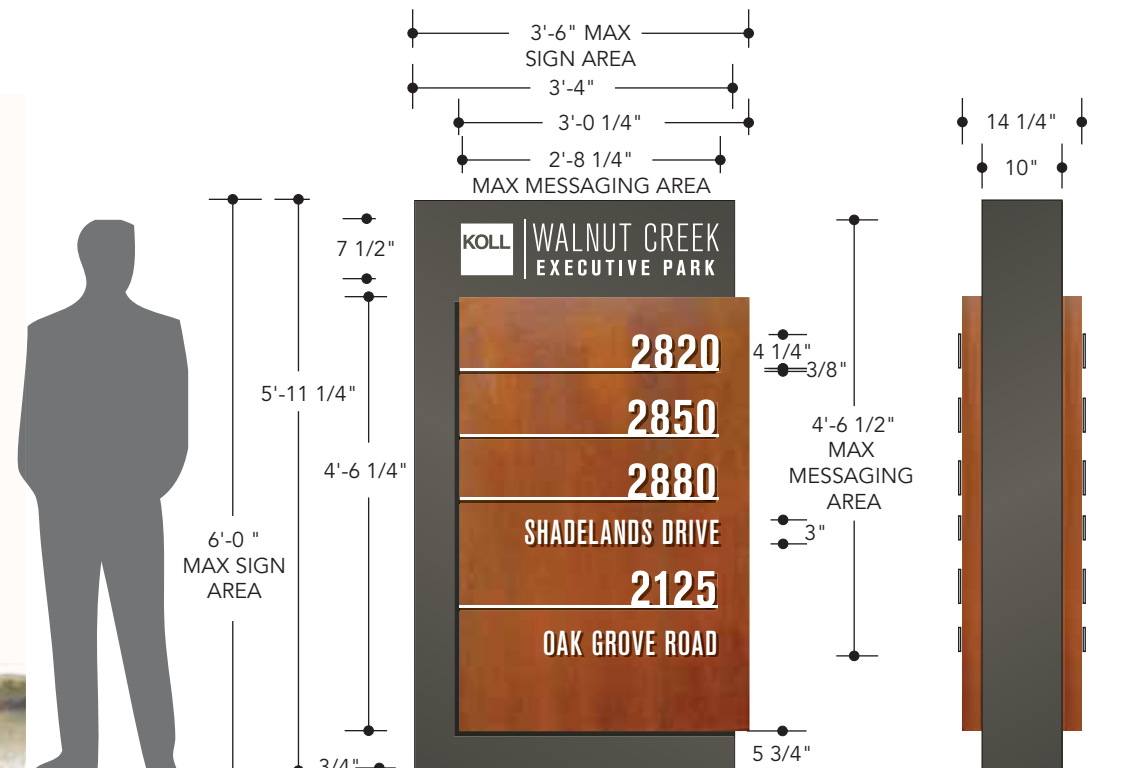
ELEVATION VIEW

**EXISTING TYPE B ADDRESS MONUMENT**

SCALE: 1/2" = 1'



SDIE VIEW



ELEVATION VIEW

SIDE VIEW

**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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## Walnut Creek Executive Park

**Date:** 07.22.15  
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# EXISTING TYPE B TENANT/ADDRESS MONUMENT VS. PROPOSED ST-3 TENANT/ADDRESS MONUMENT

JB3D

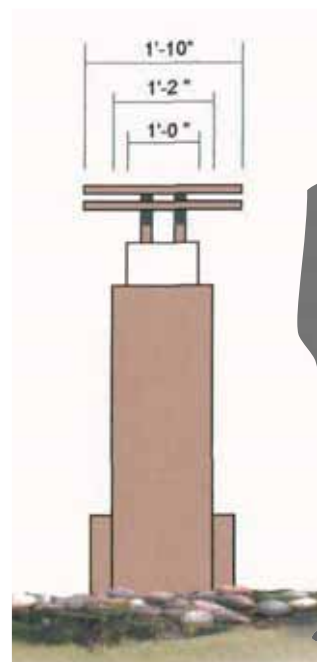
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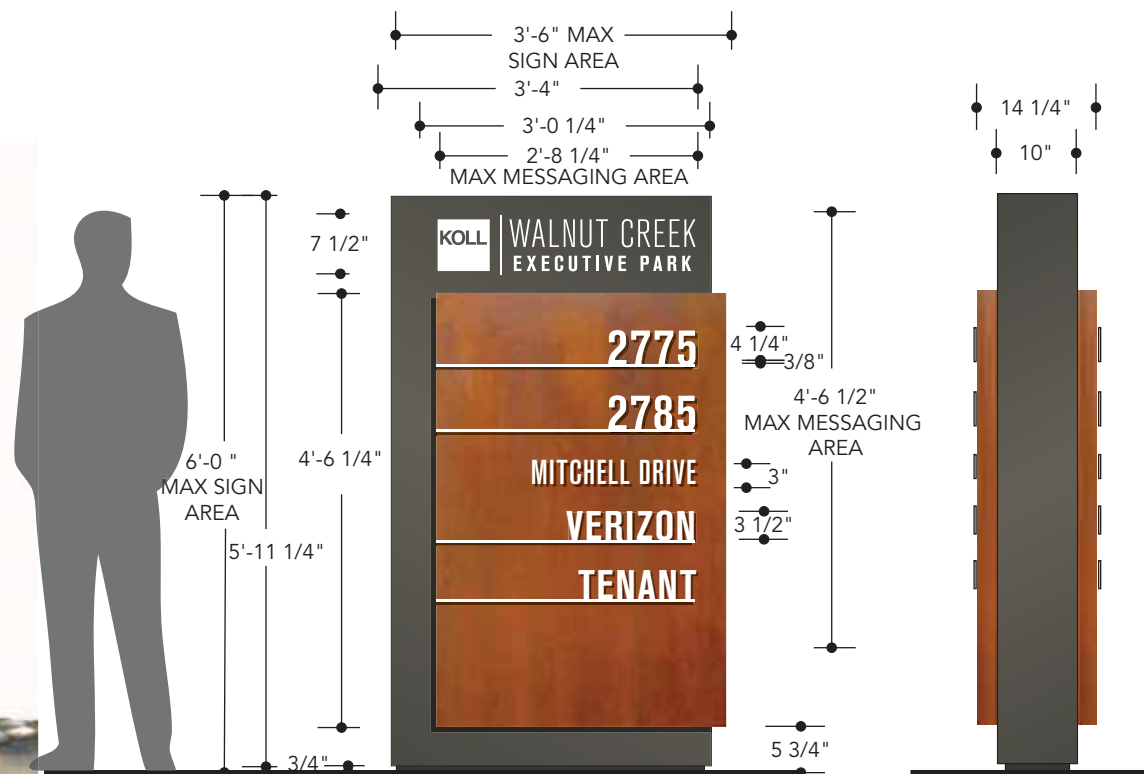
**Walnut Creek Executive Park**



ELEVATION VIEW



SDIE VIEW



ELEVATION VIEW

SIDE VIEW

**EXISTING TYPE B TENANT ADDRESS MONUMENT**

SCALE: 1/2" = 1'

**PROPOSED ST-3 TENANT/ADDRESS MONUMENT**

SCALE: 1/2" = 1'

Date: 07.22.15  
 Title: Site Plan  
 Scale: As Noted



# 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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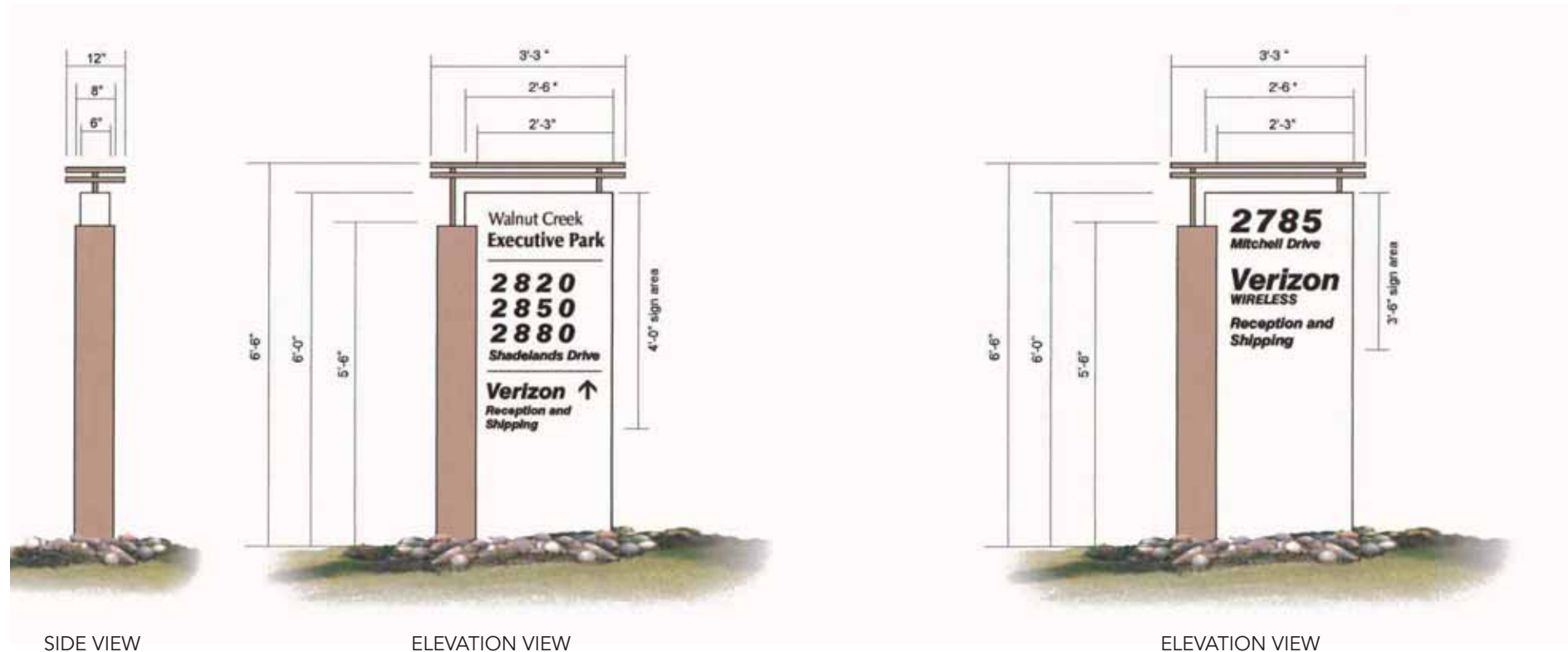
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## Walnut Creek Executive Park

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# EXISTING MONUMENTS - TO BE REMOVED



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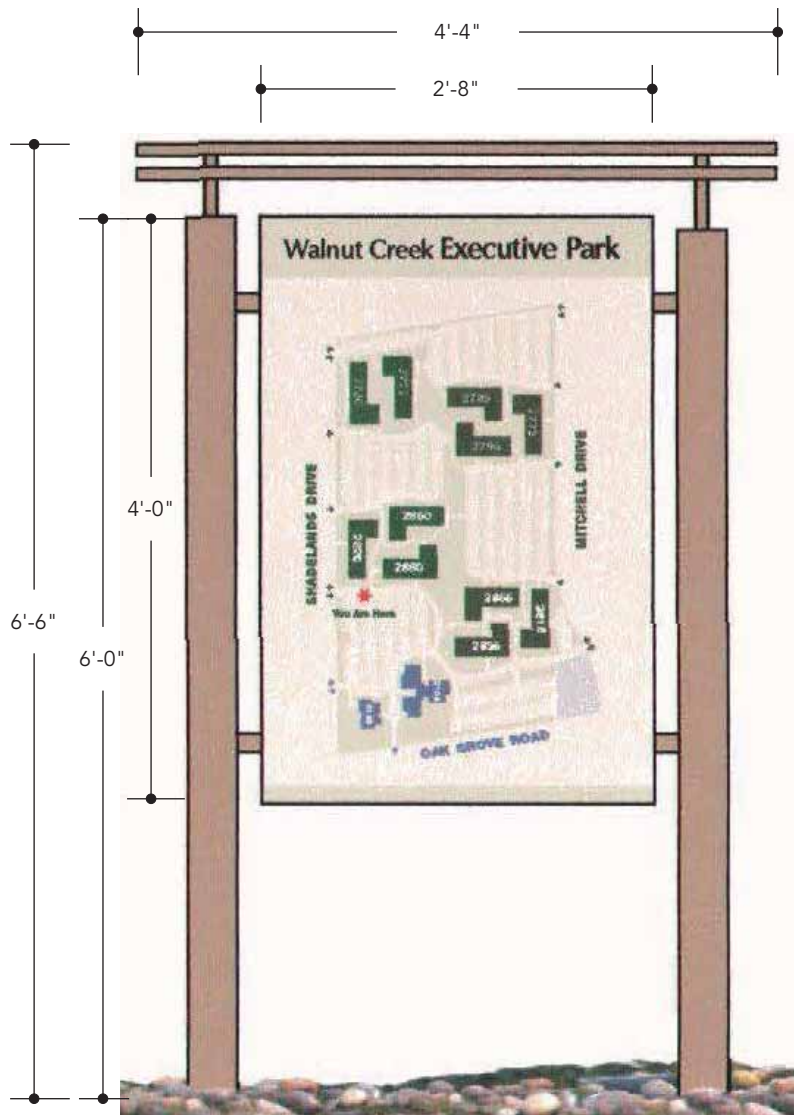
# EXISTING TYPE D DIRECTORY VS. PROPOSED ST-4 DIRECTORY & ST-5 FACILITY ID SIGNS

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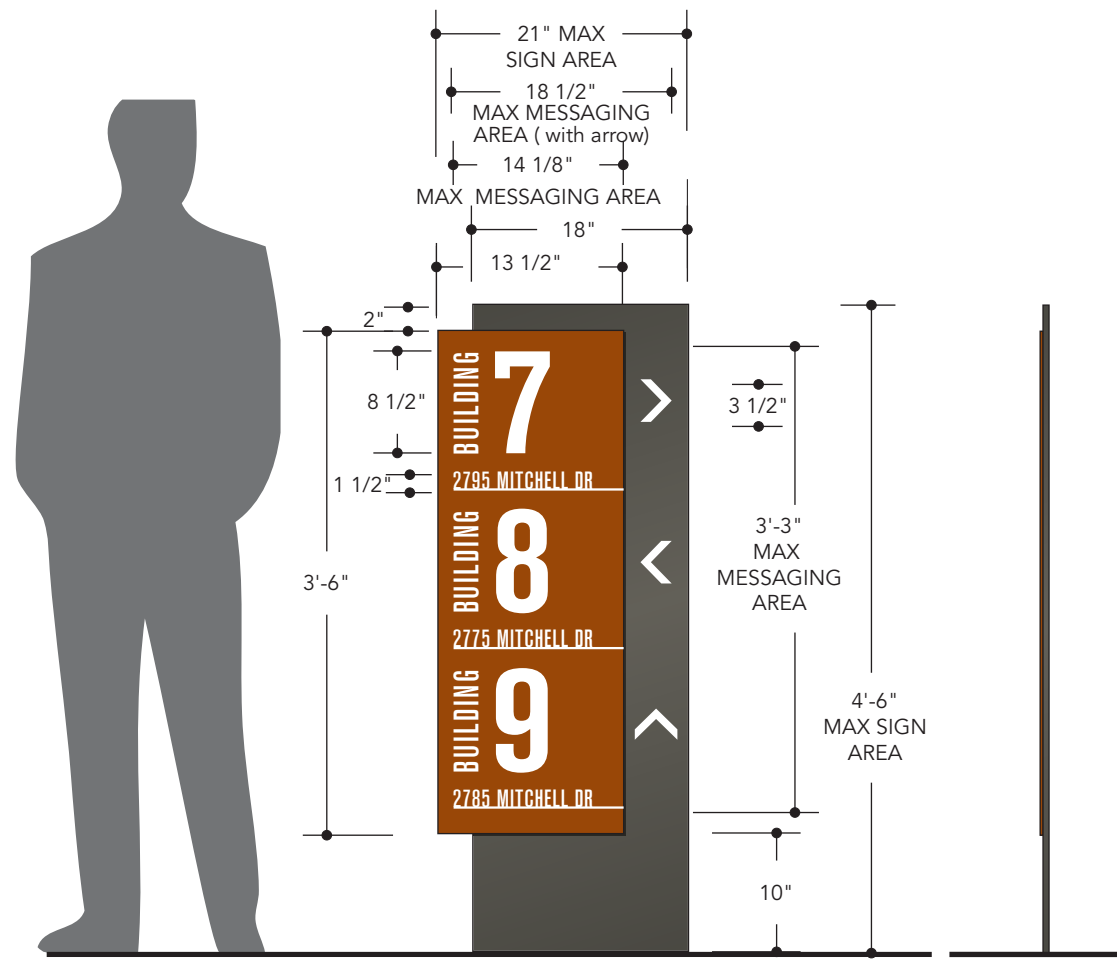
## Walnut Creek Executive Park



ELEVATION VIEW

### EXISTING TYPE D DIRECTORY

SCALE: 3/4" = 1'

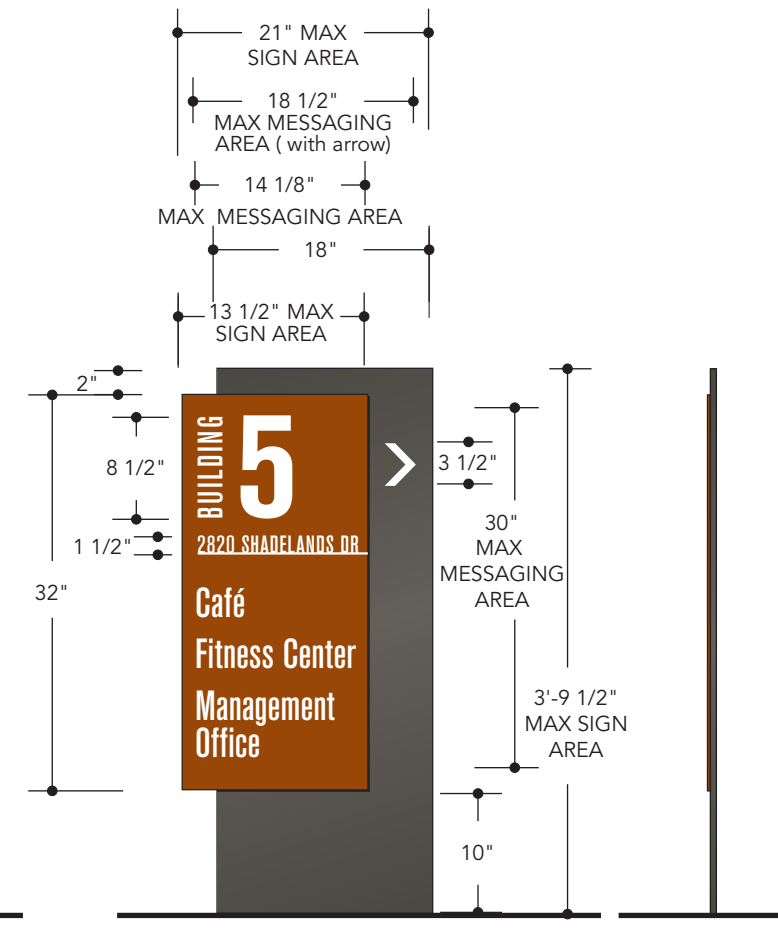


ELEVATION VIEW

SIDE VIEW

### PROPOSED ST-4 DIRECTORY

SCALE: 3/4" = 1'



ELEVATION VIEW

SIDE VIEW

### PROPOSED ST-5 FACILITY ID

SCALE: 3/4" = 1'

Date: 07.22.15  
 Title: Site Plan  
 Scale: As Noted



# 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 tenantnames 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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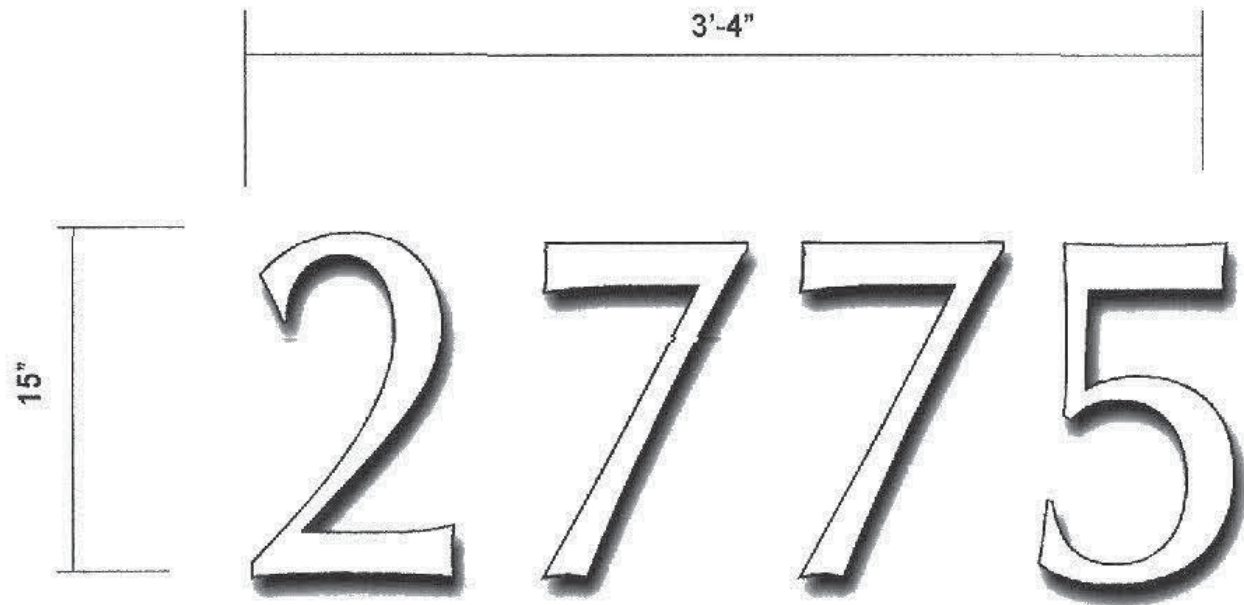
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# ST-10

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

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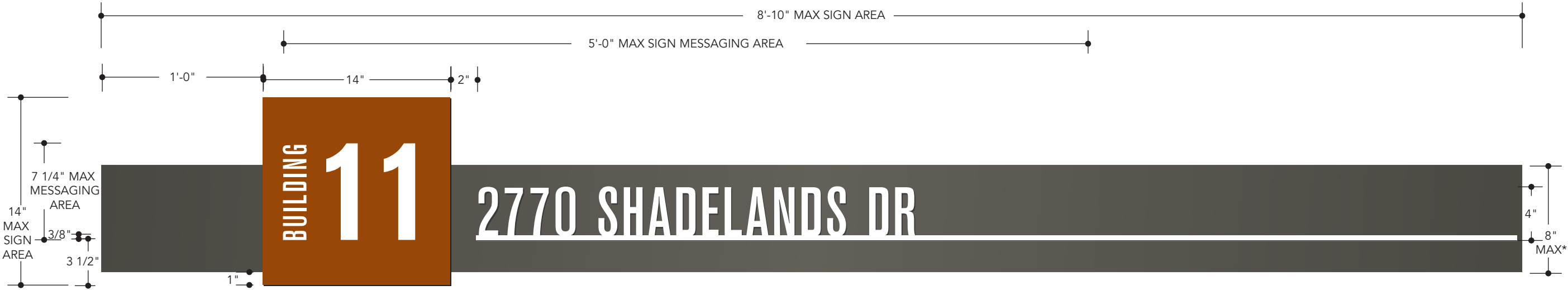
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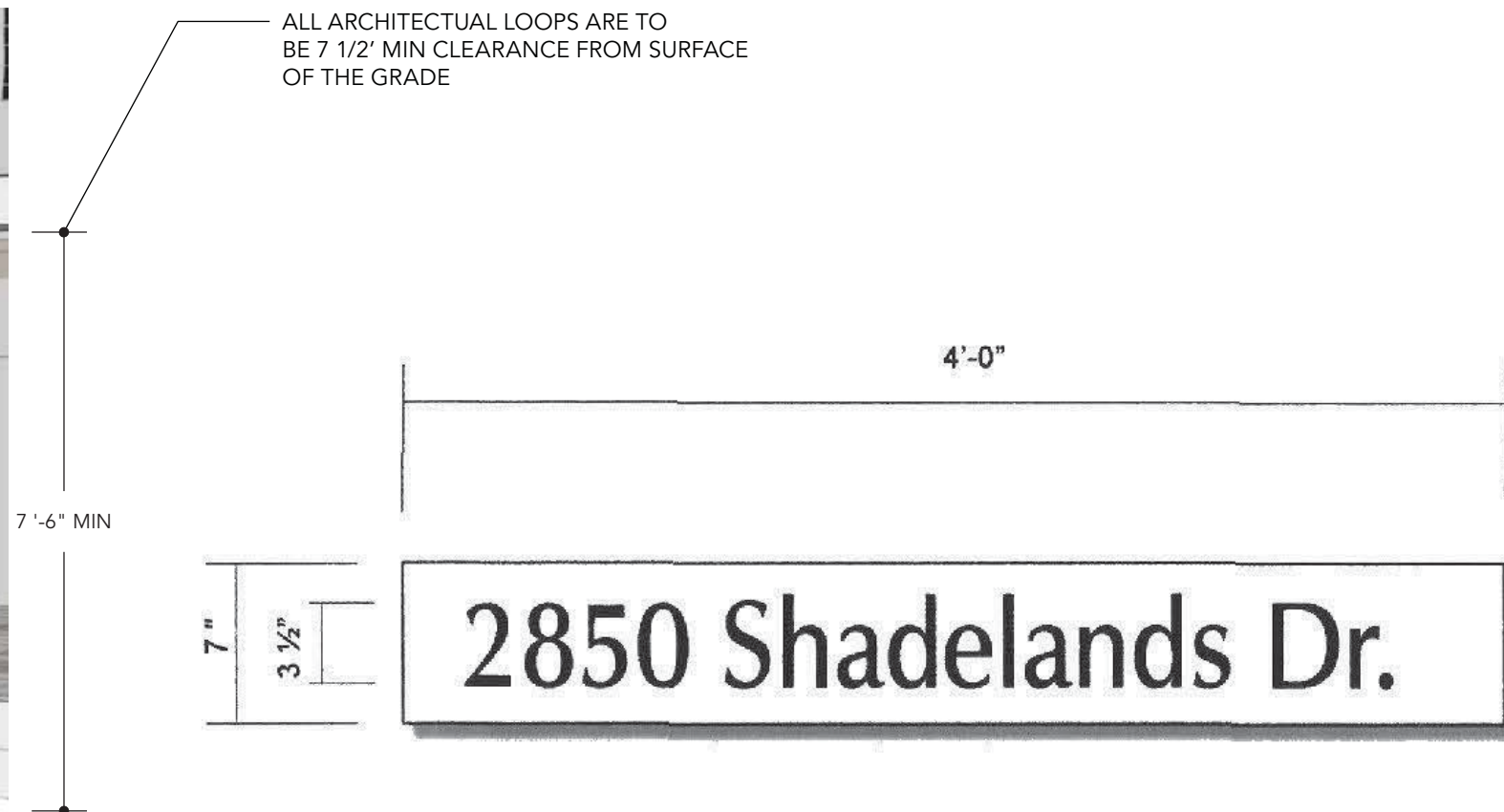
**PROPOSED ST-11 BUILDING ENTRANCE LOOP TO REPLACE EXISTING TYPE H BUILDING ADDRESS PLAQUE**

SCALE: 1 1/2" = 1'



**PROPOSED ST-11 BUILDING ENTRANCE LOOP - ELEVATION VIEW**

SCALE: NTS



**EXISTING TYPE H BUILDING ADDRESS PLAQUE**

SCALE: 1 1/2" = 1'



# 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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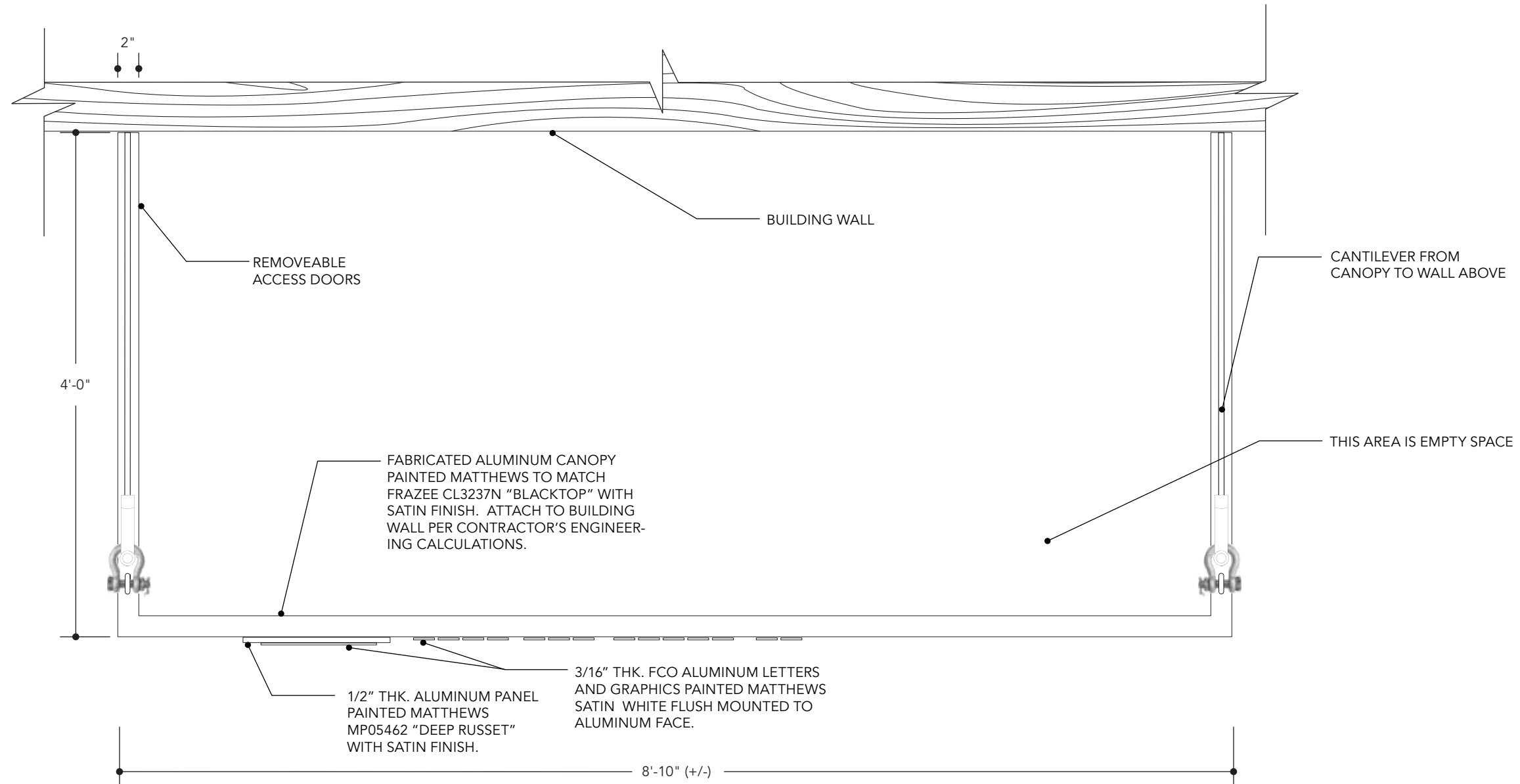
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# PROPOSED ST-11 BUILDING ENTRY LOOP - PLAN VIEW



TYPICAL PLAN VIEW  
SCALE: 1" = 1'

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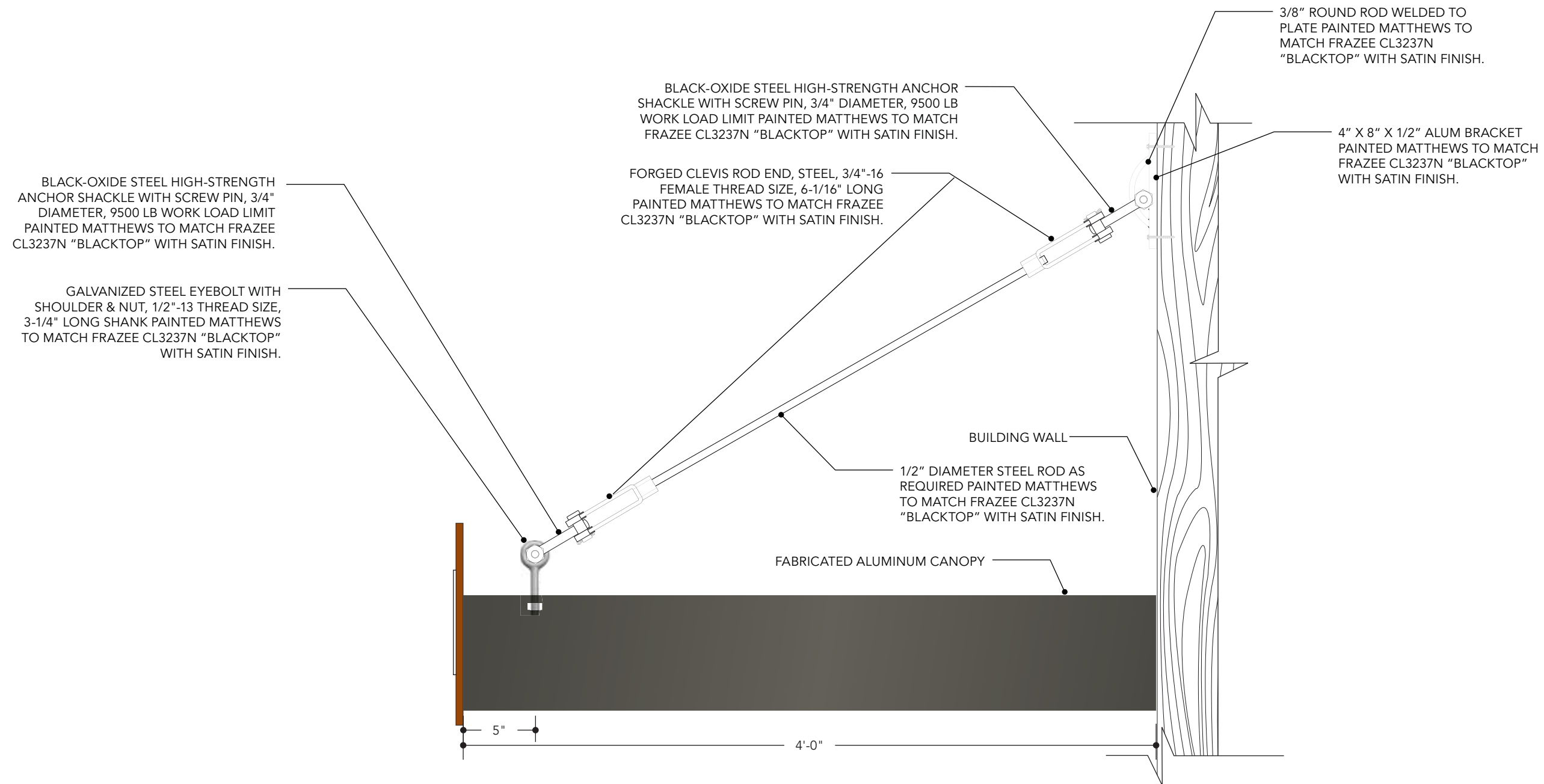
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# PROPOSED ST-11 BUILDING ENTRY LOOP - SIDE VIEW



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

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