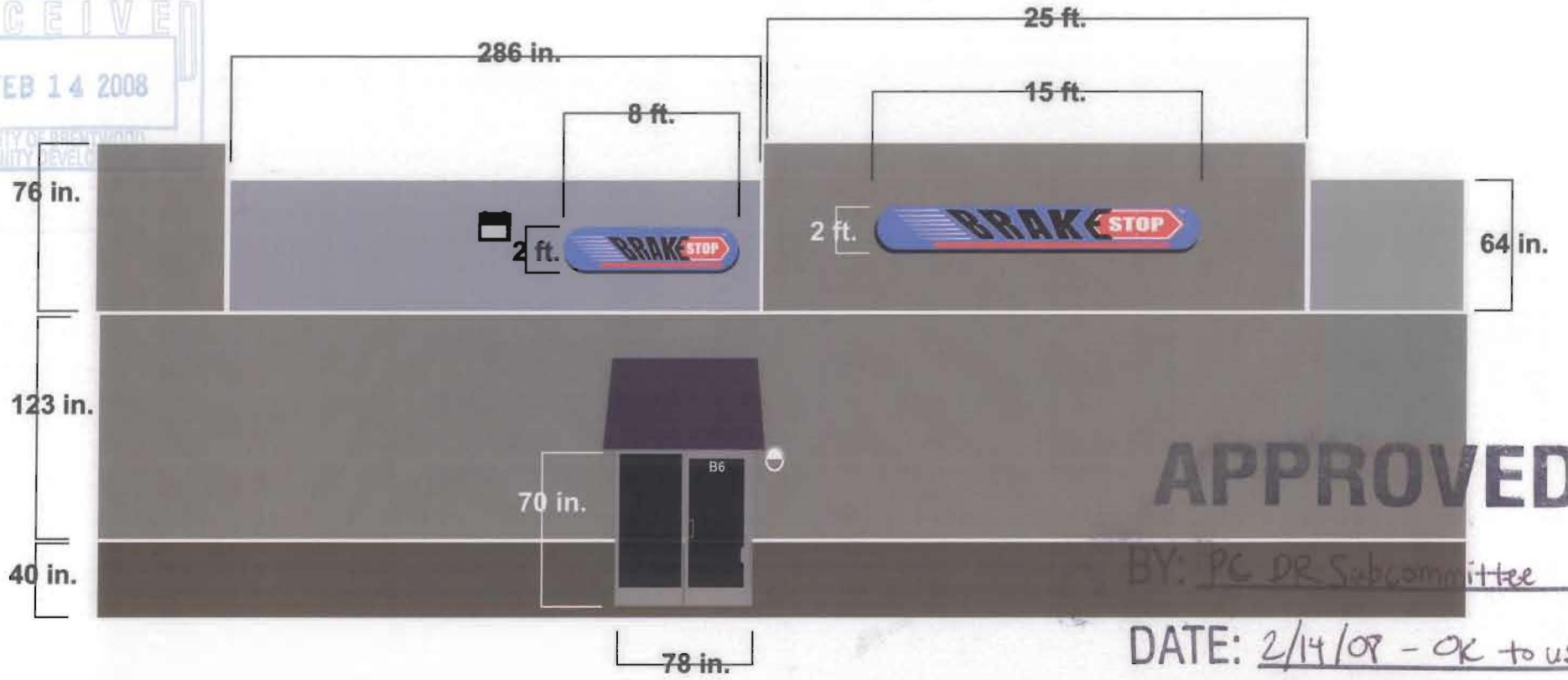


RECEIVED
FEB 14 2008
CITY OF BOSTON
COMMUNITY DEVELOPMENT



APPROVED
BY: PG DR Subcommittee
DATE: 2/14/08 - OK to use
colors as shown





DESIGN REVIEW SUB-COMMITTEE

AGENDA

Thursday, February 14, 2008 at 4:00 p.m.

120 Oak Street
Brentwood, CA 94513
Engineering Lobby Conference Room

1. Call to Order
2. Public Comment
3. Proposed deviation from the Valdry Court Business Park master sign program for "Brake Stop Auto Services"
Applicant: Mike Conley
Architect: N/A
File No: CUP 05-03
Planner: Erik Nolthenius
4. Adjournment

Posted: February 11, 2008

NOTICE

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Chief Building Official (925) 516-5405. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangement to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II).

- Gildensleeve / Stirling in attendance
- sign approved as shown w/requested colors (see exhibit dated "Received 2/14/08")

* These three pages replace pages 5, 7, and 10 in the sign program approved by the PC on 11/1/05

APPROVED

BY: Planning Commission Design Review Subcommittee (Stirling/Gildensleeve)

DATE: 5/15/06

Maximum Sq Ft of "Valdry Court Business Park" is: 2.01 Sq. Ft Total.

Maximum tenant copy area (dashed line shown below) is 2' x 36" (= .50 sq ft total)

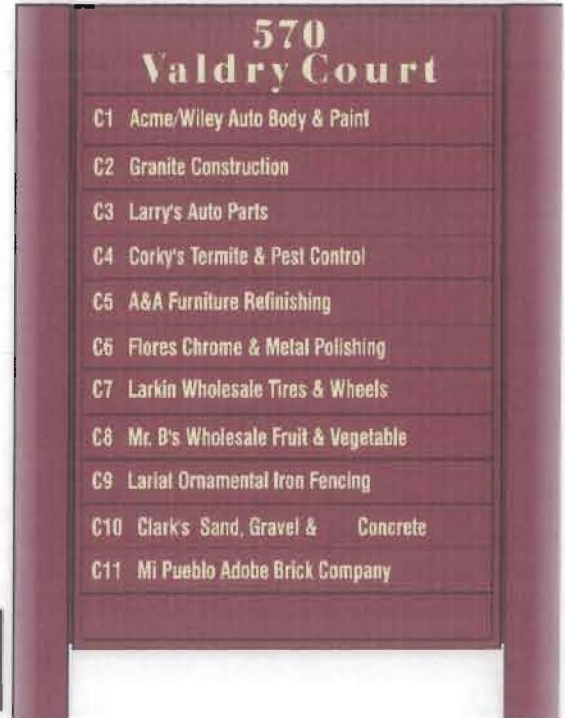
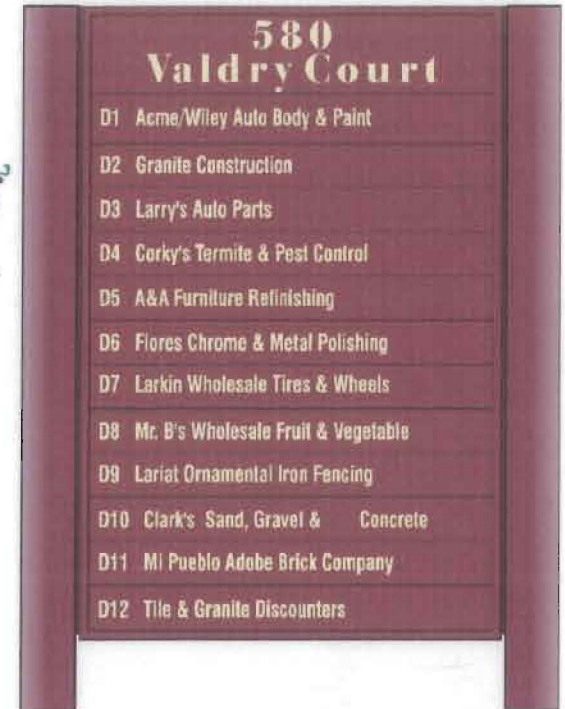
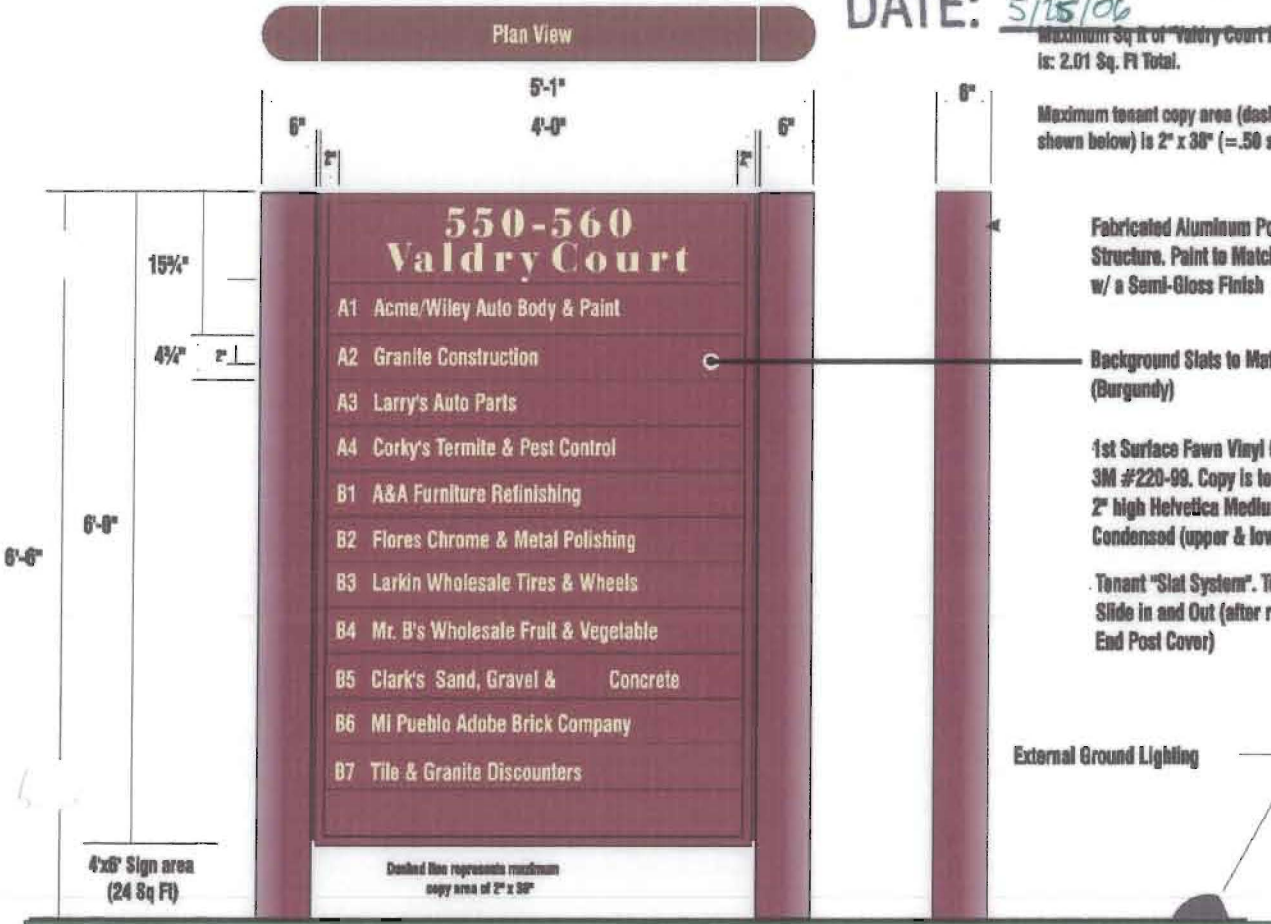
Fabricated Aluminum Post & Panel Structure. Paint to Match PMS195c w/ a Semi-Gloss Finish

Background Slats to Match PMS 195c (Burgundy)

1st Surface Fawn Vinyl Copy 3M #220-99. Copy is to be 2" high Helvetica Medium Condensed (upper & lower only)

Tenant "Slot System". Tenant Slats Slide in and Out (after removal of End Post Cover)

External Ground Lighting



(2) Single Face: Post & Panel Directional Signs

* All Tenant Names Shown are Fictitious

A Total of (2) Signs Required

See site plan for locations

SCALE: 3/4" = 1'-0"

**Brentwood
Business Center**

Brentwood, California
MASTER SIGN PROGRAM

5




ABILITY LIGHTING & SIGN
981-D Garcia Avenue, Pittsburg, CA 94565
Ph: 925-439-2011 Fax: 925-439-2013

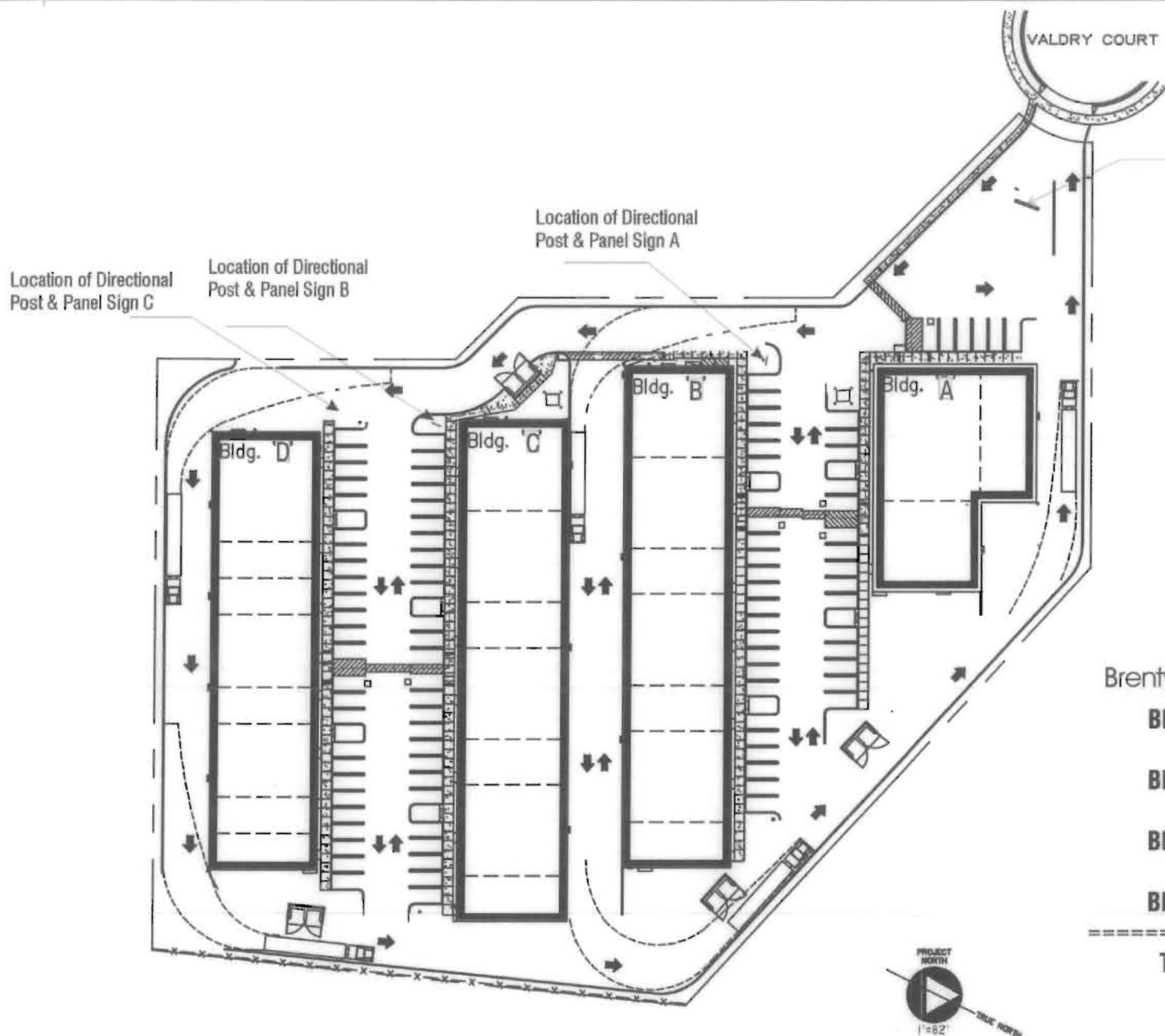
Ability Lighting & Signs

Reverse cut Vinyl applied on the sign surface.



(1) Single Face Externally Illuminated Monument Sign 54 SF, total.

 Ability Lighting & Signs 981-D Garcia Ave. Pittsburg, Ca 94565 tel: (925)439-2011 fax: (925)439-2013 Lic# 778153	Job location: 550-580 Valdry Court	Notes: <hr/> <hr/> <hr/> <hr/>	Copyright Notice © This drawing and all reproductions thereof are the property of ABILITY LIGHTING & SIGNS and may not be reproduced, published, changed or used in any way without written consent.
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Brentwood Business Center

Bldg 'D' 14,400 S.F.

Bldg 'C' 16,500 S.F.

Bldg 'B' 16,500 S.F.

Bldg 'A' 9,870 S.F.

Total S.F. 57,270

**Brentwood
Business Center**

Brentwood, California
MASTER SIGN PROGRAM



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VALDRY COURT

Business Park

Brentwood, California

MASTER SIGN PROGRAM

APPROVED PLAN

PERMIT NO. CUP 05-03

RESOLUTION NO. 05-75

ACTION: APPROVED DENIED

DATE November 1, 2005



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981-D Garcia Avenue, Pittsburg, CA 94565

VALDRY COURT Business Park

Introduction

All signs at **Valdry Court Business Park** are to be controlled by this Master Sign Program (MSP). The MSP will contribute to the vitality and purpose of **Valdry Court Business Park**, and has been designed to enhance the image of the center.

All signs in the center must conform to the signage guidelines and specifications set forth, and are to be submitted to the Architectural Committee/Association of **Valdry Court Business Park**.

The Architectural Committee/Association of **Valdry Court Business Park** is responsible for final approval of all sign designs, prior to submittal to the City of Brentwood..

Submittal requirements: Drawings are to depict copy size, letter style, colors & overall copy area within the visible area of the signs. All drawings will be to scale showing any and all new signage on the fascia.
(Minimum scale accepted 1/8"=1'-0").



Brentwood, California
MASTER SIGN PLAN



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VALDRY COURT Business Park

Image Objectives

The Purpose of this sign program is to ensure that the integrity of the signage at **Valdry Court Business Park** is presented with uniformity, while still serving the objectives of **Valdry Court Business Park**.

This program has been established for the benefit of the Owners, the Association and the tenants of **Valdry Court Business Park**. These guidelines will provide visual consistency and promote an image of quality, that unites all individual tenants of **Valdry Court Business Park**.

The Guidelines will establish minimum standards that are compatible with the image and objectives of **Valdry Court Business Park**.

It is the responsibility of each tenant/owner to submit design drawings of the proposed sign "insert" to the Owner/Association and the City of Brentwood prior to installation of any signage.



Brentwood, California
MASTER SIGN PLAN



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VALDRY COURT

Business Park

Sign Factors

1. All Tenant Signs will be a single faced, 1/8" thick metal panels with horizontally brushed Aluminum finish. The copy on the sign to be computer cut opaque vinyl.
2. Each aluminum sign will be attached structurally to building parapet fascia by 1/4" diameter x 3" long threaded rod welded to back of sign panel and installed into drilled holes in the existing wall fascia.
3. The size of each aluminum sign shall be 2'-0" x 8'-0" with radius Ends. Signs to have a depth of 1/8". All attachment bolts and clips must be non-corrosive.
4. All copy, logos and graphics to be out of opaque burgundy vinyl 3M 225-58. All signs to have the same 1" border.
6. To ensure visual integrity to the Business Park, the design copy/ logo for all inserts (faces) will be subject to review by the management/Association. Complete shop drawings indicating copy and logo dimensions shall be submitted in color to the City of Brentwood for consideration of permits.

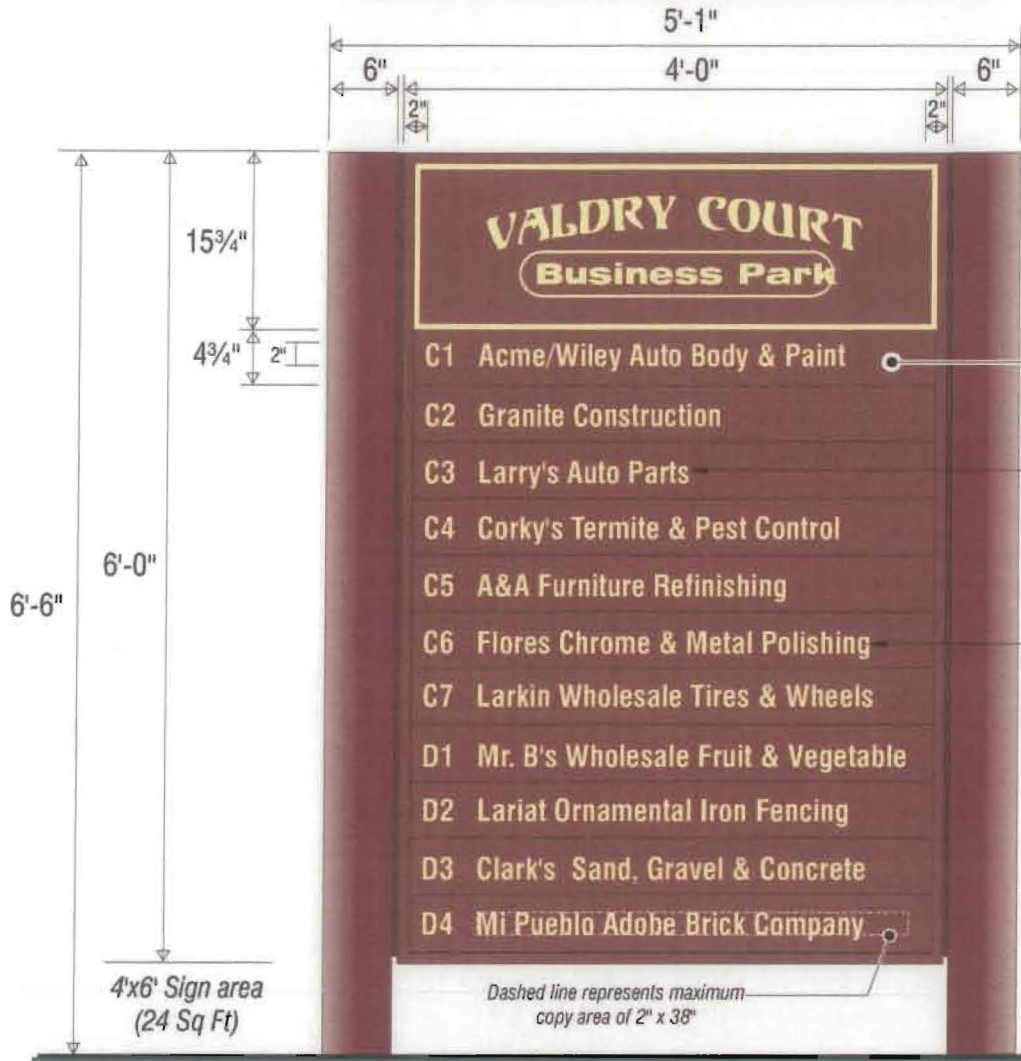
VALDRY COURT

Business Park

Miscellaneous

- A. No individual letter construction will be allowed in order to maintain center architectural aesthetics.
- B. Roof signs, exposed conduit & raceways, are prohibited.
- C. No flashing, moving, rotating or audible signs will be allowed.
- D. Wording on signs shall be limited to the business name and logo.
- E. After the Sign installation is complete, the sign contractor is obligated to request a final inspection by the City of Brentwood.
- F. No sign shall be painted directly on walls or surface of any building, including windows.
- G. No Banners, pennants, or temporary signage is to be placed on or around any building without the permission of Management/Association & the City of Brentwood. *(Subject to an approved banner sign permit).*
- H. Tenants are allowed one (1) informational sign at the main entry to their occupied space. This sign is reserved for business name, logo, business hours & emergency Phone numbers. The copy for this sign is to be machine cut vinyl, applied to the office window/door glazing. The maximum area for this sign is 2 square feet. The maximum letter height on business name & logo shall not exceed three (3) inches. All other letter heights are not to exceed one (1) inch.
- I. Tenants are allowed to post business name only on the rear entry door (not the roll-up) to warehouse area of occupied space. Maximum letter height shall not exceed one and one half inches (1½").

Plan View



Maximum Sq ft of "Valdry Court Business Park" is: 2.01 Sq. Ft Total.

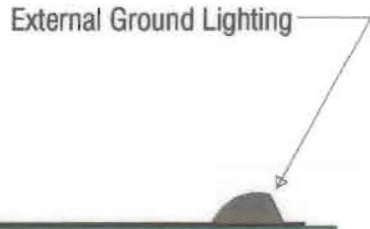
Maximum tenant copy area (dashed line shown below) is 2" x 38" (= .50 sq ft total)

Fabricated Aluminum Post & Panel Structure. Paint to Match PMS195c w/ a Semi-Gloss Finish

Background Slats to Match PMS 195c (Burgundy)

1st Surface Fawn Vinyl Copy 3M #220-99. Copy is to be 2" high Helvetica Medium Condensed (upper & lower only)

Tenant "Slat System". Tenant Slats Slide in and Out (after removal of End Post Cover)



(2) Single Face: Post & Panel Directional Signs

★ All Tenant Names Shown are Fictitious

A Total of (2) Signs Required See site plan for locations

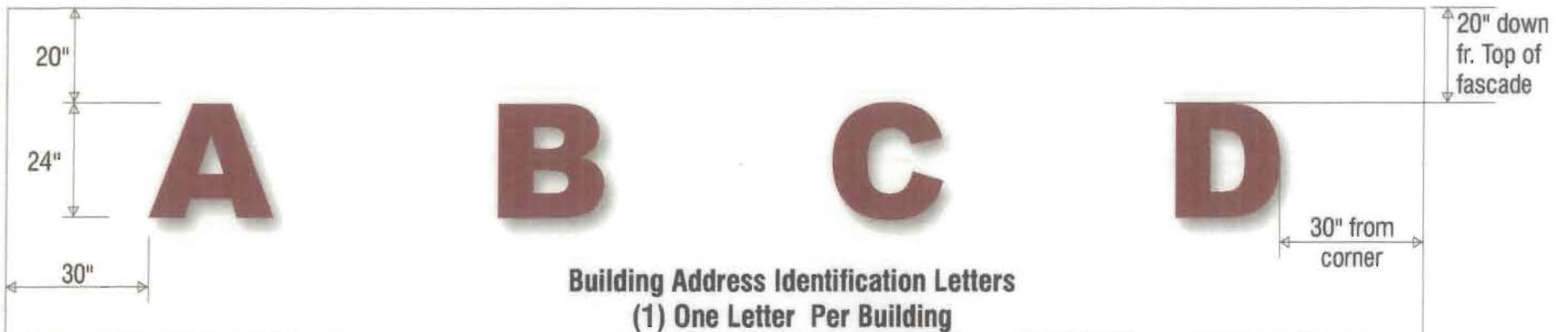
SCALE: 3/4" = 1'-0"



Brentwood, California
MASTER SIGN PLAN



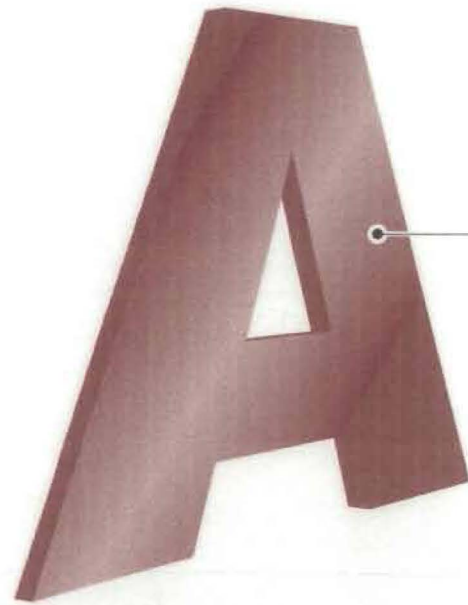
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**Building Address Identification Letters
(1) One Letter Per Building**

See Page 9 for location of these Letters

SCALE: 3/8" = 1'-0"

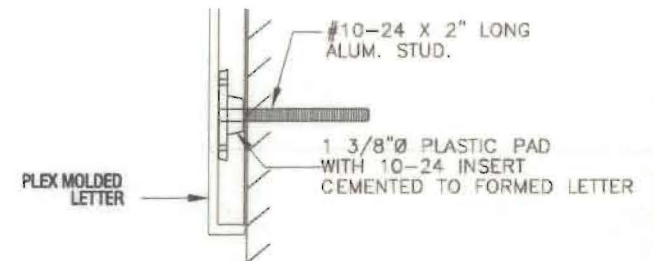
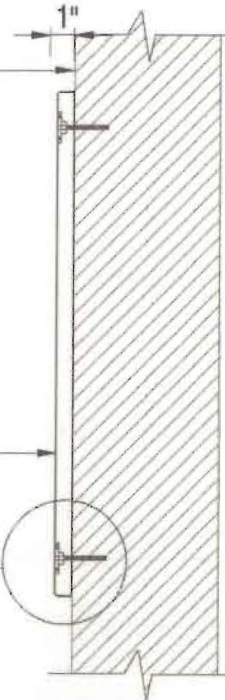


Perspective of Molded Acrylic Letter

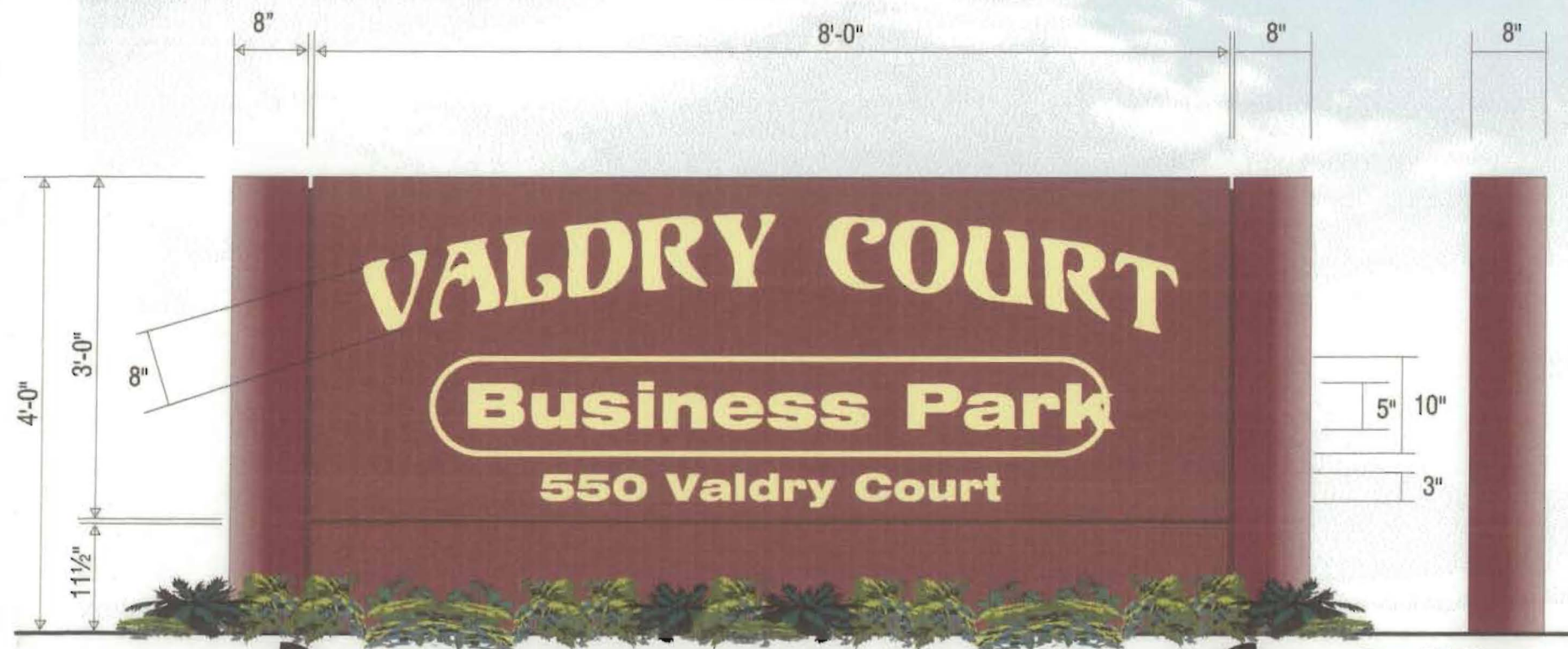
Face of Existing Wall

Paint to Match PMS195c

Molded Acrylic Letter



Total Copy Area=18.24 Sq Ft
 Allowable Sq Ft=60% of Sign Area
 Sign area 4 x 9.41=37.64 Sq Ft
 60% Of 37.64=22.58 Sq Ft



(1) Single Face Externally Illuminated Monument Sign

Ground Lighting

SCALE : 3 / 4 " = 1 ' - 0 "

This main entry monument sign of the business park is ground illuminated & identifies the complex by displaying the name and address. The sign shall be placed on the island just beyond the entrance to the business park. Sign is manufactured of all aluminum components. It combines the radius extruded ends/pole covers with an .125 Aluminum retainerless (bleed) face. The Graphics are all routed out of aluminum face and backed up with ivory plexiglas . The sign is to be manufactured with no visible retainers or fasteners.

- PMS 195 C Burgundy (Semi-Gloss)
- Fawn Opaque Vinyl #047-2 GP

All details of the sign to be submitted by contractor prior to installation.



Brentwood, California
 MASTER SIGN PLAN



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S/F Primary Tenant ID Signage

SCALE: 3/4" = 1'-0"

Primary Tenant ID Signage

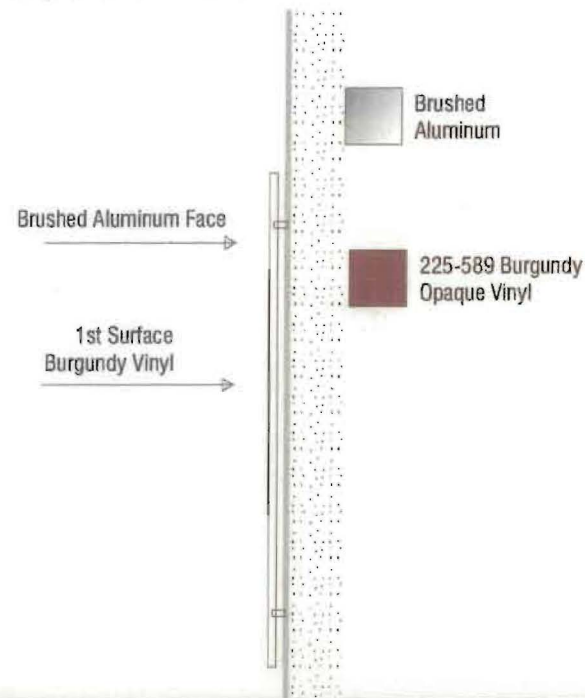
Single Face, non Illuminated Wall Mounted Fabricated Aluminum Signs.

Signs To Be A Maximum Of 24" In Height. Length Of signs Are To Determined By Individual Tenant's Leased Space. Tenants Are Allowed 1/2 Ft For Each Linear Footage Of Lease Space (ie; 20 Ft Frontage = 10 Ft Long Cabinet), With A 25 Ft Maximum Length.

Signs Will Be Centered Over Individual Tenant Leased Space Horizontally, And Centered On Fascia Vertically. (equal Amounts Of Space Above And Below Sign). Signs Must Be Mounted To Fascia Area Only.

Signs Must Be Mounted To Fascia W/ Non-corrosive Attachment Hardware Only.

External Means Of Sign Illumination Are Allowed.





Center signs on Fascia
Low sections of fascia
to center off larger
sections of fascia to
maintain same dimension
from bottom of fascia

North Elevation Building A

SCALE: 1/32" = 1'-0"



South Elevation Building B

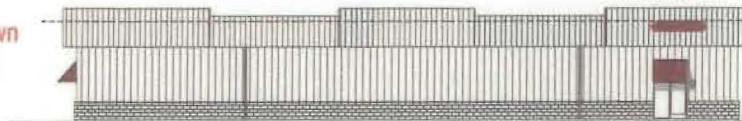
SCALE: 1/32" = 1'-0"



North Elevation Building C

SCALE: 1/32" = 1'-0"

Sign Cabinets are to be centered Horizontally on Leased elevation (Signs Shown are not Exact Locations. Lengths are determined by leased space dimensions see pg 8 for parameters of sign length determination)



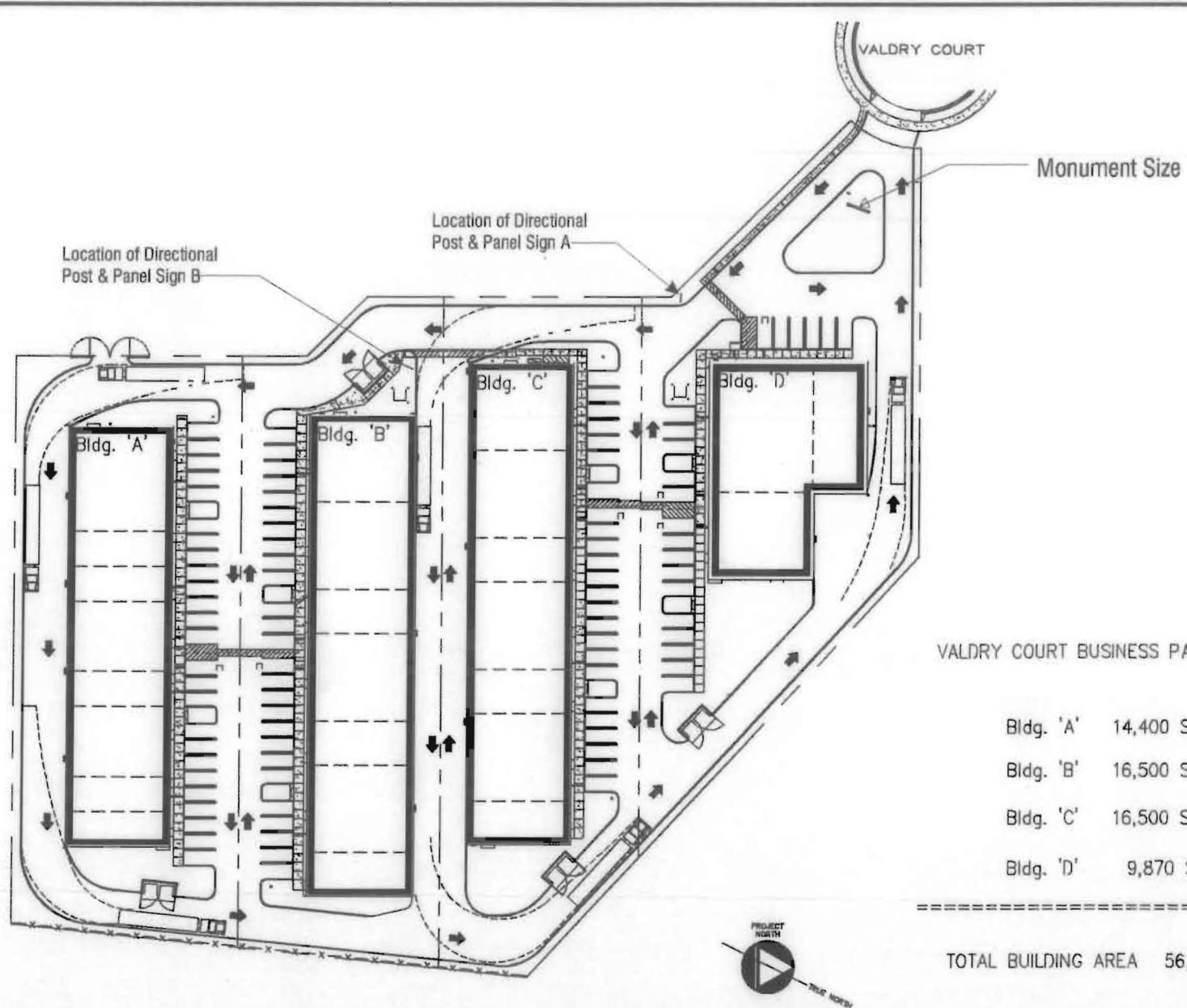
South Elevation Building D

SCALE: 1/32" = 1'-0"



West Elevation Building D

SCALE: 1/32" = 1'-0"



VALDRY COURT BUSINESS PARK

- Bldg. 'A' 14,400 S.F.
- Bldg. 'B' 16,500 S.F.
- Bldg. 'C' 16,500 S.F.
- Bldg. 'D' 9,870 S.F.

TOTAL BUILDING AREA 56,270 S.F.

VALDRY COURT
Business Park

Brentwood, California
MASTER SIGN PLAN

10

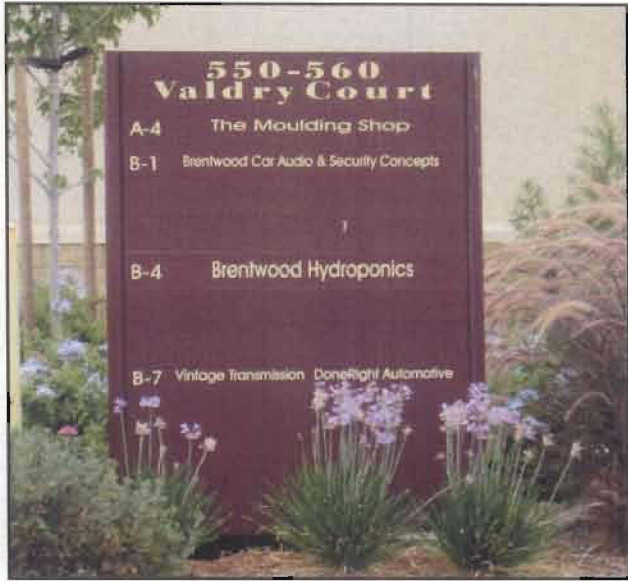


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Valdry Court Business Park 7/18/07





Valdry Court Business Park 7/18/07



Valdry Court Business Park 7/18/07