Agenda
Planning Commission Meeting
7:00 P.M. on Tuesday, April 14, 2009

Hoyer Hall, 6125 Clayton Road, Clayton

CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Administrative

1A. Review of agenda items.

1B. Commissioner Haydon to report at the April 21, 2009 City Council meeting.

Public Comment

Approval of Minutes

2. Approval of minutes from the meeting of March 24, 2009.

Public Hearings

3. **SP 01-09, Sign Permit, CVS Pharmacy,** 6490 Clayton Road, APN 118-560-021. Approval of a Sign Permit to allow the installation of three wall signs, one monument sign, one suspended sign, and one "information panel" sign.

   Proposed Action: Approval, with conditions.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

6B. Commission.

Adjournment

7. The joint City Council/Planning Commission meeting is scheduled for **Tuesday, April 28, 2009.**

Most Planning Commission decisions are appealable to the City Council within ten (10) calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in oral testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present. Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

Minutes
City of Clayton Planning Commission Meeting
Tuesday, March 24, 2009

Call to Order

Chair Catalano called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Tuija Catalano, Commissioner Bob Armstrong, Commissioner Keith Haydon, Commissioner Sandra Johnson

Absent: Vice Chair Ed Hartley

Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela, Jr.

Administrative

1A. Review of agenda items.

1B. Commissioner Armstrong to report at the April 7, 2009 City Council meeting.

Approval of Minutes

2. Approval of minutes from the meeting of March 10, 2009.

Director Woltering indicated that a revised set of minutes was provided at the dias and that the revised minutes included sections amended by City Attorney Dan Adams. Commissioners requested additional minor edits.

Chair Catalano moved and Commissioner Haydon seconded a motion to approve the minutes from the meeting of March 10, 2009, as amended. The motion passed 4-0.

Public Hearings

3A. **SPR 02-09, Site Plan Review Permit, Julie Pierce,** 1028 Tiffin Drive, APN 119-122-003. A Site Plan Review Permit to allow the construction of two single-story additions on an existing single-story residence. The entire project measures approximately 760 square feet in area and 13 feet in height.

TRP 03-09, Tree Removal Permit, Julie Pierce, 1028 Tiffin Drive, APN 119-122-003. A Tree Removal Permit to allow the removal of seven trees.

Assistant Planner Sikela presented the staff report.

Commission questions included:

- If the additions were a combined total of less than 750 square feet in area, would this project have qualified for administrative review and approval? Assistant Planner indicated that the project would not qualify for administrative review and approval since one of the additions is located on the front elevation of the residence.
- Would staff normally bring a Tree Removal Permit request such as this to the Planning Commission? Assistant Planner Sikela indicated that a Tree Removal Permit project such as this would normally be noticed to the neighbors—(termed "administrative review with notice" in the Clayton Municipal Code)—without taking the item to the Planning Commission. However, since the Tree Removal Permit request was related to the Site Plan Review Permit, both items were brought before the Planning Commission for review and approval.

- Regarding tree removals in general, does staff find that citizens of Clayton comply with the tree protection standards in the Clayton Municipal Code and, more importantly, do citizens know that they have to obtain a Tree Removal Permit prior to removing a tree? Assistant Planner Sikela indicated that there are occasions when either the Community Development Director or he will receive a code enforcement call regarding someone removing a tree without obtaining a Tree Removal Permit. In those cases, the Director or he will conduct a site visit to inform those removing the tree that they need to obtain a Tree Removal Permit. In general, however, the citizens of Clayton comply with the Tree Removal Permit requirements.
- Do you approve Tree Removal Permits administratively? Assistant Planner Sikela indicated that it depends on the size of the trees and/or the number of the trees. If there are a great number of trees proposed for removal or if the tree is large and its removal would cause a significant impact—as in the case of a heritage oak tree—then staff would bring the Tree Removal Permit before the Planning Commission. Small trees, typically, would be approved for removal administratively.
- Would a small crape myrtle tree proposed for removal require approval of a Tree Removal Permit? Assistant Planner Sikela indicated that any tree proposed for removal, regardless of the species of tree, would require approval of a Tree Removal Permit if the tree was larger than six inches in diameter at four feet six inches above the ground.

The public testimony period was opened.

The applicant, Julie Pierce, distributed photographs of the project site and indicated the following:
- She requested that staff take the Tree Removal Permit to the Planning Commission.
- Her family will be adding some more landscape trees in the front yard to replace the removed trees.
- The existing cedar shake facade will be replaced with stucco.
- There are a high number of trees on our property.
- The neighbors are in support of the proposed improvements.

There being no further public comments, the public testimony period was closed. Commission comments included:
- Agree that an adequate number of trees exist on-site which will compensate for the removal of the subject trees.
- The proposed circular driveway will increase the safety of vehicular ingress and egress to the project site, warranting the proposed tree removal in that area.
- In support of have the diseased trees removed.

Commissioner Armstrong moved and Commissioner Johnson seconded a motion to approve Site Plan Review Permit SPR 02-09 and Tree Removal Permit TRP 03-09, with the findings and condition of approval recommended by staff. The motion passed 4-0.

3B. **SPR 03-09, Site Plan Review Permit, Debbie Butler,** 3038 Miwok Way, APN 118-424-012. A Site Plan Review Permit to allow the construction of a second-story balcony on an existing two-story residence. The project measures approximately 238 square feet in area and 13 feet in height.

Assistant Planner Sikela presented the staff report. The public testimony period was opened. The applicant was available for questions.

There being no further public comments, the public testimony period was closed. Commission comments included:

- What kind of material will the balcony be constructed of? Assistant Planner Sikela indicated that the balcony would be constructed of a wood-appearing material.
- Will the balcony railing have a plexiglass feature that is fastened to the balustrades? Assistant Planner Sikela responded that there would only be the balustrades themselves without any other architectural components. He stated further that the spacing of the balustrades and height of the railing would need to conform with requirements of the Uniform Code.

Commissioner Haydon moved and Commissioner Johnson seconded a motion to approve Site Plan Review Permit SPR 03-09, with the findings and conditions of approval recommended by staff. The motion passed 4-0.

Old Business

4. **SPR 01-09, Site Plan Review Permit, Pete Wiesendanger,** 5511 Southbrook Drive, APN 118-102-002. An update regarding the existing on-site shed complying with codes that were in effect at the time of shed construction. Verbal presentation to be provided at meeting.

Assistant Planner Sikela provided an update to the Planning Commission regarding Commission concerns that the existing shed at the project site did not comply with City codes for detached accessory structures. Assistant Planner Sikela indicated the following to the Commission:

- The applicant provided documentation showing that the shed was constructed in 2002.
- Current City codes for detached accessory structures were established in 2004.
- Prior to the current City codes for detached accessory structures being established in 2004, detached accessory sheds measuring less than 120 square feet in area and 12 feet in height (which are the dimensions of the subject shed) could be located anywhere on a residential lot other than in the front setback.
- Since the shed was built in compliance with the City code in 2002, the shed is a legal non-confirming structure.

New Business

5. None.

Communications

6A. Staff.

Director Woltering provided the following updates to the Commission:

- Rivulet Project Update
  - Comment period on the Initial Environmental Study/Mitigated Negative Declaration (IES/MND) ends on April 2, 2009.
  - Staff will include the minutes from the March 10, 2009 Planning Commission meeting in the comments received for the IES/MND.
  - Staff is awaiting submittal of a tentative map for the project.
  - Staff anticipates that the public hearing for the project will be brought before the Commission approximately 60 days after the close of the comment period for the IES/MND.

- Housing Element Update
  - City Council selected Pacific Municipal Consultants (PMC) to update the Housing Element.
  - The target date for completion of the Final Draft Housing Element is late June 2009.
  - Staff will be holding a kickoff meeting with PMC.
  - PMC will work with the City to develop housing programs and measures to attempt to acheive established housing goals for the community for 2009 through 2014.
  - The City's goal is 151 new housing units, with 117 of those units being for very-low, low, and moderate income households.
  - In the last Housing Element update in 2005, 52 units were projected to be provided in the form of second dwelling units but that goal was never reached.
  - The City is looking at the potential sites for construction of new residential units on Clayton Road, the end of Lydia Lane, and across from the Post Office in the Town Center.
  - We have been discussing the housing challenges with a variety of builders that are familiar with constructing units for very-low, low, and moderate income households.
  - The City's objective will be to receive certification of its Final Draft Housing Element from the Department of Housing and Community Development (HCD).

Commission comments and questions regarding the Housing Element Update included:

- Can the mobile home park located east of Clayton on Marsh Creek Road be used to count toward the goal of 151 resdential units? Director Woltering indicated that only properties located within the City can be used to meet the goal. The mobile home park is located in unincorporated Contra Costa County, outside of Clayton.
- What is the intent of the 151 units? Director Woltering indicated that the Association of Bay Area Governments (ABAG) looks at realistic goals for the City and this number was seen as a realistic goal. ABAG assesses current trends and how development is occurring to set the goals for construction of new housing to meet the anticipated needs of all economic segments of a community.
- A goal of 117 units for very-low, low, and moderate income households seems unrealistic given the small amount of vacant land available within the City.
- Are we going to tell property owners with vacant land that they have to construct affordable housing on their property? Presently, the City does not have an inclusionary housing ordinance. However, the City will need to look at measures to attempt to achieve the housing goals.
- Will any of the residential units in the Rivulet project be available for affordable housing? Director Woltering indicated that one of the seven units would be available for affordable housing.
- What would happen if the City could not meet the housing goals set by ABAG? Director Woltering responded that the State could cut off its funding to the City. Also, the City's General Plan could be legally challenged. However, the Director indicated that HCD takes into account a community's efforts to achieve the goals.
- If we make a good-faith effort, HCD needs to take that into account.
- Have developers used density bonuses for building affordable housing in the past? Director Woltering indicated that he did not have the history to know if that had occurred. However, he indicated that State law does not make available density bonuses for affordable housing.

- Flora Square
  - PG&E has started service to the building.
  - There are still items that need to be completed by the property owner and fees that need to be paid to the City.

6B. Commission.

Commissioner Armstrong indicated he would not be attending the April 28, 2009 Planning Commission meeting.

Commissioner Haydon said that he may not be able to attend certain future Planning Commission meetings if there is a strike at his place of employment, because, as a management employee, he would need to fill in for striking employees in Salinas.

Adjournment

7. The meeting was adjourned at 7:55 p.m.

Submitted by	Approved by
David Woltering, AICP	Tuija Catalano
Community Development Director	Chair

Plng Comm\2009\Minutes\0324

PLANNING COMMISSION
STAFF REPORT

Meeting Date: **April 14, 2009**

From: **Milan J. Sikela, Jr.** MS
Assistant Planner

Subject: **CVS Pharmacy Sign Permit**
(SP 01-09)

REQUEST

Approval of a Sign Permit to allow the installation of three walls signs, one monument sign, one hanging sign, and one information panel sign on the CVS Pharmacy building (formerly Longs Drugs).

PROJECT INFORMATION

Applicant: AKC Services, Inc
31681 Riverside Drive
Lake Elsinore, CA 92530

Sign Art, Inc
5757 East Cork Street
Kalamazoo, MI 49048

Property Owner: Endashiian LLC
c/o Nickel & Company LLC
P.O. Box 35547
Tulsa, OK 74153

Project Location: CVS Pharmacy
6490 Clayton Road
Clayton, CA 94517
APN 118-560-021 (see **Exhibit A** for Location Map)

General Plan Designation: Town Center Commercial. This proposal complies with the General Plan designation.

Town Center Specific Plan Designation: Town Center Commercial. This proposal complies with the Town Center Specific Plan designation.

Zoning: Planned Development (PD) District.

Environmental Review:	Categorically exempt per Section 15311(a), Class 11 of the State CEQA Guidelines.
Public Notice:	Not required.
Agency Referrals:	After review of the proposed project, there were no comments from the Contra Costa County Building Inspection Department, City Engineer, or Stormwater Manager.
Authority:	Section 15.08.030 of the Municipal Code authorizes the Planning Commission to approve a Sign Permit.

BACKGROUND AND ANALYSIS

Prior to the current tenant, CVS Pharmacy, moving into the existing building on the subject property, the building was occupied by Longs Drugs. In December 2005, Longs Drugs received approval of a Sign Permit (SP 04-05) for the installation of three wall signs, one monument sign, and one suspended sign. CVS Pharmacy is now proposing to install the same amount of signs—three wall, one monument, one suspended—in the same locations, plus one additional "information panel" sign near the front entryway.

Prior to their current submittal, the applicant had submitted preliminary plans that showed much larger wall signs being proposed. Based on the adjacent building elements, scale, and massing, staff worked with the applicant to propose wall signage that appeared more visually integrated with the building facade. As a result, the size of the wall signs have been reduced so as to appear more balanced and proportioned vis-a-vis the adjacent architectural components.

Wall Signs

The three proposed wall signs are identical. Each is proposed with red non-illuminated channel letters and are to be located on the east, north, and west elevations of the building (see **Exhibit B, Pages 3 of 10, 4 of 10,** and **5 of 10**). In the table below, a comparison between the dimensions of the Longs Drugs wall signs and the CVS Pharmacy wall signs have been provided. As is evident in the following analysis, the proposed CVS Pharmacy wall signs are of a similar size to the existing Longs Drugs wall signs.

Sign Criteria	Longs Drugs	CVS Pharmacy
Sign Height (maximum)	2 feet, 9 inches	2 feet, 8 inches
Sign Length	20 feet, 7.5 inches	22 feet, 2.25 inches
Sign Area	56.72 square feet	59.17 square feet

Although the wall signs will be non-illuminated, the existing gooseneck lighting is proposed to be re-centered and re-aligned with the new CVS Pharmacy wall signage.

Monument Sign

The applicant is proposing to only change the lettering on the existing monument sign located at the north driveway entrance to the parking lot on Clayton Road (see **Exhibit B, Page 6 of 10**). The dimensions and location of the existing monument sign will not change.

Suspended Sign

As with the monument sign, the applicant is proposing to only change the lettering on the existing suspended sign located on the overhang above the drive-through window (see **Exhibit B, Page 7 of 10**). The dimensions and location of the existing suspended sign will not change.

Information Panel Sign

Only one additional sign is being proposed in comparison to the signage approved for the Longs Drugs Sign Permit project and that is an information panel sign to be located near the front entryway of the store (see **Exhibit B, Page 7 of 10**). The informational panel sign is proposed to be 1 foot, 7.75 inches in height and 1 foot, 5.38 inches in length with a tan outer frame and tan insert frames. The applicant has indicated that the information panel sign will have several insert locations for changeable copies to be inserted or removed. According to the sign plans, the color, text, and size of the information panel sign are integrated with the building colors and other signage on the site.

Conformity With Sign Area Requirements

According to Section 15.08.060 of the Municipal Code, the aggregate area of any combination of ground signs and building signs for a building shall not exceed one square foot per lineal foot of building frontage or store frontage. The total lineal building frontage for the CVS Pharmacy building (which includes the frontage on Clayton Road and Center Street) is 295 feet. The total sign area proposed for CVS Pharmacy is approximately 192 square feet, which is 65% of the total potentially allowable sign area, based on the lineal building frontage. Therefore, the proposed signage complies with the sign area requirements of the Municipal Code.

Incidental Signage

Section 15.08.040.C of the Municipal Code classifies incidental signs as exempt from the City's Sign Provisions. Incidental signs are defined as signs that are "a non-governmental informational sign, whose purpose is secondary to the use of the lot on which it is located, such as 'no parking', 'entrance', 'loading only', 'telephone', and other similar directives." All the incidental sign proposed by CVS Pharmacy are intended to replace the existing incidental signs installed by Longs Drugs (see **Exhibit B, Pages 7 of 10** and **8 of 10** for the "Receiving Entrance", "Exit Only", "Drive Thru Pharmacy", and "Stop" signs).

Conclusion

Staff has analyzed the project and found that, as conditioned, the proposed signage complies with the sign standards of the Municipal Code and the sign guidelines of the Town Center Specific Plan. The proposed findings below specifically address the standards.

RECOMMENDATION

Staff recommends that the Planning Commission approve Sign Permit SP 01-09 to allow the installation of three wall signs, one monument sign, one suspended sign, and one informational panel sign at 6490 Clayton Road, subject to the findings of approval, conditions of approval, and advisory notes listed below.

Proposed Findings of Approval

Based upon the evidence set forth in the staff report, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission makes the following findings regarding Sign Permit SP 01-09:

1. Is consistent with the General Plan designation and policies.
2. Is consistent with the Sign Provisions of the Municipal Code.
3. Is consistent with the Town Center Specific Plan designation and policies regarding signage.
4. Is carefully integrated with site and building design to create a unified appearance for the total property.
5. Is carefully located for safety so as not to block driveway views of oncoming traffic.
6. Is limited to three colors in addition to black and white.
7. Uses typefaces that emphasize simplicity and clarity.
8. Has been established to promote an enhanced sense of identity and aesthetic value.
9. Is architecturally compatible and visually integrated with the surrounding neighborhood.

The above-stated findings assume acceptance and approval of the proposed conditions of approval listed below.

Proposed Conditions of Approval

These conditions of approval apply to the CVS Pharmacy Sign Plans, prepared by Sign Art Inc, date-stamped April 6, 2009.

1. All gooseneck lighting shall be re-located so that lights are centered over the wall signs.
2. Any areas on the walls, monument sign, or suspended sign that previously had signage and other associated elements for Longs Drugs shall be repaired so that no indication of prior signage or other associated elements are visible.

3. The applicant agrees to indemnify, protect, defend, and hold harmless the City and its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes, proceedings, suits, damages, judgements, liens, levies, costs, and expenses of whatever nature, including attorney's fees and disbursements arising out of or in any way relating to the issuance of this entitlement, any actions taken by the City relating to this entitlement, or the environmental review conducted under the California Environmental Quality Act for this entitlement and related actions.

Advisory Notes

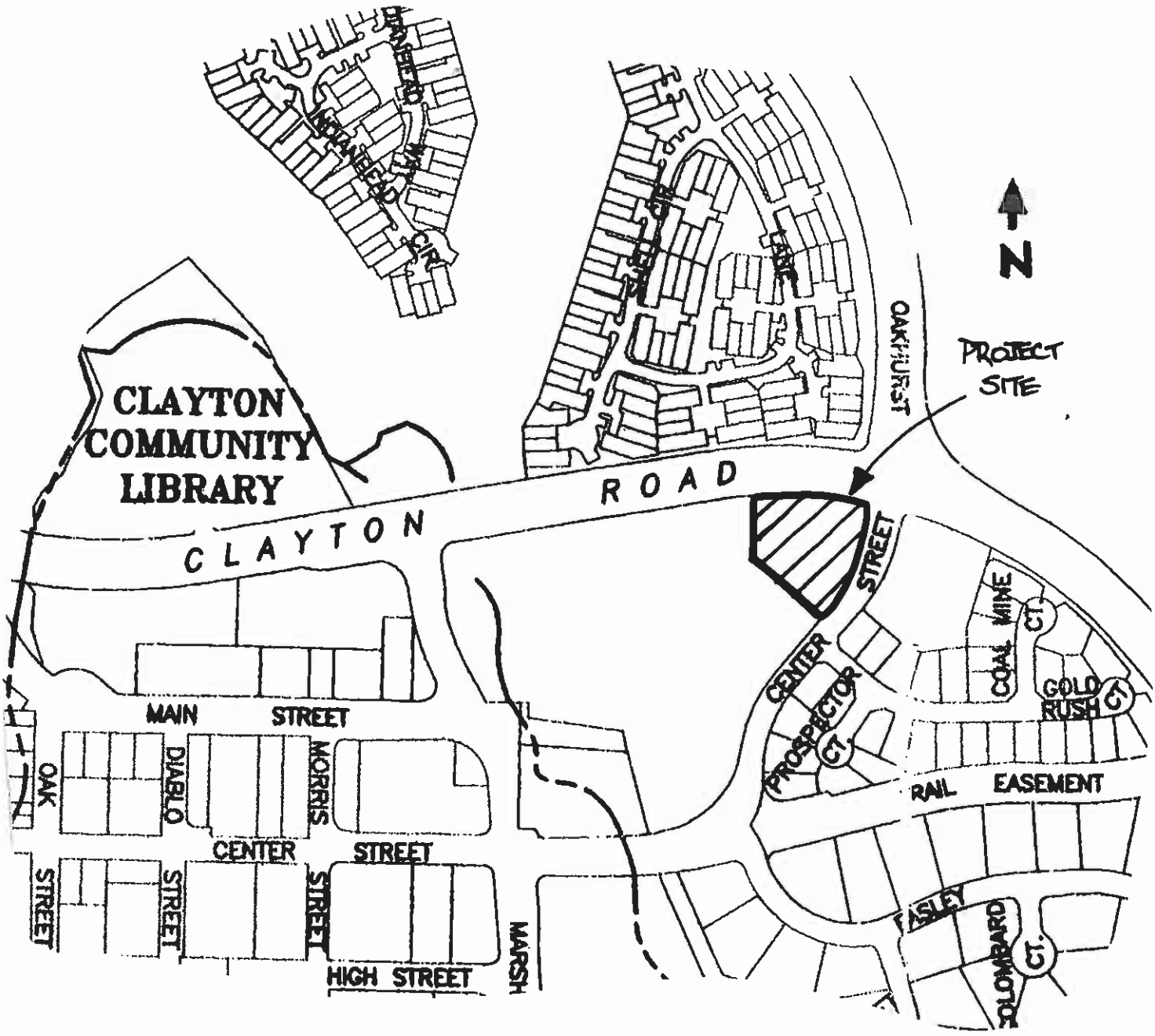
Advisory notes are provided to inform the applicant of: (a) Clayton Municipal Code requirements; or (b) requirements imposed by other agencies. The advisory notes are not part of the conditions of approval.

1. The applicant shall comply with all applicable state, county, and city codes, regulations and adopted standards.
2. All construction and other work shall occur only between 7:00 a.m. and 5:00 p.m. Monday through Friday. Any such work beyond these hours and days is strictly prohibited unless previously authorized in writing by the City Engineer (CMC §15.01.010) located at 1005 Oak Street, 925-672-9700.
3. The applicant shall obtain the necessary building permits from the Contra Costa County Building Inspection Department.

ATTACHMENTS

A Location Map
B CVS Pharmacy Sign Plans, prepared by Sign Art, Inc, date-stamped April 6, 2009

SP\2009\01-09.sr1



Location Map

CVS Pharmacy

6490 Clayton Road

APN 118-560-021

ATTACHMENT A

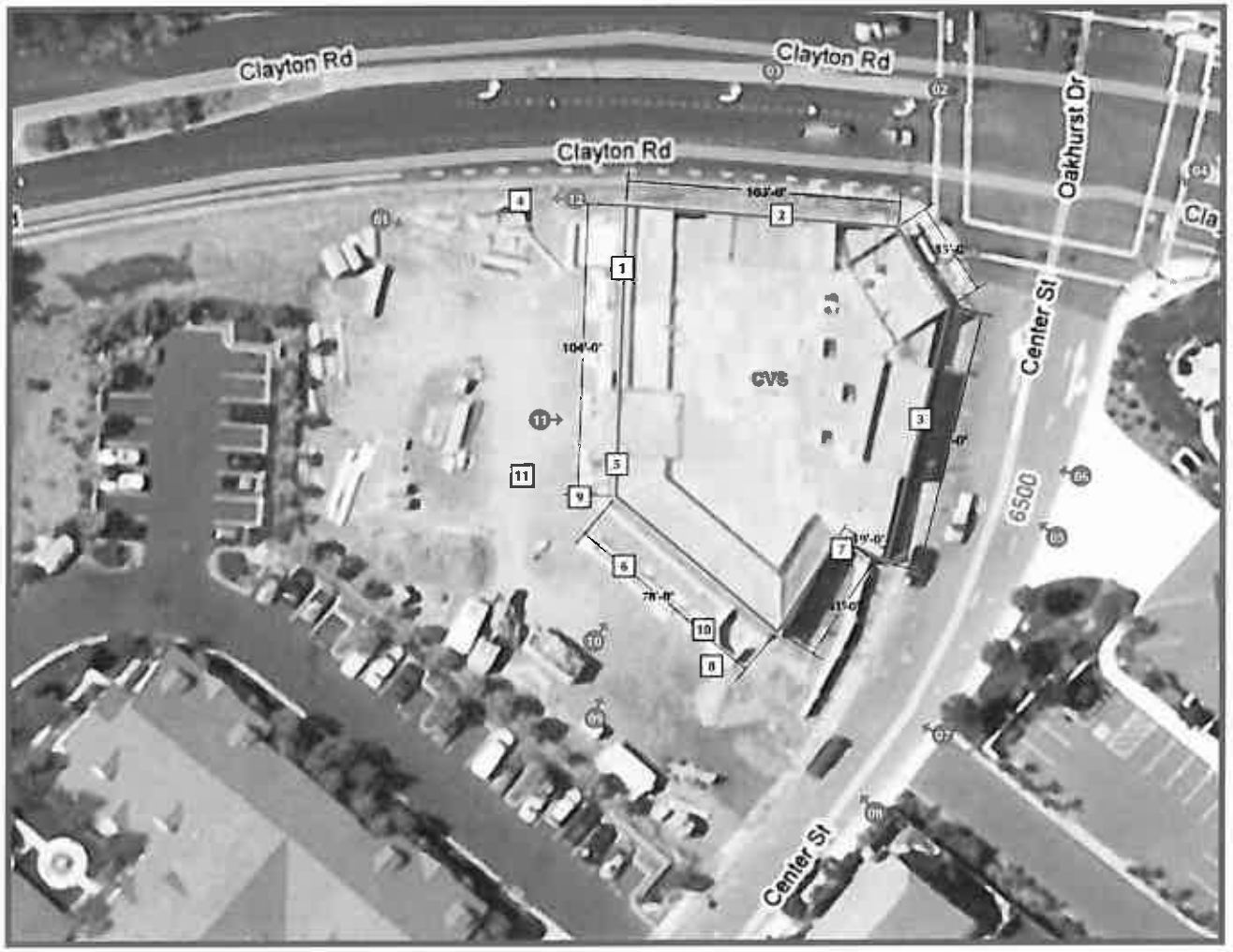
April 1, 2009

CVS/pharmacy

Location: #6526
6490 Clayton Rd.
Clayton, CA 94517

RECEIVED
APR 6 2009
CLAYTON COMMUNITY
DEVELOPMENT DEPT.

ATTACHMENT B (10 PAGES)



N

LEGEND

1	Sign Location (according to #)
00	Photo Location (according to #)
CVS	CVS Store Location
——	CVS Store Boundary

CVS Pharmacy #6526 — 6490 Clayton Rd., Clayton, CA

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt.

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt ©2009 6526

Existing Sign #1
Illum. ☐ Non Illum. ■
S/F ■ D/F ☐
H 2'-8" W 21'-6"
D N/A OAH N/A
Note: Light fixtures to be reworked. Remove existing "Longs Drugs" letters, fill in any penetrations, and repaint.

Proposed Sign #1 Scale: 3/32" = 1'-0"
Qty. 1

59.17 SQ. FT.
32" NON ILLUMINATED CHANNEL LETTERS

CVS Pharmacy #6526 — 6490 Clayton Rd., Clayton, CA

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt.
©2009 6526

GI 4-1-09 Approved for: _____ By: _____ Date: _____

Existing Sign #2
Illum. ☐ Non Illum. ■
S/F ■ D/F ☐
H 2'-8" W 21'-6"
D N/A OAH N/A
Note: Light fixtures to be reworked. Remove existing "Longs Drugs" letters, fill in any penetrations, and repaint.

Proposed Sign #2 Scale: 3/32" = 1'-0"
Qty. 1

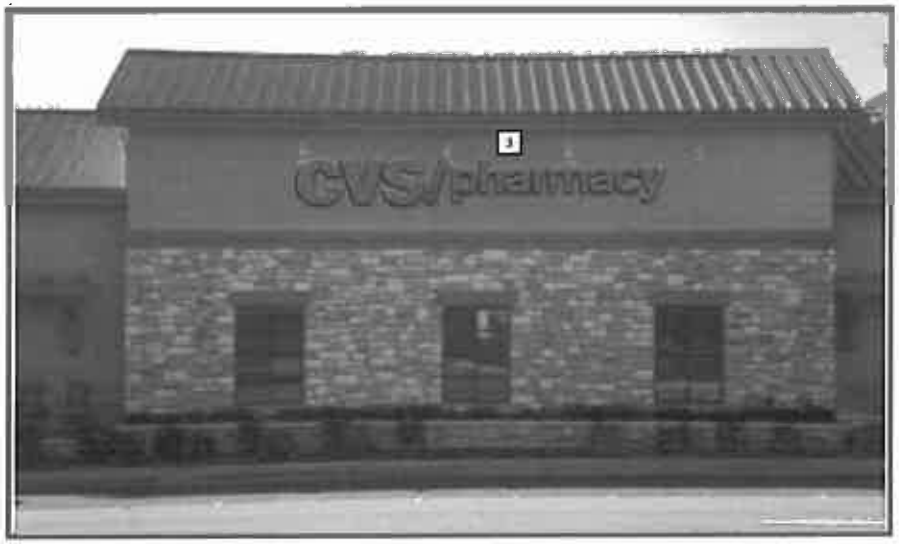
22'-2½"
2'-8"
CVS/pharmacy

59.17 SQ. FT.
32" NON ILLUMINATED CHANNEL LETTERS

CVS Pharmacy #6526 — 6490 Clayton Rd., Clayton, CA

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt ©2009 6526

GI 1-5-09 1-19-09 1-21-09 4-1-09 Approved for: _____ By: _____ Date: _____



Existing Sign #3

Illum. ☐ Non Illum. ■

S/F ■ D/F ☐

H 2'-8" W 21'-6"

D N/A OAH N/A

Note: Light fixtures to be reworked. Remove existing "Longs Drugs" letters, fill in any penetrations, and repaint.

Proposed Sign #3 Scale: ½" = 1'-0"

Qty. 1

59.17 SQ. FT.

32" NON ILLUMINATED CHANNEL LETTERS

CVS Pharmacy #6526 — 6490 Clayton Rd., Clayton, CA

This is an original unpublished drawing, which is for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt

Existing Sign #4

Illum. ☐ Non Illum. ■

S/F ☐ D/F ■

H N/A W N/A

D N/A OAH N/A

Note: Remove existing "Longs Drugs" letters, fill in any penetrations, and repaint.

Proposed Sign #4 **Scale: ½" = 1'-0"**

Qty. 1

4.42 SQ. FT.

NEW SINTRA LETTERS FOR EXISTING MONUMENT SIGN

CVS Pharmacy #6526 — 6490 Clayton Rd., Clayton, CA

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt.

Existing Sign #5

Illum. ☐ Non Illum. ■ S/F ■ D/F ☐
H N/A W N/A D N/A OAH N/A
Note: Remove existing store hours copy.

Existing Sign #6

Illum. ☐ Non Illum. ■ S/F ■ D/F ☐
H 1'-0" W 7'-8½" D N/A OAH 1'-0"
Note: Remove existing face.

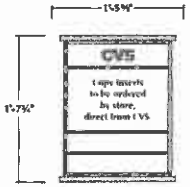
Existing Sign #7

Illum. ☐ Non Illum. ☐ S/F ☐ D/F ☐
H N/A W N/A D N/A OAH N/A
Note: No existing sign.

Existing Sign #8

Illum. ☐ Non Illum. ■ S/F ☐ D/F ■
H 1'-3" W 2'-1" D N/A OAH 3'-0"
Note: Existing directional to be scuffed, primed, and repainted.

Proposed Sign #5 Scale: ¾" = 1'-0"
Qty. 1

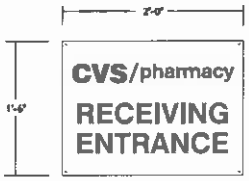


1.82 SQ. FT.
NON-ILLUMINATED CHANGEABLE INFORMATION PANEL

Proposed Sign #6 Scale: ¾" = 1'-0"
Qty. 1

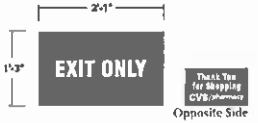
7.69 SQ. FT.
NEW .080 ALUMINUM SIGNTEX COATED FACE
WITH 1" RETURNS & STUD MOUNTED LETTERS

Proposed Sign #7 Scale: ¾" = 1'-0"
Qty. 1



3 SQ. FT.
NON-ILLUMINATED RECEIVING DOOR SIGN

Proposed Sign #8 Scale: ½" = 1'-0"
Qty. 1



2.60 SQ. FT.
NEW FACE FOR TRAFFIC CONTROL SIGNAGE

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt ©2009

Existing Sign #9

Illum. ☐ Non Illum. ■ S/F ☐ D/F ■

H 1'-3" W 2'-1" D N/A OAH 3'-0"

Note: Existing directional to be scuffed, primed, and repainted.

Existing Sign #10

Illum. ☐ Non Illum. ☐ S/F ☐ D/F ☐

H N/A W N/A D N/A OAH N/A

Note: No existing sign.

Existing Sign #11

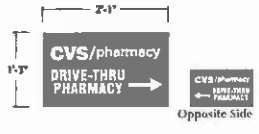
Illum. ☐ Non Illum. ■ S/F ■ D/F ☐

H N/A W N/A D N/A OAH N/A

Note: Remove existing sign.

Proposed Sign #9 Scale: ½" = 1'-0"

Qty. 1

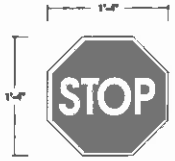


2.60 SQ. FT.

NEW FACES FOR TRAFFIC CONTROL SIGNAGE

Proposed Sign #10 Scale: ¾" = 1'-0"

Qty. 1



1.78 SQ. FT.

TRAFFIC CONTROL SIGNAGE

Proposed Sign #11 Scale: 3/32" = 1'-0"

Qty. 1

103.77 SQ. FT.

PAINTED DRIVEWAY DIRECTIONAL ON ASPHALT

This is an original unpublished drawing submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt ©2009

Photo 1

Note: Bollards to be scuffed, primed, and repainted.

Photo 2

Note: Bollards to be scuffed, primed, and repainted.

Photo 3

Note: Existing "OPEN" sign to be removed.

This is an original unpublished drawing, submitted for your use in connection with a project being planned for you by SignArt. It is not to be reproduced, copied or exhibited in any fashion without written permission of SignArt ©2009

GI 12-3-08 1-19-09 3-11-09 4-1-09 Approved for: _____ By: _____ Date: _____