



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: June 12, 2013

APPLICATION:

SITE DEVELOPMENT PERMIT NO. SD13-0009

APPLICATION
SUMMARY:

A request to remove and replace three (3) new non-illuminated over six (6) feet tall freestanding signs at the Oak Creek Business Park.

LOCATION:

1820/1840 McCarthy Boulevard (APN: 086-03-084) and 1860 Barber Lane. (APN: 086-03-078)

APPLICANT:

Mark Filosa, Ad-Art Sign Company, 5 Thomas, Mellon Circle, Suite 260 San Francisco, CA-94134

OWNER:

Oak Creek Ridge LLC

RECOMMENDATION:

Staff recommends that the Planning Commission: Adopt Resolution No. 13-016 authorizing the removal and replacement of the three (3) free standing signs at the Oak Creek Business Park with certain conditions of approval.

PROJECT DATA:

General Plan/

Zoning Designation:

Highway Services (HWS)/Highway Services with Recreation and Entertainment Review Overlay District (HS-RE)

Related Permits:

S-Zone Approval-Amendment (1993)

CEQA Determination:

Categorical exempt pursuant to Section 15311, Class 11, (a) (Accessory Structures, On-premise Signs) of the California Environmental Quality Act (CEQA).

PLANNER:

Diana Pancholi, Planning Intern

ATTACHMENTS:

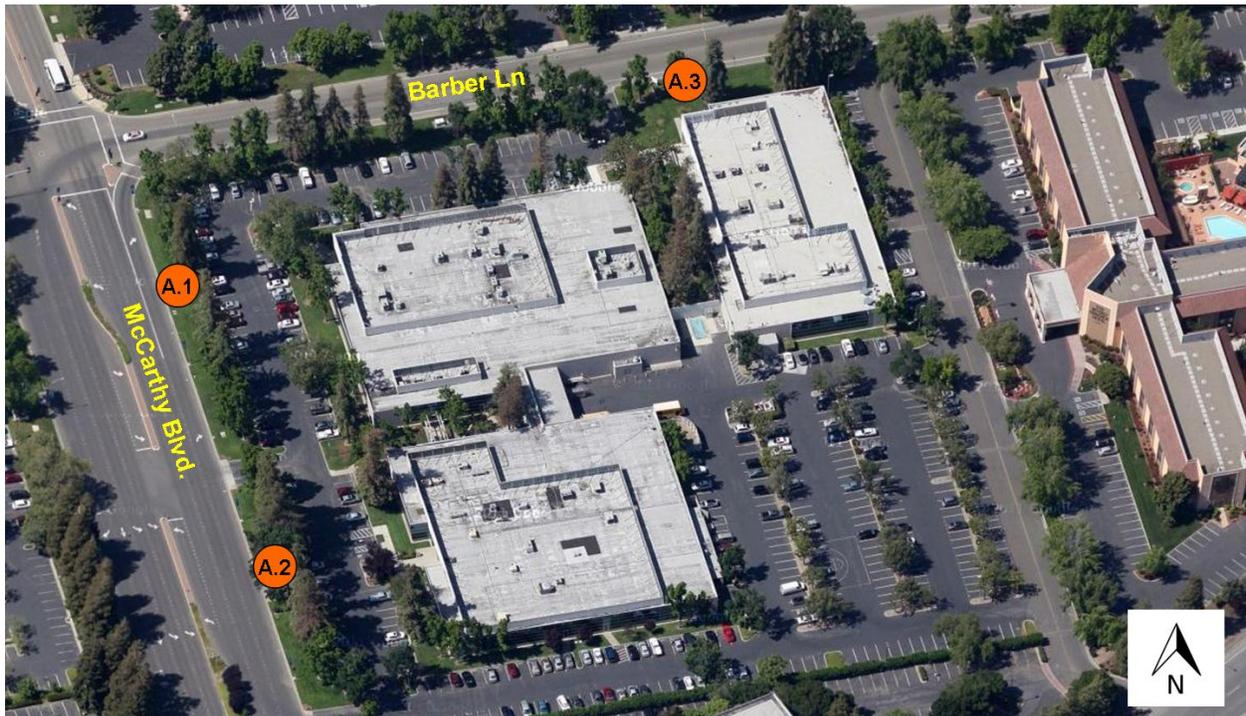
- A. Resolution No. 13-016
- B. Project Plans

Project Location



PROJECT SITE

Sign Location



BACKGROUND

On April 28, 1993, the Planning Commission approved the installation of three non-illuminated five foot tall freestanding signs at the Oak Creek Business Park.

On April 16, 2013, Steve Peterson of Ad Art Sign Company submitted an application to replace three freestanding signs along the McCarthy Boulevard and Barber Lane frontages of the Oak Creek Business Park. The proposed signs will be over six feet tall. According to the Milpitas Municipal Code (MMC) XI-10-57-03(C) freestanding signs over six feet in height may be allowed with Planning Commission review and approval of a site development permit.

PROJECT DESCRIPTION

The project site is located at the northwest corner of the McCarthy Boulevard and Montague Expressway intersection on two parcels (APN: 086-03-078 and 086-03-084) developed with a single story office building with basement and surface parking and related site improvements. The project site is bounded by McCarthy Boulevard to the west, Montague Expressway to the south, the Beverly Heritage Hotel to east, and Barber Lane to the north.

The project site is zoned Highway Services and is surrounded by other industrial and professional offices to the north, west, south, and hotel uses to the east and northeast. A vicinity map of the subject site location is included on the previous page.

Project Scope

The applicant requests to replace the three existing non-illuminated freestanding signs with three new non-illuminated freestanding signs at the same location in Oak Creek Business Park (Refer Table 1). Two of the signs will be facing the N. McCarthy Boulevard and the third sign will be facing Barber Lane. As demonstrated in Table 2, all the proposed signs are over six foot high. Proposed signs are double-faced constructed with aluminum cabinet and acrylic tenant panels. The proposed signs are for a single tenant with an option for multi-tenant sign in the future.

Sign Area

According to Section 24-3 (B), Maximum Permissible Sign Area, of the Sign Ordinance, the site is allowed a maximum of **2,157.10** square feet for signs (two square feet of sign area for every one lineal foot of public street frontage). No other signs exist on the project site. As demonstrated in Table 1, the project proposes **223.72** square feet of sign area, which is less than the maximum allowed for the site.

Sign type, materials and location

The table below summarizes the type of signs, locations, and sign dimensions. For further reference, consult the associated plans for the project (Attachment B).

Table 1: Existing and Proposed Signs

| Sign | Existing | Proposed |
|------|--|--|
| A1 |  <p>An existing freestanding sign for AVNET located at 1820 McCarthy. The sign features the AVNET logo (a stylized 'V' with red and white stripes) and the company name in bold black letters. Below the name, the address '1820 McCarthy' is printed in a smaller font. The sign is set on a concrete base with a flower bed in front.</p> |  <p>A proposed freestanding sign for a tenant located at 1820 McCarthy. The sign is rectangular with a white face and a dark border. It displays the word 'TENANT' in large, bold, black capital letters. Below it, the address '1820 McCarthy' is printed in a smaller font. The sign is mounted on a concrete base.</p> |
| A2 |  <p>An existing freestanding sign for AVNET located at 1840 McCarthy. The sign features the AVNET logo and the company name. Below the name, the address '1840 McCarthy' is printed. The sign is set on a concrete base with landscaping in front.</p> |  <p>A proposed freestanding sign for a tenant located at 1840 McCarthy. The sign is rectangular with a white face and a dark border. It displays the word 'TENANT' in large, bold, black capital letters. Below it, the address '1840 McCarthy' is printed in a smaller font. The sign is mounted on a concrete base.</p> |
| A3 |  <p>An existing freestanding sign located at 1860 Barber. The sign is a plain white rectangular panel with a dark border. Below the panel, the address '1860 Barber' is printed. The sign is set on a concrete base with a flower bed in front.</p> |  <p>A proposed freestanding sign for a tenant located at 1860 Barber. The sign is rectangular with a white face and a dark border. It displays the word 'TENANT' in large, bold, black capital letters. Below it, the address '1860 Barber' is printed in a smaller font. The sign is mounted on a concrete base.</p> |

Table 2: Sign Summary

| Sign ID | Proposed/ Existing | Sign (Type) | Dimension | Sign Area Total (Sq. Ft.) |
|----------------------------------|-------------------------------|--|------------------|--|
| Sign A1 | Existing | Freestanding– Fabricated with aluminum sign cabinet with acrylic tenant panels. | 8.58'x 8'-10"-1' | 75.79 |
| Sign A2 | Existing | Freestanding – Fabricated with aluminum sign cabinet with acrylic tenant panels. | 8.49'x 8'-10"-1' | 75.05 |
| Sign A3 | Existing | Freestanding – Fabricated with aluminum sign cabinet with acrylic tenant panels | 8.25'x 8'-10"-1' | 72.87 |
| Total Sign Area | | | | 223.72 |
| Total Allowable Sign Area | | | | 2157.10 |

REQUIRED FINDINGS

A finding is a statement of fact relating the information that the Planning Commission or City Council has considered in making a decision. Findings shall discuss the rationale behind the decision to take a certain action.

To approve the Site Development Permit application, the Planning Commission must make the following findings pursuant to Milpitas Municipal Code XI-10-57.03 (F) to install Signs:

- 1. All the elements of the Signs, including design, lighting, scale, length and materials, of the proposed signs is consistent with the intent of the design elements of the General Plan, the Sign ordinance and any other applicable specific plan.*

The proposed signs are designed with a dark aluminum background and the tenant cabinet is treated with a smooth white acrylic finish to complement the existing building. The signs will be internally illuminated for business identification and match with the lighting on the premises.

- 2. The design, scale and materials of the signs harmonize with the architecture design and details of the building or site it serves.*

The proposed signs utilize complimentary finishing and industrial appearance to match the architectural design and details of the existing buildings on project site.

3. *The design and scale of the signs is appropriate to the distance from which the sign is normally viewed.*

The proposed signs' design and location are well suited for the distance from which the sign is normally viewed in that the size of the tenant sign is 5' 11" high with a contrasting background. It is scaled appropriately for its location in the landscaping strip along the westerly and northerly property 30" above the curb. These design features make the signs more visible and serves better business identification.

4. *The design and materials of the signs provide a contrast between the background and letters.*

The project buildings are white with dark glass panels and the proposed signs exhibit similar industrial architecture through dark brown aluminum sign support for white acrylic tenant panels. The dark panel support provides a striking contrast from the background.

5. *The design, scale or location of the building dictates the use of freestanding signs rather than building mounted signs.*

The project buildings are setback over 100 feet from the McCarthy Boulevard street frontage and over 50 feet from the Barber Lane street frontage. These building setbacks, long street frontages, and the existing trees planted along the property lines dictate the use of the freestanding signs rather than building mounted signs.

6. *The project is consistent with the Milpitas General Plan.*

The proposed project is consistent with the Milpitas General Plan in that the freestanding signs would promote the industrial buildings and encourage economic pursuits by providing appropriate visibility and business identification. The table below outlines the project's consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 3: General Plan Consistency

| Policy | Consistency Finding |
|---|--|
| Implementing Policy 2.a-I-3 <i>Encourages economic pursuits, which will strengthen and promote development through stability and balance.</i> | Consistent. The proposed freestanding signs would promote the industrial buildings and encourage economic pursuits by providing appropriate visibility and business identification. |
| Implementing Policy 2.a-I-7 <i>Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention</i> | Consistent. The proposed freestanding sign would provide for aesthetic and appropriate signage to promote business retention. |

7. *The project is consistent with the Milpitas Zoning Ordinance.*

The project conforms to the Milpitas Zoning Ordinance in that the project provides for an aesthetic and harmonious development. The proposed signs are compatible with the main buildings and other adjacent signs in terms of colors, materials and design. The proposed signs will not create a traffic safety hazard in that the proposed sign location does not obstruct any sight distance for on-coming traffic. The project also consistent with Chapter 24 (Signs) of the Milpitas Zoning Ordinance in that the proposed signs complies with the total allowable sign area, sign height, and appropriateness of the sign design by incorporating compatible colors, design, and scale with the building and other existing signs.

Staff recommends the Planning Commission adopts these finding for a site development permit to remove and replace three (3) new non-illuminated over six (6) feet tall freestanding signs at the Oak Creek Business Park.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt per Section 15311, (Class 11) Accessory Structures, because the project includes the construction of on-premise signs.

PERMIT STREAMLINING ACT

The project is subject to the Permit Streamlining Act, requesting the City to deem the application complete or incomplete within 30 calendar days.

Project Received: April 16, 2013

Deemed Complete: May 13, 2013

This project is Categorical Exempt per Section 15311, Class 11 (Accessory Structures) of the California Environmental Quality Act (CEQA). The City will have 60 days (until November 13, 2013) to make a decision on the project.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

| Notice of Public Hearing | Agenda |
|---|--|
| <ul style="list-style-type: none"> ▪ Posted on the site (<i>14 days prior to the hearing</i>) ▪ Six (6) notices mailed to property owners and residents adjacent to the project site (<i>10 days prior to the hearing</i>) ▪ Posted on the City's official notice bulletin board (<i>10 days prior to the hearing</i>) | <ul style="list-style-type: none"> ▪ Posted on the City's official notice bulletin board (<i>5 days prior to the hearing</i>) ▪ Posted on the City of Milpitas's Web site (<i>one week prior to the hearing</i>) |

CONCLUSION

The project proposes to replace three existing non-illuminated freestanding signs with three new non-illuminated over six foot tall signs. The proposed freestanding signs are compatible and aesthetically harmonious with the Oak Creek Business Park buildings and other adjacent signs in terms of scale, color,

design, materials and provide an orderly and attractive multi-tenant sign for the existing office building. The proposed signs are consistent with the intent of the General Plan and Zoning District.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 13-016 approving Site Development Permit No. SD13-0009, subject to the attached Conditions of Approval.

Attachments:

- A. Resolution No. 13-016
- B. Plans

RESOLUTION NO. 13-016

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA APPROVING SITE DEVELOPMENT PERMIT NO. SD13-0009 TO REMOVE THREE (3) EXISTING FREE STANDING SIGNS AND REPLACE WITH THREE (3) NEW NON-ILLUMINATED FREESTANDING SIGNS, EACH OVER SIX (6) FEET TALL, AT THE OAK CREEK BUSINESS PARK LOCATED AT 1820/1840 MCCARTHY BOULEVARD AND 1860 BARBER LANE IN THE CITY OF MILPITAS.

WHEREAS, on April 16, 2013, Steve Peterson with Ad Art Sign Company submitted an application to replace three existing freestanding signs with three new signs along the frontage of McCarthy Boulevard and Barber Lane. The project site is located at 1820/1840 McCarthy Boulevard (APN 86-03-084) and 1860 Barber Lane (APN 86-03-078), zoned Highway Services with Recreation and Entertainment Overlay (HS-RE); and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine the project is categorical exempt; and

WHEREAS, on June 12, 2013, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The proposed project is exempt from further environmental review pursuant to Section 15311, Class 11, (a) (Accessory Structures, On-premise Signs) of the California Environmental Quality Act (CEQA) Guidelines because the project is for the replacement of on-premise signs and is statutorily exempt. The project entails the installation of three new 8.2, 8.58, and 8.49 foot tall double-faced, non-illuminated freestanding signs at the Oak Creek Business Park.

Section 3: The project is consistent with the Milpitas General Plan Implementing Policies which encourages 2.a-I-3 and Implementing Policy 2.a-I-7 in that the proposed freestanding signs would help promote the building, encourage economic pursuits, and promotes business retention by providing appropriate visibility and business identification.

Section 4: The project conforms to the Milpitas Zoning Ordinance in that the project provides for an aesthetic and harmonious development. The proposed signs are compatible with the main buildings and other adjacent signs in terms of colors, materials and design. The proposed signs will not create a traffic safety hazard in that the proposed sign location does not obstruct any sight distance for on-coming traffic.

Section 5: The project is consistent with the Milpitas Sign Ordinance in that the proposed signs comply with the total allowable sign area, sign height, and appropriateness of the sign design by incorporating compatible colors, design, length, material, and scale with the building and other existing signs.

Section 6: In accordance with the Municipal Code Section XI-10-57.03.F to install Signs, the Planning Commission further finds that:

1. *All the elements of the Signs, including design, lighting, scale, length and materials, of the proposed signs is consistent with the intent of the design elements of the General Plan, the Sign Ordinance and any other applicable specific plan.*

The proposed signs are designed with a dark aluminum background, and the tenant cabinet is treated with a smooth white acrylic finish to complement the existing buildings. The signs will be internally illuminated for business identification and match with the lighting on the premises. The proposed signs are consistent with the design elements of the Milpitas General plan and the Sign Ordinance.

2. *The design, scale and materials of the signs harmonize with the architecture design and details of the building or site it serves.*

The proposed signs utilize complimentary finishing and industrial appearance to match the architectural design and details of the existing buildings on the project site.

3. *The design and scale of the signs is appropriate to the distance from which the sign is normally viewed.*

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7. The project is consistent with the Milpitas Zoning Ordinance.

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Section 7: Based on the foregoing, the Planning Commission of the City of Milpitas hereby approves Site Development Permit No. SD13-0009, Oak Creek Signs, subject to the above Findings and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on June 12, 2013

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on June 12, 2013, and carried by the following roll call vote:

| COMMISSIONER | AYES | NOES | ABSENT | ABSTAIN |
|---------------------|-------------|-------------|---------------|----------------|
| Lawrence Ciardella | | | | |
| John Luk | | | | |
| Rajeev Madnawat | | | | |
| Sudhir Mandal | | | | |
| Zeya Mohsin | | | | |
| Gurdev Sandhu | | | | |
| Garry Barbadillo | | | | |
| Demetress Morris | | | | |

EXHIBIT 1

**CONDITIONS OF APPROVAL FOR
SITE DEVELOPMENT PERMIT NO. SD13-0009.**

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on June 12, 2013, in accordance with these Conditions of Approval.

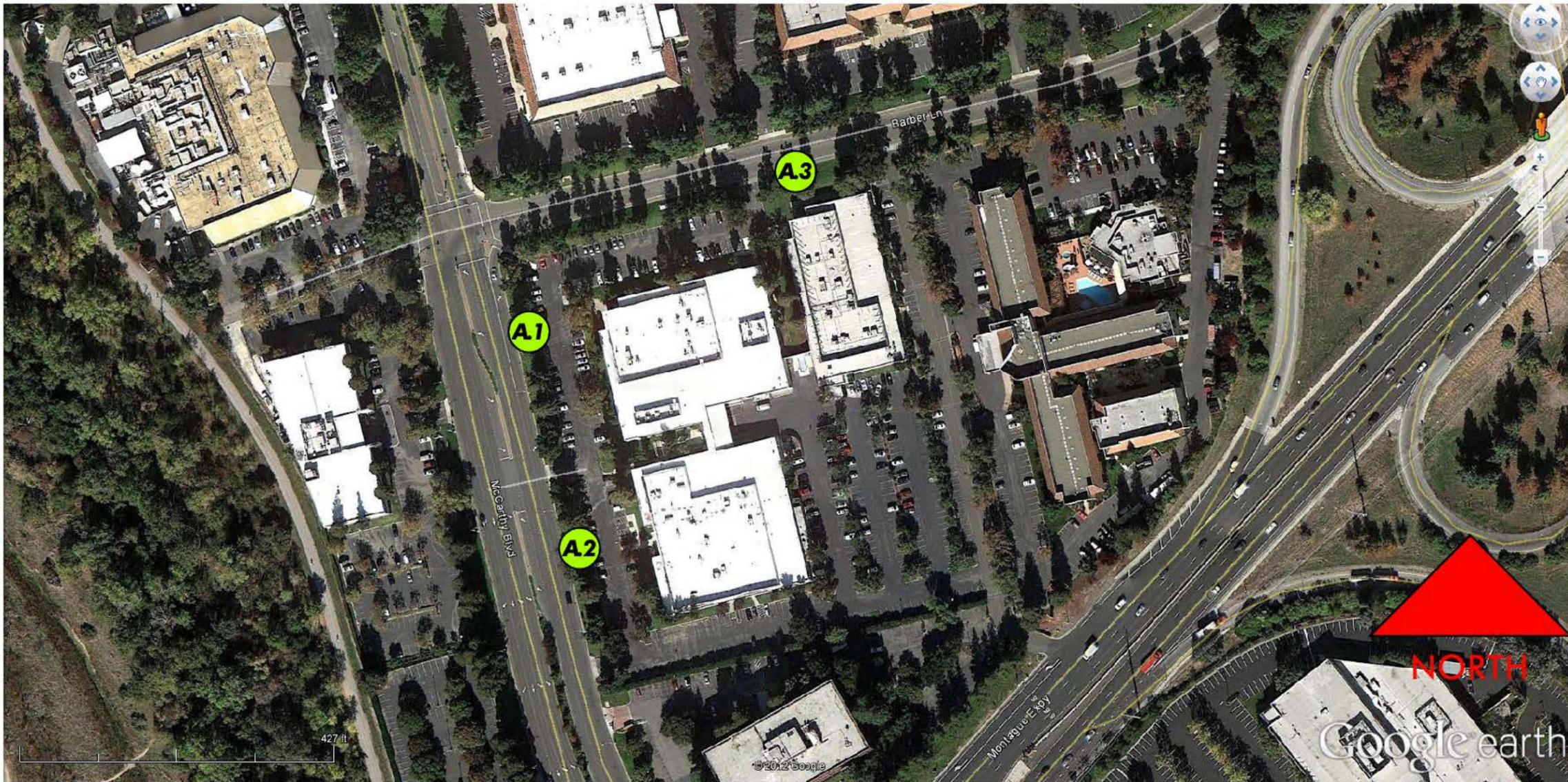
Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance. (P)

2. Site Development Permit No. SD13-0009 shall become null and void if the project has not commenced within two (2) years from the date of approval. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, an activity permitted by an approved application shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
3. Pursuant to Section 64.07 of the Zoning Ordinance of the City of Milpitas, the owner or designee shall have the right to request an extension of Site Development Permit No. SD13-0009 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)
4. This use shall be conducted in accordance with all federal, state and local laws and regulations. (P)
5. If, at time of building permit review, there is an outstanding project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
6. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. (P)
7. The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department. (P)

8. Additional Planning Department review and approval will be required to convert the single tenant sign(s) as approved here into a multi tenant sign(s). (P)
9. The owner or designee shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed two feet when measured from street elevation. (E)
10. Prior to building permit issuance, owner or designee shall pay all applicable development fees, including but not limited to plan check and inspection deposit, and 2.5% building permit automation fee. (E)
11. The owner or designee shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
12. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers, including but not limited to construction activities, to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

Key:

- (E) Engineering Division
- (P) Planning



SITE MAP



5 THOMAS MELLON CIRCLE SUITE 260
 SAN FRANCISCO, CA 94134
 T 415.869.6460
 F 415.869.6480

CA STATE CONTRACTORS LICENSE #826051

OAK CREEK

1820-1840 MCCARTHY & 1860 BARBER
 MILPITAS, CA

SHEET 1

SALES: MARC FILOSA
JOB #: 12858
DATE: 12-05-12
DESIGNER: JASON OBERBECK
FILENAME: 2012/R/OAK CREEK - MILPITAS, CA

| Revision | Date | Description |
|----------|---------|-------------------------------------|
| #1 | 2-5-13 | Revise tenants, and job title |
| #2 | 2-21-13 | Revise tenants add sq. footage etc. |
| | | |
| | | |
| | | |
| | | |
| | | |

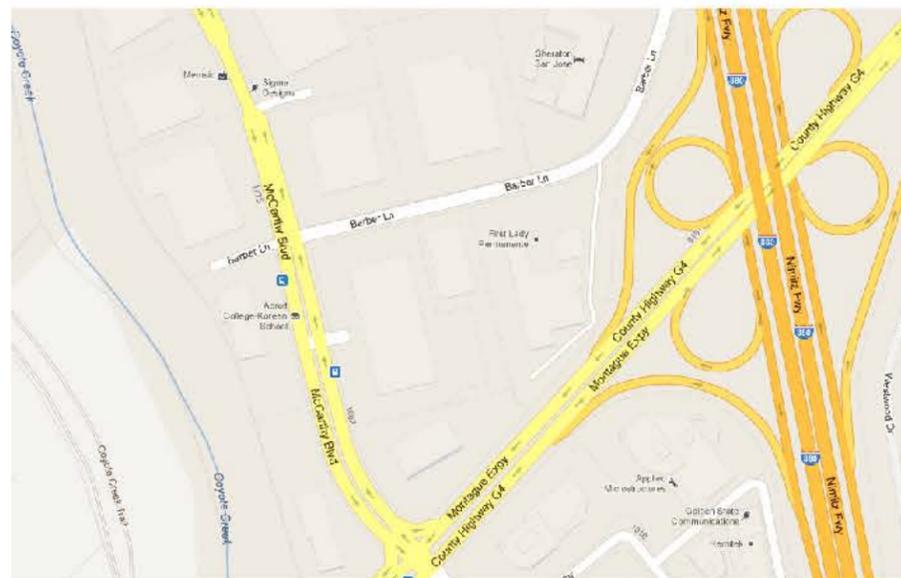
SALES APPROVAL

CUSTOMER APPROVAL

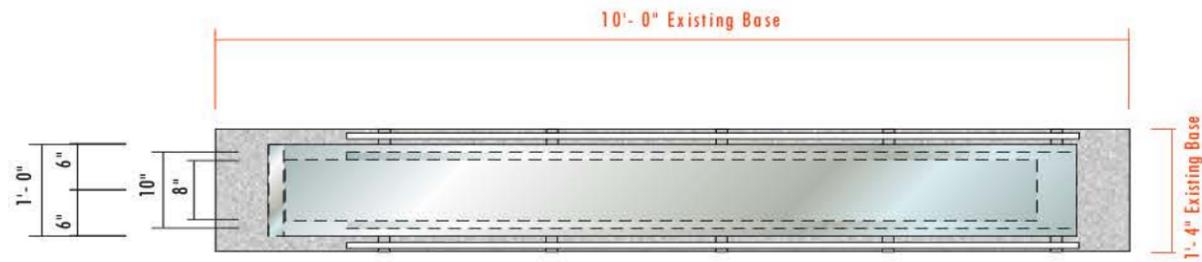
LANDLORD APPROVAL

CONCEPTUAL DRAWING ONLY:
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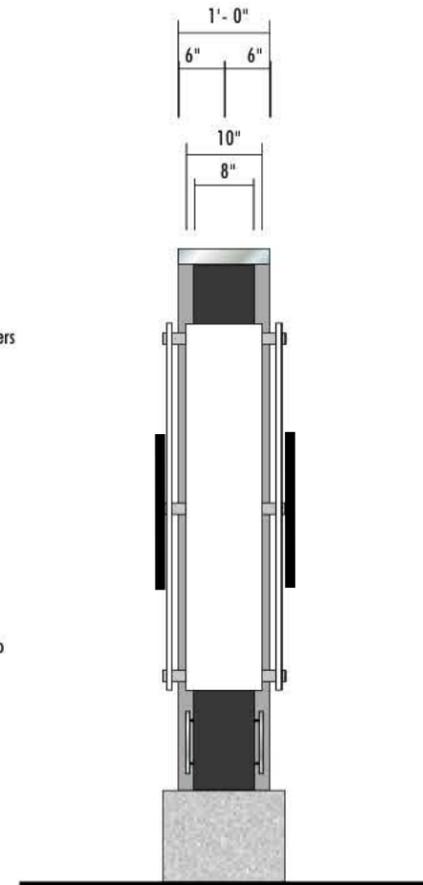
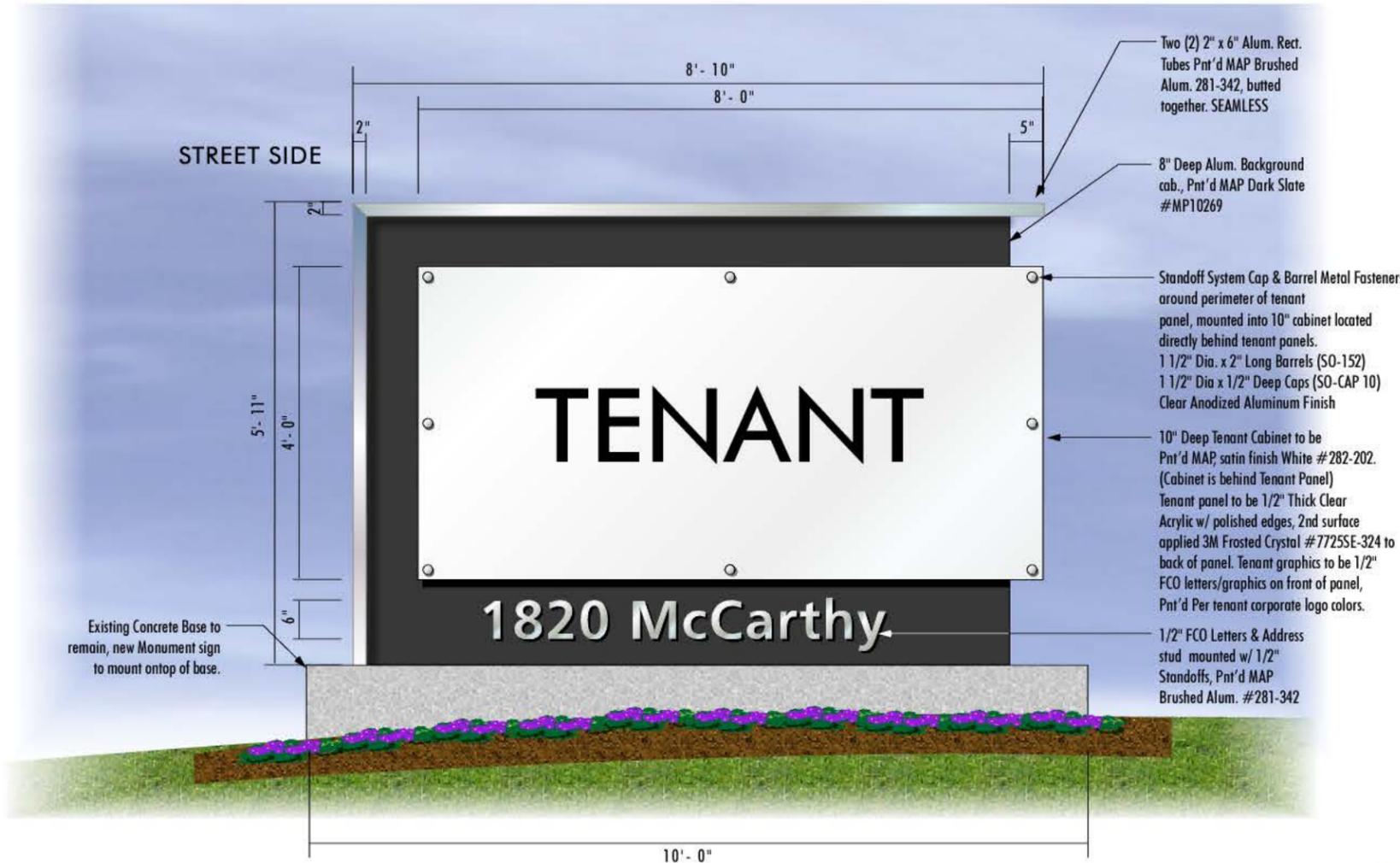
VICINITY MAP



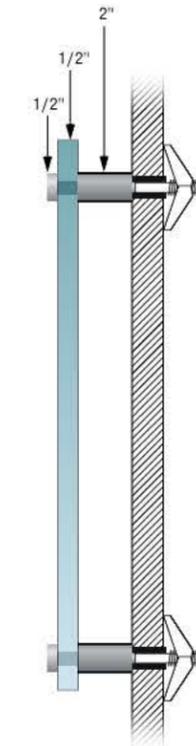
PLAN VIEW



PHOTO OVERLAY - NORTH ELEVATION



SIDE VIEW



STANDOFF PUCK SYSTEM
END VIEW DETAIL

OAK CREEK

1820-1840 MCCARTHY & 1860 BARBER
MILPITAS, CA

SHEET 2

SALES: MARC FILOSA
JOB #: 12858
DATE: 12-05-12
DESIGNER: JASON OBERBECK
FILENAME: 2012/R/OAK CREEK - MILPITAS, CA

| Revision | Date | Description |
|----------|---------|-------------------------------------|
| #1 | 2-5-13 | Revise tenants, and job title |
| #2 | 2-21-13 | Revise tenants add sq. footage etc. |
| #3 | 4-16-13 | Revise Bronze to Dark Slate (grey) |

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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A1 D/F MONUMENT SIGN

Manufacture & Install one (1) double faced non - illuminated monument sign, as shown.

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

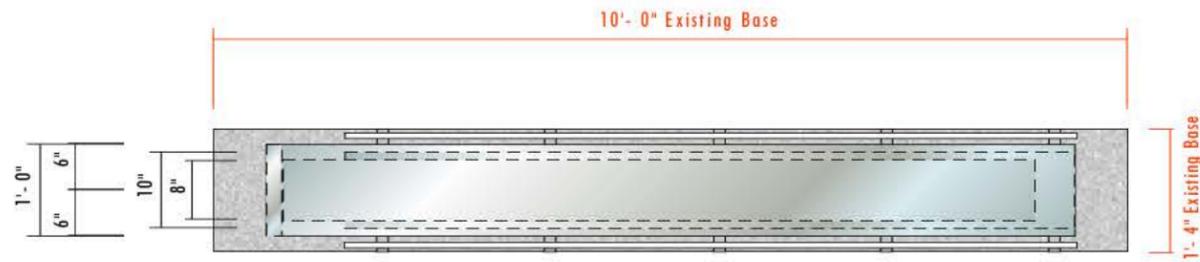
5'- 11" X 8'- 10" = 50.79 SQ. FT.



TWO TENANT CONFIGURATION OPTION



PHOTO OVERLAY - SOUTH ELEVATION



PLAN VIEW



PHOTO OVERLAY - NORTH ELEVATION

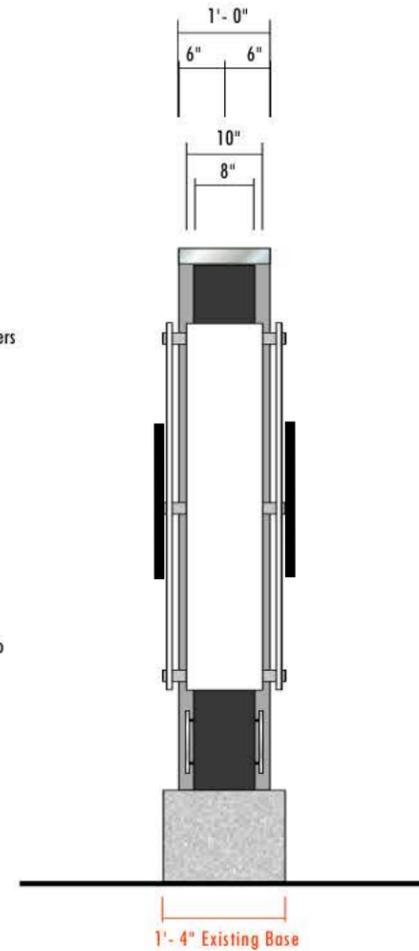
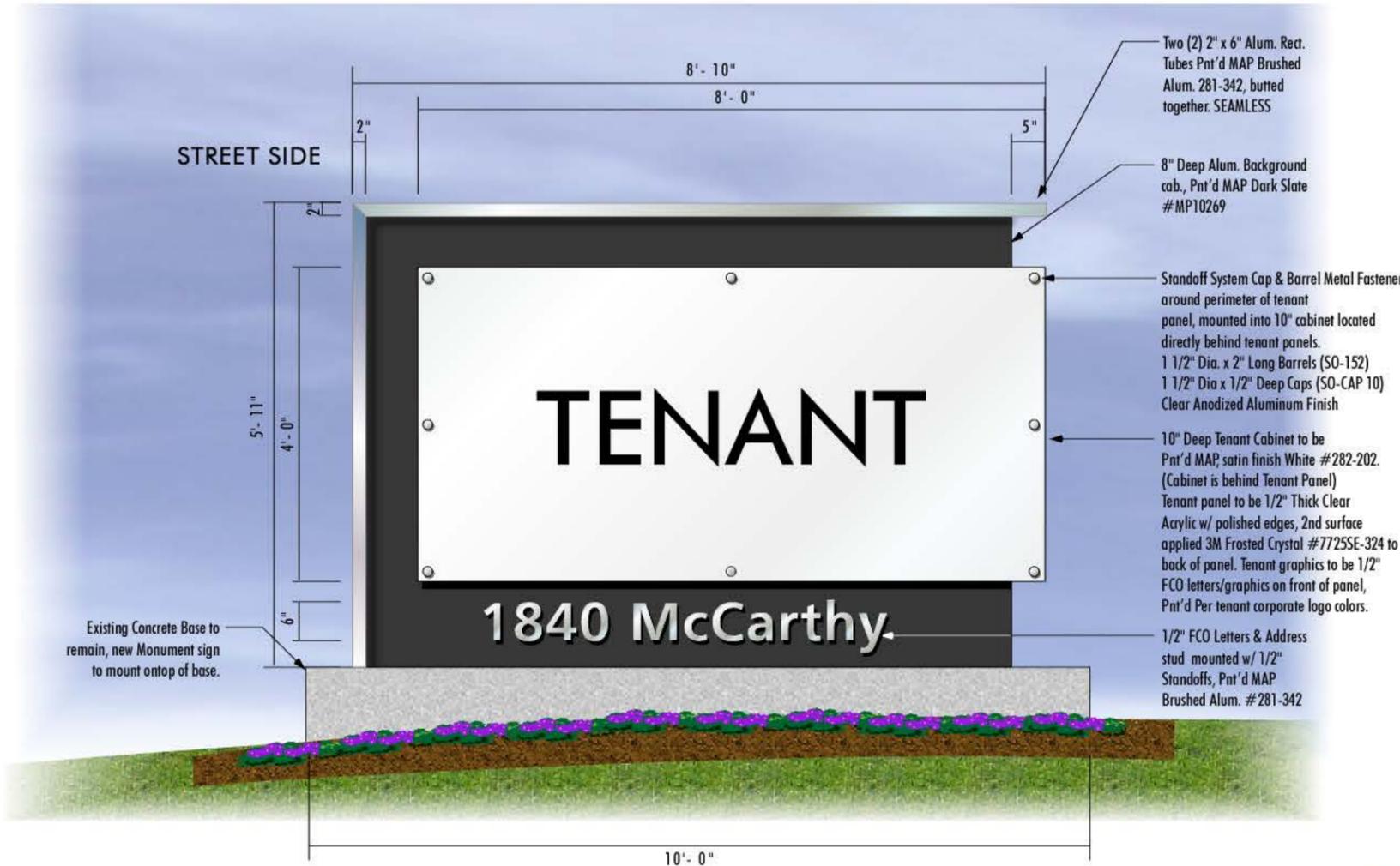
OAK CREEK

1820-1840 MCCARTHY & 1860 BARBER
MILPITAS, CA

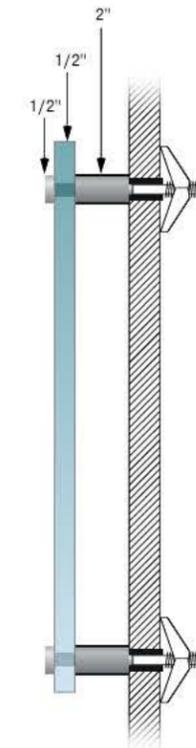
SHEET 2

SALES: MARC FILOSA
JOB #: 12858
DATE: 12-05-12
DESIGNER: JASON OBERBECK
FILENAME: 2012/R/OAK CREEK - MILPITAS, CA

| Revision | Date | Description |
|----------|---------|-------------------------------------|
| #1 | 2-5-13 | Revise tenants, and job title |
| #2 | 2-21-13 | Revise tenants add sq. footage etc. |
| #3 | 4-16-13 | Revise Bronze to Dark Slate (grey) |



SIDE VIEW



STANDOFF PUCK SYSTEM
END VIEW DETAIL

A2 D/F MONUMENT SIGN

Manufacture & Install one (1) double faced non - illuminated monument sign, as shown.

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

5'- 11" X 8'- 10" = 50.79 SQ. FT.



TWO TENANT CONFIGURATION OPTION



PHOTO OVERLAY - SOUTH ELEVATION

SALES APPROVAL

CUSTOMER APPROVAL

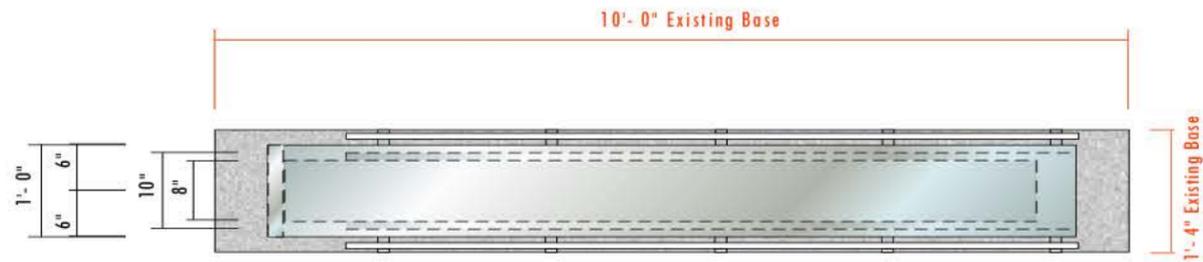
LANDLORD APPROVAL

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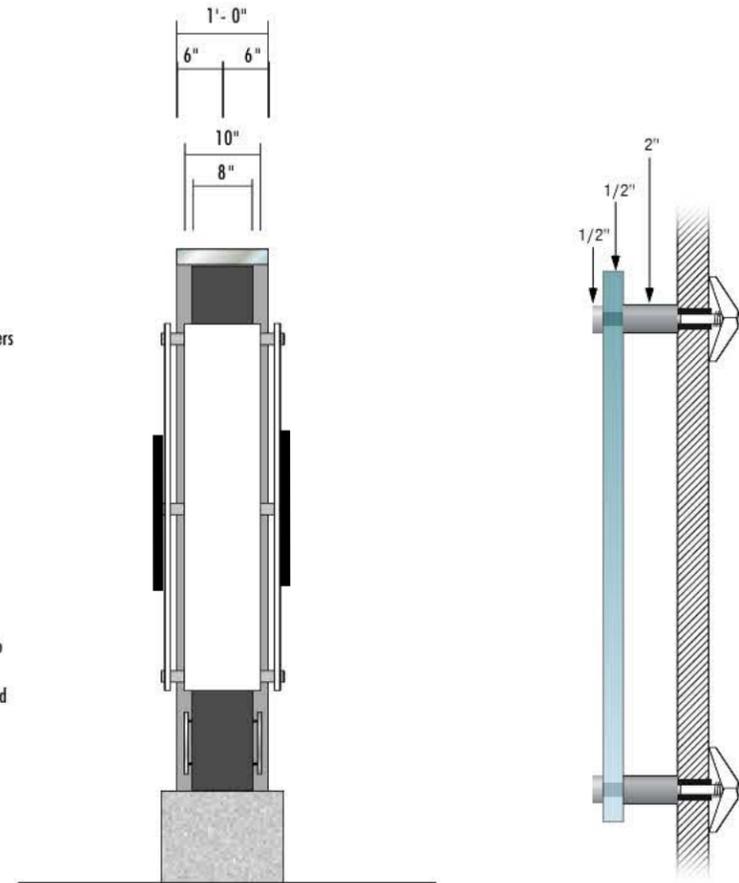
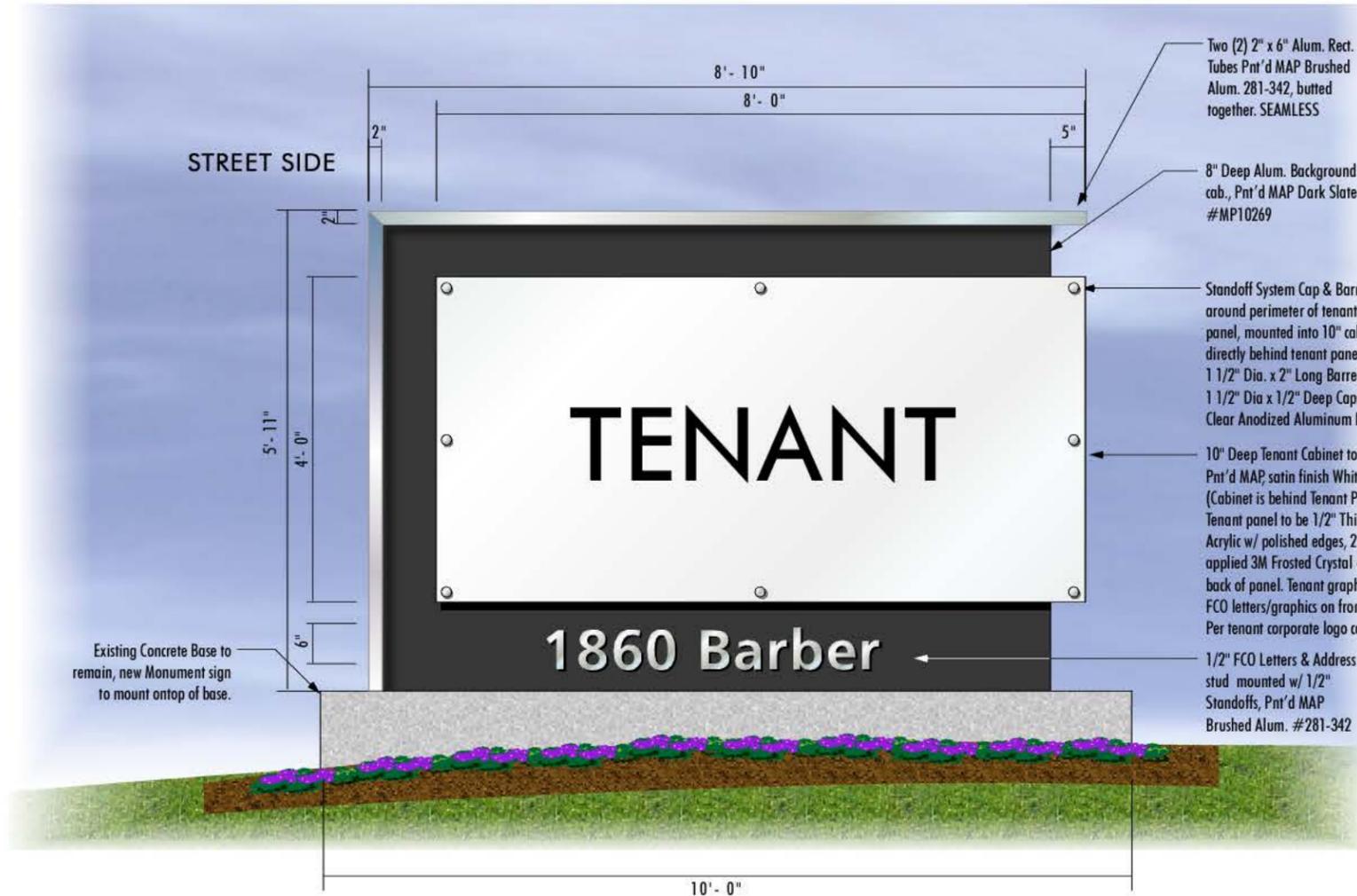
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PLAN VIEW



PHOTO OVERLAY - EAST ELEVATION



1'-4" Existing Base

SIDE VIEW

STANDOFF PUCK SYSTEM END VIEW DETAIL

OAK CREEK

1820-1840 MCCARTHY & 1860 BARBER
MILPITAS, CA

SHEET 3

SALES: MARC FILOSA
JOB #: 12858
DATE: 12-05-12
DESIGNER: JASON OBERBECK
FILENAME: 2012/R/OAK CREEK - MILPITAS, CA

| Revision | Date | Description |
|----------|---------|-------------------------------------|
| #1 | 2-5-13 | Revise tenants, and job title |
| #2 | 2-21-13 | Revise tenants add sq. footage etc. |
| #3 | 4-16-13 | Revise Bronze to Dark Slate (grey) |

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

CONCEPTUAL DRAWING ONLY:

Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow; always follow written specifications.

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A3 D/F MONUMENT SIGN

Manufacture & Install one (1) double faced non - illuminated monument sign, as shown.

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

5'- 11" X 8'- 10" = 50.79 SQ. FT.



TWO TENANT CONFIGURATION OPTION



PHOTO OVERLAY - WEST ELEVATION

OAK CREEK

1820-1840 MCCARTHY & 1860 BARBER
MILPITAS, CA

SHEET 5

SALES: MARC FILOSA
JOB #: 12858
DATE: 12-05-12
DESIGNER: JASON OBERBECK
FILENAME: 2012/R/OAK CREEK - MILPITAS, CA

| Revision | Date | Description |
|----------|------|-------------|
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SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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A.1 EXISTING MONUMENT SIGN



A.2 EXISTING MONUMENT SIGN



A.3 EXISTING MONUMENT SIGN