



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

December 12, 2013

Agenda Item No. 4

SUBJECT: Harbor View Shopping Center Signs - PA2013-201
1610-1666 San Miguel Drive and 2500 San Joaquin Hills Road

- Comprehensive Sign Program No. CS2013-013
- Modification No. MD2013-018

APPLICANT: Irvine Company

PLANNER: Fern Nueno, Associate Planner
(949) 644-3227, fnueno@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** CN (Commercial Neighborhood)
- **General Plan:** CN (Neighborhood Commercial)

PROJECT SUMMARY

A Comprehensive Sign Program application to authorize signage for the Harbor View Shopping Center. The request also includes a Modification Permit application to deviate from the height and width requirements for proposed monument signs.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. __ approving Comprehensive Sign Program No. CS2013-013 and Modification Permit No. MD2013-018 (Attachment No. ZA 1).

DISCUSSION

- The Harbor View Shopping Center (“Center”) consists of three parcels and is surrounded on three sides by public streets. The site is developed with multi-tenant commercial buildings, a freestanding bank, a freestanding service station, and surface parking. There are five vehicular access points into the Center. The multi-

tenant buildings are set back from the street and are designed around a courtyard. Due to the design of the Center, the driveways and tenant locations could be difficult to locate.

- The Comprehensive Sign Program (“Program”) would authorize consistently designed tenant wall signs, tenant directory signs within the courtyard, project and tenant identification monument signs at the primary street intersection for the Center and at Center driveways, service station price signs, vehicle-oriented directional signs, and exempt signs (fire, parking, warning, etc.) pursuant to the Sign Matrix (Attachment No. ZA 3).
- The Program regulates the size and location of walls signs consistent with the requirements of Zoning Code Chapter 20.42 (Sign Standards). The Program reflects previously approved Modification Permits for walls signs located at 1630 and 1660 San Miguel Drive. Modification Permit No. MD4377, approved by the Modifications Committee on November 14, 1995, allows the two wall signs for a major tenant located at 1660 San Miguel Drive. Modification Permit No. MD2004-055, approved by the Modifications Committee on August 4, 2004, allows two wall signs for each of the two tenants in the free standing building in the courtyard at 1630 San Miguel Drive. The building is currently occupied by one tenant, so there are two signs instead of four.
- Chapter 20.42 allows one freestanding sign for sites with 50 feet or more of street frontage. Additional freestanding signs are allowed for sites with more than 300 feet of street frontage with approval of a Comprehensive Sign Program. The subject site contains three parcels with over 300 feet of street frontage along San Joaquin Hills Road, San Miguel Drive, and Pacific View Drive. The applicant proposes to have three monument signs on site that exceed maximum height and width requirements. One monument sign is proposed at the corner of the intersection of San Joaquin Hills Road and San Miguel Drive, which is the primary intersection that would exceed the maximum width of 9 feet by 3 feet. The applicant also proposes two monument signs that would exceed the maximum height of 6 feet by 1 foot, 2 inches and would be located at either of two drive approaches along both San Joaquin Hills Road and San Miguel Drive. The final design and location of the proposed monument signs would be consistent with the Sign Matrix and reviewed and approved by the Public Works Department to ensure that adequate sight distance is provided for safety.
- The service station was approved with Use Permit No. UP1491 by the Planning Commission on January 7, 1971. Due to the lack of specific regulations for service stations at that time, the approval included a condition limiting the signs for the service station. Subsequently, a service station ordinance and a sign ordinance were approved and service station signs are now regulated by Zoning Code Section 20.42.080.K.3. The proposed signs include two fuel price monument signs

consistent with Zoning Code service station sign provision that exceed the 4-foot height limit. One sign is proposed to be 7 feet, 4 inches tall and the second is proposed to have an average height of 8 feet.

- Vehicle-oriented directional signs are exempt from the sign permit requirement pursuant to Section 20.42.100.B.1.S provided they are limited to 3 square feet in sign area and 4 feet in height. Due to the proposed size of 15 square feet and height of 7 feet, 3 inches, a Modification Permit is required. The increased height and width are necessary to better convey sign content that will provide directions to patrons and improve vehicular circulation within the Center. The proposed vehicular-oriented directional signs have been reviewed and approved by the Public Works Department to ensure compliance with the vehicular site distance standards for improved safety.
- Staff believes the proposed signs are appropriately and logically positioned for visibility, wayfinding, and safety. The signs are also consistently designed within the Center, designed to be compatible with the signs in the area, and should not contribute to excessive signage or visual blight. As demonstrated in the attached draft resolution, staff believes the proposed project meets the requirements of the Zoning Code and the findings for approval can be made.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15311, of the State CEQA (California Environmental Quality Act) Guidelines - Class 11 (Accessory Structures), which exempts minor structures accessory to existing commercial facilities, including signs.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 14 days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Fern Nueno, Associate Planner

JC/fn

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Sign Matrix
	ZA 4	Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COMPREHENSIVE SIGN PROGRAM NO. CS2013-013 AND MODIFICATION PERMIT NO. MD2013-018 AUTHORIZING SIGNAGE FOR THE HARBOR VIEW SHOPPING CENTER LOCATED AT 1610-1666 SAN MIGUEL DRIVE AND 2500 SAN JOAQUIN HILLS ROAD (PA2013-201)

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

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by the Irvine Company, with respect to property located at 1610-1666 San Miguel Drive and 2500 San Joaquin Hills Road, and legally described as Parcels 2, 3, and 4 of Resubdivision 284 requesting approval of a Comprehensive Sign Program and Modification Permit.
2. The applicant requests a Comprehensive Sign Program to authorize signage for the Harbor View Shopping Center ("Center") and a Modification Permit to allow signs to exceed the maximum allowable height and width standards for monument signs.
3. The subject property is located within the Commercial Neighborhood (CN) Zoning District and the General Plan Land Use Element category is Neighborhood Commercial (CN).
4. The subject property is not located within the coastal zone.
5. A public hearing was held on December 12, 2013, in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place, and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt pursuant to the State CEQA (California Environmental Quality Act) Guidelines under Class 11 (Accessory Structures).
2. Class 11 exempts minor structures accessory to existing commercial facilities, including signs.

SECTION 3. REQUIRED FINDINGS.

Comprehensive Sign Program

In accordance with Section 20.42.120 (Comprehensive Sign Program Standards) of the Newport Beach Municipal Code, the following standards and facts in support of such standards are set forth:

Standard:

- A. *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].*

Facts in Support of Standard:

- A-1 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 Chapter 20.42. In compliance with the purpose and intent of Chapter 20.42 (Sign Standards), the proposed Comprehensive Sign Program provides the Center with adequate identification without excessive proliferation of signage, including service station signs that are generally consistent with the service station guidelines (Section 20.42.080.K.3. Furthermore, it preserves community appearance by consistently regulating the type, number, location, design, and size of signs.
- A-2 The Comprehensive Sign Program is consistent with the Sign Design Guidelines because the signs enhance the site's architectural design and effectively communicate a commercial message without creating sign clutter. The text of the signs would be legible and contrast with the background. The location and size of the wall signs would be proportional to the building facades and are designed to relate to the architectural features of the buildings. The location and size of the freestanding signs are compatible with the size and design of the Center. The number of identification panels that list tenant names on monument signs is consistent with the City's adopted Sign Design Guidelines, as the signs have the Center name and a maximum of three tenants identified.

Standard:

- B. *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:

- B-1 The Program will ensure consistency among all signs, and the proposed signs are designed with complementary colors, fonts, and materials. The strategic location of the freestanding signs will increase visibility for motorists on San Joaquin Hills Road and San Miguel Drive.
- B-2 The proposed monument and vehicle-oriented directional signage should improve the flow of vehicles entering the site and reduce vehicle stacking and congestion upon entering the Center.

Standard:

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

Facts in Support of Standard:

- C-1 The proposed 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 Chapter 20.42 (Sign Standards) of the Zoning Code, and are included in the sign program.

Standard:

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

Facts in Support of Standard:

- D-1 The sign program has been designed to be effective for the Center tenants by establishing allowed type, number, location, design, and size of signage with flexibility to accommodate any existing and future tenants. Proposed signs for a change of use from the service station could be approved pursuant to the sign provisions within Chapter 20.42.
- D-2 It is not anticipated that future revisions of the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve signs that substantially conform to the sign program if the intent of the original approval is not affected and said signs conform to the Zoning Code.

Standard:

- E. *The program shall comply with the standards of this Chapter, 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.

Facts in Support of Standard:

- E-1. The requested deviation to the number, size, and location of project and tenant identification monument signs, vehicle-oriented directional signs, and fuel price signs will improve visibility of the commercial tenants from the public roadways, improve vehicular circulation by directing patrons entering the Center, and provide consistent design to enhance the use and customer experience.
- E-2. The proposed Program for the Center is consistent with Chapter 20.42, and is being processed concurrently with a Modification Permit consistent with Zoning Code Section 20.52.050 to allow the monument signs, fuel price monument signs, and vehicle-oriented directional signs, to be larger than the Zoning Code limits.

Standard:

- F. *The Approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter [Chapter 20.42].*

Facts in Support of Standard:

- F-1 The program does not authorize the use of prohibited signs.

Standard:

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

Facts in Support of Standard:

- G-1 The content of the signs was not considered and the proposed Program does not contain any regulations regarding sign message content.

Modification Permit

In accordance with Section 20.52.050.E (Required Findings) of the Newport Beach Municipal Code, the following findings and facts in support of the findings for a Modification Permit are set forth:

Finding

- H. *The requested modification will be compatible with existing development in the neighborhood.*

Fact in Support of Finding

- H-1 The Center is located in the Commercial Neighborhood Zoning District with residential uses nearby. The increase in sign size is compatible with the neighborhood because the adjacent streets provide adequate separation from the proposed signs. Signs are also not so large to be out of proportion.
- H-2 The fuel price signs will provide greater visibility from the adjacent streets allowing motorists more time to efficiently navigate. The signs will not interfere with vehicle sight distance as they will be set back from the street intersection. The signs are not located in proximity to nearby developments due to the adjacent street widths.
- H-3 The proposed vehicle-oriented directional signs will be located near the entrances at each drive approach and will help motorists in locating the various tenants within the Center. The location of the proposed vehicle-oriented directional signs will be internal to the Center, and will not have any impact on the surrounding neighborhood or other existing developments.
- H-4 The proposed signs do not constitute or contribute to a significant proliferation of signs which would be inconsistent with the neighborhood character.

Finding

- I. The granting of the modification is necessary due to the unique physical characteristic(s) of the property and/or structure, and/or characteristics of the use.*

Fact in Support of Finding

- I-1. The Center consists of three parcels and is developed with multi-tenant commercial buildings, a freestanding bank, a freestanding service station, and surface parking. There are five vehicular access points into the Center from three public streets.
- I-2. The multi-tenant commercial buildings are set back from the entry points into the Center and visibility is further reduced by the two single-tenant, freestanding buildings at the corners of the Center, which partially screen the view of the inline tenant spaces.
- I-3. The location of the existing surface parking results in parked cars reducing the visibility of the freestanding signs.
- I-4. The location and size of the two fuel price signs for the service station will provide the ability for motorists to clearly identify the brand and price more quickly, thereby enhancing site use and reducing potential hazards.
- I-5. The location and size of the vehicle-oriented directional signs increase internal circulation of vehicles after entering the Center, and will direct motorists to the portion

of the parking lot that is closest to their destination, thereby reducing vehicle congestion in the parking lot entrances.

Finding

J. The granting of the modification is necessary due to practical difficulties associated with the property and that the strict application of the Zoning Code results in physical hardships that are inconsistent with the purpose and intent of the Zoning Code.

Fact in Support of Finding

- J-1. Approval of the location, size, and number of the proposed monument signs is necessary due to the size, design, location, circulation, and drive aisles within the Center.
- J-2. The multi-tenant commercial buildings are set back from the entry points into the Center and visibility is further reduced by the single-tenant, freestanding buildings at the corners of the Center, which partially screen the view of the inline tenant spaces. The monument signs will identify the Center and primary tenants to motorists on the adjacent streets.
- J-3. The location and size of the fuel price signs will provide more reaction time for motorists whose destination is the service station. The number and size of the signs is necessary due to the design of the Center, the location of the vehicle access points, and the proposed Center identification sign at the corner of the primary street intersection.
- J-4. The increase in size for the vehicle-oriented directional signs is necessary due to the design of the Center, including the placement of buildings, drive approaches, and drive aisles. The location and size of the vehicle-oriented directional signs increase internal circulation of vehicles after entering the Center, and will direct motorists to the portion of the parking lot that is closest to their destination.

Finding

K. There are no alternatives to the Modification Permit that could provide similar benefits to the applicant with less potential detriment to surrounding owners and occupants, the neighborhood, or to the general public.

Fact in Support of Finding

- K-1 Zoning Code Section 20.42.080.C allows a maximum average height of 6 feet and maximum height of 8 feet. The maximum width allowed is 1.5 times the average height. Due to the design of the center, location of the drive approaches, and existing landscaping, the increased height and width of the monument signs is necessary to provide identification for the Center and the primary tenants for motorist approaching from San Miguel Drive or San Joaquin Hills Road. There are no alternatives that would

provide adequate visibility from the adjacent streets. The Public Works Department has reviewed the proposed project to ensure that the proposed signs meet sight distance requirements for vehicle and pedestrian safety.

- K-2 Zoning Code Section 20.42.080.K.3 provides regulations for service station signs. One ground sign, two fuel price signs, and wall and canopy signs are allowed on the subject property. Due to the street intersection, street elevation, and existing landscaping, there are no alternatives to the increased size and height of the proposed fuel price signs that would provide the adequate visibility to identify the fuel prices and the service station location without a substantial redesign or redevelopment of the service station and Center driveways.
- K-3 Zoning Code Section 20.42.100.B.1.S allows for a maximum sign area of 3 square feet and sign height of 4 feet for vehicle-oriented directional signs. Smaller than proposed signs would not allow room for directional arrows and tenant names with a sufficient letter height for visibility. The proposed vehicle-oriented directional signs are consistent with the intent of the Zoning Code by serving the purpose of effectively guiding traffic, parking, and loading on private property. The larger sign will accommodate these multiple functions. The proposed signs have been reviewed and approved by the Public Works Department to ensure that the sight distance requirements have been met and they will not pose a detriment to the surrounding neighborhood or the general public.

Finding

- L. The granting of the modification would not be detrimental to public health, safety, or welfare to the occupants of the property, nearby properties, the neighborhood, or the City, or result in a change in density or intensity that would be inconsistent with the provisions of this Zoning Code.*

Fact in Support of Finding

- L-1 The signs will be constructed on private property and will not change the intensity of the existing commercial use, affect the flow of light or air to adjoining properties, nor interfere with sight distance.
- L-2 The signs are not excessive in height, width, or area, and will improve the flow of vehicles accessing the Center and parking lot.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Comprehensive Sign Program No. CS2013-013 and Modification Permit No. MD2013-018, subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. This action shall become final and effective 14 days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 12TH DAY OF DECEMBER, 2013.

Brenda Wisneski, AICP, Zoning Administrator

DRAFT

EXHIBIT "A"**CONDITIONS OF APPROVAL****PLANNING**

1. The development shall be in substantial conformance with the approved sign matrix and plans and stamped and dated with the date of this approval, except as modified by applicable conditions of approval.
2. Prior to issuance of a building permit for any freestanding sign, the Public Works Department shall review and approve the proposed signs to ensure compliance with sight distance and traffic regulations.
3. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
4. 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 Comprehensive Sign Program and Modification Permit.
5. This Comprehensive Sign Program and Modification Permit may be modified or revoked by the Zoning Administrator if determined that the proposed project or conditions under which it is being operated or maintained is detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
6. Any change to the approved plans shall require an amendment to this Comprehensive Sign Program and Modification Permit or the processing of a new Comprehensive Sign Program and Modification Permit.
7. 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.
8. 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.
9. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any 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 Harbor View Shopping Center Signs

including, but not limited to, the Comprehensive Sign Program No. CS2013-013 and Modification Permit No. MD2013-018. 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.

DRAFT

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Comprehensive Sign Program No. CS2013-013 and
Modification Permit No. MD2013-018
PA2013-201

**1610-1666 San Miguel Drive and 2500 San
Joaquin Hills Road**

Attachment No. ZA 3

Sign Matrix



Comprehensive Sign Program Matrix Worksheet

Community Development Department
 Planning Division
 100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-8915
 (949)644-3204 Telephone / (949)644-3229 Facsimile
www.newportbeachca.gov

Wall Signs

Building Address	Primary Frontage Sign Regulations	Secondary Frontage Sign Regulations
Major Tenant 1610 San Miguel Drive	Facing Parking Lot Maximum number of signs: 1 (one) Maximum area: 1.5 square feet/linear foot of tenant frontage or max area of 75 sq ft, whichever is less. Maximum letter/logo height: 36 inches	Facing Courtyard Maximum number of signs: 1 (one) Maximum area: 1.5 square feet/linear foot of store frontage or max area of 75 sq ft, whichever is less. Maximum letter/logo height: 30 inches
Major Tenant 1660 San Miguel Drive	Facing Parking Lot Maximum number of signs: 2 (two) Maximum area: 75 sq ft. Maximum letter/logo height: 36 inches	Facing Courtyard Maximum number of signs: 1 (one) Maximum area: 37.5 sq ft. Maximum letter/logo height: 30 inches
Minor Tenant 1614 San Miguel Drive 1616 San Miguel Drive 1620 San Miguel Drive 1628 San Miguel Drive 1640 San Miguel Drive	Facing Courtyard Maximum number of signs: 1 (one) per tenant Maximum area: 1.5 square feet/linear foot of tenant frontage or 75 sq ft, whichever is less. Maximum letter/logo height: 30 inches	None
Minor Tenant 1630 San Miguel Drive	Facing Courtyard Maximum number of signs: 1 (one) per tenant Maximum area: 1.5 square feet/linear foot of tenant frontage or 75 sq ft, whichever is less. Maximum letter/logo height: 30 inches	Facing Parking Lot Maximum number of signs: 1 (one) per tenant Maximum area: 15 sq ft. Maximum letter/logo height: 18 inches
1666 San Miguel Drive	Facing Parking Lot Maximum number of signs: 1 (one) Maximum area: 1.5 square feet/linear foot of tenant frontage or 75 sq ft, whichever is less. Maximum letter/logo height: 36 inches	None
2500 San Joaquin Hills Road Canopy Signs	Facing East Maximum number of signs: 1 (one) Maximum area: 1.5 square feet/linear foot of canopy length or max area of 75 sq ft, whichever is less. Maximum letter/logo height: 24 inches	Facing South Maximum number of signs: 1 (one) Maximum area: 1.5 square feet/linear foot of canopy length or max area of 75 sq ft, whichever is less. Maximum letter/logo height: 24 inches
2500 San Joaquin Hills Road Wall signs	Facing San Joaquin Hills Road Maximum number of signs: 1 (one) Maximum area: 1.5 square feet/linear foot of tenant frontage or max area of 75 sq ft, whichever is less. Maximum letter/logo height: 36 inches	None

Free Standing and Exempt Signs

Sign Type	Sign Regulations
<p>Project Identification Signs</p> <p>Located near a vehicle access point on San Miguel Drive and on San Joaquin Hills Road</p>	<p>Signs can be located closer than 50 feet to a residential zoning district. Signs can be located closer than 5 feet from a property line and 10 feet from a driveway with Public Works Department approval.</p> <p>Maximum number of signs: 2 (two) Maximum area: 44.25 square feet Maximum height: 7 feet 2 inches Maximum width: 6 feet 2 inches Maximum letter/logo height: 12 inches Minimum letter/logo height: 1 (one) line of text allowed to be 3.5 inches Minimum address letter height: 6 inches</p>
<p>Project Identification Sign</p> <p>Located at the intersection of San Miguel Drive and San Joaquin Hills Road</p>	<p>Signs can be located closer than 5 feet from a property line and 10 feet from a driveway with Public Works Department approval.</p> <p>Maximum number of signs: 1 (one) Maximum area: 72 square feet Maximum height: 6 feet Maximum width: 12 feet Maximum letter/logo height: 12 inches Minimum address letter height: 6 inches</p>
<p>Tenant Identification</p> <p>1666 San Miguel Drive</p> <p>Located near a vehicle access point on San Miguel Drive and on Pacific View Drive</p>	<p>Signs can be located closer than 5 feet from a property line and 10 feet from a driveway with Public Works Department approval.</p> <p>Maximum number of signs: 2 (two) Maximum area: 33 square feet Maximum height: 5 feet 6 inches Maximum width: 6 feet Maximum letter/logo height: 2 feet Minimum address letter height: 6 inches</p>
<p>Vehicle-Oriented Directional Signs</p>	<p>Maximum number of signs: 5 (five) Maximum area: 15 square feet Maximum height: 7 feet 3 inches Post height: 3 feet Maximum width: 3 feet 6 inches Maximum letter/logo height: 36 inches</p>
<p>Service Station</p> <p>On San Miguel Drive</p>	<p>Maximum number of signs: 1 (one) Maximum area: 37 square feet Maximum height: 8 feet 7.25 inches Maximum average height: 8 feet Maximum width: 4 feet 7 inches Maximum letter/logo height: 36 inches</p>
<p>Service Station</p> <p>On San Joaquin Hills Road</p>	<p>Maximum number of signs: 1 (one) Maximum area: 34 square feet Maximum height: 7 feet 4 inches Maximum width: 4 feet 7 inches Maximum letter/logo height: 36 inches</p>
<p>Pedestrian-Oriented Tenant Directory</p>	<p>Maximum number of signs: 2 (two) Maximum area: 9 square feet Maximum height: 3 feet Maximum width: 3 feet Maximum letter/logo height: 12 inches</p>
<p>Exempt – Traffic, Parking, and Caution Signs</p>	<p>Number and size of signs to be approved prior to installation by the Building Division, Fire Department, and Public Works Department.</p>

Attachment No. ZA 4

Project Plans

Harbor View Center
Signage Enhancement Program

Newport Beach, California
Project No. 10035

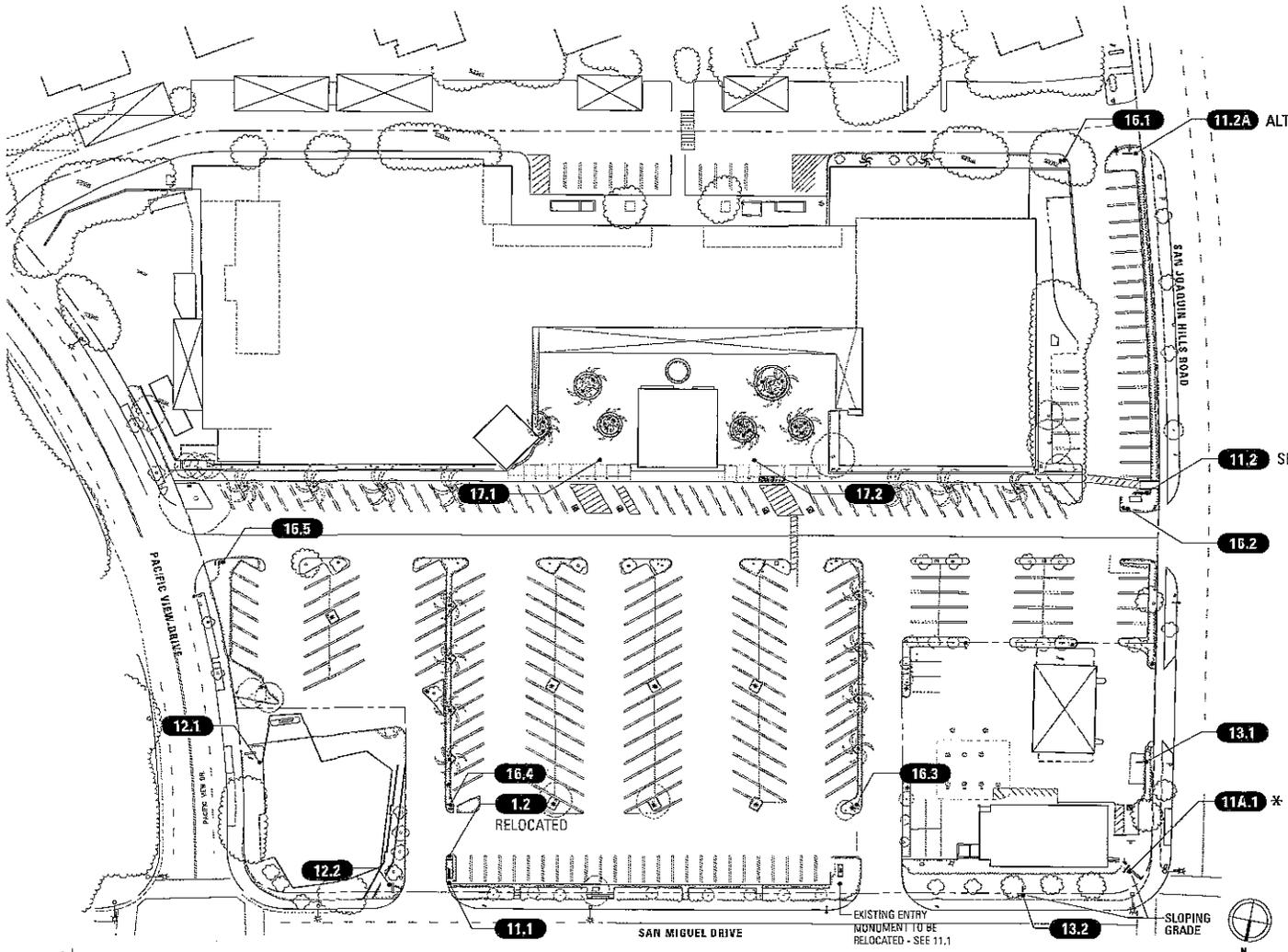
Conceptual Design 6.10.13
(Revised 12.02.13)



Davies Associates

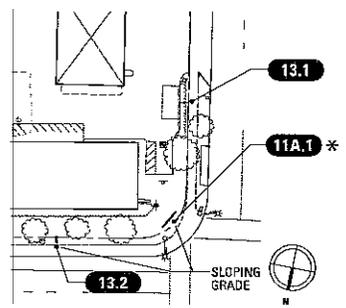
Environmental Graphics
Davies Associates, Inc.
9424 Dayton Way
Suite 217
Beverly Hills, CA 90210
tel 310.247.9572
fax 310.247.9590
www.daviesla.com

 **IRVINE COMPANY** | **RETAIL**
Since 1864 **PROPERTIES**



SIGN LEGEND		QTY	MC 317 March 2008/09/10
11	PROJECT/TENANT I.D. MONUMENT (DOUBLE-SIDED)	2	
11A	PROJECT/TENANT I.D. MONUMENT	1	
12	UNION BANK MONUMENT SIGNS	2	
13	GAS STATION ID/PRICING SIGN	2	
16	VEHICULAR DIRECTIONAL SIGNS	5	
17	RESTAURANT TENANT DIRECTORY	2	

* EXISTING MOBIL GAS SIGN TO BE REMOVED



1 SIGN LOCATION PLAN - MODIFIED & ADDITIONAL SIGNS
NTS

2 SIGN LOCATION PLAN - ALTERNATE
NTS

D
Environmental Graphics
Davies Associates, Inc.
9424 Dayton Way
Suite 217
Beverly Hills, CA 90210
tel 310.247.9532
fax 310.247.9590
www.daviesla.com

This drawing and the designs included therein as instruments of service are and shall remain the property of Davies Associates, Inc. whether or not the project for which they are made is executed. They are not to be used by the Owner/Client on other projects or variations of this project except by agreement in writing with Davies Associates, Inc.

**Harbor View Center
Signage Enhancement
Program**

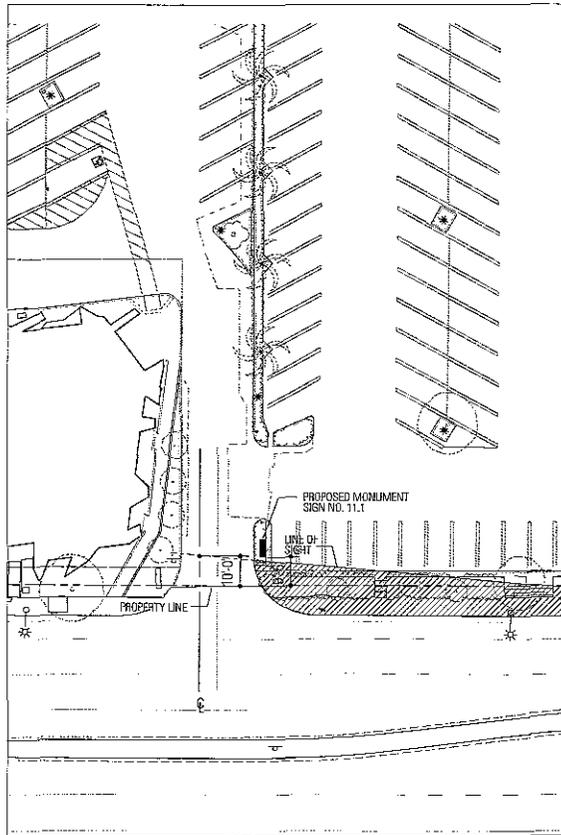
Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

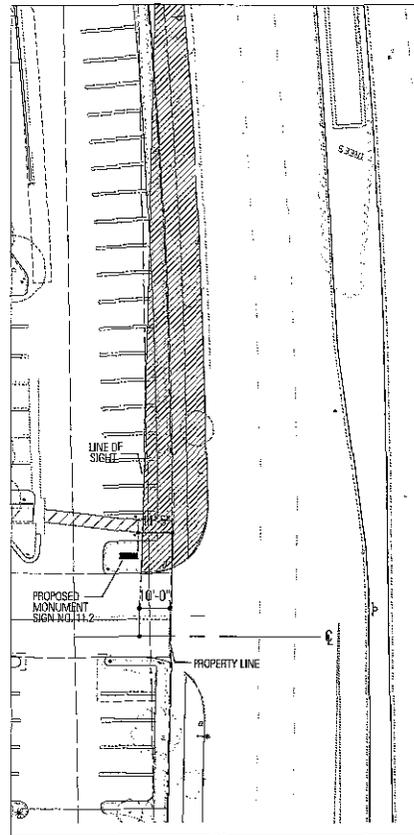
Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 07.23.13 KK
Revised 08.23.13 KK
Revised 09.03.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.12.13 KK
Revised 11.26.13 KK
Revised 12.02.13 KK

**Sign Location
Plan - Existing,
Modified &
Additional Signs**

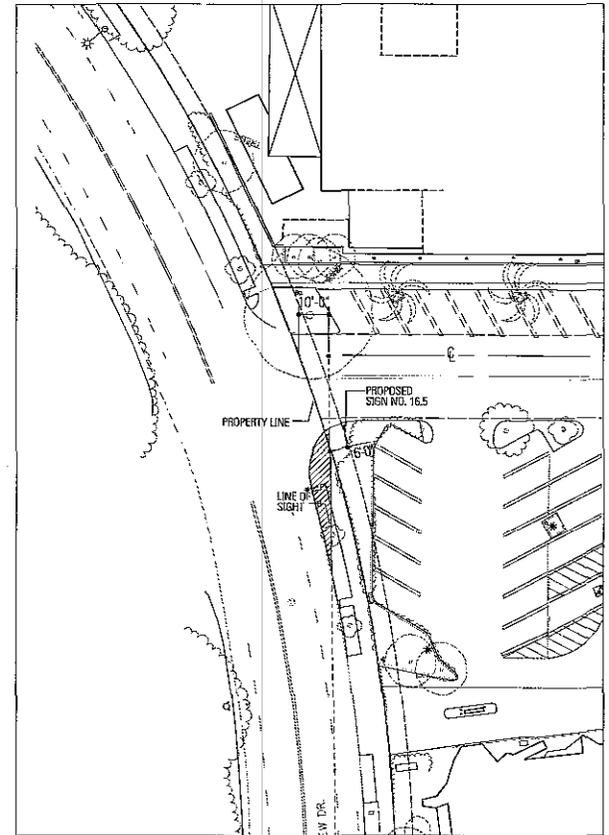
G1



SIGN NO. 11.1
EAST PROJECT ENTRY DRIVE ON SAN MIGUEL DRIVE



SIGN NO. 11.2
PRIMARY ENTRY DRIVE OFF SAN JOAQUIN HILLS ROAD



SIGN NO. 16.5
ENTRY OFF PACIFIC VIEW DRIVE

1 LINE OF SIGHT DRAWINGS

SCALE: 1" = 40'-0"

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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design
Revised
Revised
Revised
Revised
Revised
Revised
Revised

06.10.13 KK
06.11.13 KK
07.26.13 KK
08.29.13 KK
08.08.13 KK
09.04.13 KK
09.24.13 KK
11.13.13 XK
11.28.13 XK
12.02.13 KK

**Line of Sight
Studies**

Elevations and Details

G2

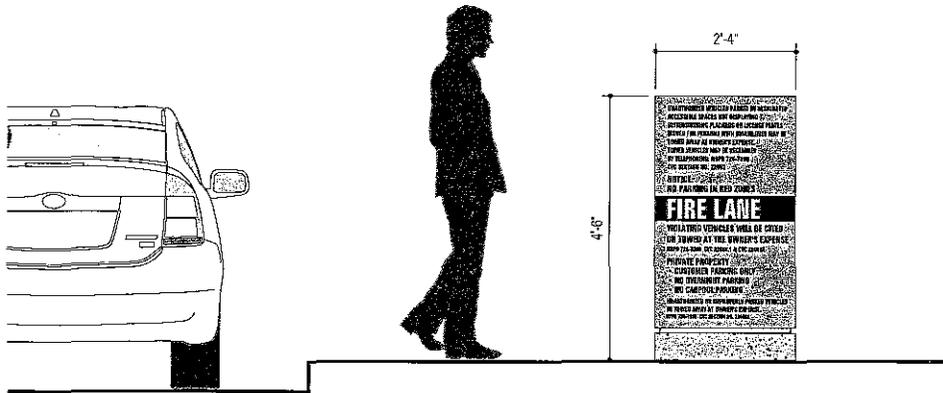


SIGN TYPE 1 - EXISTING CONDITION

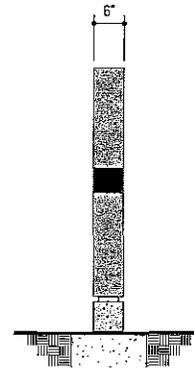
NOTES

BA_ST1_notecad

- 1 REPAINT EXISTING SIGN BACKGROUND AND CHANGE VINYL COPY AS REQUIRED.
- P2 MATTHEW'S PAINT MP04850 - "WHEAT BERRY" - SATIN GLOSS FINISH



1 ELEVATION - SIGN TYPE 1 - SIGN NO.'S 1.1-1.6 - PROPOSED MODIFICATION TO EXISTING CONDITION
SCALE: 1/2" = 1'-0"



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



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design	06.10.13	KK
Revised	06.11.13	KK
Revised	07.26.13	KK
Revised	08.29.13	KK
Revised	09.03.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.28.13	SK
Revised	12.02.13	KK

**Sign Type 1 -
Notice Sign**

Elevations and Details

G3

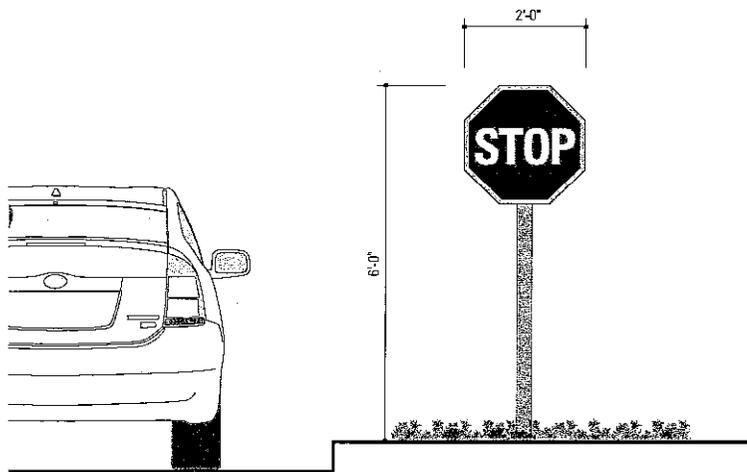


SIGN TYPE 2 - EXISTING CONDITION

NOTES

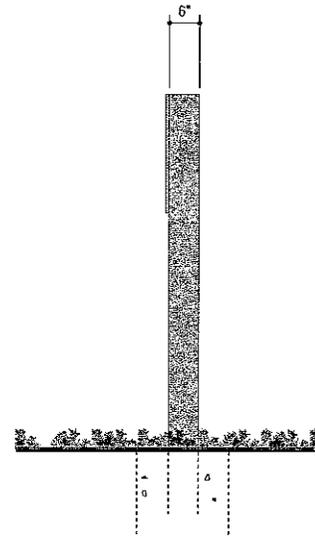
HV_S12_Stop.dwg

- 1 REPAINT EXISTING SIGN BORDER AND POST AND CHANGE VINYL COPY AS REQUIRED.
- P2 MATTHEW'S PAINT MP04850 - "WHEAT BERRY" - SATIN GLOSS FINISH



1 ELEVATION - SIGN TYPE 2 - SIGN NO.'S 2.1-2,5 - PROPOSED MODIFICATION TO EXISTING CONDITION

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



2 SIDE VIEW

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



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Harbor View Center
 Signage Enhancement
 Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 10035

Irvine Company
 Retail Properties

Conceptual Design 06.10.13 KK
 Revised 06.11.13 KK
 Revised 06.26.13 KK
 Revised 07.26.13 KK
 Revised 08.29.13 KK
 Revised 09.03.13 KK
 Revised 09.04.13 KK
 Revised 09.24.13 KK
 Revised 11.13.13 KK
 Revised 11.28.13 KK
 Revised 12.02.13 KK

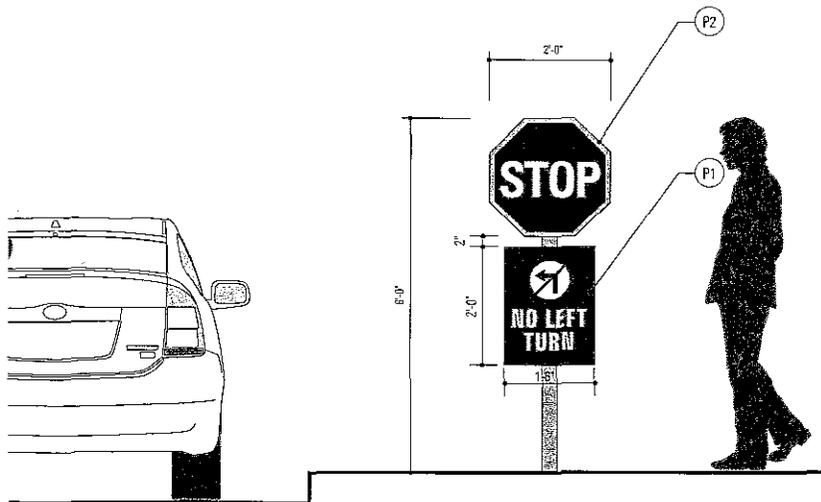
**Sign Type 2 -
 Stop Sign**

Elevations and Details

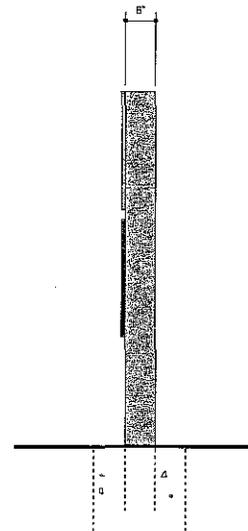
G4



SIGN TYPE 2A - EXISTING CONDITION



1 ELEVATION - SIGN TYPE 2A - SIGN NO.'S 2A.1-2A.2 - PROPOSED MODIFICATION TO EXISTING CONDITION
SCALE: 1/2" = 1'-0"



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

NOTES

RF_2TA_080613

- 1 REPAINT EXISTING SIGN BORDER, NO LEFT TURN PANEL AND POST AND CHANGE VINYL COPY AS REQUIRED.
- P1 MATTHEW'S PAINT MP00078 - "SPANISH MOSS" - SATIN GLOSS FINISH
- P2 MATTHEW'S PAINT MP04890 - "WHEAT BERRY" - SATIN GLOSS FINISH



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design
Revised
Revised
Revised
Revised
Revised
Revised
Revised
Revised

06.10.13 KK
06.11.13 KK
07.26.13 KK
08.29.13 KK
09.02.13 KK
09.04.13 KK
09.24.13 KK
11.13.13 KK
11.28.13 KK
12.02.13 KK

**Sign Type 2A -
Stop/No Left
Turn Sign**

Elevations and Details

G5

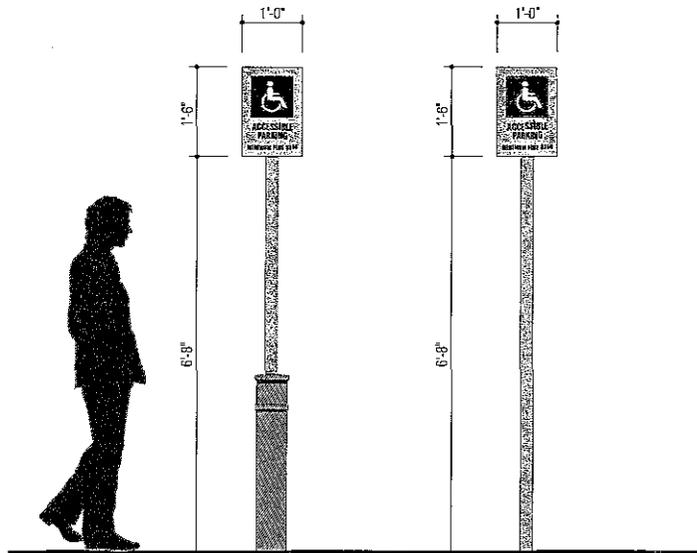


SIGN TYPE 3A - EXISTING CONDITION

NOTES

MFC_STE_Ac09a

- 1 REPAINT EXISTING SIGN PANEL AND POLES AND CHANGE VINYL COPY AS REQUIRED.
- P2 MATTHEW'S PAINT MP04890 - "WHEAT BERRY" - SATIN GLOSS FINISH



1 ELEVATION - SIGN TYPE 3 - SIGN NO.'S 3.1-3.4 - PROPOSED MODIFICATION TO EXISTING CONDITION
SCALE: 1/2" = 1'-0"



2 ELEVATION - SIGN TYPE 3A - SIGN NO.'S 3A.1-3A.4
SCALE: 1/2" = 1'-0"



4 DETAIL ELEVATION - SIGN TYPE 3
SCALE: 1 1/2" = 1'-0"



5 DETAIL ELEVATION - SIGN TYPE 3A
SCALE: 1 1/2" = 1'-0"



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 06.26.13 KK
Revised 07.26.13 KK
Revised 08.29.13 KK
Revised 09.03.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.13.13 KK
Revised 11.26.13 KK
Revised 12.02.13 KK

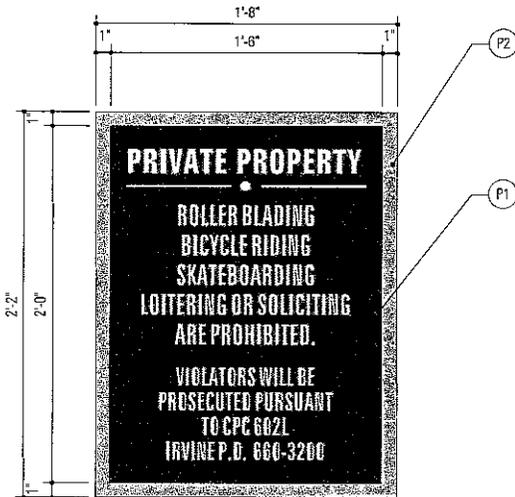
**Sign Types
3 & 3A -
Accessible
Parking Signs**

Elevations and Details

G6



SIGN TYPE 6 - EXISTING CONDITION



1 ELEVATION - SIGN TYPE 6 - SIGN NO.'S 6.1-6.4 - PROPOSED MODIFICATION TO EXISTING CONDITION

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



2 SIDE VIEW

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

NOTES

HV_SIE_Private.dwg

- 1 REPAINT EXISTING SIGN PANEL AND BORDER AND CHANGE VINYL COPY AS REQUIRED.
- P1 MATTHEW'S PAINT MP03078 - "SPANISH MOSS" - SATIN GLOSS FINISH
- P2 MATTHEW'S PAINT MP04890 - "WHEAT BERRY" - SATIN GLOSS FINISH



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design	06.10.13	KK
Revised	06.11.13	KK
Revised	07.25.13	KK
Revised	07.26.13	KK
Revised	08.29.13	KK
Revised	09.02.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.28.13	KK
Revised	12.02.13	KK

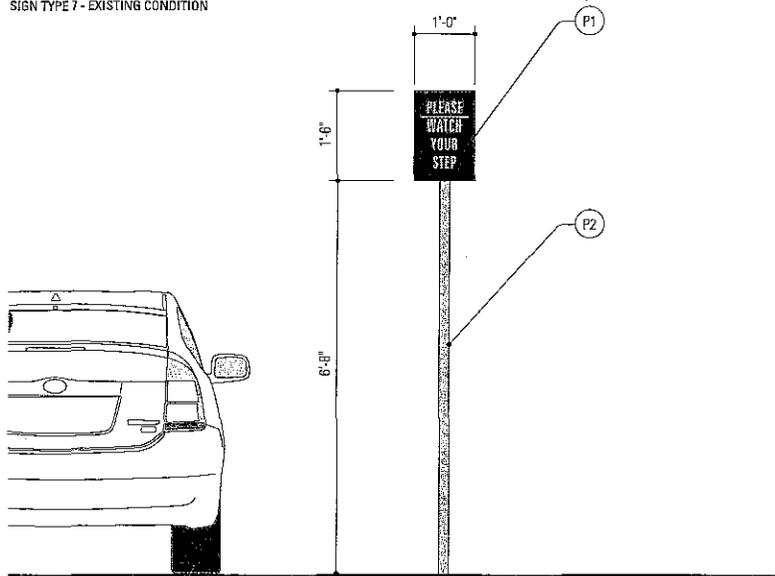
**Sign Type 6 -
Private Property
Sign**

Elevations and Details

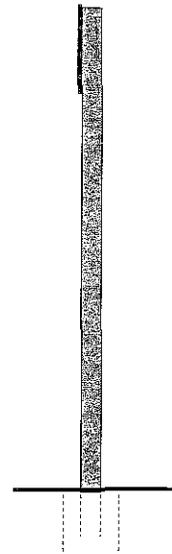
G7



SIGN TYPE 7 - EXISTING CONDITION



1 ELEVATION - SIGN TYPE 7 - SIGN NO.'S 7.1-7.3 - PROPOSED MODIFICATION TO EXISTING CONDITION
SCALE: 1/2" = 1'-0"



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

NOTES

19_S7_signolega

- 1 REPAINT EXISTING SIGN PANEL AND POST AND CHANGE VINYL COPY AS REQUIRED.
- P1 MATTHEW'S PAINT MP03078 - "SPANISH MOSS" - SATIN GLOSS FINISH
- P2 MATTHEW'S PAINT MP04050 - "WHEAT BERRY" - SATIN GLOSS FINISH



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 07.26.13 KK
Revised 08.29.13 KK
Revised 09.03.13 KK
Revised 09.04.13 XK
Revised 09.24.13 XK
Revised 11.13.13 XK
Revised 11.20.13 KK
Revised 12.02.13 KK

06.10.13 KK
06.11.13 KK
07.26.13 KK
08.29.13 KK
09.03.13 KK
09.04.13 XK
09.24.13 XK
11.13.13 XK
11.20.13 KK
12.02.13 KK

**Sign Type 7 -
Watch Your Step
Sign**

Elevations and Details

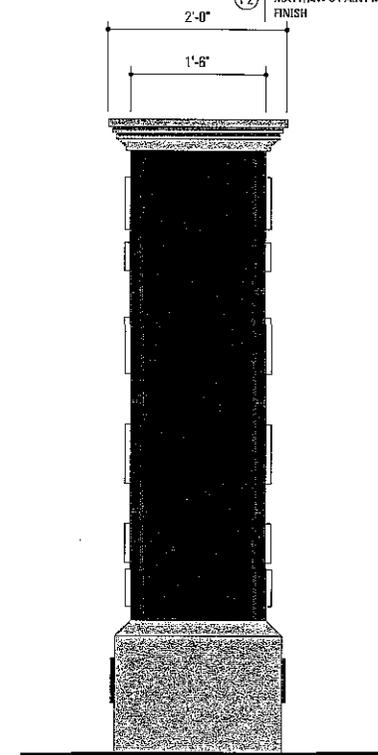
G8

NOTES

- 1 EXISTING PRE-CAST CAP WITH PAINT FINISH TO MATCH COLOR P2.
- 2 NEW FABRICATED REMOVEABLE PANELIZED SIGN FACE WITH ROUTED PUSH THRU 3/4" FROUD WHITE ACRYLIC GRAPHICS.
- 3 EXISTING MODULAR PRE-CAST CONCRETE BASE WITH PAINT FINISH TO MATCH COLOR P1.
- P1 MATTHEW'S PAINT MP03078 - "SPANISH MOSS" - SATIN GLOSS FINISH
- P2 MATTHEW'S PAINT MP04890 - "WHEAT BERRY" - SATIN GLOSS FINISH



1 | ELEVATION - SIGN TYPE 11 - SIGN NO. 11.1 - PROPOSED NEW PROJECT/TENANT ID MONUMENT
SCALE: 3/4" = 1'-0"



2 | SIDE VIEW - DOUBLE SIDED
SCALE: 3/4" = 1'-0"



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design	08.10.13	KK
Revised	08.11.13	KK
Revised	08.25.13	KK
Revised	07.26.13	KK
Revised	08.29.13	KK
Revised	09.05.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.28.13	KK
Revised	12.02.13	KK

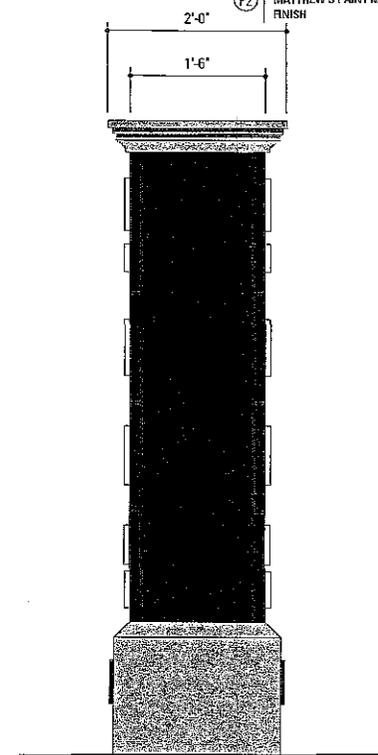
**Sign Type 11 -
Project Tenant
I.D. Monument
(Double-Sided)**

Elevations and Details

G9

NOTES

- 1 EXISTING PRE-CAST CAP WITH PAINT FINISH TO MATCH COLOR P2.
- 2 NEW FABRICATED REMOVEABLE PANELIZED SIGN FACE WITH ROUTED PUSH THRU 3/4" PROUD WHITE ACRYLIC GRAPHICS.
- 3 EXISTING MODULAR PRE-CAST CONCRETE BASE WITH PAINT FINISH TO MATCH COLOR P1.
- P1 MATTHEW'S PAINT MP03078 - "SPANISH MOSS" - SATIN GLOSS FINISH
- P2 MATTHEW'S PAINT MP04850 - "WHEAT BERRY" - SATIN GLOSS FINISH



1 | ELEVATION - SIGN TYPE 11 - SIGN NO. 11.2 - PROPOSED NEW PROJECT/TENANT ID MONUMENT
SCALE: 3/4" = 1'-0"

2 | SIDE VIEW - DOUBLE SIDED
SCALE: 3/4" = 1'-0"

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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

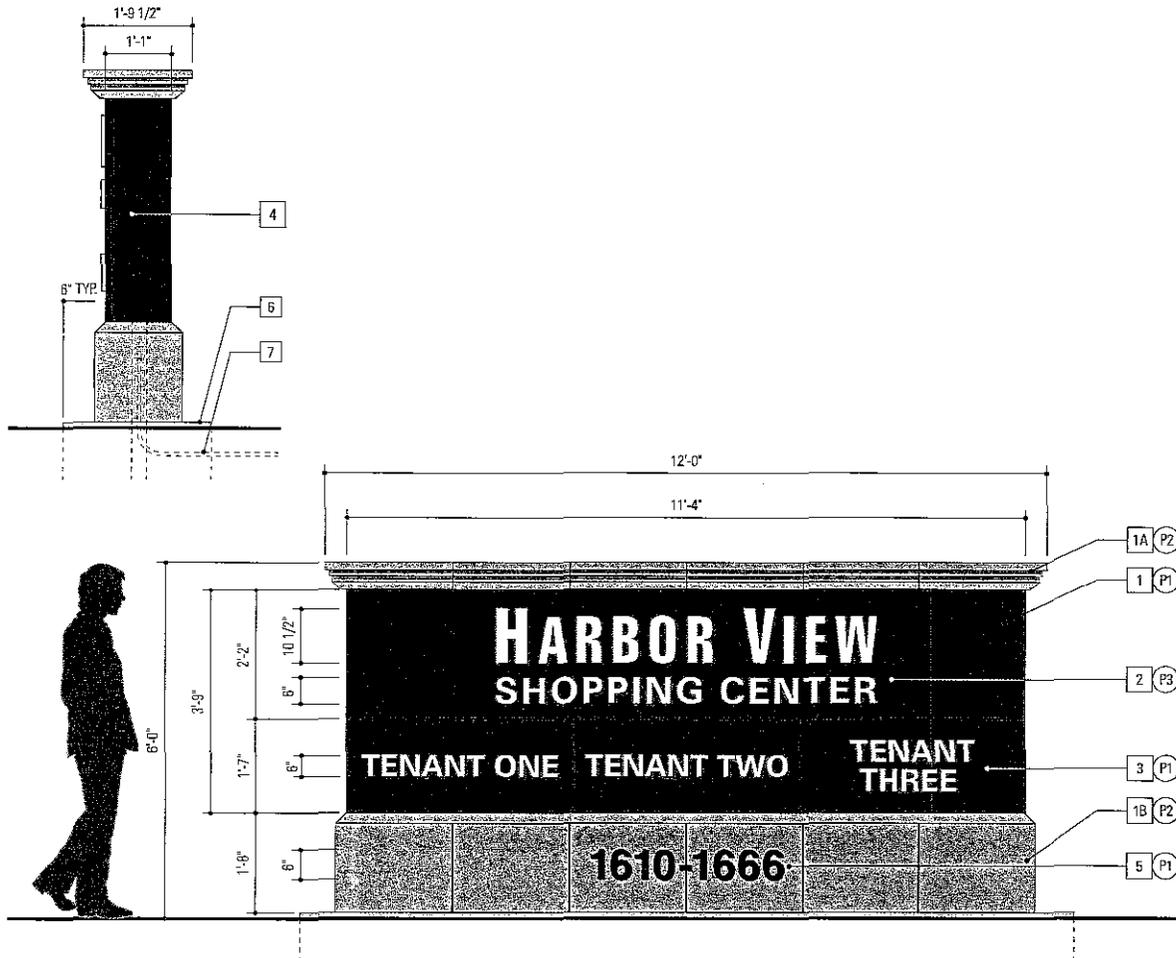
Irvine Company
Retail Properties

Conceptual Design	06.10.13	KK
Revised	06.11.13	KK
Revised	06.25.13	KK
Revised	07.26.13	KK
Revised	08.29.13	KK
Revised	08.03.13	KK
Revised	08.04.13	KK
Revised	08.24.13	KK
Revised	11.13.13	KK
Revised	11.26.13	KK
Revised	12.02.13	KK

Sign Type 11 -
Project Tenant
I.D. Monument
(Double-Sided)

Elevations and Details

G10



1 | ELEVATION - SIGN TYPE 11A - SIGN NO. 11A.1 - PROPOSED NEW SIGN
 SCALE: 1/2" = 1'-0"

NOTES

REVISED 11/13/13

- 1 FABRICATED 1/8" THICK ALUMINUM SIGN CABINET BUILT TO MATCH STYLE OF EXISTING PROJECT MONUMENTS. PAINT INTERIOR OF SIGN CABINET WITH MATTHEWS PAINT 28150SP HIGH-REFLECTIVE WHITE. BACK OF SIGN IS BLANK EXTERIOR OF CABINET IN SATIN FINISH.
 - 1A FABRICATED 1/8" THICK ALUMINUM CAP TO MATCH STYLE OF EXISTING PROJECT MONUMENTS W/ ACRYLIC LATEX SAND FINISH - EGGSHELL FINISH.
 - 1B FABRICATED 1/8" THICK ALUMINUM BASE TO MATCH STYLE OF EXISTING PROJECT MONUMENTS W/ ACRYLIC LATEX SAND FINISH - EGGSHELL FINISH.
 - 2 3/4" PROUD PUSH-THRU HALO-ILLUMINATED CLEAR ACRYLIC LETTERS WITH SAND-BLASTED EDGES AND .060" THICK PAINTED ALUMINUM APPLIED TO FACE.
 - 3 1 1/2" DEEP FABRICATED 1/8" THICK ALUMINUM SIGN PANELS WITH SMOOTH PAINT FINISH - SATIN FINISH & PUSH-THRU FLUSH INTERNALLY ILLUMINATED TRANSLUCENT WHITE ACRYLIC LETTERS - #7328 LD WHITE OPTIX-LD OR EQUAL.
 - 4 INTERNAL SUPPORT POLE EMBEDDED INTO CONCRETE FOOTING.
 - 5 ADDRESS LETTERS/NUMERALS ARE 1/4" THICK FLAT-CUT ALUMINUM WITH PAINT FINISH & PIN-MOUNTED FLUSH TO FABRICATED BASE.
 - 6 1" HIGH MOW-STRIP CAST SMOOTH AND LEVEL WITH EASED RADIUS EDGES - SIGN FOOTING AS REQ'D PER STRUCTURAL CALCS PROVIDED BY SIGN FABRICATOR.
 - 7 SIGN FABRICATOR TO PROVIDE POWER TO SIGN LOCATION FROM MAIN PANEL.
- P1 MATTHEWS PAINT MP02076 - SPANISH MOSS - SATIN FINISH
 - P2 MATTHEWS PAINT MP04950 - WHEAT BERRY - EGGSHELL FINISH
 - P3 MATTHEWS PAINT MP11477 - NATURAL WHITE - SATIN FINISH

NOTE: LED'S FOR ILLUMINATION TO BE SLOAN SIGNBOX LIGHT 701946-CWSEL WITH SLOAN DRIVERS.

NOTE: SIGN WILL BE LOCATED ON SLOPING GRADE WITH A MAXIMUM GRADE THREE FEET ABOVE SIDEWALK.

D
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Harbor View Center
 Signage Enhancement
 Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 10035

Irvine Company
 Retail Properties

Conceptual Design	06.10.13	KK
Revised	06.11.13	KK
Revised	07.25.13	KK
Revised	07.25.13	KK
Revised	08.29.13	KK
Revised	09.03.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.28.13	KK
Revised	12.02.13	KK

**Sign Type 11A -
 Project/Tenant
 ID Monument**

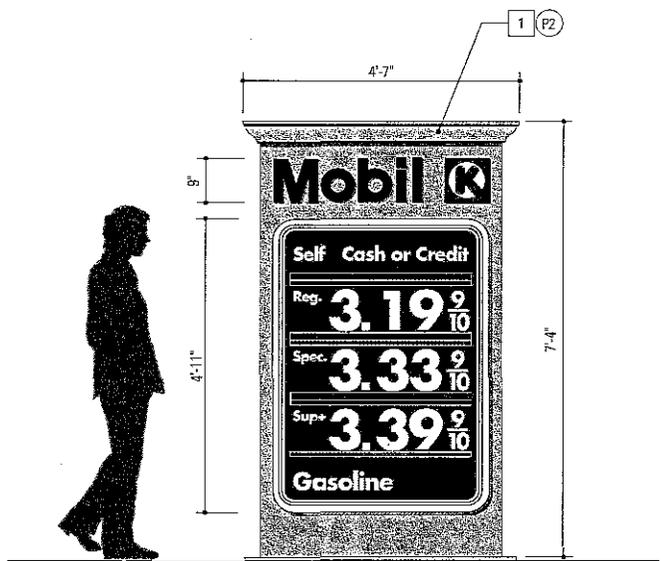
Elevations and Details

G11

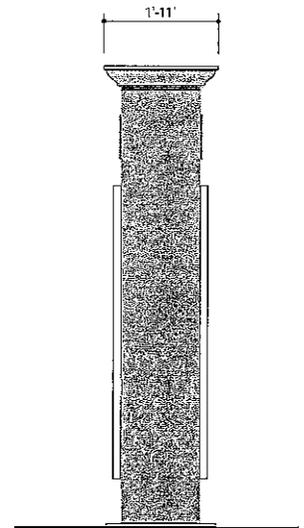
NOTES HVC_S113_GasStation02.dwg

- 1 NEW INTERNALLY ILLUMINATED CABINET WITH ROUTED ACRYLIC PUSH THRU COPY AND VACUUM-FORMED GAS PRICING COMPONENT.
- P2 MATTHEW'S PAINT MP04690 - "WHEAT BERRY" - SATIN GLOSS FINISH

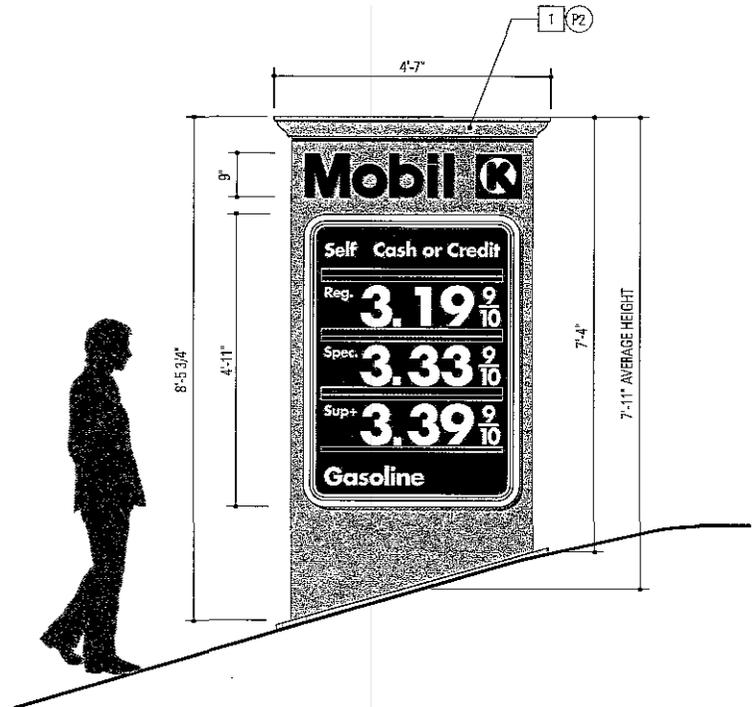
NOTE:
SIGN WILL BE LOCATED ON SLOPING GRADE WITH A MAXIMUM GRADE THREE FEET ABOVE SIDEWALK.



1 ELEVATION - SIGN TYPE 13 - PROPOSED SIGN ON SAN JOAQUIN - SIGN NO. 13.1
SCALE: 1/2" = 1'-0"



2 SIDE ELEVATION - DOUBLE SIDED
SCALE: 1/2" = 1'-0"



3 ELEVATION - SIGN TYPE 13 - PROPOSED SIGN ON SAN MIGUEL - SIGN NO. 13.2
SCALE: 1/2" = 1'-0"

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Harbor View Center
Signage Enhancement
Program

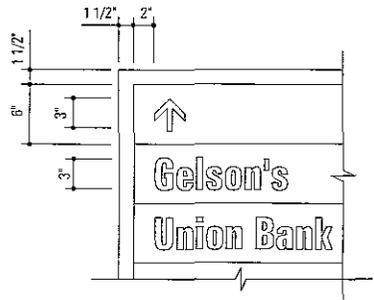
Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

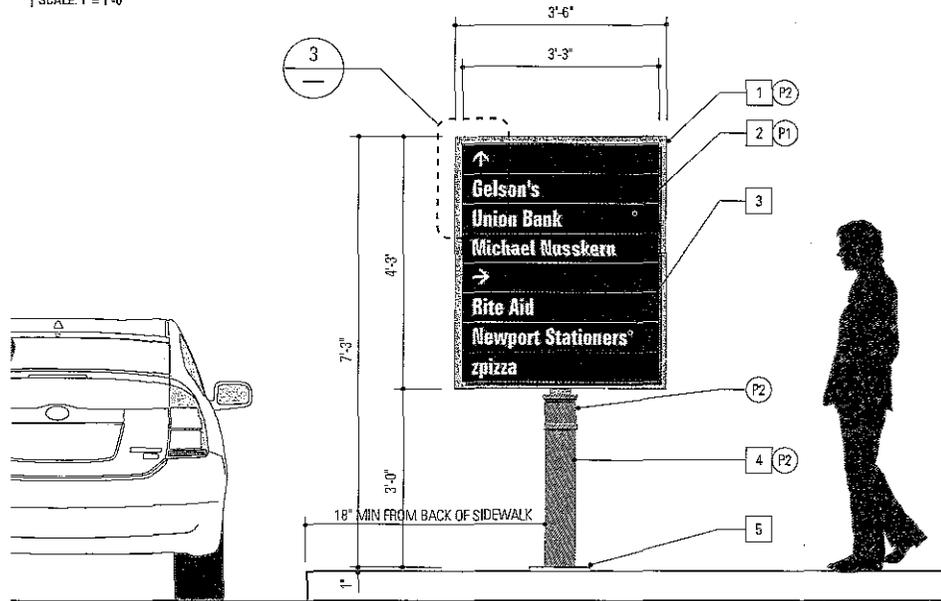
Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 06.25.13 KK
Revised 07.26.13 KK
Revised 08.29.13 KK
Revised 09.03.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.13.13 KK
Revised 11.28.13 KK
Revised 12.02.13 KK

Sign Type 13 - Gas Station I.D./ Pricing Sign
Elevations and Details

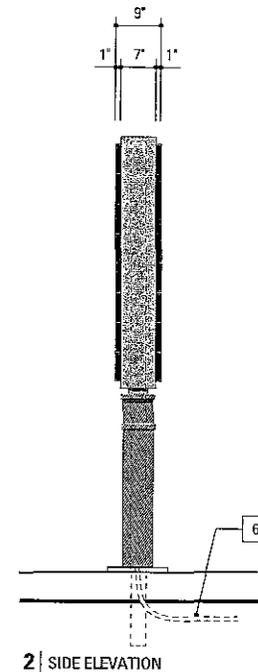
G12



3 DETAIL
SCALE: 1" = 1'-0"



1 ELEVATION - SIGN TYPE 16 - VEHICULAR DIRECTIONAL SIGN
SCALE: 1/2" = 1'-0"



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

NOTES

HY_S18_V01.Dwg

- 1** 1/8" THK. FABRICATED ALUMINUM SIGN CABINET WITH INTERNAL WHITE LED ILLUMINATION AND PAINT FINISH
 - 2** 1" DEEP X 1/8" THK. FABRICATED ALUMINUM CHANGEABLE TENANT PAN PANELS WITH PAINT FINISH AND ROUTED PUSH THRU FLUSH TRANSLUCENT WHITE ACRYLIC GRAPHICS
 - 3** ROUTED PUSH THRU FLUSH TRANSLUCENT WHITE ACRYLIC (LD GRADE) GRAPHICS - TYPE STYLE: GILL SANS CONDENSED
 - 4** FABRICATED ALUMINUM POST WITH PAINT FINISH & INTERNAL SUPPORT POLE EMBEDDED INTO FOOTING
 - 5** 3" CONTINUOUS CAST SMOOTH CONCRETE MOW STRIP AND CONCRETE FOOTING PER STRUCTURAL CALCS
 - 6** ELECTRICAL CONDUIT AND WIRING TO BE PROVIDED TO SIGN LOCATION BY SIGN FABRICATOR
- (P1)** MATTHEWS PAINT MP03078 - SPANISH MOSS - SATIN FINISH
(P2) MATTHEWS PAINT MP04850 - "WHEAT BERRY" - SATIN GLOSS

NOTE:
LANDSCAPING WILL BE KEPT LOW AROUND DIRECTIONAL SIGNAGE



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fax 310.247.9590
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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

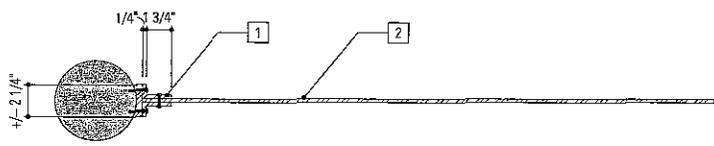
Irvine Company
Retail Properties

Conceptual Design	05.10.13	KK
Revised	06.11.13	KK
Revised	07.25.13	KK
Revised	08.29.13	KK
Revised	09.03.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.26.13	KK
Revised	12.02.13	KK

Sign Type 16
Vehicular
Directionals

Elevations and Details

G13



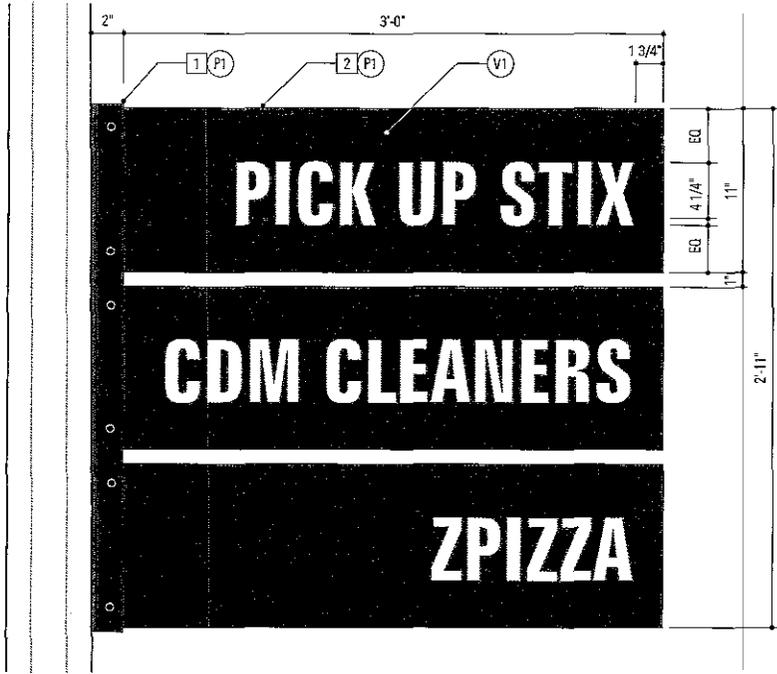
A DETAIL SECTION
SCALE: 1 1/2" = 1'-0"

- NOTES**
- 1 BREAK-FORMED ALUMINUM SIGN BRACKET WITH PAINT FINISH, ATTACH TO SIGN POST WITH ANCHORS AS REQ'D.
 - 2 1/4" THICK PAINTED ALUMINUM MESSAGE PANEL WITH 3M SCOTCHCAL WHITE VINYL LETTERS.
 - 3 4" DIAM. ALUMINUM SIGN POST WITH PAINT FINISH
 - P1 MATTHEWS PAINT MP03078 - SPANISH MOSS - SATIN FINISH
 - V1 3M SCOTCHCAL 7725-10 WHITE VINYL

NOTE: MESSAGES TO BE VERIFIED BY OWNER



1 LOCATION ELEVATION - SIGN TYPE 17 - RESTAURANT TENANT DIRECTORY
SCALE: 1/2" = 1'-0"



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



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design	06.10.13	KK
Revised	08.11.13	KK
Revised	08.25.13	KK
Revised	07.26.13	KK
Revised	08.26.13	KK
Revised	09.03.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.28.13	KK
Revised	12.02.13	KK

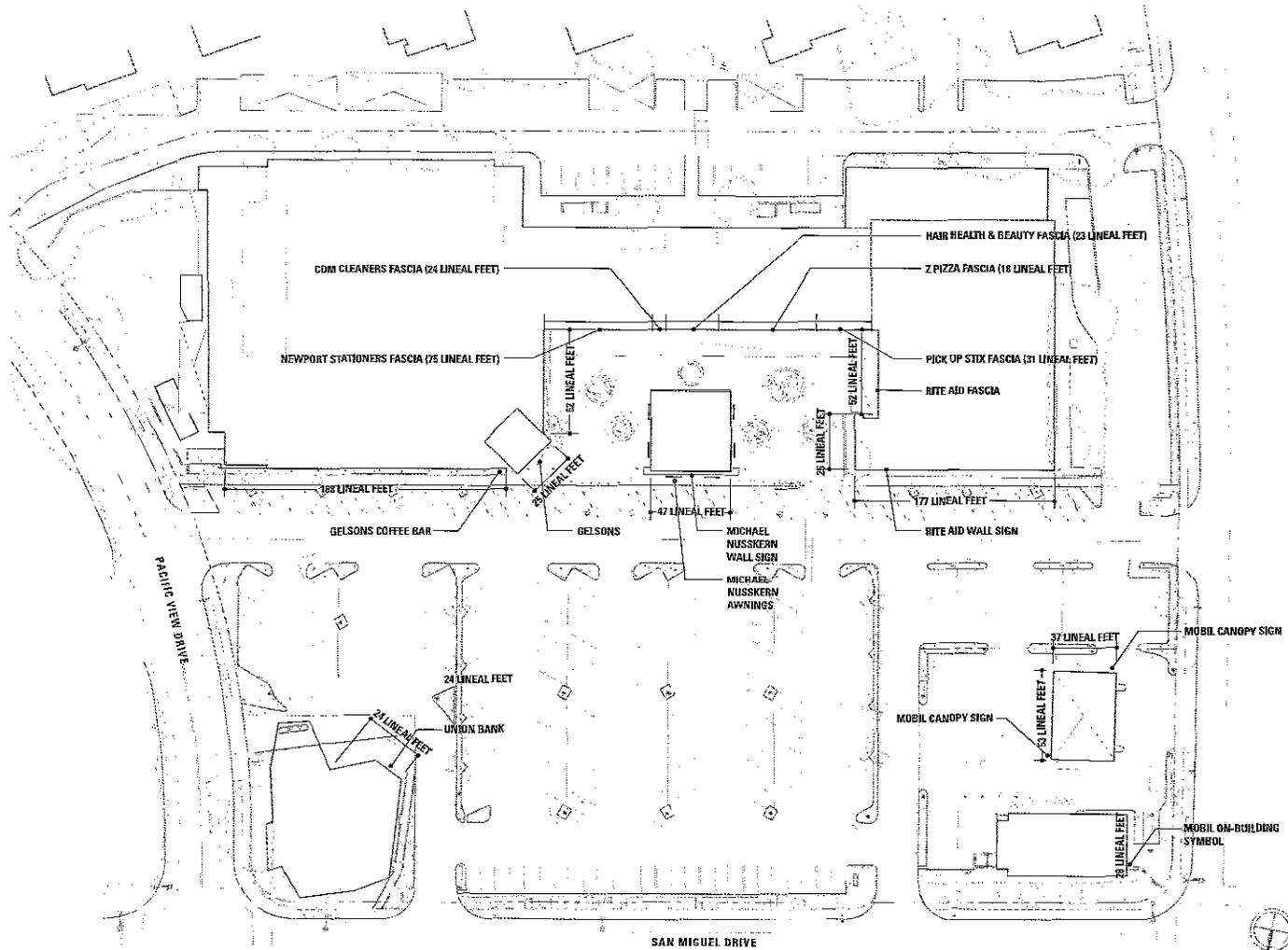
Sign Type 17
Restaurant
Tenant Directory

Elevations and Details

G14

SIGN LEGEND

TENANT SIGNAGE ON BUILDING FASCIAS



1 SIGN LOCATION PLAN - ON-BUILDING TENANT SIGNAGE

NTS

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**Harbor View Center
Signage Enhancement
Program**

Signage and Graphics Program
Newport Beach, California
Project No. 10035

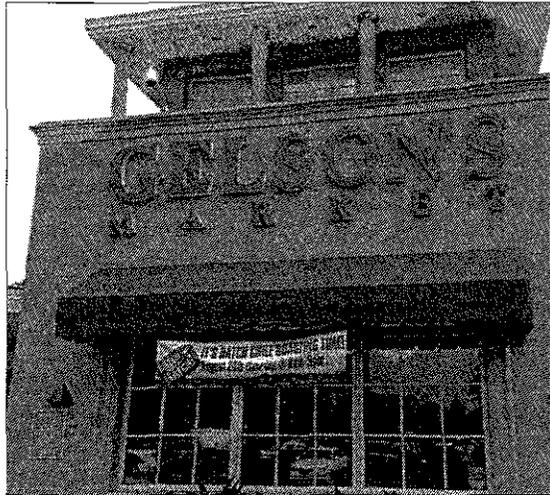
Irvine Company
Retail Properties

Conceptual Design 08.10.13 KK
Revised 08.11.13 KK
Revised 08.25.13 KK
Revised 07.26.13 KK
Revised 08.28.13 KK
Revised 08.03.13 SK
Revised 08.04.13 KK
Revised 08.24.13 KK
Revised 11.13.13 KK
Revised 11.26.13 KK
Revised 12.02.13 KK

**Sign Location
Plan - Tenant
Signage**

Elevations and Details

G15



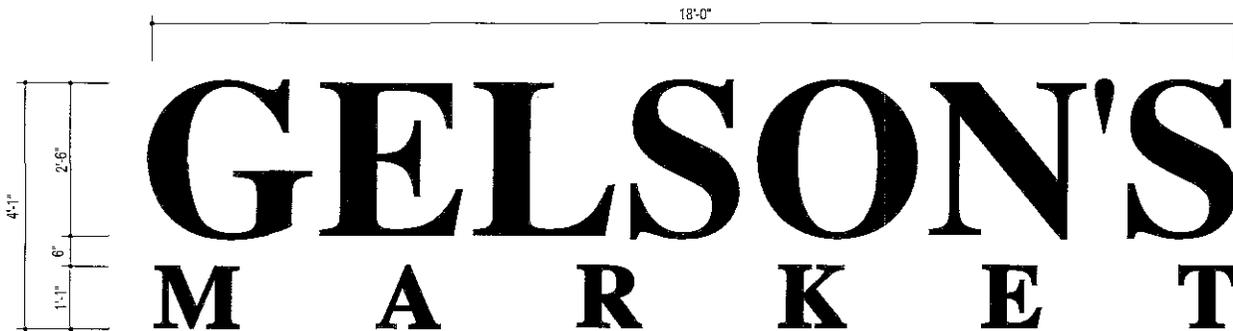
2 EXISTING CONDITION
SCALE: N.T.S.

NOTES

MJ_Olson.sld

- 1** INTERNALLY ILLUMINATED CHANNEL LETTERS WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

20 FT. FROM GRADE TO TOP OF SIGN



1 ON-BUILDING TENANT SIGNAGE - GELSON'S MARKET
SCALE: 1/2" = 1'-0"



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

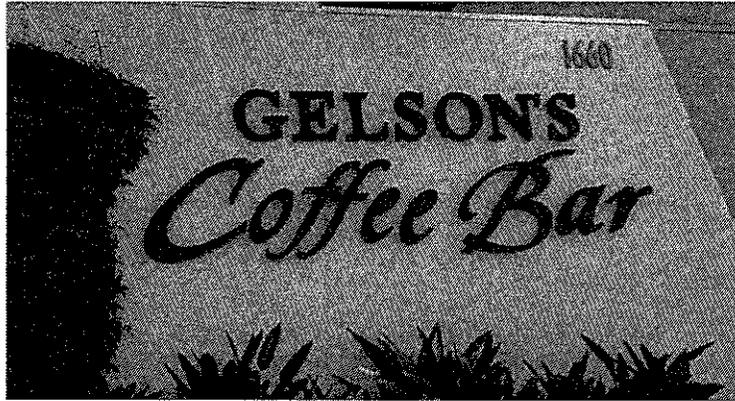
Irvine Company
Retail Properties

Conceptual Design 08.10.13 KK
Revised 08.11.13 KK
Revised 08.26.13 KK
Revised 08.28.13 KK
Revised 09.03.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.13.13 KK
Revised 11.28.13 KK
Revised 12.02.13 KK

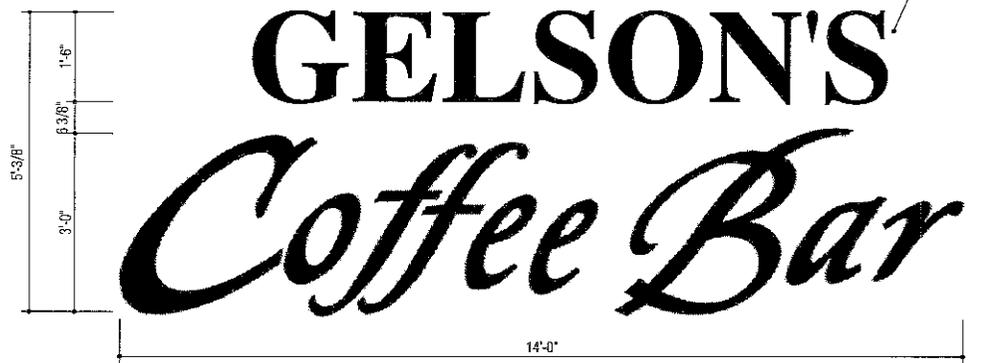
Tenant Signage
Gelson's Market

Elevations and Details

G16



2 EXISTING CONDITION
SCALE: N.T.S.



1 ON-BUILDING TENANT SIGNAGE - GELSON'S COFFEE BAR
SCALE: 1/2" = 1'-0"

NOTES TM_Gelsons_coffeebar

1 REVERSE CHANNEL LETTERS WITH HALO ILLUMINATION

10 FT. FROM GRADE TO TOP OF SIGN



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design
Revised
Revised
Revised
Revised
Revised
Revised
Revised

06.10.13 KK
06.17.13 KK
06.25.13 KK
07.26.13 KK
08.22.13 KK
09.03.13 KK
09.04.13 KK
09.24.13 KK
11.13.13 KK
11.26.13 KK
12.02.13 KK

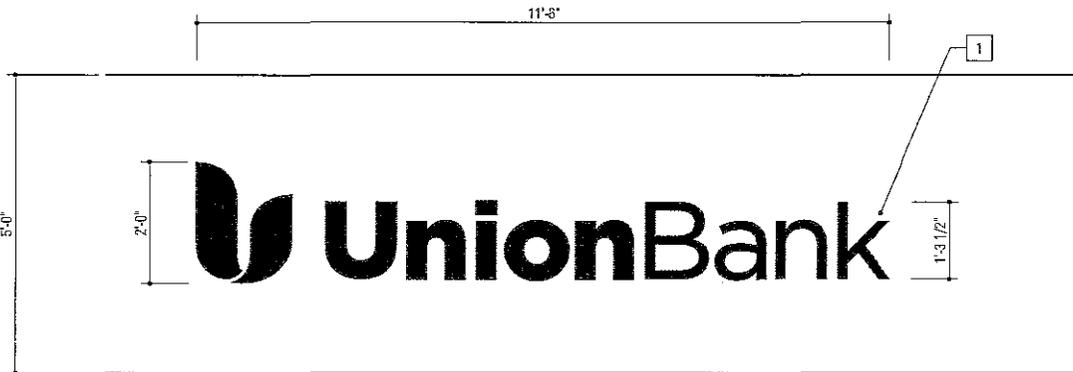
Tenant Signage
Gelston's Coffee
Bar

Elevations and Details

G17



2 EXISTING CONDITION
SCALE: N.T.S.



1 ON-BUILDING TENANT SIGNAGE - UNION BANK
SCALE: 1/2" = 1'-0"

NOTES

NV_MinorBank.s

- 1** 5" DEEP INTERNALLY ILLUMINATED CHANNEL LETTERS WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

12 FT. FROM GRADE TO TOP OF SIGN



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**Harbor View Center
Signage Enhancement
Program**

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 08.10.13 KK
Revised 08.11.13 KK
Revised 08.26.13 KK
Revised 07.26.13 KK
Revised 08.28.13 KK
Revised 08.03.13 KK
Revised 09.04.13 XK
Revised 09.24.13 XK
Revised 11.13.13 XK
Revised 11.28.13 XK
Revised 12.02.13 KK

08.10.13 KK
08.11.13 KK
08.26.13 KK
07.26.13 KK
08.28.13 KK
08.03.13 KK
09.04.13 XK
09.24.13 XK
11.13.13 XK
11.28.13 XK
12.02.13 KK

**Tenant Signage
Union Bank**

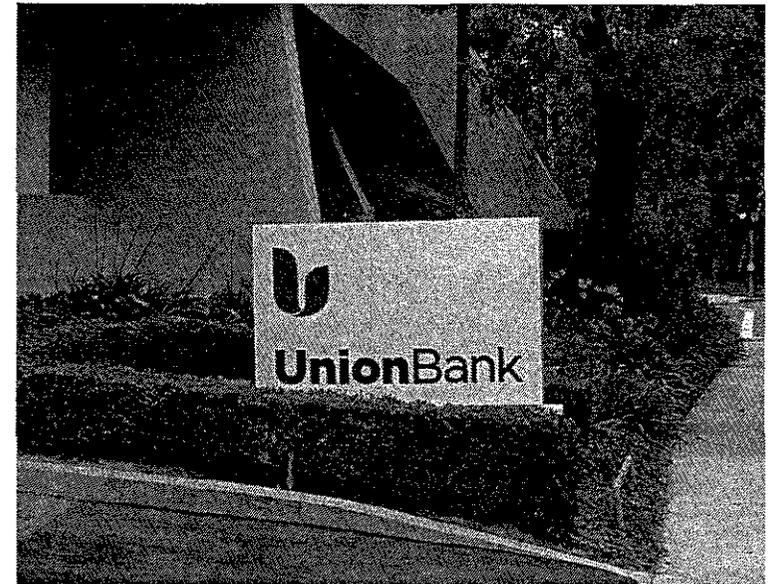
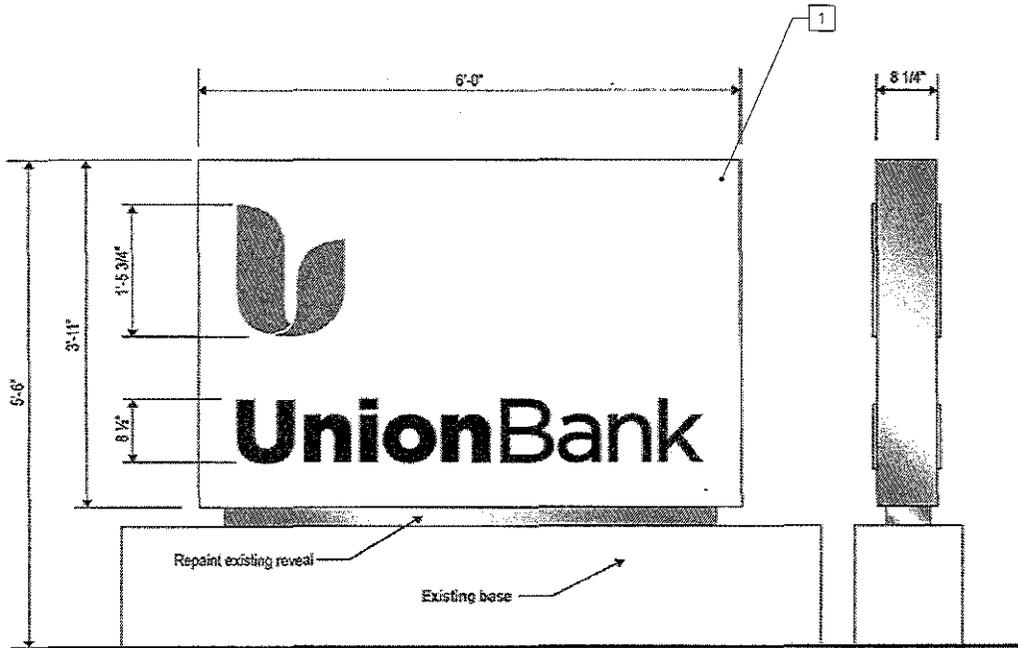
Elevations and Details

G18

NOTES

H/C_ST12_BankLF

- 1 INTERNALLY ILLUMINATED METAL FABRICATED SIGN CABINET WITH ROUTED PUSH THRU GRAPHICS IN TENANTS CORPORATE COLORS.



1 | ELEVATION - EXISTING CONDITION

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

2 | EXISTING CONDITION - UNION BANK MONUMENT

SCALE: N.T.S.



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Harbor View Center
 Signage Enhancement
 Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 10035

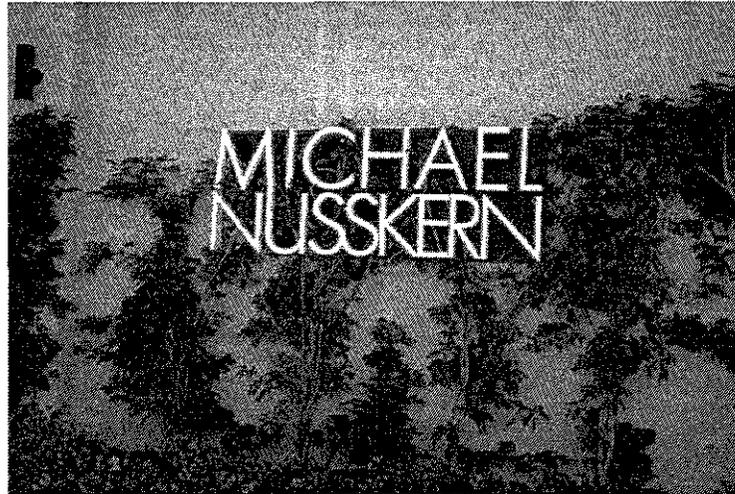
Irvine Company
 Retail Properties

Conceptual Design	06.10.13	KK
Revised	06.11.13	KK
Revised	06.25.13	KK
Revised	07.26.13	KK
Revised	08.29.13	KK
Revised	03.02.13	KK
Revised	03.04.13	KK
Revised	02.24.13	KK
Revised	11.13.13	KK
Revised	11.26.13	KK
Revised	12.02.13	KK

Tenant Signage
 Union Bank
 Monument

Elevations and Details

G19



2 EXISTING CONDITION
SCALE: N.T.S.



4 EXISTING CONDITION
SCALE: N.T.S.

NOTES

HC_MNusskern.dwg

- 1** 1 1/2" THK. ALUMINUM FABRICATED LETTERS WITH WHITE PAINT FINISH. LETTERS MOUNTED TO 1/4" THK. ALUMINUM BACKER PANEL.
- 2** 3" HIGH WHITE SILKSCREEN LETTERS ON AWNING.

8 FT. FROM GRADE TO TOP OF SIGN



1 ON-BUILDING TENANT SIGNAGE - MICHAEL NUSSKERN
SCALE: 1/2" = 1'-0"



3 AWNING SIGNAGE - MICHAEL NUSSKERN
SCALE: 1" = 1'-0"



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design	06.10.13	KK
Revised	06.11.13	KK
Revised	07.26.13	KK
Revised	08.29.13	KK
Revised	09.03.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.28.13	KK
Revised	12.02.13	KK

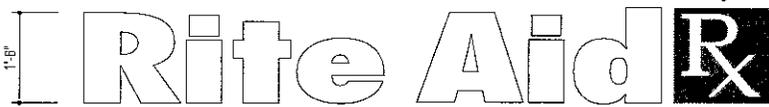
Tenant Signage
Michael Nusskern

Elevations and Details

G20



2 EXISTING CONDITION
SCALE: N.T.S.



1 ON-BUILDING TENANT SIGNAGE - RITE AID RX
SCALE: 1/2" = 1'-0"

NOTES

HC_RiteAid.dwg

- 1** INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

8'-10" FROM GRADE TO TOP OF SIGN



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 08.10.13 KK
Revised 08.11.13 KK
Revised 08.28.13 KK
Revised 07.28.13 KK
Revised 08.29.13 KK
Revised 08.03.13 KK
Revised 08.04.13 KK
Revised 08.24.13 KK
Revised 11.13.13 KK
Revised 11.28.13 KK
Revised 12.02.13 KK

Tenant Signage
Rite Aid Rx

Elevations and Details

G21



2 EXISTING CONDITION
SCALE: N.T.S.

NOTES

RY_08042013

- 1** INTERNALLY ILLUMINATED CHANNEL LETTERS WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

11'-0" FROM GRADE TO TOP OF SIGN



1 ON-BUILDING TENANT SIGNAGE - RITE AID
SCALE: 1/2" = 1'-0"

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Program

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Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 06.26.13 KK
Revised 06.29.13 KK
Revised 08.02.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.13.13 KK
Revised 11.28.13 KK
Revised 12.02.13 KK

Tenant Signage
Rite Aid

Elevations and Details

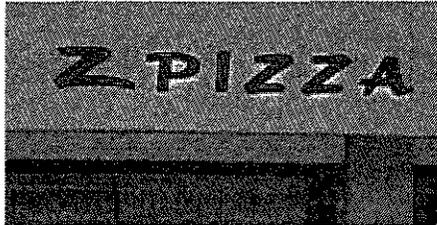
G22

NOTES

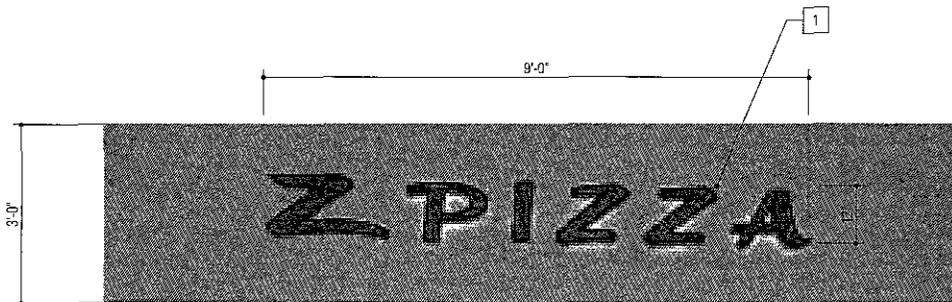
MV_2012.04

- 1 INTERNALLY ILLUMINATED CHANNEL LETTERS WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS. LETTERS AND SYMBOL ARE ALSO HALO ILLUMINATED.

11'-10" FROM GRADE TO TOP OF SIGN



2 EXISTING CONDITION
SCALE: N.T.S.



1 ON-BUILDING TENANT SIGNAGE - Z PIZZA
SCALE: 1/2" = 1'-0"



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Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design	05.10.13	KK
Revised	05.11.13	KK
Revised	06.25.13	KK
Revised	07.28.13	KK
Revised	08.23.13	KK
Revised	09.03.13	KK
Revised	09.04.13	KK
Revised	09.24.13	KK
Revised	11.13.13	KK
Revised	11.26.13	KK
Revised	12.02.13	KK

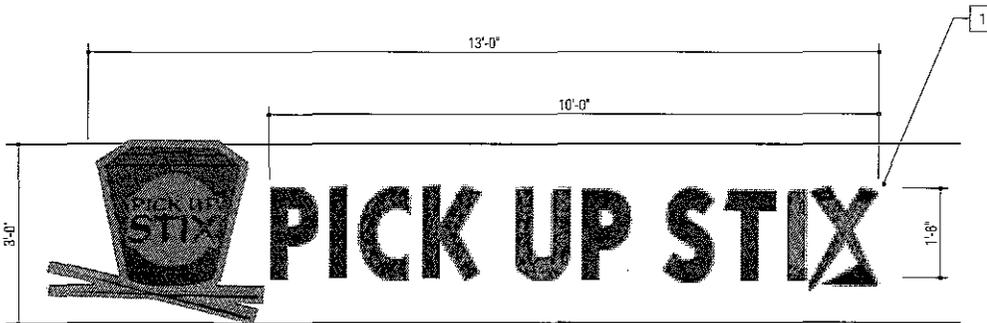
Tenant Signage
ZPizza

Elevations and Details

G23



2 EXISTING CONDITION
SCALE: N.T.S.



1 ON-BUILDING TENANT SIGNAGE - PICK UP STIX
SCALE: 1/2" = 1'-0"

NOTES

HR_PickUpStix.dwg

- 1** INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

13 FT. FROM GRADE TO TOP OF SIGN

NOTE:
NEW SIGN LIMITED IN LETTER/LOGO
HEIGHT IN THE FUTURE TO 2'-6"



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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 06.25.13 KK
Revised 07.26.13 KK
Revised 08.28.13 KK
Revised 09.03.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.13.13 KK
Revised 11.26.13 KK
Revised 12.02.13 KK

Tenant Signage
Pick Up Stix

Elevations and Details

G24



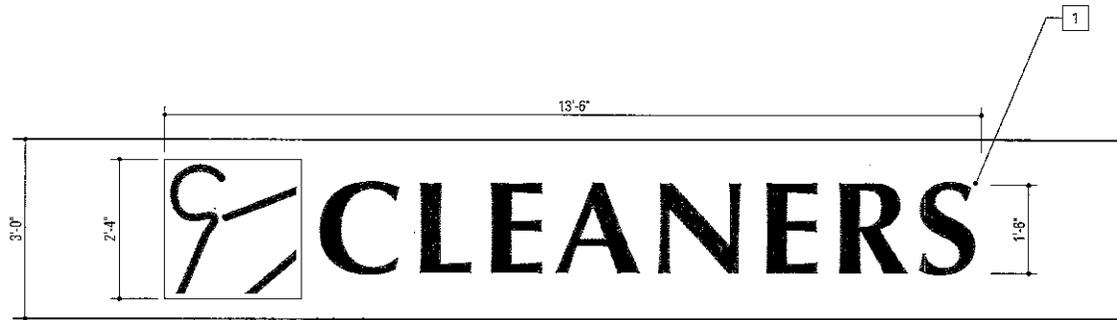
2 EXISTING CONDITION
SCALE: N.T.S.

NOTES

HV_Cleaners.rvt

- 1** INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

12'-3" FT. FROM GRADE TO TOP OF SIGN



1 ON-BUILDING TENANT SIGNAGE - HARBOR VIEW CLEANERS
SCALE: 1/2" = 1'-0"

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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design
Revised
Revised
Revised
Revised
Revised
Revised
Revised
Revised

06.10.13 KK
08.11.13 KK
05.25.13 KK
07.28.13 KK
08.29.13 KK
09.03.13 KK
09.04.13 KK
09.24.13 KK
11.13.13 KK
11.28.13 KK
12.02.13 KK

Tenant Signage
Harbor View
Cleaners

Elevations and Details

G25



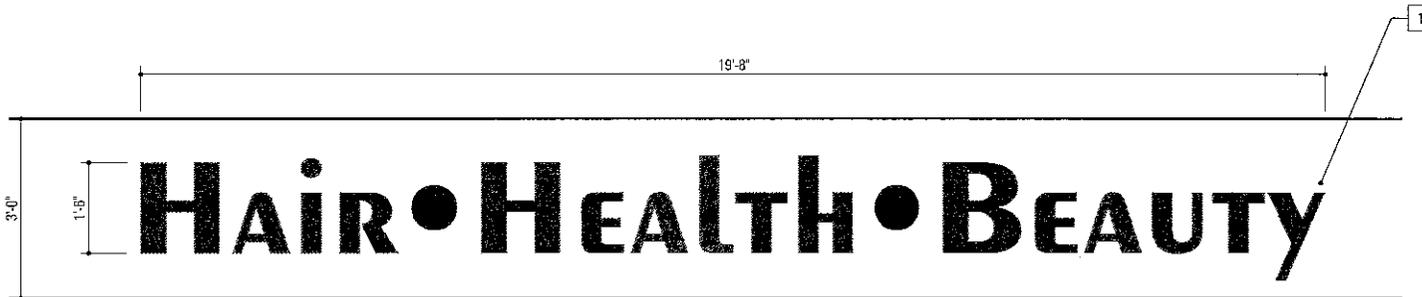
2 EXISTING CONDITION
SCALE: N.T.S.

NOTES

HW_HairHealth.a

- 1 REVERSE CHANNEL LETTERS WITH HALO ILLUMINATION.

12'-2" FROM GRADE TO TOP OF EXISTING SIGN



1 ON-BUILDING TENANT SIGNAGE - HAIR • HEALTH • BEAUTY
SCALE: 1/2" = 1'-0"

D Davies Associates

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Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 06.10.13 KK
Revised 06.11.13 KK
Revised 07.26.13 KK
Revised 08.28.13 KK
Revised 08.03.13 KK
Revised 09.04.13 KK
Revised 09.24.13 KK
Revised 11.13.13 KK
Revised 11.28.13 KK
Revised 12.02.13 KK

Tenant Signage
Hair-Health-Beauty

Elevations and Details

G26



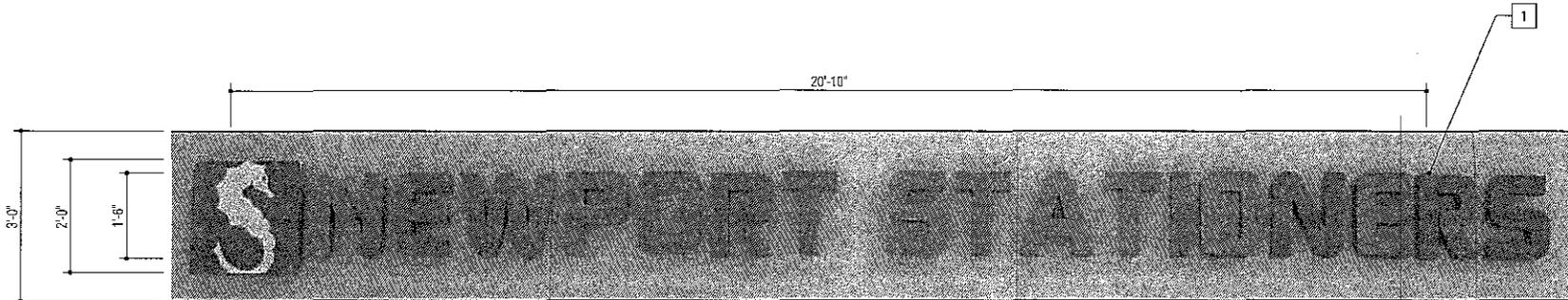
2 EXISTING CONDITION
SCALE: N.T.S.

NOTES

RY_NewportSta01.rvt

- 1** INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.

12'-2" FROM GRADE TO TOP OF EXISTING SIGN



1 ON-BUILDING TENANT SIGNAGE - NEWPORT STATIONERS
SCALE: 1/2" = 1'-0"

D Davies Associates

Environmental Graphics
Davies Associates, Inc.
9424 Dayton Way
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This drawing and the designs included therein are consequences of services and shall remain the property of Davies Associates, Inc. whether or not the project for which they are made is executed. They are not to be used by the Owner/Client on other projects or extensions of this project except by agreement in writing with Davies Associates, Inc.

Harbor View Center
Signage Enhancement
Program

Signage and Graphics Program
Newport Beach, California
Project No. 10035

Irvine Company
Retail Properties

Conceptual Design 08.10.13 KK
Revised 08.11.13 KK
Revised 08.25.13 KK
Revised 07.26.13 KK
Revised 08.29.13 KK
Revised 08.03.13 KK
Revised 08.04.13 KK
Revised 08.24.13 KK
Revised 11.13.13 KK
Revised 11.28.13 KK
Revised 12.02.13 KK

08.10.13 KK
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08.29.13 KK
08.03.13 KK
08.04.13 KK
08.24.13 KK
11.13.13 KK
11.28.13 KK
12.02.13 KK

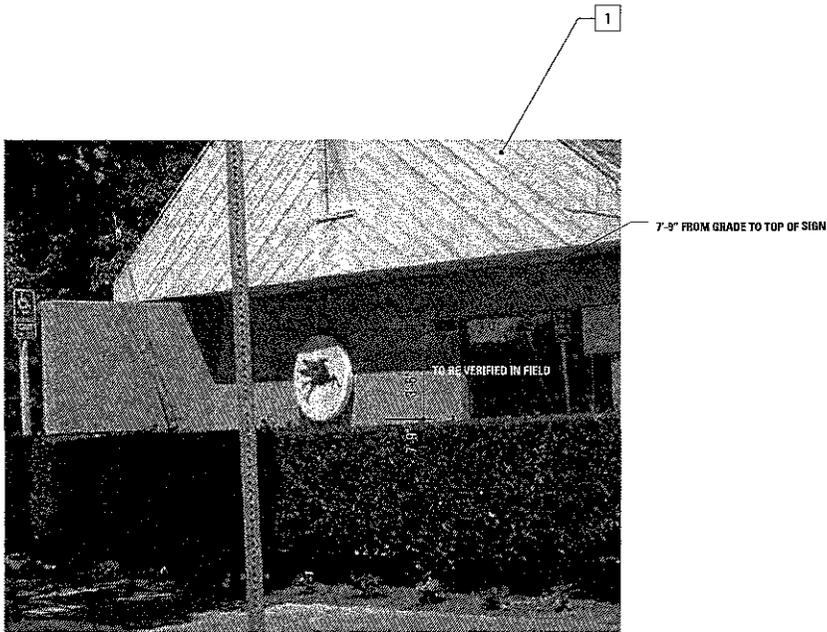
Tenant Signage
Newport
Stationers

Elevations and Details

G27

NOTES

- 1 INTERNALLY ILLUMINATED FACE LIT SYMBOL WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.
- 2 INTERNALLY ILLUMINATED CHANNEL LETTERS WITH TRANSLUCENT FACES AND COLORS TO MATCH TENANTS CORPORATE STANDARDS.



1 EXISTING CONDITION - MOBIL ON-BUILDING SYMBOL
SCALE: N.T.S.



2 EXISTING CONDITION - MOBIL CANOPY SIGN
SCALE: N.T.S.



Davies Associates

Environmental Graphics
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**Harbor View Center
Signage Enhancement
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Signage and Graphics Program
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**Irvine Company
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Conceptual Design 06.10.13 KK
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Revised 11.26.13 KK
Revised 12.02.13 KK

**Tenant Signage
Mobil**

Elevations and Details

G28