



CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION
FROM: Seimone Jurjis, Assistant City Manager/Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator and/or Community Development Director for the week ending November 29, 2024.

ZONING ADMINISTRATOR PUBLIC HEARING ACTIONS NOVEMBER 27, 2024

- Item 1: Bell Residence Coastal Development Permit (PA2024-0080)
Site Address: 2742 Bay Shore Drive
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| Action: Approved by Resolution No. ZA2024-061 | Council District | 2 |
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- Item 2: Santaniello Residence Coastal Development Permit (PA2024-0014)
Site Address: 1206 Blue Gum Lane
- | | | |
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| Action: Approved by Resolution No. ZA2024-062 | Council District | 3 |
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- Item 3: Callas Lot Line Adjustment (PA2024-0148)
Site Address: 700 and 714 Saint James Road
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| Action: Approved by Resolution No. ZA2024-063 | Council District | 2 |
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COMMUNITY DEVELOPMENT DIRECTOR OR ZONING ADMINISTRATOR ACTIONS (Non-Hearing Items)

- Item 1: Starbucks Comprehensive Sign Program (PA2024-0160)
Site Address: 4501 Jamboree Road
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| Action: Approved | Council District | 3 |
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APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.

RESOLUTION NO. ZA2024-061

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT TO RAISE AN EXISTING SEAWALL AT 2742 BAY SHORE DRIVE (PA2024-0080)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Cade Christensen of Dig Landscape Construction, concerning property located at 2742 Bay Shore Drive and legally described as Lot 5 of Tract No. 1014, requesting approval of a coastal development permit.
2. The applicant requests a coastal development permit (CDP) to raise the height of an existing concrete seawall to 11.42 feet North American Vertical Datum of 1988 (NAVD 88). The existing seawall has a top of wall elevation that varies from 9.15 to 9.35 feet (NAVD 88). The applicant proposes to remove and replace distressed concrete coping and construct a concrete stem wall above. All improvements authorized by this CDP will be located on private property and are within the permit jurisdiction of the City. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested.
3. The subject property is designated Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located within the Single-Unit Residential (R-1) Zoning District.
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached (RSD-B) (6.0 – 9.9 DU/AC) and is located within the Single-Unit Residential (R-1) Coastal Zoning District.
5. A public hearing was held on November 27, 2024, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the construction of accessory structures. The proposed project consists of the replacement of distressed concrete coping, construction of a raised concrete stem wall, and guardrail above.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

By Section 21.52.015(F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The project site is developed with an existing single unit dwelling that is protected by an existing bulkhead. The top of the bulkhead varies in elevation from 9.15 feet (NAVD 88) to 9.35 feet (NAVD 88). A Bulkhead Conditions Report was prepared by PMA Consulting, Inc. on July 26, 2024. The report found that the bulkhead was generally in good condition with some minor cracks on the panels. The report concludes that once the seawall is raised and repaired in accordance with the recommendations, no additional repair or replacement of the bulkhead is anticipated within the next 75 years.
2. The Project will repair and replace distressed portions of the seawall, raise the height of the seawall to 11.42 feet (NAVD 88), and install a guardrail using bird-protective glass without any development encroaching seaward. Condition of Approval No. 2 requires the bulkhead remain at a minimum elevation of 11.42 feet (NAVD 88) with a design adaptability elevation of 14.4 feet (NAVD 88). This height is consistent with the Waterfront Project Design Guidelines and Standards, Harbor Design Criteria Commercial & Residential Facilities adopted by the City Council on March 23, 2021, which requires that any bulkhead structure permitted within the years 2021 through 2025 have a minimum bulkhead elevation of 10.9 feet (NAVD 88) with a design for adaptability elevation of 14.4 feet (NAVD 88).
3. The seawall and proposed guardrail are located within the 10-foot front setback area abutting the bay where pursuant to Section 21.30.040 (Fences, Hedges, Walls, and Retaining Walls) of the NBMC, the height of accessory structures is limited to 42-inches as measured from the existing grade.
4. A grade determination for the purpose of measuring the height of accessory structures within the front setback was approved by the Community Development Director, pursuant to PA2016-204. An alternate grade of 10.75 (NAVD 88) was established based on the topography of the subject property and the adjoining properties. The top of guardrail is proposed for a maximum height of 14.25 (NAVD 88), which is consistent with the 42-inch height restriction. Condition of Approval No. 7 restricts the maximum top of the guardrail to 14.25 (NAVD 88).

5. A Coastal Hazards Report and Sea Level Rise Analysis was prepared by PMA Consulting, Inc. dated July 26, 2024. The current maximum bay water elevation is 7.7 feet (NAVD 88) and may exceed the existing top of the bulkhead elevation of 9.15 to 9.35 feet (NAVD 88) during high tide or storm events. The report analyzes future sea level rise scenarios assuming an increase in the maximum water level over the next 75 years (i.e., the life of the structure) of about 3.15 feet. The sea level is estimated to reach approximately 9.7 to 13.7 feet (NAVD88) - (the likely range for sea level rise over a 75-year design life of the structure based on low risk and medium/high risk aversion estimated for sea level rise provided by the State of California, Sea Level Rise Guidance: 2018 Update). The proposed raising of the seawall to 11.42 feet (NAVD 88) will prevent flooding into the property. The project includes reinforcing and raising the existing seawall to 11.42 feet (NAVD 88) with a design adaptability elevation of 14.4 feet (NAVD88). Once the existing bulkhead is raised to 11.42 feet (NAVD 88), per the recommendations of the report, flooding, wave runoff, and erosion will not significantly impact this property over the proposed 75-year economic life of the existing structure.
6. The neighborhood is predominantly developed with two- and three-story, single-family residences with protective shoreline devices, which are commonly referred to as bulkheads. The proposed raised bulkhead is consistent with the existing neighborhood pattern of development.
7. The property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. If required during plan check, geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and the CBC before building permit issuance.
8. As the property is adjacent to coastal waters, a Construction Pollution Prevention Plan (CPPP) was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived by construction chemicals and materials. The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
9. The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal view road is West Coast Highway, which is located approximately 800 feet from the subject property. The nearest public viewpoint is approximately 1,500 feet away, Castaways Park. The project site may be located within the viewshed of distant public viewing areas; however, the project complies with all applicable Title 21 (Local Coastal Program Implementation Program) development standards and is consistent with the existing pattern of development as each waterfront property in this area is protected by a bulkhead of similar height and the project does not contain any unique features. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

10. The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c) – (General Site Planning and Development Standards - Waterfront Development). The Acknowledgement of Coastal Hazards is included as Condition of Approval No. 6 and states that the agreement will need to be recorded prior to the issuance of building permits.
11. The Project will be visible from the harbor. However, the project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested. Raising the proposed seawall and including a guardrail is consistent with the existing pattern of development as each nearby waterfront property is also protected by a seawall of similar design and many of the neighboring properties include guardrails. Therefore, the project will not result in adverse impacts to public views.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline, in the private Community of Bay Shores. Developed in 1941, Bay Shores is a 258-lot, single-family gated community located on the Lido Channel, southwest of Coast Highway and Newport Bay Bridge. The 39-unit Anchorage Apartment complex is also located within the community. The community is not accessible to the public.
2. Coastal Land Use Plan Policy 3.1.5-3 requires public access consistent with public access policies for any new development in private/gated communities causing or contributing to adverse public access impacts. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the project raises an existing seawall. The project does not involve a change in land use, density, or intensity that will result in Increased demand on public access and recreation opportunities.
3. The Property does not currently provide, nor does it inhibit public coastal access. Vertical and lateral access to the bay front is available adjacent to the Bay Shores Community, at the Balboa Bay Club, which is immediately west of the Bay Shores Community.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment. The exceptions to this categorical exemption under Section 15300.2 of the CEQA Guidelines are not applicable.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit filed as PA2024-0080, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 Local Coastal Program (LCP) Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF NOVEMBER, 2024.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan and elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *The existing seawall shall be reinforced and capped to a height of 11.42 feet (NAVD 88), with the capacity to be raised up to 14.4 feet (NAVD 88) in accordance with the recommendations provided in the report prepared by PMA Consulting, Inc. on July 26, 2024, and as identified in the approved plans.*
3. *The alterations to the seawall shall allow for a future increase in height without further seaward encroachment.*
4. *All work shall be performed from the land side of the property.*
5. *Prior to issuance of building permits, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
6. *Prior to a final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors.*
7. *The guardrail proposed with this project shall be limited in height to a maximum of 14.25 (NAVD 88) and shall comply with all applicable development standards in Title 20 and Title 21 of the Newport Beach Municipal Code.*
8. *The planter abutting the guardrail shall be a minimum of three feet wide.*
9. *If it is determined during construction that either: more than 20% of the bulkhead panels need replacement, mechanized equipment is required beyond the face of the bulkhead, or if repairs are required below the waterline, a CDP from the California Coastal Commission shall be required.*
10. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
11. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree

trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:

- A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
12. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
 13. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
 14. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
 15. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
 16. Revisions to the approved plans require subsequent review by the Planning Division and may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
 17. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
 18. The applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.

19. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
20. *Prior to issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
21. *Prior to issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
22. *Prior to issuance of building permits, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
23. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
24. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
25. This Coastal Development Permit shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.
26. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Bell Residence including but not limited to, Coastal Development Permit (PA2024-0080)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2024-062

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT RESIDENCE AND CONSTRUCT A NEW 2-STORY SINGLE-UNIT RESIDENCE AND ATTACHED 2-CAR GARAGE LOCATED AT 1206 BLUE GUM LANE (PA2024-0014)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by David Hohmann (Applicant), concerning property located at 1206 Blue Gum Lane and legally described as Lot 14 of Tract No. 9620 (Property), requesting approval of a coastal development permit (CDP).
2. The Applicant proposes the demolition of an existing single-unit residence and construct a 4,440-square-foot, two-story, single-unit residence with an attached 643-square-foot two-car garage. The project also includes landscaping, hardscaping, and site walls. The project complies with all applicable development standards and no deviations are requested. All improvements authorized by this CDP will be located on private property (Project).
3. The Property is designated Single Unit Residential Detached (RS-D) by the General Plan Land Use Element and is located in the Westcliff Grove Planned Community (PC22) Zoning District.
4. The Property is located in the coastal zone. The Coastal Land Use Plan category is Single Unit Residential Detached – (0.0 – 5.9 DU/AC) (RSD-A) and it is located within the Westcliff Grove Planned Community (PC22) Coastal Zoning District.
5. A public hearing was held on November 27, 2024, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the demolition of up to 3 single-unit residences and new construction of a single-unit residence on any legal parcel. The Project consists of the demolition of

one single-unit residence and the construction of a new 4,440-square-foot, single-unit residence, and an attached 643-square-foot, two-car garage.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

By Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the Newport Beach Municipal Code, the following findings, and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum lot coverage is 60% (3,958 square feet of the 6,598-square-foot lot) and the proposed lot coverage is 48% (3,182 square feet), which includes roof overhangs and eaves.
 - b. The proposed development provides the minimum required setbacks, which are 20 feet along the front property line abutting Blue Gum Lane, 5 feet along each side property line, and 10 feet along the rear property line.
 - c. The highest guardrail is less than 24 feet from the established grade and the highest ridge is no more than 28 feet from the established grade, which complies with the maximum height requirements as identified in the PC22 development standards.
 - d. The PC22 development standards requires single-unit residences to provide a two-car garage. The Project is compliant with the minimum two-car garage parking requirement.
2. The neighborhood is predominantly developed with one and two-story, single-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. The Project is located on an inland property in a developed area approximately 900 feet from the bay. The Property is separated from the bay by several rows of residences and

streets such as Cape Andover and Polaris Drive. The finished floor elevation of the first floor of the proposed structure is 82.00 feet based on the North American Vertical Datum of 1988 (NAVD88), which complies with the minimum 9.0-foot NAVD88 elevation standard for new structures. The identified distances from the coastal hazard areas coupled with the 82.00-foot NAVD 88 finish floor elevation will help to ensure the Project is reasonably safe for the economic life of the structure.

4. The Property is not located on the shoreline, nor is it located within 100 feet of coastal waters of coastal waters. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The Project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
5. Proposed landscaping complies with Implementation Plan Section 21.30.075. A condition of approval is included that requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
6. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is Westcliff Park, which approximately 900 feet south of the Property. In addition, there are several coastal viewpoints on the pedestrian/bike trail that is adjacent to Newport Back Bay and is accessible through Blue Gum Lane, Grove Lane, and Santiago Drive. Several other coastal viewpoints are also available through Castaways Park, which is approximately 1,620 feet west of the Property. The surrounding viewpoints throughout the pedestrian/bike trail, Westcliff Park, or Castaways Park are not visible from the site. The Project complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Therefore, the Project does not contain any unique features that could degrade the visual quality of the coastal zone.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project replaces an existing single-unit residence located in PC22 with a new single-unit residence. Therefore, the Project does not involve a change in land use, density, or intensity that will result in increased demand

for public access and recreation opportunities. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

2. Vertical access to the bay is available adjacent to the site off Blue Gum Lane, Grove Lane, and Santiago Drive, where each street provides public access to an existing pedestrian/bike trail along the bluff. Lateral access is available on the same trail which is also accessible using Castaways Park. The Project does not include any features that would obstruct access along these routes.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. PA2024-0014, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 Local Coastal Program (LCP) Implementation Plan, of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF NOVEMBER, 2024.



Benjamin M. Zueba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
3. The applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
 - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
4. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
5. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
6. Debris from demolition shall be removed from work areas each day and removed from the Property within 24 hours of the completion of the Project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.

7. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
8. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
9. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
10. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this Coastal Development Permit.
11. This Coastal Development Permit may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
12. *Prior to the issuance of building permits, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
13. *Prior to the issuance of building permits, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
14. *Prior to issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
15. *Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
16. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
17. Construction activities shall comply with Section 10.28.040 of the Newport Beach Municipal Code, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday,

and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays, or Holidays.

18. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 and other applicable noise control requirements of the Newport Beach Municipal Code.
19. *Prior to the issuance of the building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
20. Should the Property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
21. This Coastal Development Permit No. PA2024-0014 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
22. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Santaniello Residence including but not limited to, Coastal Development Permit No. PA2024-0014** This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

RESOLUTION NO. ZA2024-063

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING LOT LINE ADJUSTMENT TO ADJUST THE BOUNDARIES OF PARCELS LOCATED AT 700 AND 714 SAINT JAMES ROAD (PA2024-0148)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS
AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Amber Miedema, on behalf of Akis Vourakis and Adrian Callas (Owners), with respect to the property located at 700 Saint James Road and 714 Saint James Road (Properties), and legally described as Lot 40 and Lot 39 of Tract No. 1218 requesting approval of a lot line adjustment.
2. The Applicant proposes a lot line adjustment to adjust the shared interior property line between the two contiguous parcels. The lot line adjustment will result in approximately 1,900 square feet being reallocated from 700 Saint James Road to 714 Saint James Road. There will be no change in the number of parcels (Project).
3. The Properties are designated by the General Plan Land Use Element as Single Unit Residential Detached (RS-D) and located within the Single-Unit Residential (R-1) Zoning District.
4. The subject property is not located within the coastal zone.
5. A public hearing was held on November 27, 2024, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by, the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is exempt from the California Environmental Quality Act (CEQA) under Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. This exemption consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including minor lot line adjustments. The proposed boundary adjustment affects the property line between two parcels, which will result in a larger lot area for 714 Saint James Road.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

By Section 19.76.020 (Procedures for Lot Line Adjustments) of the Newport Beach Municipal Code, the following findings and facts in support of such findings are set forth:

Finding:

- A. *Approval of the lot line adjustment will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City, and further that the proposed lot line adjustment is consistent with the legislative intent of the title*

Facts in Support of Finding:

1. The Properties are currently developed as single-unit residences. The proposed lot line adjustment will not change the existing use of either property, nor will it affect the General Plan Land Use and Zoning District categories for each parcel.
2. The proposed lot line adjustment will not result in a development pattern that is inconsistent with the surrounding neighborhood. Both 700 Saint James Road and 714 Saint James Road will continue to allow for single-unit residences consistent with the applicable General Plan Land Use and zoning designation.
3. The Project is consistent with the purpose identified in NBMC Chapter 19.76 (Lot Line Adjustments). The lot line adjustment constitutes a minor boundary adjustment involving two adjacent lots where land is taken from one lot and is reallocated to an adjacent lot. The original number of lots will remain unchanged after the adjustment.
4. The Project is consistent with the General Plan, does not negatively impact surrounding landowners, and will not in itself be detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood, as the adjustment affects interior property lines between two adjacent parcels.

Finding:

- B. *The number of parcels resulting from the lot line adjustment remains the same as before the adjustment.*

Fact in Support of Finding:

The Project will adjust the interior property line between the two contiguous parcels. The number of parcels remains the same as before the lot line adjustment.

Finding:

- C. *The lot line adjustment is consistent with applicable zoning regulations except that nothing herein shall prohibit the approval of a lot line adjustment as long as none of the resultant parcels is more nonconforming as to lot width, depth and area than the parcels that existed prior to the lot line adjustment.*

Facts in Support of Finding:

1. Both 700 Saint James Road and 714 Saint James Road are located within the R-1 Zoning District, which is intended to provide for detached single-unit dwellings. The proposed lot line adjustment will not change the existing use of the parcels affected. Future development on both lots will continue to be required to comply with all applicable development standards specified in Title 20, Chapter 20.18 (Residential Zoning Districts (R-A, R-1, R-BI, R-2, RM, RMD)).
2. The proposed boundary adjustment will change the interior property line between the Properties, reallocating approximately 1,900 square feet of land from 700 Saint James Road to 714 Saint James Road. As a result of the adjustment, 714 Saint James Road will have an increased floor area limit due to the increase in lot size.
3. The Properties will continue to meet the minimum lot width standard of the Zoning Code, which requires 60 feet for corner lots (700 Saint James Road) and 50 feet for interior lots (714 Saint James Road). Lot width is defined in the Zoning Code as the horizontal distance between the side lot lines, measured at right angles to the line that defines the lot depth at a point midway between the front and rear lines. The existing lot width of 700 Saint James Road is approximately 106 feet, while 714 Saint James Road's lot width is approximately 115 feet. As a result of the lot line adjustment, the proposed lot width of 700 Saint James Road will be approximately 89 feet, while 714 Saint James Road's proposed lot width will be approximately 133 feet, which is compliant with the zoning development standards.
4. Both lots will continue to exceed the minimum site area requirements of the Zoning Code. Corner lots in the R-1 Zoning District are required to provide a minimum lot area of 6,000 square feet, while interior lots are required to provide a minimum lot

area of 5,000 square feet. In this case, the lot area for 700 Saint James Road decreases from 9,137 square feet to 7,266, while the lot area for 714 Saint Road increases from 8,742 square feet to 10,614 square feet.

5. The proposed lot line adjustment will not result in a change in allowed land uses, density, or intensity on the properties.

Finding:

- D. *Neither the lots as adjusted nor adjoining parcels will be deprived legal access as a result of the lot line adjustment.*

Fact in Support of Finding:

The Project affects the interior property lines between two adjacent parcels. Legal access to the Properties is not affected by the adjustment, as both Properties will continue to provide access through Saint James Road.

Finding:

- E. *That the final configuration of the parcels involved will not result in the loss of direct vehicular access from an adjacent alley for any of the parcels that are included in the lot line adjustment.*

Fact in Support of Finding:

Vehicular access to the existing properties is from Saint James Road. The final configuration will not change.

Finding:

- F. *That the final configuration of a reoriented lot does not result in any reduction of the street site setbacks as currently exist adjacent to a front yard of any adjacent key, unless such reduction is accomplished through a zone change to establish appropriate street site setbacks for the reoriented lot. The Planning Commission and City Council in approving the zone change application shall determine that the street site setbacks are appropriate and are consistent and compatible with the surrounding pattern of development and existing adjacent setbacks.*

Facts in Support of Finding:

1. The final configuration of the proposed parcels does not result in a requirement for revised setbacks since the parcels are not proposed to be reoriented. The required setbacks applicable to parcels in the R-1 Zoning District shall continue to apply to the adjusted parcels per the Zoning Code.

2. There is no proposed zone change as a part of the Project.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15305 under Class 5 (Minor Alterations in Land Use Limitations) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment. The exceptions to this categorical exemption under Section 15300.2 are not applicable.
2. The Zoning Administrator of the City of Newport Beach hereby approves Lot Line Adjustment (PA2024-0148), subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal or call for review is filed with the Director of Community Development the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 27TH DAY OF NOVEMBER 2024.



Benjamin M. Zieba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

1. The Project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
2. Prior to the recordation of the Lot Line Adjustment, the Applicant shall submit the exhibits to the Public Works Department for final review.
3. Prior to final inspection of the building permit, the Lot Line Adjustment shall be recorded.
4. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Callas Lot Line Adjustment, but not limited to, Lot Line Adjustment No. PA2024-0148**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
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ZONING ADMINISTRATOR ACTION LETTER

Subject: Starbucks Sign Program (PA2024-0160)
▪ Comprehensive Sign Program

Site Location: 4501 Jamboree Road

Applicant: Sign Industries, Inc.

Legal Description: Parcel 2 of Resubdivision No. 0557 in Book 108, Page 27 of Parcel Maps

On **November 26, 2024**, the Zoning Administrator approved the Comprehensive Sign Program filed as PA2024-0160, allowing the establishment of a comprehensive sign program for a new eating and drinking establishment land use (i.e., a drive-through café). This approval is in accordance with the provisions of the Koll Center Planned Community (PC-15) Development Plan and Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC).

I. LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Mixed-Use Horizontal (MU-H2)
- **Zoning District:** Office Site G of the Koll Center Planned Community (PC-15)

II. SUMMARY

The Comprehensive Sign Program proposes the following signage:

- Five illuminated wall-mounted signs;
- Two illuminated drive-through directional ground signs;
- One illuminated drive-through pre-menu incidental sign;
- One illuminated drive-through ordering screen sign with a canopy and speaker;
- One illuminated drive-through 5-panel menu sign; and
- Various freestanding directional signs

A comprehensive sign program is required for this site because three or more nonexempt signs are proposed for a single-tenant development.

The following deviations from the PC-15 sign standards are requested:

1. The installation of wall signs on more than two frontages of a building; and
2. Two drive-through directional signs exceeding 6 square feet in area.

The following deviations from Chapter 20.42 (Sign Standards) of the NBMC are requested:

1. More than one freestanding sign per site;
2. Freestanding signs set back less than a minimum of 5 feet from a street or interior property line and a minimum of 10 feet from the edge of a driveway;
3. Letters on freestanding signs smaller than the minimum required letter size of 6 inches;
4. Freestanding signs installed with less than the minimum of 50 feet between them; and
5. Freestanding signs without an address plate identifying the subject property.

This approval is based on the following findings and standards and subject to all conditions of approval thereafter.

III. FINDINGS AND STANDARDS FOR APPROVED SIGNS

Finding

- A. *The project is exempt from environmental review under the requirements of the California Environmental Quality Act pursuant to Section 15311, Class 11 (Accessory Structures).*

Facts in Support of Finding:

1. Class 11 exempts minor structures accessory to existing commercial facilities, including signs. The proposed Comprehensive Sign Program (hereafter "Program") includes signs that are incidental and accessory to the principal commercial use of the property. They do not intensify or alter the land use.
2. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource

Standard

- B. *The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42], any adopted sign design guidelines, the sign standards in PC-15, and the overall purpose and intent of this Section [Section 20.42.120 – Comprehensive Sign Program].*

Facts in Support of Standard

1. An existing fast-food restaurant, Wienerschnitzel, is being remodeled into a drive-through café (Starbucks). The remodel includes all new signage, and nine non-exempt signs are proposed in addition to incidental directional signs. Section 20.42.120 (Comprehensive Sign Program) of the NBMC requires a comprehensive sign program whenever three or more nonexempt signs are proposed for a single-tenant development.
2. The purpose of a comprehensive sign program is to integrate all signage within a project site. A comprehensive sign program also provides means for the flexible application of sign regulations for projects that reasonably require multiple signs. As proposed, the Program will allow the installation of five wall-mounted signs, including two incidental “drive-through” amenity signs and three of which are visible to motorists on Jamboree Road, three signs for reviewing the menu and ordering via the drive-through, and the minimum necessary freestanding directional signs throughout the project site to ensure adequate wayfinding and efficient circulation. The five wall signs are illuminated, two freestanding directional signs are illuminated, and the three digital menu signs are illuminated. The font, colors, and materials of all proposed signage are coordinated to complement both the architecture of the building and colors used by the café chain.
3. Approval of this Program includes multiple deviations from the NBMC and PC-15 standards for freestanding signs. The increase to the overall number of freestanding signs at the project site is necessary due to the nature of the business. The project site is being redeveloped with a Starbucks, including a drive-through amenity, and is accessed from a higher speed roadway. To help ensure site circulation is efficient and does not create an unsafe condition, the drive-through operation requires multiple low freestanding signs to direct traffic to and through the drive-through and parking lot. These signs are intended to be used only by motorists patronizing Starbucks and are not intended to draw attention to the business or provide additional business identification. These signs cannot realistically be placed greater than 10 feet from the driveway, be separated by a minimum of 50 feet, or have irrigated landscaping at the base and achieve their intended purpose of efficient circulation. These directional signs do not qualify as sign types exempt from sign programs per Chapter 20.42.100 (Procedures for Sign Approval, Exemptions, and Revocations) as they exceed the maximum size of 3 square feet and exceed the total number of directional signs allowed, pursuant to the aforementioned code section.
4. The Program also includes three freestanding menu board signs for motorists to see as a preview to ordering and then to order from while in the drive-through. It is common practice within the industry to use freestanding menu board signs. It is not practical that all menu boards have a minimum letter height of 6 inches, nor that the letters be visible from the road, which is the intent of the standard. Additionally, the deviation to forgo the requirement that a freestanding sign contain an address plate

is appropriate for the Program given the function of most of the freestanding signs is not to identify the subject property but rather facilitate the land use.

5. The proposed signs comply with the regulations for permanent signs identified in Table 3-16 of Section 20.42.070 (Standards for Permanent Signs) of the NBMC and with the regulations for wall signs in PC-15. PC-15 requires that wall signs comprise no more than 10% of the area of the elevation upon which the sign is located, that ground signs shall not exceed 4 feet above adjacent grade in vertical height, and that freestanding signs shall be limited to a maximum height of 20 feet with a maximum area of 50 square feet per face, double faced. Pursuant to PC-15, only one freestanding sign is allowed and wall signs on only two facades are allowed, comprehensive sign programs allow for deviations from the total number of signs pursuant to Section 20.42.120(E)(D) (Comprehensive Sign Programs) of the NBMC. All the proposed signs comply with the maximum sign face area allowed in PC-15 and the NBMC.

Standard

- C. *The proposed signs shall enhance the overall development, be in harmony with, and relate visually to other signs included in the Comprehensive Sign Program, to the structures and/or developments they identify, and to surrounding development when applicable.*

Facts in Support of Standard

1. The project site is rectangular in shape and developed with an existing fast-food restaurant and a large parking lot to serve the use. The parking lot allows for internal connection between the two adjacent sites, and there is access to the parking lot on both Birch Street and Jamboree Road. Between Birch Street and MacArthur Boulevard along Jamboree Road, there are several fast-food restaurants with similar signage to the project. The Program has been designed to provide adequate identification of the business and harmonious operation of the business without the signage being overly noticeable and allowing the unnecessary proliferation of signage.
2. Nearby land uses include fast-food restaurants, professional offices, medical offices, manufacturing, and multi-family residential. The nearest residential land use is approximately 450 feet from the project site. One of the illuminated wall-mounted signs would be visible from the top floors of the residential building, as the multi-tenant office building buffering the use would not fully screen the wall sign from the line of sight of the upper floor residential units. The illuminated sign is far enough away from the nearby residential property to not interfere with its use or enjoyment and will not create a public nuisance or safety hazard. This approval includes two conditions related to illuminated signs to help ensure compatibility with adjacent land uses. Specifically, Condition of Approval No. 6 requires that illuminated signs facing residential uses automatically turn off and remain unilluminated while the business is closed to the public. Condition of Approval No. 5 references Section

20.42.060(H)(7) (Provisions Applying to All Sign Types) of the NBMC, which subjects each illuminated sign to a 30-day review period, during which time the department Director may require the dimming of any illumination found to be excessively bright. In addition, and at any time, the Director may order the dimming of any illumination found to be excessively bright.

Standard

D. The sign program shall address all signs, including permanent, temporary, and exempt signs.

Fact in Support of Standard

The Program addresses all signage for Starbucks at this site. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of NBMC Chapter 20.42 (Sign Standards).

Standard

E. The sign program shall accommodate future revisions that may be required because of changes in use or tenants.

Fact in Support of Standard

The project site is being redeveloped with a Starbucks. The Program provides adequate identification from Jamboree Road and the necessary operational signage to support the business. Should Starbucks choose to relocate, future operators at the project site should be able to utilize the sign program without substantial change. However, flexibility has been incorporated into the Sign Program Matrix to allow minor deviations from the proposed signs. Consistent with Chapter 20.42.120(F) (Comprehensive Sign Program) of the NBMC, the Community Development Director may approve minor revisions to the Program if the intent of the original approval is not affected.

Standard

F. The program shall comply with the standards of this Chapter [Chapter 20.42], except that deviations are allowed with regard to sign area, total number, location, and/or height of signs to the extent that the Comprehensive Sign Program will enhance the overall development and will more fully accomplish the purposes and intent of this Chapter [Chapter 20.42].

Fact in Support of Standard

Fact 3 and 4 in Support of Finding B are hereby incorporated by reference.

Standard

G. The approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].

Fact in Support of Standard

The Program does not authorize the installation of any prohibited signs.

Standard

H. Review and approval of a Comprehensive Sign Program shall not consider the signs' proposed message content.

Fact in Support of Standard

The Program contains no regulations affecting sign message content.

IV. CONDITIONS OF APPROVAL

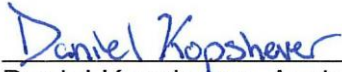
1. The development shall be in substantial conformance with the approved site plan, details, and elevations, except as noted in the following conditions.
2. Upon demolition or substantial structural and nonstructural changes to the exterior of the development on which this approval is based, this Program shall be rendered nullified, and a new comprehensive sign program shall be obtained in accordance the zoning code provisions in effect at the time the new development is approved.
3. *Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included as Attachment No. ZA 2.*
4. All signs shall be maintained in accordance with Section 20.42.170 (Maintenance Requirements) of the NBMC. Temporary and exempt signs not specifically addressed in the program shall be regulated by the provisions of Chapter 20.42 (Sign Standards) of the NBMC.
5. *In accordance with Section 20.42.060 (Provisions Applying to All Sign Types) of the NBMC, each illuminated sign shall be subject to a thirty (30) day review period, during which time the Community Development Director may determine that a reduction in illumination is necessary due to negative impacts on surrounding property or the community in general. In addition, and at any time, the Community Development Director may order the dimming of any illumination found to be excessively bright. The Community Development Director's determination will be made without regard to the message content of the sign.*
6. *Illuminated signs facing nearby residential uses shall be installed with an automatic timer and will be turned off between the hours of 11 p.m. and 6 a.m., daily.*

7. In accordance with Section 20.42.120(F) (Comprehensive Sign Program) of the NBMC, the Community Development Director may approve minor revisions to the Program if the intent of the original approval is not affected. This may include deviations on the tenant configurations, such as combining or dividing suites.
8. Prior to issuance of building permits, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Planning file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this approval and shall highlight the approved elements such that they are readily discernible from other elements of the plans.
9. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.
10. A copy of the approval action letter, including conditions of approval and sign matrix, shall be incorporated into the City and field sets of plans prior to issuance of the building permits for the freestanding signs, and the initial wall sign installations to identify this approval as the authority for location, size and placement.
11. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Starbucks Sign Program including, but not limited to Comprehensive Sign Program No. (PA2024-0160)** and the determination that the project is exempt under the requirements of the California Environmental Quality Act. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Approved by:



Daniel Kopshever, Assistant Planner



Benjamin M. Zdeba, AICP, Zoning Administrator

JP/djk

- Attachments:
- ZA 1 Vicinity Map
 - ZA 2 Comprehensive Sign Program Matrix
 - ZA 3 Project Plans

Attachment No. ZA 1

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. PA2024-0160
4501 Jamboree Road

Attachment No. ZA 2

Comprehensive Sign Program Matrix

Starbucks Sign Program PA2024-0160

4501 Jamboree Road

Comprehensive Sign Program Matrix

Sign Type		Frontage(s)	Dimensions (Max Allowed)	Dimensions (Currently Proposed)
Sign Type A	Wall Sign	Facing North Parking Lot	Maximum Sign Area: 120 Sq Ft Maximum Letter / Logo Height 48"	Maximum Sign Area: 119.25 Sq Ft Maximum Letter / Logo Height 48"
Sign Type B	Wall Sign	Facing South Parking Lot	Maximum Sign Area: 60 Sq Ft Maximum Letter / Logo Height 48"	Maximum Sign Area: 59.62 Sq Ft Maximum Letter / Logo Height 48"
Sign Type C	Wall Sign	Facing Jamboree Rd	Maximum Sign Area: 2.5 Sq Ft Maximum Letter / Logo Height 6"	Maximum Sign Area: 2.04 sq ft Maximum Letter / Logo Height 6"
	Drive-Thru Directional	Facing North	7 Sq Ft	3'-8" x 1'-8" (6.11 Sq Ft)
	Drive-Thru Directional	Facing Jamboree Rd	7 Sq Ft	3'-8" x 1'-8" (6.11 Sq Ft)
	Exit Directional	Facing North	7 Sq Ft	3'-8" x 1'-8" (6.11 Sq Ft)
	Drive-Thru Pre-Menu Sign	Facing West	9 Sq Ft	3'-5 3/8" x 2'-5 1/8" (8.36 Sq Ft)
	Drive-Thru Order Screen W/ Post	Facing West	47 Sq Ft	10'-3 7/8" x 4'-6" (46.45 Sq Ft)
	Drive-Thru 5-Panel Menu Sign	Facing West	47 Sq Ft	3'-6 1/8" x 7'-10 1/2" 46.45 Sq Ft)

Primary frontage:

A) North Parking Lot

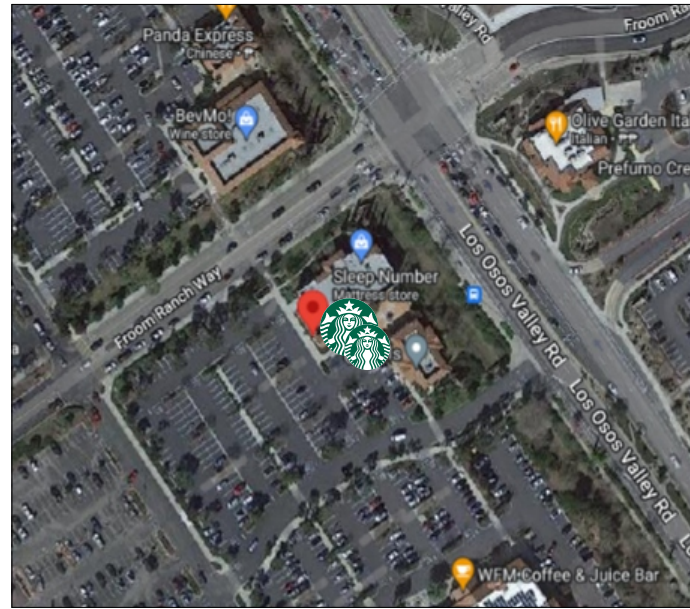
Secondary Frontage:

B) 4501 Jamboree Road

C) South Parking Lot

Attachment No. ZA 3

Project Plans



VICINITY MAP

Not To Scale



AERIAL MAP

Not To Scale

SIGN SCHEDULE

	ID	DESCRIPTION	QTY	DIMS	SIGN AREA	ILLUM Y/N
WALL SIGNS	A	18" CHANNEL LETTERS	1	18" x 14'-6"	21.75	YES
	B	48" LOGO	2	48" DIAM	25.14	YES
	C	6" DT CHANNEL LETTERS	2	6" x 4'-1"	4.08	YES
GROUND SIGNS	D	DT ENTRANCE DIRECTIONAL	2	3'-8" x 1'-8"	12.22	YES
	E	DT EXIT/THANK YOU DIRECTIONAL	1	3'-8" x 1'-8"	6.11	YES
DT SIGNS	F	CLEARANCE BAR	1	5" x 5'-6"	2.29	NO
	G	PRE MENU SIGN	1	3'-5 3/8" x 2'-5 1/8"	8.36	YES
	H	CANOPY WITH ORDER SCREEN	1	4'-1 3/4" x 3'-1 1/2"	46.45	YES
	I	MENU BOARD	1	3'-6 3/4" x 7'-10 1/2"	28.0	YES

NOTE: ELECTRICAL TO BE BY OTHERS- SHALL BE SUBMITTED SEPARATELY FOR PERMITES

SCOPE OF WORK:

Install exterior signage on building
Install directionals signs and menuboards

SITE INFORMATION

CLASSIFICATION: PC-15 (KOLL CENTER OFFICE SITE G)

ASSESSMENT NO: 445-161-03

PROJECT CONTACTS

LANDLORD: TOOD SCHIFFMAN
MICHAEL BOH
SCHIFFMAN ENTERPRISES
9229 W. SUNSET BLVD. SUITE 501
WEST HOLLYWOOD CA. 90069
(310) 550-0200
OFFICE@SCHIFFMANENTERPRISES.COM

SENIOR PROJECT: BILLIE JO WILLIAMS
MANAGER (909) 930-0303 EXT 248
billiejo@signindustries.tv

LIC: 764128

INDEX OF SHEETS	
SHEET	SHEET TITLE
COVER PAGE	LOCATION MAP/ PROJECT NOTES
CSP.1	COMPREHENSIVE SIGN PROGRAM
CSPM.1	COMPREHENSIVE SIGN PROGRAM MATRIX
SP.1	SITE PLAN
ELE.1	18" LETTERS
ELE.2	48" LOGO / 6" LETTERS
1.0	18" LETTERS
2.0	48" ILLUM. LOGO
3.0	6" DT LETTERS
4.0	DT DIRECTIONAL
4.1	DT DIRECTIONAL ENGINEERING
5.0	DT DIRECTIONAL EXIT/THANK YOU
5.1	DT DIRECTIONAL ENGINEERING
6.0	DT CLEARANCE BAR
6.1	DT CLEARANCE BAR PLATE DETAIL
6.2	DT CLEARANCE BAR ENGINEERING
7.0	DT PRE-MENU SIGN
7.1	DT PRE-MENU SIGN ENGINEERING
8.0	DT CANOPY W/ DIGITAL ORDER SCREEN
8.1	DT DIGITAL ORDER SCREEN W/ POST
8.2	DT CANOPY W/ DIGITAL ORDER SCREEN ENGINEERING
9.0	DT 5 PANEL MENU SIGN
9.1	DT 5 PANEL MENU SIGN ENGINEERING
TITLE 24.0- 24.1	TITLE 24 CERTIFICATE OF COMPLIANCE
SP.2	SITE PLAN SECONDARY SIGNAGE
10.0	DO NOTE ENTER SIGN
11.0	STENCIL "DRIVE-THRU ENTRY"
12.0	STENCIL "DO NOT ENTER"
13.0	STENCIL "ARROW"
14.0	MOP 5 MIN. PARKING



STORE # 5661
BIRCH & JAMBOREE - STARBUCKS COFFEE
4501 Jamboree Rd
Newport Beach, CA 92660

DEDICATED SIGN CIRCUIT(S)
NOTE: CUSTOMER TO PROVIDE TITLE 24 COMPLIANT SIGN LIGHTING CONTROLS (AUTOMATIC TIME SWITCH / PHOTO CELL)
CUSTOMER TO PROVIDE PRIMARY POWER TO SIGN LOCATION(S)

PRIMARY ELECTRICAL POWER
PRIMARY POWER SUPPLIED TO SIGN LOCATION(S) BY OTHERS.
PRIMARY ELECTRICAL POWER UNDER SEPARATE PERMIT BY OTHERS.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CLEARANCE NOTES
The construction shall not restrict a five-foot clear and unobstructed access to any water and/or power distribution facilities, such as; power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc., or to the location of the hook-up.
The workers and the construction shall not be within ten feet of any power lines, whether or not the lines are located on the property.

MATERIAL NOTES
Aluminum complies with AA ASM 35d & AA ADML standards
Plastic(s) complies with ASTM D 635 standards.
Non-combustible materials or MATS approved by LADBS

GENERAL NOTES
All work shall comply with
2022 California Building Code
2022 California Electrical Code
2022 California Energy Code, Title 24
2022 California Existing Building Code



Designer: Ozzy Castillo
Sign Industries Inc.
2101 Carrillo Privado Ontario CA. 91761
(909) 930-0303
ozzyc@signindustries.tv

Ozzy Castillo



Comprehensive Sign Program Matrix Worksheet

Community Development Department
 Planning Division
 100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
 949-644-3204
www.newportbeachca.gov

Please Designate:

- Street Frontage/parking lot frontage
 Frontages: A **79'-6" FT PRIMARY FRONTAGE - FACING N. PARKING LOT**
 B **29'-4" FT SECONDARY FRONTAGE - S. PARKING LOT**
 C **79'-6" FT THIRD FRONTAGE - FACING JAMBOREE RD.**
 D _____
- In the table below designate frontages for each tenant space, as primary or secondary (street, parking lot, building elevation, other) and designate maximum number of signs per tenant.
- Area limitations, maximum vertical or horizontal dimensions, and maximum logo area or vertical or horizontal dimensions per sign.
- Project identification signs, wall, monument or pylon with area and vertical and horizontal dimensions.

Site and Suite No. or Building Address Assign as necessary	Primary Frontage Size limitations where applicable	Secondary Frontage Size limitations, where applicable
Insert Suite No. Here 4501 Jamboree Rd	Choose a Frontage: A B C D 1.5 square feet/linear foot of store frontage or max area of 119.25 sq ft. Maximum vertical dimension, sign or logos, 48 -inches. Minimum distance shall be 21'-4" linear feet from the secondary sign.	Choose a Frontage: A B C D 50% of allowable primary sign allowance 59.62 sq ft. maximum. Maximum vertical dimension, sign or logos, 48 in. Minimum distance shall be N/A linear feet from the primary sign.
Insert Suite No. Here 4501 Jamboree Rd	Choose a Frontage: A B C D 1.5 square feet/linear foot of store frontage or max area of _____ sq ft. Maximum vertical dimension, sign or logos, _____ -inches. Minimum distance shall be _____ linear feet from the secondary sign.	Choose a Frontage: A B C D 50% of allowable primary sign allowance 59.62 sq ft. maximum. Maximum vertical dimension, sign or logos, 48 in. Minimum distance shall be N/A linear feet from the primary sign.
Second Floor Office Suites	Choose a Frontage: A B C D Signs proposed or NONE permitted?	Choose a Frontage: A B C D Signs proposed or NONE permitted?
Project Identification Signs (Wall, Pylon or Monument) List sign location and/or frontages proposed and number per frontage. Specify maximum vertical and horizontal dimensions and sign area	Choose a Frontage: A B C D Maximum vertical dimension, sign or logos, _____ in. Minimum distance shall be _____ linear feet from the secondary sign.	Choose a Frontage: A B C D 50% of allowable primary sign allowance _____ sq ft. maximum. Maximum vertical dimension, sign or logos, _____ in. Minimum distance shall be _____ linear feet from the primary sign.
Address sign location (monument, etc)	Choose a Frontage: A B C D Maximum vertical and horizontal dimensions and sign face area.	Choose a Frontage: A B C D Maximum vertical and horizontal dimensions and sign face area.
Other Signage (awning, blade, etc)		

\\cnb.lcl\data\Users\CDD\Shared\Admin\Planning_Division\Applications\CS\Info&Matrix.docx
 Updated 02/18/2021



Comprehensive Sign Program Matrix Worksheet

Community Development Department
 Planning Division
 100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
 949-644-3204
www.newportbeachca.gov

Please Designate and fill in the table below:

- Street Frontage/parking lot frontage
 Frontages: A **79'-6" FT PRIMARY FRONTAGE - FACING N. PARKING LOT**
 B **29'-4" FT SECONDARY FRONTAGE - S. PARKING LOT**
 C **79'-6" FT THIRD FRONTAGE - FACING JAMBOREE RD.**
 D _____
- In the table below designate frontages for each tenant space, as primary or secondary (street, parking lot, building elevation, other) and designate maximum number of signs per tenant.
- Area limitations, maximum vertical or horizontal dimensions, and maximum logo area or vertical or horizontal dimensions per sign.
- Project identification signs, wall, monument or pylon with area and vertical and horizontal dimensions.

Site and Suite No. or Building Address Assign as necessary	Primary Frontage Size limitations where applicable	Secondary Frontage Size limitations, where applicable
4501 Jamboree Rd	119.25 sq ft max of total sign area allowed 48in max height, 21'-4" minimum distance between signs	59.62 sq ft of total sign area allowed 48" in max height
Other Signage (awning, blade, etc)		

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 Updated 02/18/2021

Project:



Location:

4501 Jamboree Rd
 Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
 (909) 930-0303 Fax: (909) 930-0308
 E-mail: design@signindustries.tv
 Web: www.signindustries.tv

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Drawing No

22-538



Page: **CSP.1**

Strabucks Sign Program

4501 Jamboree Rd

Comprehensive Sing Program Matrix

FRONTAGES:

Primary Frontage:
A) North Parking Lot

Secondary Frontage:
B) 4501 Jamboree Rd.
C) South Parking Lot

SIGN TYPE		FRONTAGE	DIMENSIONS	OTHER SPECS
SIGN TYPE A	WALL SIGN	FACING NORTH PARKING LOT	MAXIMUM : MAXIMUM SIGN AREA: 119.25 SQ FT. MAXIMUM LETTER / LOGO HEIGHT: 48"	
SIGN TYPE B	WALL SIGN	FACING SOUTH PARKING LOT	MAXIMUM : MAXIMUM SIGN AREA: 59.62 SQ FT. MAXIMUM LETTER / LOGO HEIGHT: 48"	
SIGN TYPE C	WALL SIGN	FACING JAMBOREE RD	MAXIMUM : MAXIMUM SIGN AREA: 59.62 SQ FT. MAXIMUM LETTER / LOGO HEIGHT: 48"	
	DRIVE-THRU DIRECTIONAL	FACING NORTH	3'-8" x 1'-8" 6.11 SQ. FT.	
	DRIVE-THRU DIRECTIONAL	FACING JAMBOREE RD.	3'-8" x 1'-8" 6.11 SQ. FT.	
	EXIT DIRECTIONAL	FACING NORTH	3'-8" x 1'-8" 6.11 SQ. FT.	
	DRIVE THRU PRE MENU SIGN	FACING WEST	3'-5 3/8" x 2'-5 1/8" 8.36 SQ. FT.	
	DRIVE THRU ORDER SCREEN W/ POST	FACING WEST	10'-3 7/8" x 4'-6" 46.45 SQ. FT.	
	DRIVE THRU 5-PANEL MENU SIGN	FACING WEST	3'-6 1/8" x 7'-10 1/2" 46.45 SQ. FT.	

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
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5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

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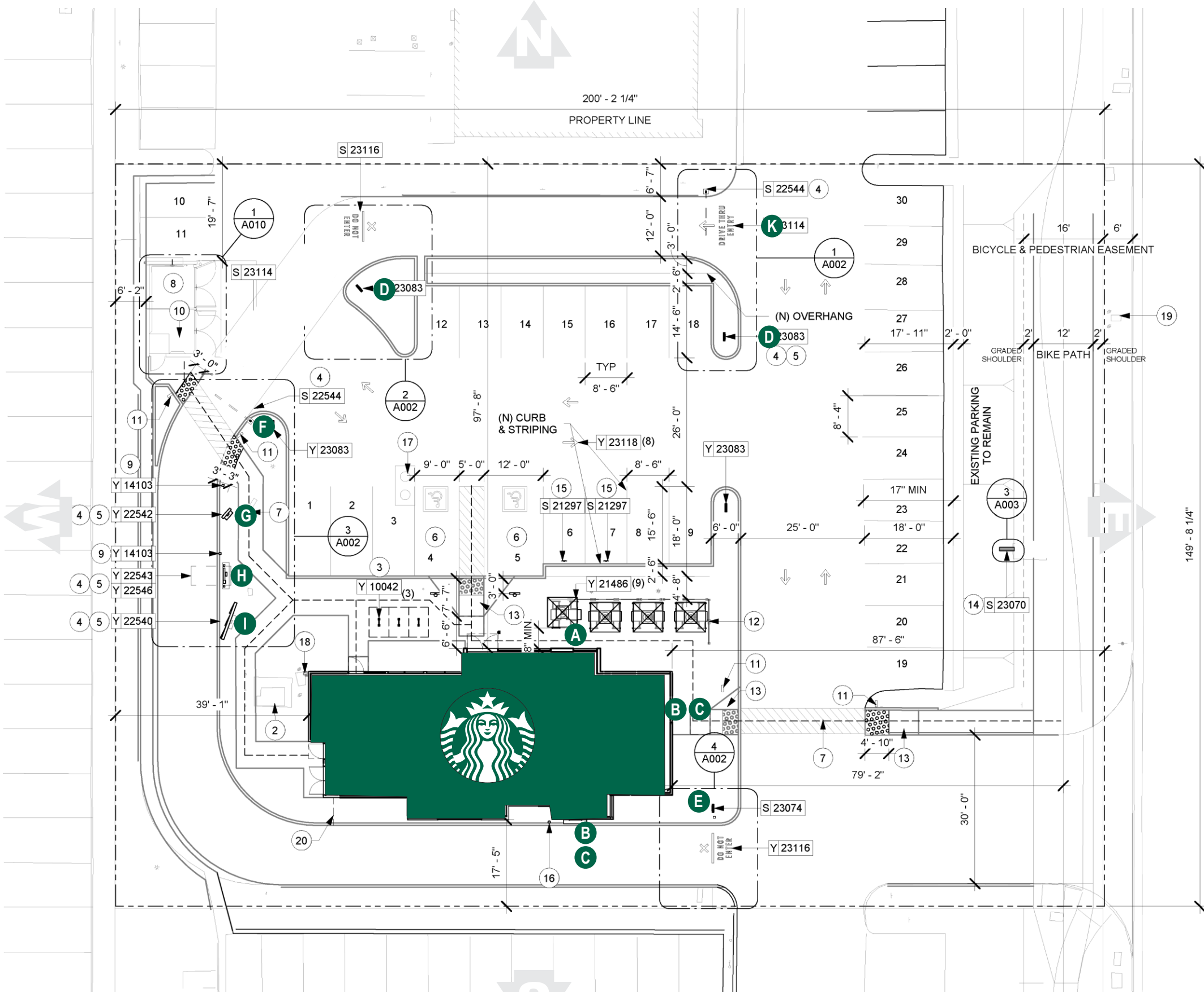
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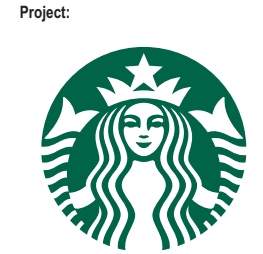


Page: **CSPM.1**



KEY LEGEND

- A** 18" WHITE CHANNEL LETTERS
- B** 48" SIREN LOGO DISC
- C** 6" DT CHANNEL LETTERS
- D** DT ENTRANCE DIRECTIONAL
- E** DT EXIT/THANK YOU DIRECTIONAL
- F** CLEARANCE BAR
- G** PRE MENU BOARD
- H** DIGITAL ORDER SCREEN/ CANOPY
- I** DT 5-PANEL MENU SIGN



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
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3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



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22-538



Page: **SP.1**

1 SITE PLAN
SCALE: 1"=22'-0"



JAMBOREE ROAD

KEY LEGEND

A 18" WHITE CHANNEL LETTERS

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

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Electrical Requirement:

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Designer

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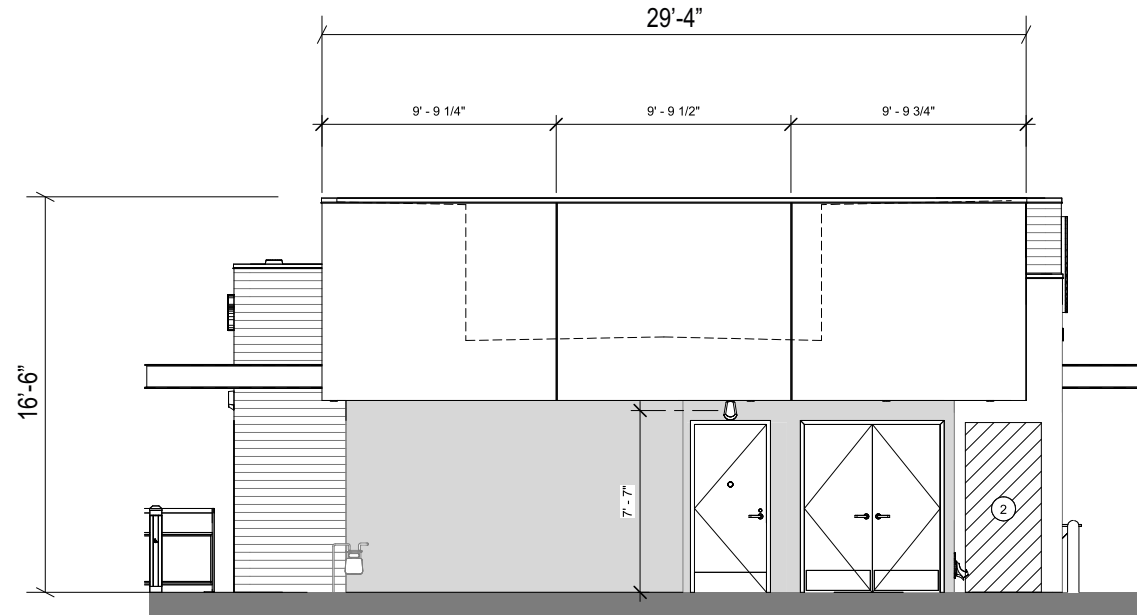
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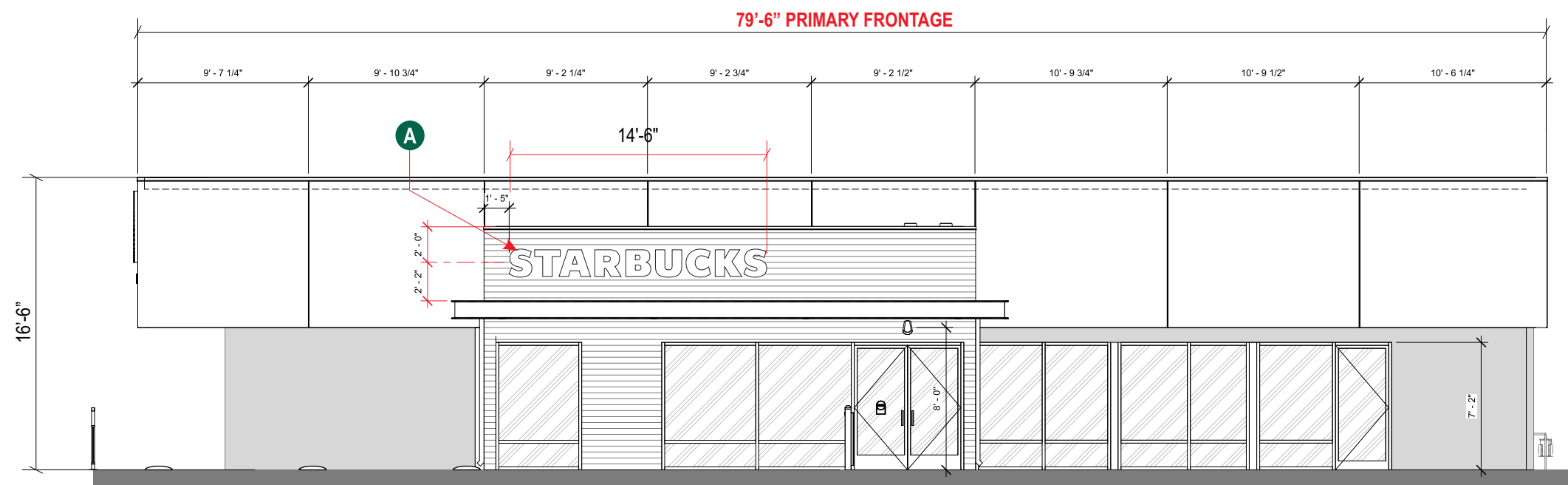
22-538



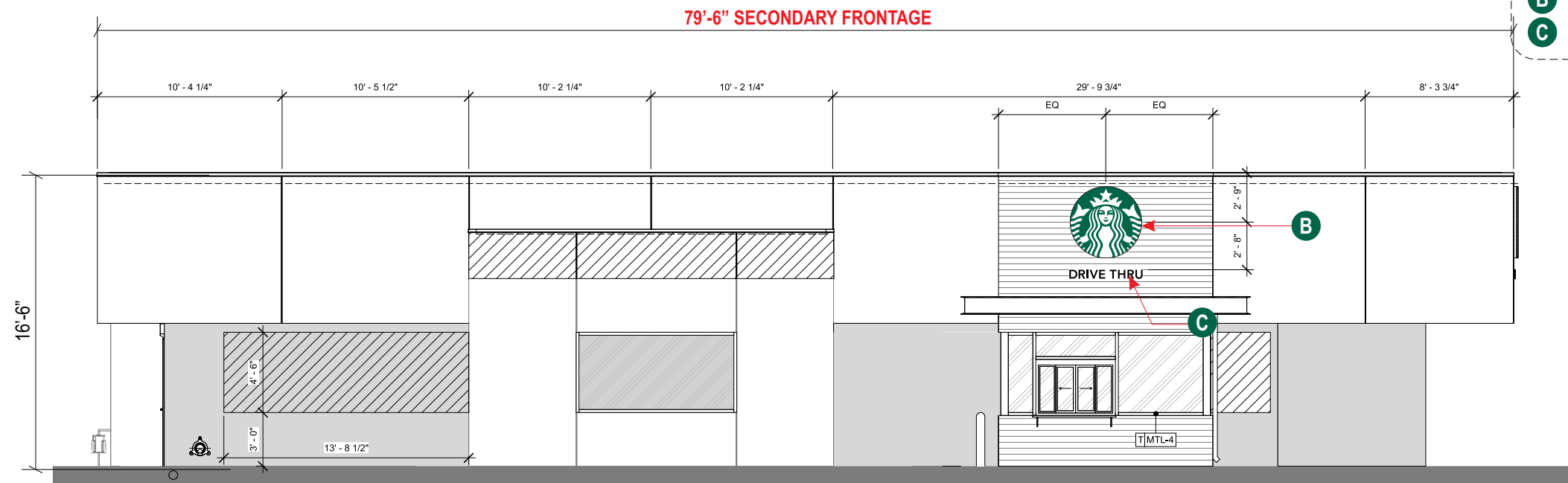
Page: **ELE.1**



1 NORTH WEST ELEVATION - FACING DT LANE
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - FACING PARKING FIELD
SCALE: 1/8" = 1'-0"



KEY LEGEND

B 48" SIREN LOGO DISC

C 6" DT CHANNEL LETTERS

Project:



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
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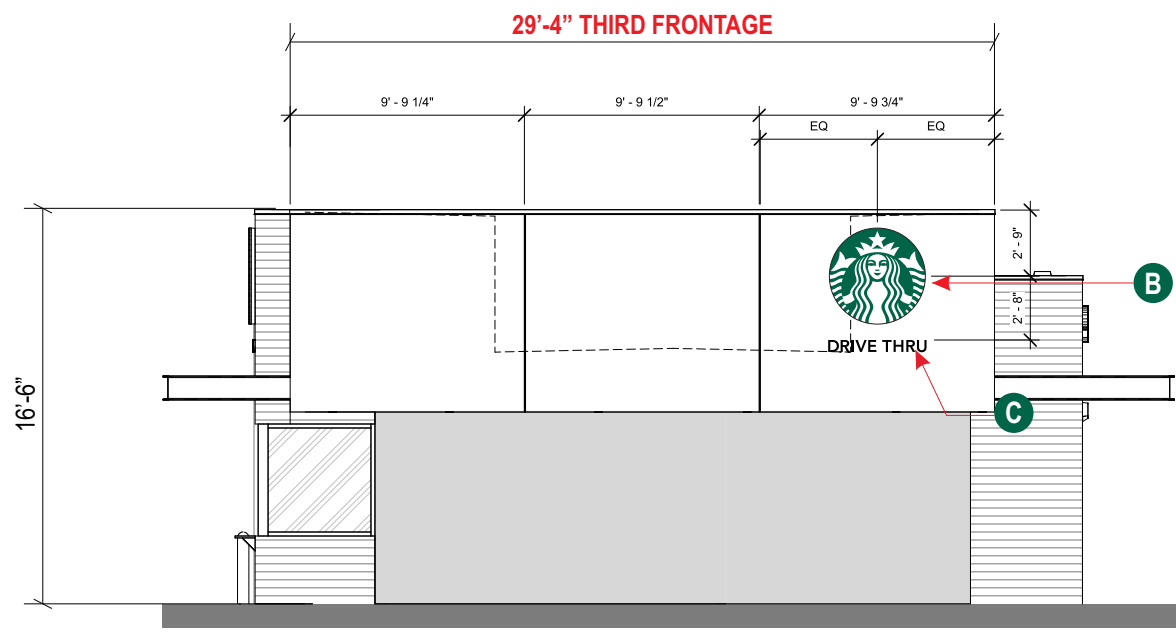
Drawing No

22-538



Page: **ELE.2**

1 SOUTH WEST ELEVATION - FACING DT LANE
SCALE: 1/8" = 1'-0"



2 SOUTH EAST ELEVATION - FACING JAMBOREE RD.
SCALE: 1/8" = 1'-0"



Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
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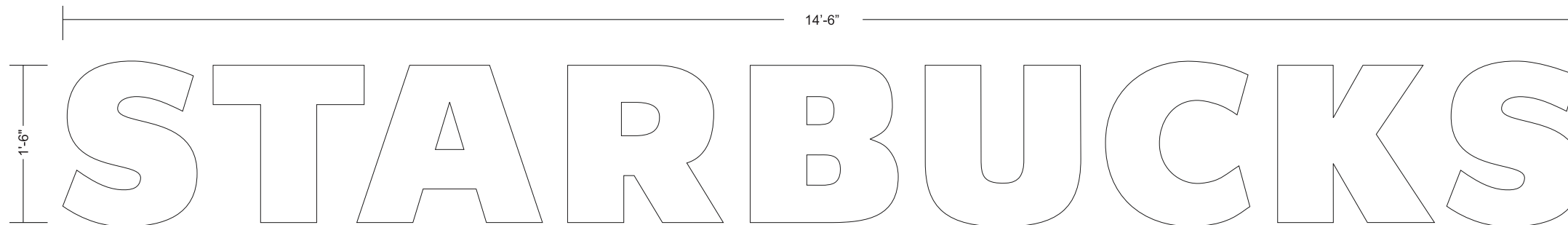
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Drawing No

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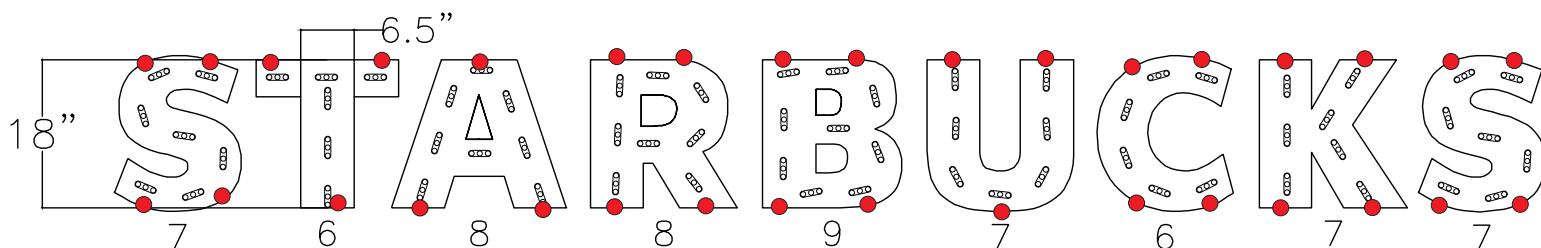


Front View

Scale: 3/4" = 1'-0" (11x17 Paper)

Specifications:

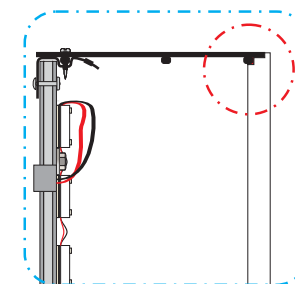
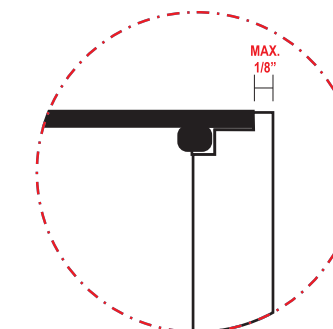
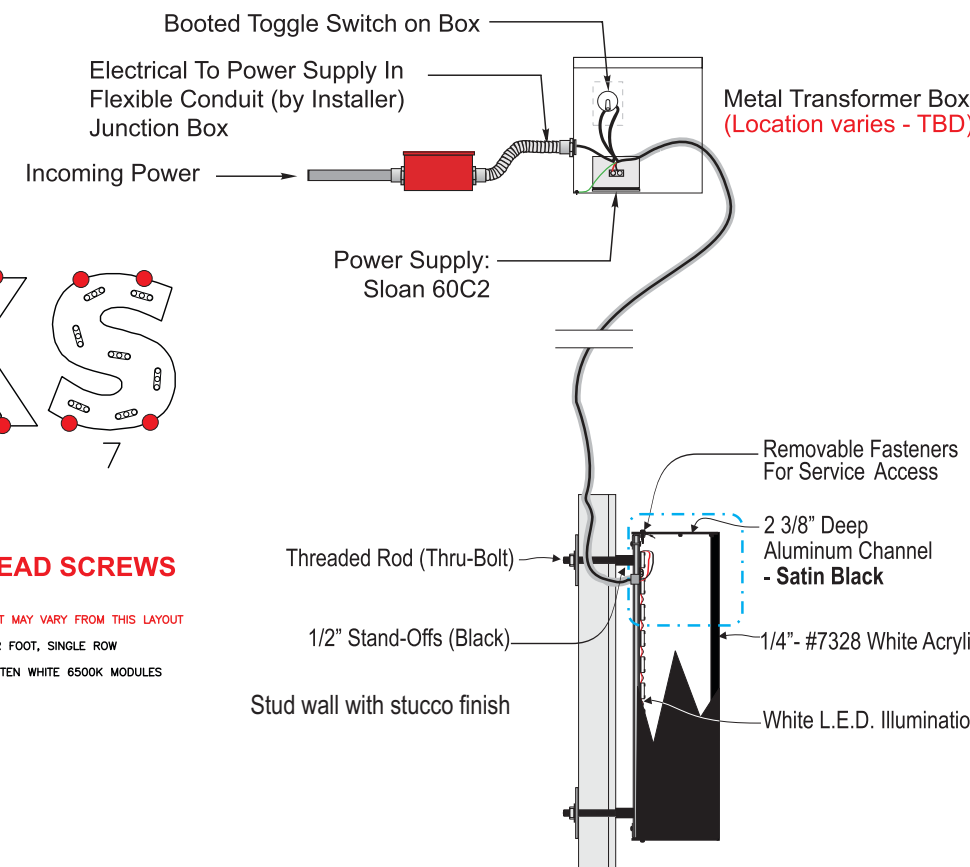
- A** Internally illuminated SDS LetterForm trimless channel letter with returns painted **satn black**.
- B** White faces to be 1/4" 7328 matte white acrylic
- C** Internally illuminated letters with 6500K Sloan white LED
- D** 1/4" drain holes located at the bottom of each letter as required by UL 48 for Electric Signs.
- E** Drain holes to be covered with drain hole covers to reduce light leaks.



ESTIMATED PRODUCT B.O.M. PER SIGN:
65 Each Prism Enlighten White 6500K Modules - 44'
PN: 701269-6WEJ1-MB
1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
1 Each 100' Roll of Jacketed Cable

● #4 PAN HEAD SCREWS

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 2.0 MODULES PER FOOT, SINGLE ROW
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.125" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 60.94 WATTS
- 8) LED MODULE POWER USAGE (secondary): 48.75 WATTS



SQ.FT	COLOR LEGEND	
	PMS/PAINT	VINYL
21.75	PMS 3425 C	3M 3630-126
	SATIN BLACK	NA
	PMS WHITE	NA





Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer

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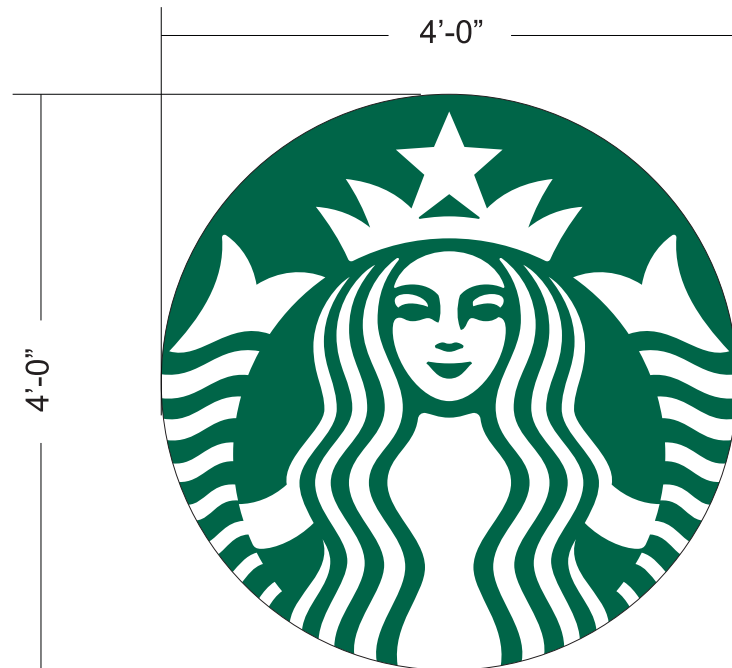
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Drawing No

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Page: 2.0



Sq. Ft formula for a circle = πr^2

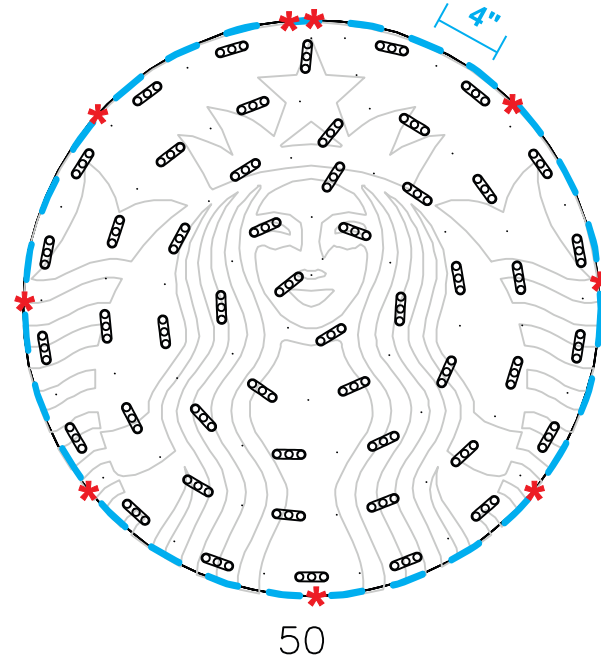
1 FRONT VIEW

Scale: 3/4" = 1' (11x17 Paper)

Specifications:

- A** Single face internally illuminated Excellart EC-Flex Standard flex face cabinet with bleed trim cover.
- B** White Flex faces with 3M 3630-126 Dark Emerald Green vinyl. Face retention clips spaced every 4".
- C** Interior of cabinet painted reflective white and exterior painted satin black.
- D** Internally illuminated with 6500K Sloan Prism Enlighten LEDs with remote power supply.
- E** 1/4" drain holes located at the bottom of cabinet as required by UL 48 for Electric Signs.
- F** Drain holes to be covered with drain hole covers to reduce light leaks.

Excellart Face Retention clips spaced at 4" on center.

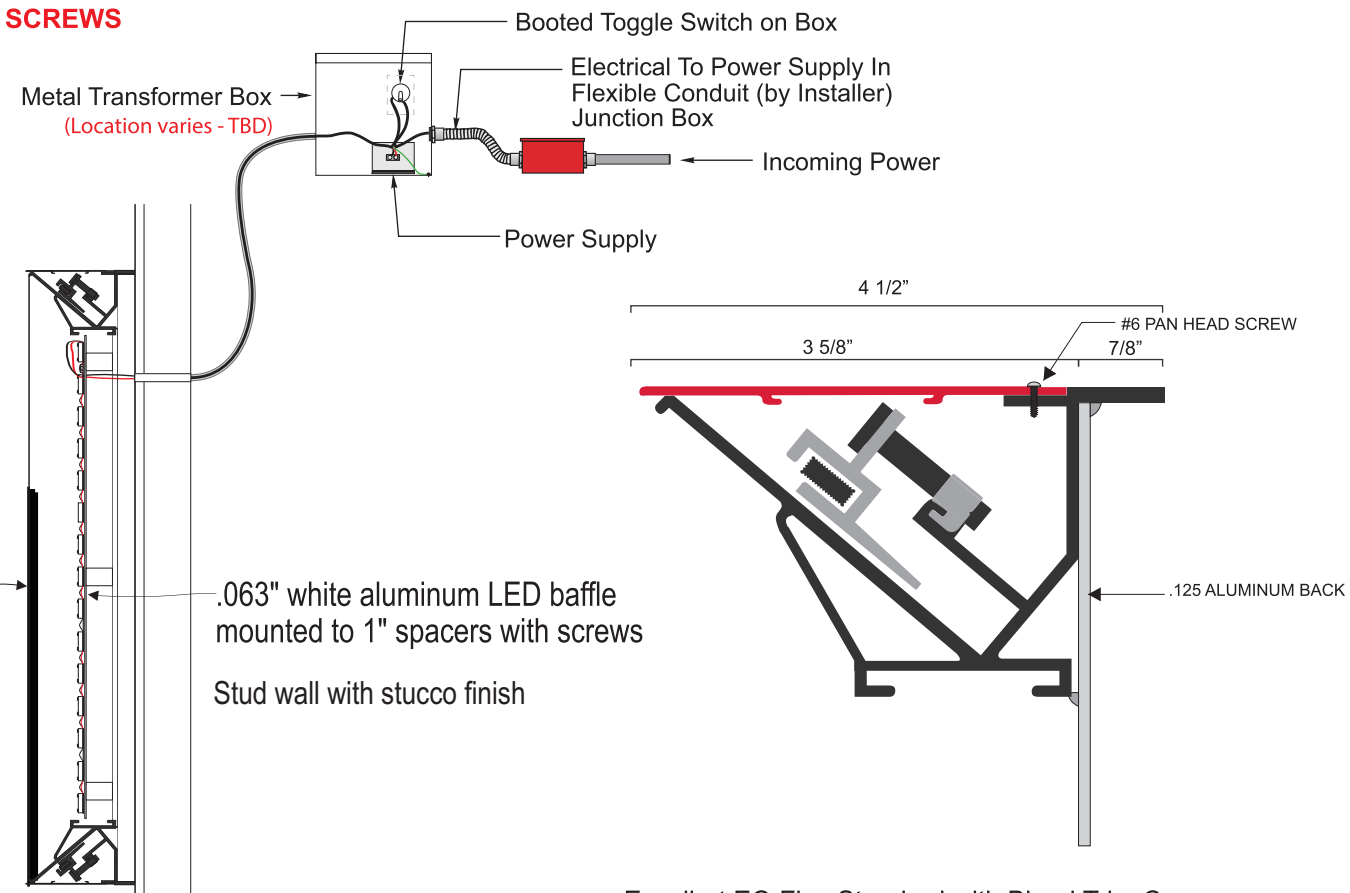


* #6 PAN HEAD SCREWS

- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM ENLIGHTEN WHITE 6500K LAID OUT AT 1.5 MODULES PER FOOT, 5.0" ON CENTER
- 3) EACH 60W3 POWER SUPPLY CAN RUN UP TO 72 PRISM ENLIGHTEN WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.125" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6WEJ1-MB WATTS PER MODULE: .75
- 7) PRIMARY SYSTEM POWER: 46.88 WATTS
- 8) LED MODULE POWER USAGE (secondary): 57.90 WATTS

ESTIMATED PRODUCT B.O.M. PER SIGN:

- 50 Each Prism Enlighten White 6500K Modules - 34'
- PN: 701269-6WEJ1-MB
- 1 Each 60C2 (Damp/Dry locations) or 60W3 (Wet location) 60W Power Supply 12VDC
- 1 Each 100' Roll of Jacketed Cable



Siren Detail

SQ.FT
12.57

COLOR LEGEND	
PMS/PAINT	VINYL
PMS 3425 C	3M 3630-126
SATIN BLACK	NA
PMS WHITE	NA



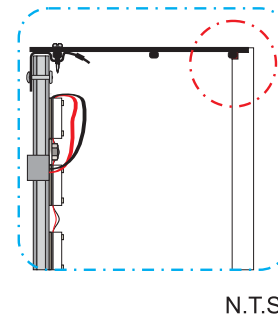
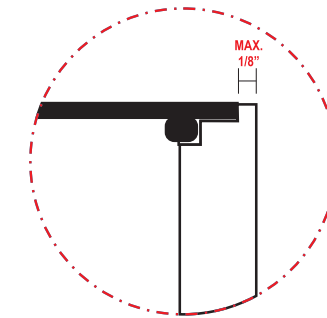
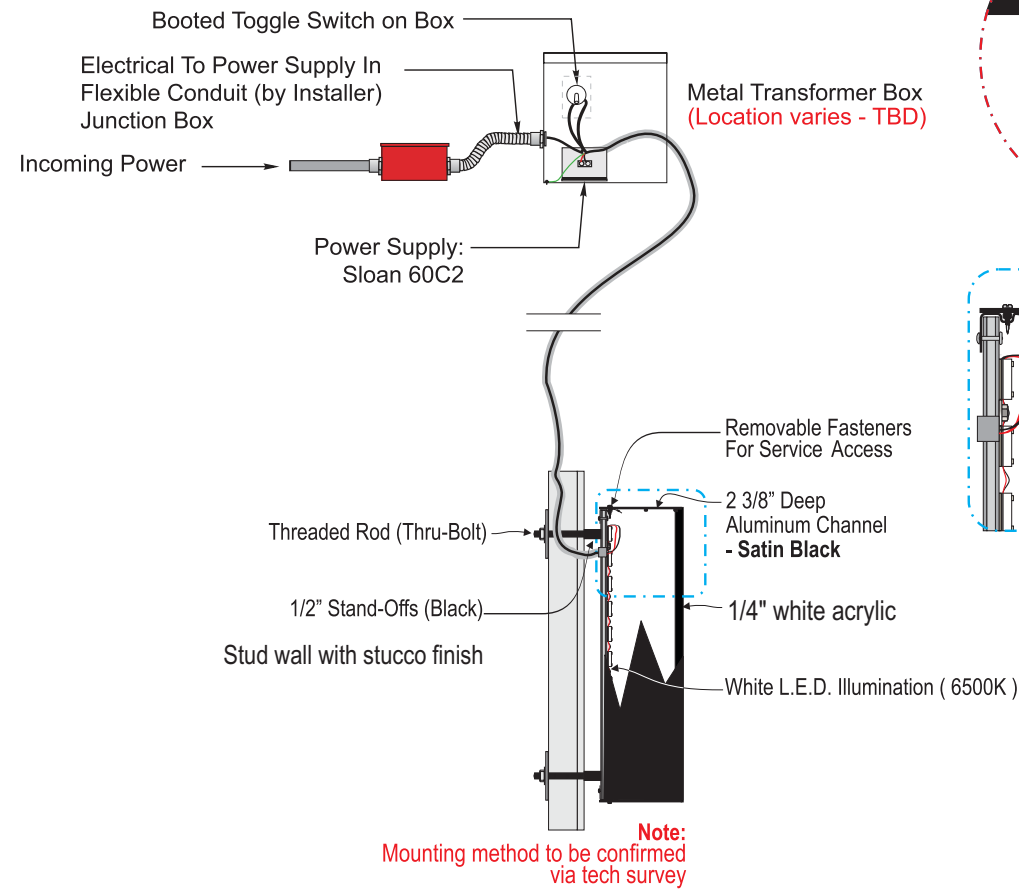


Front View

SCALE : 1 1/2" = 1'-0"

Specifications:

- A** Internally illuminated SDS LetterForm trimless channel letter with returns painted **satın black**.
- B** letters 1/4" white acrylic with 3M day/nite perforated Black vinyl overlay,
- C** Internally illuminated letters with 6500K Sloan white LED
- D** 1/4" drain holes located at the bottom of each letter as required by UL 48 for Electric Signs.
- E** Drain holes to be covered with drain hole covers to reduce light leaks.



Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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Drawing No

22-538



Page: **3.0**



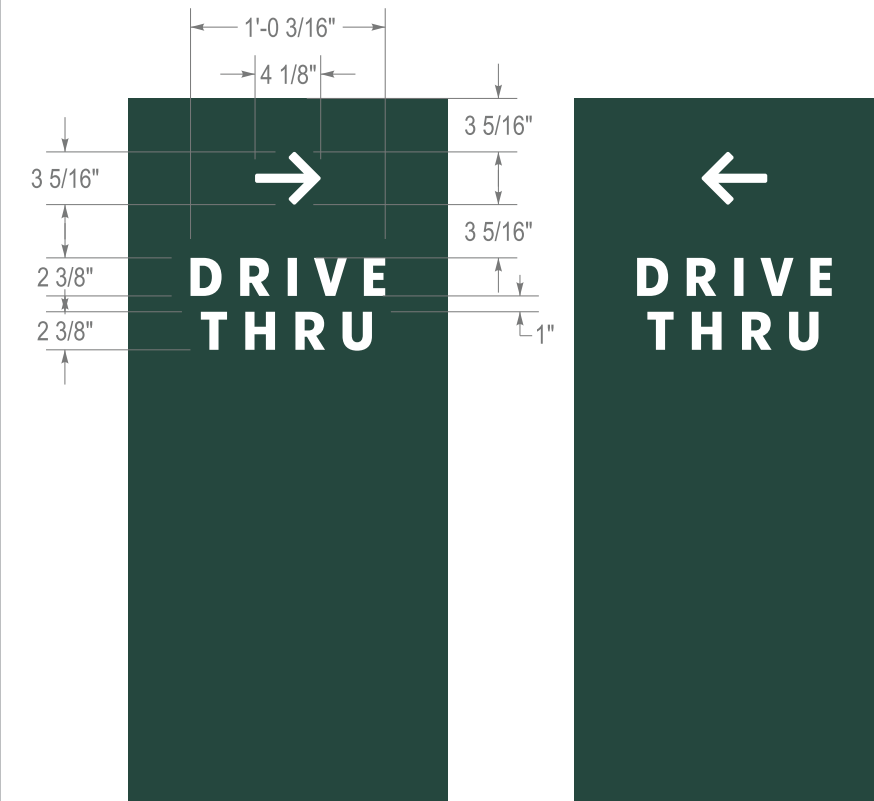
SQ.FT
2.04

SB-DIR-IL-NF-DTA-44

- 44" is the Preferred Size
- Single Read of Drive Thru
- Arrows Point Opposite on Each Side



Copy Dimensions & Artwork



Design ID#23083



Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 | Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



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Drawing No

22-538



Page: 4.0

D D/F DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS~ Qty (2)

- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.

SQ.FT

6.11

SB-DIR-IL-NF-DTA-44

Starbucks | Directional | Illuminated | New Foundation | Drive Thru with Arrows | 44" Tall



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
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Drawing No

22-538



Page: 4.1

DESIGN CRITERIA:

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: $R_p=3.0$
AMPLIFICATION FACTOR: $A_p=2.5$

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
- ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS

CONCRETE:

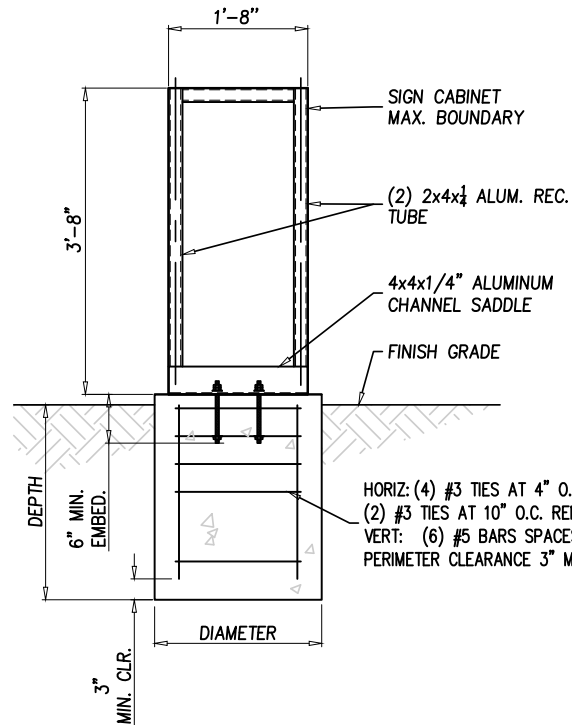
- DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
- COMPRESSIVE STRENGTH AT 28 DAYS: $f'_c=2,500$ PSI MIN.
- PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
- SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

STEEL:

- SQUARE/REC HSS STEEL: ASTM A500GR. B $F_y=46$ KSI
- PLATE STEEL: ASTM A36 $F_y=36$ KSI
- STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

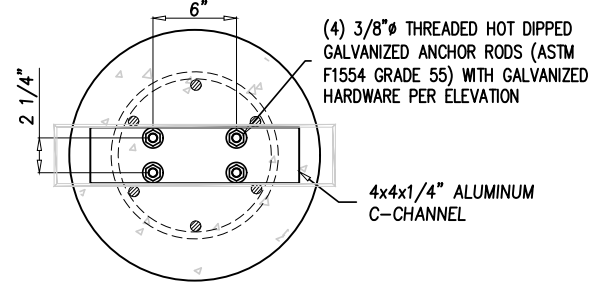
ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE MOST CURRENT ALUMINUM ASSOCIATION ALUMINUM DESIGN MANUAL 1.
- ALUMINUM ELEMENTS 6061-T6
- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE OF WELD TO MATCH SMALLEST MEMBER/MATERIAL SIZE.
- ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.2. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.



ELEVATION VIEW

1/2" = 1'-0"



ANCHOR DETAIL

1" = 1'-0"

FOOTING OPTIONS

DIAMETER	DEPTH
2'-0"	2'-4"
1'-6"	2'-8"

DIRECT BURIAL FOOTING DESIGN:

M_u	0.51 k-ft	(0.6 M_u):	0.31 k-ft	w :	1.3	IBC 1805.3.2
V_u	0.28 kips	(0.6 V_u):	0.17 kips			
P	0.22 kips	S1:	Sxd/3	207.11	psf	IBC 1806.1
Base	2.0 ft dia.			1068.00		81806.3.4
Depth	2.33 ft deep	A:	2.34*P/(S1xb)	1.22	ft	IBC 1807.3.2.1
h	1.84 ft					
S	267 psf/ft	d:	0.5A(1+√(1+(4.36hA)))	2.29	ft	

IBC Table 1806.2

M_u	0.51 k-ft	(0.6 M_u):	0.31 k-ft	w :	1.3	IBC 1805.3.2
V_u	0.28 kips	(0.6 V_u):	0.17 kips			
P	0.22 kips	S1:	Sxd/3	237.63	psf	IBC 1806.1
Base	1.5 ft dia.			1068.00		81806.3.4
Depth	2.67 ft deep	A:	2.34*P/(S1xb)	1.42	ft	IBC 1807.3.2.1
h	1.84 ft					
S	267 psf/ft	d:	0.5A(1+√(1+(4.36hA)))	2.54	ft	

IBC Table 1806.2

WIND LOADS PER ASCE 7-16:

Applied Wind Loads:	ASCE 7-16
(29.3-1) $F=q_b * G * C_d * A_s$	(26.10-1) $q_s = 0.00256 * K_z * K_{xt} * K_d * V^2$
Risk Category:	II
(26.5) Wind Speed (V):	130 mph per ATC Council
(Table 26.6-1) Directional Fac. (K_d):	0.85 (Table 26.6-1)
(26.7) Exposure Category:	C
(26.8.2) Topo Fac. (K_{zt}):	1 (unless unusual terrain)
(26.9) Ground Elev. Fac. (K_a):	1 (for all elevation)
(26.11) Gust Effect Fac. (G):	0.85
s (height of affected area)	3.67 ft
h (height)	3.67 ft
B (width of affected area)	1.67 ft
s/h=	1.00
B/s=	0.46
Force Coefficient (C_f):	1.550
Velocity pressure exposure coefficient (K_z):	(Table 29.3-1)
for s/h=1, add 10%	ASCE fig. 29.4-1 therefore: 1.1
If 2 poles, spacing between	1.5 ft o.c.

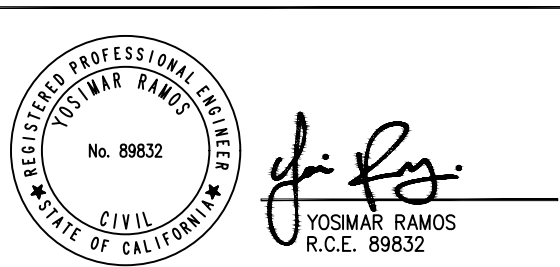
Structure Component	Height at section c-8-ft	(Table 26.10-1) K_z factor	q_z psf	$q_s * G * C_d$ psf	A_s ft ²	Shear lb	Wind Moment lb-ft	
1	2.75	0.85	31.26	41.18	3.06	247	988	
2	0.92	0.85	31.26	41.18	3.06	247	741	
2 pole distribution factor: 0.72						6.12	200	368
Forces at finish grade						277	509	

ALUMINUM RECTANGULAR TUBE DESIGN:

Check Aluminum Rectangular Tube			
M_u =	0.368 k-ft	M_{ut} =	4.412 k-in
D=	4 in	S=	2.654 in ³
B=	2 in	Z=	3.406 in ³
T=	1/4 in	Req Z	0.29
		F_{tuw} =	24 ksi
		F_{tyw} =	15 ksi
		F_{cyw} =	15 ksi
		K_t =	1
Normal Yield Moment		Nominal Rupture Moment	
M_{np} =	51.09 k-in	M_{np} =	81.75 k-in
ϕ_b =	0.9	ϕ_b =	0.9
$\phi_b M_{np}$ =	45.98 k-in	$\phi_b M_{np}$ =	73.58 k-in
D/C:	0.10	D/C:	0.06

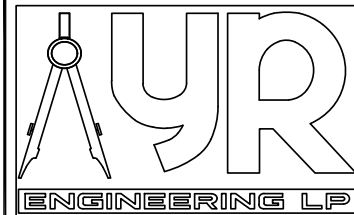
SADDLE DESIGN:

Check Aluminum Saddle			
M_u =	0.509 k-ft	M_{ut} =	6.105 k-in
Size	4x4x1/4 Channel	Z=	1.429 in ³
		Req Z	0.41 in ³
		F_{tuw} =	24 ksi
		F_{tyw} =	15 ksi
		F_{cyw} =	15 ksi
		K_t =	1
Normal Yield Moment		Nominal Rupture Moment	
M_{np} =	21.44 k-in	M_{np} =	34.30 k-in
ϕ_b =	0.9	ϕ_b =	0.9
$\phi_b M_{np}$ =	19.29 k-in	$\phi_b M_{np}$ =	30.87 k-in
D/C:	0.32	D/C:	0.20



Yosimar Ramos
YOSIMAR RAMOS
R.C.E. 89832

PREPARED BY:



YR ENGINEERING LP
2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

VARIOUS LOCATIONS,

PREPARED FOR:

CHECKED BY: YR	JOB NO: 2301-00	SHEET: OF
DISREGARD PRINTS BEARING EARLIER REVISION DATES	02-20-23	

SB-DIR-IL-NF-XTY-44

- Front face "Exit Only"
- Opposite face "Thank You!"



E D/F DRIVE THRU ILLUMINATED DIRECTIONAL SIGNS~ Qty (1)

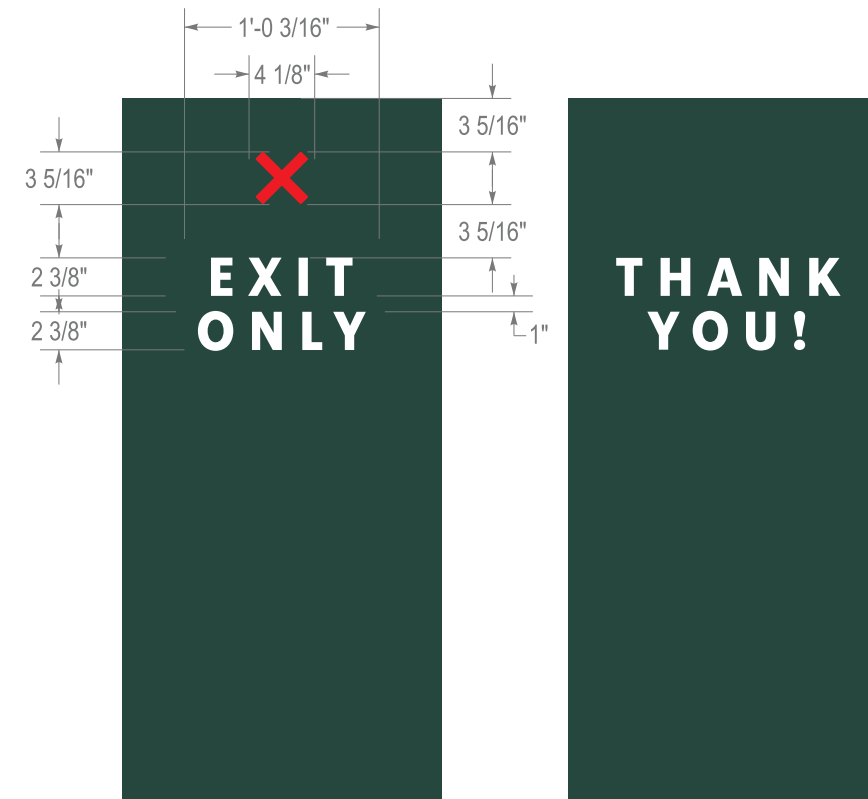
- Double or Single Faced Illuminated Directional Sign.
- Aluminum construction & aluminum skin with painted finishes.
- Aluminum face to be routed to accommodate push thru graphics.
- Push thru graphics to have 3M vinyl applied to first and second surface.
- Illuminated with white LED modules with all electrical UL listed and labeled.
- Directional to be bolted to new concrete footing per engineering for site location and soil condition.

SQ.FT
6.11

Design ID#23074



Copy Dimensions & Artwork



scale: 1" = 1'-0"

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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Drawing No

22-538



Page: **5.0**

SB-DIR-IL-NF-XTY-44

Starbucks | Directional | Illuminated | New Foundation | Exit Only & Thank You | 44" Tall



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
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Drawing No

22-538



Page: 5.1

DESIGN CRITERIA:

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: $R_p=3.0$
AMPLIFICATION FACTOR: $A_p=2.5$

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
- ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS

CONCRETE:

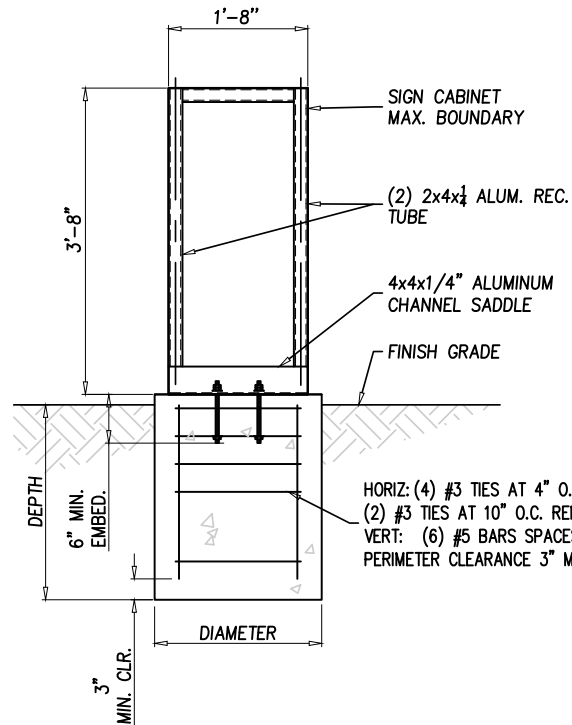
- DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
- COMPRESSIVE STRENGTH AT 28 DAYS: $f'_c=2,500$ PSI MIN.
- PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
- SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

STEEL:

- SQUARE/REC HSS STEEL: ASTM A500GR. B $F_y=46$ KSI
- PLATE STEEL: ASTM A36 $F_y=36$ KSI
- STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

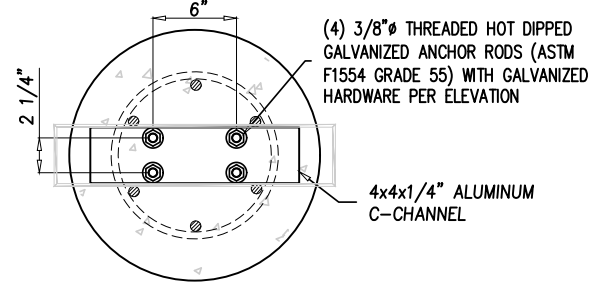
ALUMINUM

- FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE MOST CURRENT ALUMINUM ASSOCIATION ALUMINUM DESIGN MANUAL 1.
- ALUMINUM ELEMENTS 6061-T6
- ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AISC QUALITY CERTIFIED FABRICATOR.
- UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE OF WELD TO MATCH SMALLEST MEMBER/MATERIAL SIZE.
- ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.2. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.



ELEVATION VIEW

1/2" = 1'-0"



ANCHOR DETAIL

1" = 1'-0"

FOOTING OPTIONS

DIAMETER	DEPTH
2'-0"	2'-4"
1'-6"	2'-8"

DIRECT BURIAL FOOTING DESIGN:

M_u	0.51 k-ft	(0.6 M_u):	0.31 k-ft	w :	1.3	IBC 1805.3.2
V_u	0.28 kips	(0.6 V_u):	0.17 kips			
P	0.22 kips	S1:	Sxd/3	207.11	psf	IBC 1806.1
Base	2.0 ft dia.			1068.00		81806.3.4
Depth	2.33 ft deep	A:	$2.34 \cdot P / (S1 \cdot x)$	1.22	ft	IBC 1807.3.2.1
h	1.84 ft					
S	267 psf/ft	d:	$0.5A \cdot [1 + \sqrt{1 + (4.36hA)}]$	2.29	ft	

IBC Table 1806.2

M_u	0.51 k-ft	(0.6 M_u):	0.31 k-ft	w :	1.3	IBC 1805.3.2
V_u	0.28 kips	(0.6 V_u):	0.17 kips			
P	0.22 kips	S1:	Sxd/3	237.63	psf	IBC 1806.1
Base	1.5 ft dia.			1068.00		81806.3.4
Depth	2.67 ft deep	A:	$2.34 \cdot P / (S1 \cdot x)$	1.42	ft	IBC 1807.3.2.1
h	1.84 ft					
S	267 psf/ft	d:	$0.5A \cdot [1 + \sqrt{1 + (4.36hA)}]$	2.54	ft	

IBC Table 1806.2

WIND LOADS PER ASCE 7-16:

Applied Wind Loads:	ASCE 7-16
(29.3-1) $F=q_b \cdot G \cdot C_f \cdot A_r$	(26.10-1) $q_s = 0.00256 \cdot K_z \cdot K_{xt} \cdot K_d \cdot V^2$
Risk Category:	II
(26.5) Wind Speed (V):	130 mph per ATC Council
(Table 26.6-1) Directional Fac. (K_d):	0.85 (Table 26.6-1)
(26.7) Exposure Category:	C
(26.8.2) Topo Fac. (K_{zt}):	1 (unless unusual terrain)
(26.9) Ground Elev. Fac. (K_a):	1 (for all elevation)
(26.11) Gust Effect Fac. (G):	0.85
s (height of affected area)	3.67 ft
h (height)	3.67 ft
B (width of affected area)	1.67 ft
s/h=	1.00
B/s=	0.46
Force Coefficient (C_f):	1.550
Velocity pressure exposure coefficient (K_z):	(Table 29.3-1)
for s/h=1, add 10%	ASCE fig. 29.4-1 therefore: 1.1
If 2 poles, spacing between	1.5 ft o.c.

Structure Component	Height at section c-h, ft	(Table 26.10-1) K_z factor	q_z psf	$q_s \cdot G \cdot C_f$ psf	A_r ft ²	Shear lb	Wind Moment lb-ft
1	2.75	0.85	31.26	41.18	3.06	247	988
2	0.92	0.85	31.26	41.18	3.06	247	741
2 pole distribution factor: 0.72						6.12	200
Forces at finish grade						277	509

ALUMINUM RECTANGULAR TUBE DESIGN:

Check Aluminum Rectangular Tube			
M_u =	0.368 k-ft	M_{ut} =	4.412 k-in
D=	4 in	S=	2.654 in ³
B=	2 in	Z=	3.406 in ³
T=	1/4 in	Req Z	0.29
			F _{tyw} = 15 ksi
			F _{cyw} = 15 ksi
			K _t = 1
Normal Yield Moment		Nominal Rupture Moment	
M_{np} =	51.09 k-in	M_{np} =	81.75 k-in
ϕ_b =	0.9	ϕ_b =	0.9
$\phi_b M_{np}$ =	45.98 k-in	$\phi_b M_{np}$ =	73.58 k-in
D/C:	0.10	D/C:	0.06

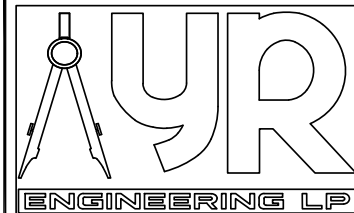
SADDLE DESIGN:

Check Aluminum Saddle			
M_u =	0.509 k-ft	M_{ut} =	6.105 k-in
Size:	4x4x1/4 Channel	Z=	1.429 in ³
		Req Z	0.41 in ³
			F _{tyw} = 24 ksi
			F _{cyw} = 15 ksi
			K _t = 1
Normal Yield Moment		Nominal Rupture Moment	
M_{np} =	21.44 k-in	M_{np} =	34.30 k-in
ϕ_b =	0.9	ϕ_b =	0.9
$\phi_b M_{np}$ =	19.29 k-in	$\phi_b M_{np}$ =	30.87 k-in
D/C:	0.32	D/C:	0.20



Yosimar Ramos
YOSIMAR RAMOS
R.C.E. 89832

PREPARED BY:



YR ENGINEERING LP
2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

VARIOUS LOCATIONS,

PREPARED FOR:

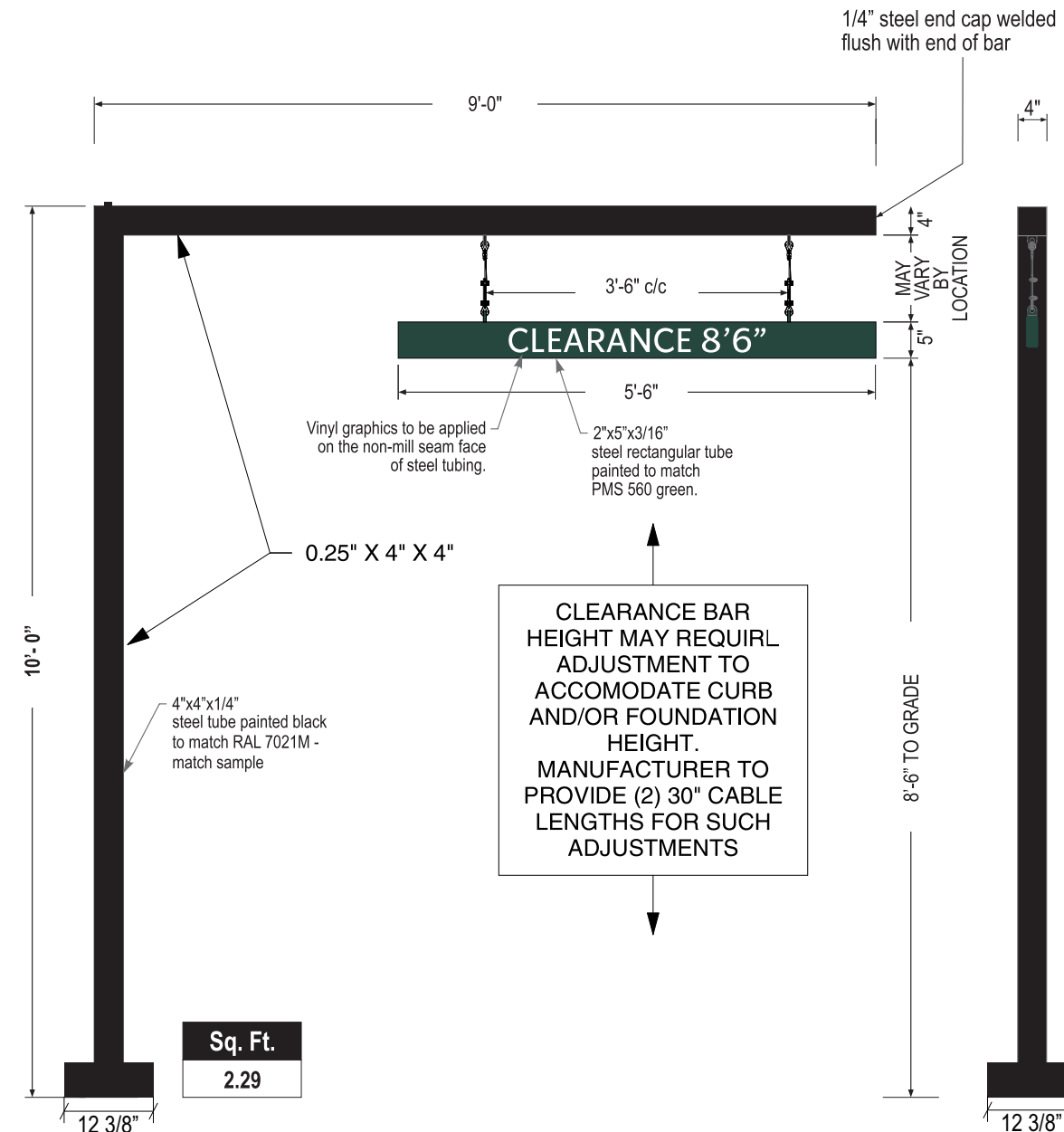
CHECKED BY: YR JOB NO: 2301-00 SHEET: OF

DISREGARD PRINTS BEARING EARLIER REVISION DATES > 02-20-23

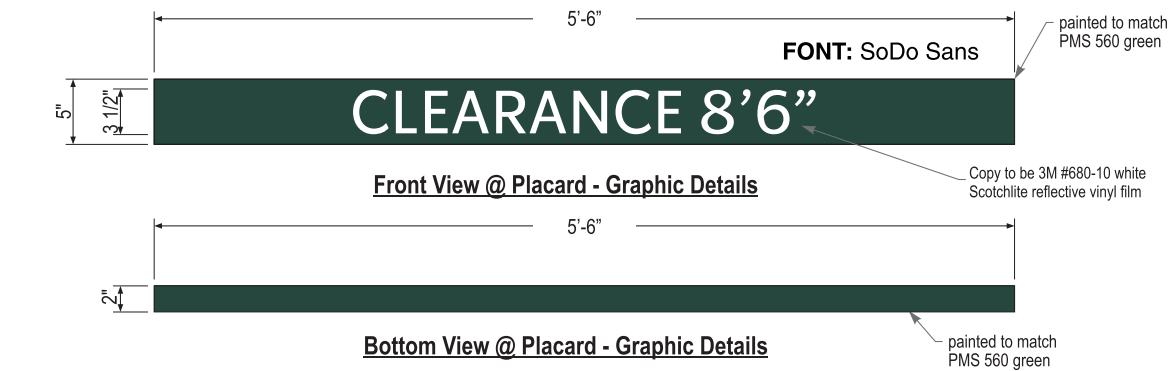
F CLEARANCE BAR - NON-ILLUMINATED

SBC-#

SCALE: 1/2"=1'-0"



CLEARANCE BAR HEIGHT MAY REQUIRE ADJUSTMENT TO ACCOMMODATE CURB AND/OR FOUNDATION HEIGHT. MANUFACTURER TO PROVIDE (2) 30" CABLE LENGTHS FOR SUCH ADJUSTMENTS



SQ.FT 2.29 COPY AREA	COLOR LEGEND	
	PMS/PAINT	VINYL
	PMS 560 C	NA
	RAL 7021M	3M 3630-22
	REFL. WHITE	3M 680-10

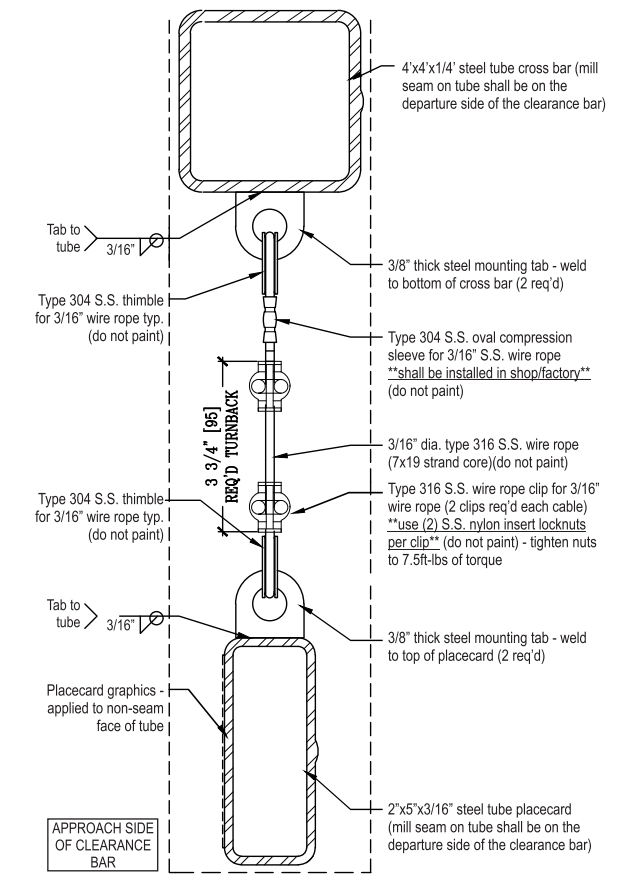
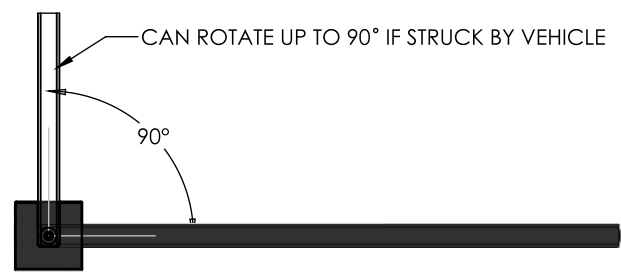
SIGN SPECIFICATIONS:

Scraper Bar:

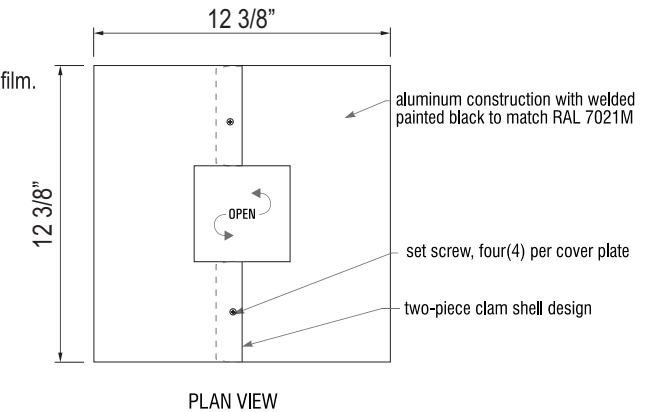
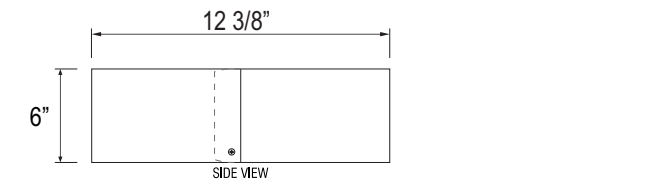
- 2" x 5'-6" x 5" steel tube painted to match PMS 560 green.
- Flush steel end caps painted to match PMS 560 green.
- Copy and chevrons to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film.
- Bottom striping to be 1st surface computer cut 3M #680-10 white Scotchlite reflective vinyl film. Striping extends 3/8" [10mm] onto front face.
- Suspend from support with SS cable & hardware. Cable provided requires field adjustment for proper clearance height.

Support:

- Supporting structure will be all welded steel tube construction painted black to match RAL 7021M as per approved shop drawings.
- New foundation may be required.
- Clearance bar will be mounted on a concrete pedestal. Will be attached with anchor bolts and base plate (engineering to be confirmed)



End Section View



Base Plate Cover Detail

Scale: nts

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

- 120 Volts 277 Volts

Designer

Oszy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

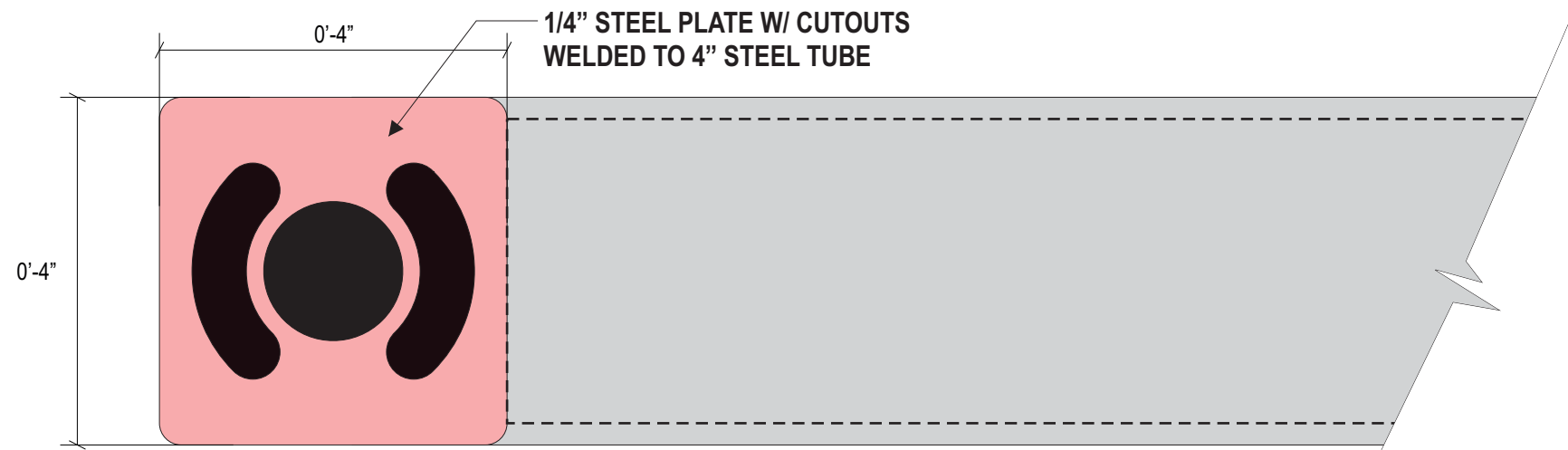
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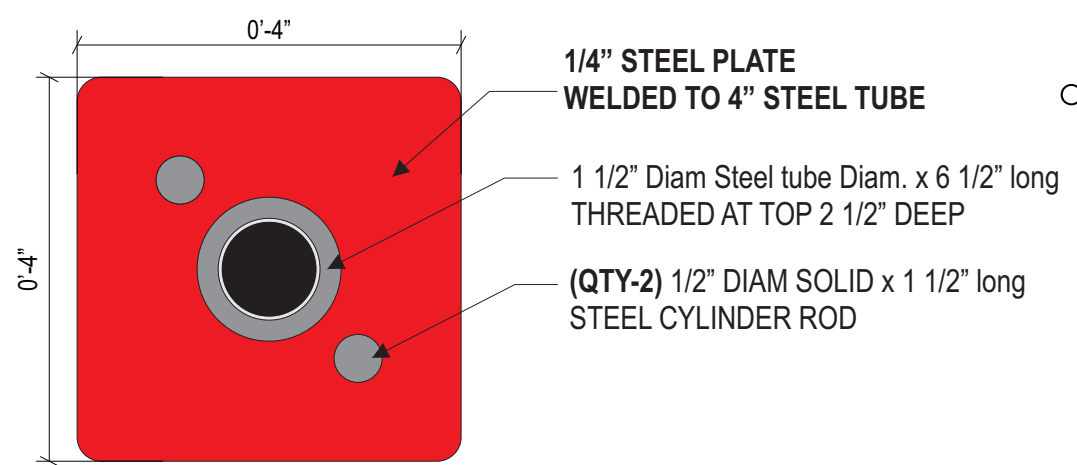
22-538



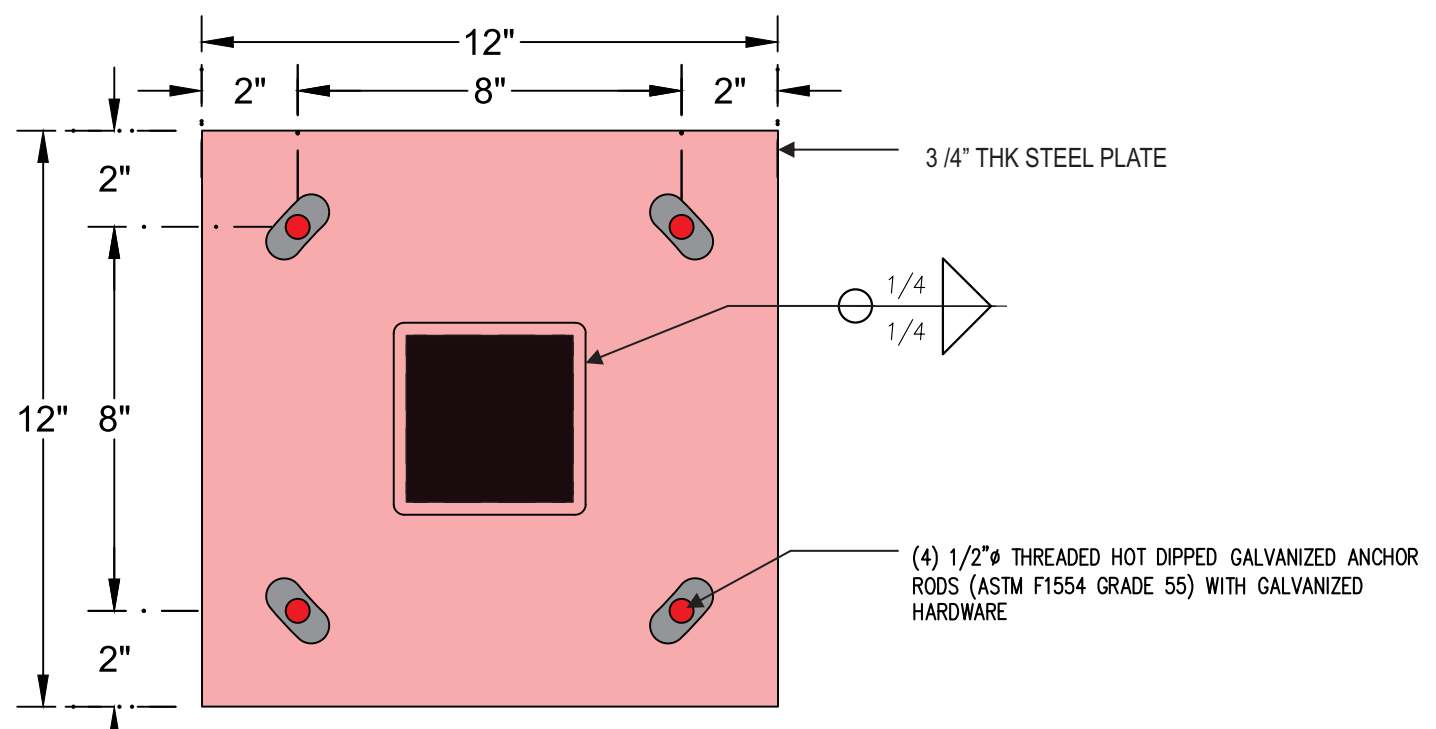
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A BOTTOM VIEW OF CLEARANCE BAR ARM
SCALE: 1:2



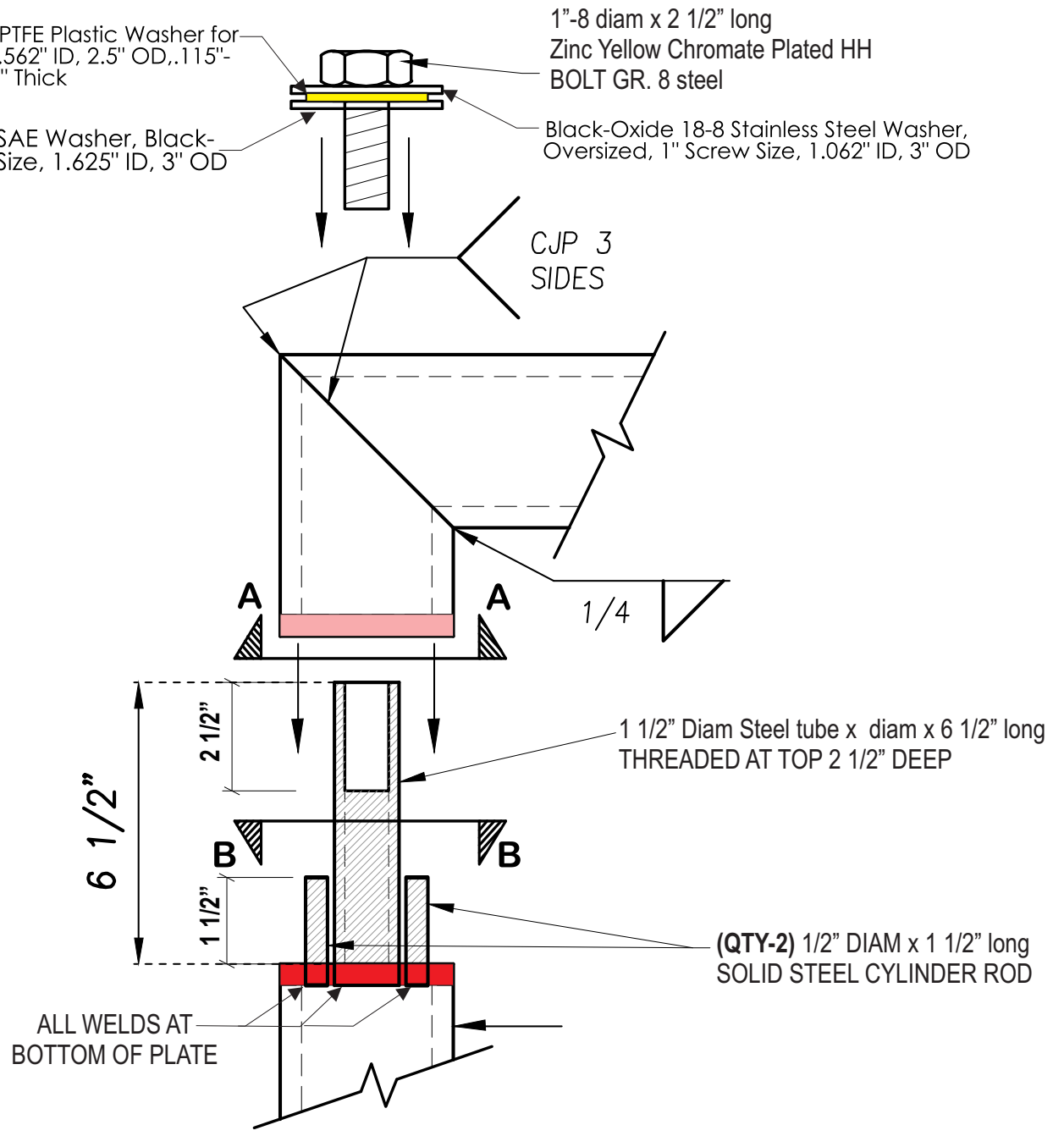
B TOP VIEW OF CLEARANCE SUPPORT POST
SCALE: 1:2



C BASE PLATE DETAIL
SCALE: 3"=1'-0"

NOTE: ALL WELDING IS DONE IN THE FACTORY

Chemical-Resistant PTFE Plastic Washer for 1-1/2" Screw Size, 1.562" ID, 2.5" OD, .115"-.135" Thick
 1"-8 diam x 2 1/2" long Zinc Yellow Chromate Plated HH BOLT GR. 8 steel
 18-8 Stainless Steel SAE Washer, Black-Oxide, 1-1/2" Screw Size, 1.625" ID, 3" OD
 Black-Oxide 18-8 Stainless Steel Washer, Oversized, 1" Screw Size, 1.062" ID, 3" OD



1 SUPPORT ARM ATTACHMENT DETAIL
SCALE: NTS

Project:



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

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Date: 12-20-22
Drawn by: L.S.

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5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



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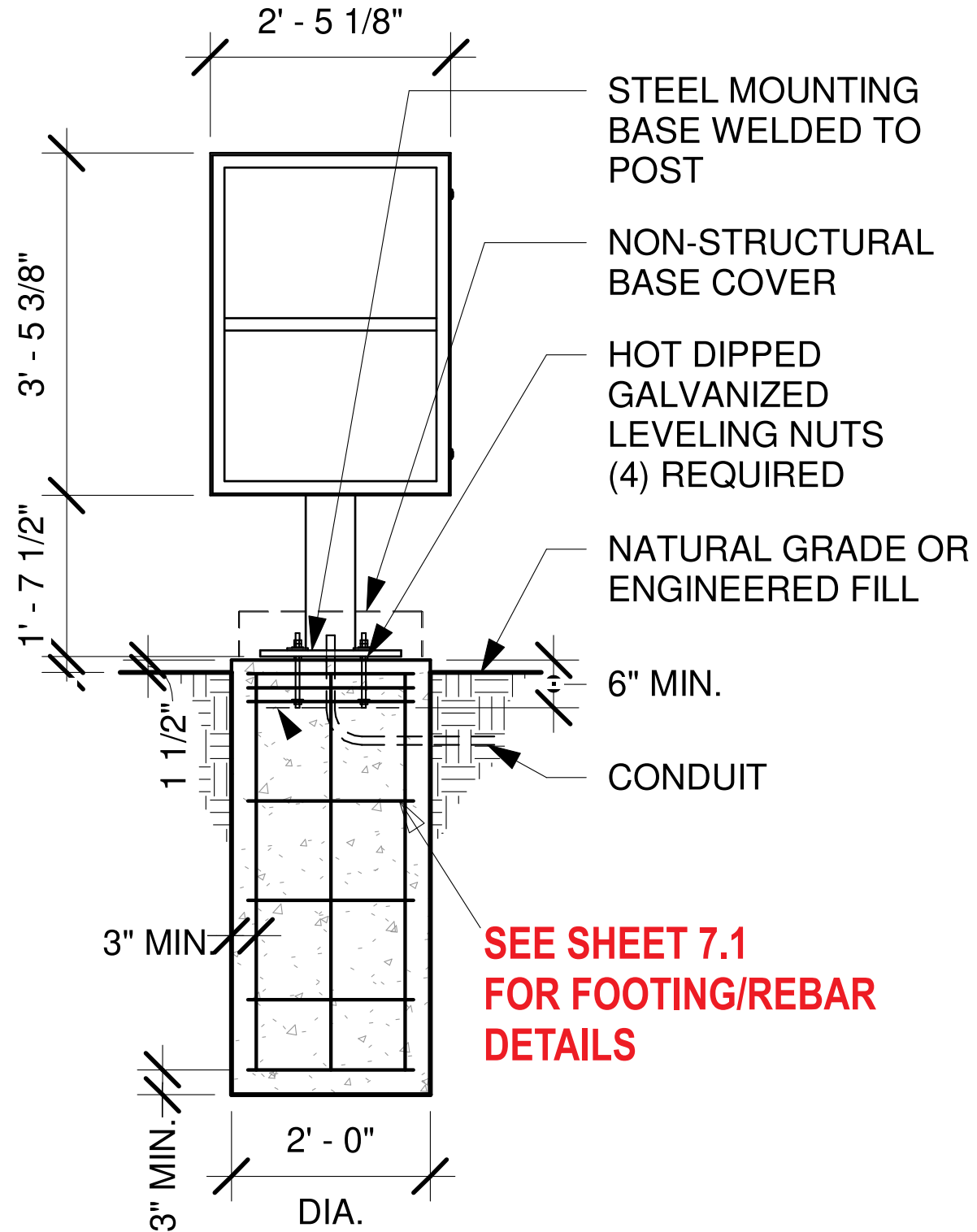


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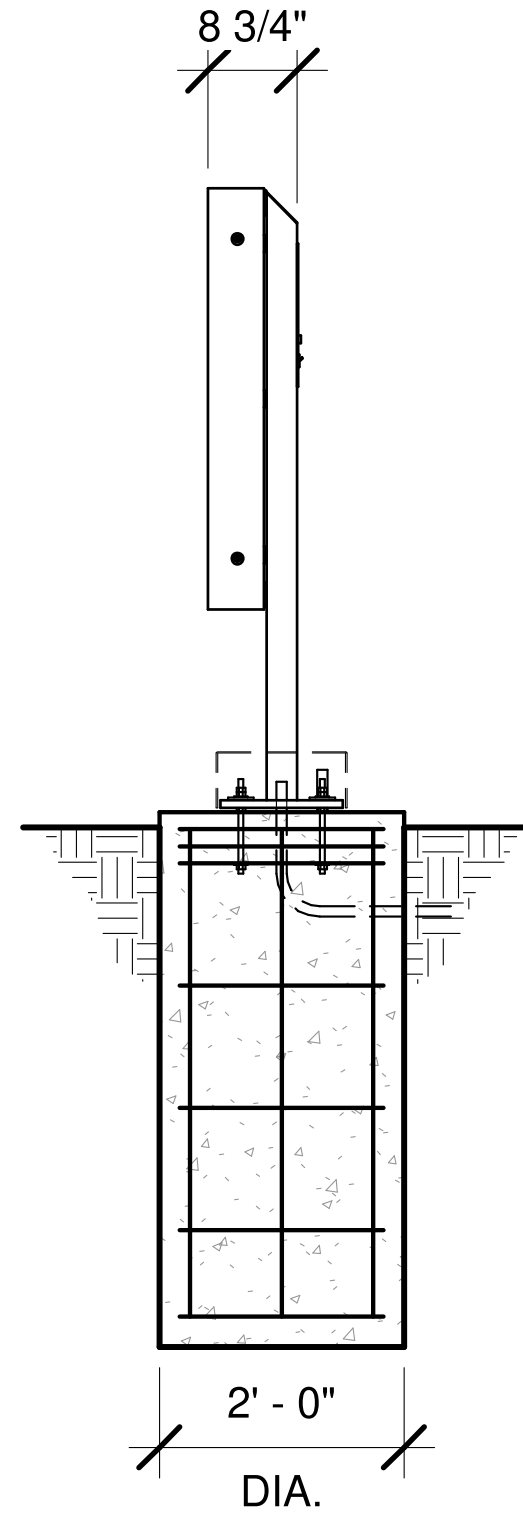


PRE-MENU SIGN

FRONT ELEVATION



SIDE ELEVATION



**SEE SHEET 7.1
FOR FOOTING/REBAR
DETAILS**

SQ.FT
8.36

G DRIVE THRU PRE-MENU SIGN~ Qty (1)
INSTALLATION ONLY

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

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5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

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Page: **7.0**



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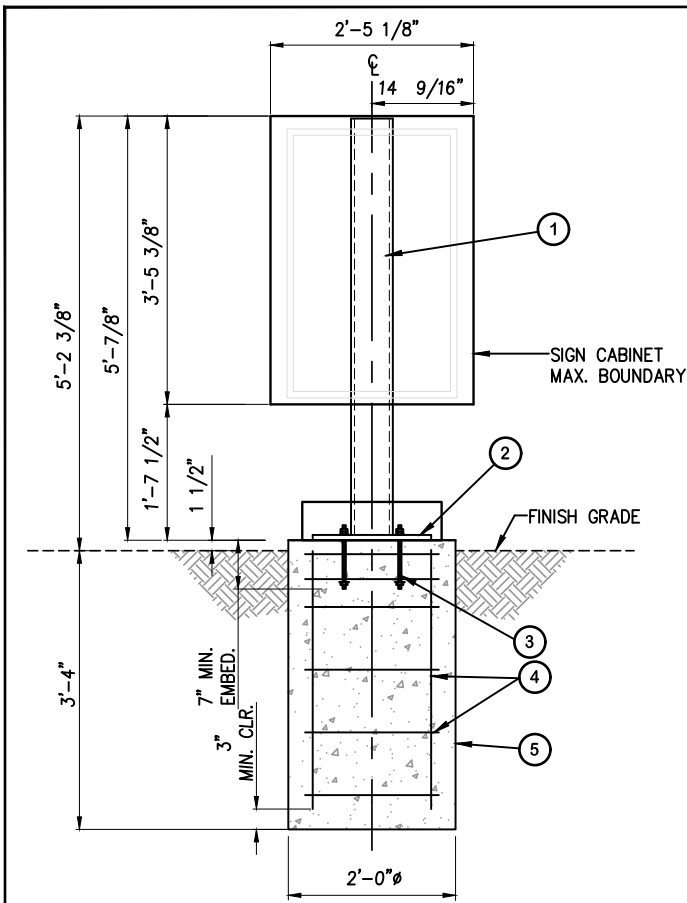
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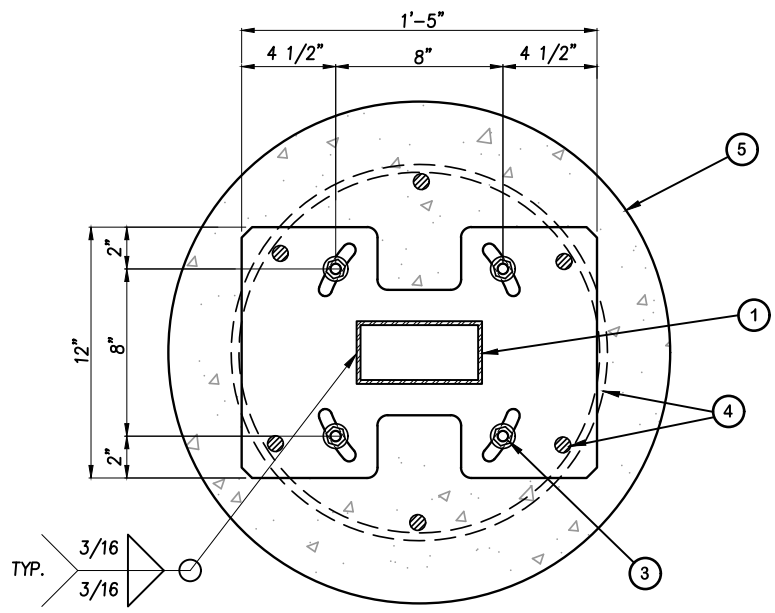


Page: 7.1



ELEVATION VIEW

1/2" = 1'-0"



BASE PLATE DETAIL

1 1/2" = 1'-0"

STEEL:

- SQ/RECT. HSS: ASTM A500, GR. B Fy=46 KSI
- PLATE STEEL: ASTM A36 Fy=36 KSI
- STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

CONCRETE:

- DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
- COMPRESSIVE STRENGTH AT 28 DAYS: f'c=2500 PSI MIN.
- PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
- SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

- 6"x3"x3/16" REC. HSS FRAME PER ELEVATION AND BASE PLATE DETAIL HEREON.
- 3/4" THK. STEEL BASE PLATE (17"x12") PER BASE PLATE DETAIL HEREON.
- (4) 1/2"Ø THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL HEREON.
- HORIZ: (3) #3 TIES AT 4" O.C. AND THEN (3) #3 TIES AT 9" O.C.
VERT: (6) #5 BARS SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
- CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
- ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS

DESIGN CRITERIA:

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: Rp=3.0
AMPLIFICATION FACTOR: Ap=2.5

REGISTERED PROFESSIONAL ENGINEER
YOSIMAR RAMOS
No. 89832
CIVIL
STATE OF CALIFORNIA

YOSIMAR RAMOS
R.C.E. 89832

PREPARED BY:

YR ENGINEERING LP
2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
PRE-MENU BOARD
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR JOB NO: 2228-00 SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES 12-04-22

WIND LOADS PER ASCE 7-16:

(29.3-1)	F=qs*G*C*Ar	(26.10-1)	qs = 0.00256*Kz*Kd*Ks*Kt*V²
	Risk Category:	II	
(26.5)	Wind Speed (V):	130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (Kd):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (Ks):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (Kz):	1	(for all elevation)
(26.11)	Gust Effect Fac. (G):	0.85	
	s (height of affected area)	3.45	ft
	h (height)	5.2	ft
	B (width of affected area)	2.43	ft
	s/h=	0.66	
	B/s=	0.70	
	Force Coefficient (Cf):	1.692	
	Velocity pressure exposure coefficient (Kz):		(Table 29.3-1)
	for s/h=1, add 10%	ASCE fig. 29.4-1 therefore:	1.0

Structure Component	Height at section c-g, ft	(Table 26.10-1)	qs	qs*G*Cf	Ar	Shear	Wind Moment	
			psf	psf	ft²	lb	lb-ft	
1	0.25	0.85	31.26	44.97	2	90	22	
2	1.04	0.85	31.26	44.97	2	90	94	
3	3.47	0.85	31.26	44.97	8.37	376	1306	
Forces at finish grade							12	556
							1422	

DIRECT BURIAL FOOTING:

Mu:	1.42	k-ft	(0.6Mu):	0.85	k-ft	uc:	1.3	IBC1808.3.2
Vu:	0.56	kips	(0.6Vu):	0.33	kips			
P	0.43	kips	S1:	Sxd/3		296.37	psf	IBC1806.1
Base	2	ft dia.	A:	2.34*P/(51xb)		1.71	ft	IBC1807.3.2.1
Depth	3.33	ft deep	d:	0.5A[1+(1+(4.36hA))]		3.20	ft	
h	2.56	ft						
S	267	psf/ft						

STEEL COLUMN DESIGN:

Fy:	46	ksi	Area of Sign:	12	ft²	Mu:	1.42	K-ft
E:	29000	ksi	Wind Load	44.97	psf	Vu:	0.6	kips

Square Member Design

Size H (in)	3	h/t=	14.2
Size B (in)	6	b/t=	31.4
t (in)	3/16	KL/r=	100.7
Length (ft)	5.25	Fe=	28.23
K:	2	Max KL/r=	100.7
A _g (in²)	3.02	4.71*sqrt(E/Fy)=	118.3
r (in)	1.25	Eq. 1	Governs
Z (in³)	3.57	Use:	Eq. 1
S (in³)	3.15	Fcr=	Eq. 2
I (in⁴)	4.72	Flange: b/t=	31.4
wt (lb)	58	h/t=	31.4
be=	2.97	Web: h/t=	14.2
Se=	3.30	h/t=	14.2

LRFD φ=0.90

Flexural Buckling:	Pn=FcrAg	φPn=	63.15	kips (E3-1)
Yield Moment:	Mn=Mp=FyZ	φMn=	10.86	k-ft
Plastic Moment:	Mp=Mp=FyZ	φMn=	12.31	k-ft (F7-1)
Local Buckling:	Non Compact Shapes Flange	Mn=Mp-(Mp-FyS)(3.57b/t-v(Fy/E)-4.0)	φMn=	11.64
Local Buckling:	Non Compact Shapes Web	Mn=Mp-(Mp-FyS)(0.305h/t-v(Fy/E)-0.738)	φMn=	13.13
Local Buckling:	Slender Shapes	Mn=FySe	φMn=	11.39
Shear Strength:	Vn=0.6FyAwCv	φVn=	21.46	kips (E2-1)

Z req: 0.41 in³ Choose Size (2): 3.57 in³ OKAY 0.12

BASE PLATE DESIGN:

Mu=	1.42	k-ft	Size:	t:	0.5	in	Nominal Yield Moment	Mnp=FyZ:	4.50	k-in
Vu=	0.56	kips		S:	8	in	φ:	0.9		
Tgrp	2.13	kip		Arm:	2.5	in	φMnp:	4.05	k-in	
Tb=	1.07	kip/bolt		b eff:	2	in	Demand/Capacity:	0.66	OKAY	
Mu PL=	2.7	k-in		n:	2	bolts				

Material Steel A36

Ftuw:	36	ksi	Nominal Yield Moment	Mnp=FyZ:	4.50	k-in
Ftyw:	36	ksi	φ:	0.9		
Fcyw:	36	ksi	φMnp:	4.05	k-in	
Kt:	1		Demand/Capacity:	0.66	OKAY	

REGISTERED PROFESSIONAL ENGINEER
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No. 89832
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STATE OF CALIFORNIA

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PREPARED BY:

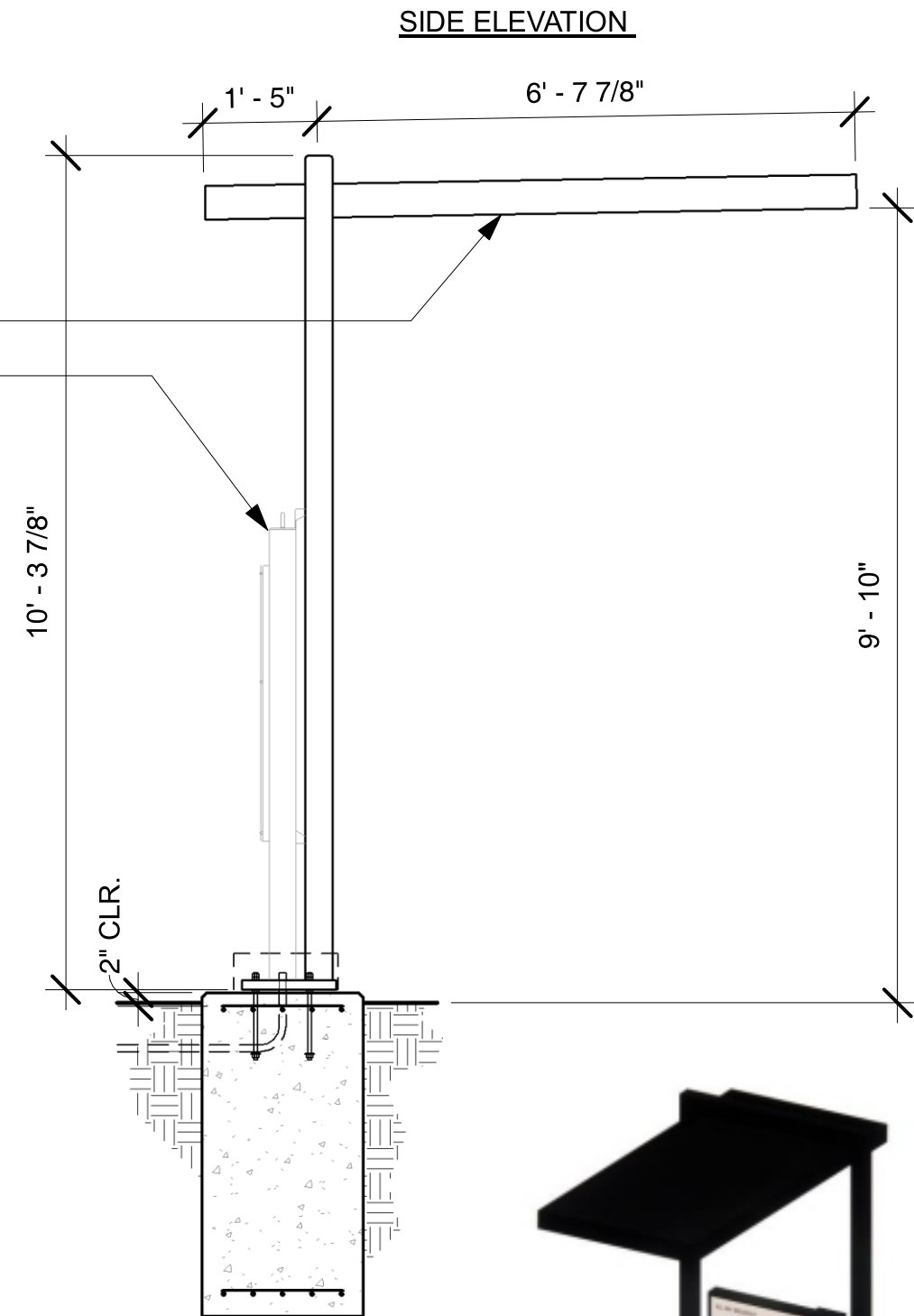
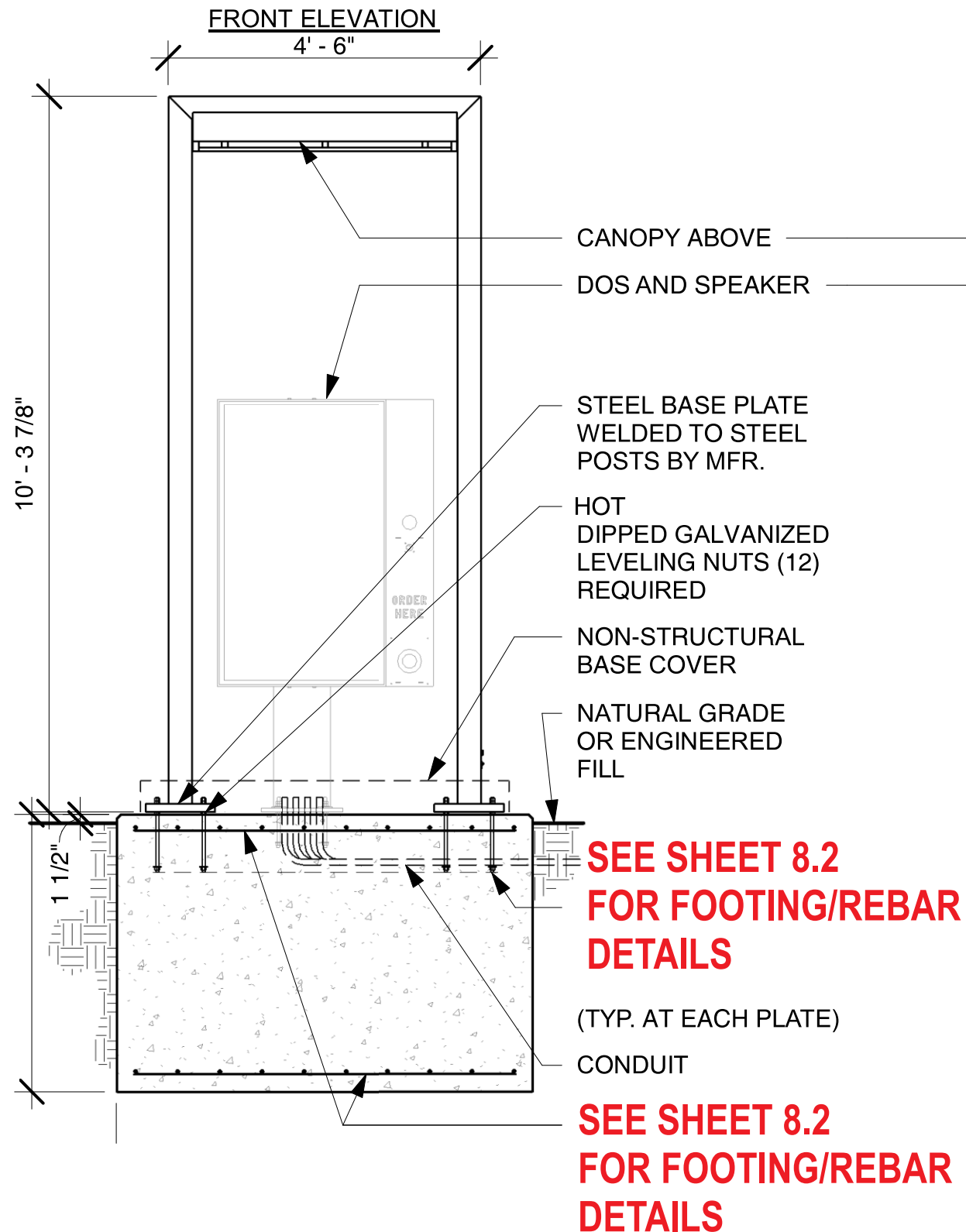
YR ENGINEERING LP
2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
PRE-MENU BOARD
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR JOB NO: 2228-00 SHEET: 1 OF 1

DISREGARD PRINTS BEARING EARLIER REVISION DATES 12-04-22



CANOPY WITH DOS

SQ.FT
46.45

H DRIVE THRU CANOPY WITH DIGITAL ORDER SCREEN~ Qty (1)
INSTALLATION ONLY

NTS

Project:



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



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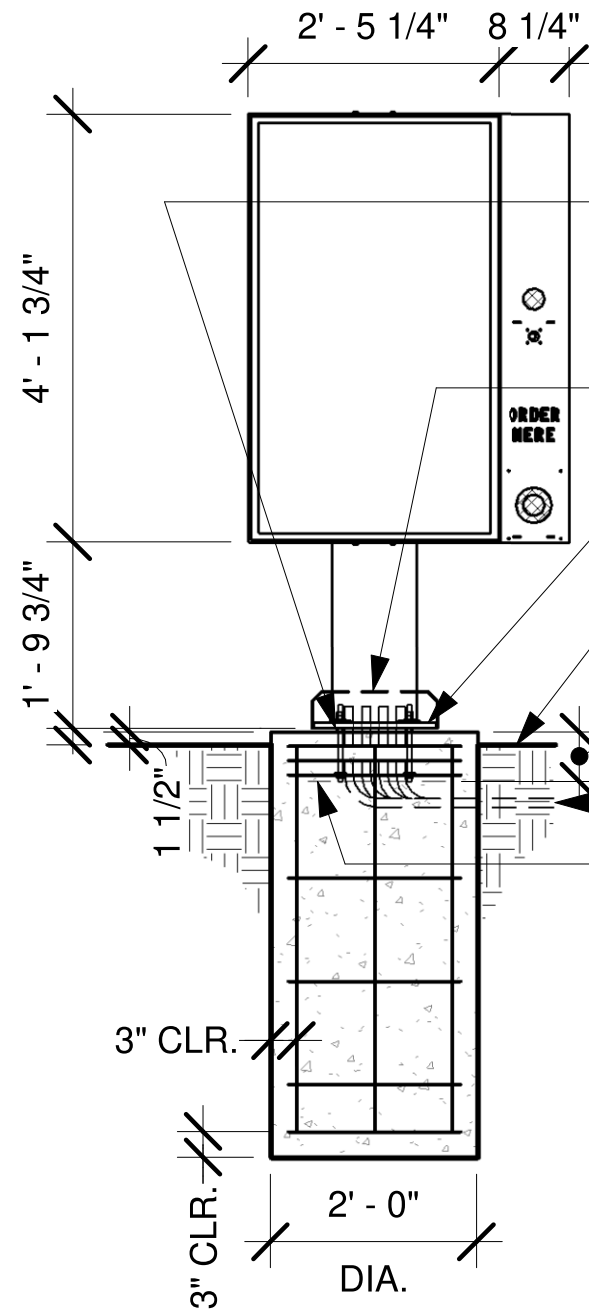


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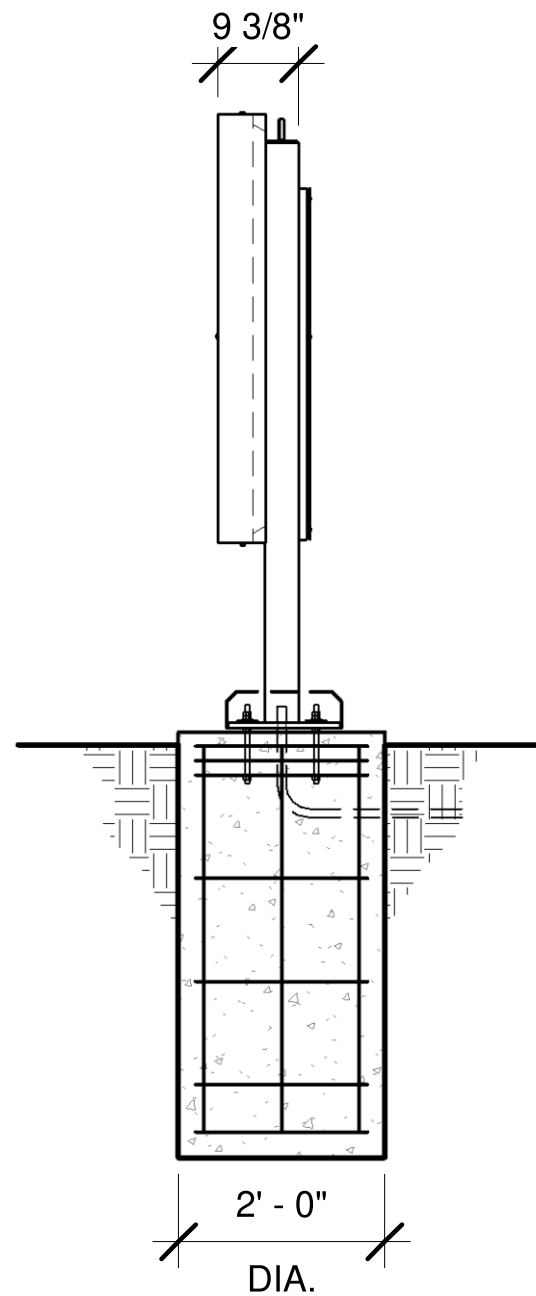
FRONT ELEVATION



- HOT DIPPED GALVANIZED LEVELING NUTS (4) REQUIRED
- NON-STRUCTURAL BASE COVER
- STEEL MOUNTING BASE WELDED TO POST
- NATURAL GRADE OR ENGINEERED FILL
- 6" MIN. CONDUIT

SEE SHEET 8.2 FOR FOOTING/REBAR DETAILS

SIDE ELEVATION



ORDERING SCREEN WITH POST

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

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Drawing No

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SQ.FT

12.95

H.1 DRIVE THRU DIGITAL ORDER SCREEN W/ POST~ Qty (1)
INSTALLATION ONLY

NTS



Location:
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Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

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Electrical Requirement:
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Designer
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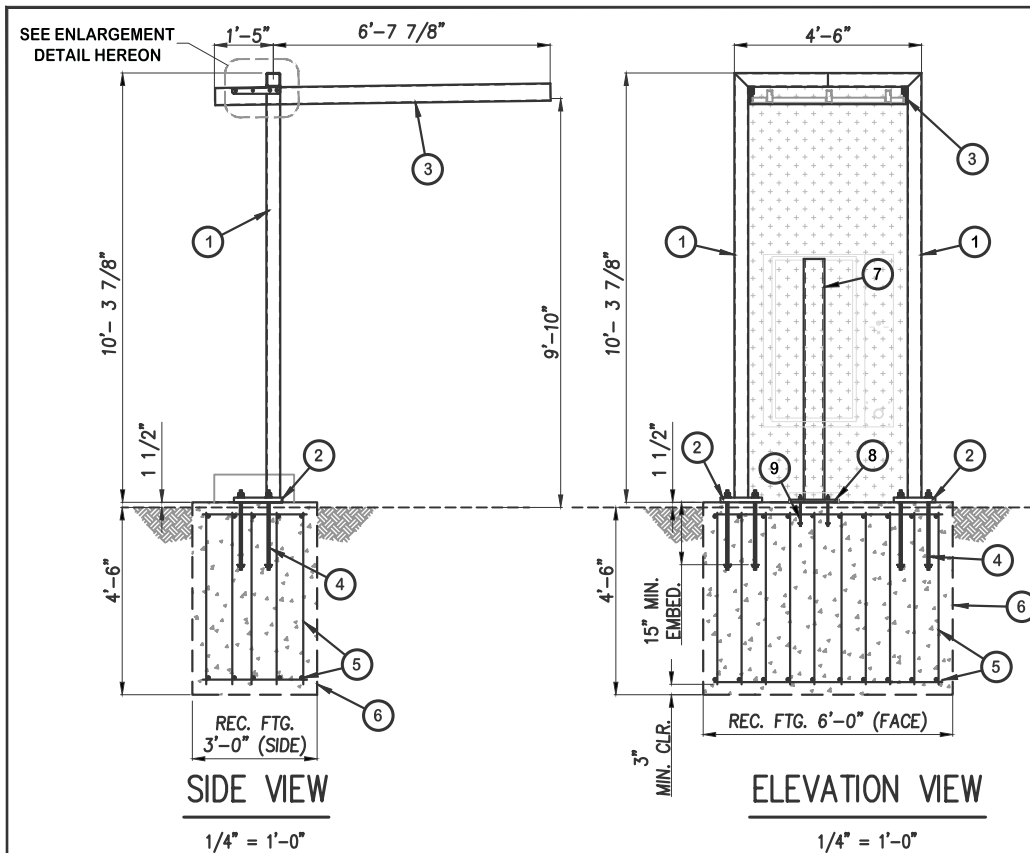
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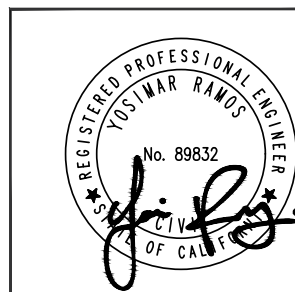
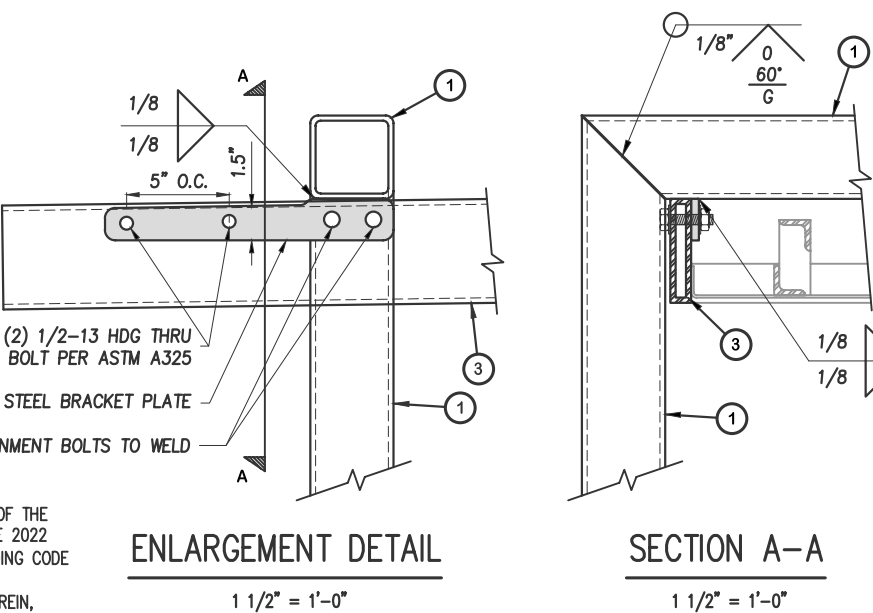
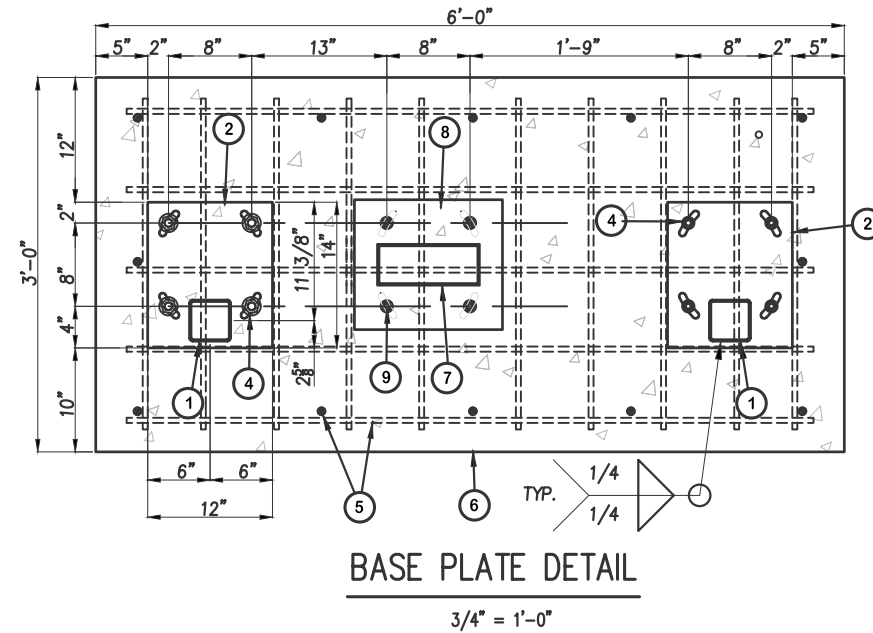
- 1 4"x4"x1/4" SQ. HSS FRAME PER ELEVATION AND BASE PLATE DETAIL HEREON.
- 2 (2) 1 3/8" THK. STEEL BASE PLATE (12"x14") PER BASE PLATE DETAIL HEREON.
- 3 5"x1"x1/4" SQ. HSS FRAME PER ELEVATION HEREON.
- 4 TOTAL (8) 3/4" THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAILS HEREON.
- 5 HORIZ: (5) #5 LONG LENGTH AND (10) #5 SHORT LENGTH AT TOP AND BOTTOM EACH WAY
VERT: (12) #5 BAR SPACES EVENLY AROUND PERIMETER CLEARANCE 3" MIN. TO EDGE OF CONC.
- 6 CONCRETE FOOTING PER PLAN AND SPECIFICATIONS HEREON.
- 7 9.873"x3.93"x3/16" SQ. HSS POST
- 8 5/8" THK. STEEL BASE PLATE (12.5"x14.25") PER BASE PLATE DETAIL.
- 9 (4) 1/2" THREADED HOT DIPPED GALVANIZED ANCHOR RODS (ASTM F1554 GRADE 55) WITH GALVANIZED HARDWARE PER ELEVATION AND BASE PLATE DETAIL.

- CONCRETE:**
- DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
 - STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
 - COMPRESSIVE STRENGTH AT 28 DAYS: $f'_c=2500$ PSI MIN.
 - PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
 - CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
 - SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

- DESIGN CRITERIA:**
- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: $R_p=3.0$
AMPLIFICATION FACTOR: $A_p=2.5$

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
 - ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
 - PROVIDE ISOLATION OF DISSIMILAR MATERIALS

- STEEL:**
- SQ/RECT. HSS: ASTM A500, GR. B $F_y=46$ KSI
 - PLATE STEEL: ASTM A36 $F_y=36$ KSI
 - STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANSI/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.



PREPARED BY:
YR
ENGINEERING LP
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
DIGITAL ORDER SCREEN CANOPY
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR JOB NO: 2228-00 SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES → 12-05-22

WIND LOADS PER ASCE 7-16:

Chapter 27 MWFRS-wind pressure, directional procedure	
Risk Category:	II
(26.5) Wind Speed (V):	130 mph
(Table 26.6-1) Directional Fac. (K_d):	0.85 (Table 26.6-1)
(26.7) Exposure Category:	C
(26.8) Topo Fac. (K_{za}):	1 (unless unusual terrain)
(26.9) Ground Elev. Fac. (K_g):	1 (for all elevation)
(26.11) Gust Effect Fac. (G):	0.85
(26.12) Enclosure Classification:	Open Bldg
Fig. 30.3-1 Internal Pressure Coefficient (G_C):	0 0
Table 26.10-1 Velocity Pressure Coefficient (K_z):	0.85
Eq. 26.10-1 Velocity Pressure (q):	31.26 psf

Fig. 27.3-4 WL Case 1 ($\Upsilon=0^\circ$)	$C_{we}=1.2$	$P1=31.88$ psf (downward)
	$C_{wi}=0.3$	$P2=7.97$ psf (downward)
Fig. 27.3-4 WL Case 2 ($\Upsilon=0^\circ$)	$C_{we}=-1.1$	$P1=-29.23$ psf (uplift)
	$C_{wi}=-0.1$	$P2=-2.66$ psf (uplift)
Fig. 27.3-4 WL Case 3 ($\Upsilon=0^\circ$)	$C_{we}=1.2$	$P1=31.88$ psf (downward)
	$C_{wi}=0.3$	$P2=7.97$ psf (downward)
Fig. 27.3-4 WL Case 3 ($\Upsilon=0^\circ$)	$C_{we}=-1.1$	$P1=-29.23$ psf (uplift)
	$C_{wi}=-0.1$	$P2=-2.66$ psf (uplift)

DIRECT BURIAL FOOTING:

M_u :	16.80 k-ft	(0.6M _u):	10.08 k-ft	w :	1.3	IBC 1805.3.2
V_u :	2.67 kips	(0.6V _u):	1.60 kips			
P :	2.08 kips	S :	Snd/3		400.50 psf	IBC 1806.1
Base	6.73 ft dia.				1008.00	IBC 1806.3.4
Depth	4.50 ft deep	A :	2.34 ² /(51xh)		1.81 ft	IBC 1807.3.2.1
h	6.29 ft	d :	0.5A(1+(1+(4.36hA)))		4.55 ft	
S	267 psf/ft					
	IBC Table 1806.2					
Allowable Bearing	1700 psf	0.39	Shear Capacity:	37.94 kips	0.01	
Actual Bearing	667 psf	OKAY	Shear Vertical Load (DL):	0.5 kips	OKAY	

BASE PLATE DESIGN:

Base Plate Check		Steel A36	
M_u :	8.359 k-ft	t :	1.375 in
V_u :	100.31 k-in	S :	8 in
P :	1.34 kip	Arm:	8 in
		b eff:	4 in
		n :	2 bolts
T_{grp} :	12.54 kip	F_{tux} :	36 ksi
T_b :	6.27 kip/bolt	F_{tyw} :	36 ksi
$M_u PL$:	50.2 k-in	F_{cyw} :	36 ksi
		K_t :	1
S (in ³):	1.260		
Z (in ³):	1.891		

Nominal Yield Moment	
$M_{np}=F_y Z$:	68.06 k-in
ϕ_b :	0.9
$\phi_b M_{np}$:	61.26 k-in
Demand/Capacity:	0.82 OKAY

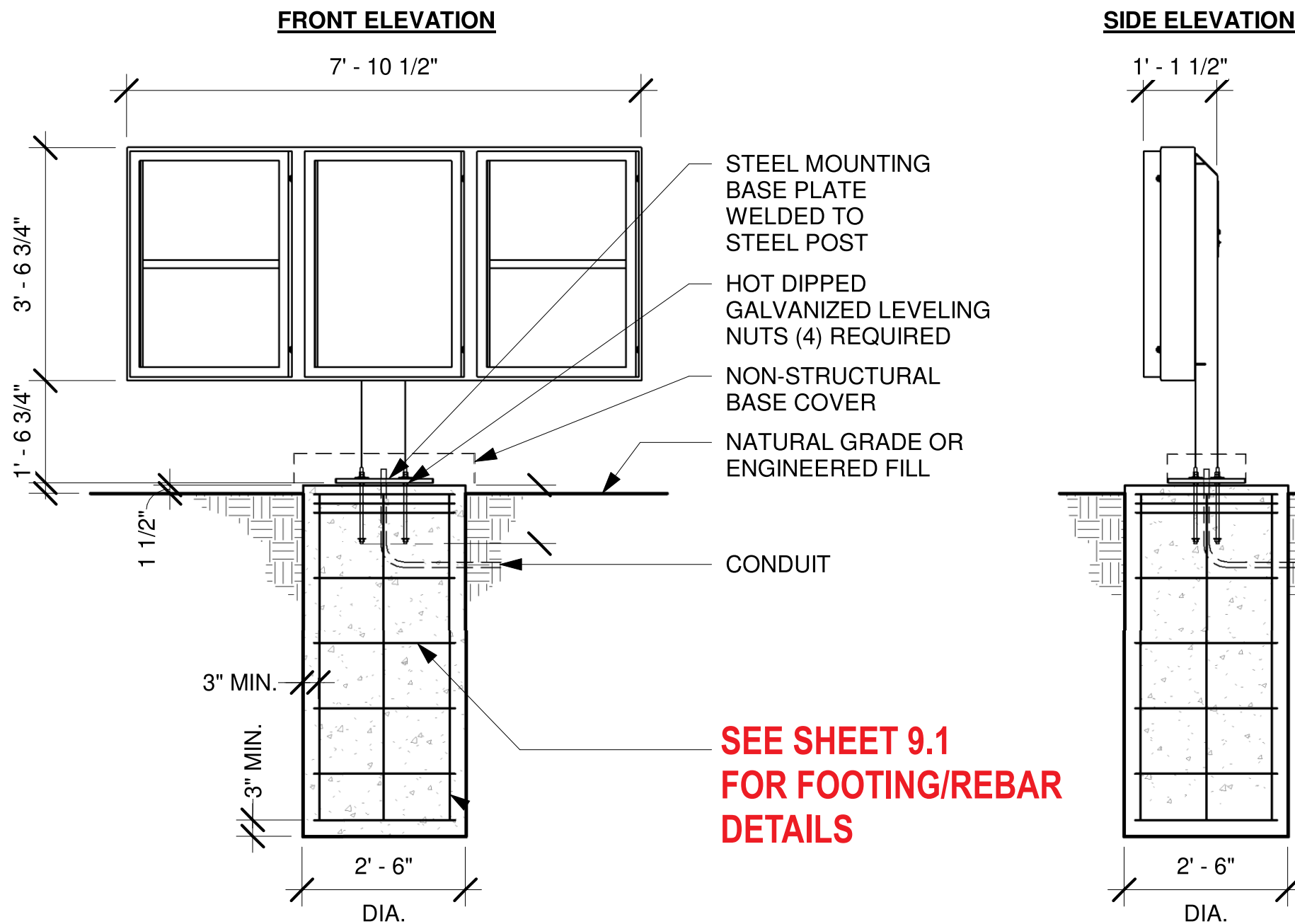
Nominal Yield Moment	
$M_{np}=F_y Z$:	68.06 k-in
ϕ_b :	0.9
$\phi_b M_{np}$:	61.26 k-in
Demand/Capacity:	0.82 OKAY

TENSILE PLATE BRACKET DESIGN:

Tensile Strength		LRFD	
Width g :	1.5 in	F_y :	36 ksi
Thick t :	0.375 in	F_u :	58 ksi
$\phi_{tension}$:	0.5		
Num n :	1	na. (perpendicular to load)	
S_x :	1	(Table D9.1)	
A_g :	0.56 in ²		
A_n :	0.33 in ²		
$A_e=A_n U$:	0.33 in ²		
$P_n=F_y A_g$:	20.25 kips	$\phi_t P_n$:	18 kips (AISC J4-1)
$P_u=F_u A_e$:	19 kips	$\phi_t P_u$:	14 kips (AISC J4-2)
$R_n=0.6F_u A_n U$:	11 kips	$\phi_t R_n$:	8 kips (AISC J4-5)
Dist. To Edge:	0.75 in (parallel to load)		
Dist. To Edge:	0.75 in (perpendicular to load)		
U :	0.5 (J4-5)		
Num n :	2	na. (parallel to load)	
A_g :	0.28 in ²		
A_n :	0.07 in ²		
A_e :	0.16 in ²		
$P_n=F_y A_g$:	2 kips		
$R_n=0.6F_u A_n U$:	2 kips		
R_u (Upper Limit):	11 kips	$\phi_t R_u$:	8 kips (AISC J4-5)



5- PANEL MENU SIGN



Project:



Location:
 4501 Jamboree Rd
 Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
 (909) 930-0303 Fax: (909) 930-0308
 E-mail: design@signindustries.tv
 Web: www.signindustries.tv

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Drawing No

22-538



Page: **9.0**

SQ.FT

28.0

1 DRIVE THRU 5-PANEL MENU SIGN~ Qty (1)
 INSTALLATION ONLY

Scale: 1" = 3/4"



Location:
4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:
 120 Volts 277 Volts

Designer
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Drawing No

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Page: 9.1

ELEVATION VIEW
3/8" = 1'-0"

DIRECT BURIAL FOOTING:

Mu:	4.27	k-ft	(0.6Mu):	2.56	k-ft	w:	1.3	IBC 1605.3.2
Vu:	1.37	kips	(0.6Vu):	0.82	kips			
P	1.07	kips	S1:	5xd/3		400.50	psf	IBC 1806.1
Base	2.5	ft dia.	A:	2.34*P/(S1xb)		1068.00		IBC 1806.3.4
Depth	4.50	ft deep				2.50	ft	IBC 1807.3.2.1
h	3.11	ft	d:	0.5A(1+v/(1+(4.36hA)))		4.42	ft	
S	267	psf/ft						IBC Table 1806.2

WIND LOADS PER ASCE 7-16:

(29.3-1)	F=q _h *G*C _f *A _e	(26.10-1)	q _t = 0.00256*K _z *K _{dt} *K _e *K _h *V ²
	Risk Category:	II	
(26.5)	Wind Speed (V):	130	mph per ATC Council
(Table 26.6-1)	Directional Fac. (K _d):	0.85	(Table 26.6-1)
(26.7)	Exposure Category:	C	
(26.8.2)	Topo Fac. (K _z):	1	(unless unusual terrain)
(26.9)	Ground Elev. Fac. (K _g):	1	(for all elevation)
(26.11)	Gust Effect Fac (G):	0.85	
	s (height of affected area)	3.56	ft
	h (height)	5.25	ft
	B (width of affected area)	7.88	ft
	s/h=	0.68	
	B/s=	2.21	
	Force Coefficient (C _f):	1.61	
	Velocity pressure exposure coefficient (K _e):		(Table 29.3-1)
	for s/h=1, add 10%	ASCE fig. 29.4-1 therefore:	1.0

BASE PLATE DETAIL
1" = 1'-0"

DESIGN CRITERIA:

- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ASCE 7-16
BASIC WIND SPEED: 130 MPH
RISK CATEGORY: II
EXPOSURE CATEGORY: C
SITE CLASS: D
OCCUPANCY CATEGORY: II
SEISMIC DESIGN CATEGORY: D
IMPORTANCE FACTOR: 1.0
RESPONSE MODIFICATION FACTOR: R_p=3.0
AMPLIFICATION FACTOR: A_p=2.5

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE 2022 CALIFORNIA BUILDING CODE (CBC), AND 2018 INTERNATIONAL BUILDING CODE (IBC).
- ANY CONFLICTS BETWEEN THESE DRAWINGS, STANDARDS NOTED HEREIN, PROJECT REQUIREMENTS, AND/OR OTHER REFERENCE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER, WHERE CONFLICTS OCCUR, THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS

STEEL:

- SQ/RECT. HSS: ASTM A500, GR. B F_y=46 KSI
- PLATE STEEL: ASTM A36 F_y=36 KSI
- STRUCTURAL STEEL MEMBERS SHALL BE SHEARED, FORMED, PUNCHED, WELDED, AND PAINTED BY THE MANUFACTURER. ALL SHOP CONNECTIONS SHALL BE WELDED IN CONFORMANCE WITH STANDARDS BASED UPON THE CURRENT EDITION OF ANS/AWS D1.1. WELDERS AND WELDING OPERATORS SHALL BE QUALIFIED AS PROVIDED IN THE CODE.

CONCRETE:

- DESIGN AND CONSTRUCTION IN COMPLIANCE TO ACI 318-14.
- STEEL REINFORCEMENT IN CONCRETE ASTM A615 GRADE 60.
- COMPRESSIVE STRENGTH AT 28 DAYS: f_c=2500 PSI MIN.
- PROVIDE A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.
- CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH SOIL.
- SOIL PASSIVE PRESSURE PER CBC CLASS 5 (100 PCF).

STEEL COLUMN DESIGN:

F _y :	46	ksi	Area of Sign:	32	ft ²	Mu:	4.3	k-ft
E:	29000	ksi	Wind Load:	42.77	psf	Vu:	1.4	kips

Square Member Design

Size H (in):	4	h/t=	19.9
Size B (in):	8	b/t=	42.9
t (in):	3/16	KL/r=	74.5
Length (ft):	5.25	F _e =	51.60 ksi (E3-4)
K:	2	Max KL/r=	74.5
A _g (in ²):	4.06	4.71sqrt(E/F _y)=	118.3
r (in):	1.69	Use:	Eq. 1
Z (in ³):	6.50	F _{cr} =	Eq. 1 31.67 (E3-2)
S (in ³):	5.81	Eq. 2	45.25 (E3-3)
I (in ⁴):	11.63	Flange: b/t=	42.9 < 1.12v(E/F _y)(λ _p)= 28
wt (lb):	78	b/t=	42.9 > 1.40v(E/F _y)(λ _r)= 35
be=	4.71	Web: h/t=	19.9 < 2.42v(E/F _y)(λ _p)= 61
Se=	7.61	h/t=	19.9 > 5.70v(E/F _y)(λ _r)= 143

LRFD φ=0.90

Flexural Buckling:	P _n =F _{cr} A _g	φP _n =	115.83	kips (E3-1)
Yield Moment:	M _n =M _p =F _y S	φM _n =	20.06	k-ft
Plastic Moment:	M _n =M _p =F _y Z	φM _n =	22.42	k-ft (E7-1)
Local Buckling:	Non Compact Shapes Flange	M _n =M _p -(M _p -F _y S)(3.57b/t v(F _y /E)-4.0)	φM _n =	17.47
Local Buckling:	Non Compact Shapes Web	M _n =M _p -(M _p -F _y S)(0.305h/t v(F _y /E)-0.738)	φM _n =	23.59
Z req:	1.24	Choose Size (Z):	6.50	in ³ OKAY
			0.190	

BASE PLATE DESIGN:

Mu=	4.269	k-ft	Size:	t:	0.625	in	Nominal Yield Moment	M _{np} =F _y Z:	14.06	k-in
Vu=	1.37	kip	S:	8	in	φ _t :	0.9			
T _{grp}	6.40	kip	Arm:	2	in	φ _b M _{np} :	12.66	k-in		
T _b	3.20	kip/bolt	b eff:	4	in	Demand/Capacity:	0.51	OKAY		
Mu PL=	6.4	k-in	n:	2	bolts					
			Steel A36			Nominal Yield Moment	M _{np} =F _y Z:	14.06	k-in	
S (in ³)=	0.260		F _t uw:	36	ksi	φ _t :	0.9			
Z (in ³)=	0.391		F _t yw:	36	ksi	φ _b M _{np} :	12.66	k-in		
			F _c yw:	36	ksi	Demand/Capacity:	0.51	OKAY		
			Kt:	1						

YOSIMAR RAMOS
R.C.E. 89832

PREPARED BY:

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2048 GREEN BROOK LN.
PASO ROBLES, CA 93446
PHONE: (626) 374-5881
EMAIL: YRAMOS@YRENGINEERING.COM

STARBUCKS DRIVE THRU SIGNAGE
5-PANEL MENU BOARD
VARIOUS LOCATIONS, CALIFORNIA

PREPARED FOR: SIGN INDUSTRIES, INC.

CHECKED BY: YR	JOB NO: 2228-00	SHEET: 1 OF 1
DISREGARD PRINTS BEARING EARLIER REVISION DATES	11-20-22	

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Oszy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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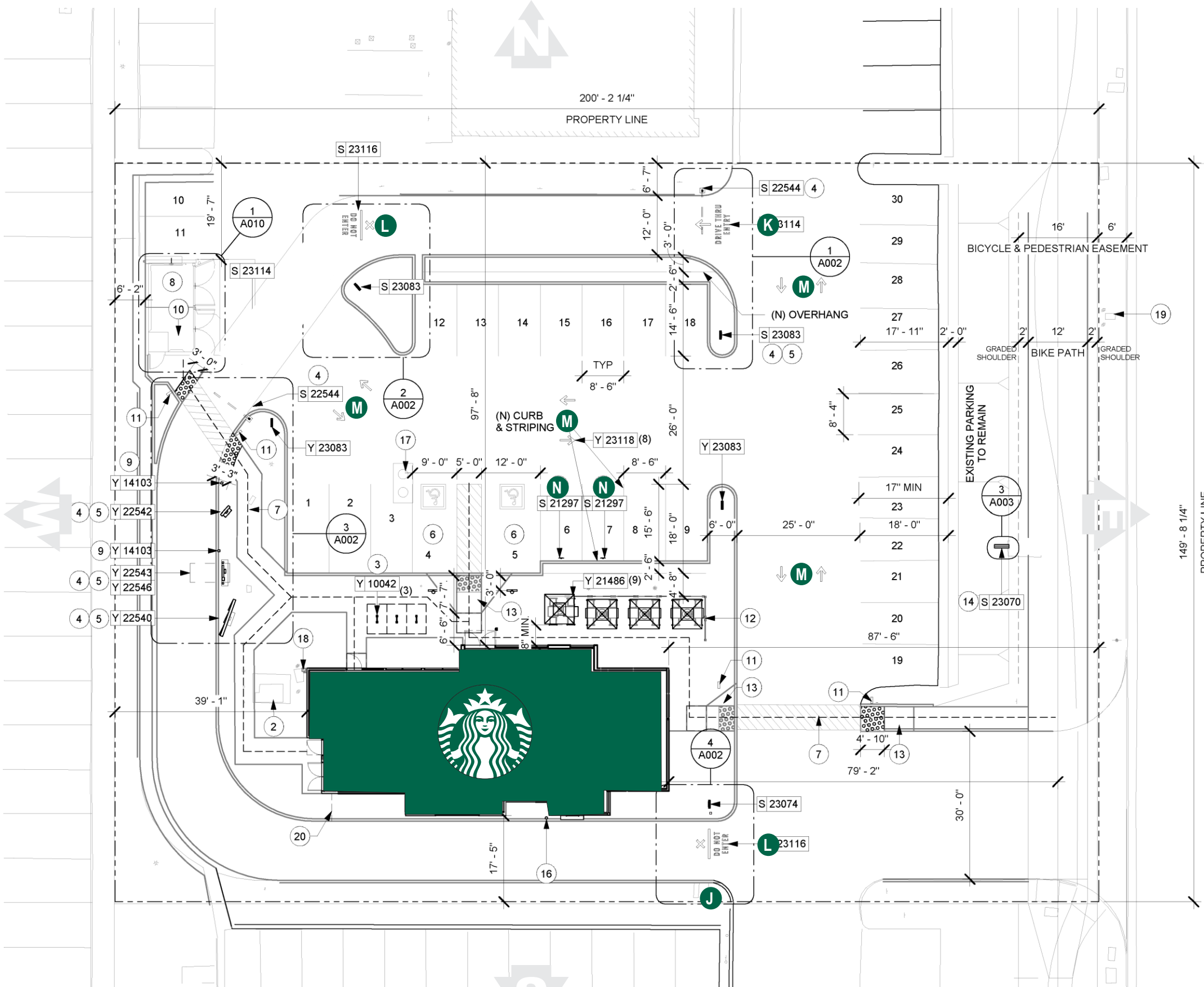
22-538



Page: SP.2

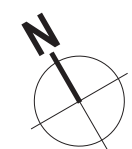
KEY LEGEND

- J** DO NOT ENTER SIGN
- K** DRIVE THRU FLOOR GRAPHICS
- L** DO NOT ENTER FLOOR GRAPHICS
- M** ARROW FLOOR GRAPHICS
- N** MOP 5 MIN PARKING



JAMBOREE ROAD

1 SITE PLAN
SCALE: 1"=22'-0"



Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
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6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
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Drawing No

22-538



Page: TITLE 24

STATE OF CALIFORNIA

Sign Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTS-E

This document is used to demonstrate compliance with requirements in 110.9, 110.12, 130.0/ 160.5, 130.3/ 160.5(d), 140.8/ 170.2(e) and 141.0(b)2M/ 180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.

Project Name: Starbucks Birch & Jamboree Report Page: (Page 1 of 5)
Project Address: 4501 JAMBOREE RD NEWPORT BEACH CA, 92660 Date Prepared: 2024-01-18T12:09:35-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Newport Beach
02	Climate Zone	6
03	Occupancy Types within Project	<input type="checkbox"/> Healthcare Facility <input type="checkbox"/> Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE

This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.8/ 170.2(e) or 141.0(b)2M/ 180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.

01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
A, B, C	WALL SIGN	New	Outdoor	Alternate Light Sources
D, E,	DIRVE THRU DIRECTIONALS	New	Outdoor	Alternate Light Sources
G, H, H.1, I	DIRVE THRU MENUBOARDS	New	Outdoor	Alternate Light Sources

¹FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more than 50% of the ballasts, or relocate the sign to a different location must comply with 140.8/ 170.2(e). See 141.0(b)2M/ 180.2(b)4Bvi for more details.

²The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with 140.8/ 170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tooltips for this table for more details.

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 171165-0124-0002
Report Generated: 2024-01-18 09:09:38

STATE OF CALIFORNIA

Sign Lighting

CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTS-E

Project Name: Starbucks Birch & Jamboree Report Page: (Page 2 of 5)
Date Prepared: 2024-01-18T12:09:35-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables B through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	04	05	06	07	
Name or Item Tag (See Table B)	Complete Sign Description (See Table B)	Total Allowed (Watts) (See Table F)	≥	Total Designed (Watts) (See Table F)	OR Compliant Light Sources (See Table G)	OR ENERGY VERIFIED Label (See Table H)	Compliance Results
A, B, C	WALL SIGN		≥		OR YES	OR	COMPLIES
Controls Compliance (See Table F/G/H for Details)							COMPLIES
D, E,	DIRVE THRU DIRECTIONALS		≥		OR YES	OR	COMPLIES
Controls Compliance (See Table F/G/H for Details)							COMPLIES
G, H, H.1, I	DIRVE THRU MENUBOARDS		≥		OR YES	OR	COMPLIES
Controls Compliance (See Table F/G/H for Details)							COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This section does not apply to this project.

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E
Project Name: Starbucks Birch & Jamboree	Report Page:	(Page 3 of 5)
	Date Prepared:	2024-01-18T12:09:35-05:00

G. LIGHT SOURCES AND CONTROLS

This table includes illuminated signs using the Alternate Lighting Sources compliance method per 140.8(b)/ 170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from 130.3 / 160.5(d) by indicating control types for each sign.

01 Name or Item Tag	02 Complete Sign Description	03 Compliant Light Sources ^{1,2}	04 Mandatory Controls			05 Field Inspector	
			Shut-Off	Dimming	Demand Response ³	Pass	Fail
A, B, C	WALL SIGN	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	Power reduced 65%+		<input type="checkbox"/>	<input type="checkbox"/>
D, E,	DIRVE THRU DIRECTIONALS	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	Power reduced 65%+		<input type="checkbox"/>	<input type="checkbox"/>
G, H, H.1, I	DIRVE THRU MENUBOARDS	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	Power reduced 65%+		<input type="checkbox"/>	<input type="checkbox"/>

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Sign within tunnel illuminated day and night; EXCEPTION to 130.3(a)2A.

¹ FOOTNOTE: Dropdown choices have been abbreviated, please refer to 140.8(b) / 170.2(e) to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets to confirm compliance of light source.

³ Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per 110.12(d).

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTS-E - Must be submitted for all buildings

Generated Date/Time: Documentation Software: Energy Code Ace

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E
Project Name: Starbucks Birch & Jamboree	Report Page:	(Page 4 of 5)
	Date Prepared:	2024-01-18T12:09:35-05:00

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E
Project Name: Starbucks Birch & Jamboree	Report Page:	(Page 5 of 5)
Project Address:	Date Prepared:	2024-01-18T12:09:35-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Luis soría	Documentation Author Signature: <i>Luis Soría</i>
Company: SIGN INDUSTRIES INCORP.	Signature Date:
Address: 2101 CARRILLO PRIVADO	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: ONTARIO, CA, 91761	Phone: (909) 930-0308

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Luis Soría	Responsible Designer Signature: <i>Luis Soría</i>
Company: SIGN INDUSTRIES INCORP.	Date Signed:
Address: 2101 CARRILLO PRIVADO	License:
City/State/Zip: ONTARIO, CA, 91761	Phone: (909) 930-0308



4501 Jamboree Rd
Newport Beach, CA 92660

Date: 12-20-22
Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

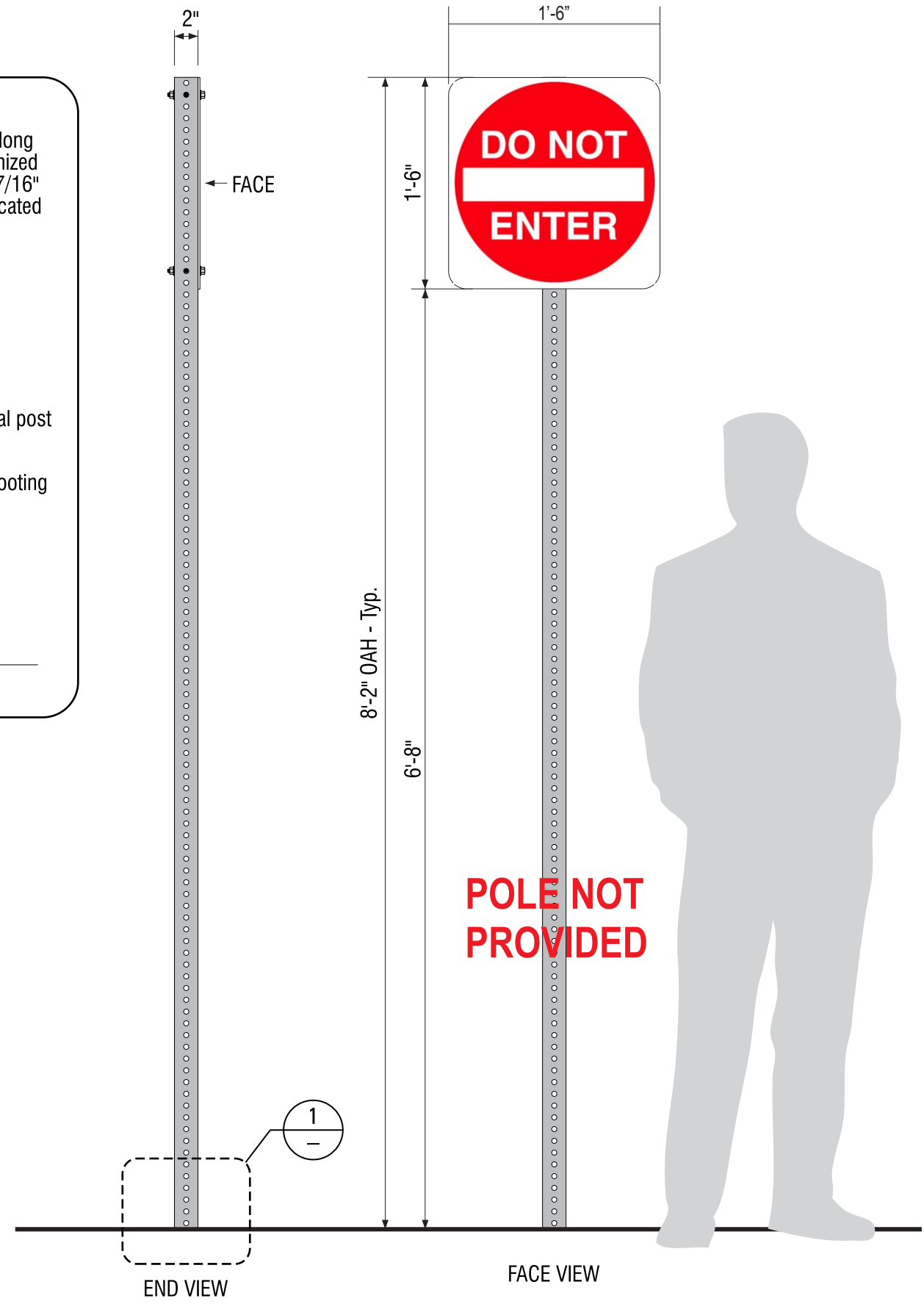
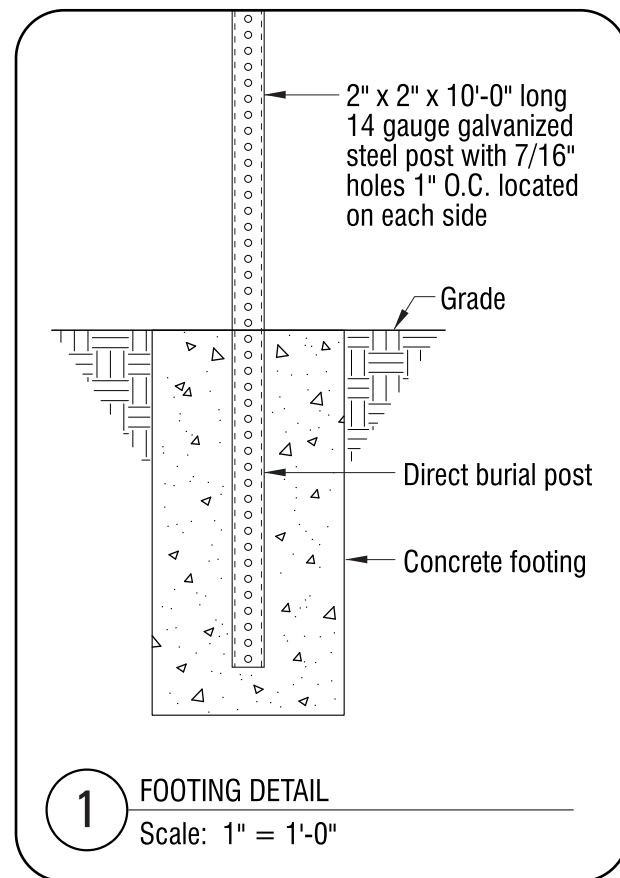
Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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NEW S/F "MOP 5 MINUTE PARKING" POST & PANEL SIGN - TYPICAL Scale: 1" = 1'-0"
SIGN AREA: 1.5 Sq. Ft.

J NEW SINGLE-FACE "DO NOT ENTER"
 QUANTITY: One (1)- Manufacture & Ship Only, Installation by Others.
 Scale: 3" = 1'-0"

MATERIAL SPECIFICATIONS:
 PANELS ARE .080" THICK ROUTED ALUMINUM WITH 1/2" RADIUS CORNERS.
 FACE TO HAVE APPLIED DIGITALLY PRINTED VINYL GRAPHICS ON WHITE REFLECTIVE VINYL FILM. SEE COLOR DETAIL FOR PRINT COLOR SPECIFICATIONS.
 TWO MOUNTING HOLES PRE-DRILLED, SPACED 15" O.C.

PRINT COLOR SPECIFICATIONS:

 
 WHITE

Project:

 Location:
 4501 Jamboree Rd
 Newport Beach, CA 92660

Client Approval:
 Date of Approval:
 Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.


Electrical Requirement:
 120 Volts 277 Volts

Designer
Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
 (909) 930-0303 Fax: (909) 930-0308
 E-mail: design@signindustries.tv
 Web: www.signindustries.tv

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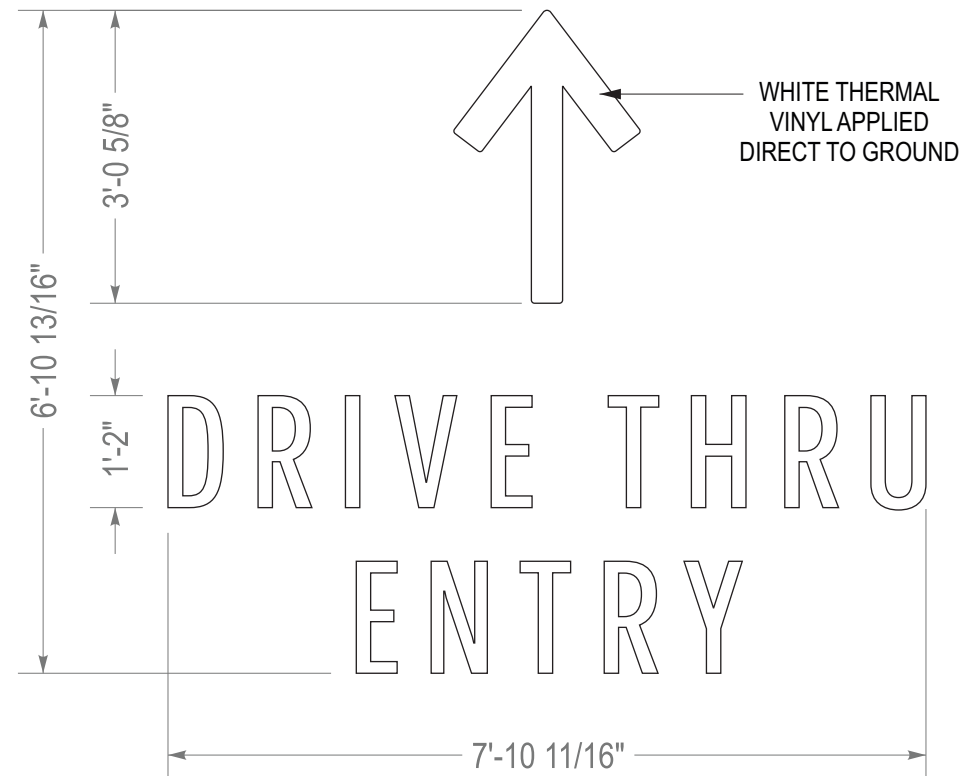
Drawing No
22-538 
 Page: **10.0**



Ground Graphics are to be either Thermal applied or stenciled and painted white.

**GRAPHICS PAINTED
BY OTHERS**

DID 23114



2 NEW THERMAL VINYL FOR GROUND GRAPHICS
SCALE: 1/2"=1'-0"

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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Drawing No

22-538



Page: **11.0**



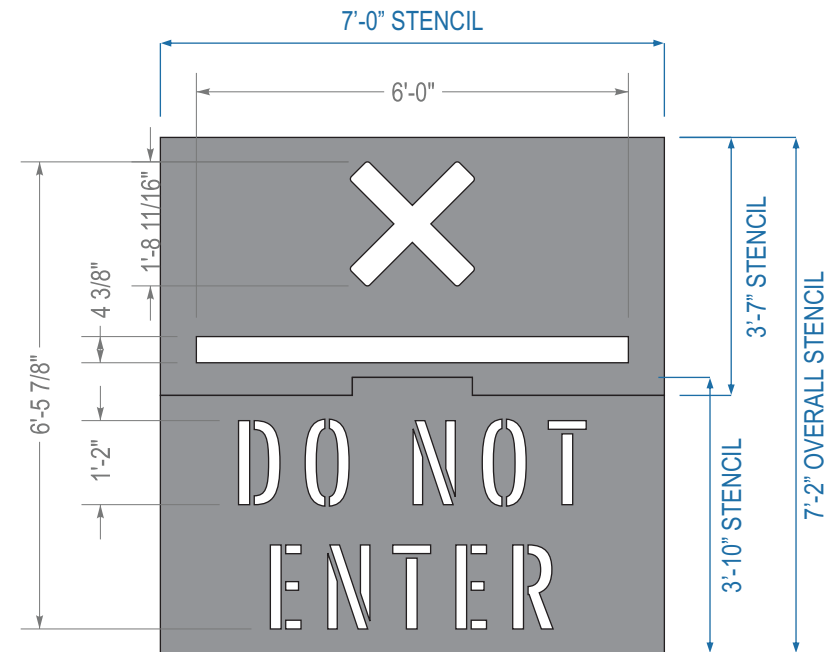
Ground Graphics are to be either Thermal applied or stenciled and painted white.

GRAPHICS PAINTED BY OTHERS

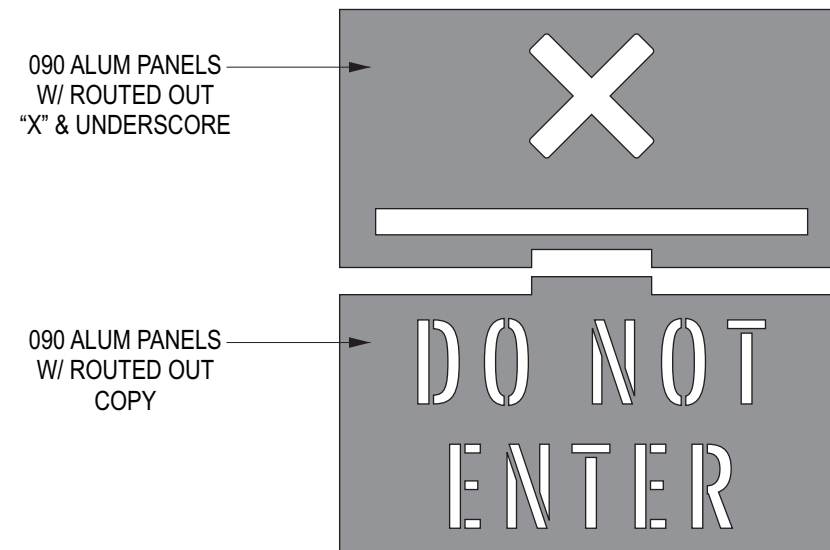
L DO NOT ENTER FLOOR GRAPHICS

DID 23115

STENCIL / PAINT
WHITE COPY PAINTED
ONTO BLACKTOP



2 NEW ALUM STENCIL FOR GROUND GRAPHICS
SCALE: 3/8"=1'-0"



2.1 STENCIL 2 PIECE SECTIONS
SCALE: 3/8"=1'-0"

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
E-mail: design@signindustries.tv
Web: www.signindustries.tv

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Drawing No

22-538



Page: **12.0**

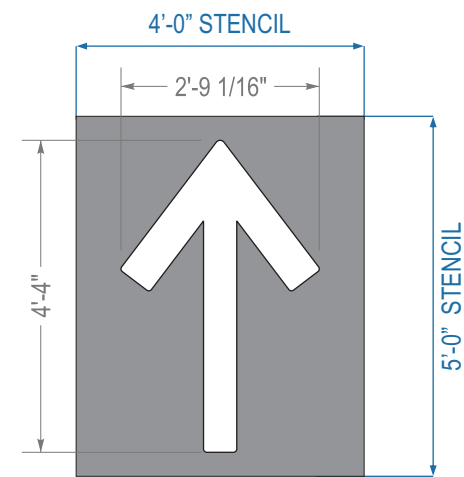


Ground Graphics are to be either Thermal applied or stenciled and painted white.

**GRAPHICS PAINTED
BY OTHERS**

DID 23117

STENCIL / PAINT
WHITE COPY PAINTED
ONTO BLACKTOP



2 NEW ALUM STENCIL FOR GROUND GRAPHICS
SCALE: 3/8"=1'-0"

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
(909) 930-0303 Fax: (909) 930-0308
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Drawing No

22-538



Page: **13.0**



N **NEW SINGLE-FACE "MOP 5 MINUTE PARKING" SIGN PANEL**
 QUANTITY: FOUR (4) - Manufacture & Ship Only, Installation by Others.
 Scale: 3" = 1'-0"

MATERIAL SPECIFICATIONS:

PANELS ARE .080" THICK ROUTED ALUMINUM WITH 1/2" RADIUS CORNERS.

FACE TO HAVE APPLIED DIGITALLY PRINTED VINYL GRAPHICS ON WHITE REFLECTIVE VINYL FILM. SEE COLOR DETAIL FOR PRINT COLOR SPECIFICATIONS.

5/16" WHITE REFLECTIVE BORDER.

TWO MOUNTING HOLES PRE-DRILLED, SPACED 15" O.C.

PRINT COLOR SPECIFICATIONS:



PMS 560C



NEW S/F "MOP 5 MINUTE PARKING" POST & PANEL SIGN - TYPICAL

Scale: 1" = 1'-0"

SIGN AREA: 1.5 Sq. Ft.

Project:



Location:

4501 Jamboree Rd
Newport Beach, CA 92660

Client Approval:

Date of Approval:

Sales Rep:

Date: 12-20-22 Drawn by: L.S.

1	01-05-22	L.S.
2	10-16-23	L.S.
3	02-17-24	L.S.
4	04-18-24	O.C.
5	07-26-24	O.C.
6	10-22-24	O.C.

Electrical Requirement:

120 Volts 277 Volts

Designer

Ozzy Castillo



2101 Carrillo Privado, Ontario, CA 91761
 (909) 930-0303 Fax: (909) 930-0308
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Drawing No

22-538



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