

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

NOTICE OF ACTION

June 2, 2015

Tiffany Del Gatto
Western Sign and Awning, Inc.
261 S. Pacific St.
San Marcos, CA 92078

APPLICATION:

PLANNED SIGN PROGRAM NO. 15-001/ SIGN CODE EXCEPTION NO. 15-001 (MARINA VILLAGE PLANNED SIGN PROGRAM)

APPLICANT:

Tiffany Del Gatto, Western Sign and Awning, Inc.

PROPERTY OWNER:

Pk 11 Marina Village LP, c/o Kimco Realty Cooperation, 23 Mauchly, Suite 100, Irvine, CA 92078

REQUEST:

PSP: To replace an existing planned sign program for an existing multi-tenant commercial shopping center. **SCE:** To permit (a) a total wall sign area of approximately 344 sq. ft. (Major Tenant Signage 3) in lieu of a maximum 200 sq. ft. permitted; (b) a total wall sign area of approximately 300 sq. ft. (Major Tenant Signage 4) in lieu of a maximum 200 sq. ft. permitted; and (c) a total onsite sign area of 2,400 sq. ft. in lieu of a maximum 1,960 sq. ft. permitted.

LOCATION:

7560-7566 Edinger Avenue, 92649 (southwest corner of Edinger Ave. and Springdale St.)

DATE OF ACTION:

June 2, 2015

On June 2, 2015, the Director of Planning and Building Department of the City of Huntington Beach took action on your application, and your application was **conditionally approved.** Attached to this letter are the findings and conditions of approval for your application.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning and Building Department becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Planning and Building Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the basis for the appeal. A filing fee of \$494

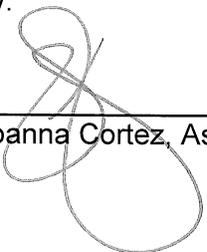
shall also accompany the notice of appeal. In your case, the last day for filing an appeal and paying the filing fee is **Friday, June 12, 2015, at 5:00 PM.**

If you have any questions, please contact Joanna Cortez, Assistant Planner at (714) 374-1547 or via email at joanna.cortez@surfcity-hb.org or the Planning and Building Department Zoning Counter at (714) 536-5271.

Sincerely,

Scott Hess, AICP
Director of Planning and Building

by:



Joanna Cortez, Assistant Planner

Attachment: Findings and Conditions of Approval – SCE No. 15-001/PSP No. 15-001

Cc: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Manager
Scott Hess, Director of Planning and Building
Jane James, Planning Manager
William H. Reardon, Division Chief/Fire Marshall
Debbie DeBow, Principal Civil Engineer
Mark Carnahan, Building Manager
PK 11 Marina Village LP, Property Owner
Project File

ATTACHMENT NO. 1

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

PLANNED SIGN PROGRAM NO. 15-001
SIGN CODE EXCEPTION NO. 15-001/

RECOMMENDED FINDINGS FOR APPROVAL - SIGN CODE EXCEPTION NO. 15-001:

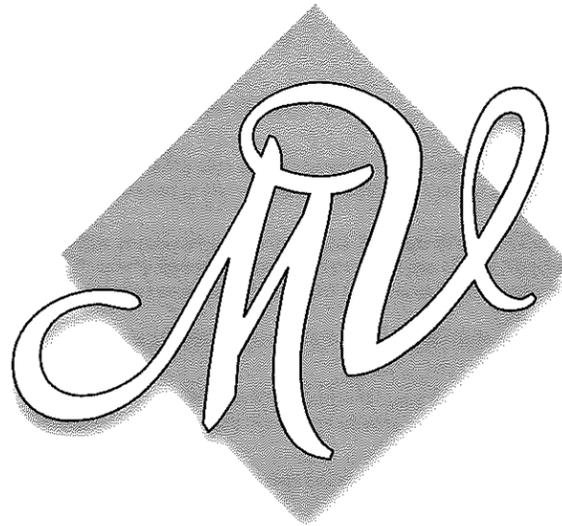
1. Sign Code Exception No. 15-001, as conditioned, to permit a total sign area of approximately 297 sq. ft. (freestanding signs) in lieu of a maximum 286 sq. ft. permitted for an existing multi-tenant commercial shopping center is compatible with the character of the area and due to special circumstances defined by the applicant.
2. The total onsite sign area, as conditioned, will complement the City's image by enhancing the aesthetic quality along Edinger Avenue and Springdale Avenue in conjunction to maintaining important street visibility for the site's onsite tenants. As conditioned, the proposed total onsite sign area allowances will not obscure views to other signs or businesses in the vicinity as the sign placement and individual sign allowances will be consistent with similar signage along Edinger Avenue and Springdale Avenue.
3. The total onsite free standing signage allowances, as conditioned, will not be detrimental to properties located in the vicinity, as the signs will be located on a site and within an area containing similar commercial uses. The project proposal will not pose any potentially significant visual impacts onto existing nearby residences located to the south of the site and will not obscure direct visibility of other signage within the shopping center and surrounding commercial properties.
4. The total onsite sign area and wall signage allowances will not obstruct vehicular or pedestrian traffic visibility along Edinger Avenue and Springdale Avenue because it will not impair visibility at driveways and street intersections. The signs will not be a hazardous distraction because most of the signs are existing and similar to other signs in the surrounding area, and will not incorporate any flashing or simulated movement features.

RECOMMENDED CONDITIONS OF APPROVAL - PLANNED SIGN PROGRAM NO. 15-001/SIGN CODE EXCEPTION NO. 15-001:

1. The site plan, elevations, colored renderings, and the Planned Sign Program requirements dated April 14, 2015, shall be the conceptually approved design with the following modifications:
 - a. The table on page 9 of the Planned Sign Program shall be updated to reflect the correct height of the proposed freestanding signs
2. Prior to the installation of any new signs, a copy of the review Planned Sign Program modified in accordance with Conditional of Approval No. 1 shall be submitted to the Planning and Building Department for review and inclusion in the entitlement file.
3. Planned Sign Program No. 87-10 shall be invalid and replaced with all site plans, elevations, colored renderings, and the requirements established by Planned Sign Program 15-001.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.



Marina Village

SIGN PROGRAM

CONDITIONALLY APPROVED

BY
DIRECTOR
6/21/15

PROJECT ADDRESS:

5812-5942 EDINGER AVE.
Huntington Beach, CA 92649

PROPERTY OWNER:

PK II Marina Village LP
c/o KIMCO Realty Corporation
P.O. Box 82501
Goleta, CA 93118-2501

APPLICANT / PREPARED BY:

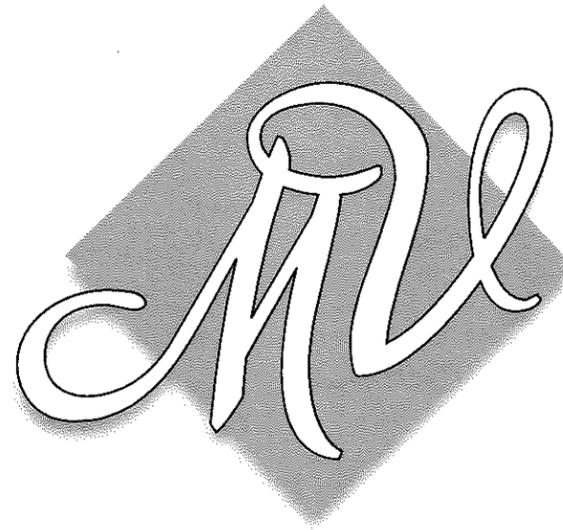


261 South Pacific St.
San Marcos, CA 92078

Tiffany Del Gatto
760-736-6070

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GENERAL CRITERIA: TENANT PROCEDURES & REQUIREMENTS
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TENANT IDENTIFICATION - BUILDING MOUNTED
BREEZEWAY CORRIDOR (SIGNS D)

SIGN TYPE A 4

DOUBLE FACED ILLUMINATED PYLON SIGN

SIGN TYPE B 5

DOUBLE FACED ILLUMINATED MONUMENT SIGN

SIGN TYPE C 6

DOUBLE FACED ILLUMINATED MONUMENT SIGN

SIGN TYPE D 7

SINGLE FACED ILLUMINATED BREEZEWAY SIGNS

BREEZEWAY SIGNAGE ELEVATION 8

SITE MAP / SIGN SUMMARY 9

A. PURPOSE AND INTENT

The following sign specifications have been developed to provide building and tenant identification, improve the appearance of Marina Village Shopping Center and comply with the requirements of the City of Huntington Beach.

This document will serve as the Signage Program for the property at 5812 -5942 Edinger Ave. and will be enforced by the Property Owner and/or Landlord and the City of Huntington Beach. Any sign that is nonconforming or unapproved shall be removed and/or shall be brought into conformity at the Tenant's expense.

B. GENERAL CRITERIA: TENANT PROCEDURES & REQUIREMENTS

1. Each Tenant at Marina Village acknowledges receipt of the Marina Village Signage Program and agrees to the requirements contained therein.
2. Unless specified herein, all signs must conform to the City of Huntington Beach policies, ordinances and sign regulations.
3. No sign shall be affixed to the premises without the prior written approval of the Property Owner and/or Landlord or its authorized representative, approval of the City of Huntington Beach Planning Staff, and issuance of a sign permit by the City of Huntington Beach Building Department.
4. Written approval by the Property Owner and/or Landlord is required prior to submittal to the City of Huntington Beach Planning Staff and Building Department for permit. All required approvals and permits shall be obtained prior to fabrication and installation of signs. No sign shall be affixed which does not comply with these specifications or in a manner that fails to comply with the requirement of the sign permit.
5. Prior to commencement of any sign work or obtaining permits, Tenant shall submit to the Property Owner and/or Landlord three (3) copies of detailed shop drawings (11"x17" format only) prepared by the Tenant's licensed sign contractor.
 - Shop drawings submitted by Tenant shall include a scalable architectural site plan indicating sign location(s).
 - All signage shall include scaled full-color exhibits, multi-view fully dimensional features, letters and logos, and complete material and illumination specifications.
 - Wall-mounted signage requires building elevation(s) illustrating sign design, location, comprehensive building and sign area dimensions, means of attachment, and construction detailing drawn to scale.
 - Tenant submittal package should also include complete specifications of all sign colors, materials, finishes, fonts, logos, means of illumination, size and spacing of lettering and copy areas.
6. Tenant shall be responsible for all plan preparations, permit processing costs and application fees.
7. Tenant shall be responsible for all costs of sign fabrication and installation, including shop drawings.
8. The Tenant will be fully responsible for the operation of his/her sign contractor and will indemnify, defend and hold harmless the Property Owner and/or Landlord and his/her agents from the damages or liabilities resulting from his/her contractor's work.
9. Tenant's contractors and their agents must be lawfully licensed and bonded according to the State Contractors License law. The Property Owner and/or Landlord may require the Insurance Certification from the contractor of any of its agents providing work of services upon the property, prior to sign approval.

10. Tenant must not allow building structural or architectural modifications to occur without prior written approval of the Property Owner and/or Landlord. Property Owner and/or Landlord may require detailed and engineered drawings prior to approval and notwithstanding, all such work must comply with all applicable building and electrical codes.
11. In the event of any future modifications, revisions or changes to Tenant's signs occurring during the term of the Tenant's lease, Tenant shall resubmit it for Property Owner and/or Landlord approval according to the requirements of the original sign submittal process and abide by all the regulations of this Sign Program.
12. The Property Owner and/or Landlord reserves the right to periodically hire an independent contractor, at Tenant's sole expense, to inspect the installation of all Tenant signs. Tenants will be required to have any discrepancies and/or code violations corrected at Tenant's expense. Any code violations, requested for sign removals, or discrepancies not corrected within ten (10) days of notice, may be corrected by the Property Owner and/or Landlord at the Tenant's expense.
13. Signs that are not properly maintained must be improved and in compliance with this signage program at the Tenant's expense within thirty (30) days of written notice from the Property Owner and/or Landlord.
14. Tenant shall be responsible for all costs associated with the manufacture, installation, maintenance and removal of their signs. Upon termination of a lease, all Tenant signage must be removed at the termination of the lease and the surface to which the signs were attached repaired and repainted to the Property Owner and/or Landlord's satisfaction. The materials used to patch holes shall be the same material, color and texture as the building. If adhesive is used, excess adhesive shall be removed and building restored to its original condition.
15. Upon removal of any sign by Tenant, any damage to the building fascia or sign area, will be repaired by the Tenant, or by the Property Owner and/or Landlord, at the Tenant's expense. Repair work to be completed within a ten (10) day period.

C. SIGN DESIGN CRITERIA

1. The Marina Village Signage Program is intended to compliment the architecture, as well as provide tenant and building identification and branding.
2. For all signs, graphics and typography shall appear balanced and in scale with the context of the sign space and the building as a whole.
3. Tenant signage shall include only the business name, as registered on the lease/sale agreement, and or other City approved documents, and may include a registered logo symbol. Logo symbol is defined as a mark or icon that accompanies that business name text. All business name text shall be the tenant building standard font, unless corporate typeface is reviewed and approved by Property Owner and/or Landlord.
4. Tenant wall mounted signs shall be located on the storefront sign band fascias as specified by Landlord, centered vertically and horizontally, except as directed by Landlord so as not to conflict with architectural features or site specific designs inherent to the building or storefront conditions, i.e. columns, trellises or landscaping.
5. All freestanding signs shall be placed per Site Map Page 9 and provide information while complementing the building through color, style, font and scale.

D. SIGN CONSTRUCTION CRITERIA

1. All signs must be fabricated and installed in compliance with all applicable building and electrical codes. The erection and placement of all signs shall meet the requirements of all local ordinances and codes for the City of Huntington Beach.
2. All signs shall be constructed and installed by a licensed sign contractor, in accordance with Underwriters Laboratories standards and shall be inspected and bear the UL label in a manner which is visible from the ground, any required permit stickers/manufacturer's labels - but shall be free of manufacturer's advertising. Manufacturer's labels shall not be visible from parking or the street, or from abnormal viewing angle. Permit stickers shall be applied with minimum placement requirements.
3. Where metal is used in fabricating, such metal must be non-ferrous (preferably aluminum) and any hardware used to fasten signs to the building must be stainless steel or zinc coated to prevent rust.
4. Signs must be fabricated with little or no visibility of seams, welds or fasteners. All exposed seams must be filled flush and finished so as to be an invisible part of their adjacent surfaces. All exposed welds must be ground smooth and finished so as to be an invisible part of their adjacent surfaces. All exposed fasteners such as rivets and screws must be flush, filled and finished so as to be an invisible part of their adjacent surfaces.
5. Signs must use a minimum .080" depth of material on any flat, exposed surfaces, and greater depth is required to eliminate "oil canning", any noticeable warping or visibility of any interior frame attachments.
6. Painted finishes must be smooth and uniformly covered, without intermittent orange peel, drips or runs and remain free from blistering, peeling, chipping or fading for the minimum of 1-year from the commencement of installation. Enamel paints must be of automotive quality and all painted finishes must be applied using the paint manufacturer's recommended methods, preconditioning and primers.
7. Internal lighting must be uniform and free of "hot spots" or shadowing. Use LED lighting where possible. Light leaks are not permitted.
8. Exposed conduits, junction boxes or electrical parts are not permitted.
9. All penetrations of the exterior wall/fascia are to be sealed watertight and painted to match existing wall/fascia color.
10. Tenant shall be responsible for maintaining the condition, appearance and the operation of its sign. Signs that collect dirt, bird or animal nests/droppings, must be cleaned by the Tenant at the Tenant's expense.
11. All sign repairs shall be at least equal in quality and design to the original signs. The standards for maintenance and repair all of all signs shall be that which will assure the highest visual quality.

E. PROHIBITED SIGNS

Any sign of the following type or specifications shall be prohibited:

1. Any sign not previously approved by the Property Owner and/or Landlord or in violation of this Sign Program. Any sign in violation of these prohibitions may be removed or repaired at the Property Owner and/or Landlord discretion at the violating lessee's expense.
2. Signs left abandoned beyond 30 days after tenant's lease expires or tenant vacates property whether or not voluntarily.

3. Signs affixed to any parts of the buildings or premises that are not a normally acceptable location for signs such as but not limited to, stand pipes and drains, roofing or roof equipment, roof or parapet flashing, window frames, awnings and canopies, light standards, poles or sign posts.
4. Signs that create a safety hazard by obstructing the clear view of pedestrian or vehicular traffic including, but not limited to flashing, moving or intermittent lighting.
5. Signs which by color, wording, design, location or illumination resemble, obstruct, or conflict with any traffic-control device or with safe and efficient flow of traffic.
6. Signs projecting into or located in the public right-of-way, except as authorized by Huntington Beach Municipal Code and approved by the Property Owner and/or Landlord.
7. Temporary signs such as, but not limited to, banners, flags, inflatable signs and balloons unless specifically in accordance with the code of the local authority as authorized by the City of Huntington Beach Municipal Code and approved by Property Owner and/or Landlord.
8. Portable signs, except as authorized by City of Huntington Beach Municipal Code and approved by Property Owner and/or Landlord.
9. Mechanical movement.
10. Signs which project above a parapet or the highest point of the roof.
11. Signs on public property.
12. Electronic changeable copy signs.
13. Credit card decals.
14. Wall plaques/wall signs, except allowed building mounted signs described herein.
15. Signs or pictures painted, etched or attached to windows.
16. Illuminated, painted or hanging in the window display signs.
17. No advertising shall be permitted on the signage.
18. No Tenant signage will be painted directly onto a wall or surface.
19. Signs that violate any law or regulation whether Federal, State, or Local.
20. Paper, cardboard or foam core signs, decals or stickers, graffiti, or any sign that defaces property. Perpetrators of such signs may be liable to arrest and prosecution.
21. Signs in unlawful proximity to power lines and that are attached to or interfere with any public utility.
22. Holiday lighting, light bulb strings or the like with the exception of any such decoration that the Property owner may choose to apply.

F. FREESTANDING SIGN CRITERIA (SIGNS A, B, & C)

1. The Property Owner and/or Landlord will install the freestanding ID monument signs.
2. All Freestanding signs to be located per Site Map Page 9. Locations not to interfere with safety of vehicular or pedestrian traffic.
3. Paint and finish color scheme for freestanding signs to match building finish and color scheme.
4. Building/Tenant ID Monument specifications.

SIGN A- Overall dimensions to be 25' high x 11' Wide
Double faced internally illuminated . Sign to be fabricated from aluminum construction, manufactured and engineered to City code and UL approved. Aluminum tenant faces with rout-out push thru copy. Illuminated by internal high output lamps. Only sign copy area to be illuminated at night. Design Specifications see page 4.

SIGN B- Overall dimension to be 14' tall x 10' Wide.
Double faced internally illuminated . Sign to be fabricated from aluminum construction, manufactured and engineered to City code and UL approved. Aluminum tenant faces with rout-out push thru copy. Illuminated by internal high output lamps. Only sign copy area to be illuminated at night. Design Specifications see page 5.

SIGN C- Overall dimension to be 9' high x 9'-4" Wide.
Double faced internally illuminated . Sign to be fabricated from aluminum construction, manufactured and engineered to City code and UL approved. Aluminum tenant faces with rout-out push thru copy. Illuminated by internal high output lamps. Only sign copy area to be illuminated at night. Design Specifications see page 6.

G. TENANT IDENTIFICATION - BUILDING MOUNTED

1. The design of all signs including style and placement of lettering size, color, materials and method of illumination, Shall be subject to Landlord's Approval.
2. The maximum vertical height of an individual letter on the designated sign band shall be 24" and the minimum shall be 8".
3. Tenants with two (2) Two lines of copy shall not exceed 30" overall height.
4. Total sign area not to exceed one and one half (1.5) square feet per lineal foot of leased premises frontage.
5. Each Tenant will be allowed one (1) One illuminated sign. The total length of the sign shall be a maximum of 75% of the storefront length.
6. Tenants with Two (2) frontages shall be allowed two (2) signs.
7. Signs for Major tenants, occupying 5,000 square feet or more, and havening a chain store operation with more than five (5) locations as well as signs for tenants of a single purpose, free-standing buildings, shall commensurate with the architecture of the building and shall be considered on an individual basis, subject to the approval of the Landlord and City of Huntington Beach approval.
8. Types of signs permitted: Individual channel letters with plexiglass faces are permitted. No open pan channel type letters or exposed neon tubing will be permitted on any signage, logos or trim. "Halo"-lit signage is permitted.

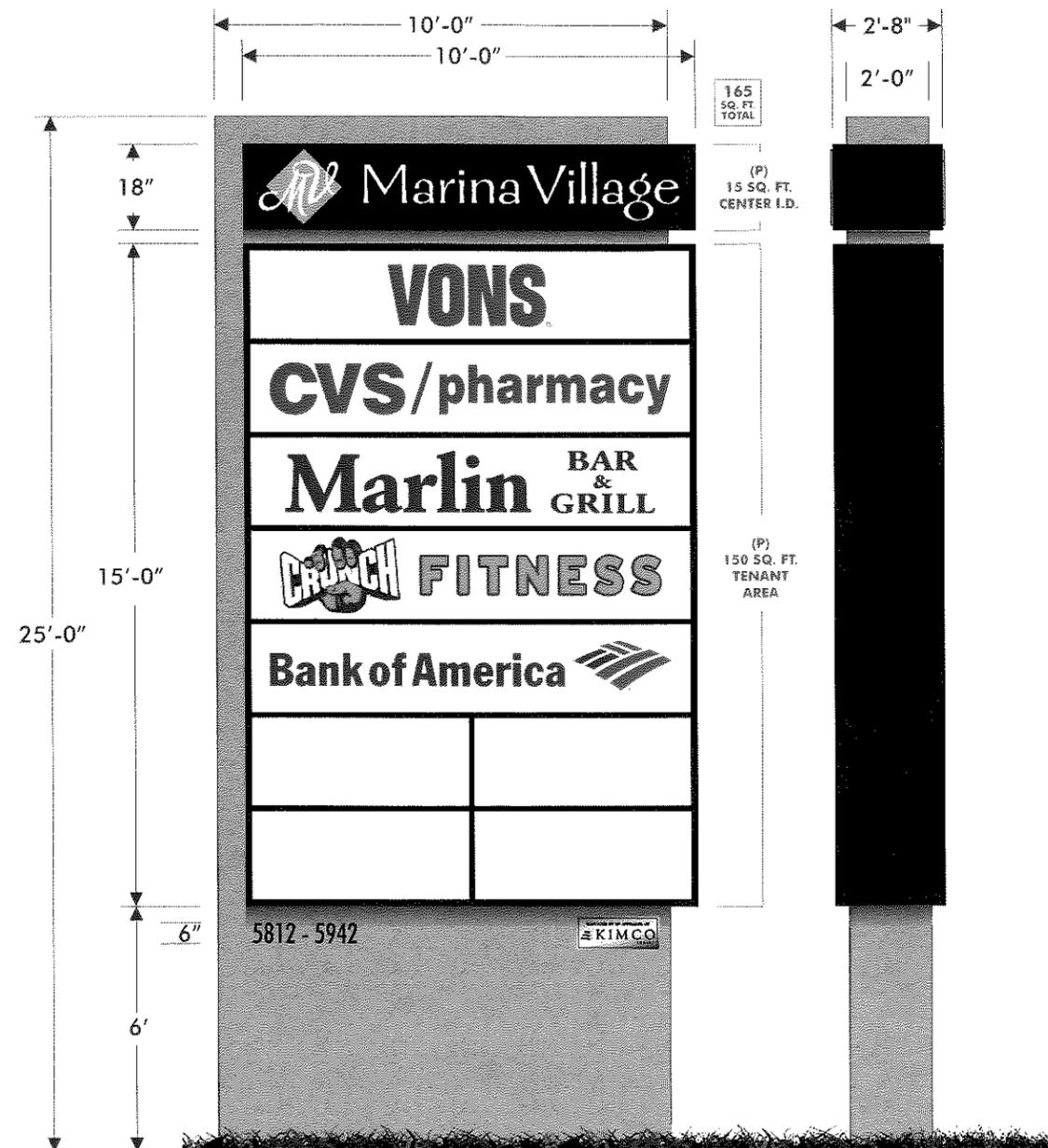
9. Cabinet type signs (sign cans) are prohibited, except for approved logos and trademarks as designated above: height restrictions shall apply. Such signage is to be a "shaped" or customized design as permitted by Landlord.
10. Wording of signs shall not include the product or service sold except as part of tenants trade name or insignia. MasterCard/VISA or product trademaks are prohibited.
11. The use of Logos, logotypes or registered trademarks is encouraged.

H. BREEZEWAY CORRIDOR - SITE / TENANT ID SIGNS (SIGNS D1 & D2)

1. The Property Owner and/or Landlord will install the Breezeway Corridor signs.
2. Signs to be located per Site Map Page 9z.
3. Paint and finish color scheme for Breezeway signs to match building finish and color scheme.
4. Specifications.

SIGN D1 & D23'- Overall dimensions To Be (Bottom Tenant Area) 3'-4 1/2" x 16'-3 1/2"
(Top Portion) 36" x 13'-6 1/2" - - "MARINA VILLAGE"

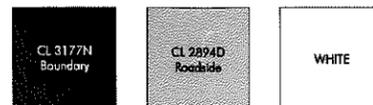
Single faced internally illuminated . Sign to be fabricated from aluminum construction, manufactured and engineered to City code and UL approved. Aluminum tenant faces with rout-out push thru copy. Illuminated by internal high output lamps. Only sign copy area to be illuminated at night. Design Specifications see page 8.

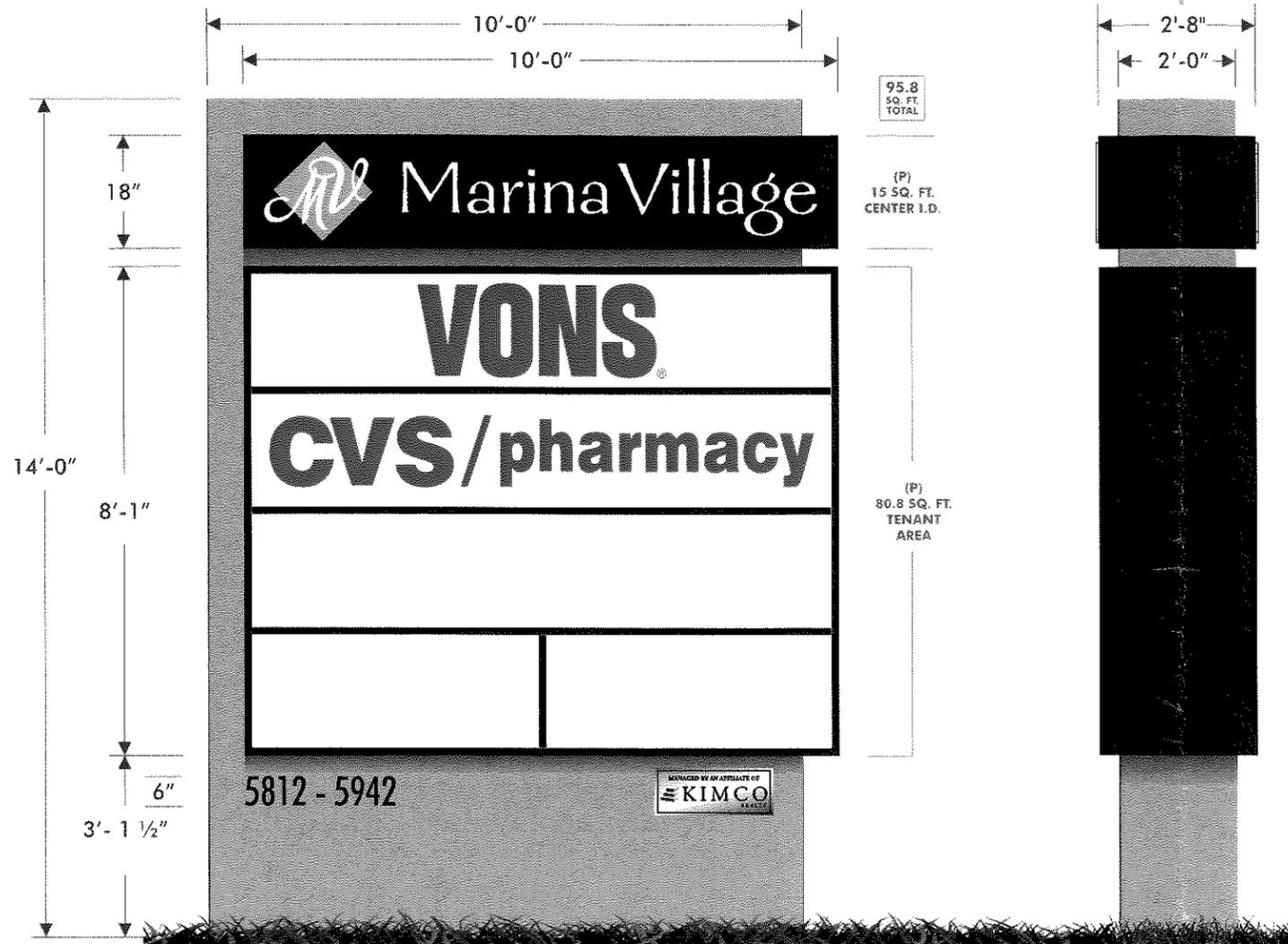


SIGN TYPE A

- QUANTITY:** 1 Double Faced
- LOCATION:** At Project Entry located off Springdale Street. See Site Map page 9.
- TEXT:** Project Identification, up to 9 tenant listings. Tenant names shall appear visually balanced so as not to overpower other tenant names.
- SIZE:**
 Max. Height: 25'
 Tenant Copy Area: 150 square feet
 Project Identification: 15 square feet
- MATERIALS:**
 Tenant Faces: Aluminum
 Tenant Copy: Rout- out Plex back Copy
 Project ID Background: Aluminum
 "MARINA VILLAGE": Routed- Out Push Thru acrylic
- COLORS:**
 Tenant Faces: White
 Tenant Copy: Subject to Landlord approval
 Project ID background: To match project Colors
 "MARINA VILLAGE": White
 Sign Body: To match project Colors
- TYPE FACE:** Custom Project Identity and Tenant logotype
- LIGHTING:** Fluorescent Lamps and Ballasts or L.E.D.

A **DOUBLE FACED ILLUMINATED PYLON SIGN**
 SCALE: 1/4" = 1'-0"

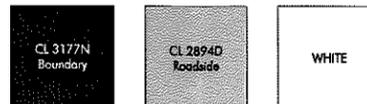


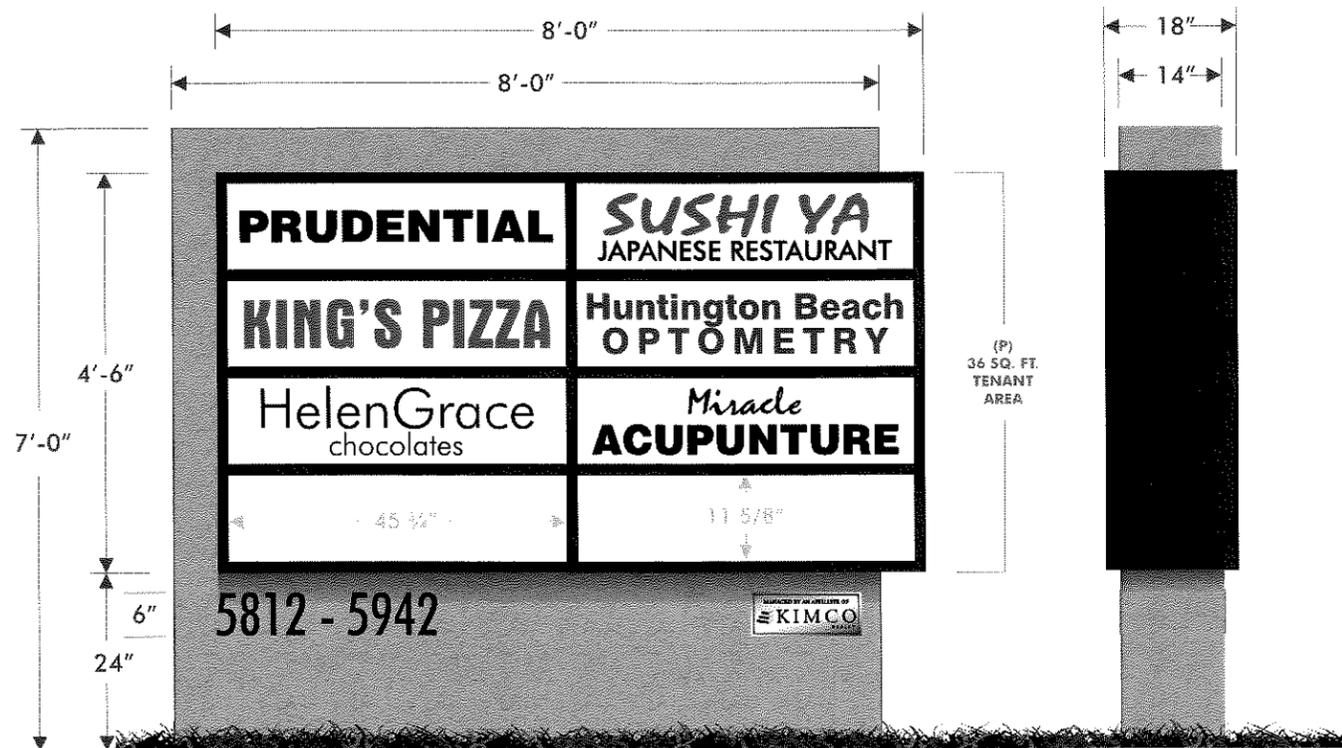


SIGN TYPE B

- QUANTITY:** 1 Double Faced
- LOCATION:** At Project Entry located off Springdale Street. See Site Map page 9.
- TEXT:** Project Identification, up to 5 tenant listings. Tenant names shall appear visually balanced so as not to overpower other tenant names.
- SIZE:** Max. Height: 14'
 Tenant Copy Area: 80.8 square feet
 Project Identification: 15 square feet
- MATERIALS:** Tenant Faces: Aluminum
 Tenant Copy: Rout- out Plex back Copy
 Project ID Background: Aluminum
 "MARINA VILLAGE": Routed- Out Push Thru acrylic
- COLORS:** Tenant Faces: White
 Tenant Copy: Subject to Landlord approval
 Project ID background: To match project Colors
 "MARINA VILLAGE": White
 Sign Body: To match project Colors
- TYPE FACE:** Custom Project Identity and Tenant logotype
- LIGHTING:** Fluorescent Lamps and Ballasts or L.E.D.

B **DOUBLE FACED ILLUMINATED MONUMENT SIGN**
 SCALE: 3/8" = 1'-0"



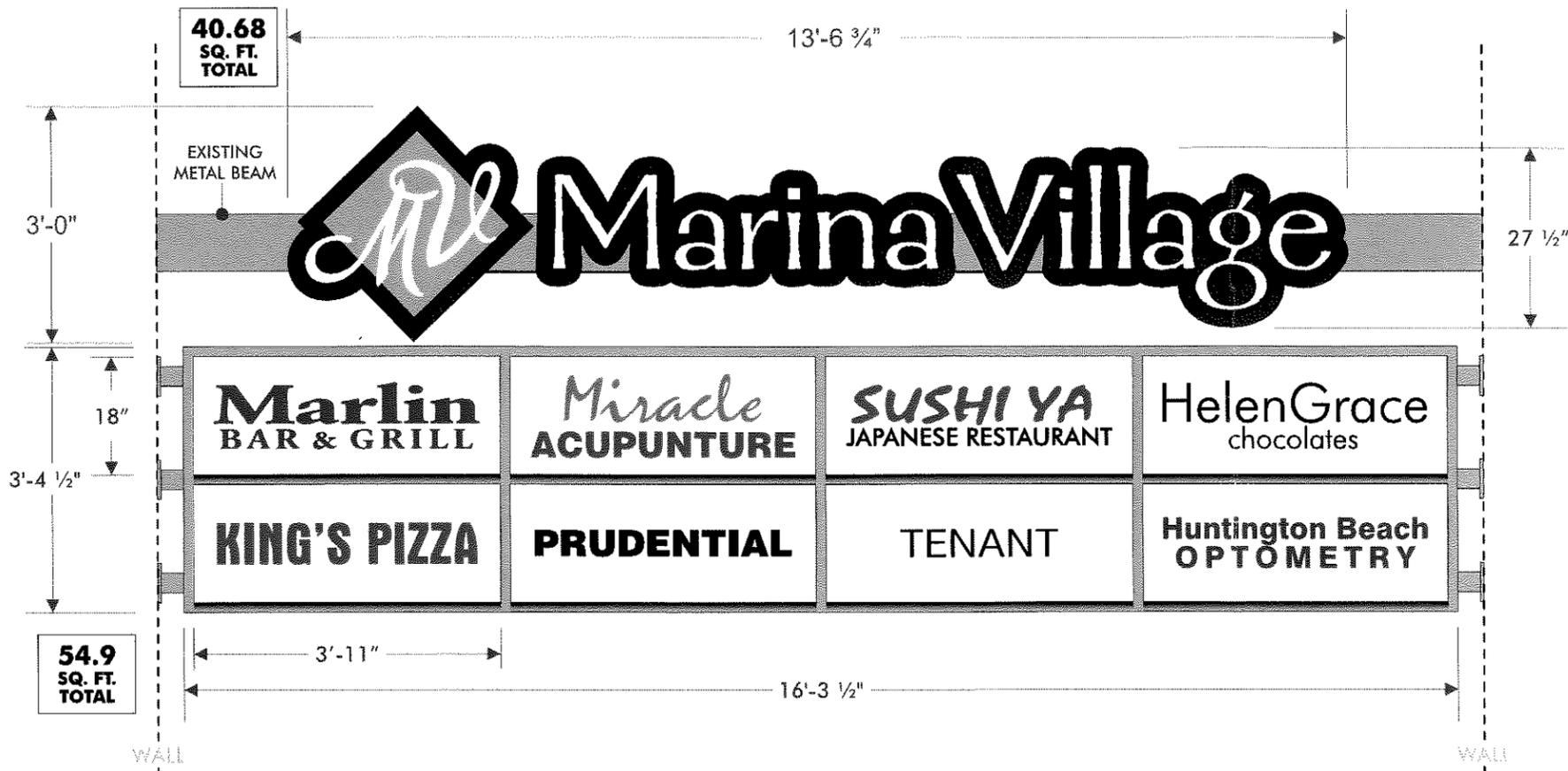


C **DOUBLE FACED ILLUMINATED MONUMENT SIGN**
SCALE: 1/2" = 1'-0"

CL 3177N Boundary	CL 2894D Roadside	WHITE
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SIGN TYPE C

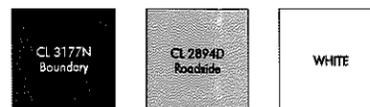
- QUANTITY:** 1 Double Faced
- LOCATION:** At Project Entry located off Springdale Street. See Site Map page 9.
- TEXT:** Project Identification, up to 8 tenant listings. Tenant names shall appear visually balanced so as not to overpower other tenant names.
- SIZE:**
 - Max. Height: 7'
 - Tenant Copy Area: 36 square feet
 - Project Identification: N/A
- MATERIALS:**
 - Tenant Faces: Aluminum
 - Tenant Copy: Rout- out Plex back Copy
- COLORS:**
 - Tenant Faces: White
 - Tenant Copy: Subject to Landlord approval
 - Sign Body: To match project Colors
- TYPE FACE:** Custom Project Identity and Tenant logotype
- LIGHTING:** Fluorescent Lamps and Ballasts or L.E.D.

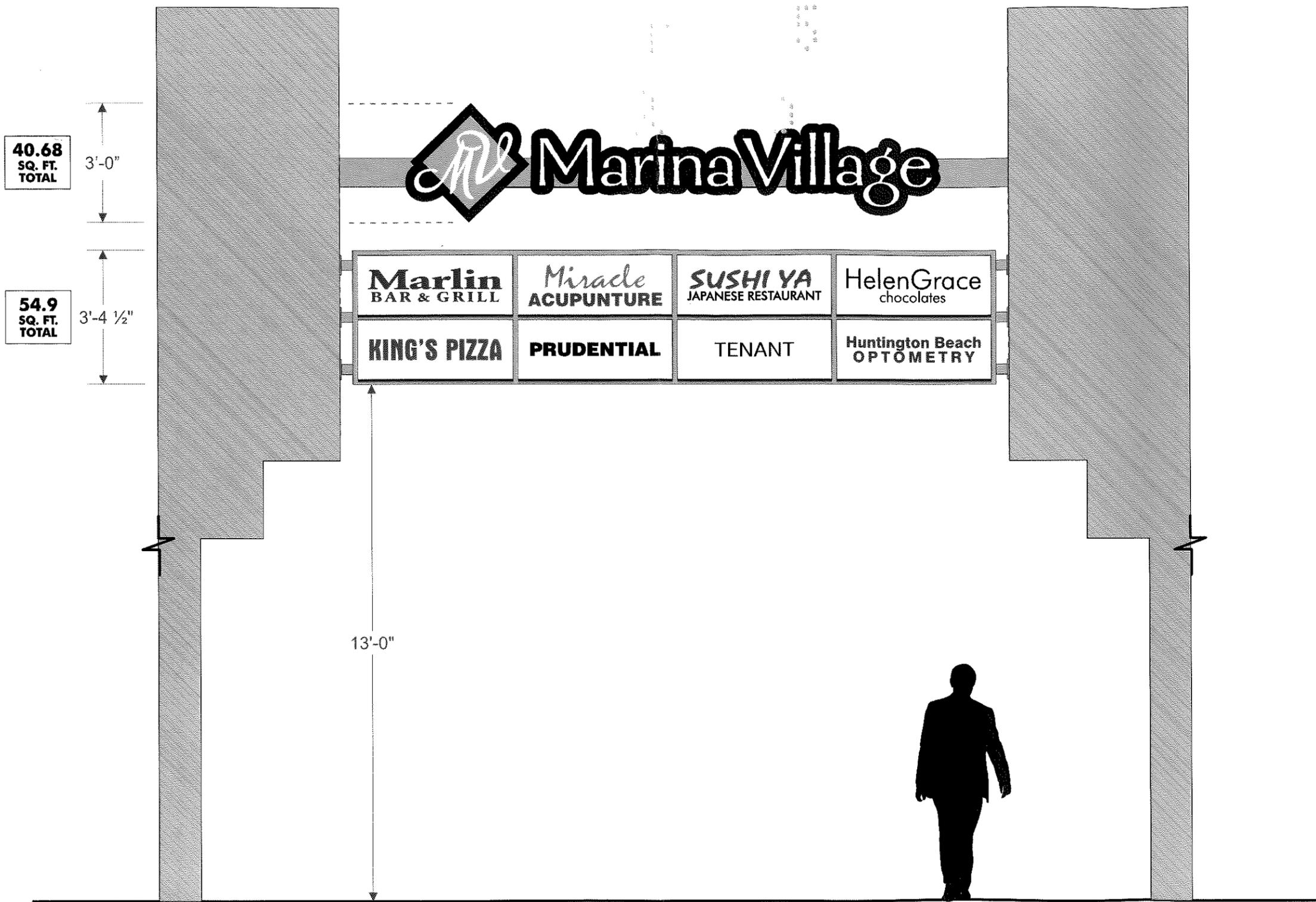


SIGN TYPE D

- QUANTITY:** 2 Single Faced
- LOCATION:** At Project Entry located off Springdale Street. See Site Map page 9.
- TEXT:** Project Identification, up to 8 tenant listings. Tenant names shall appear visually balanced so as not to overpower other tenant names.
- SIZE:** Panel Max. Height: 18"
Tenant Copy Area: 55 square feet
Project Identification: 41 square feet
- MATERIALS:** Tenant Faces: Aluminum
Tenant Copy: Rout- out Plex back Copy
Project ID Background: Aluminum
"MARINA VILLAGE" : Routed- Out Push Thru acrylic
- COLORS:** Tenant Faces: White
Tenant Copy: Subject to Landlord approval
Project ID background: To match project Colors
"MARINA VILLAGE" : White
Sign Body : To match project Colors
- TYPE FACE:** Custom Project Identity and Tenant logotype
- LIGHTING:** Fluorescent Lamps and Ballasts or L.E.D.

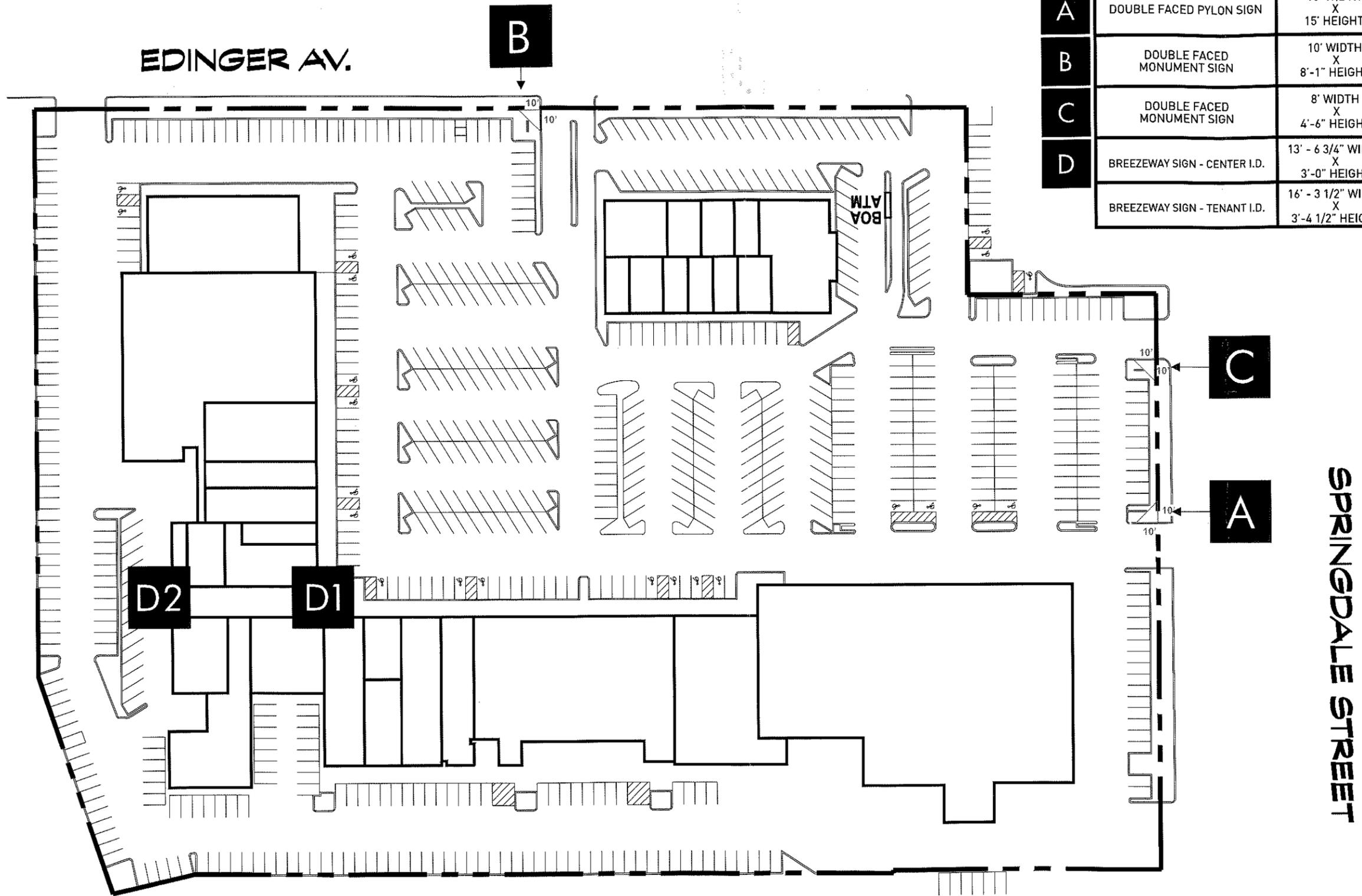
D1 D2 SINGLE FACED ILLUMINATED BREEZEWAY SIGNS
SCALE: 1/2" = 1'-0"





BREEZEWAY SIGNAGE ELEVATION
SCALE: 3/8" = 1'-0"

SITE MAP / SIGN SUMMARY



SIGN TYPE	DESCRIPTION	TENANT SIGN SIZE	SQ. FT.	ILLUMINATION
A	DOUBLE FACED PYLON SIGN	10' WIDTH X 15' HEIGHT	165	YES
B	DOUBLE FACED MONUMENT SIGN	10' WIDTH X 8'-1" HEIGHT	95.8	YES
C	DOUBLE FACED MONUMENT SIGN	8' WIDTH X 4'-6" HEIGHT	36	YES
D	BREEZEWAY SIGN - CENTER I.D.	13' - 6 3/4" WIDTH X 3'-0" HEIGHT	40.68	YES
	BREEZEWAY SIGN - TENANT I.D.	16' - 3 1/2" WIDTH X 3'-4 1/2" HEIGHT	54.9	YES