



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

TO: CITY COUNCIL, CITY MANAGER AND PLANNING COMMISSION

FROM: Kimberly Brandt, Community Development Director
Brenda Wisneski, Deputy Community Development Director

SUBJECT: Report of actions taken by the Zoning Administrator, and/or Planning Division staff for the week ending May 6, 2016

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

Item 1: Block 800 Comprehensive Sign Program Amendment No. CS2016-004
(PA2016-068)
Site Address: 800 Newport Center Drive

Action: Approved Council District 5

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915

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ZONING ADMINISTRATOR ACTION LETTER

Application No. Comprehensive Sign Program No. CS2016-004 (PA2016-068)

Applicant Irvine Company – Holly Fessler

Site Address 800 Newport Center Drive
Block 800 Comprehensive Sign Program Amendment

Legal Description Parcel 1 of Resubdivision No. 0612, being a division of a portion of Block 55 of Irvine's Subdivision as shown on the map recorded in Book 1, Page 88 of Miscellaneous Record Maps, Records of Orange County, California

On **May 3, 2016**, the Zoning Administrator approved Comprehensive Sign Program No. CS2016-004. This approval amends the existing Block 800 Comprehensive Sign Program (CS2013-009) by authorizing the addition of one secondary Tenant ID Eyebrow Sign (Sign Type 6). The proposed sign will be located on the first floor fascia of the 880 Newport Center Drive building. The sign will front Newport Center Drive and is for a secondary tenant. The maximum letter/logo height is limited to 16 inches. No other changes were proposed. This approval supersedes Comprehensive Sign Program No. CS2013-009.

The subject property is located in Block 800 of the North Newport Center Planned Community (PC 56) Zoning District. The property is designated Regional Commercial Office (CO-R) in the Land Use Element of the General Plan. The property is not located in the Coastal Zone.

The added sign is consistent with the PC 56 sign standards. These standards specify that secondary tenants are permitted one building sign not to exceed a maximum letter/logo height of 16 inches.

The amended Comprehensive Sign Program will continue to address signage for the multi-tenant buildings in Block 800. This includes cube, monument, leasing, eyebrow, advisory, and temporary signs.

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

BACKGROUND

On October 10, 2013, the Zoning Administrator approved Comprehensive Sign Program No. CS2013-009. This approval allowed the following deviations from the PC 56 sign standards,

- The number, height, location, and placement (outside of the middle 50 percent of the building frontage) of building signs throughout Block 800.
- Clarified the standard height measurement for the cube sign (Sign Type 1) reflecting the existing cube height (5 feet), where the Planned Community regulations allow 5 feet measured from existing grade.
- Allowed two Multi-Tenant ID Monument Signs (Sign Type 2) with an 11 percent increase in sign width (10 feet), where the Zoning Code allows a maximum width of 9 feet.
- Allowed Secondary Tenant ID Monument Signs (Sign Type 3) with a 14 percent increase in sign height (6 inches) and a 20 percent increase in letter height (4 inches).
- Allowed the addition/replacement of a Single-Tenant ID Monument Sign (Sign Type 5) that complies with the Zoning Code.

On May 22, 2014, the Community Development Director approved Staff Approval No. SA2014-010. The approval relocated a Secondary Tenant ID Monument Sign (Sign Type 3) from the drive aisle median (entry off Santa Barbara Drive) to an adjacent location. There were no other changes proposed.

FINDINGS

Finding

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

Facts in Support of Finding

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

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

Standard

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

Facts in Support of Standard

1. The proposed Comprehensive Sign Program complies with the purpose and intent of Newport Beach Municipal Code Chapter 20.42 (Sign Standards) and the North Newport Center Planned Community (PC 56) development standards. It provides the multi-tenant commercial buildings in Block 800 with adequate identification while guarding against an excessive proliferation of signage. It preserves and enhances community appearance by regulating the type, size, location, quantity, and illumination of signs. Through said regulations, the Comprehensive Sign Program will enhance the safety of motorists and pedestrians by minimizing the distraction of signs, as well as to protect the life, health, property, and general welfare of City residents and visitors.
2. 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. This approval integrates all of the signs in Block 800 while meeting the purpose and intent of Chapter 20.42 and the sign standards of the PC 56 (North Newport Center Planned Community) Zoning District.
3. As amended, the Comprehensive Sign Program is consistent with the Citywide Sign Design Guidelines Manual because the proposed signs are compatible with the building design in terms of scale, size, and materials. Signs effectively communicate a commercial message without creating sign clutter by using legible text that contrasts with the background. The location and size of the signs do not dominate, but rather are consistent with the proportions of the façade on which they are located.
4. Primary Tenant ID Eyebrow signage, Sign Type 6, will be located on elevations at the eyebrow level above the first floor where the architectural design of the building suggests placement of a sign. Primary Tenant ID Eyebrow signage will be limited to one sign per building elevation. Secondary Tenant ID Eyebrow signage, Sign Type 6, will be limited to one location. The sign will be located at the first floor of the 880 Newport Center Drive building and be visible from Newport Center Drive. The sign will be located on the building adjacent to a pedestrian walkway that connects to the public sidewalk. Proposed signs employ a consistent sign pattern in location, and fit with the overall scale of the building and its relationship to Newport Center Drive.

Finding

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

Facts in Support of Standard

1. Existing nonconforming and outdated signage on-site will be removed so that new and remaining signage will create a cohesive appearance throughout the subject property.
2. Block 800 contains multi-tenant commercial buildings. As amended, Tenant ID Eyebrow signage, Sign Type 6, will identify primary and secondary tenants. Monument signs will also identify primary and secondary tenants. The number and location of signs will not contribute to an overabundance of signage or have a detrimental effect on the neighborhood.
3. All proposed signs will integrate well with the character and architectural style of the building by maintaining consistency in location, sign height, and materials. Primary Tenant ID Eyebrow Signs placed on the building will be limited to 2 feet in height, one sign per building elevation, and placed above the first floor level. Secondary Tenant ID Eyebrow Signs will be limited to 16 inches in height and one location. Monument signs will provide adequate visibility for customers seeking primary and secondary tenants in Block 800.
3. Proposed signs will not obstruct public views from adjacent roadways because there are no public views through or across the subject property.
4. Proposed signs will not interfere with sight distance from any street, driveway, or parking area. Existing advisory signs that may interfere with sight distance areas will be required to demonstrate compliance with this requirement or must be relocated outside of the sight distance areas prior to the issuance of building permits for new signage within the center.

Finding

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

Facts in Support of Standard

1. The amended 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.

Finding

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

Facts in Support of Standard

1. The amended Comprehensive Sign Program has been designed to be effective for the commercial tenants that occupy Block 800 by providing sign opportunities for approximately 10 tenants.
2. The amended Comprehensive Sign Program establishes allowed type, number, location, and area of signage with flexibility to accommodate any existing and future tenants.
3. It is not anticipated that future revisions to the Comprehensive Sign Program will be necessary to accommodate changes in tenants or uses. However, the Community Development Director may approve minor revisions to the Comprehensive Sign Program if the intent of the original approval is not affected.

Finding

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

Facts in Support of Standard

1. The Comprehensive Sign Program allows for deviations to the number, height, location, and placement (outside of the middle 50 percent of the building frontage) of building signs in Block 800. The approval conforms to all other standards of Zoning Code Chapter 20.42, and enhances the overall development. It integrates all signs with the overall site and structure design into a unified architectural statement.
2. The Comprehensive Sign Program clarifies the standard height measurement for the cube sign (Sign Type 1) reflecting the existing cube height (5 feet), where the Planned Community regulations allow 5 feet measured from existing grade.
3. The Comprehensive Sign Program allows for two Multi-Tenant ID Monument Signs (Sign Type 2) with an 11 percent increase in sign width (10 feet), where the Zoning Code allows a maximum width of 9 feet.

4. The Comprehensive Sign Program allows Secondary Tenant ID Monument Signs (Sign Type 3) with a 14 percent increase in sign height (6 inches) and a 20 percent increase in letter height (4 inches).
5. The Comprehensive Sign Program allows the addition/replacement of a Single-Tenant ID Monument Sign (Sign Type 5) that complies with the Zoning Code.
6. The number of signs is reasonable given the use of the structure, size, and location of buildings in Block 800. Total allowed sign area for each primary frontage and secondary frontage does not deviate from the maximum permitted by the Zoning Code.

Finding

- G. *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

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

Finding

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

Facts in Support of Standard

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

CONDITIONS OF APPROVAL

(Conditions required by Comprehensive Sign Program No. CS2013-009 have been incorporated into the conditions herein. New or revised conditions are italicized.)

1. All proposed signs shall be in substantial conformance with the approved plans, Comprehensive Sign Program Matrix Table, and provisions of Chapter 20.42 of the Newport Beach Municipal Code, unless otherwise indicated in the following conditions.
2. Anything not specifically approved by this Comprehensive Sign Program is prohibited.
3. *Comprehensive Sign Program No. CS2016-004 shall supersede Comprehensive Sign Program No. CS2013-009.*

4. A building permit shall be obtained prior to commencement of installation of the signs.
5. A copy of this letter shall be incorporated into the plan check sets of plans prior to issuance of building or sign permits.
6. Prior to the issuance of building permits for new signage within the center, the applicant shall submit details or evidence to demonstrate that all existing Advisory Signs, Sign Type 7, will comply with sight distance requirements from any street, driveway, or parking area to the satisfaction of the Public Works Department. If existing signs are located within the required sight distance area, they must be relocated outside of the sight distance areas.
7. Multiple sign locations are identified on the project plans for Sign Type 6, Tenant ID Eyebrow Signage. The multiple locations identified are intended to provide flexibility and options for future tenants where only one sign shall be permitted per building elevation as identified in the Sign Program Matrix.
8. *For Tenant ID Eyebrow Signs (Sign Type 6), the largest tenant in each building shall be the primary tenant. All other tenants shall be secondary tenants.*
9. *Tenant ID Eyebrow Sign ST 6.10 shall be limited to a secondary tenant in the 880 Newport Center Drive building.*
10. Illuminated signs shall be regulated in accordance with the provisions of Section 20.42.070 of the Newport Beach Municipal Code. If, in the opinion of the Community Development Director, existing illumination creates an unacceptable negative impact on surrounding land uses or sensitive habitat areas the Director may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated.
11. Signs shall be maintained in a clean and orderly condition.
12. The Community Development Director may approve revisions to the Comprehensive Sign Program if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require approval of a new/revised comprehensive sign program by the Zoning Administrator.
13. 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 Division, 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 signs shall be exercised as necessary.

14. The Zoning Administrator 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.
15. 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.
16. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Block 800 Comprehensive Sign Program Amendment including, but not limited to, Comprehensive Sign Program No. CS2016-004 (PA2016-068). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

APPEAL PERIOD

An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

On behalf of Patrick J. Alford, Zoning Administrator

By:



Jason Van Patten, Assistant Planner

GR/jvp

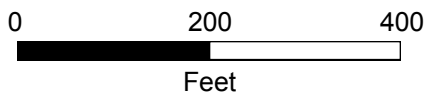
- Attachments:
- ZA 1 Vicinity Map
 - ZA 2 Applicant's Project Description
 - ZA 3 Sign Program Matrix
 - ZA 4 Project Plans

Attachment No. ZA 1

Vicinity Map



Newport
Beach
GIS



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

Imagery: 2009-2013 photos provided by Eagle Imaging www.eagleaerial.com

Attachment No. ZA 2

Applicant's Project Description



CAA PLANNING

April 20, 2016

Ms. Brenda Wisneski
Deputy Community Development Director
City of Newport Beach
3300 Newport Boulevard
Newport Beach, CA 92658-8915

Subject: Amendment to the Block 800 Comprehensive Sign Program, North Newport Planned Community, CS2013-009 (PA2013-145)

Dear Ms. Wisneski:

On behalf of the Irvine Company, CAA Planning, Inc. (CAA) is pleased to submit the enclosed application to amend the Block 800 Comprehensive Sign Program (Sign Program) to add a Secondary Tenant Eyebrow Sign (Type 6) at 880 Newport Center Drive (880 Building).

Background

Sign Program CS2013-009

On October 10, 2013, the Zoning Administrator approved Comprehensive Sign Program CA2014-009 (Sign Program) which established signage guidelines for the multi-tenant buildings within the Block 800 Sub-Area of the North Newport Center Planned Community (NNCPC). The intent of the Sign Program is to allow signage for multiple tenants and includes monuments and wall signs.

Staff Approval SA2014-010

On May 22, 2014, the Community Development Director approved Staff Approval SA2014-010 which allowed the relocation the Secondary Tenant ID Monument (Type 3) from the median of the entry driveway into Block 800 from Santa Barbara to the adjacent parkway of the entry driveway. This was done to accommodate the planned construction of a guardhouse in the median.

Proposed Project

The tenants in Block 800 are identified by monument and wall signs. The monument signs identify the tenants that are located in Block 800 and the wall signs identify which building the various tenants occupy. The wall signs, identified in the Sign Program as Tenant ID Eyebrow Signs or Type 6 Sign, are currently approved only for primary tenants. This application seeks approval to allow a Type 6 Sign for a proposed secondary tenant at 880 Newport Center Drive to provide exposure to traffic on Newport Center Drive.



Ms. Brenda Wisneski
April 20, 2014
Page 2 of 2

The proposed sign is identified as Sign ST 6.10 on the Sign Location Plan, Sheet G4 of the enclosed Sign Program. The sections and details for the proposed are shown on Sheet G12 of the Sign Program and a photo simulation is attached which shows where the proposed sign will located on the building (Exhibit 1).

Consistency

Per Section 20.42.120.F of the Municipal Code “The Director may approve revisions to a Comprehensive Sign Program if the intent of the original approval is not affected.” To this extent, the Director can approve the proposed amendment for the following reasons:

1. Walls signs for secondary tenants are allowed under the NNCPC.
2. The proposed sign will conform to the NNCPC Development Standards in number (1 per secondary tenant) and in the letter/logo height (16 inches).

We appreciate your consideration and approval of the requested Sign Program Amendment. Please do not hesitate to contact me at (949) 581-2888 with any questions.

Sincerely,

CAA PLANNING, INC.

A handwritten signature in blue ink that reads "Shawna L. Schaffner".

Shawna L. Schaffner
Chief Executive Officer

Attachments: Block 800 Sign Program
Exhibit 1
Sign Matrix
Standards Compliance
Planning Application
Authorization Letter

880 Newport Center Drive, Irvine Sign ST 6.10 Secondary Tenant



STANDARDS COMPLIANCE

Zoning Code Section 20.42.120 - Comprehensive Sign Program

A Comprehensive Sign Program (Sign Program) was approved for the Block 800 Sub-Area of North Newport Center Planned Community (NNCPC) by the City of Newport Beach Zoning Administrator on October 10, 2013. The Sign Program is now being amended to allow a Tenant ID Eyebrow Sign (Type 6 Sign) for a secondary tenant in Block 800 where the Sign Program only allows this sign type for primary tenants. Section 20.42.120.F allows the Director to approve revisions to a Comprehensive Sign Program if the intent of the original approval is not affected. The Director can approve the proposed amendment for the following reasons:

Standard:

- A. The proposed sign program shall comply with the purpose and intent of this Chapter [Chapter 20.42.120].*

Facts in Support of Standard:

1. The proposed amendment will allow a Type 6 Sign for a secondary tenant at the building located at 880 Newport Center Drive. The NNCPC allows for secondary tenant eyebrow signs for the buildings within the Planned Community.
2. The proposed sign will improve visibility for the public and is consistent with the intent of the Zoning Code to provide adequate tenant identification visibility without excessive proliferation of signage.

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:

1. The proposed sign will be consistent with other existing Type 6 Signs included in the Sign Program except with a smaller letter/logo height (16”) in with the NNCPC.

Standard:

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

Facts in Support of Standard:

1. The proposed sign is one of the seven types identified in the Sign Program, Tenant ID Eyebrow Sign, but with a reduced letter/logo height (16”) to remain consistent with the NNCPC.

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:

1. The Type 6 Signs are designed in accordance with the NNCPC Development Standards which allow primary, secondary and restaurant tenants. Currently, the Sign Program only allows Type 6 Signs for primary tenants but by adhering to the NNCPC Development Standards for Type 6 Signs, accommodating a secondary tenant can easily be made.

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:

1. The proposed amendment to the existing Sign Program will add one eyebrow sign in addition to the existing primary tenant eyebrow signs allowed by the Sign Program. This additional sign is a minor deviation and therefore consistent with Zoning Code Section 20.42.120. F.

Standard:

F. The Approval of a Comprehensive Sign Program shall not authorize the use of signs prohibited by this Chapter.

Facts in Support of Standard:

1. The proposed sign and is a building/wall sign and is an approved sign type as set forth in the Municipal Code.

Standard:

G. Review and approval of a Comprehensive Sign program shall not consider the sign's proposed message content.

Facts in Support of Standard:

1. The proposed sign will only establish the identity of the secondary tenant. The Sign Program does not consider the message content of the sign.

Attachment No. ZA 3

Sign Program Matrix

BLOCK 800 COMMERCIAL OFFICE SIGN PROGRAM

Sign	North Newport Center P.C.	Comprehensive Sign Program
Cube Sign	<u>Sign Type B</u> Location – Newport Center Drive at Santa Maria Road Max Number – 1 Max Height – 5 ft (sign face), 6 ft-10 in (overall) Max Width – 5 ft Max Letter/Logo Height – 5 in	<u>Sign Type 1</u> Location – Newport Center Drive at Santa Maria Road and Newport Center Drive at Santa Barbara Drive Max Number – 2 Max Height – 5 ft (sign face), 6 ft-10 in (overall) Max Width – 5 ft Max Letter/Logo Height – 5 in (Multi-Tenant), 2 ft-8 in (Single Tenant)
Multi-Tenant ID Monument Sign	<u>None in P.C. (Zoning Code Standards Shown)</u> Max Number – 1 Max Area – 75 sf Max Height – 6 ft Max Width – 1.5 times Max Height = 9 ft Letter/Logo Height (Min/Max) – 36 in	<u>Sign – Type 2</u> Location – Pedestrian Entry from Newport Center Drive Max Number – 2 Max Area – 75 sf Max Height – 6 ft Max Width – 10 ft Max Letter/Logo Height – 8 in
Secondary Tenant ID Monument Sign	<u>Sign Type C</u> Location – Santa Barbara Drive Max Number – 1 Max Height – 3.5 ft Max Width – 10 ft Max Letter/Logo Height 20 in	<u>Sign Type 3</u> Location – Santa Barbara Drive Max Number – 1 Max Height – 4 ft Max Width – 10 ft Max Letter/Logo Height – 24 in
Leasing Sign	<u>Sign Type K</u> Location – Santa Barbara Drive, Newport Center Drive, Santa Maria Road Max Number – 1 per frontage Max Height – 4.5 ft Max Width – 5 ft	<u>Sign Type 4</u> Location – Santa Barbara Drive, Newport Center Drive, Santa Maria Road Max Number – 1 per frontage = 3 Max Height – 4.5 ft Max Width – 5 ft Max Letter/Logo Height – 10-½ in
Single-Tenant ID Monument Sign	<u>None in P.C. (Zoning Code Standards Shown)</u> Max Number – 1 Max Area – 75 sf Max Height – 6 ft Max Width – 1.5 times Max Height = 9 ft Letter/Logo Height (Min/Max) – 36 in	<u>Sign – Type 5</u> Location – Newport Center Drive frontage as identified on Sheet G4, Sign Location Plan, of the project plans Max Number – 1 Max Area – 75 sf Max Height – 6 ft Max Width – 1.5 times Max Height = 9 ft Max Letter/Logo Height – 6 in/36 in

BLOCK 800 COMMERCIAL OFFICE SIGN PROGRAM

Sign	North Newport Center P.C.	Comprehensive Sign Program
Tenant ID Eyebrow Signage	<u>Sign Type E</u> Location – On building elevation, awning, or parking structure Max Number – 2 per Primary Tenant, 1 per Secondary Tenant, 3 for Restaurants Maximum Size – Determined by name of tenant Max Letter/Logo Height – 24” for Primary Tenant, 16” for Secondary Tenants, 40” for Restaurants	<u>Sign Type 6</u> Location – 1 sign per building elevation as identified on Sheet G4, Sign Location Plan, of the project plans, Primary Tenants, Secondary Tenant (880 Newport Center Drive only) Max Number – 6 signs maximum (5 Primary signs, 1 Secondary sign) Maximum Size – Determined by name of tenant Max Letter/Logo Height – 24” for Primary Tenant, 16” for Secondary Tenant
Advisory Sign	<u>Sign Type H</u> Location – Parking Lots and Entries into Parking Lots (Signs shall be located so as not to impede vehicular sight distance to the satisfaction of the traffic engineer) Max Number – As appropriate for safety and orientation Max Height – 6 ft Max Letter/Logo Height – As required by Fire Department and Building Code for safety purposes	<u>Sign Type H</u> Location – Parking Lots and Entries into Parking Lots (Signs shall be located so as not to impede vehicular sight distance to the satisfaction of the traffic engineer) Max Number – As appropriate for safety and orientation Max Height – 6 ft Max Letter/Logo Height – As required by Fire Department and Building Code for safety purposes

Compliance Required:

- Temporary Banner Signs shall comply with Chapter 20.42 of the Zoning Code.
- All signs shall substantially conform to the stamped and dated approved set of plans.
- Pursuant to Section 20.42.120.F of the Zoning Code, the Planning Director may approve minor revisions to the Sign Program if the intent of the original approval is not affected.
- All additional exempt signs shall comply with the standards of the Zoning Code and PC-56 (North Newport Center Planned Community).
- For Tenant ID Eyebrow Signs (Sign Type 6), the largest tenant in each building shall be the primary tenant. All other tenants shall be secondary tenants.
- Tenant ID Eyebrow Sign ST 6.10 shall be limited to a secondary tenant in the 880 Newport Center Drive building.

Attachment No. ZA 4

Project Plans

Block 800

Commercial Office Sign Program

Newport Beach, California

Project No. 13004

Approved 10/10/2013

CS 2013-009 (PA 2013-145)

Staff Approval 5/22/2014

SA 2014-010 (PA 2014-057)

Amended xx/xx/xxx

CS 2016-xxx (PA 2016-xxx)



Davies Associates

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



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Since 1864 | **PROPERTIES**



1 SITE PLAN - EXISTING SIGNAGE

SCALE: NTS

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 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 extensions of this project except by agreement in writing with Davies Associates, Inc.

Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

**Site/Sign
 Location Plan
 Existing
 Conditions**

GO



C16 - EXISTING FREESTANDING SIGN



D13 - EXISTING LANDSCAPE WALL SIGN
E - EXISTING BUILDING SIGN



E - EXISTING BUILDING SIGN



C17 - EXISTING FREESTANDING SIGN



B8 - EXISTING SMALL CUBE SIGN

1 EXISTING CONDITIONS

SCALE: N.T.S.



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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

**Existing
Conditions**

G1



E - EXISTING BUILDING SIGN



H - EXISTING ADVISORY SIGN



H - EXISTING ADVISORY SIGN



H - EXISTING ADVISORY SIGN

1 EXISTING CONDITIONS

SCALE: N.T.S.



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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

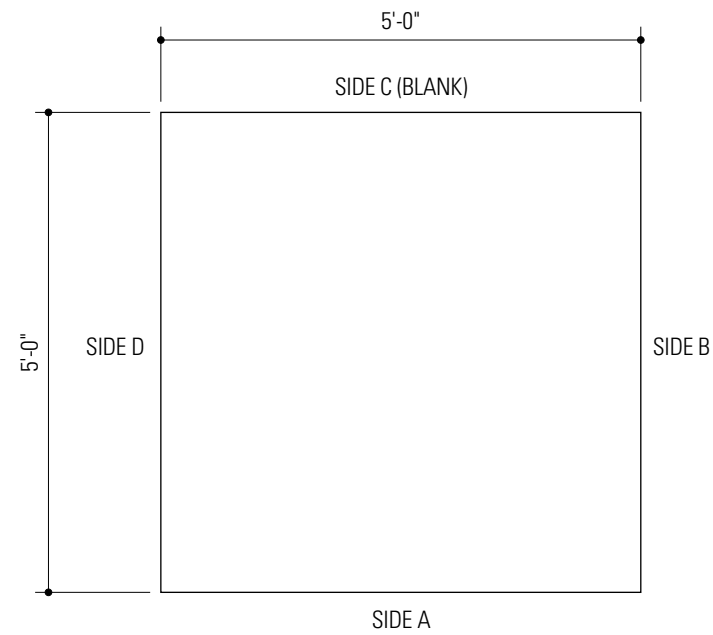
Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

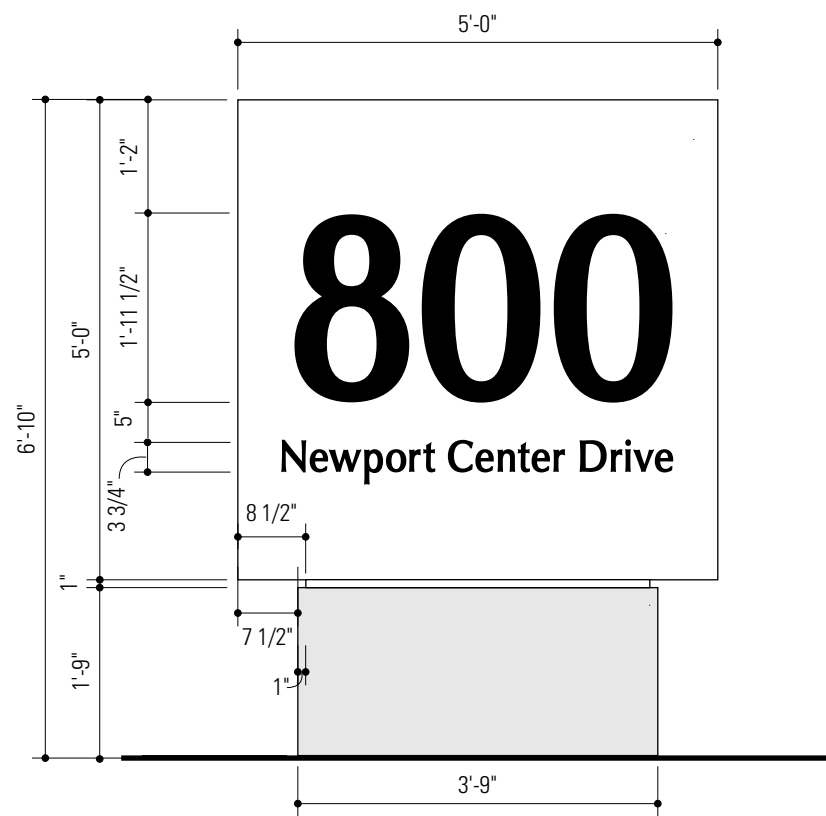
**Existing
 Conditions**

G2



4 PLAN VIEW

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



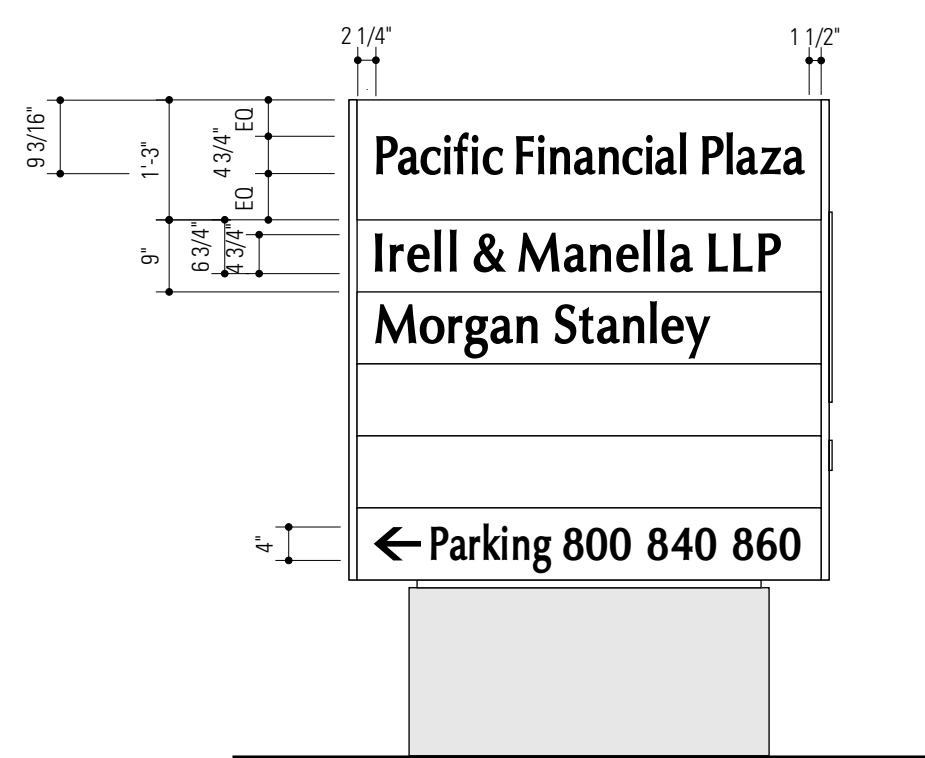
1 ELEVATION - EXISTING CUBE SIGN NO. 4.1- SIDE A

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



2 ELEVATION - EXISTING CUBE SIGN - SIDE B

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



3 ELEVATION - EXISTING CUBE SIGN - SIDE D

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



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Block 800
 Commercial Office
 Sign Program

Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

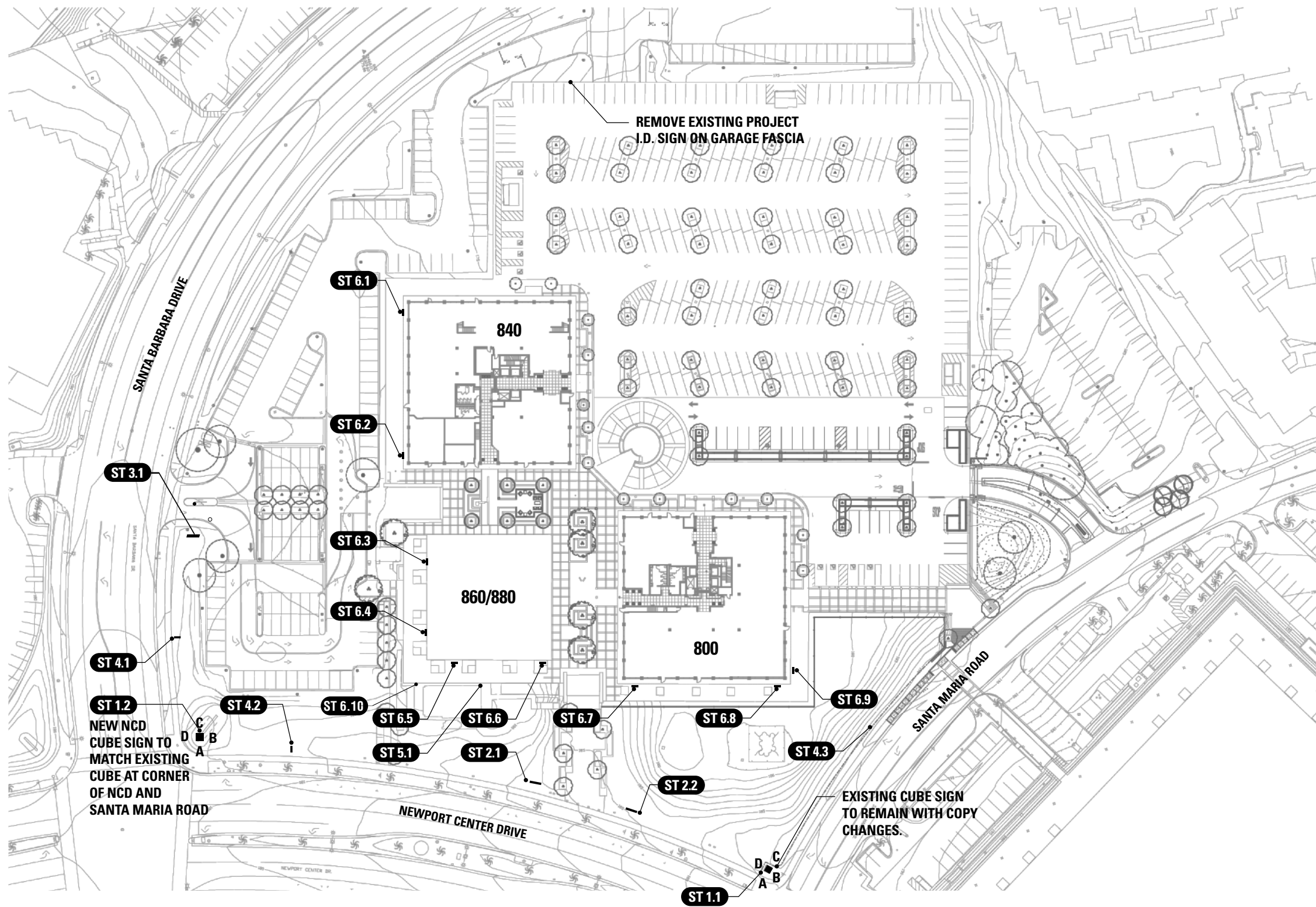
Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

**Existing Cube
 Sign**

Elevations and Details

G3



TYPE	SIGN LEGEND
ST 1	PROJECT/TENANT ID CUBE SIGN
ST 2	TENANT ID MONUMENT SIGN
ST 3	SECONDARY TENANT ID MONUMENT SIGN
ST 4	LEASING SIGN
ST 5	RESTAURANT TENANT ID MONUMENT
ST 6	TENANT ID EYEBROW SIGNAGE OPPORTUNITIES

ST 1

ST 3

ST 2

ST 3

ST 4

ST 5

ST 6

1 SITE PLAN - SIGN LOCATION PLAN

SCALE: NTS

2 SIGN DRAWINGS - TYPICAL

SCALE: NTS



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Block 800
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 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

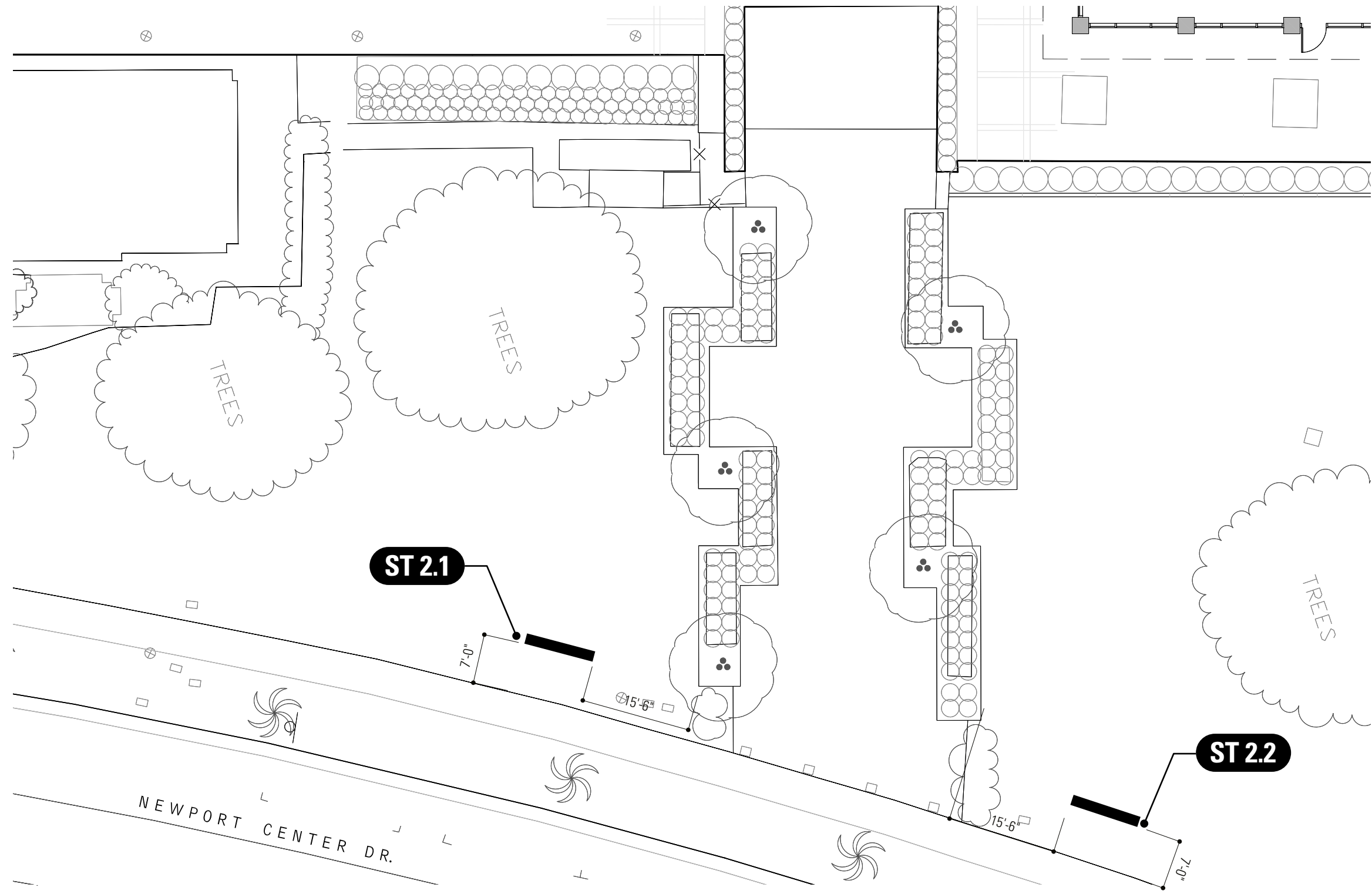
04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK
 04.07.16 KK

**Site/Sign
 Location Plan**

Elevations and Details

G4

TYPE	SIGN LEGEND
ST 2	TENANT ID MONUMENT SIGN



1 PARTIAL SITE PLAN - SIGN LOCATION PLAN - SIGN TYPE 2
SCALE: 1/16"=1'-0"



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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program	Date	Initials
Revised	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

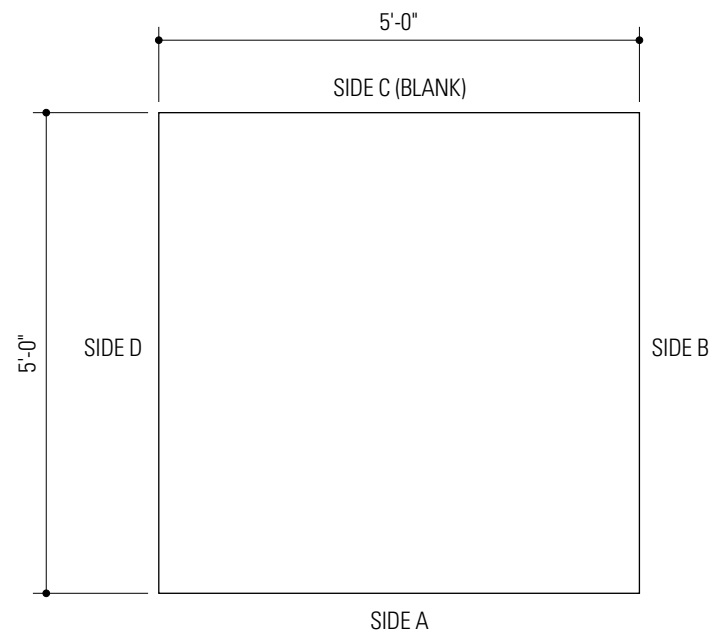
**Site/Sign
Location Plan
Sign Type 2**

Elevations and Details

G5

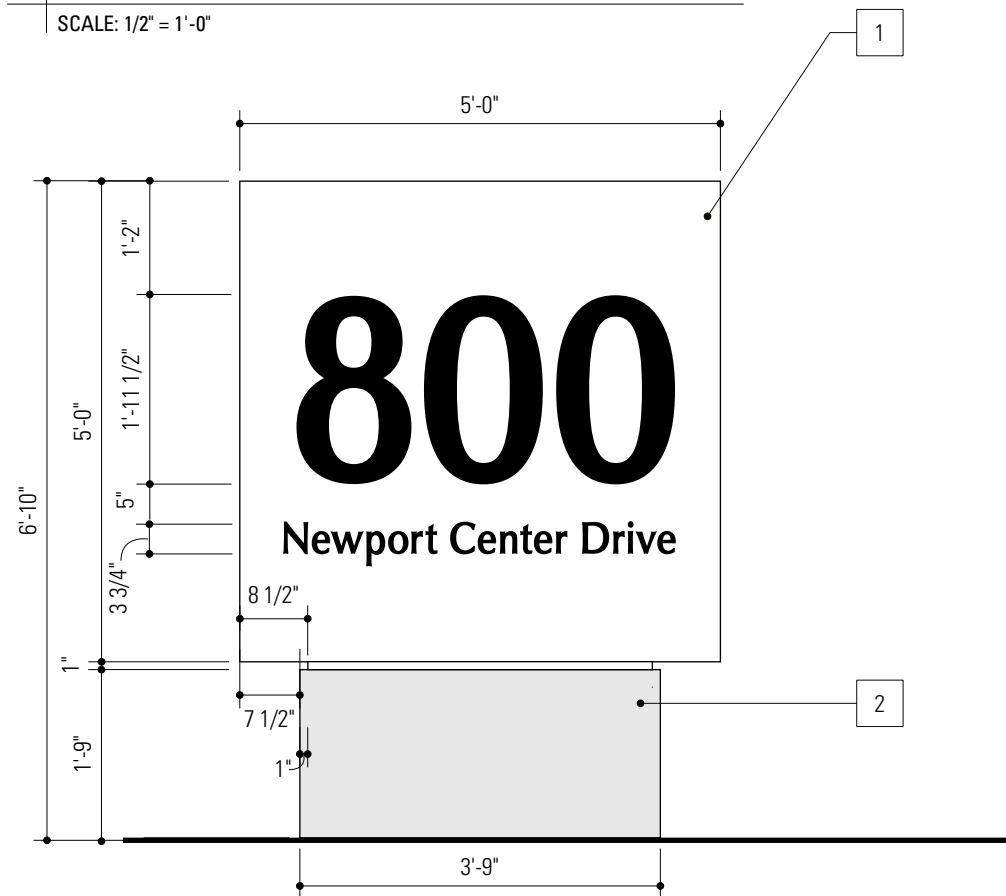
NOTES

- 1 FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 EXISTING CONCRETE BASE TO BE CLEANED AND/OR SACKED/REFURBISHED.



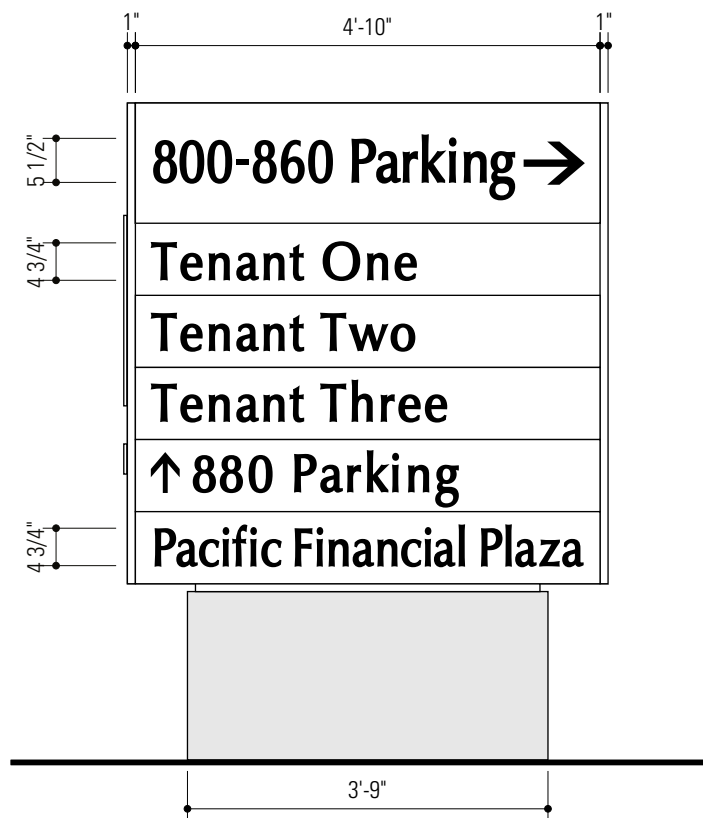
4 PLAN VIEW

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



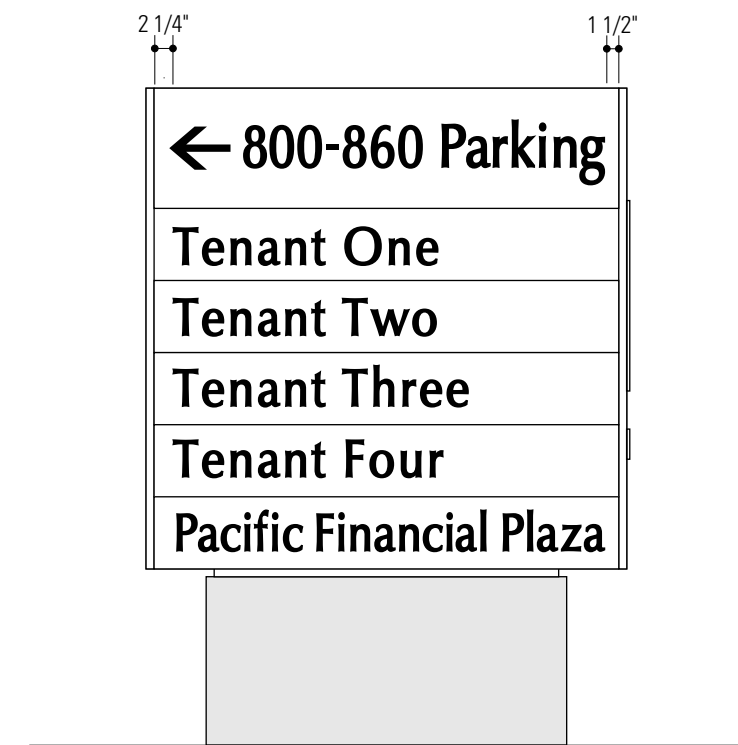
1 ELEVATION - SIGN TYPE 1 - SIGN NO. ST 1.1 - REVISED EXISTING CUBE SIGN - SIDE A

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



2 ELEVATION - SIDE B

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



3 ELEVATION - SIDE D

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



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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program
Revised
Revised
Revised
Revised
Revised
Revised
Revised

04.09.13 KK
04.26.13 KK
05.03.13 KK
05.09.13 KK
06.07.13 KK
06.13.13 KK
06.20.13 KK
08.21.13 KK
08.26.13 KK

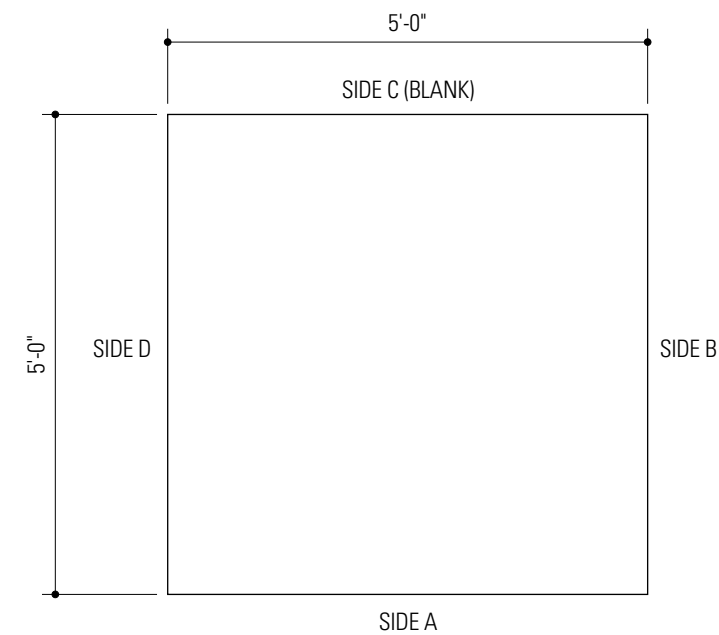
Sign Type 1
Sign No. 1.1

Elevations and Details

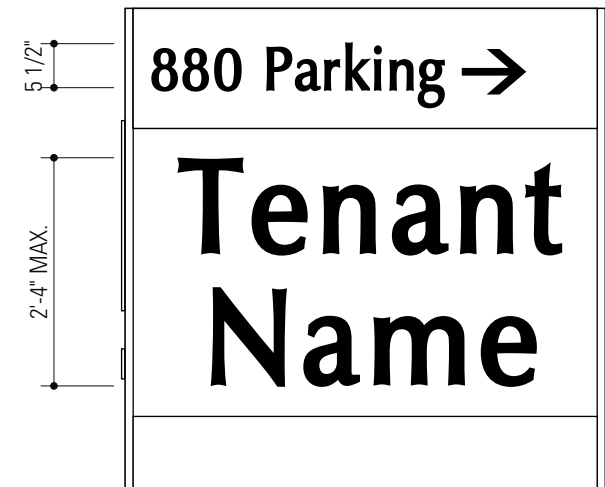
G6

NOTES

- 1 FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 NEW POURED IN PLACE CONCRETE BASE TO MATCH EXISTING PROJECT STANDARDS.



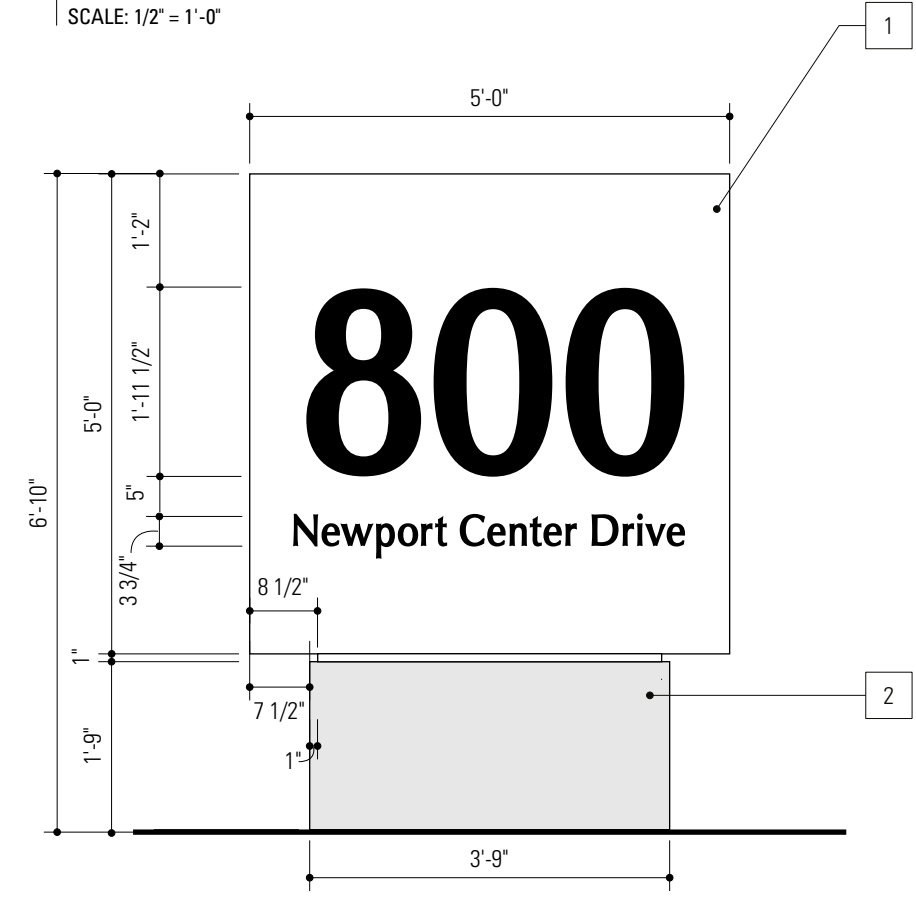
4 PLAN VIEW
SCALE: 1/2" = 1'-0"



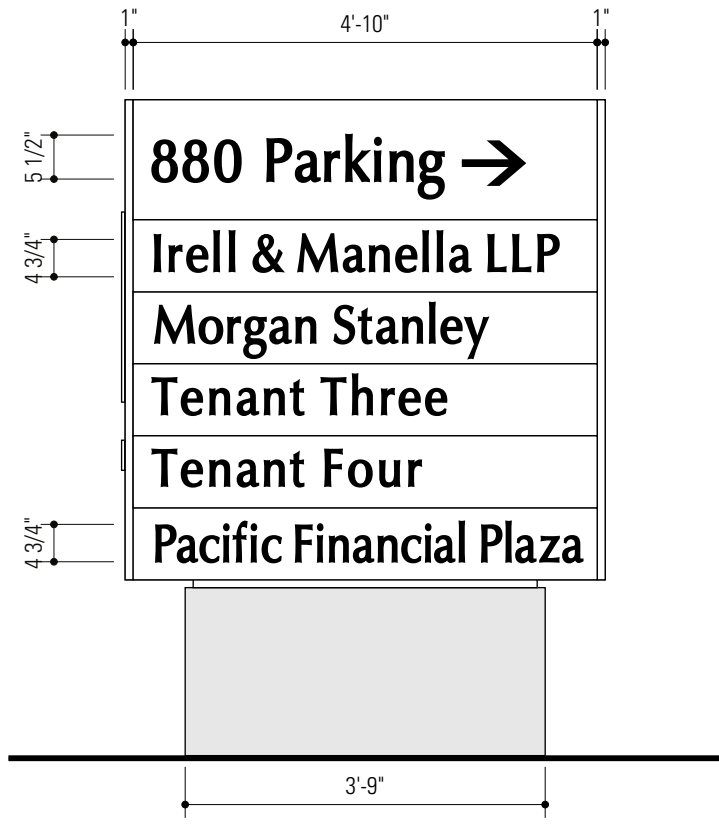
5 ELEVATION - SIDE B (SINGLE TENANT NAME OPTION)
SCALE: 1/2" = 1'-0"



6 ELEVATION - SIDE D (SINGLE TENANT NAME OPTION)
SCALE: 1/2" = 1'-0"



1 ELEVATION - SIGN TYPE 1 - SIGN NO. ST 1.2 - NEW CUBE SIGN - SIDE A
SCALE: 1/2" = 1'-0"



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



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



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Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

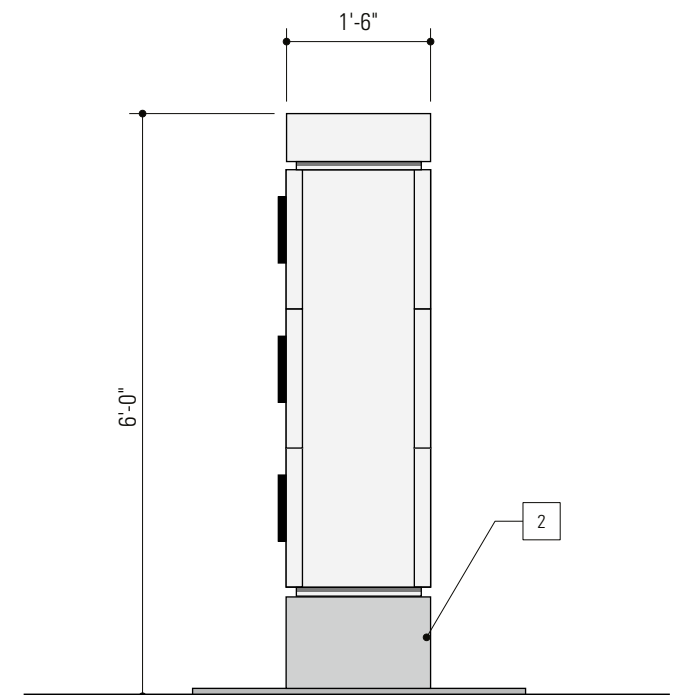
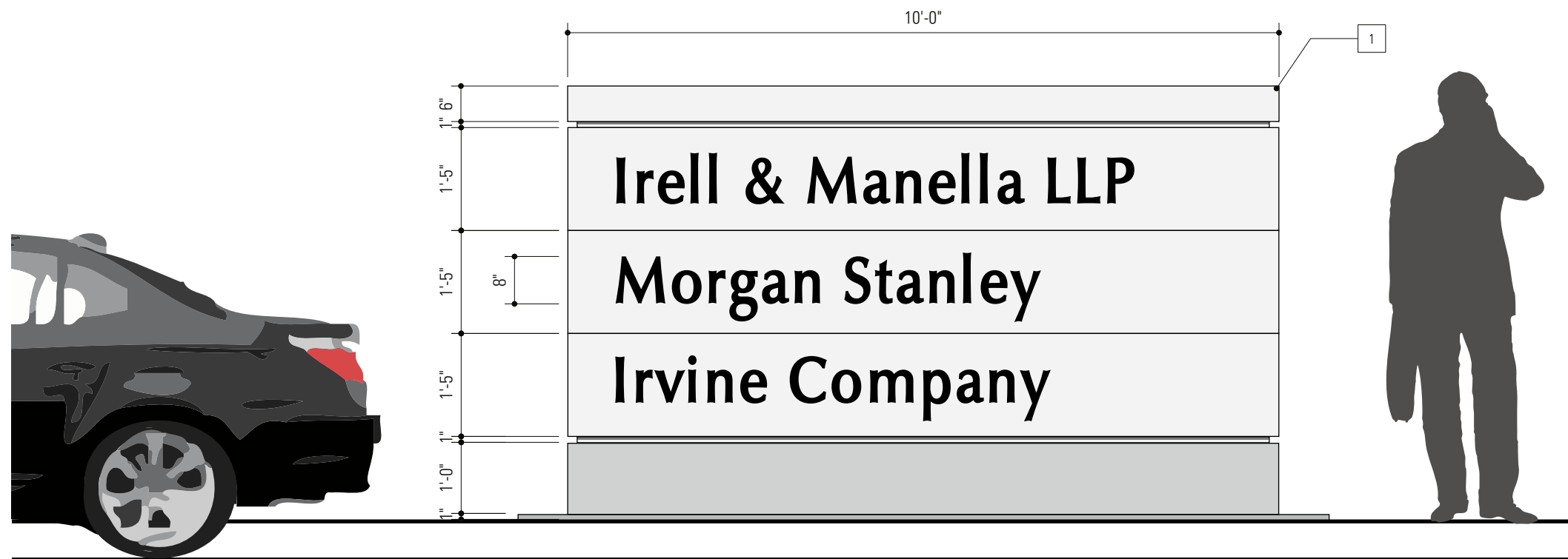
Sign Type 1
Sign No. 1.2
Elevations and Details

G7

NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 CONCRETE BASE

NOTE:
COPY TO APPEAR ON ONE SIDE



1 ELEVATION - SIGN TYPE 2 - SIGN NO.'S ST 2.1 AND ST 2.2 - TENANT ID MONUMENT SIGN

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

2 SIDE ELEVATION

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



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Block 800
Commercial Office
Sign Program

Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

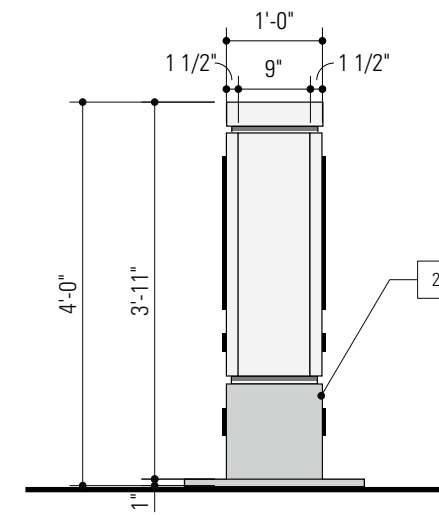
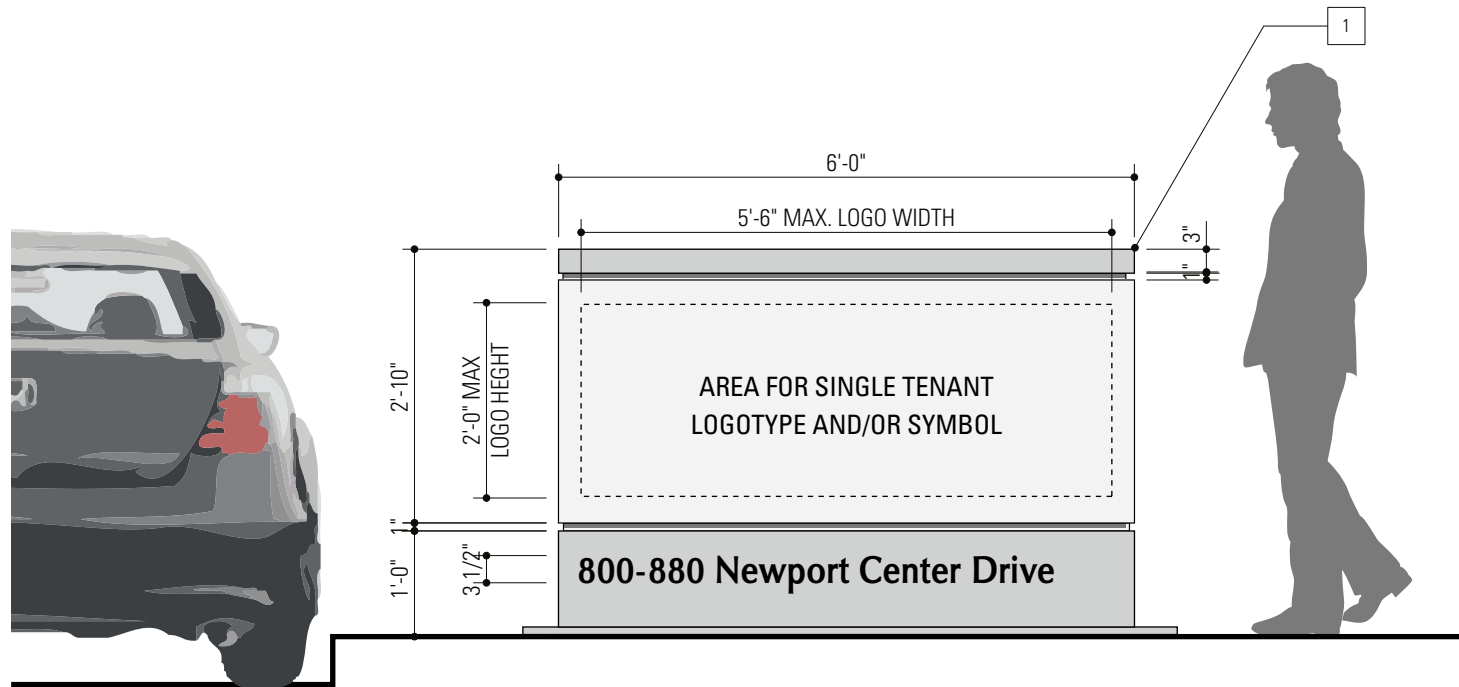
Sign Type 2

Elevations and Details

G8

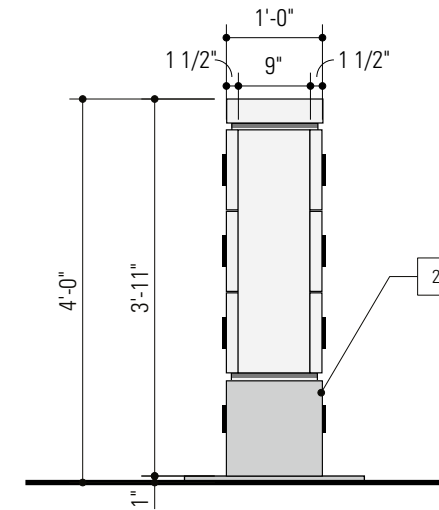
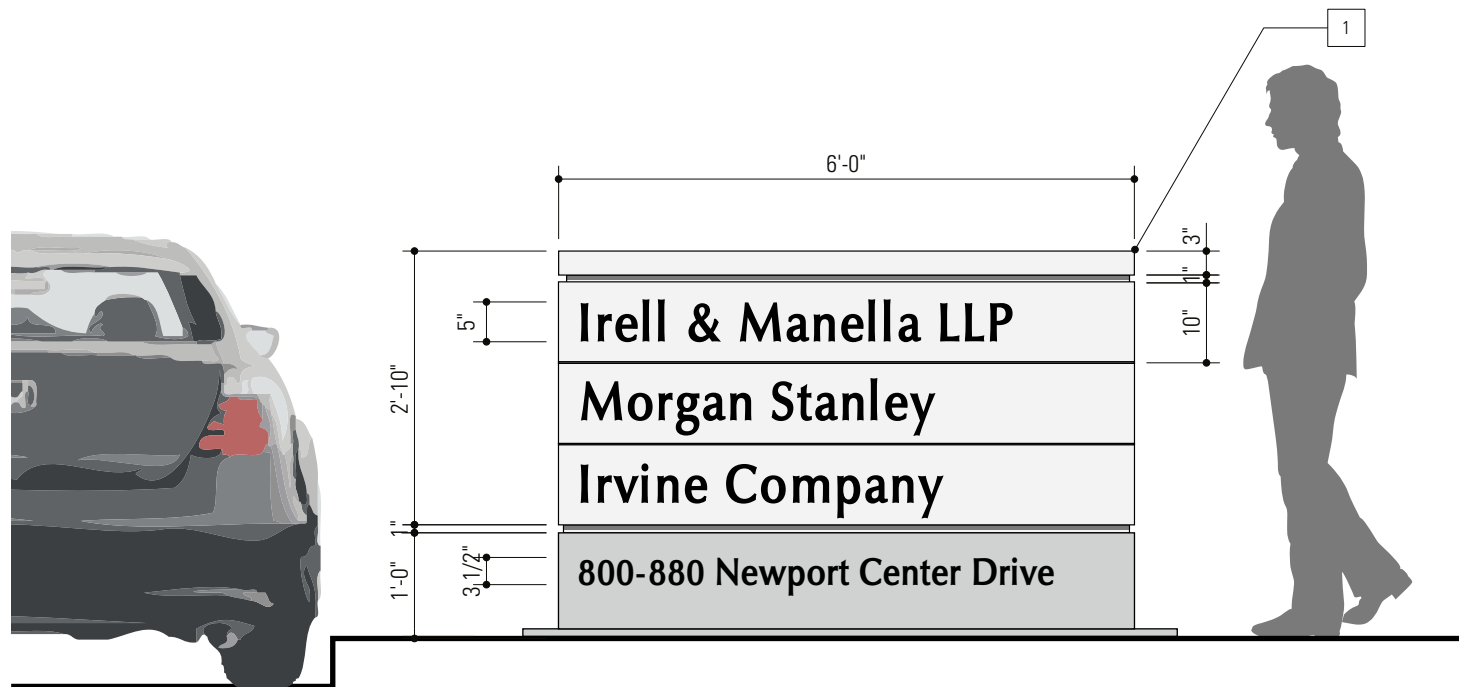
NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 CONCRETE BASE WITH FLAT CUT ADDRESS COPY



1 ELEVATION - SIGN TYPE 3 - SECONDARY TENANT ID MONUMENT - (SINGLE TENANT NAME OPTION)
SCALE: 1/2" = 1'-0"

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



1 ELEVATION - SIGN TYPE 3 - SIGN NO. ST 3.1 - SECONDARY TENANT ID MONUMENT
SCALE: 1/2" = 1'-0"

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



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Signage and Graphics Program
Newport Beach, California
Project No. 13004

Irvine Company
Office Properties

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Revised
Revised
Revised
Revised
Revised
Revised
Revised

04.09.13 KK
04.26.13 KK
05.03.13 KK
05.09.13 KK
06.07.13 KK
06.13.13 KK
06.20.13 KK
08.21.13 KK
08.26.13 KK

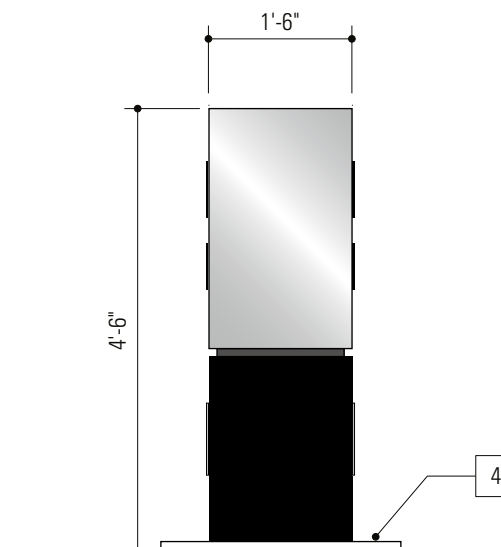
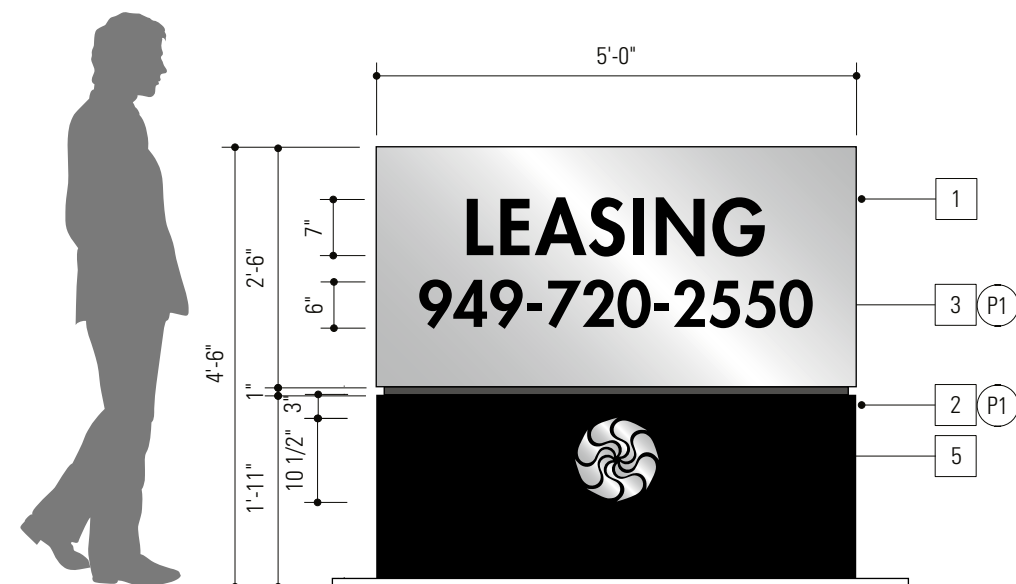
Sign Type 3

Elevations and Details

G9

NOTES

- 1 .125 THK FABRICATED STAINLESS STEEL CABINET W/NO. 4 BRUSHED HORIZONTAL GRAIN FINISH
 - 2 FABRICATED ALUMINUM BASE CABINET
 - 3 1/4" THK FCO ALUMINUM LETTERS FLUSH MOUNTED TO CABINET WITH STAINLESS STEEL MECHANICAL FASTENERS FROM BEHIND
 - 4 6" CONTINUOUS MOW STRIP CAST CONCRETE FOOTING PER STRUCTURAL CALCS
 - 5 1/4" THK STAINLESS STEEL "SUNBURST" W/NO. 4 BRUSHED HORIZONTAL GRAIN FINISH
 - 6 CHANGEABLE MESSAGE PANEL
-
- P1 MATTHEWS 78A-1A JET BLACK - SATIN



1 ELEVATION - SIGN TYPE 4 - SIGN NO.'S ST 4.1, ST 4.2 & ST 4.3 - LEASING SIGN - CURRENT IRVINE COMPANY STANDARD
SCALE: 1/2" = 1'-0"

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



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Project No. 13004

Irvine Company
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Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

Sign Type 4

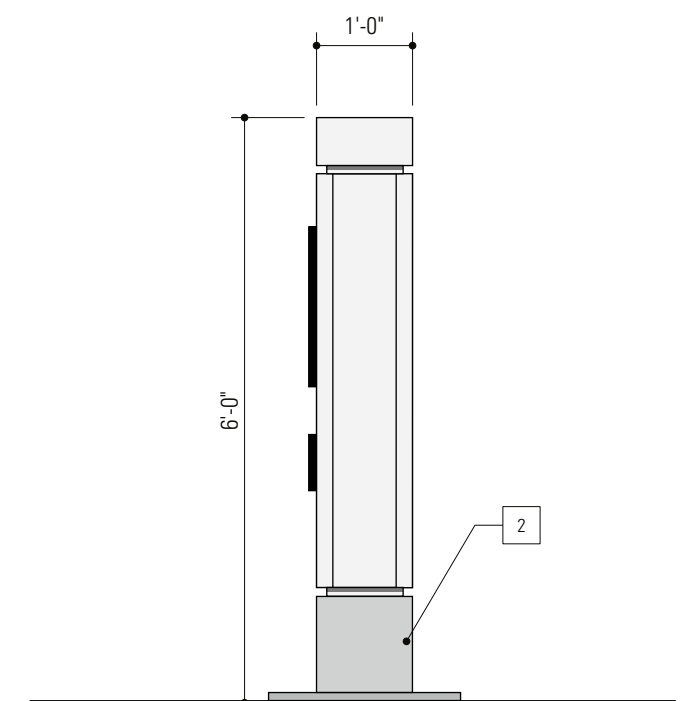
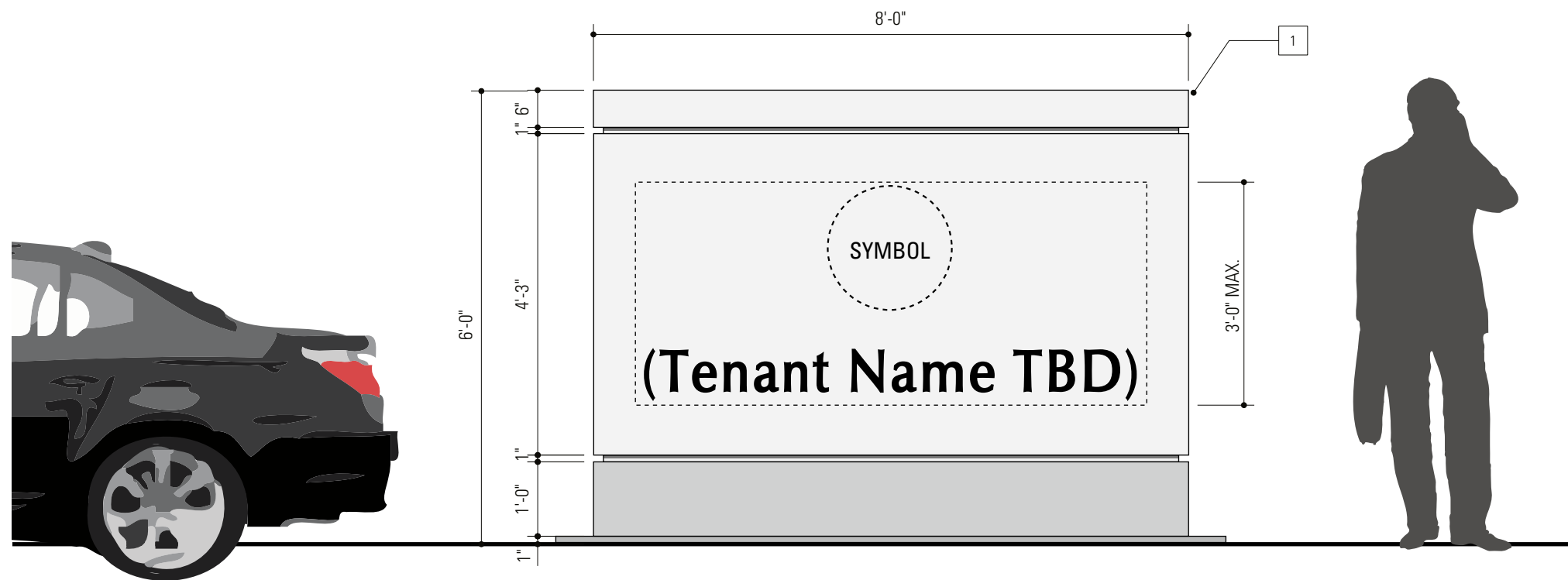
Elevations and Details

G10

NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM SIGN CABINET WITH PAINT FINISH AND PUSH THRU DAY/NIGHT GRAPHICS.
- 2 CONCRETE BASE

NOTE:
COPY TO APPEAR ON ONE SIDE



1 ELEVATION - SIGN TYPE 5 - SIGN NO. 5.1 - TENANT ID MONUMENT SIGN

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

2 SIDE ELEVATION

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



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Newport Beach, California
Project No. 13004

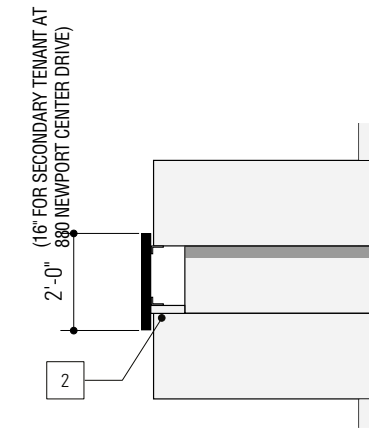
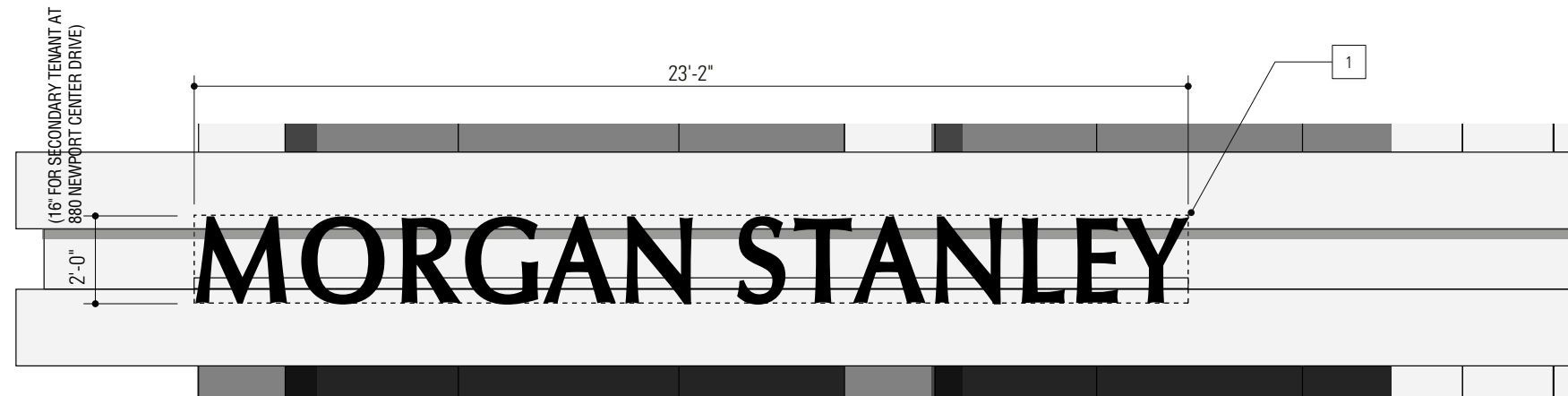
Irvine Company
Office Properties

Sign Program	04.09.13	KK
Revised	04.26.13	KK
Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK

Sign Type 5

Elevations and Details

G11



NOTES

- 1 INTERNALLY ILLUMINATED FABRICATED ALUMINUM CHANNEL LETTERS WITH BLACK PAINT FINISH AND DAY/NIGHT ACRYLIC FACES.
- 2 ELECTRICAL WIREWAY/LETTER SUPPORT CHANNEL PAINTED TO MATCH BUILDING COLOR.

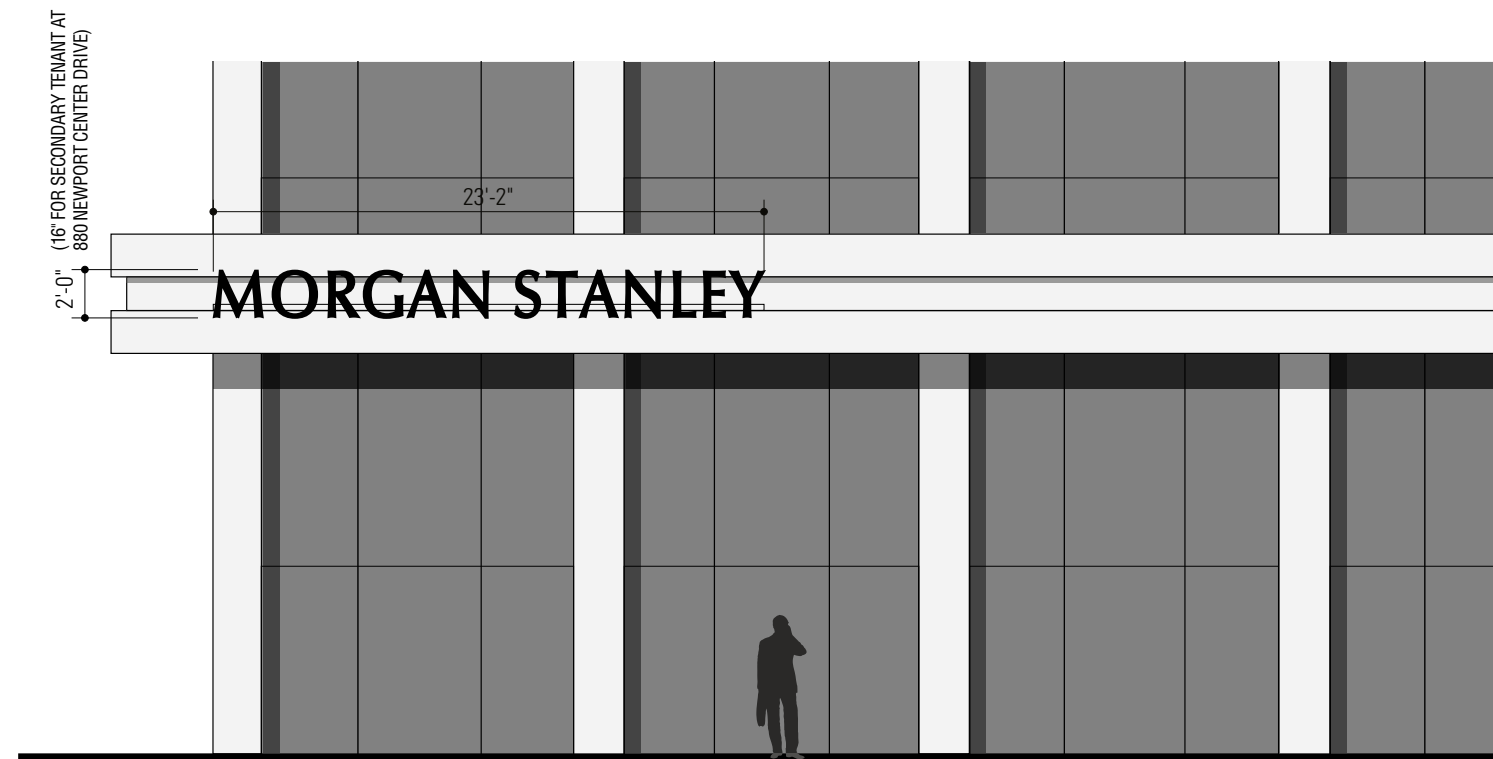
NOTE: ONLY ONE PRIMARY SIGN ALLOWED PER BUILDING ELEVATION

2 | DETAIL

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

3 | END VIEW

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



1 | ELEVATION - SIGN TYPE 6 - TENANT ID EYEBROW SIGNAGE - LIMITED TO PRIMARY TENANTS AND SECONDARY TENANT AT 880 NEWPORT CENTER DRIVE

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



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Signage and Graphics Program
 Newport Beach, California
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Irvine Company
 Office Properties

Sign Program	04.09.13	KK
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Revised	05.03.13	KK
Revised	05.09.13	KK
Revised	06.07.13	KK
Revised	06.13.13	KK
Revised	06.20.13	KK
Revised	08.21.13	KK
Revised	08.26.13	KK
Revised	04.07.16	KK

Sign Type 6

Elevations and Details

G12



ST 6.6 - VIEW FROM NEWPORT CENTER DRIVE - BUILDING 860/880



ST 6.7 - VIEW FROM NEWPORT CENTER DRIVE - BUILDING 800



ST 6.8 - VIEW FROM NEWPORT CENTER DRIVE - BUILDING 800



ST 6.1 - VIEW FROM SANTA BARBARA DRIVE - BUILDING 840



ST 6.3 - VIEW FROM SANTA BARBARA DRIVE - BUILDING 860/880



ST 6.4 - VIEW FROM SANTA BARBARA DRIVE - BUILDING 860/880

1 EXISTING CONDITIONS - SIGN TYPE 6 - PROPOSED EYEBROW SIGNAGE OPPORTUNITIES

SCALE: N.T.S.

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Block 800
 Commercial Office
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Signage and Graphics Program
 Newport Beach, California
 Project No. 13004

Irvine Company
 Office Properties

Sign Program
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised
 Revised

04.09.13 KK
 04.26.13 KK
 05.03.13 KK
 05.09.13 KK
 06.07.13 KK
 06.13.13 KK
 06.20.13 KK
 08.21.13 KK
 08.26.13 KK

Sign Type 6
Proposed
Signage
Opportunities

Elevations and Details

G13