



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION
FROM: Seimone Jurjjs, Community Development Director
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending January 21, 2022.

**COMMUNITY DEVELOPMENT DIRECTOR
OR PLANNING DIVISION STAFF ACTIONS**
(Non-Hearing Items)

Item 1: The Walk Sign Program Amendment – Comprehensive Sign Program No. CS2021-009 (PA2021-270)
Site Address: 2001 Westcliff Drive

Action: Approved

Council District 3

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 of time 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.



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915
949-644-3200
www.newportbeachca.gov

ZONING ADMINISTRATOR ACTION LETTER

Subject: **The Walk Sign Program Amendment (PA2021-270)**
▪ Comprehensive Sign Program No. CS2021-009

Site Location: **2001 Westcliff Drive**

Applicant: Architectural Design & Signs, INC

Owner: Hankey Investment Company

Legal Description: Parcel 1 of Lot Merger No. LM2013-005

On **January 21, 2022**, the Zoning Administrator approved Comprehensive Sign Program No. CS2021-009. This approval is in accordance with the provisions of Chapter 20.42 (Sign Standards) of the Newport Beach Municipal Code (NBMC).

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** General Commercial (CG)
- **Zoning District:** Commercial General (CG)

SUMMARY

A request to amend an existing comprehensive sign program by enlarging one (1) existing tenant wall sign located on the third floor of the multi-tenant commercial office building. The Applicant has reassessed site identification needs since the existing Comprehensive Sign Program No. CS2015-007 (PA2015-130) approval was granted in 2016. As such, the Applicant proposes a maximum 38-square-foot, 30-inch-tall tenant wall sign on the frontage of Building 4 (Sign Type 5C). At the January 20, 2016, hearing, the Zoning Administrator granted Comprehensive Sign Program No. CS2015-007 for the existing site signage. All previously approved signage under CS2015-007 will remain the same, except for the enlargement of the subject tenant wall sign. Once approved and effective, this Comprehensive Sign Program shall supersede Comprehensive Sign Program No. CS2015-007. The amended sign program is incorporated as Attachment No. ZA 2.

- The property is located within the Commercial General Zoning District. The General Plan Land Use Element category is General Commercial (CG).
- The purpose of a comprehensive sign program is to integrate all of a project's signs. A comprehensive sign program provides a means for the flexible application of sign regulations for projects that require multiple signs in order to provide incentive and latitude in the design and display of signs, and to achieve, not circumvent, the purpose of Newport Beach Municipal Code (NBMC) Chapter 20.42.

- The amended comprehensive sign program is required for this site to modify the existing comprehensive sign program and to reestablish/allow the following deviations from the Zoning Code and/or existing Comprehensive Sign Program:
 - a) Proposed sign area of 38 square feet for the tenant wall sign (5C), where the existing sign program allows Type 5 tenant signage a maximum 20 square feet; and**
 - b) Proposed text height of 30 inches maximum, where the existing sign program allows a maximum of 18 inches.**

No deviations to the existing sign width or location are proposed for the subject sign.

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

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).*

Fact in Support of Finding:

1. Class 11 exempts minor structures accessory to existing commercial facilities, including signs. The proposed signs are incidental and accessory to the principal commercial use of the property and do not intensify or alter the use.

Standard

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

Facts in Support of Standard

1. The proposed Comprehensive Sign Program complies with the purpose and intent of NBMC Chapter 20.42 (Sign Standards) because it provides the building with adequate identification while guarding against an excessive sign proliferation. The Comprehensive Sign Program preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs.

2. The proposed wall sign is necessary to adequately identify the branding for the subject tenant space located on the third floor and navigate on-site traffic circulation.
3. While the sign is larger than other signs on-site, it is compatible with the size, height, materials, and location - and will serve to strengthen brand value. The existing sign location is on a brick accent wall on the third-floor frontage of Building 4. The existing accent wall complements the stucco wall of Building 4 and provides visual interest for the building. The proposed sign will use aluminum, internally illuminated lettering and will mount to the existing structural mount in place.
4. The proposed modifications to Sign Type 5 will not change the existing Sign Program's maximum sign width of 15 feet or location in the middle of the third-floor tenant space for the sign.

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 number of authorized signs of the existing sign program will not change. Therefore, the proposed enlargement of the sign will not contribute to an overabundance of signage that will have a detrimental effect on the neighborhood. The proposed sign on Building 4 will enhance the development by providing adequate identification to motorist's traveling on Westcliff Drive.
2. All proposed signage will utilize metallic tones and will be in harmony with the character and architectural style of the subject building. The size and location of the signage is also complementary to the bulk and scale of the site.
3. Fact in Support of Finding B.3 is hereby incorporated by reference.

Standard

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

Fact in Support of Standard

1. The Comprehensive Sign Program addresses all project signage. Temporary and exempt signs not specifically addressed in the sign program shall be regulated by the provisions of Newport Beach Municipal Code 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.

Facts in Support of Standard

1. The Comprehensive Sign Program has been developed to be effective for commercial uses and allow flexibility for future changes in tenants.
2. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the Comprehensive Sign 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].

Facts in Support of Standard

1. The Comprehensive Sign Program allows for deviations with regards to the type, number, and location of wall signs. The approval conforms to the intent of NBMC Chapter 20.42 and enhances the overall development by integrating the project's signs to be appropriately located and scaled.
2. The proposed Comprehensive Sign Program is consistent with NBMC Chapter 20.42 to allow the sign location size height and sign area to be larger than the standard Comprehensive Sign Program limitations in order to increase the visibility of the sign. All other previously approved signage allowances will remain the same and the facts to support their approval are unchanged.

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

1. The Comprehensive Sign program does not authorize the use of 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

1. The Comprehensive Sign Program contains no regulations affecting sign message content.

CONDITIONS

1. The development shall be in substantial conformance with the approved site plan, details, and elevations, except as noted in the following conditions.
2. Locations of the signs are limited to the designated areas and shall comply with the limitations specified in the Sign Program Matrix included in Attachment No. ZA 2.
3. This Comprehensive Sign Program shall supersede Comprehensive Sign Program No. CS2015-007.
4. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
5. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this approval.
6. 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 of the NBMC.
7. The signs' visual character and mounting heights shall comply with the California Building Code.

8. A copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans prior to issuance of the building permits.
9. 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 either the current business owner, property owner or the leasing agent.
10. In accordance with NBMC Section 20.42.120(F) of the Zoning Code, the Community Development Director may approve minor revisions to the Sign 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.
11. A building permit shall be obtained prior to commencement of the construction and/or installation of the signs.
12. 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.
13. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 20 Planning and Zoning of the Newport Beach Municipal Code.
14. 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 **The Walk Sign Program Amendment including, but not limited to, Comprehensive Sign Program No. CS2021-009 (PA2021-270)** 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:



Patrick Achis
Assistant Planner

Approved by:

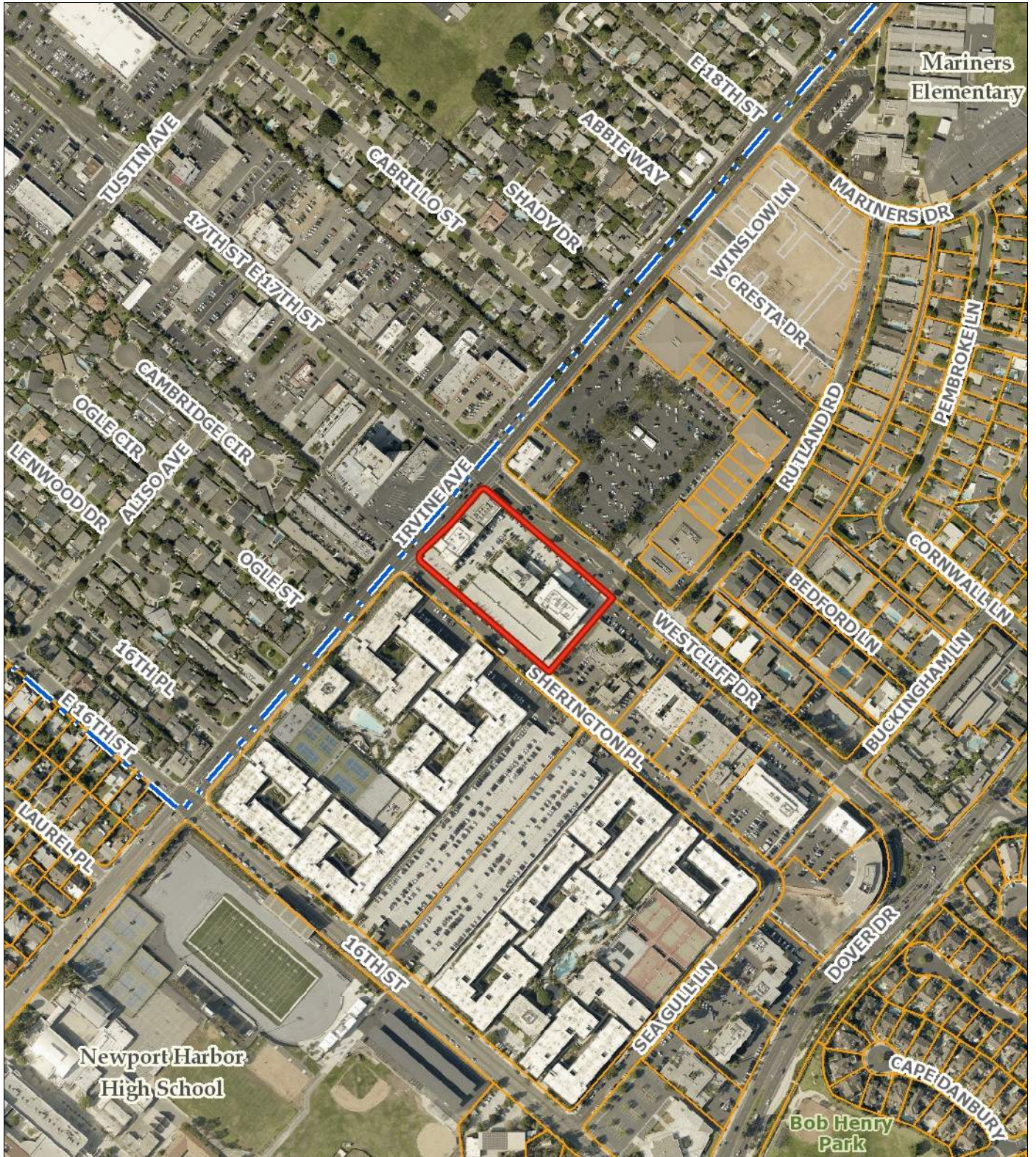


Jaime Murillo
Zoning Administrator

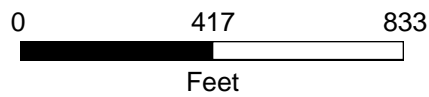
Attachments: ZA No. 1 Vicinity Map
 ZA No. 2 Comprehensive Sign Program Matrix
 ZA No. 3 Project Plans

Attachment No. ZA 1

Vicinity Map



NBGiS
NEWPORT BEACH



Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Attachment No. ZA 2

Comprehensive Sign Program Matrix

THE WALK

NEWPORT BEACH, CA • SIGN PROGRAM

PROPERTY OWNER
RICHARD DICK & ASSOC.
2043 WESTCLIFF, STE 210
NEWPORT BEACH, CA 92260
CONTACT: RICHARD DICK
949.642.6515
RNDICK@RNDICK.COM

PROGRAM DESIGNER
JB3D
731 N. MAIN STREET
ORANGE, CA 92868
CONTACT: AARON FERBER
714.204.0084
AFERBER@JB3D.COM



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3.0	ON BUILDING ADDRESS
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5.0 - 5.6	ON UPPER FLOOR TENANT ID
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SIGNAGE OVERVIEW

FOR SIGN TYPES 1-6D

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
1	1.0	Freestanding Primary Pylon Sign	Ground	3	20'-0"	6'-0"	49 Sq. Ft. For Tenants	Yes	Yes	Yes
2	2.0	On Building Address Blade	On Building	2	13'-6"	3'-9"	22 Sq. Ft.	Yes	No	Yes
3	3.0	Address Numerals	On Building	1 Per Bldg. 1,2,4. 2 at Bldg. 3 1 at Garage	13 3/4"	VARIES	N/A	Yes	No	Yes
4	4.0-4.11	Retail Tenant ID Sign	On Building	1 Per Tenant*	30"	85% of frontage	75 Sq. Ft.	Yes	Yes	Yes
5	5.0-5.6	Upper Floor Tenant ID Sign	On Building	1 Per Tenant	18"	15'-0"	20 Sq. Ft.	Yes	No	Yes
6A	6.0	Freestanding Building ID	Ground	3	9'-10"	18"	7.5 Sq. Ft.	Yes	Project Name Only	Yes
6B	6.1	Freestanding Building ID / Directional	Ground	1	7'-2"	48"	10 Sq. Ft.	No	Project Name Only	Yes
6C	6.2	On Building ID / Directional	On Building	1	7'-2"	48"	10 Sq. Ft.	No	Project Name Only	Yes
6D	6.3	On Building Directional	On Building	2	8'-0"	27"	10 Sq. Ft.	No	Project Name Only	Yes

*** LARGER TENANTS MAY HAVE MULTIPLE SIGNS AS BUILDING OWNERS ALLOW**

ADDITIONAL EXEMPT SIGNS ARE PERMITTED IN COMPLIANCE WITH THE ZONING CODE
EXISTING NON-CONFORMING SIGNS ARE ALLOWED TO REMAIN, UNLESS OTHERWISE DECIDED BY PROPERTY OWNER

SIGNAGE OVERVIEW

FOR SIGN TYPES 7-12

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
7	7.0	Rear Tenant Name / Address	Wall	1 Per Tenant	24"	24"	4 Sq. Ft.	No	No	No
8	8.0	Construction Barricade Sign	Construction Fence	As Needed	6'-0"	As Needed	32 Sq. Ft. For Text	No	Yes	No
8A	8A.0	Marketing Sign	Ground	As Needed	12'-0"	6'-0"	32 Sq. Ft. For Text	No	Yes	No
9	9.0	Window Graphics	On Building	20% Of Window Panel	N/A	N/A	20% Of Window Panel	No	No	No
9A	9A.0	Illuminated Tenant ID In Store	On Building	20% Of Window Panel	N/A	N/A	2 Sq. Ft.	No	Yes	Yes
9B	9B.0	Leasing Window Graphics	On Building	1 Per Tenant	*	*	10 Sq. Ft. For Text	No	No	No
10	10.0	Legal Notice	Driveway Entrance	As Required	57"	27"	10.69 Sq. Ft.	No	Project Name Only	No
11	11.0	Regulatory Signage	Ground	As Required	*	*	*	No	No	No
12	12.0	Parking Garage Sign	Entrance / Exit to Garage	2	*	*	*	No	No	Yes

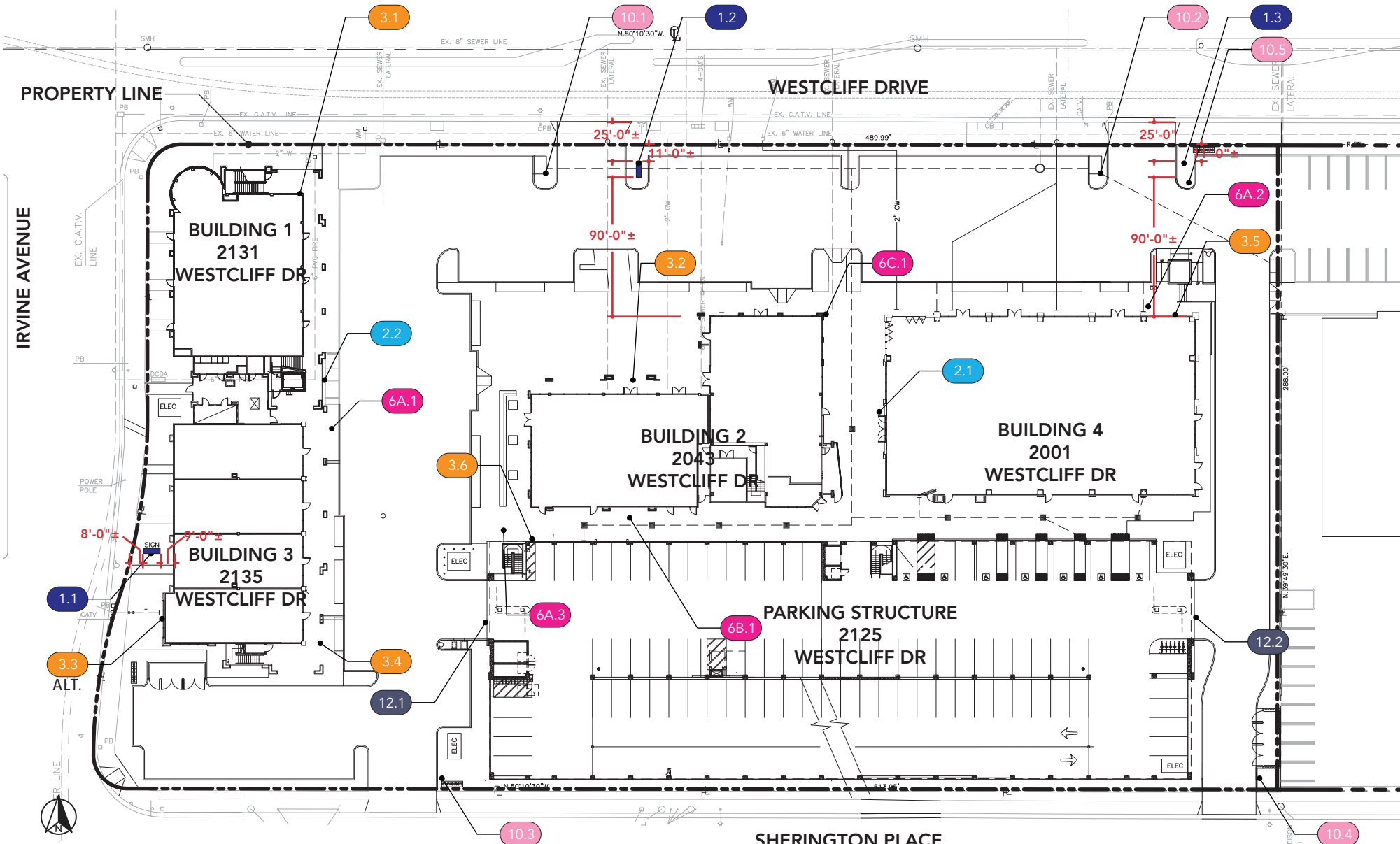
*** VARIES****ADDITIONAL EXEMPT SIGNS ARE PERMITTED IN COMPLIANCE WITH THE ZONING CODE**

SIGNAGE OVERVIEW

FOR SIGN TYPES 12-14

SIGN TYPE	SIGN-SPECIFIC PAGE	DESCRIPTION	SIGN LOCATION	MAX. QUANTITY	MAX. HEIGHT	MAX. WIDTH	MAX. SIGN AREA	PERMIT REQUIRED	LOGOS ALLOWED	ILLUMINATION PERMITTED
13	13.0	Retail Tenant ID	Fence	1 Per Location	4'-0"	6'-0"	24 Sq. Ft.	Yes	Yes	Yes
14	14.0	Tenant ID Retail Tenant ID	Awning	1	Varies	Varies	75% of shed portion of awnting	Yes	Yes	No

SITE PLAN - SITE SIGNAGE

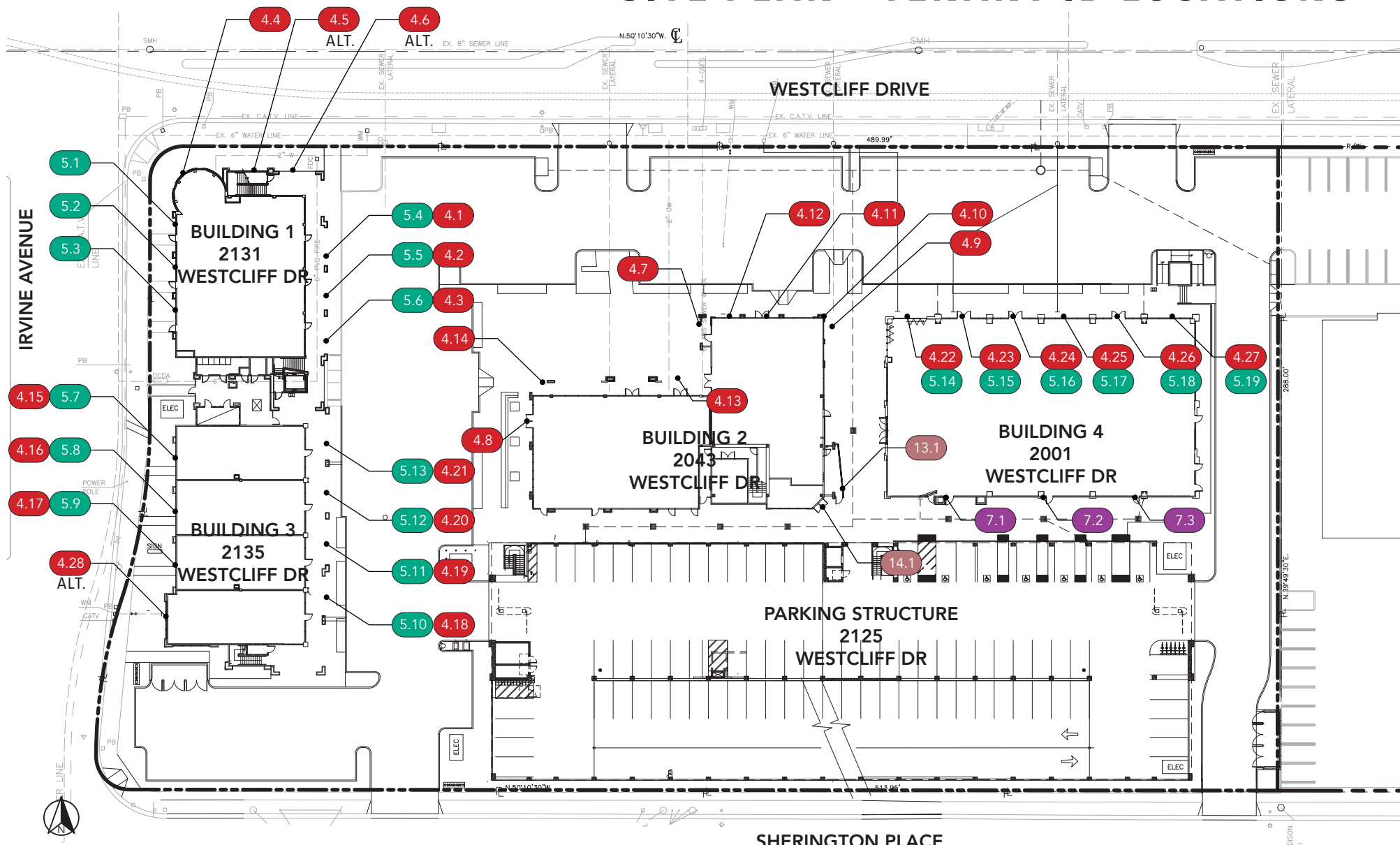


- | | | | |
|--|---------------------------------------|------------------------------------|-------------------------------|
| 1 FREESTANDING PRIMARY PYLON SIGN | 5 UPPER FLOOR TENANT ID | 7 REAR TENANT NAME/ADDRESS* | 11 REGULATORY SIGNAGE* |
| 2 ON BUILDING ADDRESS BLADE | 6A FREE STANDING BUILDING ID | 8 BARRICADE MARKETING SIGN* | 12 PARKING GARAGE SIGN |
| 3 BUILDING ADDRESS NUMERAL | 6B FREE STANDING DIRECTORY MAP | 8A TEMP MARKETING SIGN* | 13 TENANT ID ON FENCE |
| 4 RETAIL TENANT ID | 6C ON BUILDING DIRECTORY MAP | 9 WINDOW GRAPHICS* | 14 TENANT ID ON CANOPY |
| | 6D DIRECTIONAL* | 10 LEGAL NOTICE | |

NOTE: ALL FREE STANDING SIGNS WILL COMPLY WITH SETBACKS PER CITY ORDINANCE 20.30.130

*LOCATIONS AS REQUIRED

SITE PLAN - TENANT ID LOCATIONS



- | | | | |
|--|---------------------------------------|------------------------------------|-------------------------------|
| 1 FREESTANDING PRIMARY PYLON SIGN | 5 UPPER FLOOR TENANT ID | 7 REAR TENANT NAME/ADDRESS* | 11 REGULATORY SIGNAGE* |
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| | 6D ON BUILDING DIRECTIONAL* | 10 LEGAL NOTICE | |

SHERINGTON PLACE

NOTE: ALL FREE STANDING SIGNS WILL COMPLY WITH SETBACKS PER CITY ORDINANCE 20.30.130

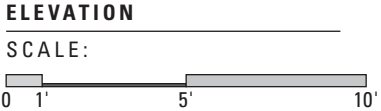
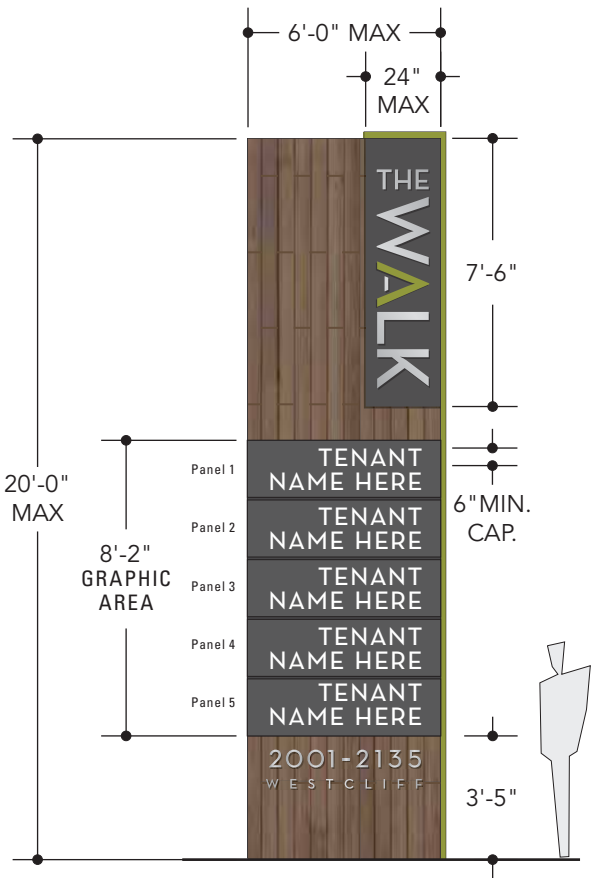
*LOCATIONS AS REQUIRED

SIGN TYPE 1

FREESTANDING PRIMARY MONUMENT ELEVATION & SPECIFICATIONS

PURPOSE	To serve as primary identification for the shopping center and its tenants.
MAXIMUM NUMBER	Three signs allowed.
LOCATION	Ground sign 1.1 along Irvine Avenue, ground sign 1.2 & 1.3 along Westcliff Drive at property line & outside site distance triangles.
ORIENTATION	Sign 1.1 perpendicular to Irvine Avenue. Sign 1.2 & 1.3 perpendicular to Westcliff Drive.
SIGN COPY	Project Name and up to 8 tenant names. 8'-2" x 6'-0" Max tenant panel area. Brand names and info which makes sign appear to be an advertisement, such as ® and TM are prohibited.
SIDES	Double-sided.
MAX. SIGN AREA & SIZE	Width: 6'-0" Height: 20'-0" Tenant Graphic Area: 49 sq. ft. Project Graphic Area: 15 sq. ft. Address Graphic Area: 6.75 sq. ft.
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with weather treated wood planks or all painted aluminum (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated in a manner that lights only the sign copy. Address will be lit via cabinet above. Illumination of sign background is prohibited, other than wash of light on address. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited. Project name be internally illuminated and edge of sign cabinet to be lit with soft glowing light.
LOGO	Permitted, if approved by property owner, otherwise will be in project font and all white in color.
LETTERSTYLE	Neutra Text BookSC and corporate logo typefaces of tenants
COLORS	Natural wood, silver, green & dark greys.

See construction documents for exact finish details.



***ALL TENANT NAMES SHOWN ARE FOR POSITION ONLY.**

PURPOSE	To identify building address
MAXIMUM NUMBER	One per building elevation.
LOCATION	Installed on building as needed, above 1st floor.
ORIENTATION	Perpendicular to building wall.
SIGN COPY	Building Address numerals only.
SIDES	Double-sided.
MAX. SIGN AREA & SIZE	Width: 3'-9" Height: 13'-6" Graphic Area: 22 sq. ft. Individual numeral height: 1'-10"

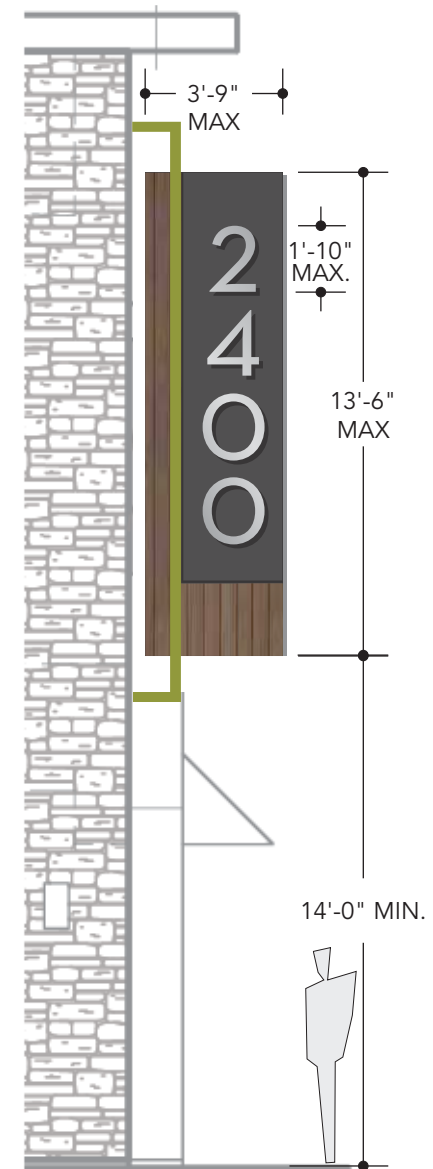
SIGN CONSTRUCTION Smooth, durable, non-weathering sign; with weather treated wood planks (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.

ILLUMINATION Internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited.

LETTERSTYLE Neutra Text BookSC

COLORS Natural wood, silver, green & dark greys.
See construction documents for exact finish details.

SIGN TYPE 2 ON BUILDING ADDRESS BLADE ELEVATION & SPECIFICATIONS



ELEVATION

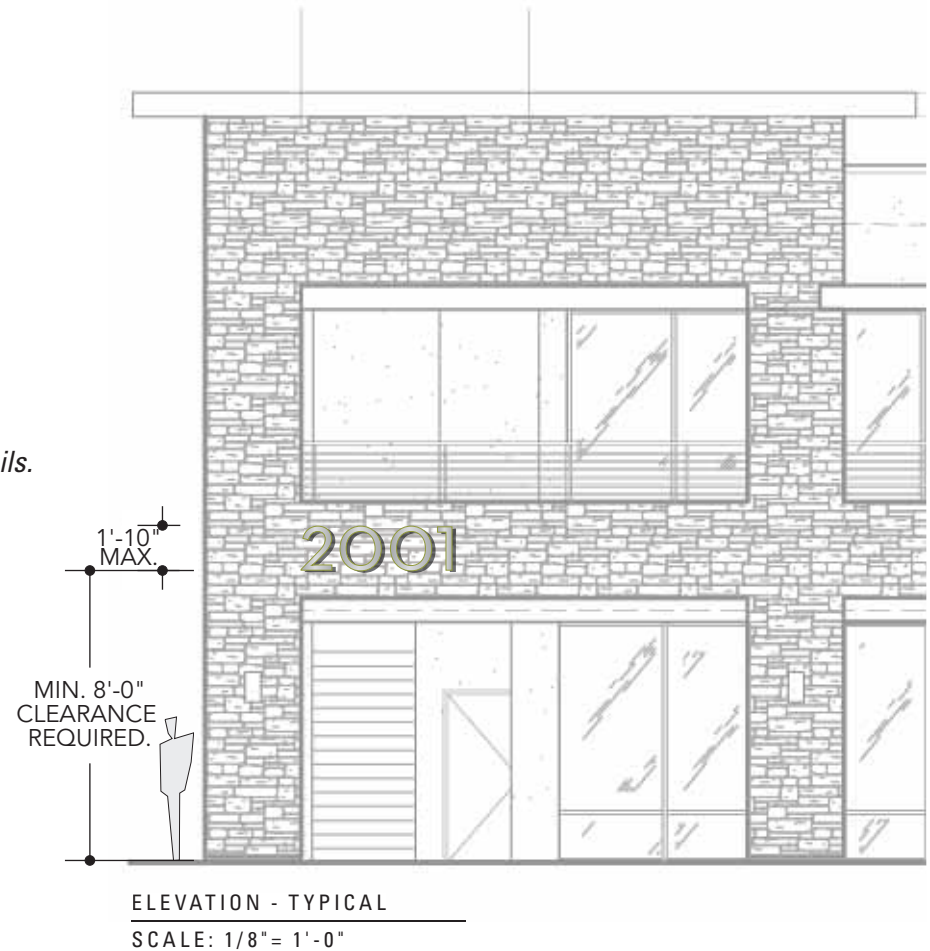
SCALE:



SIGN TYPE 3

ON BUILDING ADDRESS ELEVATION & SPECIFICATIONS

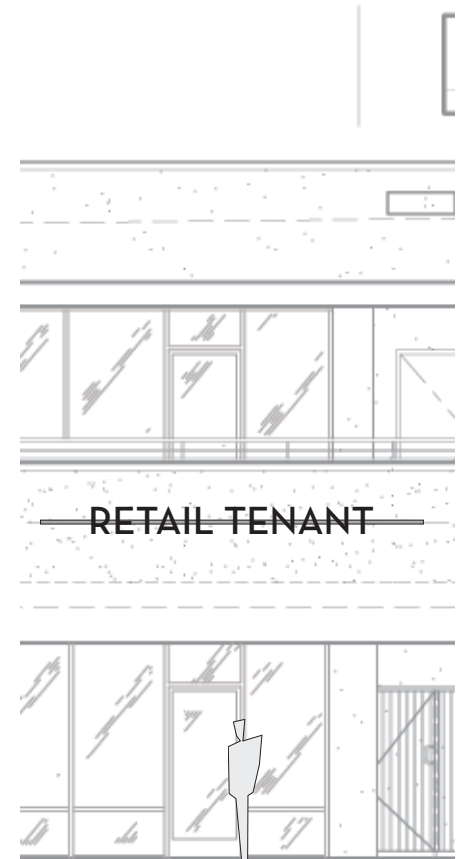
PURPOSE	To identify building address.
MAXIMUM NUMBER	One per building elevation.
LOCATION	Installed on building as needed.
ORIENTATION	Parallel to building wall.
SIGN COPY	Address numerals.
SIDES	Single-sided.
MAX. SIGN AREA & SIZE	Individual numeral height: 13 3/4"
SIGN CONSTRUCTION	Metal sign, project green returns.
ILLUMINATION	Optional Illumination
LETTERSTYLE	Neutra Text BookSC
COLORS	Silver & Green
	<i>See construction documents for exact finish details.</i>



SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS

PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.
MAXIMUM NUMBER	One per tenant. An individual tenant shall have one sign per building-front elevation, however, multiple signs may be allowed in certain instances for larger tenants as indicated in exhibits on pages 4.1-4.11.
LOCATION	Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in exhibits on pages 4.1-4.10 only.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One business name and or logo per defined location, two-lines of copy maximum.
SIDES	Single-sided.
MAX. SIGN AREA & SIZE	Width: 85% of lineal tenant frontage Height: 30" Sign Area: 1.5 times lineal foot of tenant frontage plus 30%, 75 sq. ft. Max
SIGN CONSTRUCTION	Individual letter and logos only. No cabinet signs or cloud signs allowed. Tenant is only permitted to mount directly to structural mounting system. Align business name to center of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
ILLUMINATION	Internally illuminated or halo-lit letters. No exposed neon lighting allowed.
LOGO / LOGOTYPE	Permitted. Must be approved by the Property Owner.
LETTERSTYLE	Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font Neutra Text BookSC, all black in color.
COLORS	Tenant logo colors. Must contrast building facade. <i>Exact finish details to vary.</i>

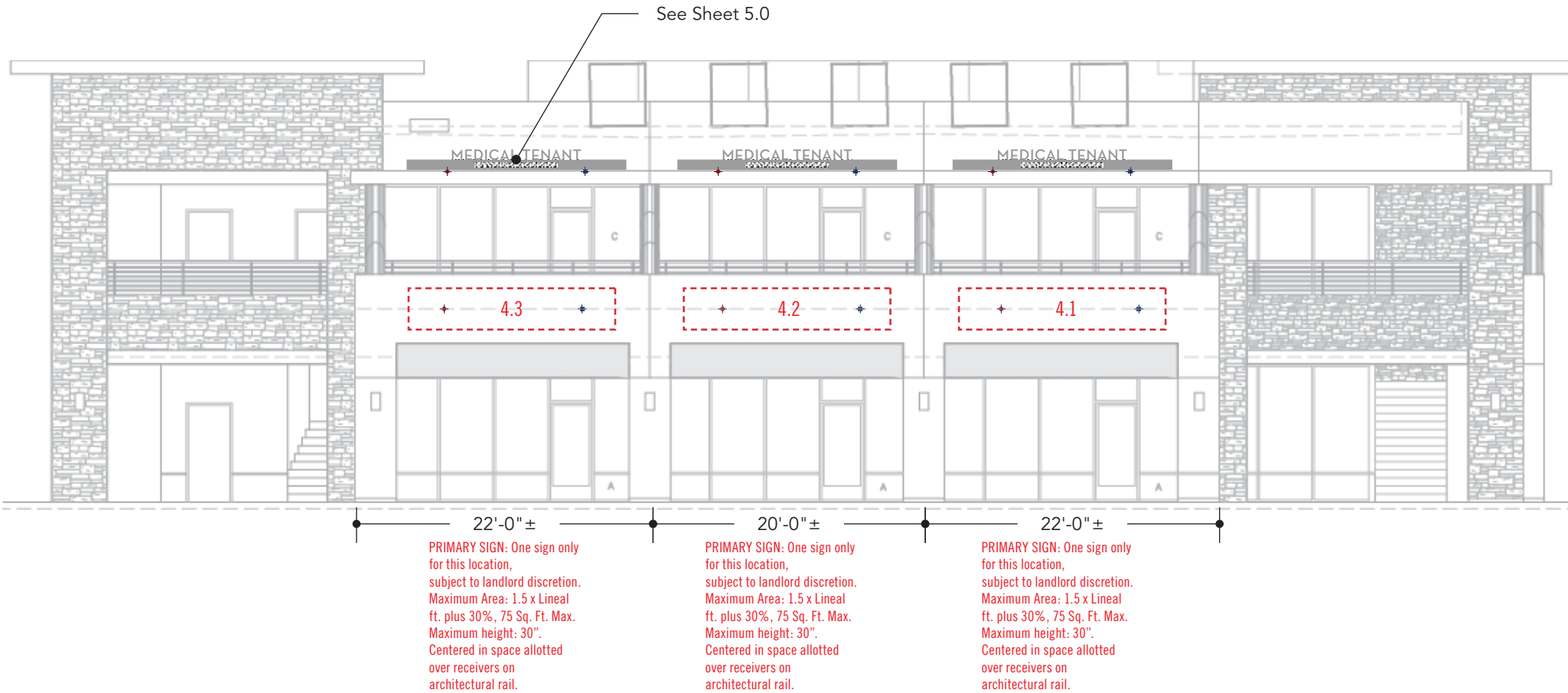


ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"

*NOTE: All tenant signs currently on building may remain as is, if kept in good condition and approved by property owner

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS



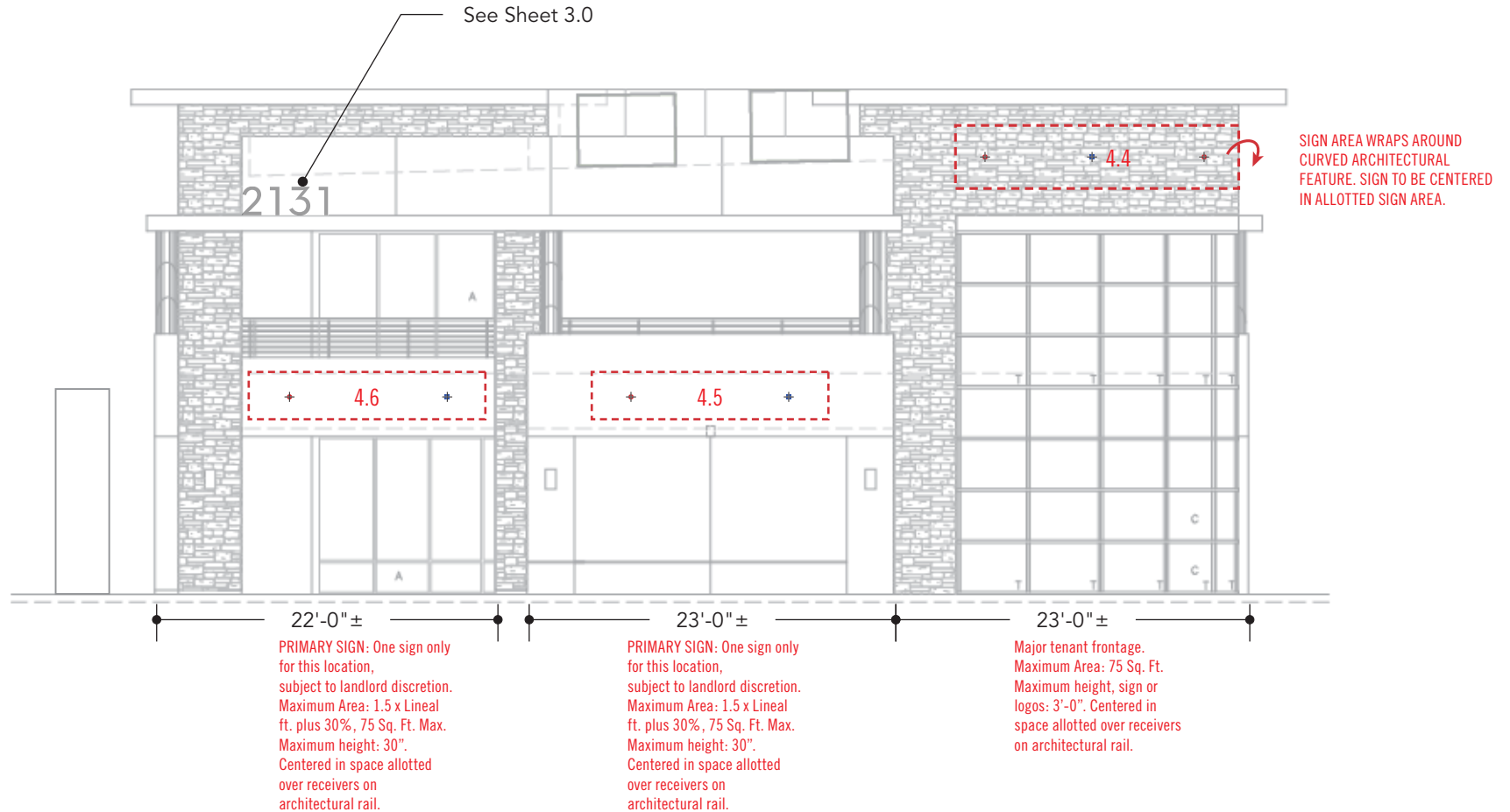
BUILDING 1: EAST ELEVATION

SCALE: 3/32" = 1'

■ PROPOSED SIGN

SIGN TYPE 4 ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS

**ONLY ONE OF THESE SIGN LOCATIONS MAY
BE UTILIZED AT THIS ELEVATION**

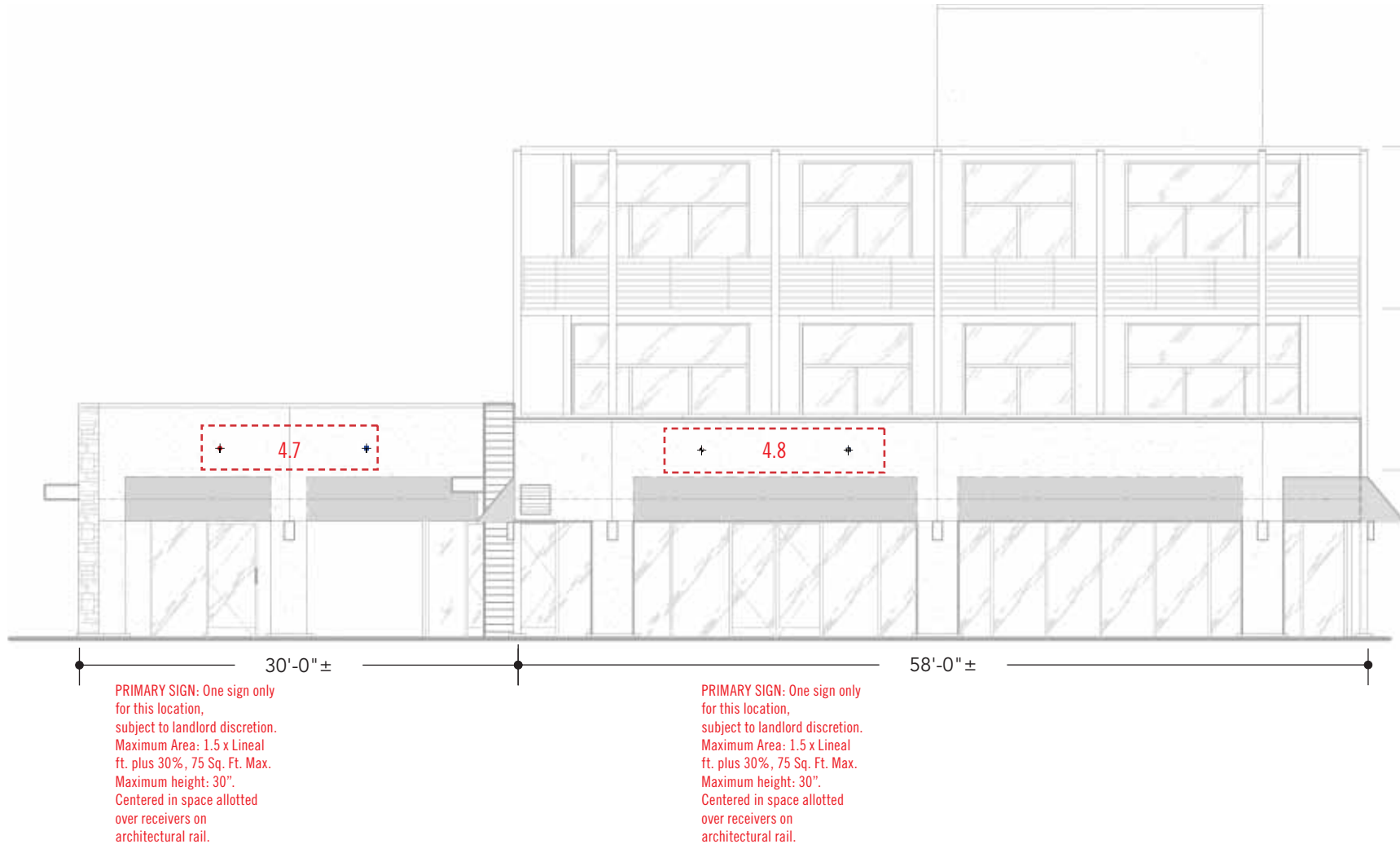


BUILDING 1: NORTH ELEVATION
SCALE: 3/32" = 1'

 **PROPOSED SIGN**

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS



BUILDING 2: WEST ELEVATION
 SCALE: 3/32" = 1'

■ PROPOSED SIGN

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID
ELEVATION & SPECIFICATIONS



TENANT
NAME
COMPANY

See Sheet 13.0

58'-0"±

PRIMARY SIGN: One sign only for this location, subject to landlord discretion. Maximum Area: 1.5 x Lineal ft. plus 30%, 75 Sq. Ft. Max. Maximum height: 30". Centered in space allotted over receivers on architectural rail.

BUILDING 2: EAST ELEVATION
SCALE: 3/32" = 1'

PROPOSED SIGN

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS

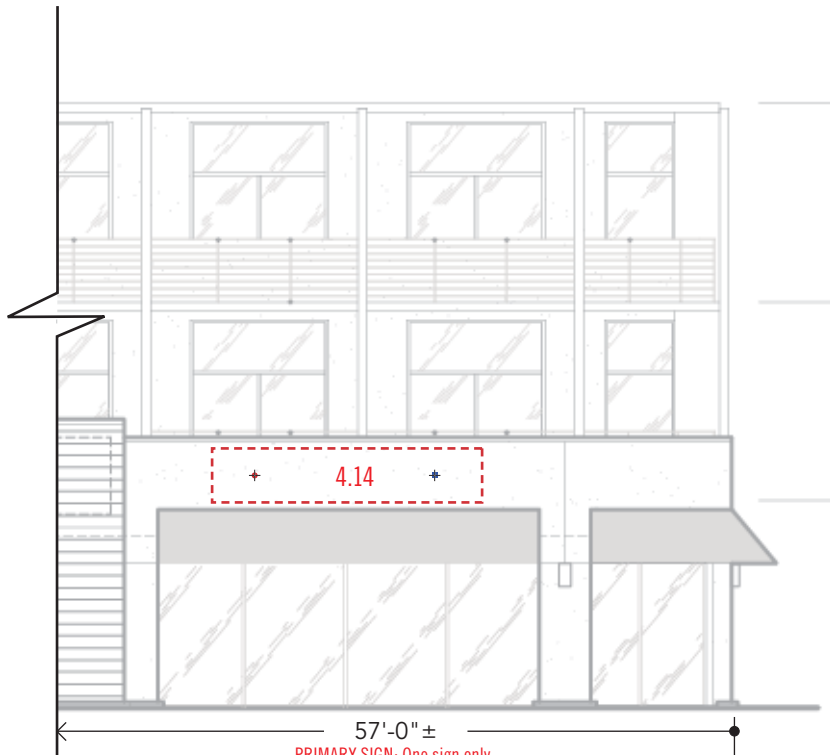


BUILDING 2: NORTH ELEVATION - A
SCALE: 3/32" = 1'

■ PROPOSED SIGN

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID
ELEVATION & SPECIFICATIONS



PRIMARY SIGN: One sign only for this location, subject to landlord discretion. Maximum Area: 1.5 x Lineal ft. plus 30%, 75 Sq. Ft. Max. Maximum height: 30". Centered in space allotted over receivers on architectural rail.

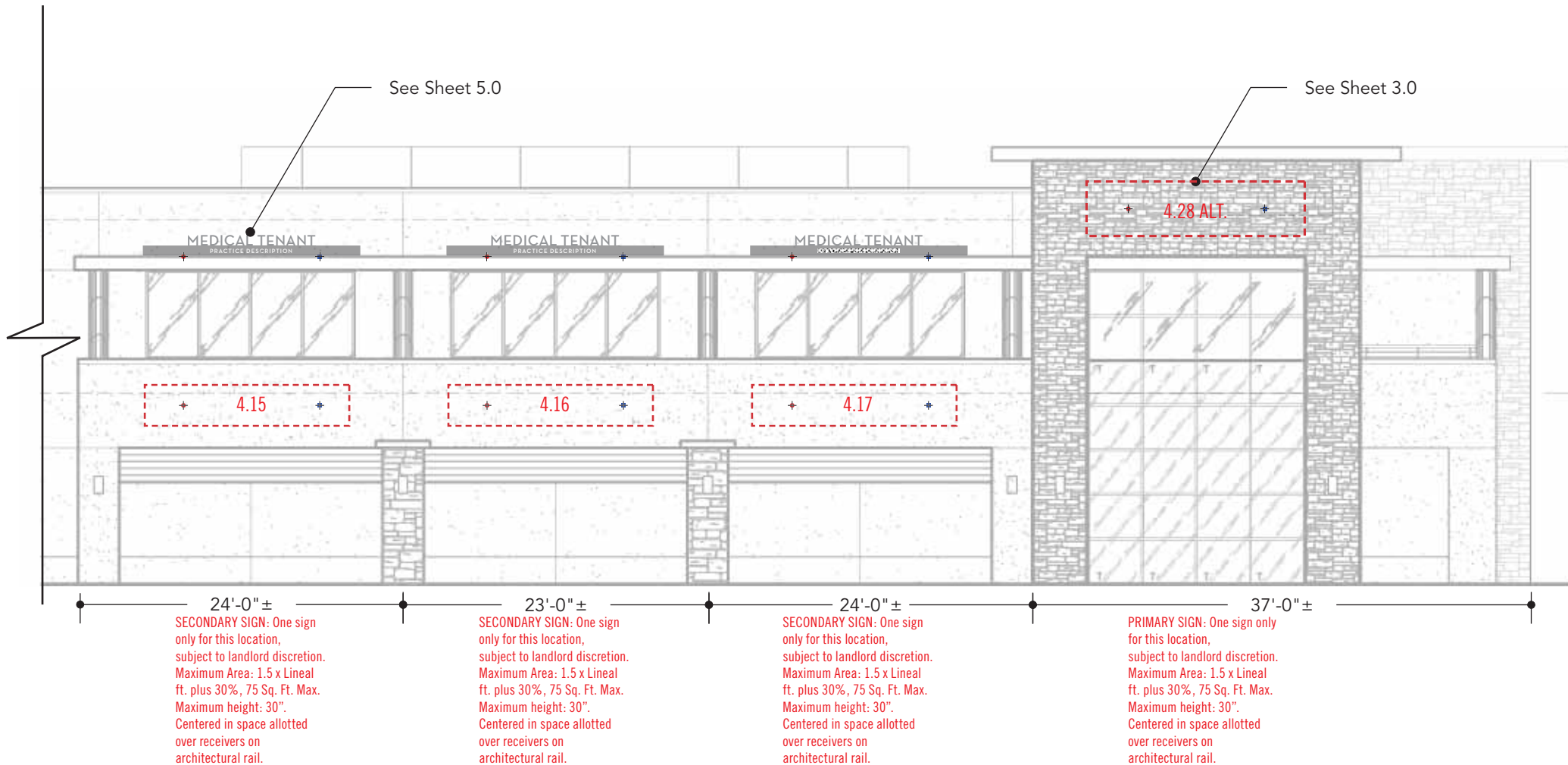
BUILDING 2: NORTH ELEVATION - B

SCALE: 3/32" = 1'

 PROPOSED SIGN

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS



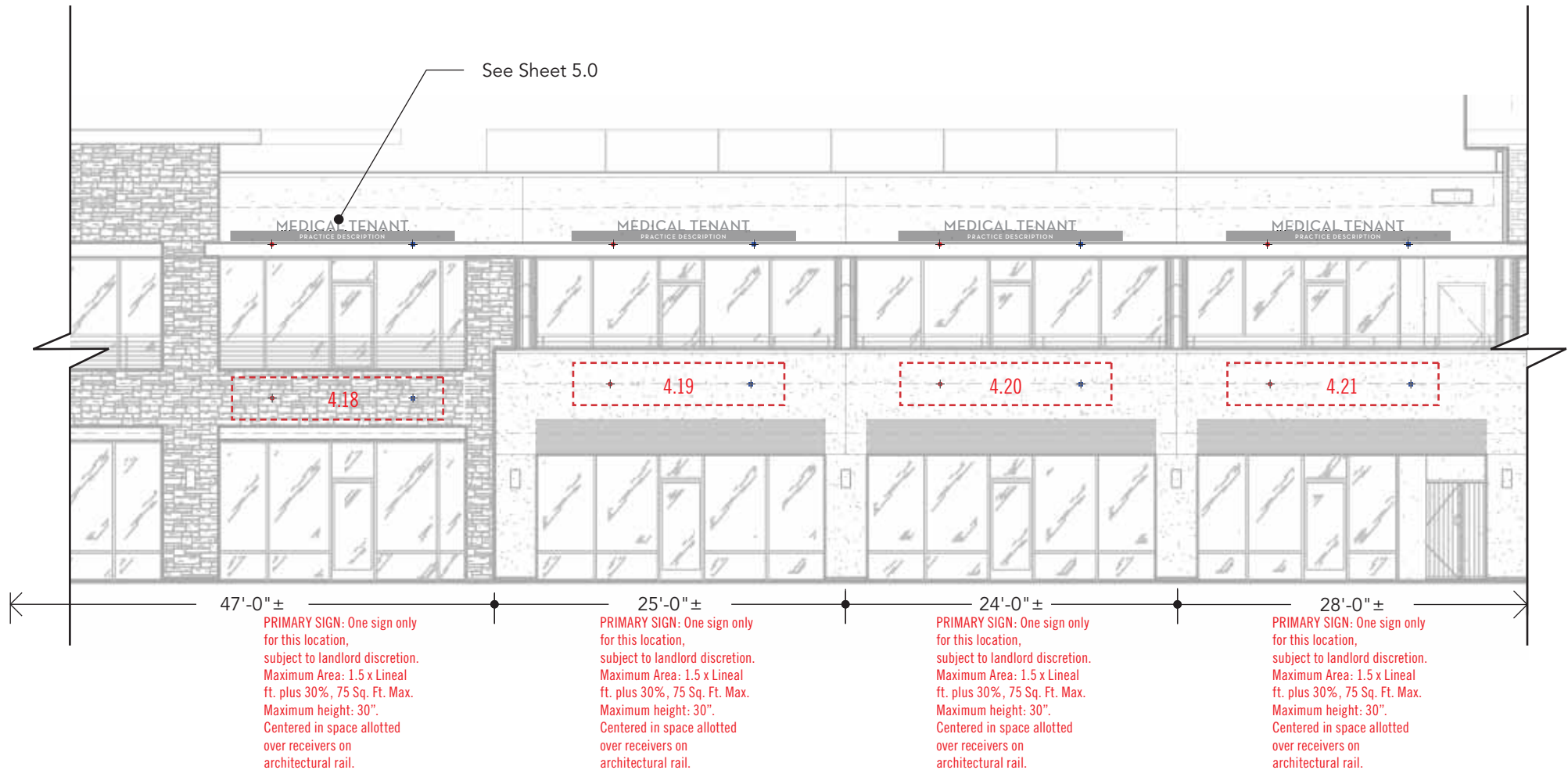
BUILDING 3: WEST ELEVATION
SCALE: 3/32" = 1'

 **PROPOSED SIGN**

ALTERNATE LOCATION
IF MAJOR TENANT SPACE IS SPLIT
THIS LOCATION COULD BE USED
FOR ADDRESS SIGN 3.3

SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS

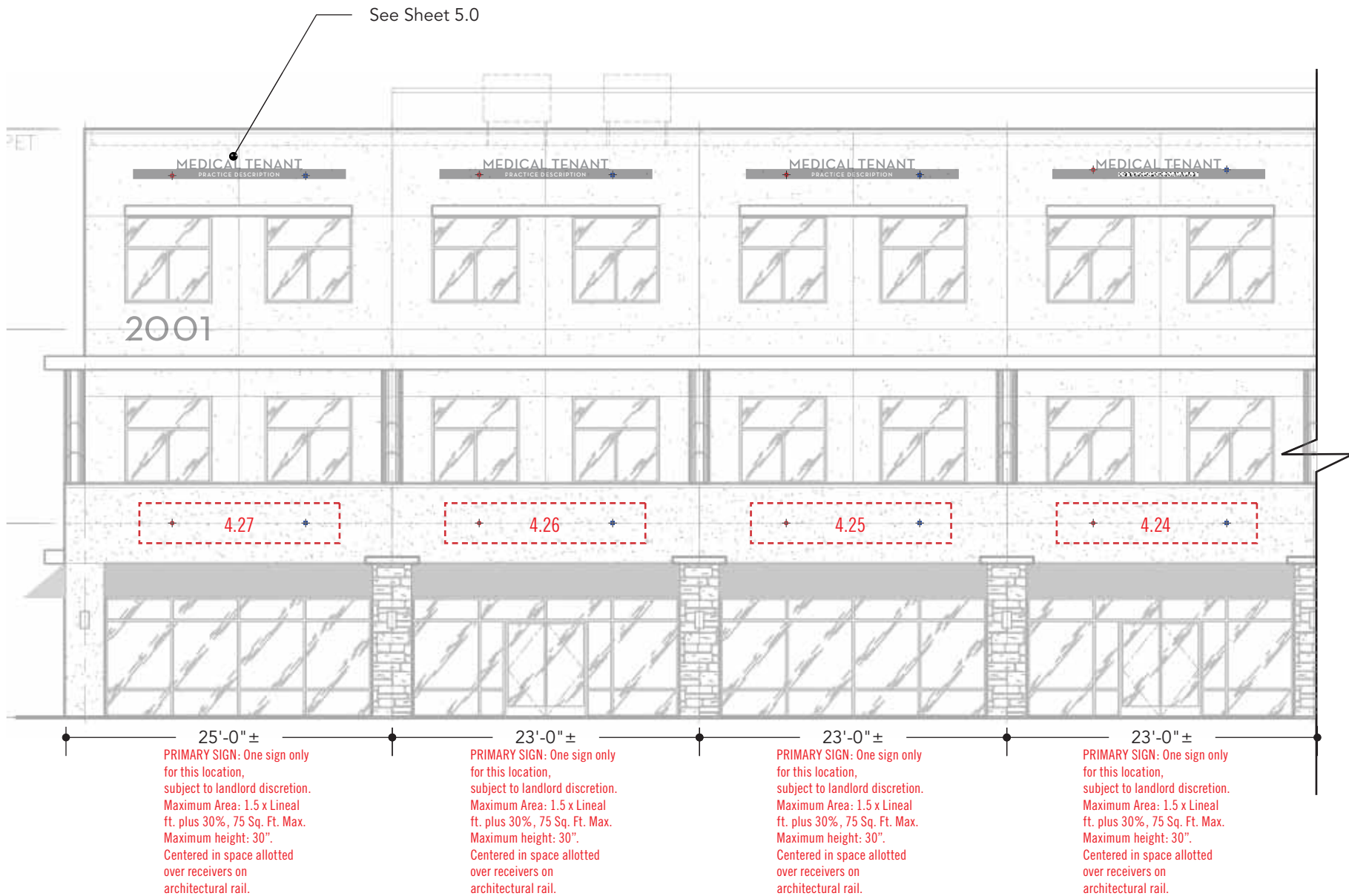


BUILDING 3: EAST ELEVATION A
SCALE: 3/32" = 1'

■ PROPOSED SIGN

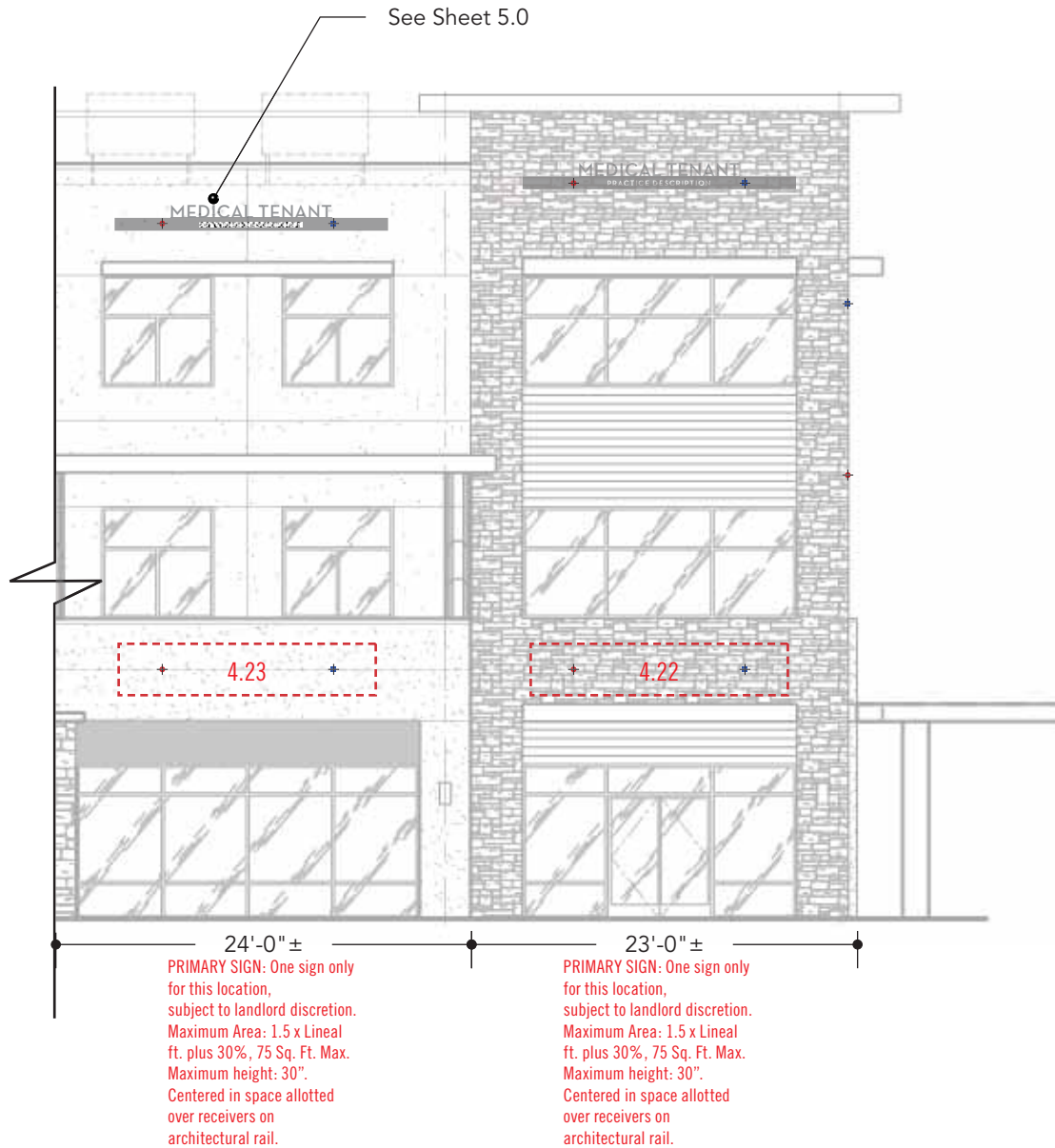
SIGN TYPE 4

ON BUILDING RETAIL TENANT ID ELEVATION & SPECIFICATIONS



SIGN TYPE 4

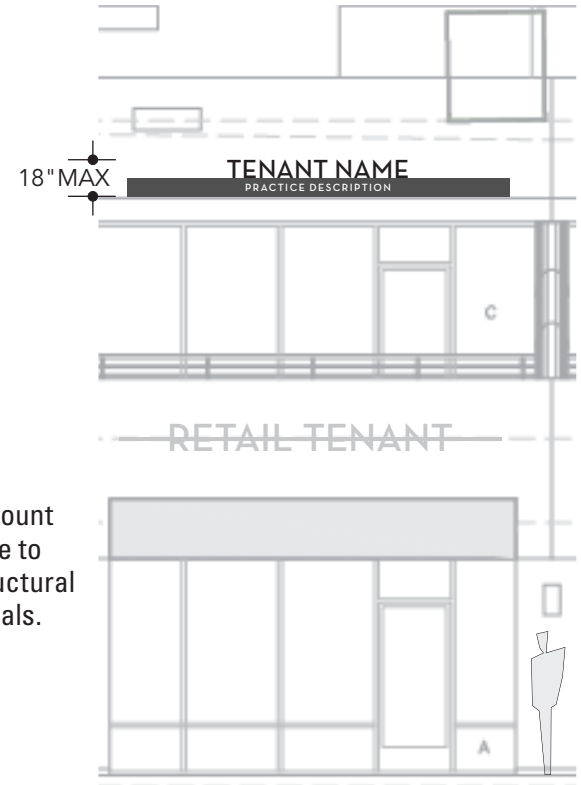
ON BUILDING RETAIL TENANT ID
ELEVATION & SPECIFICATIONS



SIGN TYPE 5

UPPER FLOOR TENANT ID ELEVATION & SPECIFICATIONS

PURPOSE	To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.
MAXIMUM NUMBER	One per tenant. An individual tenant shall have one sign per building-front elevation.
LOCATION	Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in exhibits on pages 5.1-5.6 only.
ORIENTATION	Parallel to wall toward street, parking lot or pedestrian area.
SIGN COPY	One tenant name and or business description per defined locations.
SIDES	Single-sided.
MAX. SIGN AREA & SIZE	Tenant Name Width: 15'-0" MAX. Tenant Name Height: 9" MAX. Tenant Description Width: 15'-0" MAX. Tenant Description Height: 3 5/8" MAX. Total Sign Height: 18" MAX. Max Signable Area: 20 sq. ft.
SIGN CONSTRUCTION	Tenant name to be Individual letters only. Tenant is only permitted to mount directly to structural mounting system. Align baseline of business name to top of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.
ILLUMINATION	Internally illuminated or halo-lit letters permitted. No exposed neon lighting allowed.
LOGO / LOGOTYPE	Not Permitted.
LETTERSTYLE	Tenant must use project font Neutra Text BookSC.
COLORS	Black, White, Dark grey.



ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"

PURPOSE

To identify business names occupying the building suites within the center. Tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their storefront.

MAXIMUM NUMBER

One per tenant. An individual tenant shall have one sign per building-front elevation.

LOCATION

Mounted to existing structural mounting system installed by Property Owner. Locations as indicated in exhibits on pages 5.1-5.6 only.

ORIENTATION

Parallel to wall toward street, parking lot or pedestrian area.

SIGN COPY

One tenant name and or business description per defined locations.

SIDES

Single-sided.

MAX. SIGN AREA & SIZE

Tenant Name Width: 15'-0" MAX.
Tenant Name Height: 30" MAX.
Max Signable Area: 38 sq. ft.

SIGN CONSTRUCTION

Tenant name to be Individual letters only. Tenant is only permitted to mount directly to structural mounting system. Align baseline of business name to top of aluminum bar to be attached to structural mounting system. Structural mounting system is intended to preserve architectural features/materials. No exposed wiring allowed.

ILLUMINATION

Internally illuminated or halo-lit letters permitted. No exposed neon lighting allowed.

LOGO / LOGOTYPE

Not Permitted.

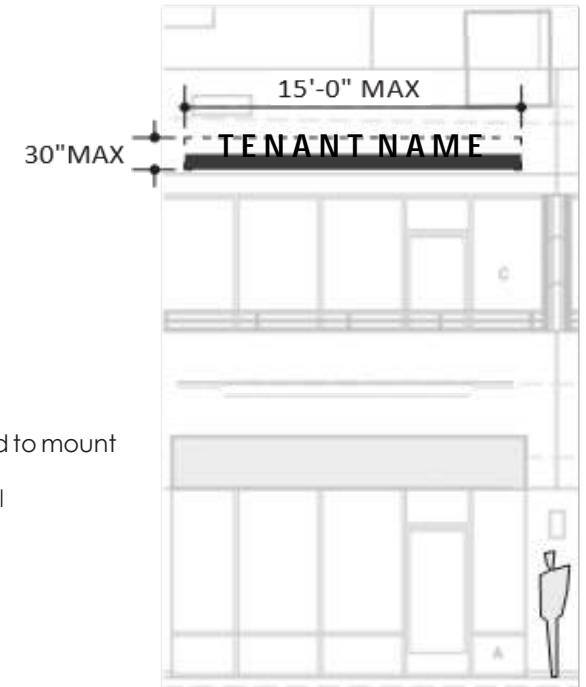
LETTERSTYLE

Tenant must use project font Neutra Text Book SC.

COLORS

Silver, Black, Dark grey.

SIGN TYPE 5C
UPPER FLOOR TENANT ID
ELEVATION & SPECIFICATIONS



ELEVATION - TYPICAL
SCALE: 1/8" = 1'-0"

SIGN TYPE 5

ON BUILDING TENANT NAME ID ELEVATION & SPECIFICATIONS

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.



BUILDING 1: WEST ELEVATION

SCALE: 3/32" = 1'



PROPOSED SIGN

SIGN TYPE 5

ON BUILDING TENANT NAME ID ELEVATION & SPECIFICATIONS

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.



See Sheet 4.0

BUILDING 1: EAST ELEVATION

SCALE: 3/32" = 1'

 PROPOSED SIGN

SIGN TYPE 5

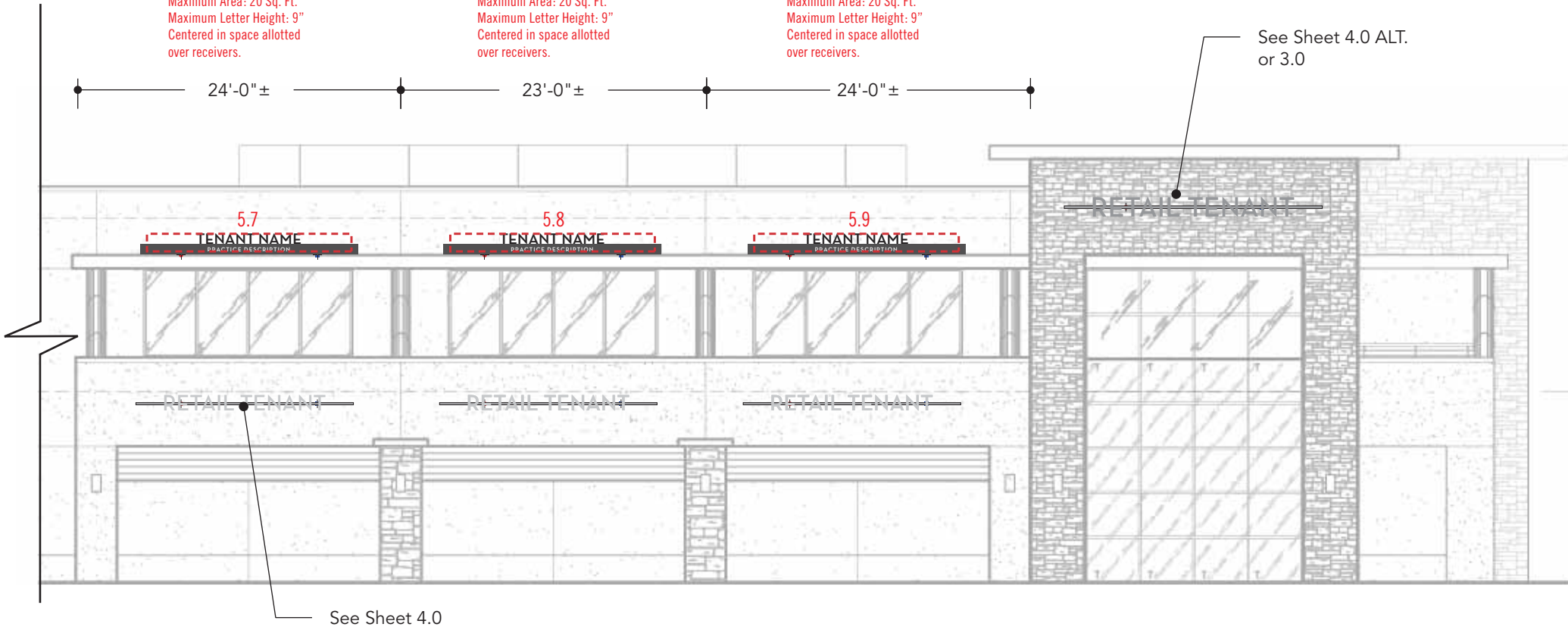
ON BUILDING TENANT NAME ID ELEVATION & SPECIFICATIONS

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

See Sheet 4.0 ALT. or 3.0



BUILDING 3: WEST ELEVATION - B
SCALE: 3/32" = 1'

 PROPOSED SIGN

SIGN TYPE 5

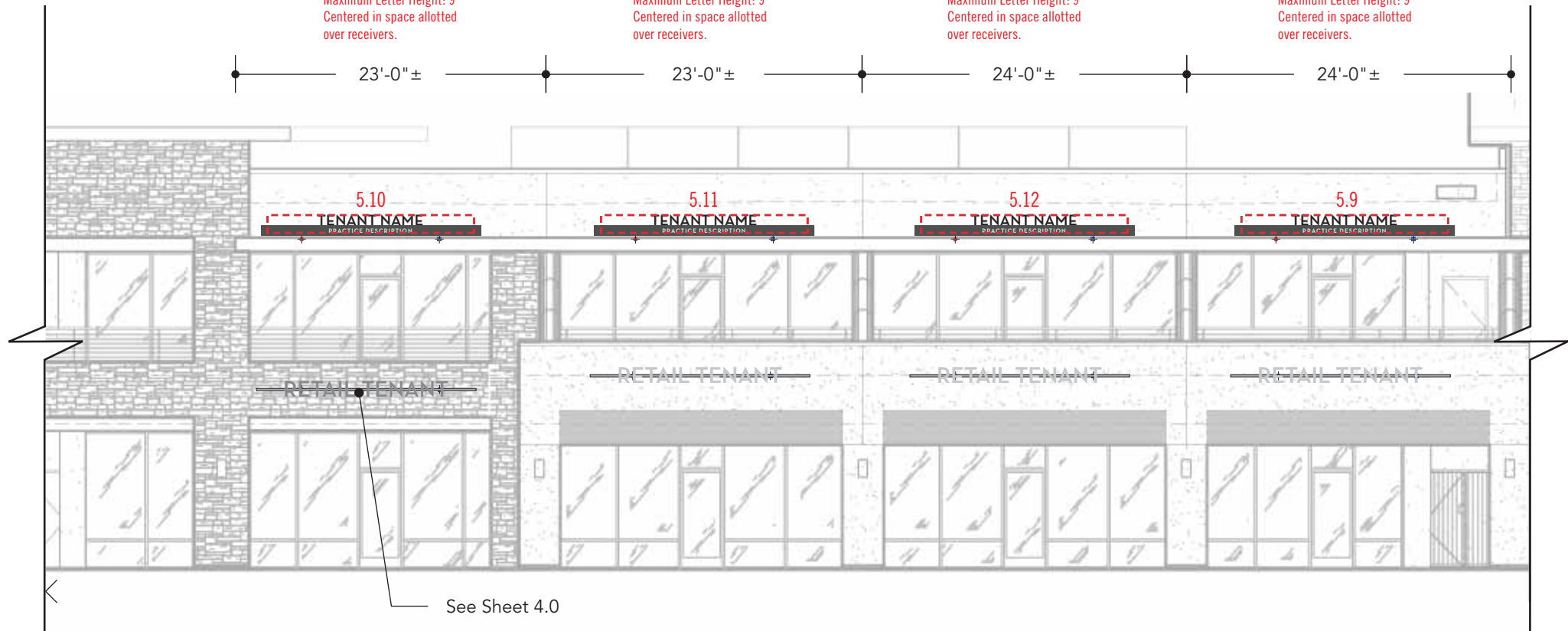
ON BUILDING TENANT NAME ID ELEVATION & SPECIFICATIONS

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.



BUILDING 3: EAST ELEVATION A
SCALE: 3/32" = 1'

 PROPOSED SIGN

SIGN TYPE 5

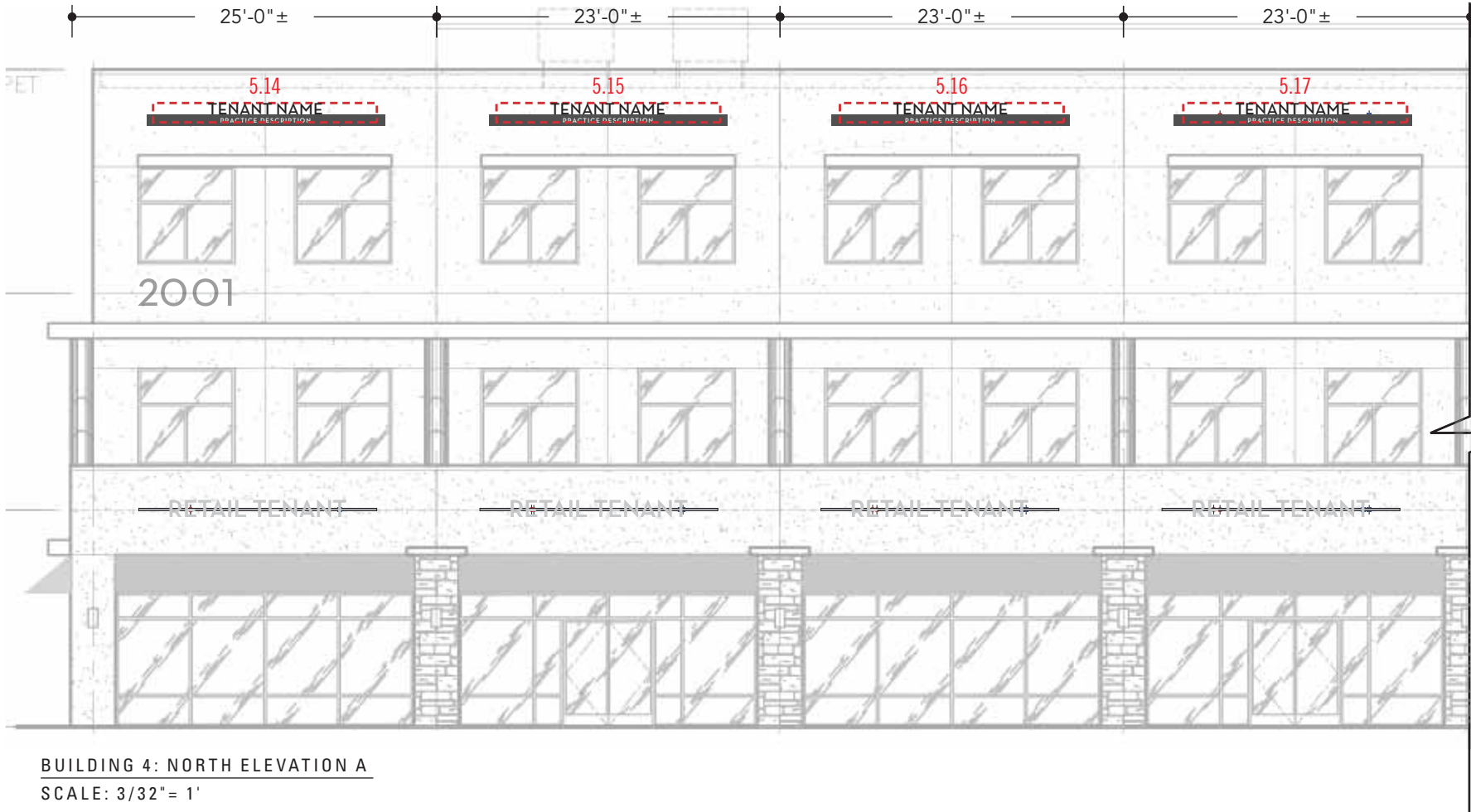
ON BUILDING TENANT NAME ID ELEVATION & SPECIFICATIONS

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion. Maximum Area: 20 Sq. Ft. Maximum Letter Height: 9" Centered in space allotted over receivers.



BUILDING 4: NORTH ELEVATION A
SCALE: 3/32" = 1'

 PROPOSED SIGN

SIGN TYPE 5

ON BUILDING TENANT NAME ID
ELEVATION & SPECIFICATIONS

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.

One sign only for this location,
subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted
over receivers.



BUILDING 4: NORTH ELEVATION B
SCALE: 3/32" = 1'

 PROPOSED SIGN

SIGN TYPE 5C

ON BUILDING TENANT NAME ID
ELEVATION & SPECIFICATIONS

One sign only for this location, subject to landlord discretion.
Maximum Area: 20 Sq. Ft.
Maximum Letter Height: 9"
Centered in space allotted over receivers.

One sign only for this location, subject to landlord discretion.
Maximum Area: 38 Sq. Ft.
Maximum Letter Height: 30"
Centered in space allotted over receivers.



BUILDING 4: NORTH ELEVATION B
SCALE: 3/32" = 1'

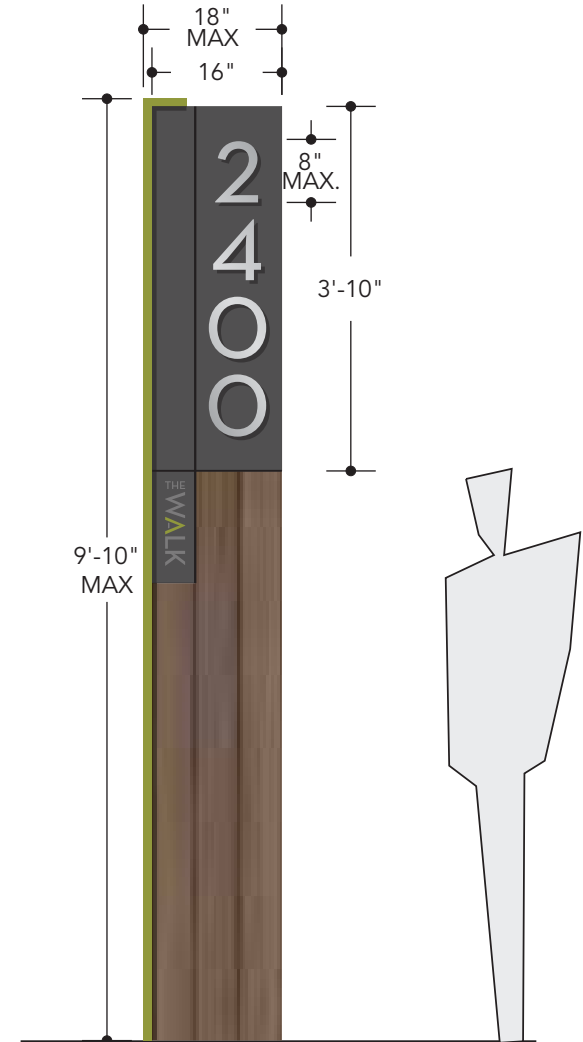
 PROPOSED SIGN

Revised by Architectural Design and Signs

PURPOSE	To identify buildings to pedestrians and vehicles in the parking lot.
MAXIMUM NUMBER	Three.
LOCATION	Installed on ground near major pedestrian walkways.
ORIENTATION	As required.
SIGN COPY	Project Name & Building Address numerals only.
SIDES	Single or Double-sided.
MAX. SIGN SIZE	Width: 18" Height: 9'-10" Individual numeral height: 8"
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with weather treated wood paneling (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited. Project name may be internally illuminated and edge of sign cabinet to be lit with soft glowing light.
LETTERSTYLE	Neutra Text BookSC
COLORS	Natural wood, silver, green & dark greys. <i>See construction documents for exact finish details.</i>

SIGN TYPE 6A

FREESTANDING BUILDING ID
ELEVATION & SPECIFICATIONS



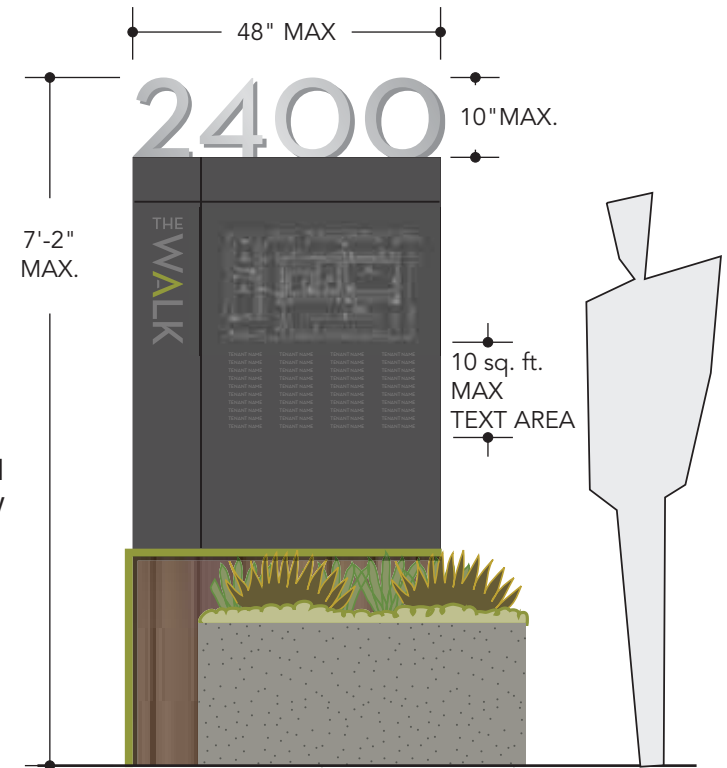
ELEVATION

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

SIGN TYPE 6B

FREESTANDING BUILDING ID ELEVATION & SPECIFICATIONS

PURPOSE	To identify buildings & Suites to pedestrians and vehicles in the parking lot.
MAXIMUM NUMBER	One.
LOCATION	Installed on ground near major pedestrian walkways.
ORIENTATION	As required.
SIGN COPY	Project Name & Building Address numerals, site map, & tenant names.
SIDES	Double-sided.
MAX. SIGN SIZE	Width: 48" Height: 7'-2" Individual numeral height: 10" Max Text Area: 10 sq. ft.
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with weather treated wood paneling (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited. Project name may be internally illuminated and edge of sign cabinet to be lit with soft glowing light.
LETTERSTYLE	Neutra Text BookSC
COLORS	Natural wood, silver, green & dark greys. <i>See construction documents for exact finish details.</i>



ALTERNATE

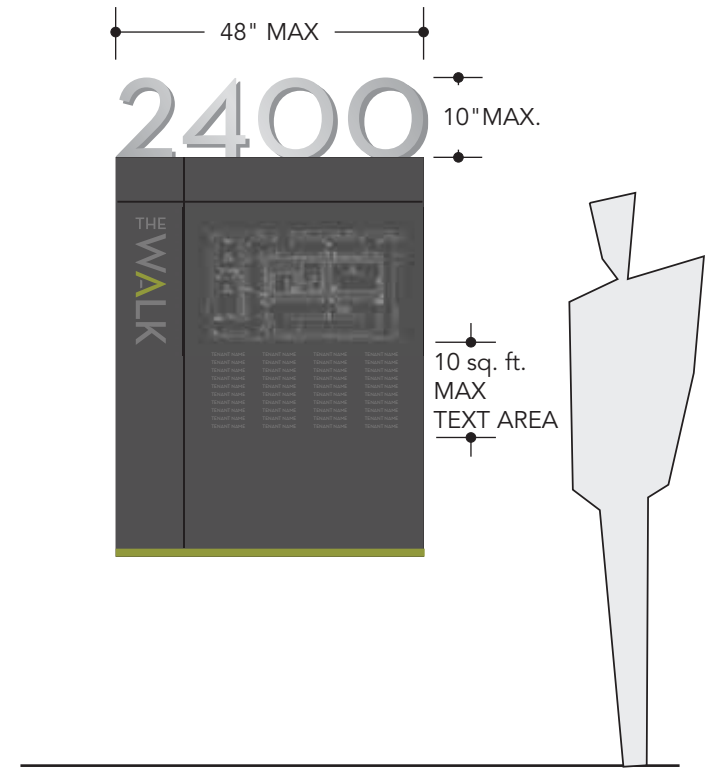
ELEVATION

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

SIGN TYPE 6C

ON BUILDING DIRECTORY ELEVATION & SPECIFICATIONS

PURPOSE	To identify buildings & Suites to pedestrians and vehicles in the parking lot.
MAXIMUM NUMBER	One.
LOCATION	Installed on ground near major pedestrian walkways.
ORIENTATION	On wall, parallel to building.
SIGN COPY	Project Name & Building Address numerals, site map, & tenant names.
SIDES	Double-sided.
MAX. SIGN SIZE	Width: 48" Height: 7'-2" Individual numeral height: 10" Max Text Area: 10 sq. ft.
SIGN CONSTRUCTION	Smooth, durable, non-weathering sign; with weather treated wood paneling (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.
ILLUMINATION	Internally illuminated in a manner that lights only the sign copy. Illumination of sign background is prohibited. Lighting shall be designed so as not to cause glare to motorists. Exposed neon and exposed raceways are prohibited. Project name may be internally illuminated and edge of sign cabinet to be lit with soft glowing light.
LETTERSTYLE	Neutra Text BookSC
COLORS	Natural wood, silver, green & dark greys. <i>See construction documents for exact finish details.</i>



ALTERNATE

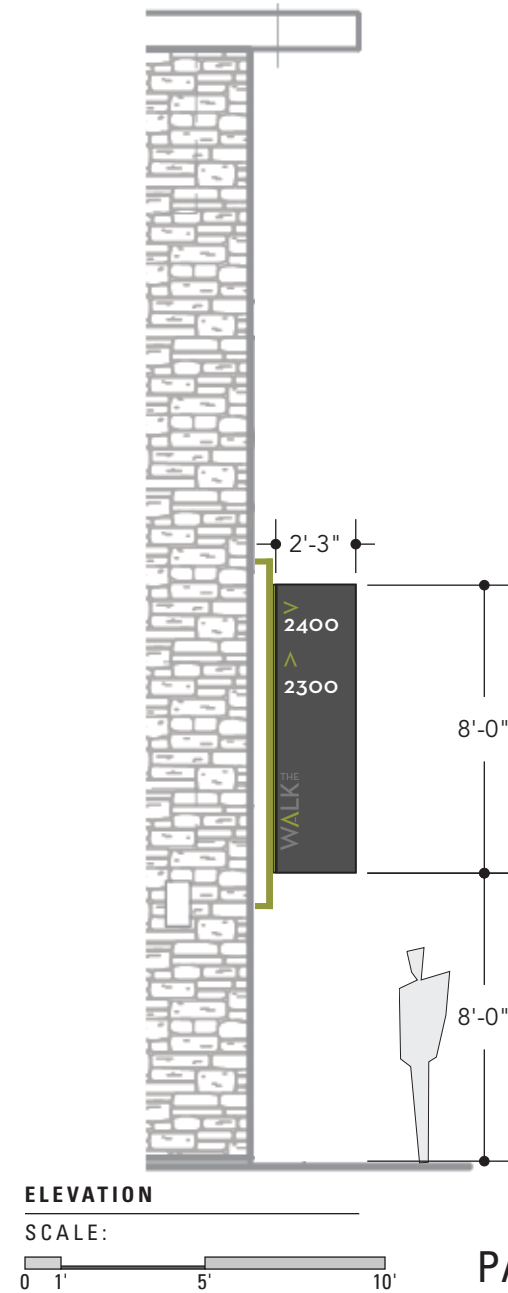
ELEVATION

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

PURPOSE	To provide directional information to pedestrian walkways.
MAXIMUM NUMBER	Two, on parking structure exterior wall.
LOCATION	Installed on parking structure near major pedestrian walkways.
ORIENTATION	Perpendicular to building wall.
SIGN COPY	Project Name & Directional information only.
SIDES	Double-sided.
MAX. SIGN SIZE	Width: 27" Height: 8'-0"
SIGN CONSTRUCTION	Aluminum with vinyl graphics.
ILLUMINATION	Permitted.
LETTERSTYLE	Neutra Text BookSC
COLORS	Silver, green & dark greys. <i>See construction documents for exact finish details.</i>

SIGN TYPE 6D

ON BUILDING DIRECTIONAL
ELEVATION & SPECIFICATION



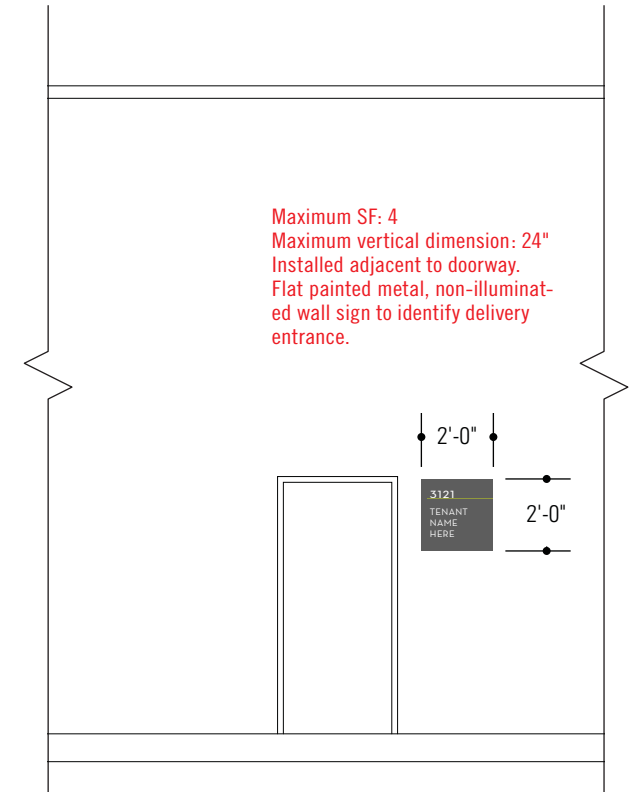
SIGN TYPE 7

REAR TENANT NAME/ADDRESS ELEVATION & SPECIFICATIONS

PURPOSE	To identify rear tenant access and delivery entrances.
MAXIMUM NUMBER	One sign per tenant per space.
LOCATION	Wall sign to be installed adjacent to doorway.
ORIENTATION	Parallel to building wall.
SIGN COPY	Tenant name and address/suite number.
SIDES	Single-sided.
MAX. SIGN AREA & SIZE	Width: 2'-0" Height: 2'-0" Area: 4 sq. ft.
SIGN CONSTRUCTION	Painted aluminum sign.
ILLUMINATION	Non-illuminated.
LOGO	No
LETTERSTYLE	Neutra Text BookSC.
COLORS	White, green & dark grey.

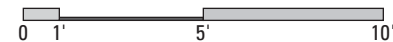
Sign type does not require a sign permit.

See construction documents for exact finish details.



ELEVATION - TYPICAL

SCALE:



SIGN TYPE 8

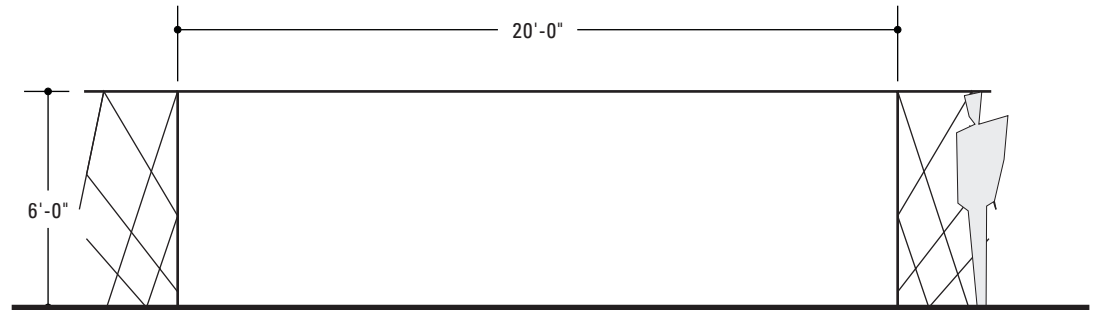
BARRICADE SIGN

ELEVATION & SPECIFICATIONS

PURPOSE	For use during construction only.
MAXIMUM NUMBER	One Per street frontage.
LOCATION	As Required. Behind property lines and outside site distance triangles.
ORIENTATION	Parallel to street or project entry
SIGN COPY	Varies
SIDES	Optional Barricade sign: Single-side
MAX. SIGN AREA & SIZE	Barricade Sign: Width: Varies Height: 6'-0" Maximum Text Area: 32 sq. ft. Maximum *Murals and graphics are not included in sign area provided they do not contain commercial messages

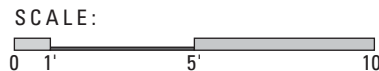
SIGN CONSTRUCTION All temporary sign panels shall be made of 3/4" double sided OLYMPIC MDO exterior quality material. All edges must be eased. All sign posts are painted with exterior grade paint. Sign panels are to be fastened to structural frame with non corrosive, flat head, countersunk screws. Fastener holes should be drilled using a jig for consistent hole placement. Screw heads shall be filled and painted after construction.

ILLUMINATION	Prohibited
LOGO	Permitted
LETTERSTYLE	Varies



ELEVATION - ALT BARRICADE SIGN*
DURING CONSTRUCTION ONLY

***GRAPHICS SHALL COVER NO MORE THAN 60% OF THE TOTAL SQUARE FOOTAGE.**



SIGN TYPE 8A

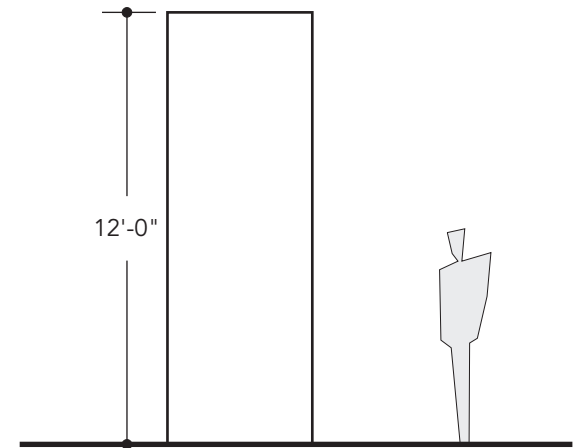
MARKETING SIGN

ELEVATION & SPECIFICATIONS

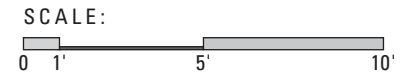
PURPOSE	For use during construction only.
MAXIMUM NUMBER	2 Marketing signs
LOCATION	As Required. Behind property lines and outside site distance triangles.
ORIENTATION	Parallel to street or project entry
SIGN COPY	Varies
SIDES	Single-side
MAX. SIGN AREA & SIZE	Marketing Sign: Height: 12'-0" Maximum Width: 6'-0" Maximum Text Area: 32 sq. ft. Maximum

SIGN CONSTRUCTION All sign posts and panels are painted with exterior grade paint. Sign panels are to be fastened to structural frame with non corrosive, flat head, countersunk screws. Fastener holes should be drilled using a jig for consistent hole placement. Screw heads shall be filled and painted after construction.

ILLUMINATION	Prohibited
LOGO	Permitted
LETTERSTYLE	Variest



ELEVATION - ALT MARKETING SIGN
DURING CONSTRUCTION ONLY



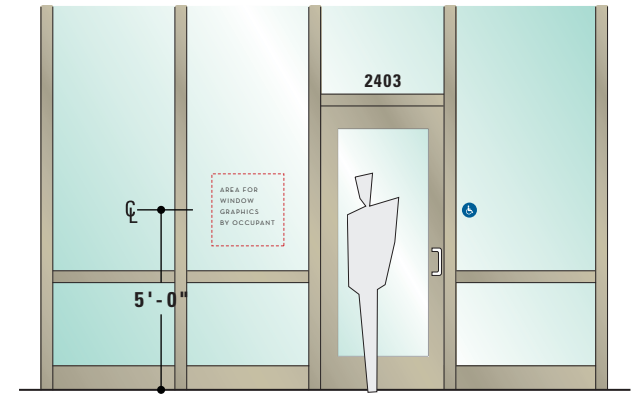
SIGN TYPE 9

WINDOW GRAPHICS (TYPICAL) ELEVATION & SPECIFICATIONS

PURPOSE	To identify individual storefront information.
MAXIMUM NUMBER	One per tenant
LOCATION	On exterior entrance to retail space. On glass panel to left of door(s).
ORIENTATION	Centered to the left of the door, 60" vertically from ground to the base of the text.
SIGN COPY	Address, Hours of Operation, Credit card Information i.e. Mastercard/Visa, etc.
MAX. SIGN AREA & SIZE	Width: 24" Height: 24" Area: 4 sq. ft.*
MATERIAL	White High Performance Vinyl
LOGO	Prohibited
LETTERSTYLE	Neutra Text BookSC
COLORS	White

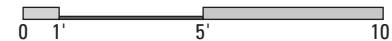
* Graphics at no time shall exceed 20% of Window Glazing area.
Graphics subject to Shopping Center owner approval.

Signs are exempt from zoning code requirements.



ELEVATION - TYPICAL

SCALE:



SIGN TYPE 9A

**ILLUMINATED TENANT ID SIGN
IN STORE (TYPICAL)
ELEVATION & SPECIFICATIONS**

PURPOSE	To identify individual storefront information.*
MAXIMUM NUMBER	Subject to landlord review & approval
LOCATION	6" behind storefront glass minimum.*
ORIENTATION	Signage/ graphics/ fixtures to be installed no closer than 6" to subsurface of storefront glass.* Subject to landlord review & approval.
SIGN COPY	Tenant information & misc info such as "open" or "closed". Subject to landlord review & approval.
MAX. SIGN AREA & SIZE	Area: 2 sq. ft. Max*
MATERIAL	To be determined
LOGO	Permitted
LETTERSTYLE	Neutra Text BookSC or Tenant Logo Copy*
COLORS	Varies

* Graphics at no time shall exceed 20% of Window Glazing area.
Graphics subject to Shopping Center owner approval.

Signs are exempt from zoning code requirements.

PURPOSE	To identify individual storefront information for leasing purposes.
MAXIMUM NUMBER	One temporary window sign per tenant.
LOCATION	On exterior entrance to retail space as needed.
ORIENTATION	Centered on vacant storefront
SIGN COPY	Store center graphics
MAX. SIGN AREA & SIZE	Text Area: 10 sqft max. *Murals and graphics to used to screen interior of a vacant tenant space under construction are not included in sign area.
MATERIAL	Digital Print
LOGO	Prohibited
LETTERSTYLE	Varries
COLORS	Digital print in CMYK

SIGN TYPE 9B

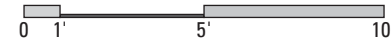
LEASING WINDOW GRAPHICS (TYPICAL)

ELEVATION & SPECIFICATIONS



ELEVATION - TYPICAL

SCALE:

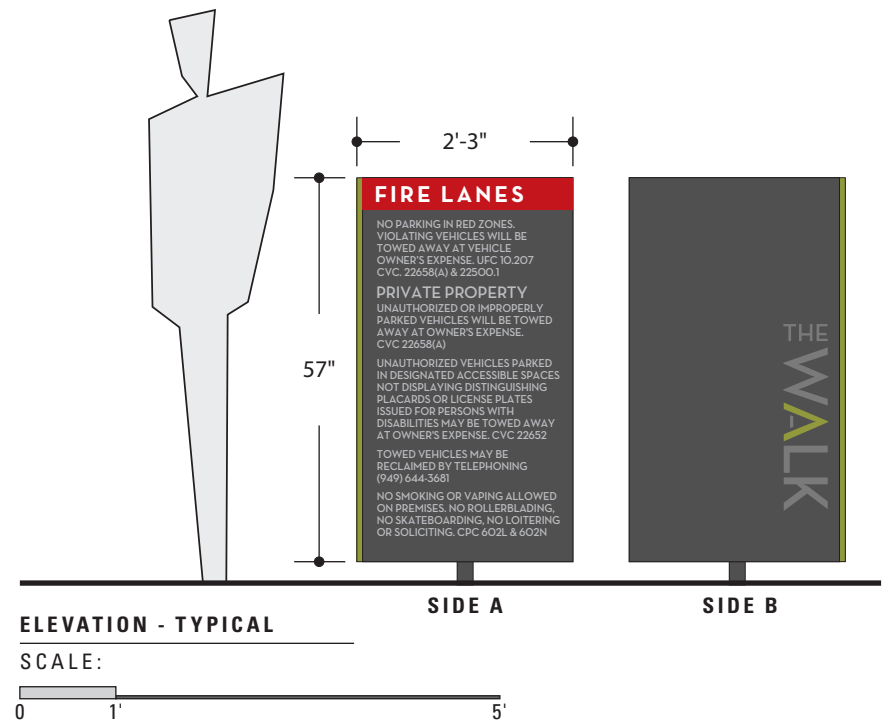


SIGN TYPE 10

LEGAL NOTICE
ELEVATION & SPECIFICATION

PURPOSE	To provide parking code and accessibility info to patrons
MAXIMUM NUMBER	One per drive entry
LOCATION / ORIENTATION	Parallel to street at entry drive.
SIGN COPY	See exhibit
SIDES	Double-sided.
MAX. SIGN AREA & SIZE	Width: 27" Height: 57" Area: 10.69 sq. ft.
SIGN CONSTRUCTION	Aluminum with vinyl graphics
ILLUMINATION	Prohibited
LOGO	Project ID on back.
LETTERSTYLE	Neutra Text BookSC
COLORS	Project standard & as required by codes

Signs are exempt from zoning code requirements.

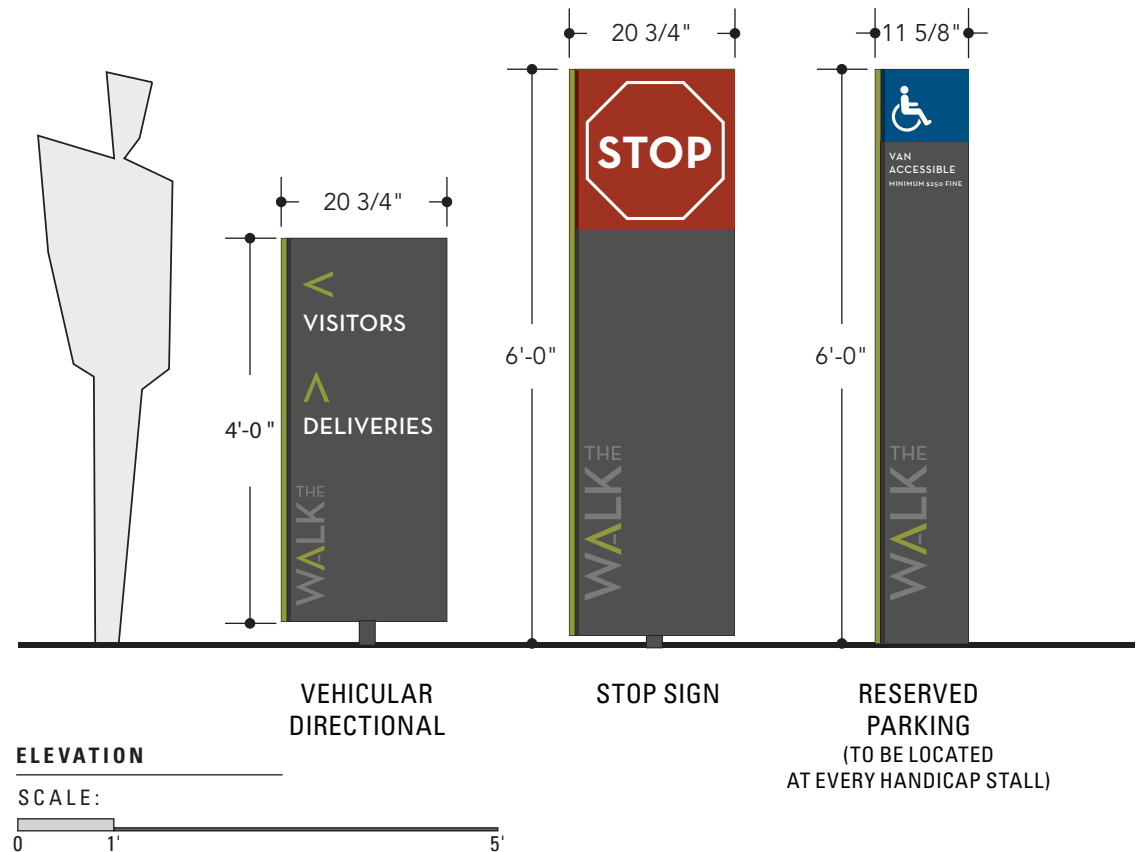


SIGN TYPE 11

REGULATORY SIGNAGE
ELEVATION & SPECIFICATION

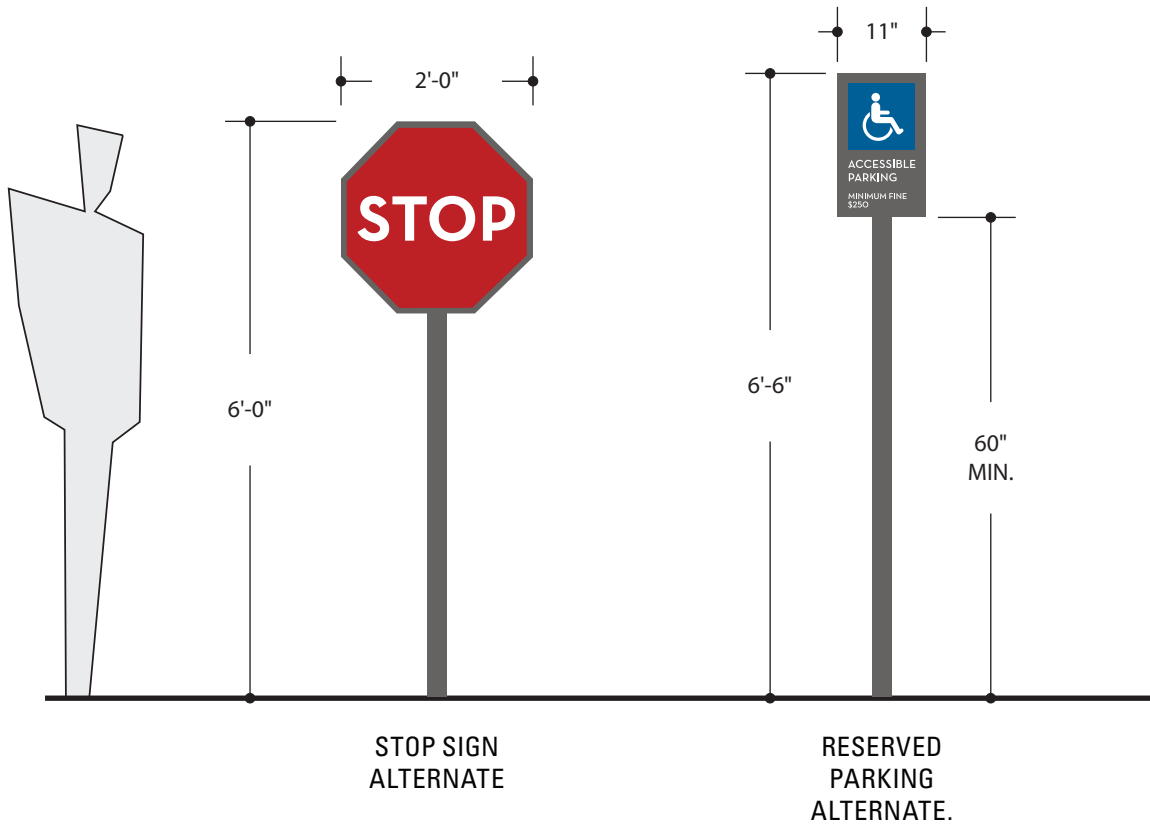
PURPOSE	To provide parking code and accessibility info to patrons
MAXIMUM NUMBER	As Required
LOCATION / ORIENTATION	As Required.
SIGN COPY	As shown.
SIDES	Single-sided.
MAX. SIGN AREA & SIZE	Varies
SIGN CONSTRUCTION	Fabricated Aluminum
ILLUMINATION	Prohibited
LOGO	Project Logo Only
LETTERSTYLE	Neutra Text BookSC
COLORS	Various

Signs are exempt from zoning code requirements.



SIGN TYPE 11

REGULATORY SIGNAGE
ELEVATION & SPECIFICATION

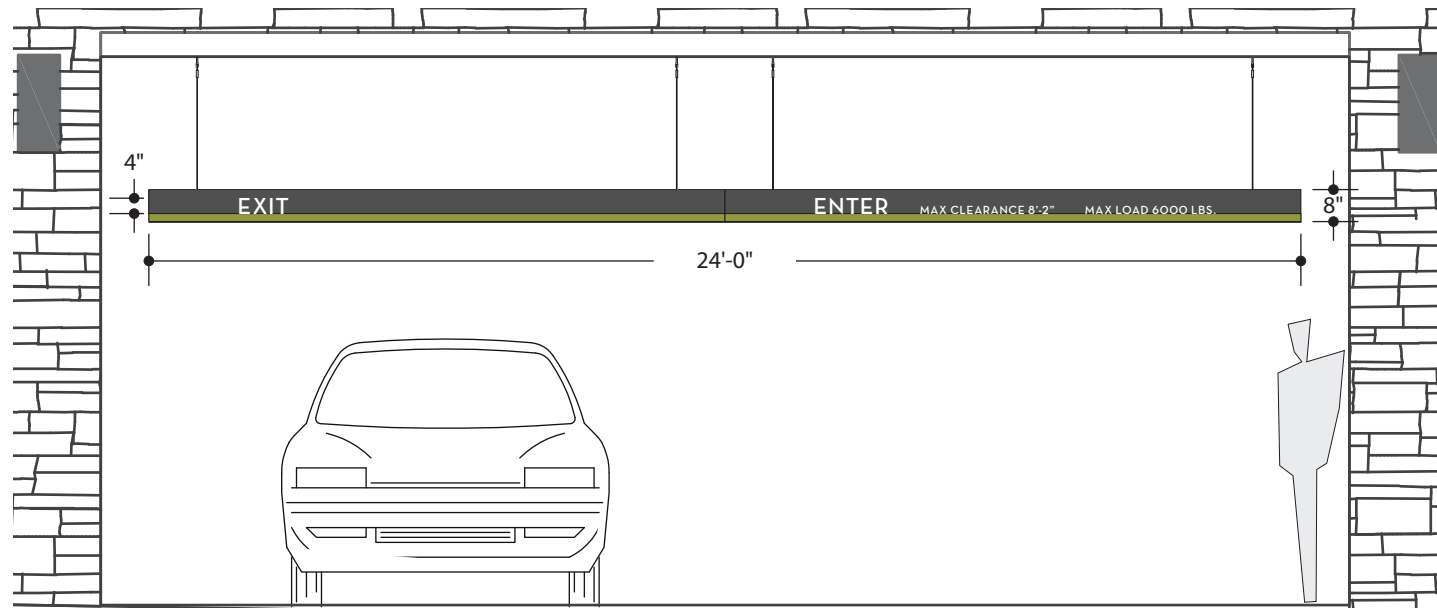


SIGN TYPE 12

PARKING GARAGE SIGN SPECIFICATIONS

PURPOSE	To provide parking info to patrons
MAXIMUM NUMBER	2
LOCATION / ORIENTATION	Entrance/Exit to parking structure.
SIGN COPY	As shown.
SIDES	Single-sided.
MAX. SIGN AREA & SIZE	Varies
SIGN CONSTRUCTION	Fabricated Aluminum
ILLUMINATION	Permitted
LOGO	Prohibited
LETTERSTYLE	Neutra Text
COLORS	Silver, green & dark greys.

Signs are exempt from zoning code requirements.



ELEVATION

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

PURPOSE

To identify primary business names occupying the building suites within the center. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their primary storefront.

MAXIMUM NUMBER

One.

LOCATION

Mounted in fence at corner of Building 2, East elevation only. Locations as indicated in exhibits on pages 13.1

ORIENTATION

Parallel to fence toward street, parking lot or pedestrian area.

SIGN COPY

One business name and or logo at defined location maximum.

SIDES

Single-sided.

MAX. SIGN AREA & SIZE

Width: 6'-0"
 Height: 4'-0"
 Max Area: 24 sq. ft. Max

SIGN CONSTRUCTION

Smooth, durable, non-weathering sign; may use weather treated wood planks (cabinet signs with translucent or transparent backgrounds are not permitted). All hardware shall be of nonferrous metals.

ILLUMINATION

Internally illuminated or halo-lit letters. No exposed neon lighting allowed.

LOGO / LOGOTYPE

Permitted. Must be approved by the Property Owner.

LETTERSTYLE

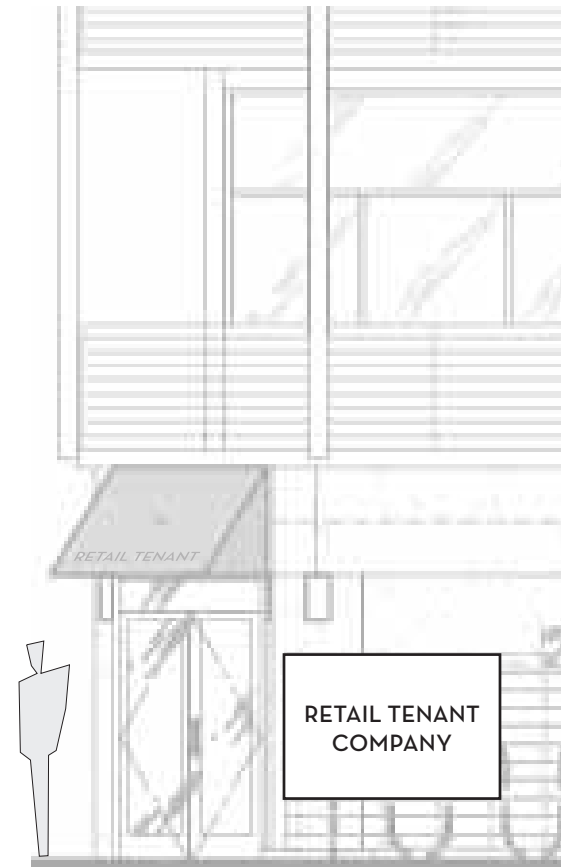
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font Neutra Text BookSC, all black in color.

COLORS

Tenant logo colors. Must contrast building facade.

Exact finish details to vary.

SIGN TYPE 13
 ON BUILDING RETAIL TENANT ID
 ELEVATION & SPECIFICATIONS

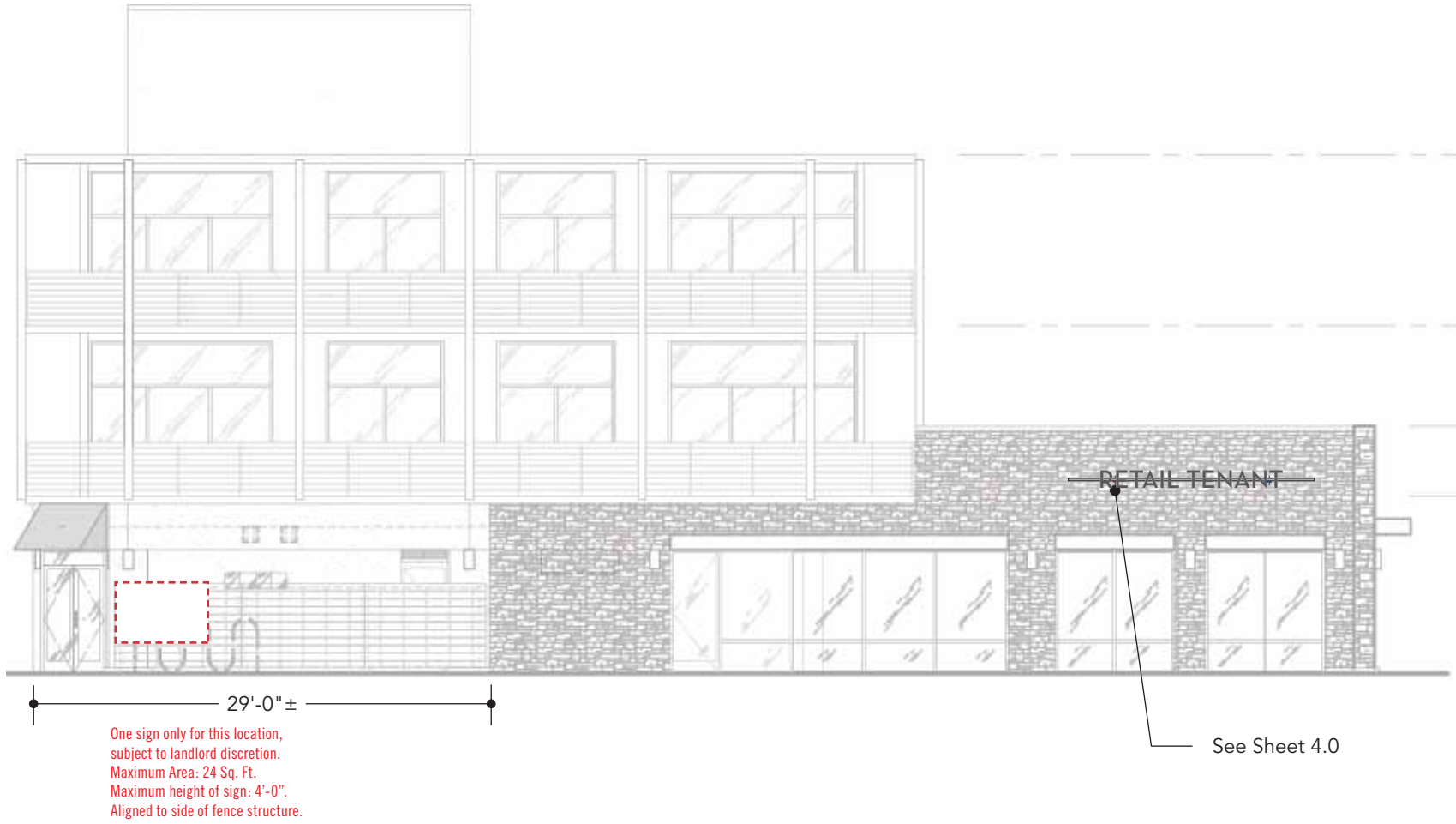


ELEVATION - TYPICAL

SCALE: 3/16" = 1'-0"

SIGN TYPE 13

ON BUILDING RETAIL TENANT ID
ELEVATION & SPECIFICATIONS



BUILDING 2: EAST ELEVATION

SCALE: 3/32" = 1'

PROPOSED SIGN

PURPOSE

To identify primary business names occupying the building suites within the center. Primary tenants are defined as an occupant who is deemed by the Property Owner, per their lease, to have the right to have their company name on their primary storefront.

MAXIMUM NUMBER

One.

LOCATION

On awning at corner of building 2 as indicated in exhibit on pages 15.1

ORIENTATION

Parallel to building toward street, parking lot or pedestrian area.

SIGN COPY

One business name and or logo at defined location maximum.

SIDES

Single-sided.

MAX. SIGN AREA

Max Area: Sign Text & Logo shall be limited to 75% of the shed portion of the awning, centered on awning.

SIGN CONSTRUCTION

Individual letters only. Align business name to center of awning.

ILLUMINATION

Not Permitted.

LOGO / LOGOTYPE

Permitted. Must be approved by the Property Owner.

LETTERSTYLE

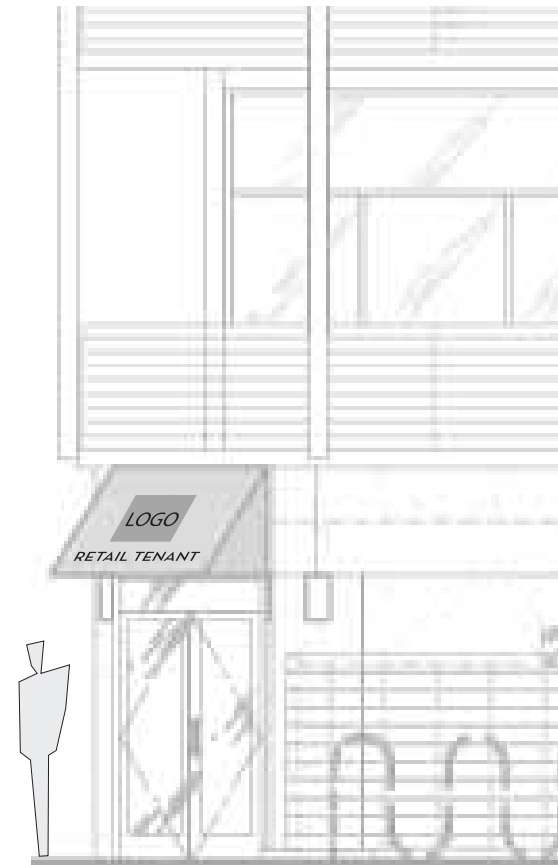
Logo-typefaces permitted. Lettering must be approved by the Property Owner. If no logo-type is approved, tenant must use project font Neutra Text BookSC, all black in color.

COLORS

Tenant logo colors. Must contrast building facade.

Exact finish details to vary.

SIGN TYPE 14
ON BUILDING RETAIL TENANT ID
ELEVATION & SPECIFICATIONS



ELEVATION - TYPICAL

SCALE: 3/16" = 1'-0"

SIGN TYPE 14

ON BUILDING RETAIL TENANT ID
ELEVATION & SPECIFICATIONS



BUILDING 2: EAST ELEVATION

SCALE: 3/32" = 1'

 **PROPOSED SIGN**

Attachment No. ZA 3

Project Plans



1160 Railroad St.
 Corona, CA 92882
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REALITY BEGINS WITH VISION

Prepared for:

Labryo IVC Clinic

2001 Westcliff Drive
 Newport Beach, CA
 92660

From: Kristen Attardo
 cell: 562.343.8401
 email: kattardo@ad-s.com

From: Barbara Cohen
 cell: 714-906-2029
 email: bcohen@ad-s.com

Scope of Work:

PAGE NO	SIGN ID	SIGN TYPE	D/F (Y or N)	ILLUM'D (Y or N)	SIGN DIMENSIONS	SIGN QTY	ILLUM'D AREA
A1.00	A1	CHANNEL LETTERS	N	Y	15'-0" x 0'-30"	1	24.19 sq ft

GENERAL NOTES:
 All work shall comply with
 2019 California Building Code
 2019 California Electrical Code
 2019 California Energy Code, Title 24
 2019 California Existing Building Code
 2019 California Fire Code
 2019 California Green Building Standards Code
 2019 California Mechanical Code

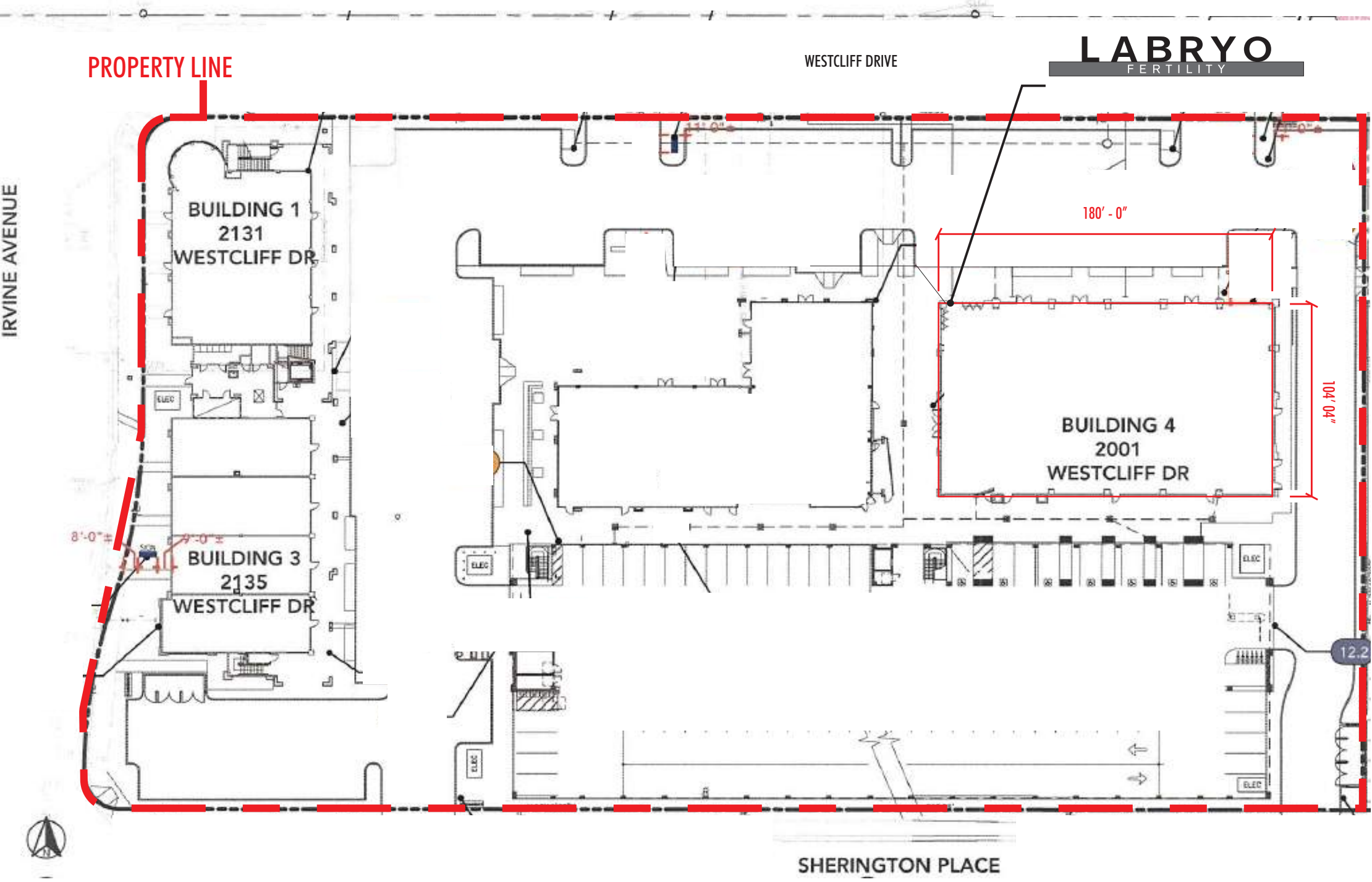
547 Wynn Rd., Suite 600
 Las Vegas, NV 89118
 702.795.2000

- Conceptual Package
- Permit Package
- Production Package

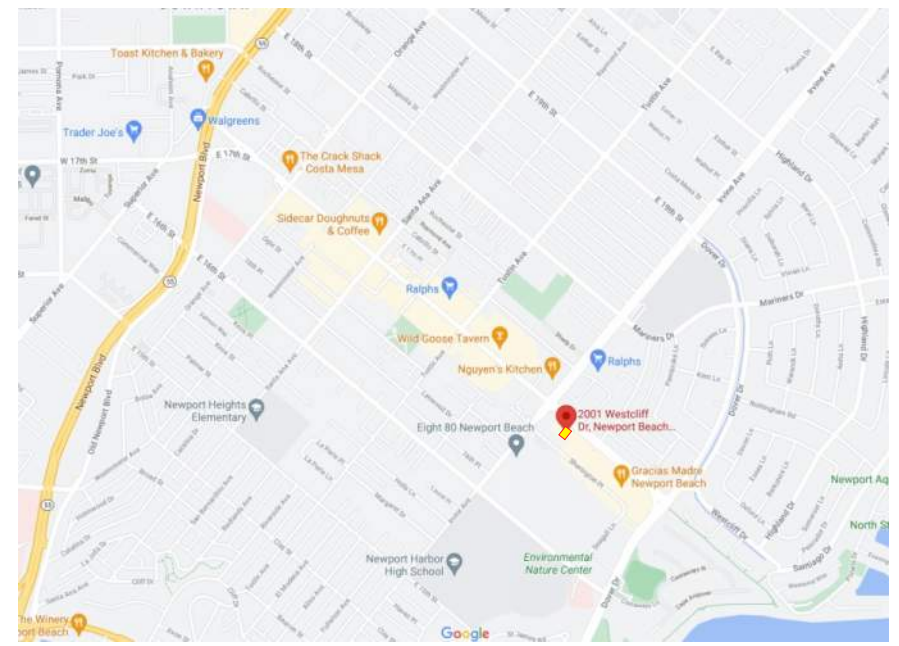
COLOR DISCLAIMER
 Due to the limitations of desktop scanners and the relative inconsistencies of various display monitors and printers, the colors you see on your screen or on paper may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolutely correct. Site conditions and onsite lighting can also affect how the product appears (i.e. LED, different Florescent bulbs, Natural Light, Backlit, Halolit, Facelit). **We recommend that you request a color sample** as CMYK (Cyan, Magenta, Yellow and Black) are the colors used in the printing process, whereas RGB (Red, Green and Blue) are the colors used by screen displays such as your monitor. For this reason and due to variations introduced by light and various equipment, the colors on your screen or a print may not exactly match the finished product.
 If you would like to see a sample of any color, please request an actual sample from your Salesperson or Project Manager.
 WITHOUT A SIGNED COLOR SAMPLE, AD/S COMPANIES, ITS VENDORS AND AFFILIATES ARE NOT RESPONSIBLE FOR DIFFERENCES, REAL OR PERCEIVED, BETWEEN THE WAY YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) _____ Date ____/____/____
 Client Name (Signature) _____
PLEASE INITIAL ALL PAGES
 AD/S Drawing #31687 Rev. #04 Rev. Date: 12-10-21
 Pages: 05 (Including Cover Sheet)

- Approved
- Approved as Noted
- Revise & Resubmit
- Rejected



LABRYO
FERTILITY



1 VICINITY MAP
SCALE: NTS

1 SITE PLAN
SCALE: NTS



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file path: \\ADS11\Design\ADS Drawings\Labryo IVC Clinic\job 35149 (dwg 31687)\03 - Permit

Client: **MRR Management, Inc D.B.A**
2001 Westcliff Dr. Suite 300
Newport Beach, CA 92660

Project: **Labryo IVC Clinic**
20001 Westcliff Drive,
Newport Beach, CA 92660

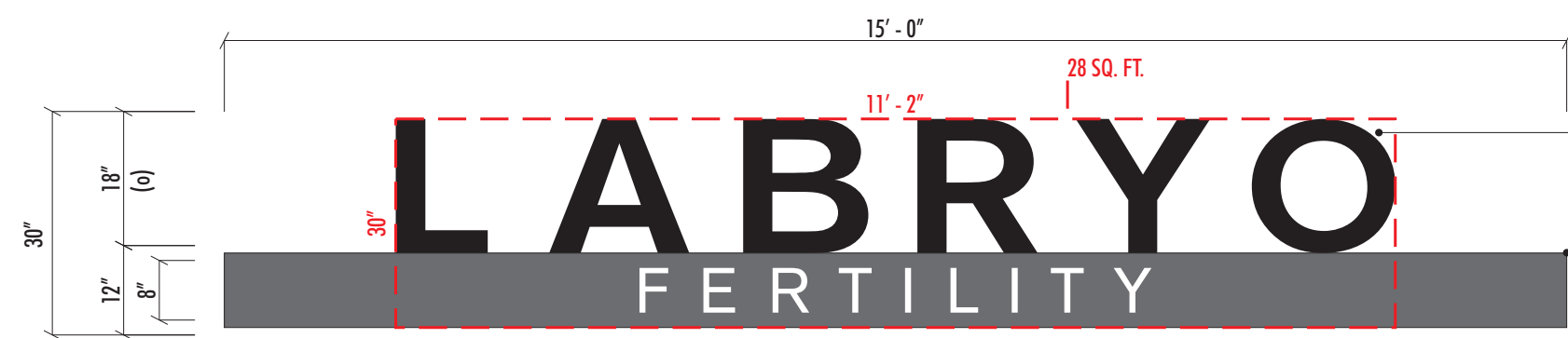
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document title: 11x17HorizTitleblock20210809a

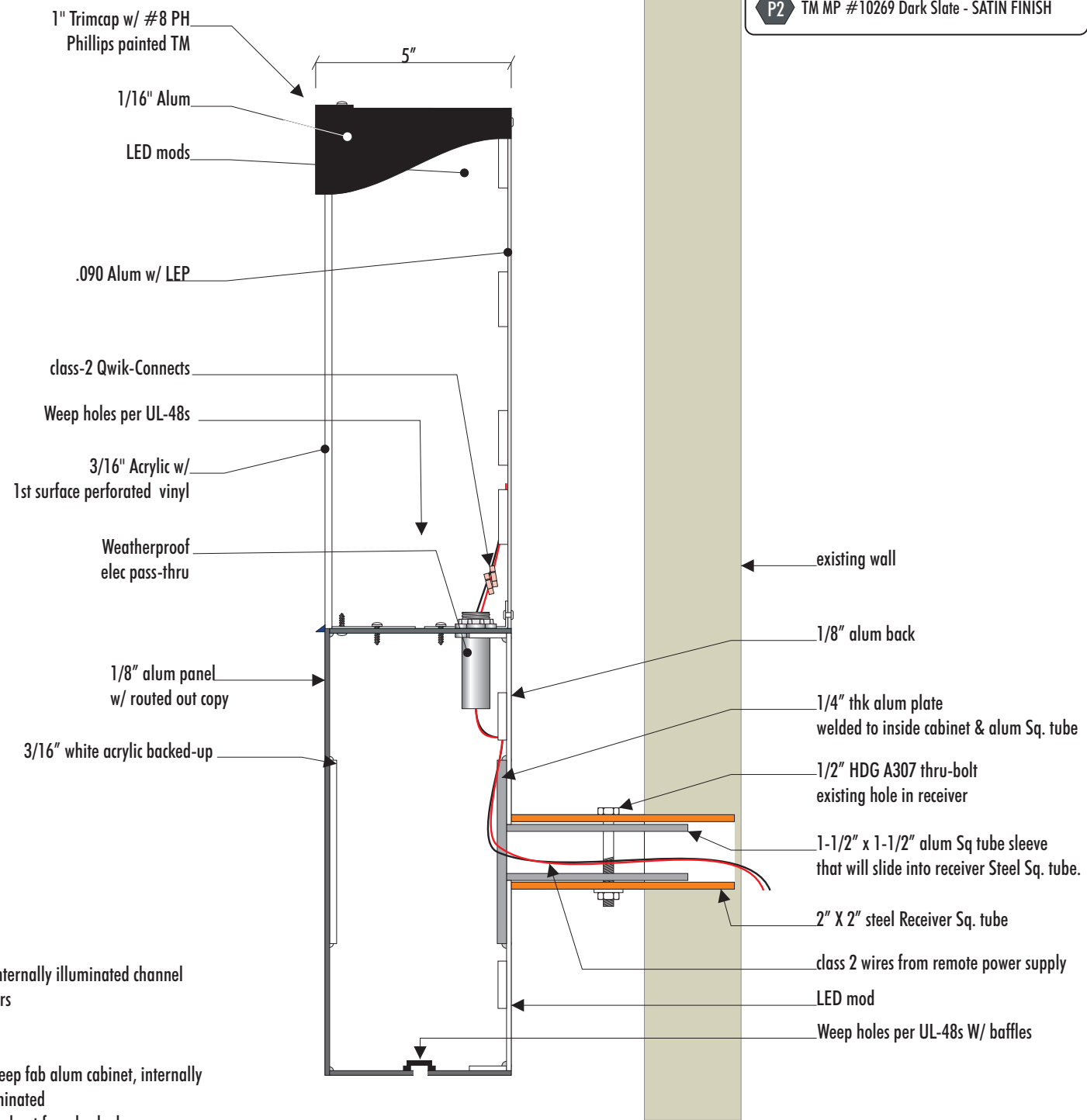
Project No:	31687-R04(PS)	
Date:	12-10-21	KA/MJ/JM
Sign Type:	Site Plan	
Sheet No:	SP1.00	2 of 5



2 SIGN A1 - ELEVATION CONTEXT
SCALE: 3/32" = 1' - 0"



1 SIGN A1 - INTERNALLY ILLUMINATED CHANNEL LETTERS - QTY: [01]
SCALE: 1/2" = 1' - 0"



3 SIDE SECTION DETAILS
SCALE: 1:4

COLOR SPECIFICATIONS:
 P1 TM MP #59647 Black is Back - SATIN FINISH
 P2 TM MP #10269 Dark Slate - SATIN FINISH

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Client: **MRR Management, Inc D.B.A**
 2001 Westcliff Dr. Suite 300
 Newport Beach, CA 92660

Project: **Labryo IVC Clinic**
 20001 Westcliff Drive,
 Newport Beach, CA 92660

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Project No: **31687-R04(PS)**
 Date: **12-10-21** KA/MJ/JM
 Sign Type: **A1**
 Sheet No: **A1.00** 3 of 5

Sign Lighting

NRCC-LTS-E (Created 10/19)

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, §130.3, §140.8, and §141.0(b)2M 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 and do not need to complete this compliance document.

Project Name: Labryo IVC Clinic	Report Page: Page 1 of 4
Project Address: 2001 Westcliff Dr.	Date Prepared: 11/8/21

A. GENERAL INFORMATION

01	Project Location (city)	Newport Beach
02	Climate Zone	6
03	<input type="checkbox"/> Building is a healthcare facility	

B. PROJECT SCOPE

Table Instructions: Include any illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.8 or §141.0(b)2M for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to §140.8 and do not need to complete this compliance document. WARNING: Changing the Compliance Method in this table will result in the deletion of data previously input. If you need to change the compliance method, please open a new form or use "Save As".

01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
A1	Channel Letter w/ cabinet	New	Outdoor	ENERGY VERIFIED Label

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. See §141.0(b)2M 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. Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tool tips for this table for more details.

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D. for guidance.

01	02	03	≥	04	OR	05	OR	06	07
Name or Item Tag	Complete Sign Description	Total Allowed (Watts)		Total Designed (Watts)		Compliant Light Sources		ENERGY VERIFIED Label	Compliance Results
(See Table B)	(See Table B)	(See Table F)		(See Table F)		(See Table G)		(See Table H)	
A1	Channel Letter w/ cabinet		≥		OR		OR	YES	COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES with Exceptional Conditions

Sign Lighting

NRCC-LTS-E (Created 10/19)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE NRCC-LTS-E

Project Name: Labryo IVC Clinic	Report Page: Page 2 of 4
Project Address: 2001 Westcliff Dr.	Date Prepared: 11/8/21

D. EXCEPTIONAL CONDITIONS

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

Table H. Energy Verified Labeled Signs and Controls Permit Applicant Notes:
A1: sign does not illuminate during the day

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

G. LIGHT SOURCES AND CONTROLS

This Section Does Not Apply

H. ENERGY VERIFIED LABELED SIGNS AND CONTROLS

Table Instructions: Complete this table to demonstrate compliance with mandatory controls requirements from §130.3 for illuminated signs using the ENERGY VERIFIED label compliance method per §140.8(b) as indicated on Table B of this compliance document. Complete this table only if sign has a permanent, pre-printed, factory installed, ENERGY VERIFIED label confirming that the sign complies with the Section 140.8 of the California 2019 Title 24, Part 6 Standards.

01	02	03			04	
Name or Item Tag	Complete Sign Description	Mandatory Controls			Field Inspector	
		Shut-Off	Dimming	Demand Response ¹	Pass	Fail
A1	Channel Letter w/ cabinet	Auto Timer + Photocontrol	Exempt*	NA	<input type="checkbox"/>	<input type="checkbox"/>

¹*NOTE: Selections with a * require a note in the space below explaining how compliance is achieved.

EX: Sign within tunnel illuminated day & night; EXCEPTION to §130.3(a)2A.

A1	sign does not illuminate during the day
----	---

¹FOOTNOTE: 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).



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Project No:	31687-R04(PS)	
Date:	12-10-21	KA/MJ/JM
Sign Type:	Title 24	
Sheet No:	TT24.00	4 of 5

Sign Lighting

NRCC-LTS-E (Created 10/19)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: Labryo IVC Clinic	Report Page:	Page 3 of 4	
Project Address: 2001 Westcliff Dr.	Date Prepared:	11/8/21	

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
<input checked="" type="radio"/>	<input type="radio"/>	NRCI-LTS-01-E - Must be submitted for all buildings.	<input type="checkbox"/>	<input type="checkbox"/>

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to sign lighting requirements.

Sign Lighting

NRCC-LTS-E (Created 10/19)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: Labryo IVC Clinic	Report Page:	Page 4 of 4	
Project Address: 2001 Westcliff Dr.	Date Prepared:	11/8/21	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name:	Barbara Cohen	Documentation Author Signature:	
Company:	Architectural Design & Sign, Inc	Signature Date:	2021-11-08
Address:	1160 Railroad St	CEA/ HERS Certification Identification (if applicable):	n/a
City/State/Zip:	Corona, CA 92882	Phone:	951-278-0680

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:	Milton Solomon	Responsible Designer Signature:	
Company :	Architectural Design & Sign, Inc	Date Signed:	2021-11-08
Address:	1160 Railroad St	License:	714309
City/State/Zip:	Corona, CA 92882	Phone:	951-278-0680 ext. 122



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document title: 11x17HorizTitleblock20210809a

Project No: **31687-R04(PS)**Date: **12-10-21**

KA/MJ/JM

Sign Type: **Title 24**Sheet No: **TT24.01**

5 of 5