



Planned Sign Program

Sundance Corporate Center

Beaumont, CA

10-25-07

APPROVED 4/20/20

Christina Taylor

Amended and Restated 10-31-22

City of Beaumont
PLANNING DEPARTMENT
APPROVED
PROJECT/PERMIT: PLAN2022-0874
DESC.: Sign Program Amd PC 11.08.22
<i>Carole Kendrick</i>
SENIOR PLANNER 8:32 am, Nov 09, 2022

PROJECT DIRECTORY

LANDLORD/DEVELOPER:

Beaumont Sundance, LLC
1059 Tierra Del Rey, Suite L
Chula Vista, CA 91910
TEL (949) 375-4533
CONTACT: Jan Harriman
Janharrimanoc@gmail.com

ARCHITECT:

Kirk Moeller Architects
2888 Loker Avenue East, Suite 220
Carlsbad, CA 92010
TEL (760) 814-8128
CONTACT: Kirk Moeller
Kirk@kmarchitectsinc.com

PROPERTY MANAGER:

OPP Management
1059 Tierra Del Rey, Suite L
Chula Vista, CA 91910
TEL: (619) 823-5654
CONTACT: Audrey M Inskeep
audrey@oppmanagement.net

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INTRODUCTION

The intent of this sign criterion is to provide guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criterion shall be rigorously enforced and any nonconforming signs shall be removed by Lessee or his/her sign contractor at Lessee's expense, upon written demand by the Lessor.

Exceptions to these standards shall not be permitted without approval from the Lessor and the City of Beaumont.

Lessor will retain full rights of approval for any sign used in the Center.

GENERAL LESSOR/LESSEE REQUIREMENTS

- 1 Each Lessee shall submit to Lessor for written approval, two copies of the detailed shop drawings of proposed sign, indicating conformance with the sign criteria herein outlined.
- 2 Performance of this sign criterion shall be rigorously enforced and any nonconforming signs shall be removed by Lessee or his/her sign contractor at Lessee's expense, upon written demand by the Lessor.
- 3 The Lessor shall determine and approve the availability and location of Lessee's name on any building sign(s) or monument sign(s).
- 4 The Lessee shall pay for all signs, related materials and installation fees including final inspection costs.
- 5 It is the responsibility of the Lessee's sign company to verify all conduit and transformer locations and service assess prior to fabrication. Building illuminated signs shall be wired to the tenants subpanel.
- 6 Sign shall be removed within ten (10) days of vacating premises. It is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.
- 7 Any lessee sign left after ten (10) days from vacating premises shall become the property of Lessor and cost to remove and return surface to original condition will be deducted from Lessee's security deposit or billed directly to tenant for immediate payment. If no security deposit is held, lessee shall remove sign at least 10 days prior to vacating premises.
- 8 The Tenant shall obtain all necessary permits.
- 9 Submittal drawing to indicate accurately scaled signage on the elevation.
- 10 The Lessee shall be responsible for fulfillment of all requirements of these sign criteria.

GENERAL SIGN CONSTRUCTION REQUIREMENTS

- 1 All signs and their installation shall comply with all local building and electrical codes.
- 2 All electrical signs will be fabricated by a U.L. approved sign company according to U.L. specifications and bear U.L. Label.
- 3 Sign contractor to be fully licensed with the City and State. Sign company shall provide proof of full Workman's Compensation, general liability insurance and add Lessor as additional insured to said policy.
- 4 All penetrations of building exterior surfaces are to be sealed, waterproof, and painted in color & finish to match existing exterior.
- 5 Painted sign surfaces must have an acrylic polyurethane finish or baked-on finish.
- 6 Internal illumination to be 30 milliamp neon, fluorescent tube or LED for through face lit portion and #3500 white neon or LED halo effect. All signs to have halo effect.
- 7 Logo and letter heights shall be as specified and shall be determined by measuring the normal capital letter of a type font exclusive of swashes, ascenders and descenders. (See diagram on pg 20)
- 8 All sign fabrication work shall be of excellent quality. All logo images and type-styles shall be accurately reproduced. Lettering that approximates type-styles shall not be acceptable. The Lessor reserve the right to reject any fabrication work deemed to be below standard.
- 9 All lighting must match the exact specification of the approved working drawings.
- 10 Signs must be made of durable rust-inhibited materials that are appropriate and complimentary to the building.
- 11 Color coatings shall exactly match the color specified on the approved plans.
- 12 Joining of materials (e.g. seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled and finished so as to be unnoticeable.
- 13 Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
- 14 Not in any case, shall any manufacturer's label be visible from the street or on-site parking from normal viewing angles.
- 15 Exposed raceways and conduit are not permitted.
- 16 Exposed junction boxes, lamps, tubing or neon crossovers of any type are not permitted.
- 17 All materials used in signage construction and installation must be new. No used materials will be allowed.
- 18 Lessor reserves the right to hire an independent electrical engineer at the Lessee's sole expense to inspect the installation of all Lessee's signs and to require the Lessee to have any discrepancies and/or code violations corrected at the Lessee's expense.

PROHIBITED SIGNS

- 1 No detached signs allowed.
- 2 No banner signs allowed.
- 3 No signs may be painted directly on the building
- 4 Signs constituting a Traffic Hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any words, phrases, symbols, or characters in such a manner as to interfere with, mislead or confuse traffic.
- 5 Signs in Proximity to Utility Lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the law of the State of California are prohibited.
- 6 Wall signs shall project above the top of a parapet, the roof line at the wall, or roof line, over glazing or the sides of the building.
- 7 There shall be no signs that are flashing, moving or audible.
- 8 Vehicle Signs. No signs affixed to trucks, automobiles, trailers, or other vehicles which are used to advertise, identify, or provide direction to a use or activity not related to its lawful activity are allowed.
- 9 Light Bulb Strings. External displays, light bulbs strings including temporary holiday lighting. An exception hereto may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.
- 10 Banners, Pennants & Balloons Used for Advertising Purposes. Temporary flags, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirement, Landlord's and City approval.
- 11 No cabinet construction only signs allowed.
- 12 No signs and business identification devices used for advertising of any kind including, but not limited to; advertising of products, services, or job openings.
- 13 The use of permanent "sale" sign is prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.
- 14 No sidewalk displays, racks, of product allowed.
- 15 No physical person holding or tossing a sign is permitted in the Center including the driveway entrances and pedestrian entrances.

INSPECTION:

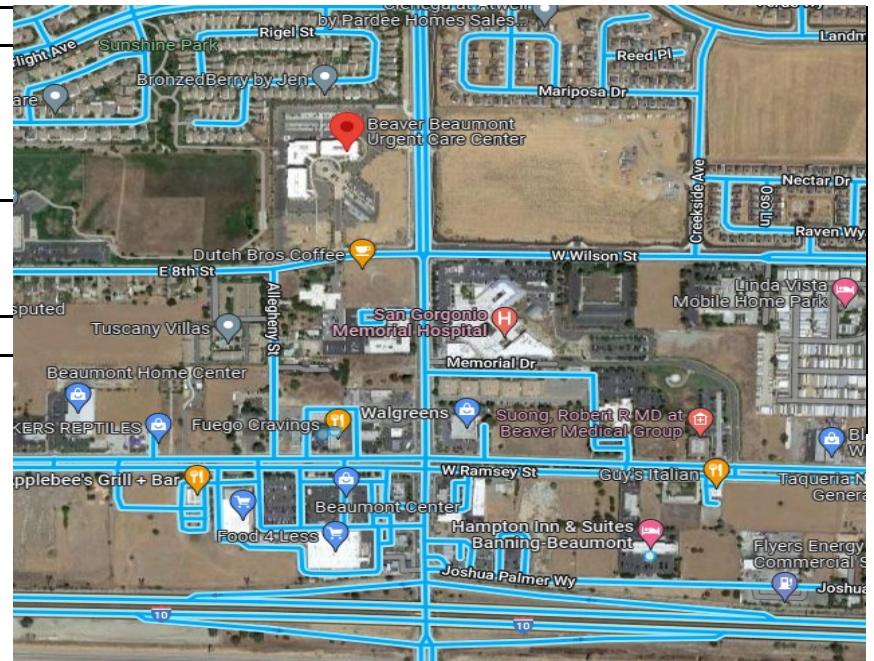
Landlord reserves the right to hire an independent electrical engineer at the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies and/or code violations corrected at the Tenant's expense.

PROJECT DATA

Assessor's Parcel #s		Site Address		
Building A	419-750-002-0	831	Highland Springs Ave	
Building B	419-750-005-3	835	Highland Springs Ave	
Building C	419-750-006-4	839	Highland Springs Ave	
Building D	419-750-001-9	845	Highland Springs Ave	
Building E		803	Highland Springs Ave	
Building F	419-750-004-2	815	Highland Springs Ave	
Building H		807	Highland Springs Ave	
Building G	419-750-003-1	825	Highland Springs Ave	

Legal Description of Project

Lot 124 of tract 31-468-2 in the
 City of Beaumont, County of Riverside, State of California
 as shown by map on file in book 388, page 7-15,
 inclusive of maps, in the office of the county recorder
 of said county.



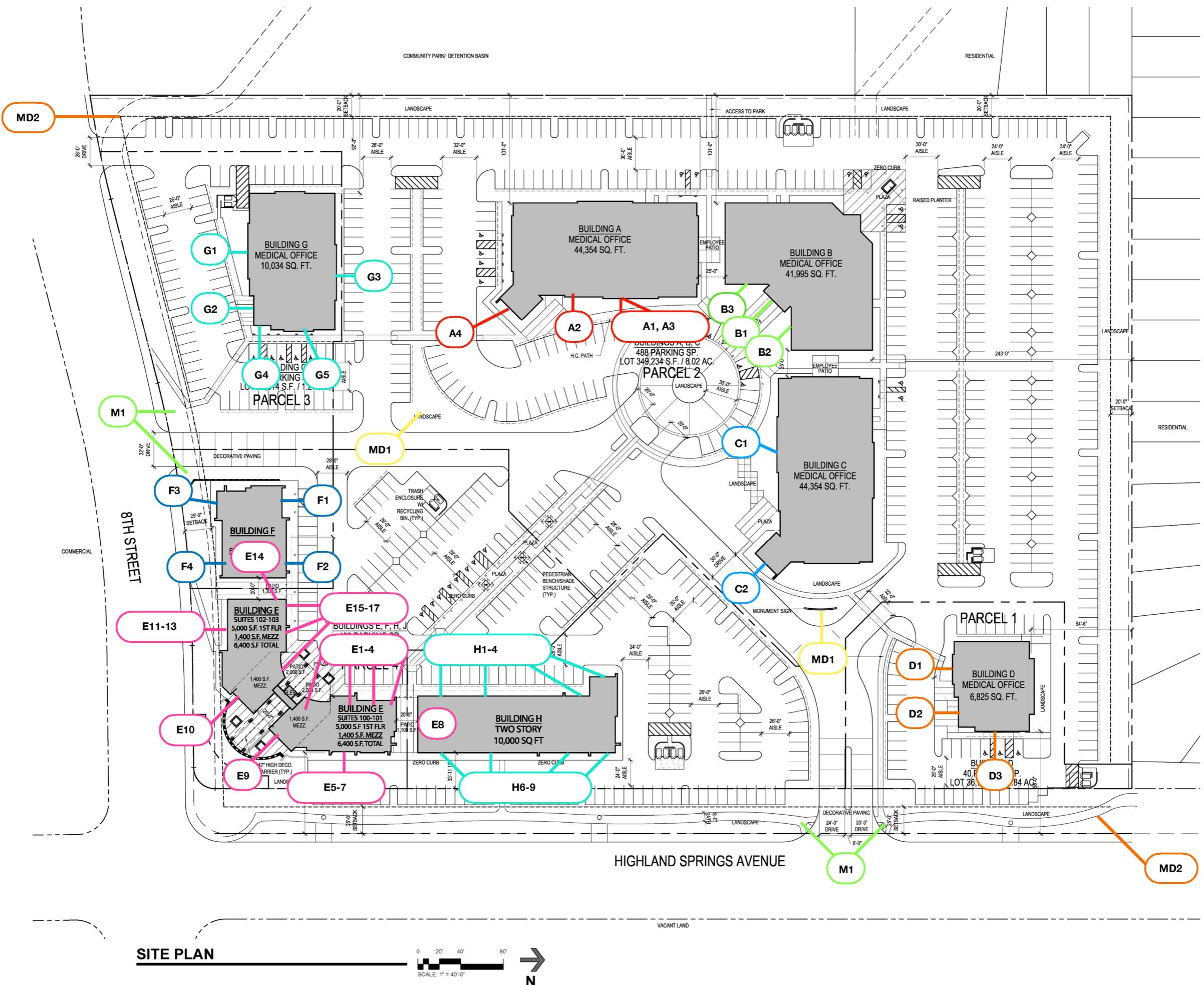
Vicinity Map

Zoning Data:

General Plan Designation	SP (Sundance)
Existing Site Zone	SP (Sundance)
Existing Use	Office/Commercial/Retail/Land
Proposed Use	Office/Commercial/Retail
Site Area	15.6 Acres
FEMA Flood Zone Designation	C
FEMA Panel Number	060245 0815A

Building Data:

	Building A	Building B	Building C	Building D	Building Ea Eb	Building F	Building G	Building H
S.F. (approx)	44,506	42,325	44,506	7,000	5,000 (2)	5,000	10,000	10,000
Occupancy	B	B	B	B	A2	B	B	M
Stories	3	3	3	1	2	1	1	2
Max Height	50'	50'	50'	30'	50'	30'	30'	50'
Type Construction	V-B	V-B	V-B	V-B	V-B	V-B	V-B	V-B



Building Addresses

1000

NOTE:

Temporary addresses assigned for layout purposes - Building A=1000, Building B=2000, Building C=3000
Actual addresses to be determined.

BUILDING ADDRESS

Copy: Building Address TBD
Height: On building -18" Tall
Length: Varies w/ Height.
Typeface: To be determined
Colors: To be determined
Location: As Shown on Elevation

Non- Illuminated Sign

Configuration: Plastic formed letters stud mounted to building surface
(concrete block or plaster).

Face: Acrylic

Color: TBD

Mounting: Threaded Stud -

Size to be submitted to jurisdiction for approval prior to installation.

Address Numbers on glass to be Vinyl

Tenant Sign Layout (SAMPLE)

TENANTS SIGNAGE SPECIFICATIONS

The intent of this criteria is to have a uniform look amongst the office buildings with similar sign design, construction and colors repeated throughout the project, but encourage creativity for the retail buildings keeping architecturally compatible with the entire center.

The following types of construction will be allowed:

Through face and halo channel letters for Office Tenants Only.

Custom Corporate signage for Retail Tenants only.

See Sign Sections Page 10 for details

Copy: Tenant Name Identity (Office) and/or Logo (Retail) and Building Address

Copy Area: Maximum wall sign area to be limited per chart located on the individual building elevations within this Sign Program.
The use of corporate Logos or Insignia permitted (Retail Only).

Typeface: Business Name Identity (Office Compatible throughout Center), Custom Logo and Type (Retail)

Colors: Approved by Landlord and Sundance Professional Center Owners Association (Office). Custom Colors (Retail)

Location: Location and Number of Position at the discretion of Landlord and Sundance Professional Center Owners Association.



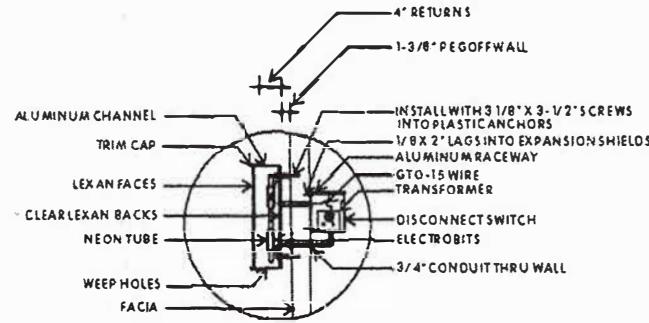
As Shown on Site Plan and Elevation in this Sign Program

Sign Sections

Section C

New single faced internally illuminated **lexan faced** channel letter display with through face and halo illumination.

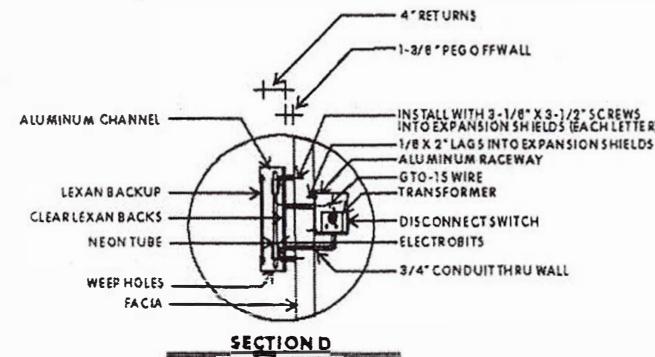
Use standard aluminum construction with Matthews (or equivalent) semi gloss acrylic polyurethane finish, faces use lexan with 3/4" trim cap, illuminate with 30ma neon through face and halo, paint returns.



SECTION C

SIGN TO BE UL APPROVED AND BEAR UL LABEL

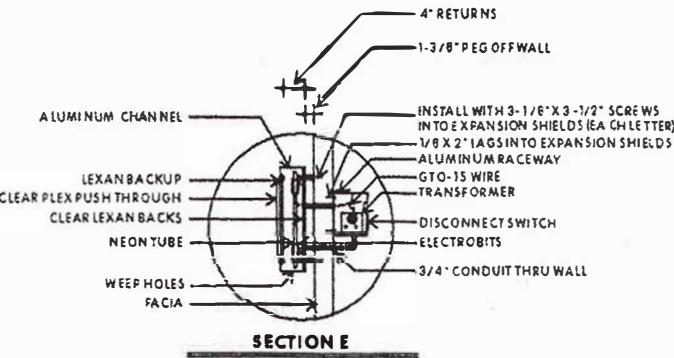
LEXAN FACED CHANNEL LETTERS THROUGH FACE AND HALO ILLUMINATION



SECTION D

SIGN TO BE UL APPROVED AND BEAR UL LABEL

REVERSE PAN CHANNELS THROUGH FACE AND HALO ILLUMINATION

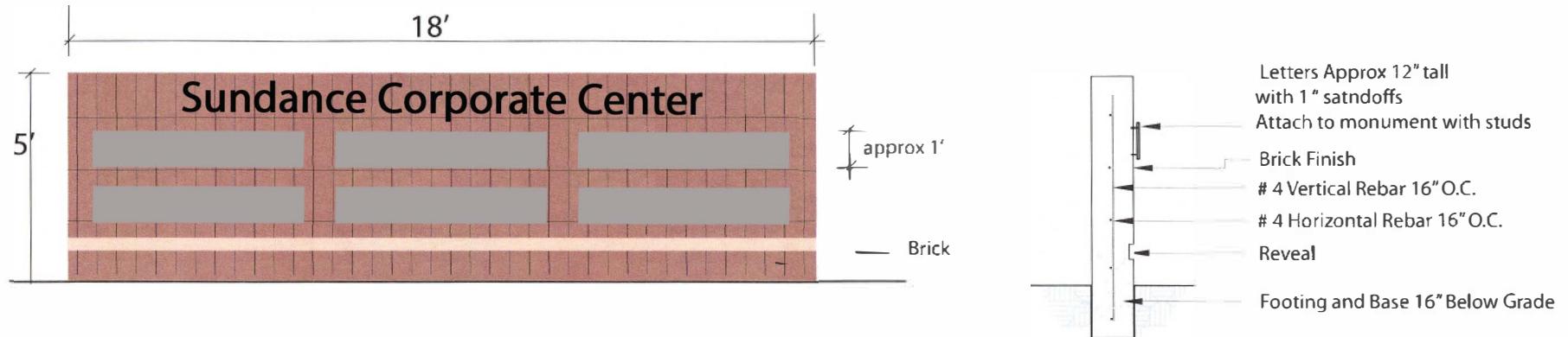


SECTION E

SIGN TO BE UL APPROVED AND BEAR UL LABEL

REVERSE PAN CHANNELS THROUGH FACE AND HALO ILLUMINATION PUSH THROUGH GRAPHICS

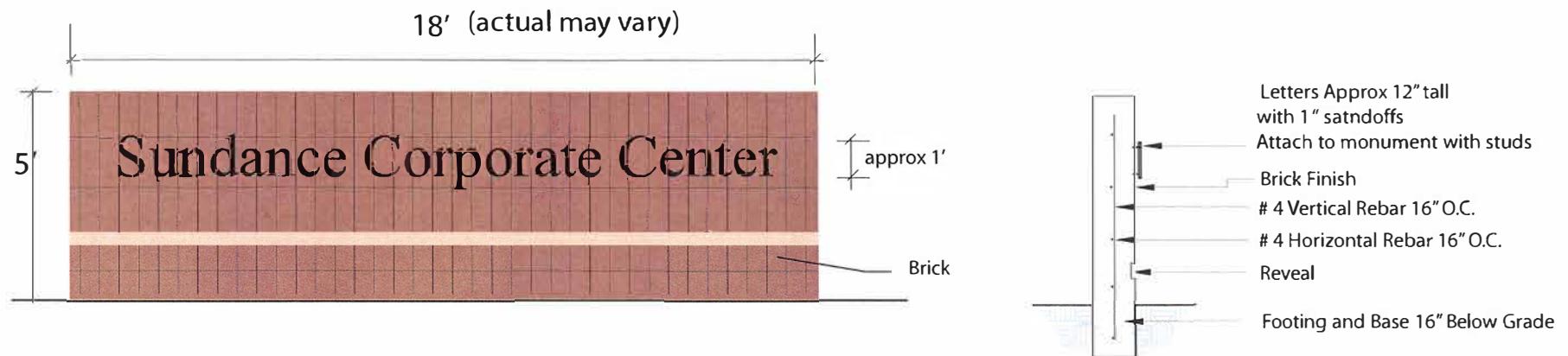
Monument Signs at Entrances



M-1 MONUMENT SIGNAGE

<u>Quantity</u>	4
<u>Size</u>	Approx. 5' High x 18' wide x 1' thick
<u>Letters</u>	Dimensional cut approx 12" tall
<u>Materials:</u>	To Match Architecture of the buildings as shown above, To Be Specified With Permit Submittal
<u>Copy:</u>	Business Park Name
<u>Address:</u>	Option to Add Address Number, Max 6" All Caps
<u>Copy Length:</u>	Varies w/ Height. To Be Within The Limitations of The Sign Face Shown above
<u>Typeface:</u>	To Match Building signage, simular to shown above
<u>Colors:</u>	To Match Building Color
<u>Lighting:</u>	To Be Evenly Lit for Ground Fixtures
<u>Location:</u>	Must Be Placed in Landscaped Area, Two at Each Entrance Access Point as Shown on the Site Plan Sign Not to be Located Within The Sight Distance Triangle, and Positioned So as not to Obstruct Vision or Create a Traffic Hazard to the Satisfaction of the City Traffic Engineer.
<u>Other Specifications:</u>	Sign is To Reflect The Building Architecture and Parking Lot Design as Shown on Site Plan.

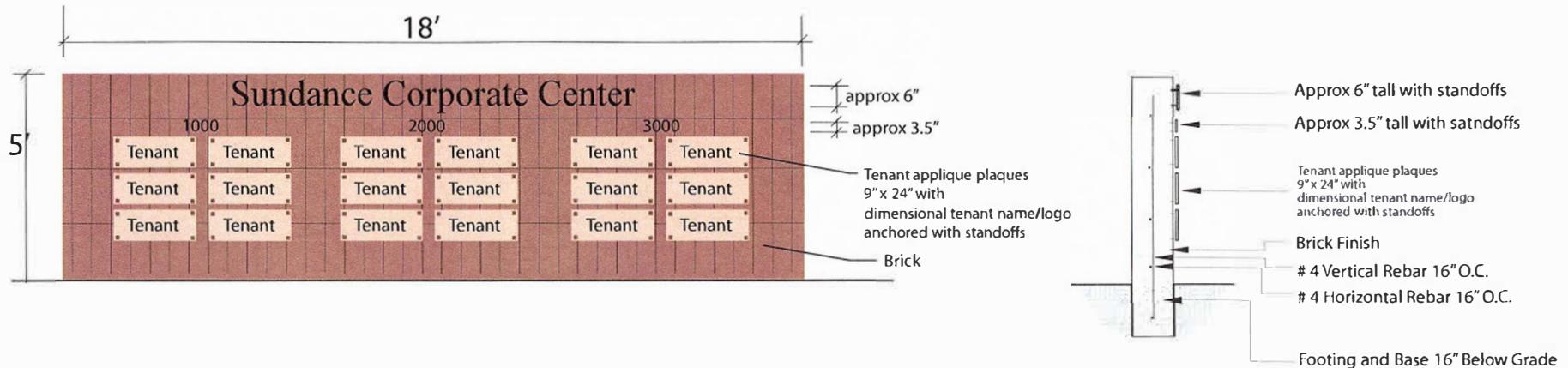
Monument Signs at Corner



M-2 MONUMENT SIGNAGE Note: this sign is curved

<u>Quantity</u>	1
<u>Size</u>	Approx. 5' High x 18' wide x 1' thick
<u>Letters</u>	Dimensional cut approx 12" tall
<u>Materials:</u>	To Match Architecture of the buildings as shown above, To Be Specified With Permit Submittal
<u>Copy:</u>	Business Park Name
<u>Address:</u>	Option to Add Address Number, Max 6" All Caps
<u>Copy Length:</u>	Varies w/ Height. To Be Within The Limitations of The Sign Face Shown above
<u>Typeface:</u>	To Match Building signage, simular to shown above
<u>Colors:</u>	To Match Building Color
<u>Lighting:</u>	To Be Evenly Lit from Ground Fixtures
<u>Location:</u>	Must Be Placed in Landscaped Area, Corner of lot as Shown on the Site Plan Sign Not to be Located Within The Sight Distance Triangle, and Positioned So as not to Obstruct Vision or Create a Traffic Hazard to the Satisfaction of the City Traffic Engineer.
<u>Other Specifications:</u>	Sign is To Reflect The Building Architecture and Parking Lot Design as Shown on Site Plan.

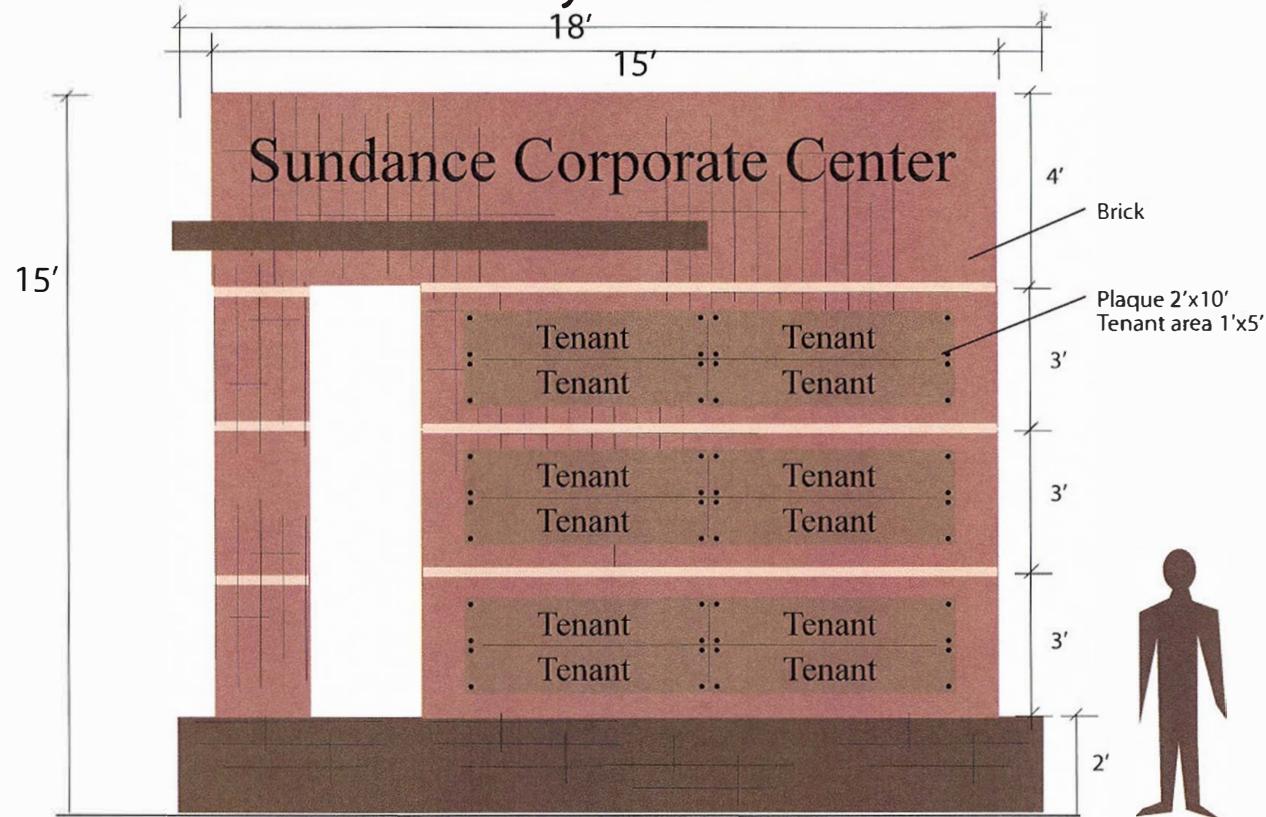
Monument Directory - Office



MD-1 MONUMENT DIRECTORY SIGNAGE

<u>Quantity</u>	2
<u>Size</u>	Approx. 5' High x 18' wide x 1' thick
<u>Letters</u>	Dimensional cut letters approx 6" tall
<u>Materials:</u>	To Match Architecture of the buildings as shown above, To Be Specified With Permit Submittal
<u>Copy:</u>	Business Park Name
<u>Address:</u>	Approx 3.5" Dimensional Numbers
<u>Tenant Copy:</u>	To Be Within The Limitations of The Sign Face Shown Above
<u>Copy Length:</u>	Varies w/ Height. To Be Within The Limitations of The Sign Face Shown above
<u>Typeface:</u>	To Match Building signage, simular to shown above
<u>Colors:</u>	To Match Building Color
<u>Lighting:</u>	To Be Evenly Lit from Ground Fixtures
<u>Location:</u>	Must Be Placed In Landscaped Area, As Shown on the Site Plan Sign Not to be Located Within The Sight Distance Triangle, and Positioned So as not to Obstruct Vision or Create a Traffic Hazard to the Satisfaction of the City Traffic Engineer.
<u>Other Specifications:</u>	Sign is To Reflect The Building Architecture and Parking Lot Design as Shown on Site Plan.

Monument Directory - Retail



MD2 MONUMENT DIRECTORY SIGNAGE

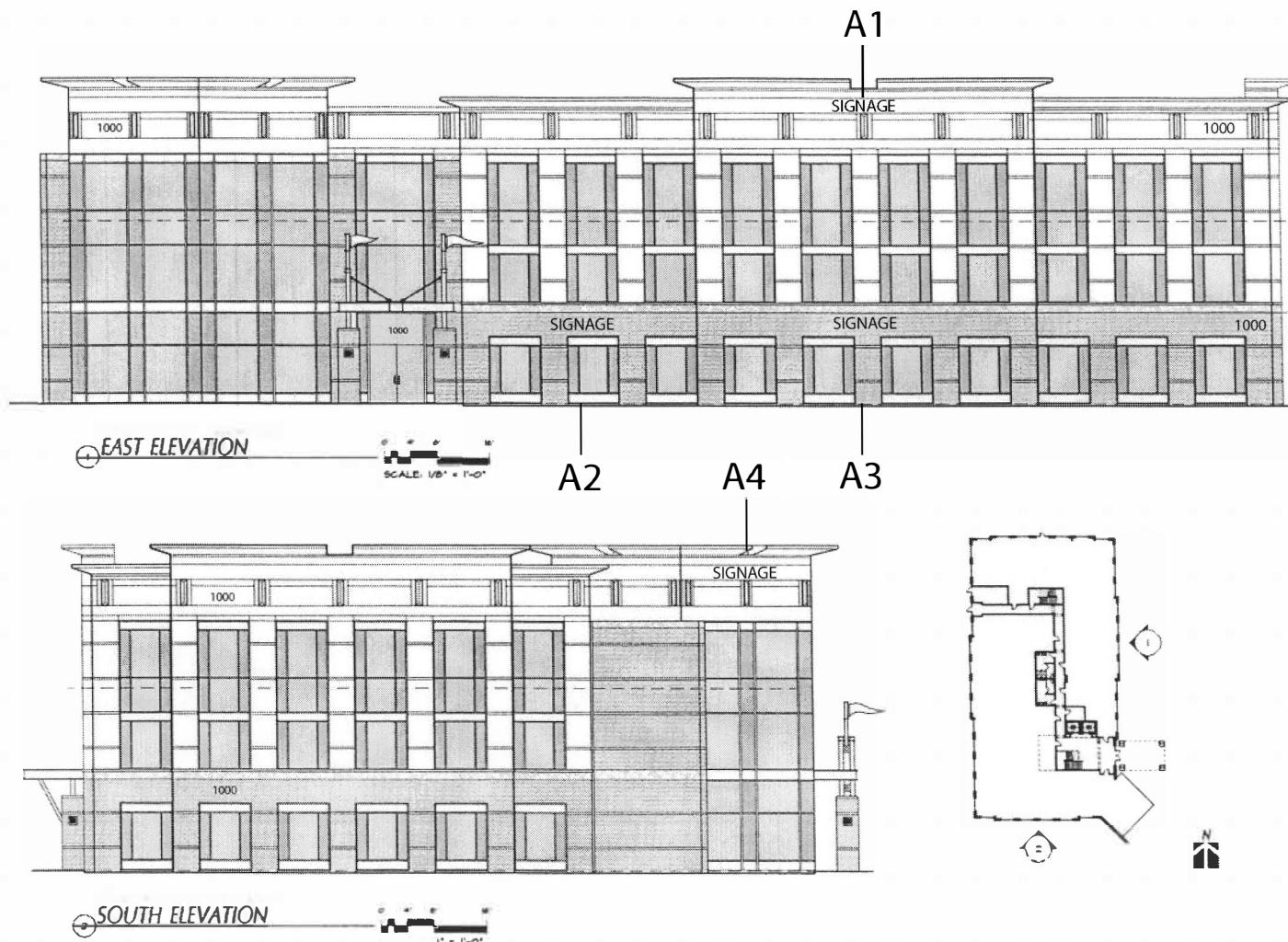
<u>Quantity</u>	2
<u>Size</u>	Approx. 15' High x 18' wide x 2' thick
<u>Letters Title</u>	Dimensional Can halo lit
<u>Materials:</u>	To Match Architecture of the buildings as shown above, To Be Specified With Permit Submittal
<u>Tenant Panels:</u>	Vinyl copy on individual plaques
<u>Address:</u>	Option to Add Address Number, Max 6" All Caps
<u>Tenant Copy:</u>	To Be Within The Limitations of The Sign Face Shown Above
<u>Copy Length:</u>	Varies w/ Height. To Be Within The Limitations of The Sign Face Shown above
<u>Typeface:</u>	To Match Building Signage, simular to shown above
<u>Colors:</u>	To Match Building Color
<u>Lighting:</u>	Title letters halo lit / Monument To Be Evenly Lit from Ground Fixtures
<u>Location:</u>	Must Be Placed In Landscaped Area, As Shown on the Site Plan
<u>Other Specifications:</u>	Sign Not to be Located Within The Sight Distance Triangle, and Positioned So as Not To Obstruct Vision or Create a Traffic Hazard To The Satisfaction Of The City Traffic Engineer. Sign is To Reflect The Building Architecture and Parking Lot Design as Shown on Site Plan.

831 HIGHLAND SPRINGS AVE - BUILDING A



Elevations Building A - Office
44,506 SQ. FT.

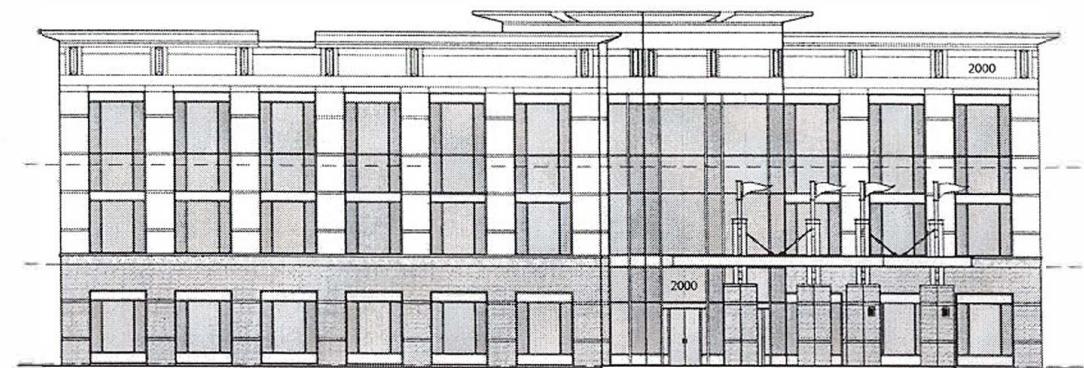
831 HIGHLAND SPRINGS AVE - BUILDING A



Elevations Building A - Office

SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
A1	3'6" X 52'	25" X 51"	106.25 S.F.
A2	3'2" X 32'	18" X 31"	45.6 S.F.
A3	3'2" X 52'	18" X 51"	76.5 S.F.
A4	27.5" X 29'6"	19" X 28"	45 S.F.

835 HIGHLAND SPRINGS AVE - BUILDING B



① **SOUTH ELEVATION**

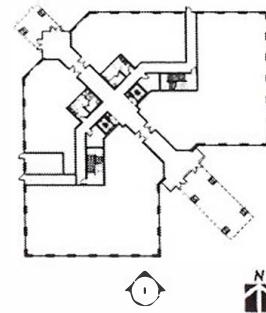
SCALE 1/8" = 1'-0"



② **WEST ELEVATION**

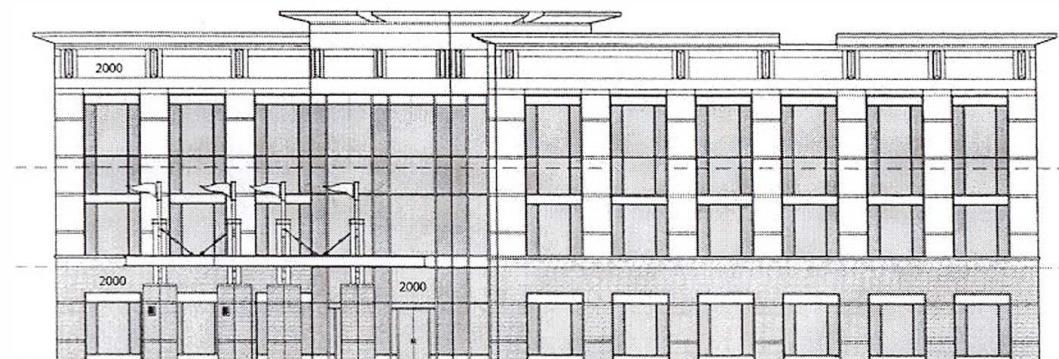
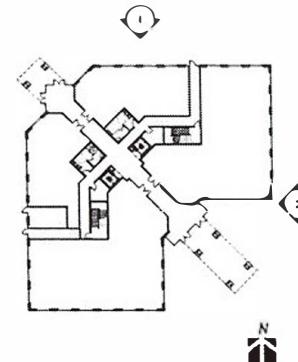
SCALE 1/8" = 1'-0"

Elevations Building B - Office
42,325 SQ. FT.



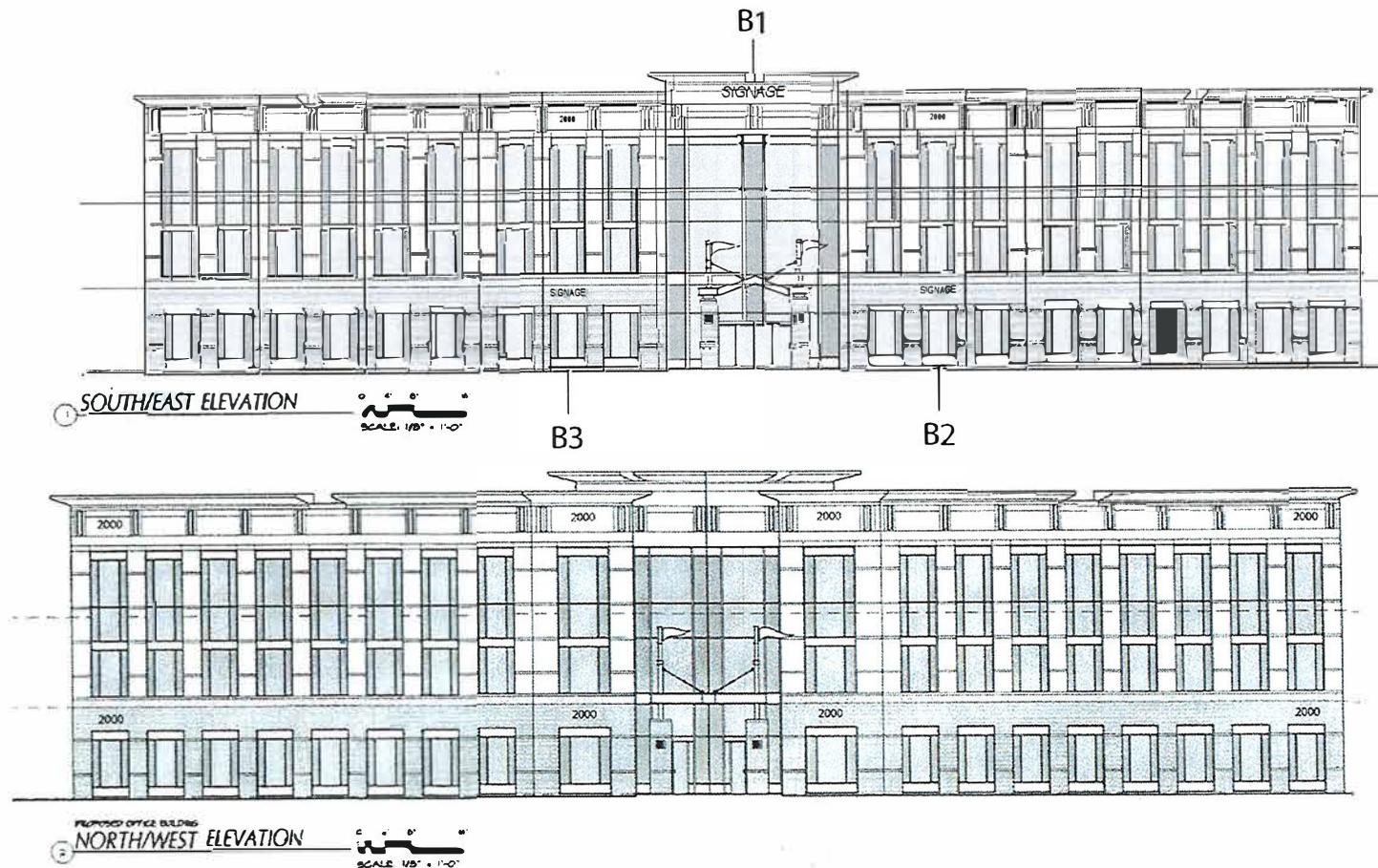
SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
B1	3'6" X 28'	17" X 27'	38.25 S.F.
B2	3'2" X 28'3.5"	18" X 27'	40.5 S.F.
B3	3'2" X 28'3.5"	18" X 27'	40.5 S.F.

835 - HIGHLAND SPRINGS AVE - BUILDING B



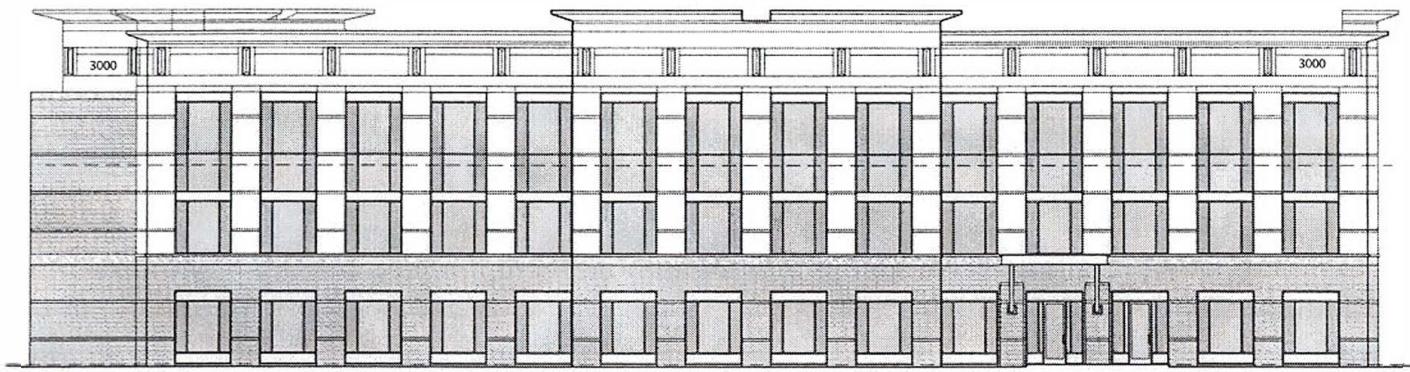
Elevations Building B -
Office 42,325 SQ. FT.

839 HIGHLAND SPRINGS AVE - BUILDING B

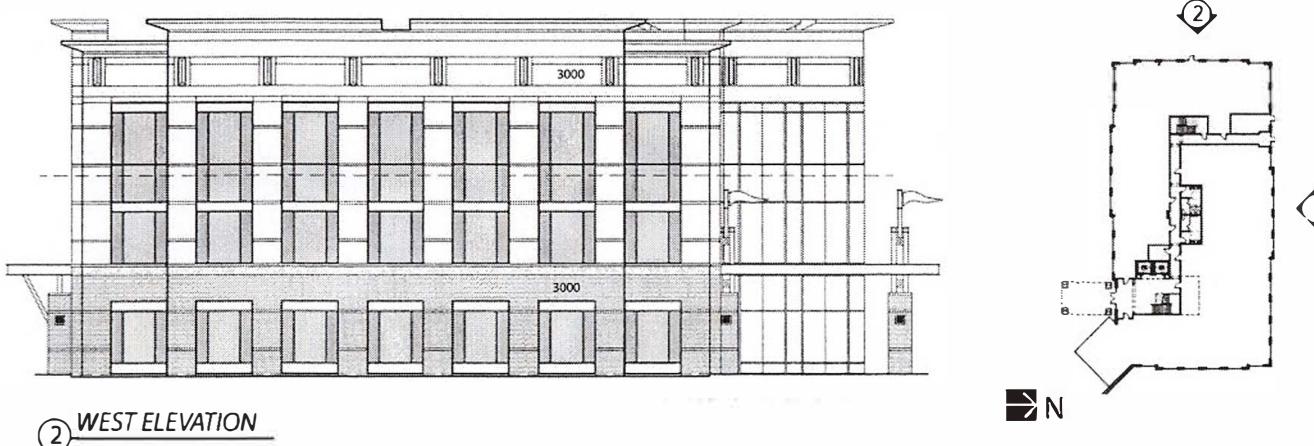


Elevations - Building B - Office
42,325 S.F.

839 HIGHLAND SPRINGS AVE - BUILDING B



① NORTH ELEVATION



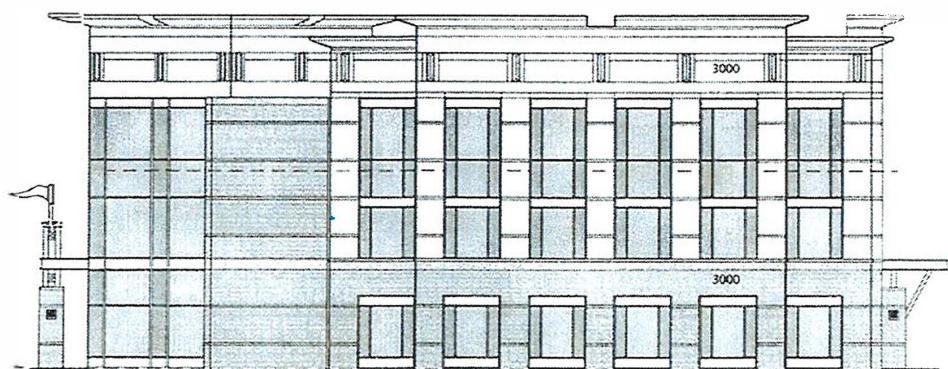
② WEST ELEVATION

Elevations Building C - Office
44,506 SQ. FT.

839 HIGHLAND SPRINGS AVE - BUILDING C



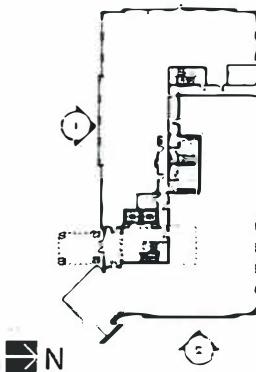
① SOUTH ELEVATION



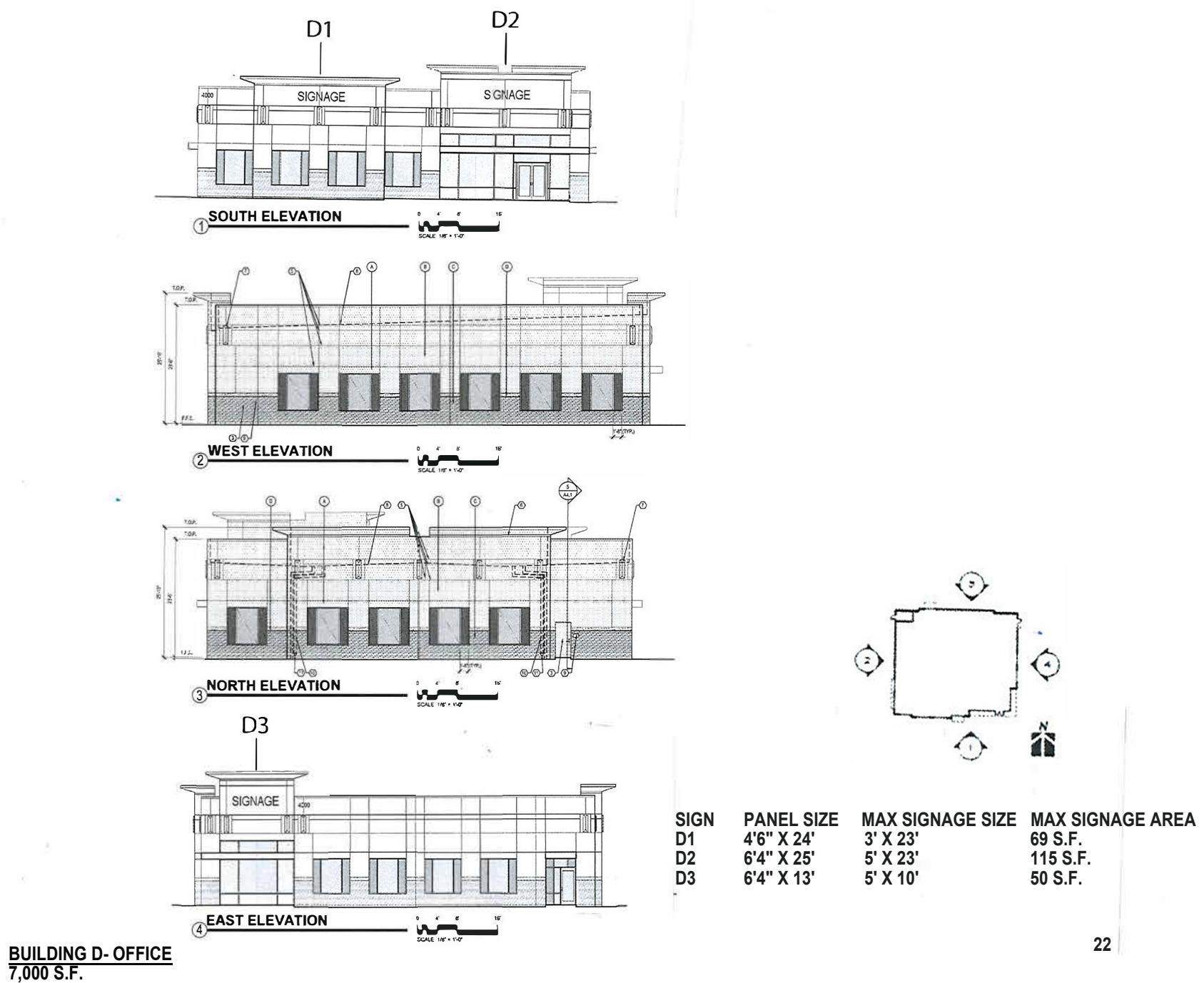
② EAST ELEVATION

Elevation Building C - Office
44,506 SQ.FT.

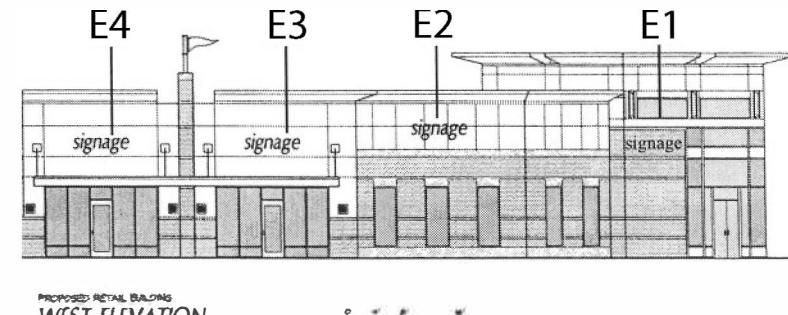
SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
C1	3'6" X 52'	25" X 51'	106.25 S.F
C2	27.5" X 29'6"	19" X 28'	45 S.F.



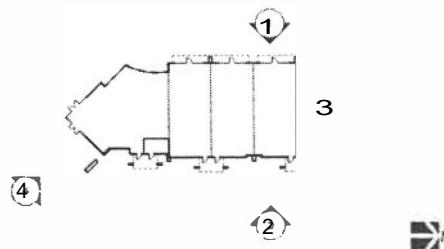
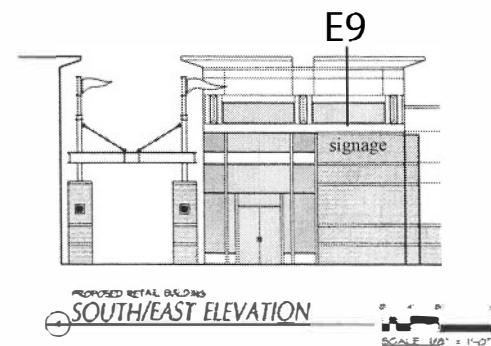
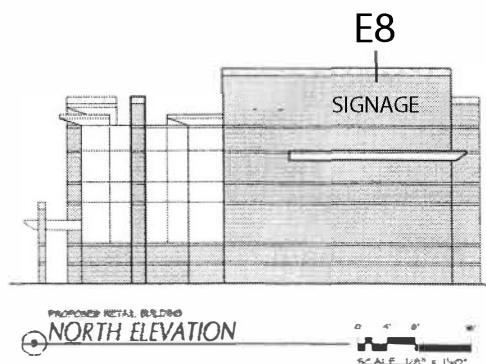
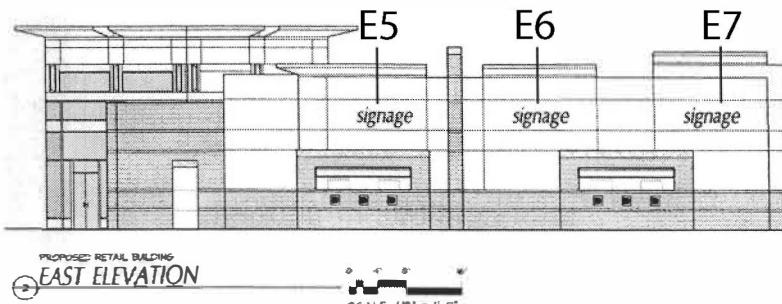
845 HIGHLAND SPRINGS AVE - BUILDING D



803 HIGHLAND SPRINGS AVE - BUILDING E (100-101)

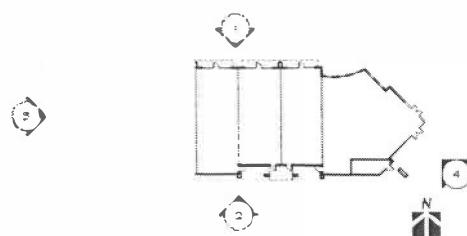
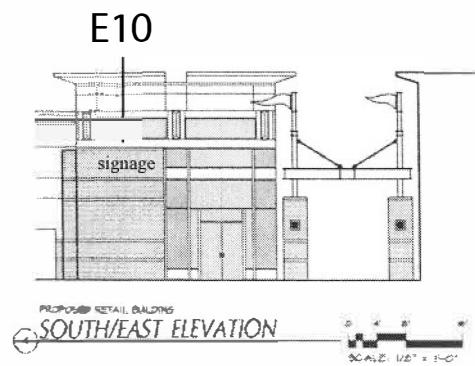
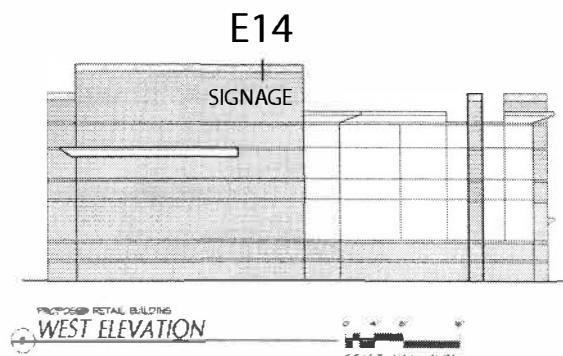
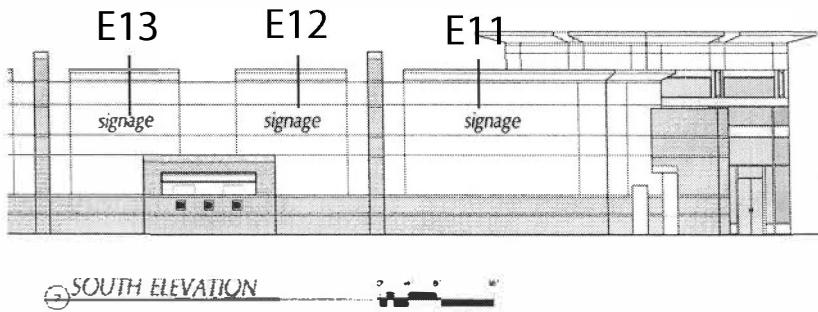
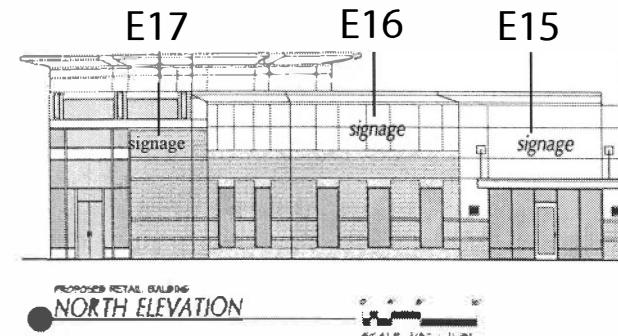


SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
E1	4' X 8'	3' X 6'	18 S.F.
E2	5.5' X 24'	3' X 10'	30 S.F.
E3	4' X 16'	3' X 10'	30 S.F.
E4	4' X 16'	3' X 10'	30 S.F.
E5	4' X 14'	3' X 10'	30 S.F.
E6	4' X 16'	3' X 10'	30 S.F.
E7	4' X 16'	3' X 10'	30 S.F.
E8	7' X 32'	3' X 10'	30 S.F.
E9	4' X 12'	3' X 10'	30 S.F.



**BUILDING E (100-101) - PROPOSED RESTAURANT/RETAIL
5,000 S.F.**

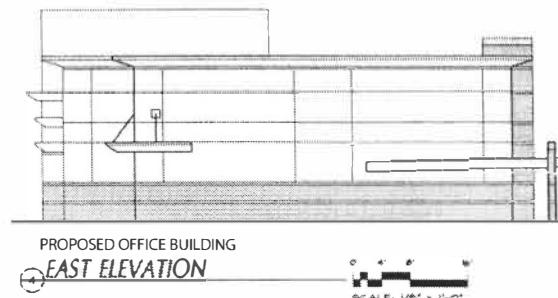
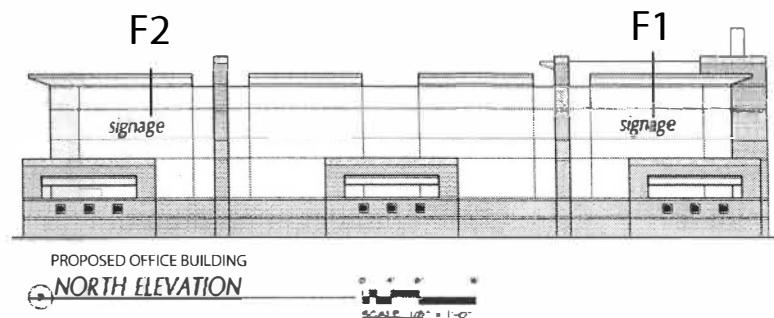
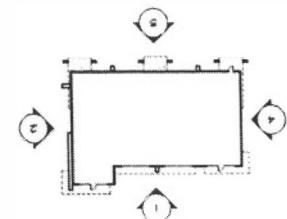
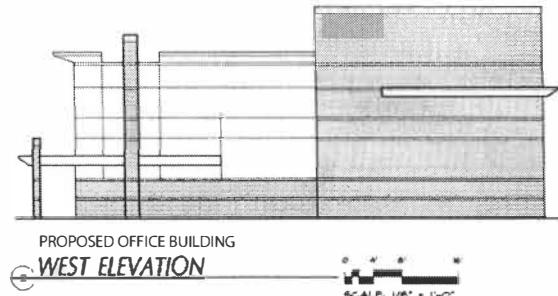
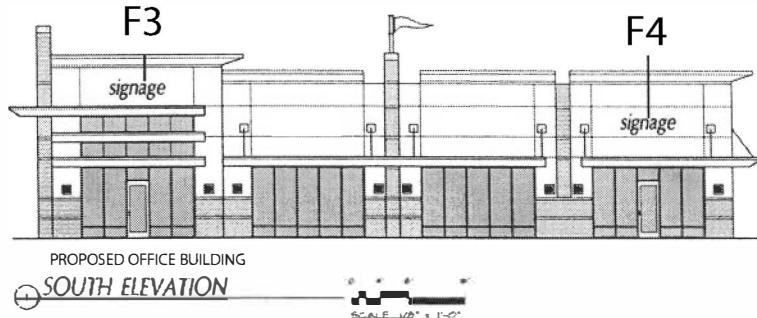
803 HIGHLAND SPRINGS AVE - BUILDING E (102-103)



SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
E10	4' X 12'	3' X 10'	30 S.F.
E11	4' X 24.5"	3' X 10'	30 S.F.
E12	4' X 15.5'	3' X 10'	30 S.F.
E13	4' X 15.5'	3' X 10'	30 S.F.
E14	4' X 32'	3' X 10'	30 S.F.
E15	4' X 16'	3' X 10'	30 S.F.
E16	5.5 X 24'	3' X 10'	30 S.F.
E17	4' X 8'	3' X 6'	18 S.F

**BUILDING E (102-103) - PROPOSED RESTAURANT/RETAIL
5,000 S.F.**

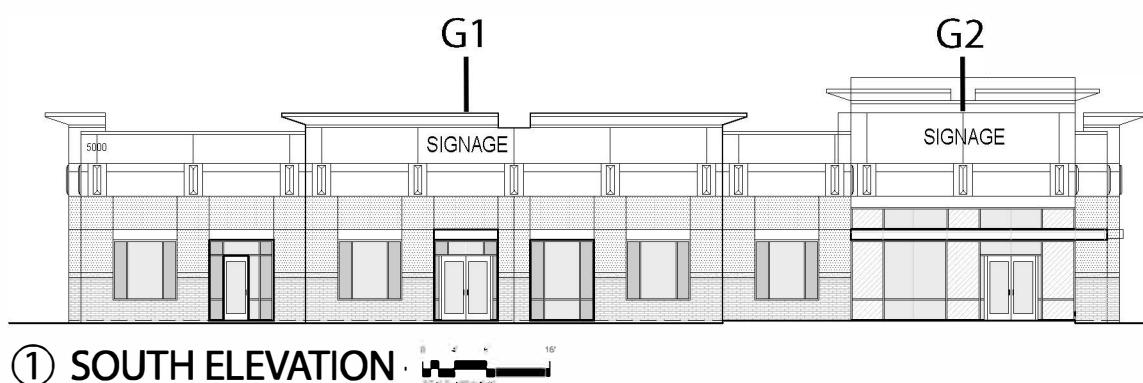
815 HIGHLAND SPRINGS AVE - BUILDING F



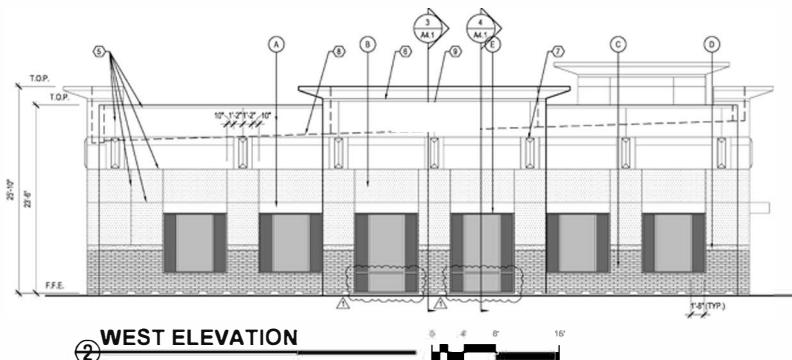
BUILDING F - PROPOSED OFFICE
5,000 S.F.

SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
F1	4' X 16'	3' X 10'	30 S.F.
F2	4' X 16'	3' X 10'	30 S.F.
F3	5.5' X 16'	3' X 10'	30 S.F.
F4	4' X 6'	3' X 10'	30 S.F.

825 HIGHLAND SPRING AVE -
BUILDING G

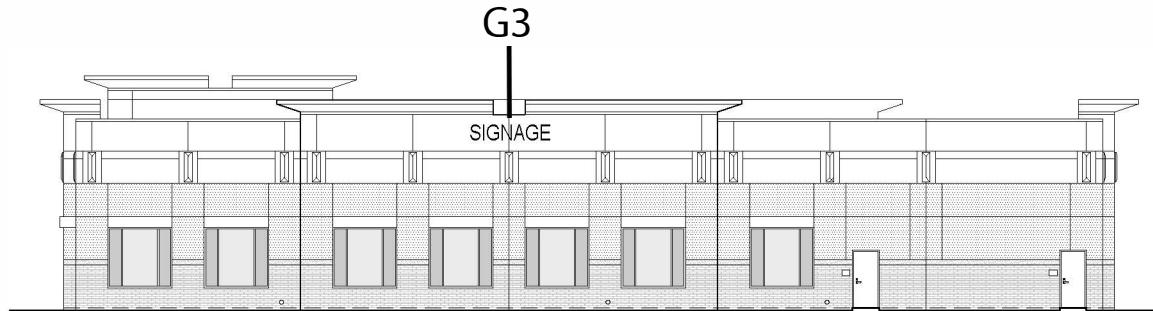


① SOUTH ELEVATION

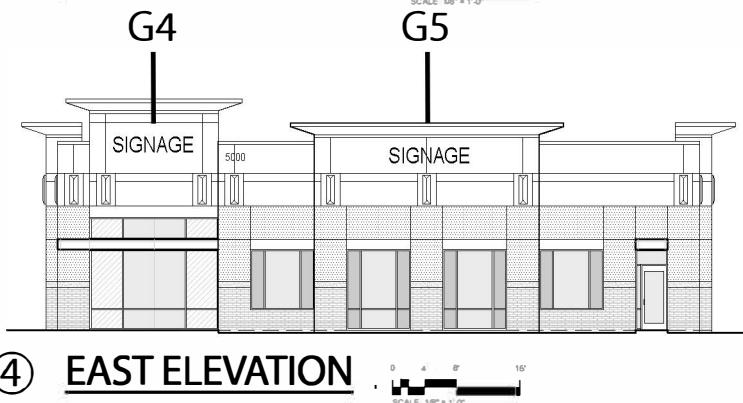


② WEST ELEVATION

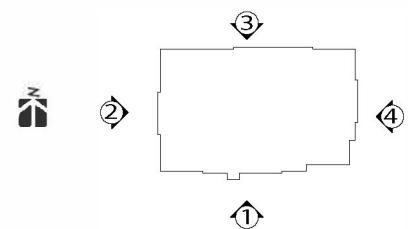
SIGN	PANEL SIZE	MAX SIGNAGE SIZE	MAX SIGNAGE AREA
G1	4'6" X 12'	3' X 10'	30 S.F.
G2	6'4" X 28'	5' X 27'	135 S.F.
G3	4'6" X 52'	3' X 51'	153 S.F.
G4	7'6" X 16'	6' X 15'	90 S.F.
G5	6'4" X 28'	5' X 27'	135 S.F.



③ NORTH ELEVATION

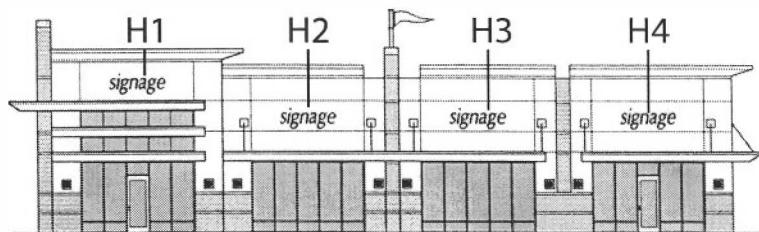


④ EAST ELEVATION



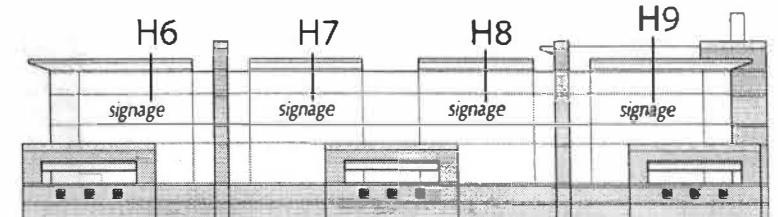
BUILDING G - OFFICE
10,000 S.F.

807 HIGHLAND SPRINGS AVE - BUILDING H



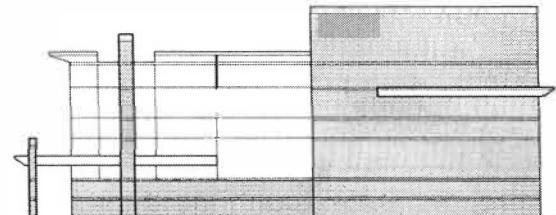
PROPOSED OFFICE/RETAIL/RESTAURANT
WEST ELEVATION

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



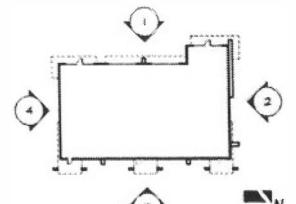
PROPOSED OFFICE/RETAIL/RESTAURANT
EAST ELEVATION

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



PROPOSED OFFICE/RETAIL/RESTAURANT
NORTH ELEVATION

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



1

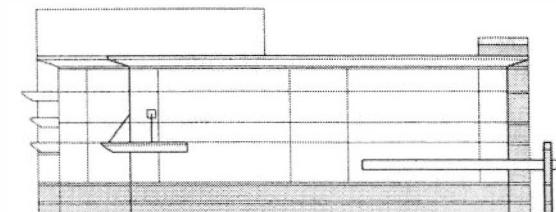
2

3

4

5

N



PROPOSED OFFICE/RETAIL/RESTAURANT
SOUTH ELEVATION

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

Sign	Architectural Panel Size	Max Signage Size	Max Signage Area
H1	5.5'x16'	3'x15'	45 SF
H2	4'x16'	3'x15'	45 SF
H3	4'x16'	3'x15'	45 SF
H4	4'x16'	3'x15'	45 SF
H6	4'x16'	3'x15'	45 SF
H7	4'x16'	3'x15'	45 SF
H8	4'x16'	3'x15'	45 SF
H9	4'x16'	3'x15'	45 SF

**BUILDING H - PROPOSED OFFICE/RESTAURANT/RETIAL
10,000 S.F.**