CITY OF NEWPORT BEACH
STAFF ACTION REPORT

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Planning Department
James W. Campbell, Zoning Administrator
jcampbell@city.newport-beach.ca.us

SUBJECT: Report of actions taken by Planning Director, Zoning Administrator and/or Planning Department staff for the week ending January 23, 2009

Item 1: William Cadieux on behalf of property owner Newport Healthcare Center, LLC – Comprehensive Sign Program CS2008-010 (PA2008-196)
500, 510, 520, 530, and 540 Superior Avenue

The Zoning Administrator approved the Comprehensive Sign Program for the medical/commercial buildings and parking structures located at 500, 510, and 520; and 530 and 540 Superior Avenue, respectively. The program includes: wall signs and address/identification signs for the buildings; a free standing site identification sign; signs on the parking structures; and freestanding multi-tenant/business directory signs, directional signs, temporary signs, and exempt signs located throughout the campus.

Approved – January 20, 2009 Council District 2

Submitted by:

Ruby Garciamay
Department Assistant

APPEAL: The decision of the Zoning Administrator may be appealed to the Planning Commission within 14 days of the action date. A $1,810.00 filing fee shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

c: David Lepo, Planning Director *(e-mail)*
Sharon Wood, Assistant City Manager *(e-mail)*
David Keely, Public Works Senior Civil Engineer *(e-mail)*
Jay Garcia, Senior Planner *(e-mail)*
Code Enforcement Division *(e-mail)*
Sgt. Ron Vallercamp, Vice/Narcotics *(e-mail)*
Iris Lee, Public Works *(e-mail)*
Evelyn Tseng, Revenue *(e-mail)*

Comprehensive Sign Program No. CS2008-010
(PA2008-196)

PLANNING DEPARTMENT
3300 NEWPORT BOULEVARD
NEWPORT BEACH, CA 92663
(949) 644-3200; FAX (949) 644-3229

Staff Planner: Erin Steffen, Planning Technician
esteffen@city.newport-beach.ca.us
(949) 644-3234
Appeal Period: 14 days after decision date

APPLICATION: **Comprehensive Sign Program CS2008-010 (PA2008-196)**

APPLICANT: **William Cadieux on behalf of Newport Healthcare Center, LLC**

LOCATION: **500, 510, 520, 530, and 540 Superior Avenue**

Request and Authority:

Comprehensive Sign Program for an existing Medical/Commercial campus in accordance with the provisions of Section 20.67.030 (Sign Code) of the Newport Beach Municipal Code. The site is comprised of three buildings and two parking structures and the sign program addresses wall signs and address/identification signs for the buildings; a free standing site identification sign; signs on the parking structures; and tenant directory signs, site directional signs, temporary signs, and exempt signs located throughout the campus. Per section 20.67.120, flexibility is sought for the illumination of the tenant directory signs; for the area of walls signs; for the height and area of the site identification sign; and for the height and area directional signs. Flexibility is also sought for the number and location of building identification signs, tenant directory signs, and directional signs. Chapter 20.67 of the Newport Beach Municipal Code, specifically section 20.67.030(I), provides that the Zoning Administrator is required to review and approve a Comprehensive Sign Program whenever 3 or more separate tenant spaces are present on the same parcel and/or whenever a project or parcel has more than 300 linear feet of frontage on a public street. The property is located in the M-1-A (Controlled Manufacturing) District.

ACTION: **APPROVED January 20, 2009** - The Zoning Administrator approved the Comprehensive Sign Program as specified in the attached Table/Matrix.

FINDINGS

1. The Land Use Element of the General Plan designates the site for "Medical Commercial Office" which is intended to provide primarily for medical-related offices, other professional offices, retail, short-term convalescent, long-term care facilities, research labs, and similar uses. The medical/commercial center is consistent with this designation. The signs are accessory to the primary use.

2. This project has been reviewed, and it has been determined that it is categorically exempt from the requirements of the California Environmental Quality Act under Class 11 (Accessory Structures). This class exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs.

3. The proposed sign program is consistent with the legislative intent of Title 20, Chapter 20.67 of the Newport Beach Municipal Code with regard to the sign regulations based on the following reasons:

- Chapter 20.67 of the Newport Beach Municipal Code requires comprehensive sign programs for large multi-tenant sites to establish a comprehensive and cohesive set of sign parameters while allowing flexibility to achieve a higher quality design presentation while avoiding inappropriate signage that could impact the neighborhood or City.
- The sign program as presented and approved is consistent with the purpose and intent of Chapter 20.67 of the Newport Beach Municipal Code.
- The height and area of all signs are within the limits of section 20.67.120(C).
- The site is comprised of three, separate multiple-tenant buildings and several surface parking lots and two separate parking structures. Due to the amount of office space within three separate buildings and distributed configuration of parking, additional vehicle directional and tenant directory signs will provide greater convenience and safety for visitors to the site. The site will contain medical office uses including after hours urgent care (not an emergency room) and illumination of tenant directory signs and directional signs will assist visitors in identifying their destination during hours of darkness. These illuminated signs are separated from residential uses and will not present a negative impact on adjacent properties.
- The proposed sign program, as conditioned, will not interfere with sight distance from any street, alley, or driveway.
- The approved Comprehensive Sign Program will integrate all the project's signs into a single sign design theme that will create a unified architectural statement and limit signage and the overall size of signs on building wall facades.
- There is a reasonable need for the number, location, type, and size of signs throughout the campus to provide adequate identification of the buildings and to direct pedestrian and vehicular traffic throughout the campus and to destination points.

CONDITIONS

1. The development shall be in substantial conformance with the approved plot plan and sign details, except as noted in the following conditions.

2. The area of the identification wall signs shall be measured by two perpendicular sets of parallel lines that surround the proposed sign copy area.

3. All signs are limited to the designated building facades and/or monument/ground sign locations and shall comply with the limitations specified in the Sign Table/Matrix included in this approval and the provisions of Chapter 20.67 of the Newport Beach Municipal Code (including Sections 20.67.060, 20.67.070, and 20.67.080).

4. All signage shall comply with the City's Line of Sight Standards STD-110-L. Signage within the 'Limited Use Area' shall be limited to 36" in height maximum.

5. Each illuminated sign shall be subject to a 30-day review period, during which time the Planning Director may determine that a reduction in illumination is necessary due to negative impacts on surrounding property or the community in general. In addition, all illuminated signs shall comply with the limitations specified in the Sign Table/Matrix included in this approval.

6. Temporary signs consistent with size, location, and area specified by the Sign Table/Matrix are allowed for a duration of one year from building permit approval or until the permanent signs are fabricated, whichever occurs first.

7. No permanent structures shall be constructed over existing public easements.

8. Anything not specifically approved by this Comprehensive Sign Program is prohibited. Revisions to the program may be approved by the Planning Director if the intent of the original approval is not affected. Revisions that substantially deviate from the original approval must be addressed in a separate and subsequent amendment to this Comprehensive Sign Program.

9. Any future revisions or changes to the signs approved by this Comprehensive Sign Program due to a change in the use or tenants of the building shall be reviewed and approved by the Planning Department, so long as the sign size, copy configuration and number of signs authorized by this approval does not substantially change or increase. The mandatory reduction or elimination of noncompliant wall signs shall be exercised as necessary, unless otherwise approved by an amendment to this approval or the approval of a modification permit.

10. This approval was based on the particulars of the individual case and does not, in and of itself or in combination with other approvals in the vicinity or Citywide, constitute a precedent for future approvals or decisions.

STANDARD CITY REQUIREMENTS

1. A building permit shall be obtained prior to commencement of installation of the signs.

2. All work performed within the public right-of-way shall be reviewed and approved by the Public Works Department under an encroachment permit/agreement if required.

3. The Planning Director or the Planning Commission may add to or modify conditions of this approval, or revoke this approval upon a determination that any sign that is authorized by this approval has been altered beyond the parameters of the authorization and therefore beyond the justification.

4. This approval shall expire unless exercised within 24 months from the date of approval as specified in Section 20.93.050 (A) of the Newport Beach Municipal Code, unless an extension is approved prior to the expiration date of this approval, in accordance with Section 20.93.050 (B) of the Newport Beach Municipal Code.

APPEAL PERIOD

The decision of the Zoning Administrator may be appealed to the Planning Commission within 14 days of the date of the decision, in accordance with the provision of Section 20.95.050 of the Newport Beach Municipal Code. A filing fee of $1810.00 shall accompany any appeal filed. No building permits may be issued until the appeal period has expired.

By _____
James Campbell, Zoning Administrator

JSG:es/rm

Attachments: Appendix
Sign Matrix/Table
Vicinity Map
Sign Details
Plot/Site Plan – Available in Project File

APPENDIX

Discussion

The applicant requests the approval of a Comprehensive Sign Program for the medical/commercial buildings and parking structures located at 500, 510, and 520; and 530 and 540 Superior Avenue, respectively. The program includes: wall signs and address/identification signs for the buildings; a free standing site identification sign; signs on the parking structures; and freestanding multi-tenant/business directory signs, directional signs, temporary signs, and exempt signs located throughout the campus. The Zoning Administrator has determined that the project sign program is consistent with the purpose and intent of the Sign Code Chapter 20.67 of the Newport Beach Municipal Code for the following reasons:

- The number, type, size, location, and area (as measured by two perpendicular sets of parallel lines that surround the proposed signs) of the signs comply with the regulations of Chapter 20.67 of the City of Newport Beach Municipal Code.
- The height and area of all signs are within the limits of section 20.67.120(C).
- The number and location of building identification, tenant directory, and directional signs will enhance the overall development of the project and be consistent with the provisions of the Sign Code.

Illuminated Signs

Since the project is adjacent to residential districts to the west and south and includes illuminated signs, each illuminated sign shall be subject to a 30-day review period. During this period the Planning Director may reduce illumination if necessary to alleviate nuisances attributable to sign lighting to surrounding properties or the community in general. In addition, all illuminated signs shall comply with the limitations specified in the Sign Table/Matrix included in this approval.

Temporary Signs

The use/installation of temporary signs consistent with the Sign Table/Matrix limitations is allowed for a duration of one year from building permit approval or until the permanent signs are fabricated, whichever occurs first.

TABLE MATRIX
(PA2008-196 for CS2008-010)

Comprehensive Sign Program
Hoag Health Care Center
500 – 540 Superior Avenue

500-540 Superior Blvd.	Primary Frontage Size limitations where applicable	Secondary Frontage Size limitations, where applicable
500 Building	Wall Sign Location: Superior Blvd/West Elevation Maximum Sign Area: 75 sq. ft.	Wall Sign Location: East Elevation Maximum Sign Area: 37.5 sq.ft.
510 Building	Wall Sign Location: West Elevation Maximum Sign Area: 75 sq. ft.	Wall Sign Location: East Elevation Maximum Sign Area: 37.5 sq.ft.
520 Building	Wall Sign Location: Newport Blvd./East Elevation Maximum Sign Area: 97.5 sq. ft.	Wall Sign Location: West Elevation Maximum Sign Area: 48.75 sq.ft.
Note: Wall signs shall be vertically equidistant from the top and bottom of the architectural feature it's placed upon		
Sign type	**Number and Location**	**Size**
A Large Freestanding Sign (L Shaped Structure)	Number: One Location: 540 Superior Blvd (SW Corner of Parking Structure)	Max height: 24 ft. Max width: 11 ft. Max area: 97.5 sq. ft. (for each face)
B Site Directional Sign	Various locations throughout the project site	Max Height: 4 ft. 8 in. Max Area: 3.9 sq. ft.
C Monument Sign - Address	Number: One Location: 500 Superior Avenue	Maximum Height: 24 in. Maximum Length: 8 ft. Minimum Letter Height: 12 in.
D Monument - Tenant Directory	Various locations throughout the project site	Maximum Height: 6 ft. Maximum Sign Area: 8 sq. ft.
E Projecting Sign - Parking Structure Identification	Number: One on each parking structure	Minimum Clearance: 8 ft. * Maximum Vertical Height: 10 ft. Maximum Horizontal Projection: 5 ft.
F Building Main Entrance Address/Identification	Various locations throughout the project site May be wall mounted, mounted on architectural projections, or other mounting approved by the Planning Department.	Maximum Height: 18 in Minimum Clearance: 8 ft. *
G Building Address Numbers	Various locations throughout the project site	Maximum Height: 24 in.
H Informational Kiosk	Various locations throughout the project site	Maximum Height: 6 ft. Maximum Sign Area: 8 Sq. ft.

TABLE MATRIX (Continued)
(PA2008-196 for CS2008-010)

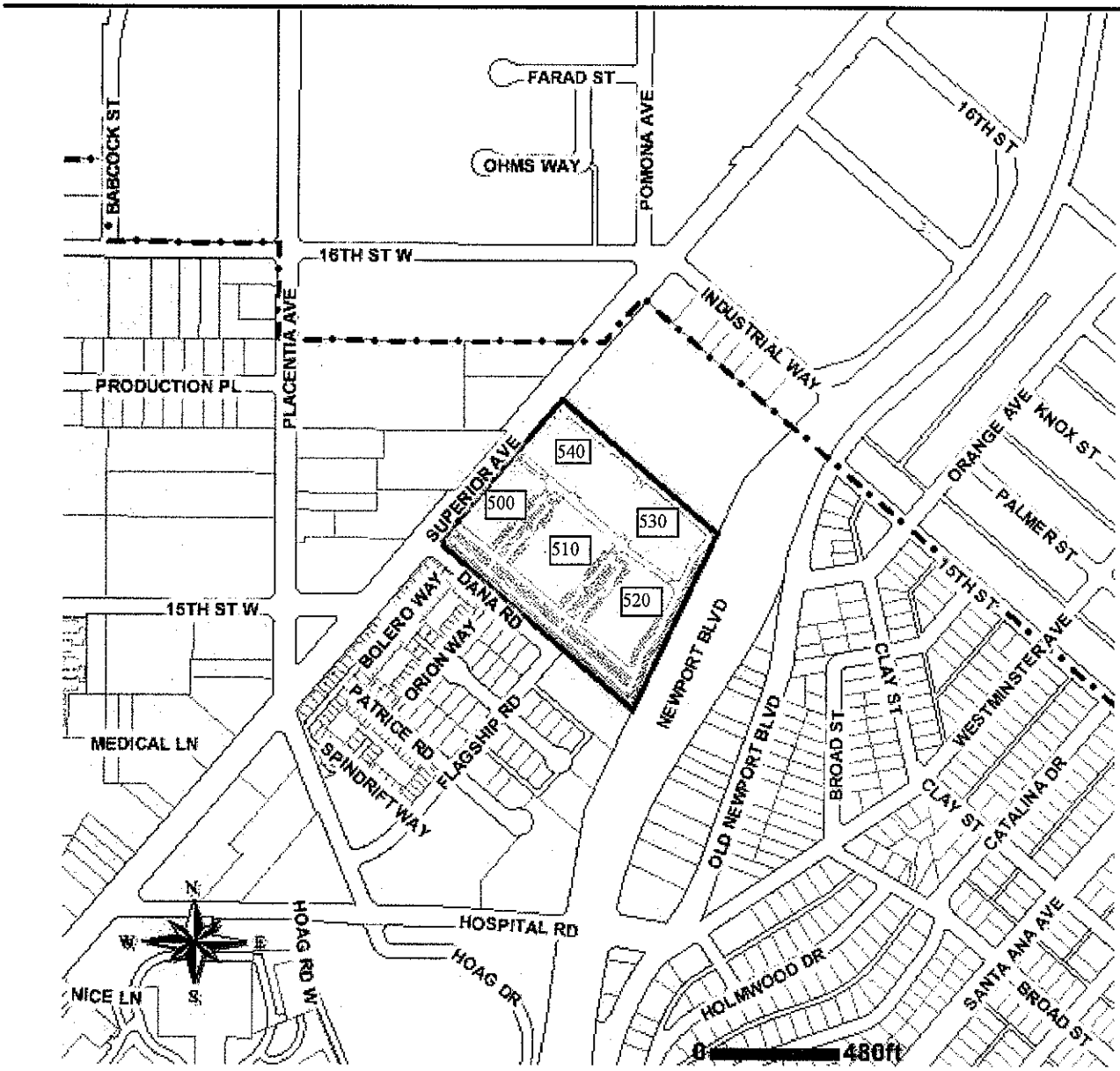
Comprehensive Sign Program
Hoag Health Care Center
500 – 540 Superior Avenue

Other	
I Regulatory Signs	Various locations throughout the project site Subject to approval by the Planning, Public Works, and Building Departments
Temporary Signs	Various locations throughout the project site Shall comply with the limitations set for permanent signs, except temporary signs shall not be illuminated Allowed for a duration of one year from building permit approval or until the permanent signs are fabricated, whichever occurs first*

*Unless otherwise approved by the Planning and Building Departments.

NOTE: Minor changes in sign type, location, and sizes specified in this matrix may be approved by the Planning Director.

VICINITY MAP



Comprehensive Sign Program CS2008-010
PA2008-196

LOCATION: 500, 510, 520, 530, and 540 SUPERIOR AVENUE

500 Building - Wall Sign

L5.01
Tenant Building Letters

SIGN TYPE: Dimensional can letters.

LOCATION: Refer to Message Schedule and Location Plan

SIZE: logo 29" dia. Dimensional letters 2" deep x 21" high approx. 18' long

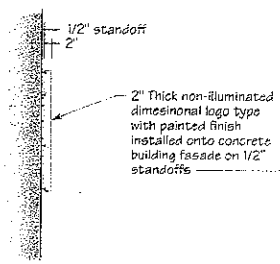
AREA: 57 square feet

USE: Identification of tenant

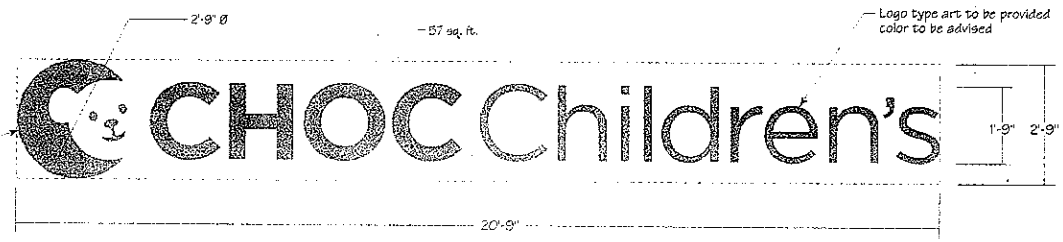
TYPE: Non Illuminated Dimensional Letters

COLORS: Match CHOC blue

3 / 1.7 **Install Detail**
Not To Scale



2 / 1.7 **Side View-Section**
3/8" = 1' - 0"



1 / 1.7 **Structure Entrance ID**
3/8" = 1' - 0"

PA2008-196 for CS2008-010
500-540 SUPERIOR AVENUE
William Cadieux

englund DESIGNWORKS inc.

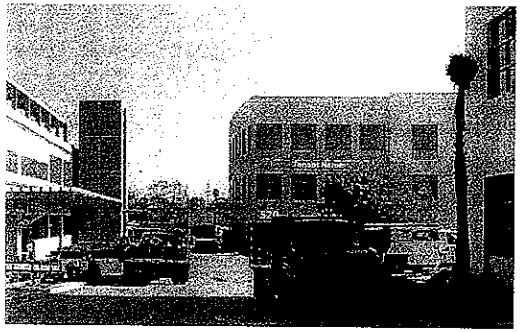
Hoag Health Center
Newport Beach, CA
Sign Type - CHOC Entry Identification

Dec. 17, 2008
Job #: R880802
SHEET 1.7

Page 1 of 16

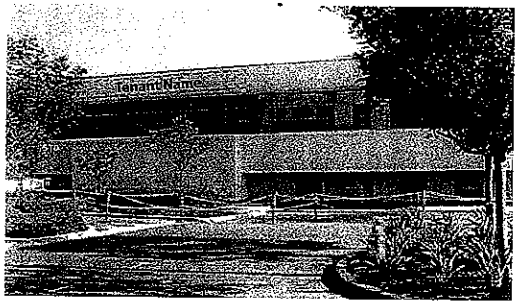
500, 510, + 520 Buildings

Wall Signs



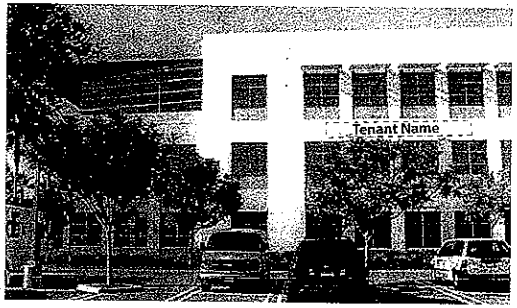
L5.01i
Location 1-121
Building 520
Tenant name 48.75 sq.ft. max.

West Elevation



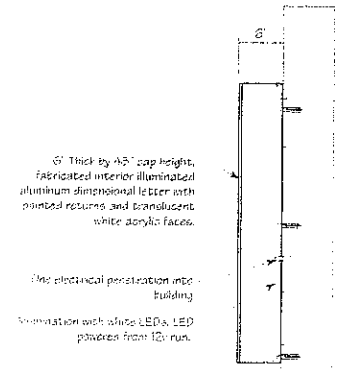
L5.02i
Location 1-123
Building 510 -
Tenant name ~~97.5 sq.ft. max.~~
75 sq. ft.

West Elevation



L5.01i
Location 1-124
Building 500 -
Tenant name ~~48.75 sq.ft. max.~~
37.5 sq ft

East Elevation



3 / 1.7A **Side View** Not To Scale

Allowable name square footage varies by location

Interior illuminated dimensional letters with translucent white acrylic faces and painted returns

2'-0"

2'-0" max

Tenant Name

2 / 1.7A **Dimensional Letters L5.01i** Location 1-124 , 1-121

45'-0"

2'-0" max

Tenant Name

1 / 1.7A **Dimensional Letters L5.02i** Location 1-123

L5.01i - L05.02i Building Identification

SIGN TYPE: Fabricated, 6" thick face interior illuminated dimensional letters with painted returns and translucent white acrylic faces on fabricated aluminum cabinet mounted to building.

LOCATION: Refer to Message Schedule and Location Plan

SIZE: 24" tall letters x 6" Deep

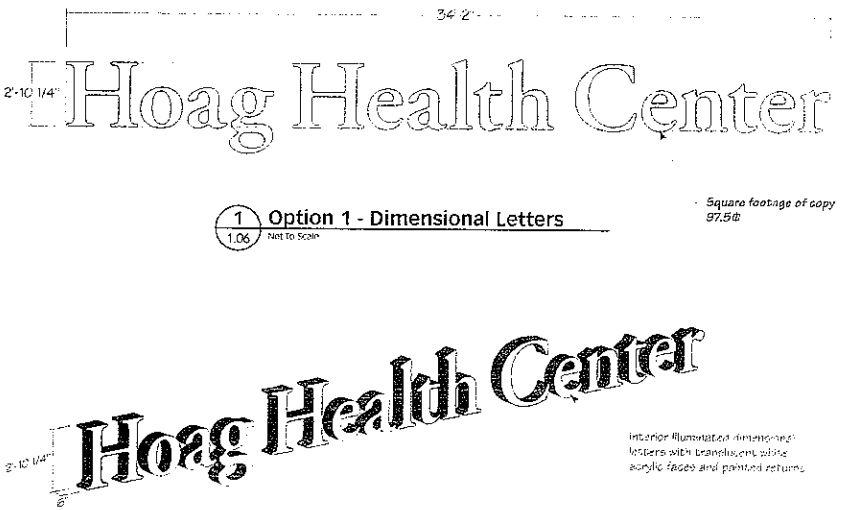
AREA: Determined by location

USE: Building Identification

TYPE: Dimensional letters on raceway cabinet

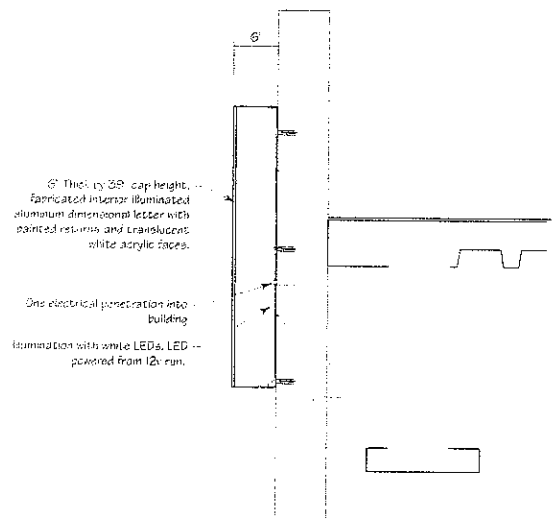
COLORS: White acrylic face with paint blue sides

520 Building - Wall Sign

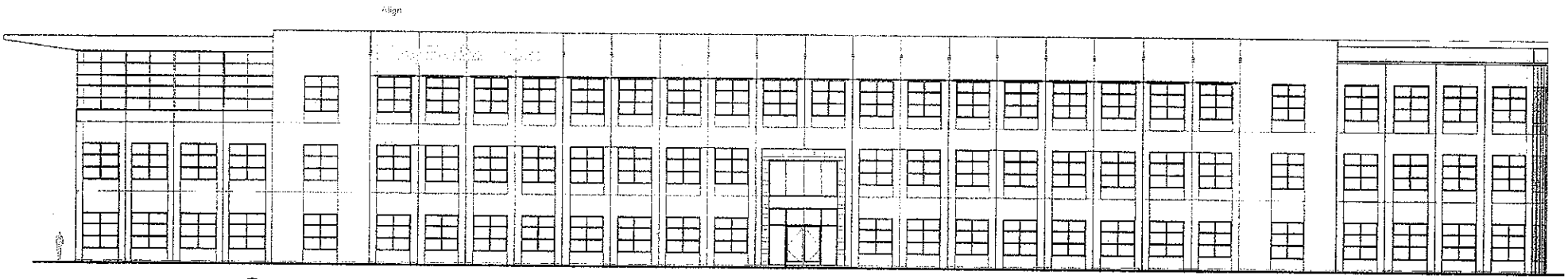


1 / 1.06 Option 1 - Dimensional Letters
Not To Scale

2 / 1.06 Diametric View
Not To Scale



3 / 1.06 Section
3/4" = 1'-0"



4 / 1.06 Newport Blvd. Elevation
Not To Scale

L3.01i Building Identification

SIGN TYPE: Fabricated, 6" thick face interior illuminated dimensional letters with painted returns and translucent white acrylic faces.

LOCATION: Refer to Message Schedule and Location Plan.

SIZE: 34 1/4" tall letters x 6" Deep

AREA: 97.5 square feet

USE: Building Identification

TYPE: Dimensional letters

COLORS: White acrylic face with paint blue returns

A

M1.01i
Large Monument Site Identification

SIGN TYPE: Large two sided frame with open grid positioned in front of existing building corner with illuminated sign cabinets and numbers.

LOCATIONS: Refer to Message Schedule and Location Plan

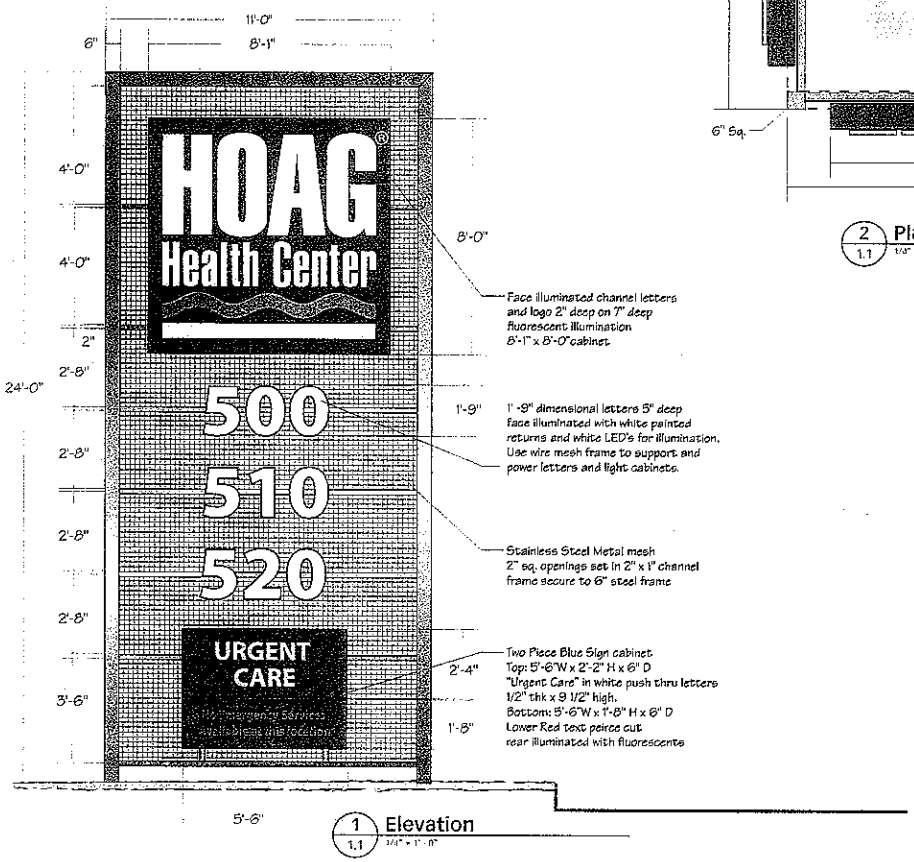
SIZE: 24' tall x 10'-11" wide x 12" deep cabinets, 6" sq. posts.

AREA: Cabinet Faces 88 square feet

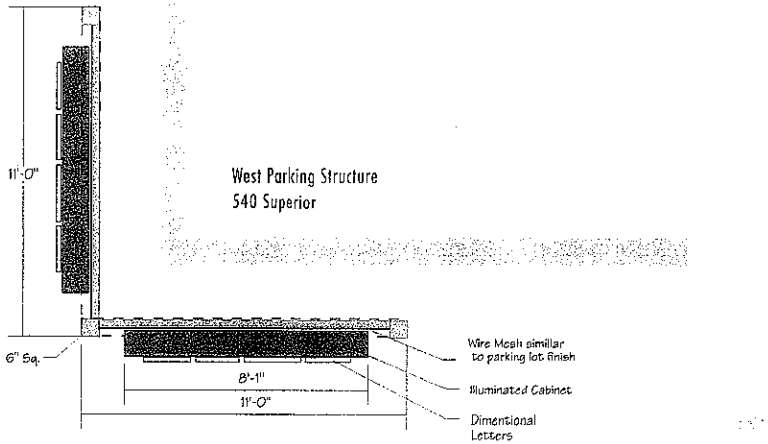
USE: Site, Service and address Identification

TYPE: Metal Frame with metal grid mesh to match existing site material. Aluminum sign cabinets with push through illuminated name, illuminated address dimentional numbers.

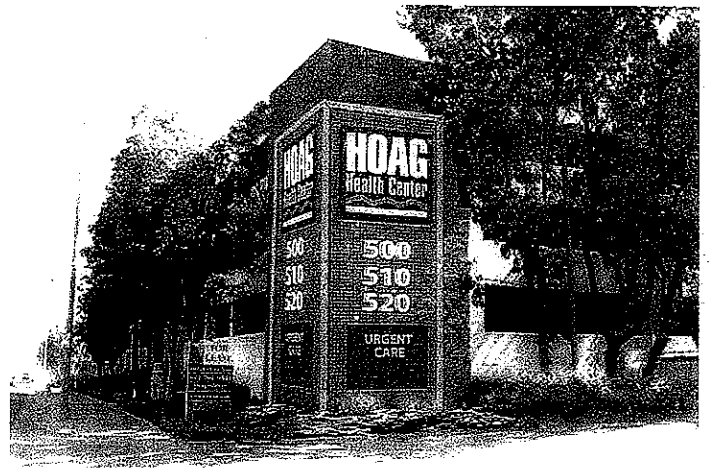
COLORS: Hoag Blue,Red, White and Silver



1 / 1.1 **Elevation** 3/4" = 1'-0"

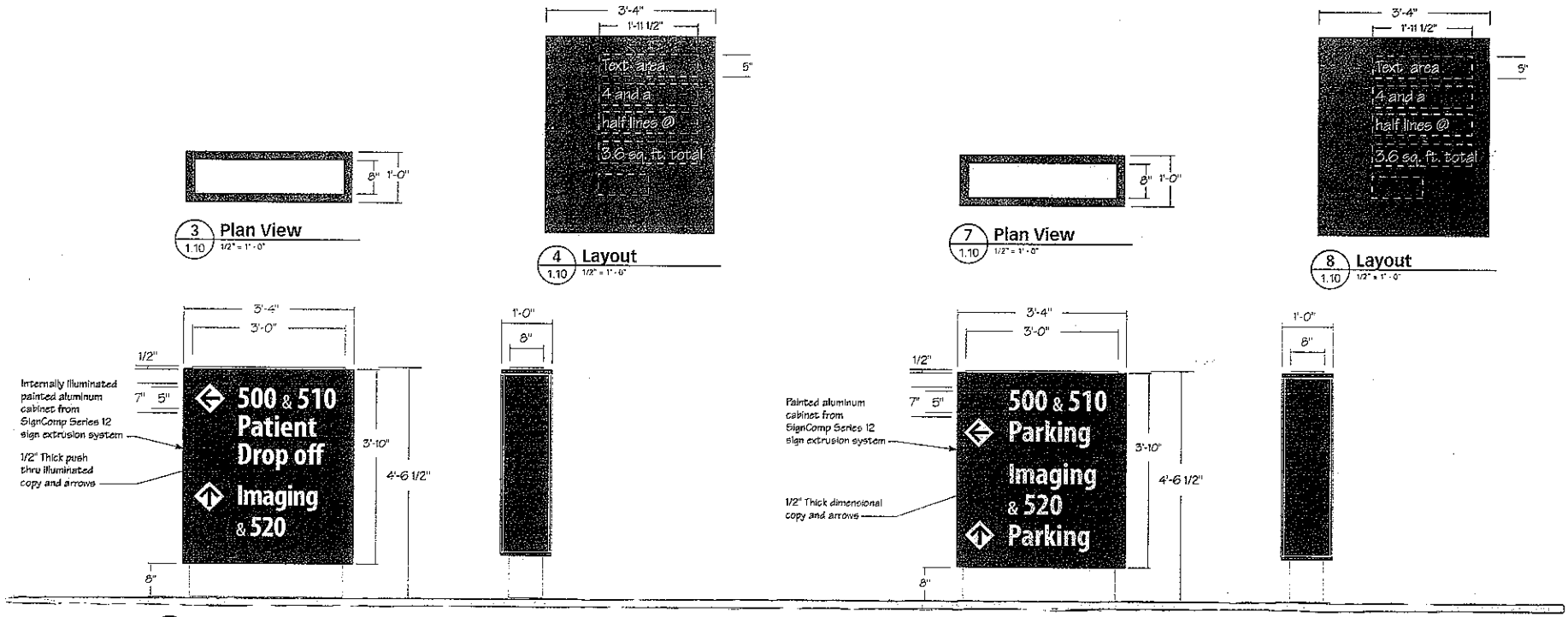


2 / 1.1 **Plan View** 1/4" = 1'-0"



3 / 1.1 **Install Detail** 1/4" = 1'-0"

B



Gx6.03i
Directional-Illuminated

SIGN TYPE: Illuminated Sign cabinet with Aluminum faces and push through letters

LOCATIONS: Refer to Message Schedule and Location Plan

SIZE: 4'-8" tall x 3'-4" wide x 12" deep.

AREA: Face 12.6 square feet
Text area total 3.75 sq. ft.

USE: Directional information for vehicles and pedestrians

TYPE: Metal sign cabinet from Sign Comp Series 12 Extrusion System on base

COLORS: Hoag Blue, White and Silver

Gx6.03
Directional- Non Illuminated

SIGN TYPE: Illuminated Sign cabinet with Aluminum faces and push through letters

LOCATIONS: Refer to Message Schedule and Location Plan

SIZE: 4'-8" tall x 3'-4" wide x 12" deep.

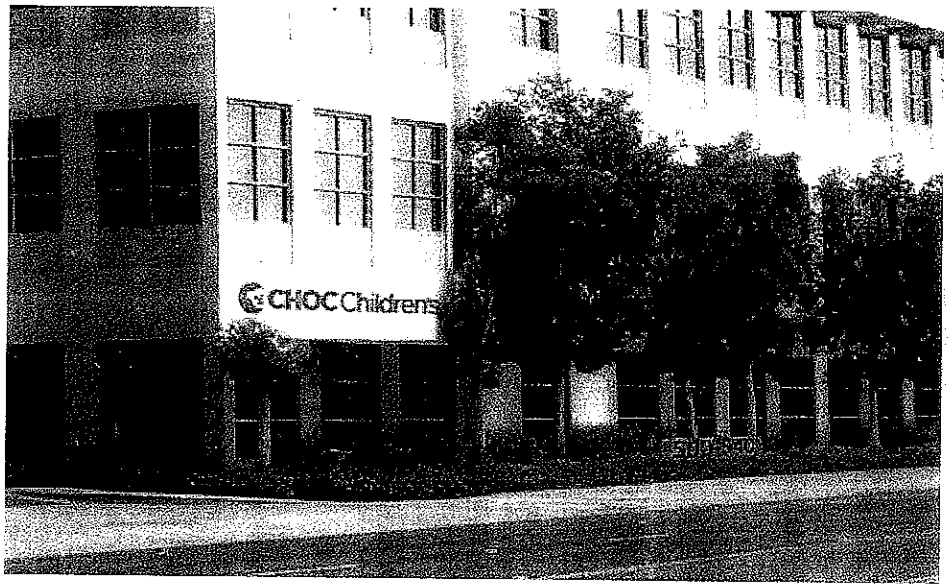
AREA: Face 12.6 square feet
Text area total 3.75 sq. ft.

USE: Directional information for vehicles and pedestrians

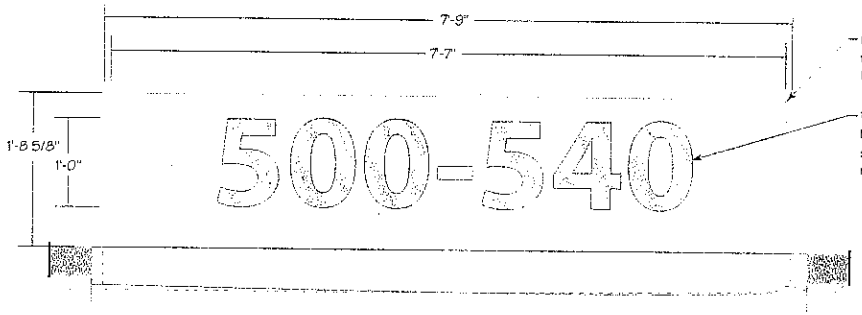
TYPE: Metal sign cabinet from Sign Comp Series 12 Extrusion System on base

COLORS: Hoag Blue, White and Silver

C



3 / 1.3 **Install Detail**
Not To Scale



1 / 1.3 **Elevation**
3/4" = 1'-0"

2 / 1.3 **Side View**
3/4" = 1'-0"

L1.01 Address Number Range

SIGN TYPE: cast in place low wall.

LOCATION: Refer to Message Schedule and Location Plan

SIZE: Address number range on cast concrete wall

AREA: 12" letters

USE: Identification of address range.

TYPE: Plate cut letters with painted finish on cast concrete wall

COLORS: Concrete sign painted to match building accent color with silver copy

D

Gx-5.01i
Small Monument
Tenant Directory

SIGN TYPE: Aluminum Sign cabinet with push through illuminated address numbers and building entry I.D.

LOCATIONS: Refer to Message Schedule and Location Plan

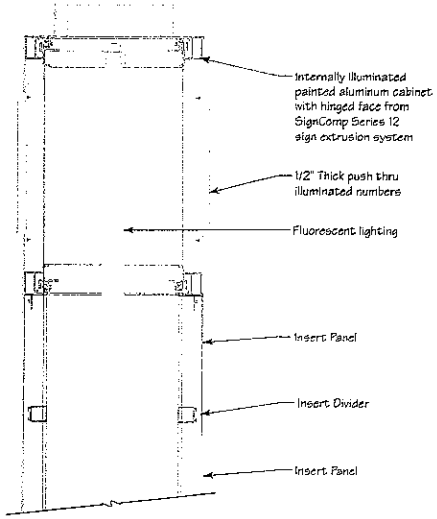
SIZE: 6'-0" tall x 4'-4" wide x 12" deep.

AREA: Tenant copy area 1.45 square feet per strip with 7 strips for a total of 10.15 square feet.

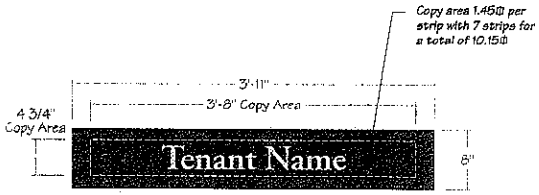
USE: Building entry identification and multi tenant listing in changeable strips.

TYPE: Metal sign cabinet from SignComp Series 12 Extrusion System on support legs set in cement footing

COLORS: Hoag Blue, Green White and Silver



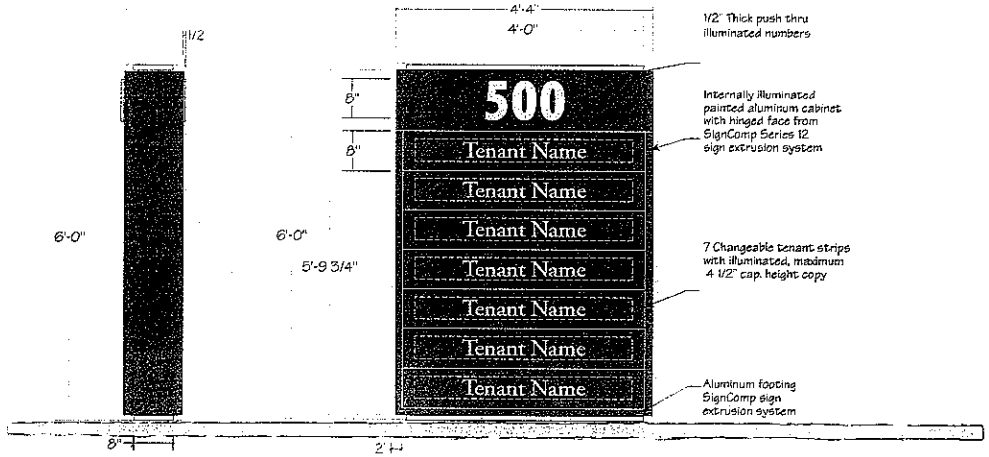
5 / 1.8 **Section** 1/2" = 1'-0"



4 / 1.8 **Name Strip Detail** 1" = 1'-0"

3 / 1.8 **Plan View** 1/2" = 1'-0"

7 / 1.8 **Install Detail** Not To Scale



2 / 1.8 **Side View** 1/2" = 1'-0"

1 / 1.8 **Elevation** 1/2" = 1'-0"

D

Gx-5.02i
Small Monument
Tenant Directory

SIGN TYPE: Aluminum Sign cabinet with push through illuminated address numbers and building entry I.D.

LOCATION: Refer to Message Schedule and Location Plan

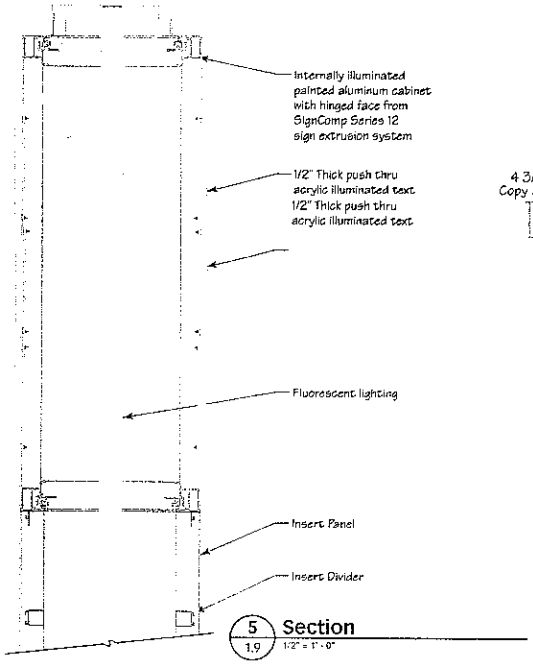
SIZE: 6'-0" tall x 4'-4" wide x 12" deep.

AREA: Tenant copy area 1.45 square feet per strip with 3 strips for a total of 4.35 square feet.

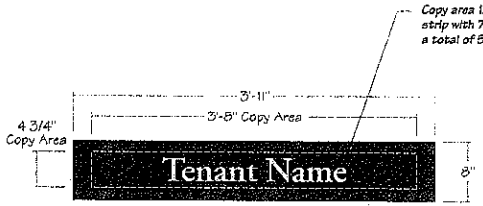
USE: Building entry identification and multi tenant listing in changeable strips.

TYPE: Metal sign cabinet from SignComp Series 12 Extrusion System on support legs set in cement footing

COLORS: Hoag Blue, Green White and Silver



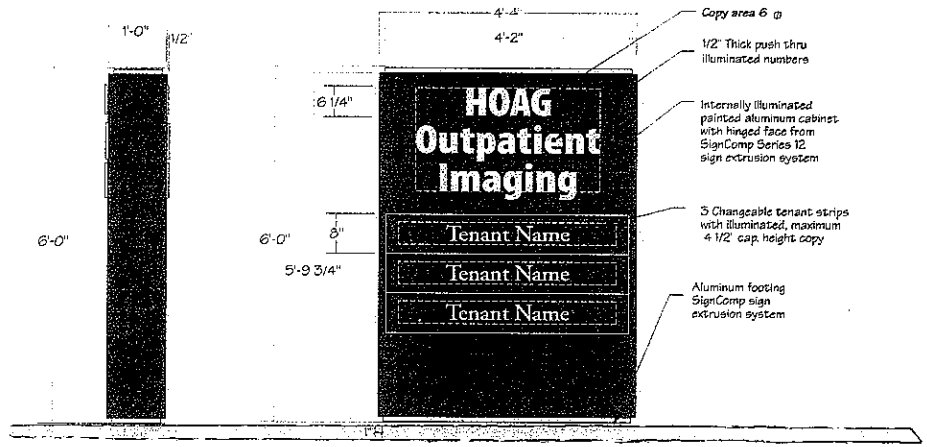
5 / 1.9 **Section** 1/2" = 1'-0"



4 / 1.9 **Name Strip Detail** 1" = 1'-0"

3 / 1.9 **Plan View** 1/2" = 1'-0"

7 / 1.9 **Install Detail** Not To Scale



2 / 1.9 **Side View** 1/2" = 1'-0"

1 / 1.9 **Elevation** 1/2" = 1'-0"

E

H1.01i
Parking Structure I.D.

SIGN TYPE: illuminated Sign cabinets

LOCATIONS: Refer to Message Schedule and Location Plan

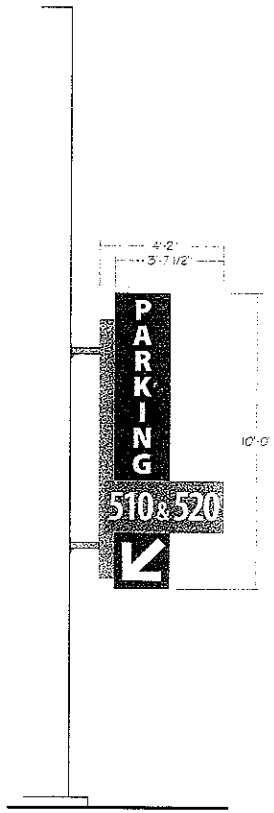
SIZE: 4'-2" wide x 10' high x 22" depth

AREA: 90.8 sq. ft. total for all 3 sides of sign

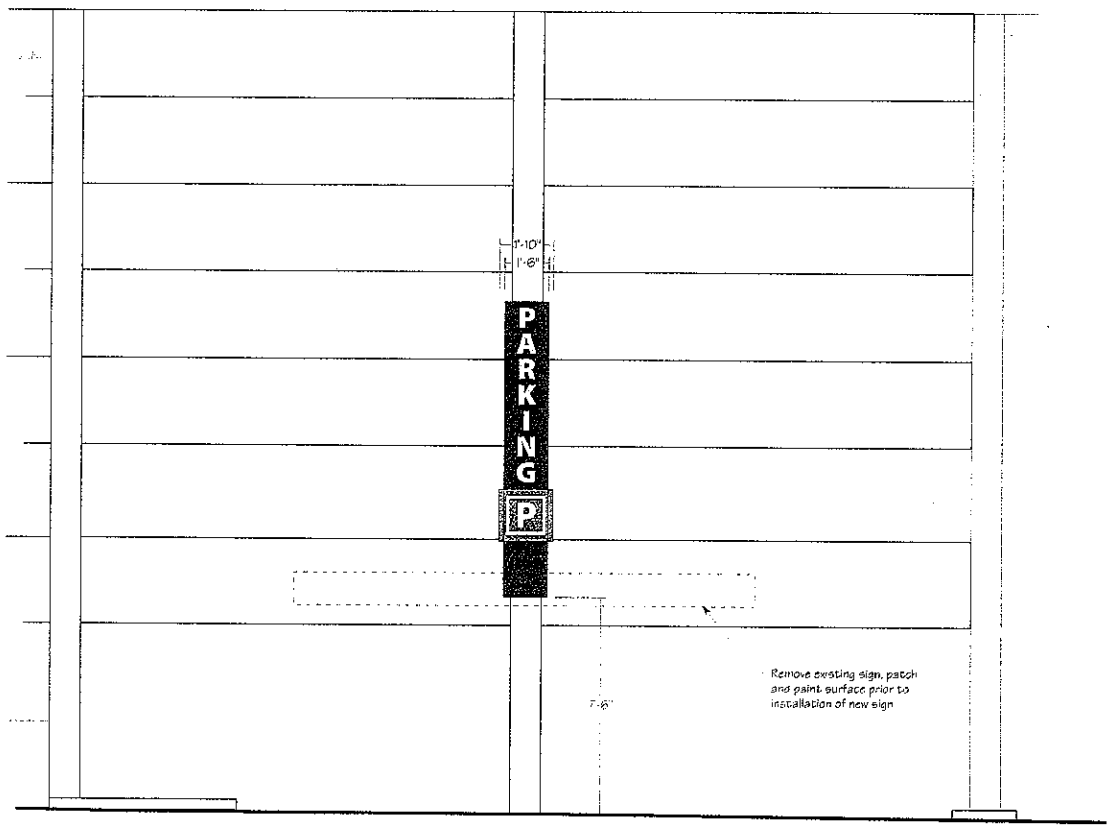
USE: Parking Structure Entry Identification

TYPE: Aluminum sign cabinet with aluminum faces and push through letters

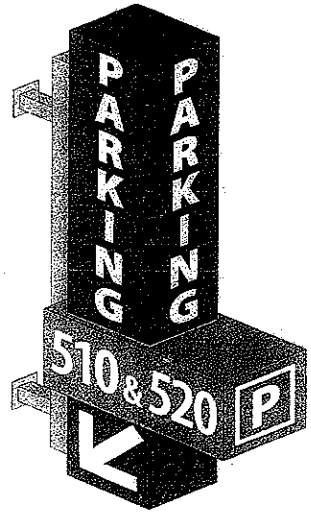
COLORS: Hoag Blue, Green, and Silver, with White copy



2 / 1.11 **Side View**
1/4" = 1'-0"



1 / 1.11 **Structure Entrance ID**
1/4" = 1'-0"



3 / 1.11 **Diametric View**
Not To Scale

englund DESIGNWORKS inc.

Hoag Health Center
Newport Beach, CA
West Structure Entrance Id

Dec. 17, 2008
Job #: RBB0802
SHEET 1.11

E

H1.01i
Parking Structure I.D.

SIGN TYPE: Illuminated Sign cabinets

LOCATIONS: Refer to Message Schedule and Location Plan

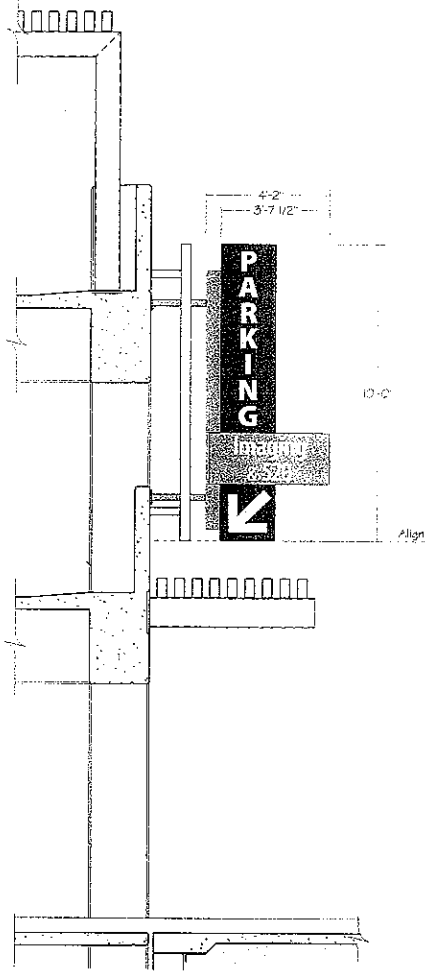
SIZE: 4'-2" wide x 10' high x 22" deep

AREA: 90.8 sq. ft. total for all 3 sides of sign

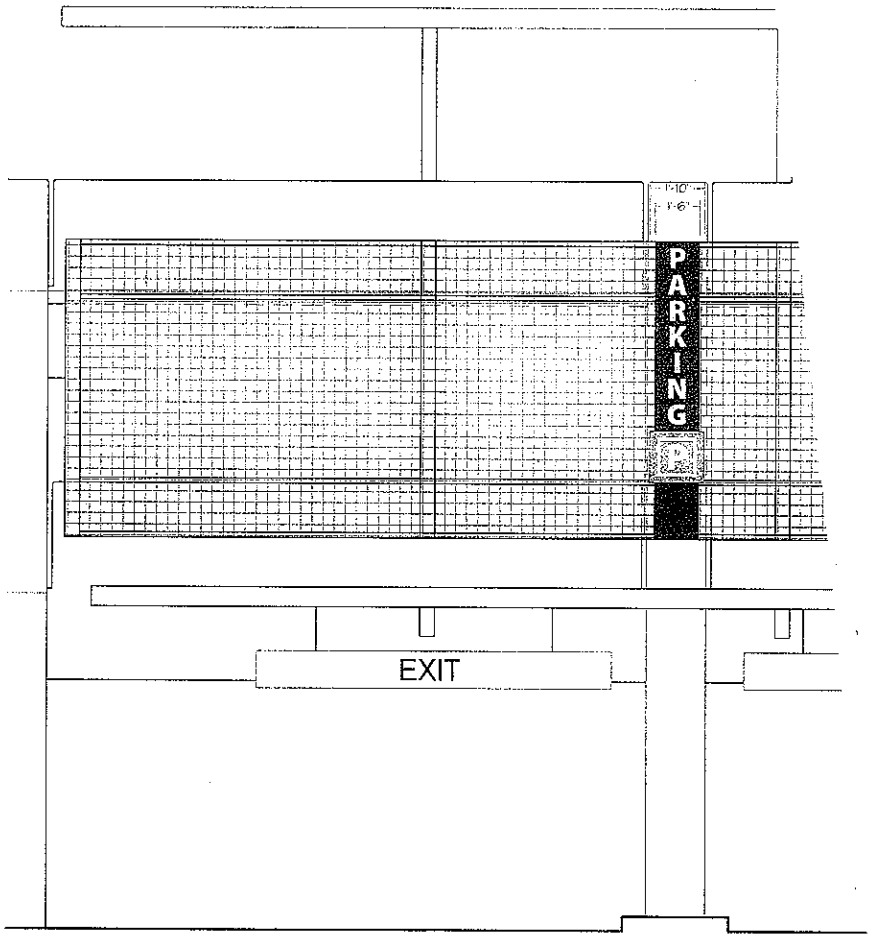
USE: Parking Structure Entry Identification

TYPE: Aluminum sign cabinet with aluminum faces and push through letters

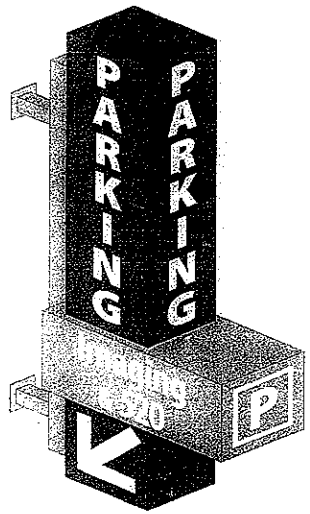
COLORS: Hoag Blue, purple and Silver, with White text



2 / 1.12 **Side View**
1/4" = 1'-0"



1 / 1.12 **Structure Entrance ID**
1/4" = 1'-0"



3 / 1.12 **Diametric View**
Not To Scale

englund DESIGNWORKS inc.

Hoag Health Center
Newport Beach, CA
East Structure Entrance Id

Dec. 17, 2008
Job #: RBB0802
SHEET 1.12

L3.01, L3.02 Building Entrance Address

SIGN TYPE: Non Illuminated metal dimensional letters on rail pendant hung from canopy

LOCATIONS: Refer to Message Schedule and Location Plan

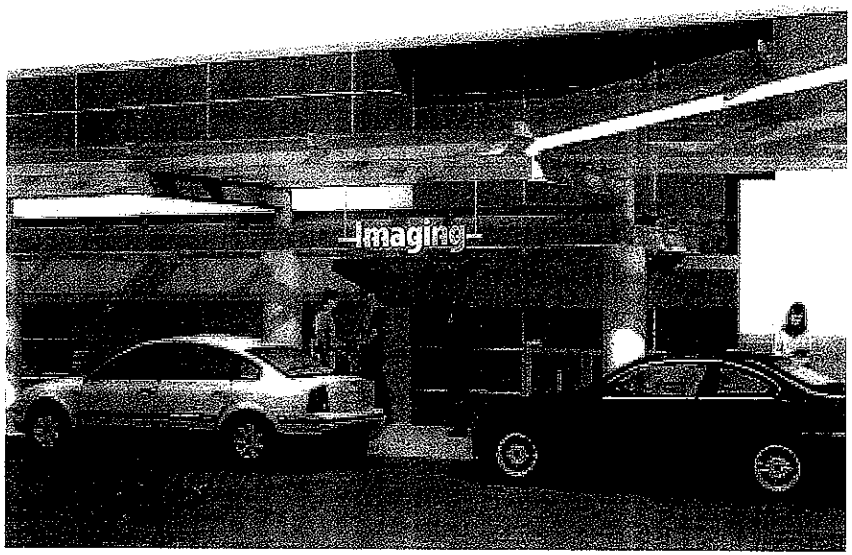
SIZE: 15" tall letters x 4" Deep

AREA: 2.9 sq. ft. & 6.2 Sq. Ft.

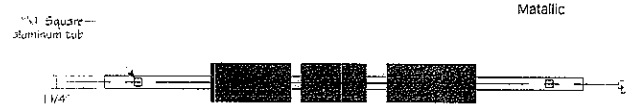
USE: Building entry identification

TYPE: Dimensional letters

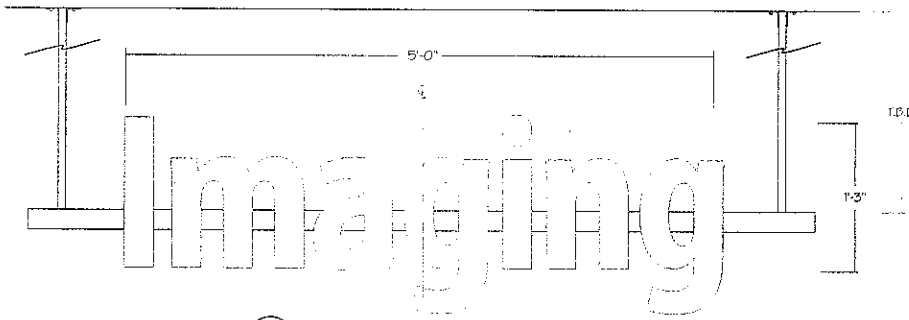
COLORS: Letters-Mirror polished faces with Blue returns. Frame-Silver Rose Matallic



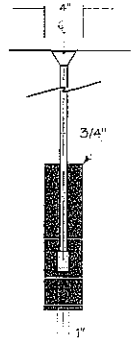
5 / 1.05 **Install Detail** Not To Scale



3 / 1.05 **Plan View** 1" = 1'-0"



4 / 1.05 **Text Layout L3.02** 1" = 1'-0"

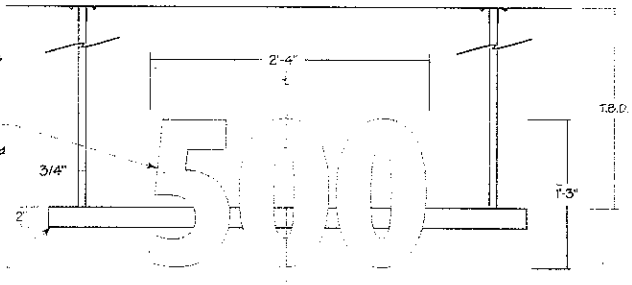


Aluminum dimensional address numbers with miror polished faces and painted returns on painted support bar installed onto canopy frame with mechanical fasteners.

Final location to be field verified prior to installation.

Fabricated aluminum support frame with silver painted finish - horizontal support 2" x 1" tube with 3/4" x 3/4" vertical hang bar

2 / 1.05 **Side View** 1" = 1'-0"



1 / 1.05 **Elevaton-Entrance Address L3.01** 1" = 1'-0"

G

L2.01i Building Address Numbers

SIGN TYPE: Illuminated Dimensional Numbers per Newport Beach Fire Marshall

LOCATIONS: Refer to Message Schedule and Location Plan

SIZE: 12" tall letters x 4" Deep

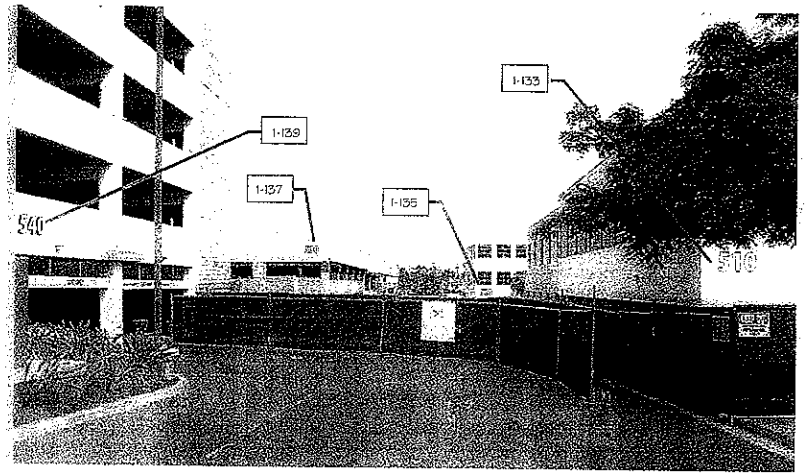
USE: Building Address Identification

TYPE: Dimensional numbers

COLORS: Rear illuminated white face with blue sides

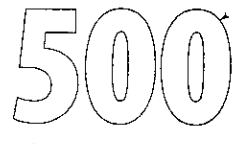
4 / 1.04 Locations-South Driveway
Not To Scale

5 / 1.04 Locations-Building 520
Not To Scale



6 / 1.04 Locations-Main Street
Not To Scale

3 / 1.04 Diametric View
Not To Scale



1 / 1.04 Elevation
1" = 1'-0"

4" Thick, fabricated aluminum dimensional letter with painted returns and translucent white acrylic faces.

Letters mechanically fasten to building

Illuminated with G.E. Tetrus white LED

2 / 1.04 Side View
1" = 1'-0"

H

K1.01i
Double Sided Pedestrian Kiosk

SIGN TYPE: illuminated cabinet with double sided case.

LOCATIONS: Refer to Message Schedule and Location Plan

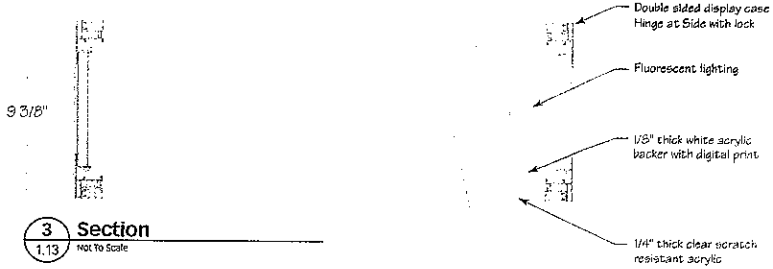
SIZE: 3'-6" wide x 6'-0" high x 9" deep

AREA: 13.25 sq.ft.

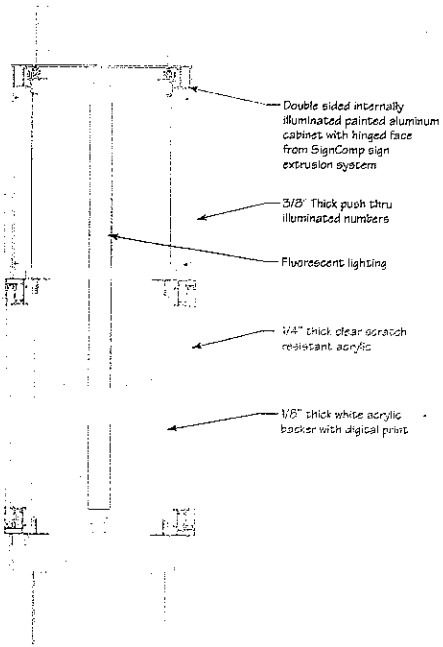
USE: Display Site information

TYPE: Double sided cabinet internally illuminated with two locking doors/windows with clear scratch resistant acrylic, Metal supported legs set in sidewalk area.

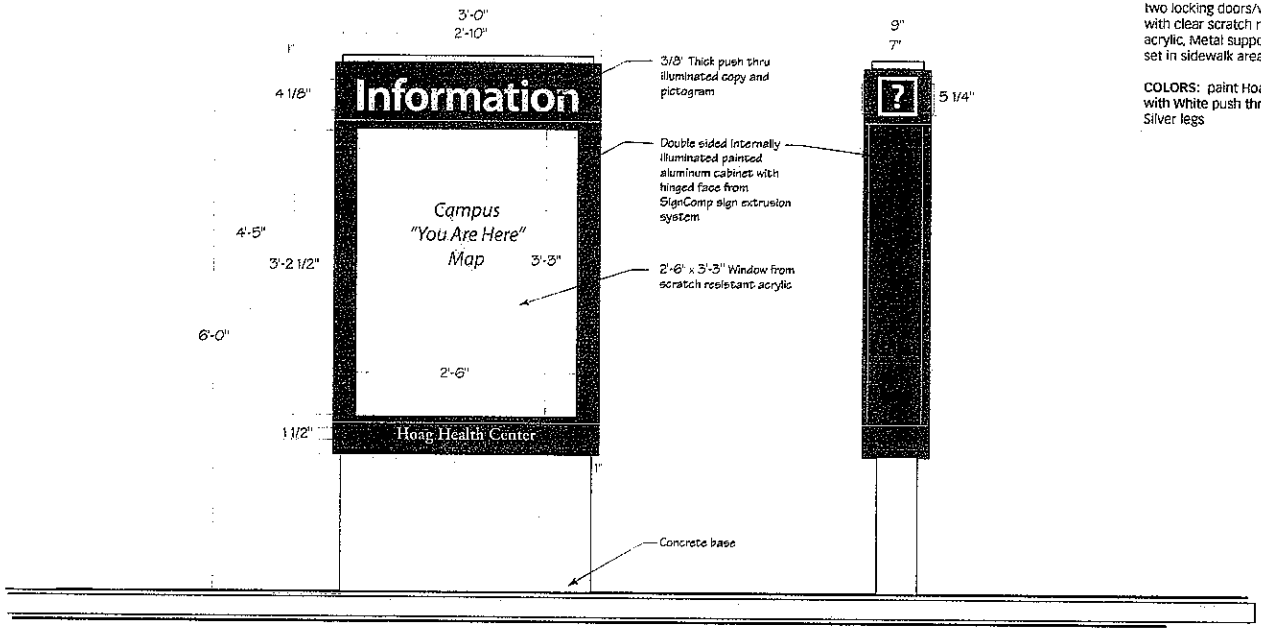
COLORS: paint Hoag Blue with White push thru letters, Silver legs



3 Section 1.13 Not To Scale



4 Section 1.13 Not To Scale



1 Elevation 1.13 3/4" = 1'-0"

2 Side View 1.13 3/4" = 1'-0"

H

K1.02i
Single Sided Pedestrian Kiosk

SIGN TYPE: Illuminated cabinet with single sided case.

LOCATIONS: Refer to Message Schedule and Location Plan

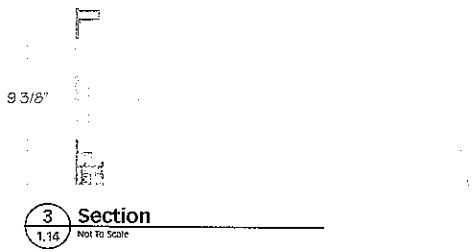
SIZE: 3'-6" wide x 7'-2" high x 9" deep

AREA: 25 sq.ft.

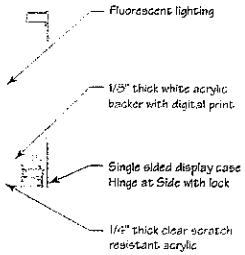
USE: Display Site information

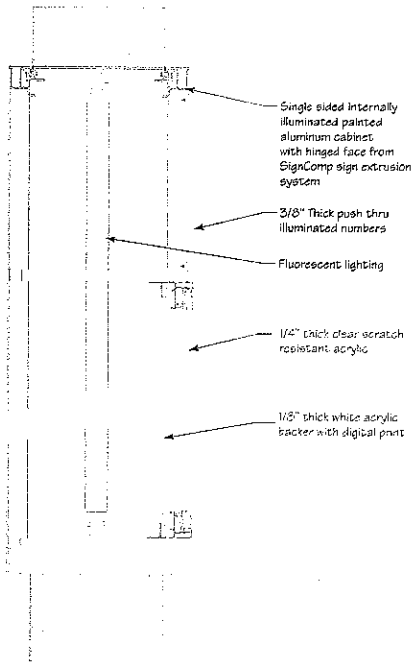
TYPE: Single sided cabinet internally illuminated with one locking door/windows with clear scratch resistant acrylic, Metal supported legs set near sidewalk area.

COLORS: paint Hoag Blue with White push thru letters, Silver base.

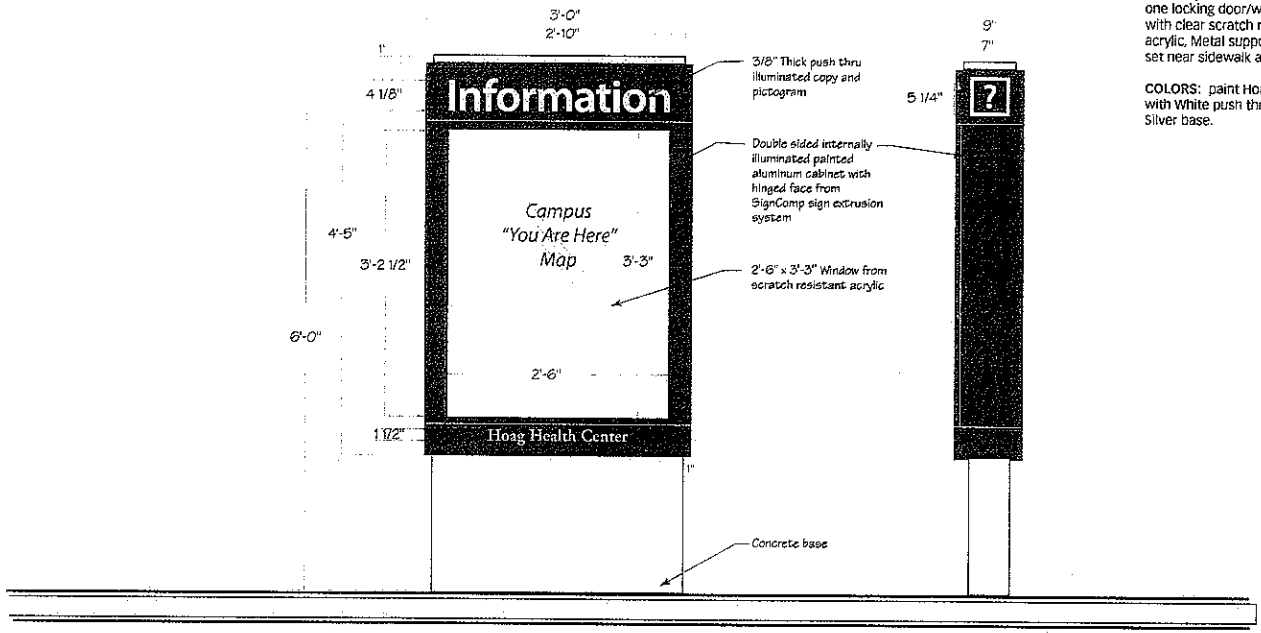


3 / 1.14 **Section** Not To Scale





4 / 1.14 **Section** Not To Scale



1 / 1.14 **Elevation** 3/4" = 1'-0"

2 / 1.14 **Side View** 3/4" = 1'-0"

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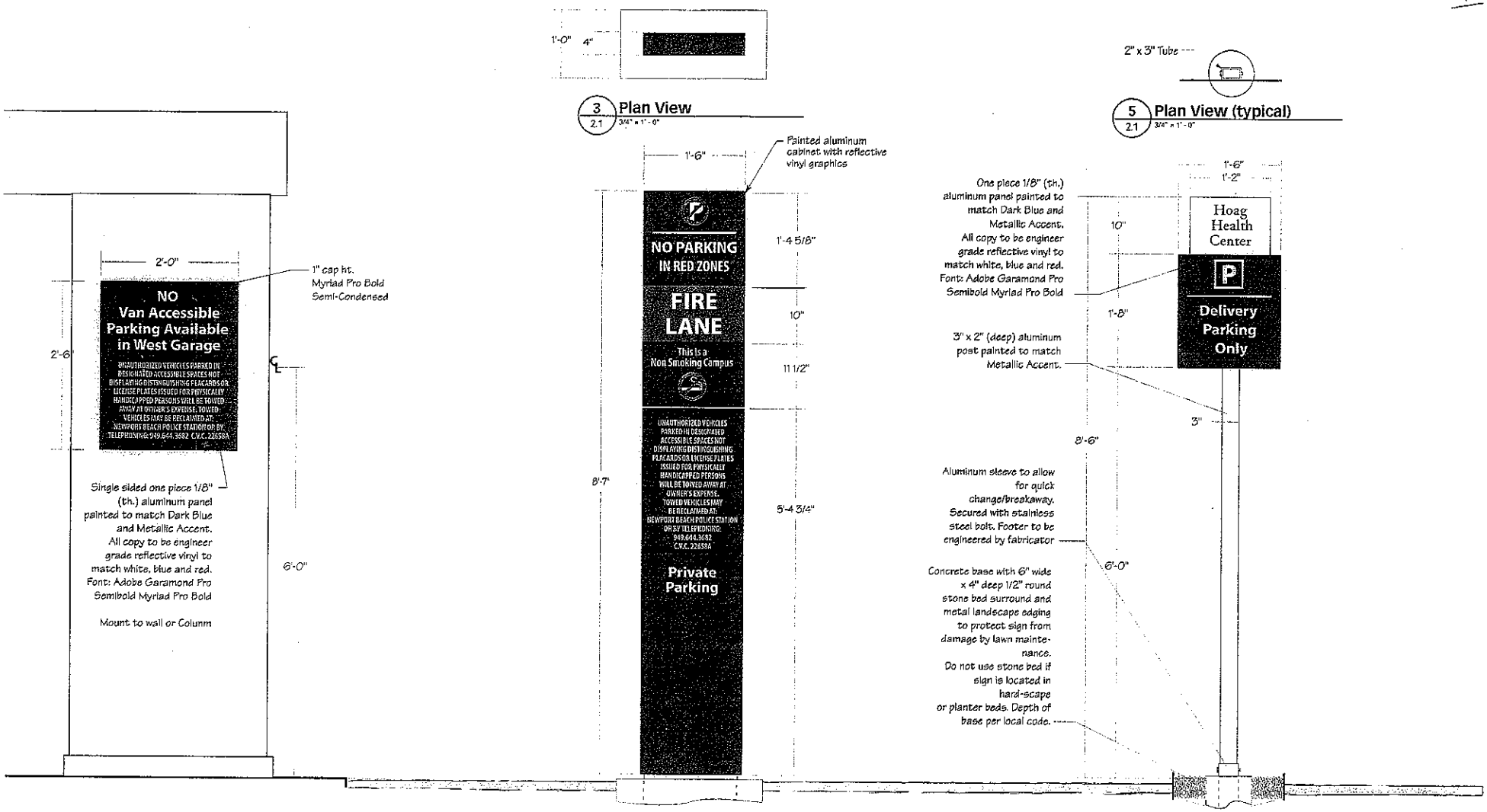


1 / 2.1 Rx-7.02 3/4" = 1'-0"

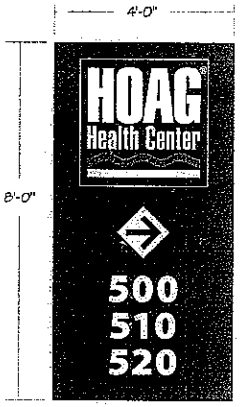
3 / 2.1 Plan View 3/4" = 1'-0"

2 / 2.1 Rx-7.01 3/4" = 1'-0"

5 / 2.1 Plan View (typical) 3/4" = 1'-0"

4 / 2.1 Rx-1.01 3/4" = 1'-0"

Temporary Sign



4 / 3.1 T-3, Location 1/2" = 1'-0"

T-1
Monument & Tenant Directory Temporary Signs

SIGN TYPE: Temp sign

LOCATIONS: Refer to Message Schedule and Location Plan

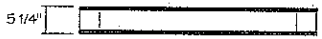
SIZE: 6'-0" tall x 4' wide x 4" deep.

AREA: Tenant copy area 1.45 square feet per strip with 7 strips for a total of 10.15 square feet.

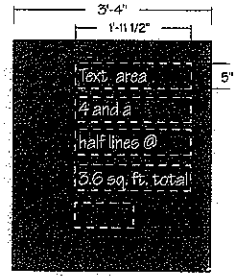
USE: Temporary Building entry identification and multi tenant listing in changeable strips.

TYPE: Temporary post and panel sign. Ready Edge (800-345-1712), NUDO VP500-D (800-826-4132), Omega Signboard (800-523-347) or equal material. Weather seal edges secure to 4 x 4 painted wood posts

COLORS: Paint Hoag Blue, White reflective vinyl text



3 / 3.1 Plan View 1/2" = 1'-0"



8 / 3.1 Layout 1/2" = 1'-0"

T-2
Directional Temporary Sign

SIGN TYPE: Temp sign

LOCATIONS: Refer to Message Schedule and Location Plan

SIZE: 4'-6 1/2" tall x 3'-4" wide x 5" deep.

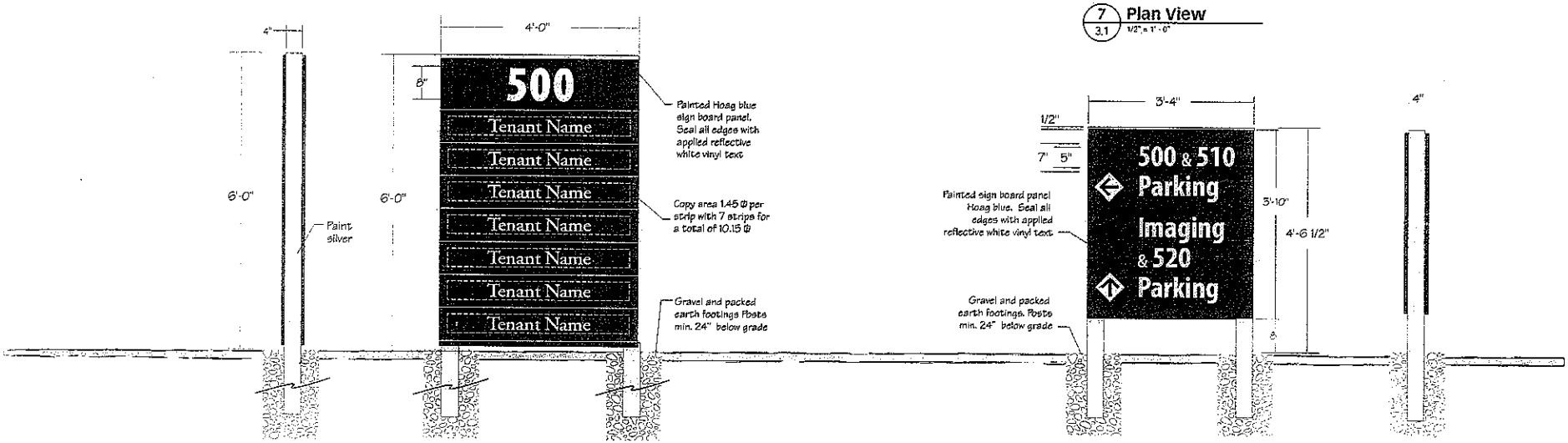
AREA: Face 12.6 square feet. Text area total 3.75 sq. ft.

USE: Temporary Directional information for vehicles and pedestrians

TYPE: Temporary post and panel sign. Ready Edge (800-345-1712), NUDO VP500-D (800-826-4132), Omega Signboard (800-523-347) or equal material. Weather seal edges secure to 4 x 4 painted wood posts

COLORS: Paint Hoag Blue, White reflective vinyl text

7 / 3.1 Plan View 1/2" = 1'-0"



2 / 3.1 Side View 1/2" = 1'-0"

1 / 3.1 Temp Tenant Directory 1/2" = 1'-0"

5 / 3.1 Directional Temp Sign 1/2" = 1'-0"

6 / 3.1 Side View 1/2" = 1'-0"

englund DESIGN WORKS Inc.

Hoag Health Center
Newport Beach, CA

Temporary Signs

Dec. 17, 2008
Job #: RB80802

SHEET 3.1

Page 11 of 16