



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: October 7, 2015

PLANNER: Sean Nicholas, Associate Planner *SN*

SUBJECT: Conditional Use Permit 15-199, Sea Summit Model Home Signs-Marblehead Coastal Residential, a request for model home complex temporary signs for the Sea Summit residential development in the Marblehead Coastal Specific Plan.

REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

Conditional Use Permit, Section 17.16.060 to allow a temporary sign package associated with model home complexes.

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of the Zoning Ordinance, Specific Plan, the San Clemente General Plan, and the purpose and intent of the zone in which the use is being proposed.
- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.

BACKGROUND

The applicant/owner, Don McDougall, Marblehead Development Partners, is proposing temporary signs for the residential portion of the Marblehead Coastal Specific Plan, known as Sea Summit. The signs are associated with the model home complexes throughout the development and are meant to help potential residents find the model homes.

Site Data

Residential component of the Marblehead Coastal Specific Plan is now under construction and has been re-branded Sea Summit. In preparation for the models homes being open in October, the applicant is proposing model home complex signs to be

installed throughout the residential portion of the subdivision to direct people to the model homes.

Development Management Team Meeting

The City's Development Management Team (DMT) reviewed the project and the Building and Engineering Division's provided conditions of approval.

Noticing

Public notification was completed in accordance with State Law and Municipal Code regulations. Staff has not received public input regarding the proposed request.

PROJECT DESCRIPTION

The applicant is proposing a variety of signs to advertise the four sets of model homes available in Marblehead Coastal. A majority of the signs are banner signs located on street light poles, with other directional and welcome signs proposed throughout the development. Though temporary, the applicant is proposing to utilize wood and decorative brackets for the top of the various monument kiosk signs. Four of the signs are proposing a wood back panel with dibond (aluminum) sign panel on top. The rest of the monument style signs will be aluminum panels attached to the poles.

The signs range in height from four feet (lot and layout signs) to 9'-6" monument welcome signs and 15' for the flag signs.

The signs are conditioned to be high quality to compliment the architecture and required to be removed once all lots have sold.

Image 1 and 2 show the location of a majority of the signs.

Image 1: Proposed Sign Locations

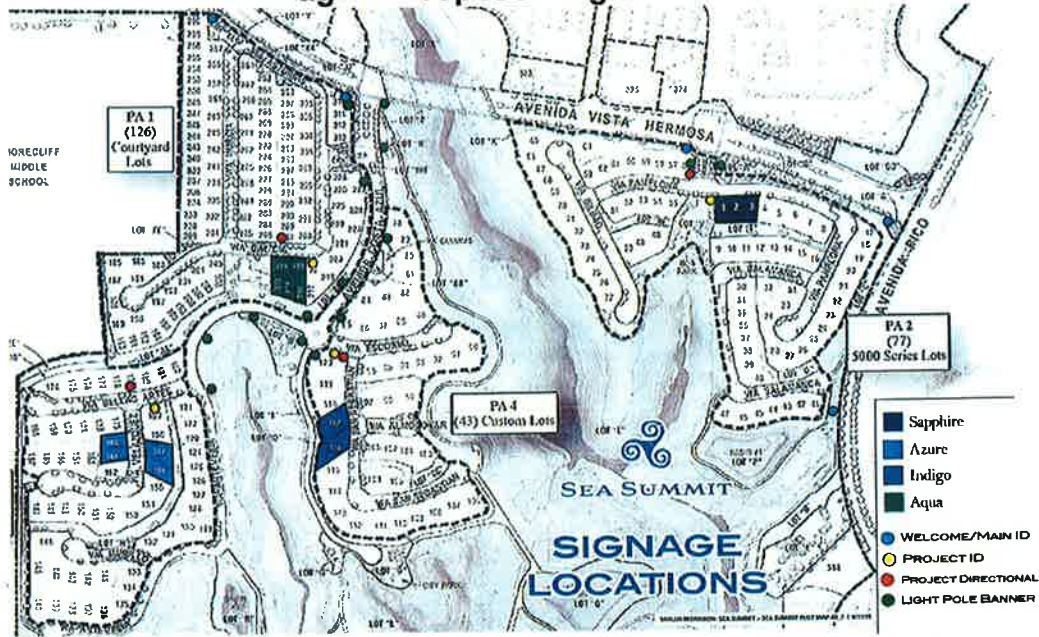
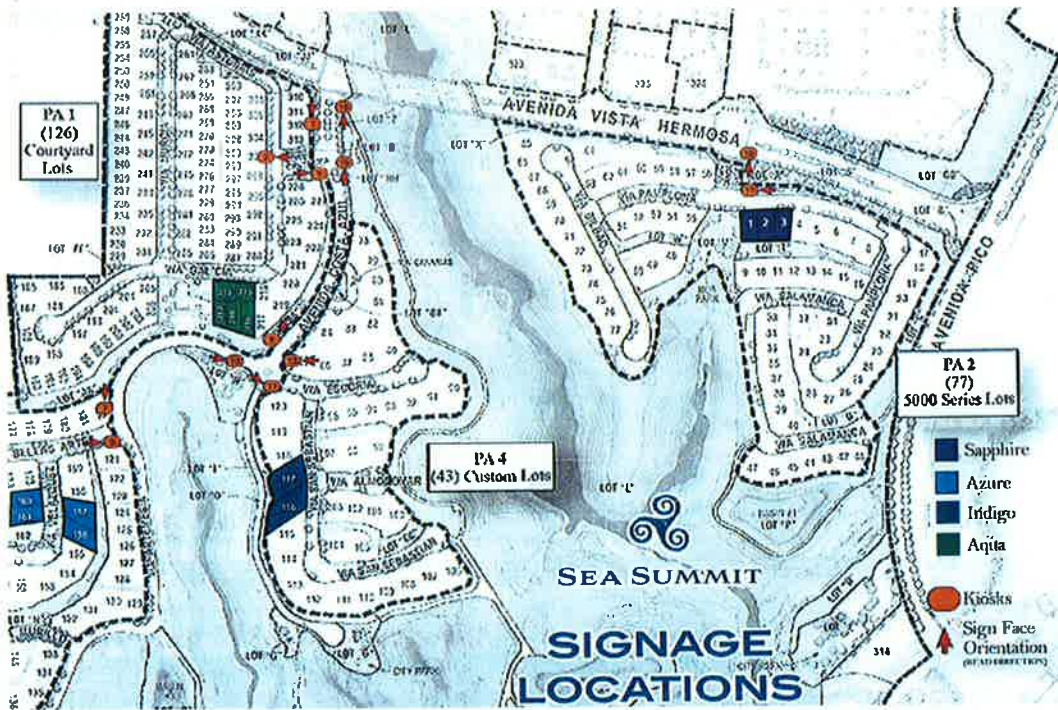


Image 2: Proposed Directional Kiosk Sign Locations



PROJECT ANALYSIS

Conditional Use Permit

The applicants request for temporary model home complex signs requires a Conditional Use Permit to ensure the signs are consistent with the residential development. Due to the new development, and that the site is under construction, the temporary signs will help to ensure people are safe traveling to the site and only going to areas safe for people to visit. The sign package is meant to be temporary, and has been conditioned that once the last non-model home site is sold or the model home sites themselves are sold, whichever comes first, all temporary signs associated with the model home complexes must be removed.

The project went to Design Review Subcommittee (DRSC) August 26, 2015, and many of the comments were not addressed by the applicant. The recommended comments will be addressed later in this report, but staff is recommending a number of conditions of approval to improve the design of the signs to better compliment the high end residential development. Staff has reviewed the required findings for the project, and as conditioned by staff, believes that the project can be supported, for the following reasons:

- The proposal is temporary and conditions have been added to ensure the signs are removed once they are no longer necessary.
- Signs directing traffic to model home complexes have been previously approved and are typical of new residential developments such as Sea Summit.
- The signs, as conditioned, are high quality and will match the architecture of the development.

Design Review Subcommittee

The project was reviewed by the Design Review Subcommittee on August 26, 2015. Table 1 identifies the DRSC's concerns and how the applicant addressed them.

Table 3 - DRSC concerns and project modifications

<i>DRSC Concerns</i>	<i>Project modifications</i>
Monument signs not to exceed six (6) feet and free standing pole signs not to exceed 15 feet.	<i>Partially modified.</i> The applicant reduced the height of the free standing pole signs to 15 feet, but has maintained some of the monument signs larger than 6 feet, citing temporary signs in Talega over 6 feet tall as the basis for maintaining the heights.
Poles and supports for signs should all be black or dark bronze.	<i>Not modified.</i> Staff has added a condition of approval to address this issue.
Wood back panel should be provided for all monument signs.	<i>Not modified.</i> Staff has added a condition of approval to address this issue.

DRSC Concerns	Project modifications
Light pole brackets should be more decorative to match the development.	Not modified. Staff has added a condition of approval to address this issue.
Light pole, directional, and welcome signs should be reduced to avoid too much signs and taking away from the development.	Partially modified. The applicant has reduced the number of overall signs, and provided an evaluation of how the kiosk signs will be utilized to not overly complicate moving through the site. The Welcome Main ID sign shown on Pico is still shown on the map, which is conditioned to be removed.

GENERAL PLAN CONSISTENCY

Table 2 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 2 - General Plan Consistency

Policies and Objectives	Consistency Finding
LU-2.01. Quality. We require that new development protect community character by providing architecture, landscaping and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings.	Consistent. As conditioned, the temporary signs will be compatible with the high quality architecture of the residential development.

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division has determined the project is categorically exempt from CEQA as a Class 3 exemption pursuant to CEQA Guidelines Section 15303 because the project consists of small temporary accessory structures.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and approve the project as conditioned.

This action would result in the applicant being able to move forward with the temporary sign package as conditioned by staff.

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions.

The Planning Commission can add, delete, or modify conditions addressing the design of the signs and the number of signs on-site. Modifications may result in the applicant appealing the decision to City Council.

3. The Planning Commission can recommend denial of the proposed project.

This action would not allow any temporary signs for the model home complexes, and could result in the applicant filing an appeal with the City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve Conditional Use Permit 15-199, Sea Summit Model Home Signs, subject to the attached Resolution and Conditions of Approval.

Attachments:

1. Resolution No. PC 15-052
Exhibit A - Conditions of Approval
2. Location Map
3. August 26, 2015, Design Review Subcommittee Staff Report (excerpted)
4. Plans

RESOLUTION NO. PC 15-052

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, APPROVING CONDITIONAL USE PERMIT (CUP) 15-199, TEMPORARY RESIDENTIAL SIGNS FOR SEA SUMMIT MODEL COMPLEX, A PUBLIC HEARING TO CONSIDER A REQUEST FOR TEMPORARY SIGNS ASSOCIATED WITH THE MODEL HOME COMPLEXES THROUGHOUT THE DEVELOPMENT LOCATED WITHIN THE RESIDENTIAL AREA OF THE MARBLEHEAD COASTAL SPECIFIC PLAN (SEA SUMMIT)

WHEREAS, on June 22, 2015, an application was submitted, and deemed complete on September 16, 2015, by Don McDougall/ Taylor Morrison, 100 Spectrum Center Drive Suite 1450, Irvine, CA, 92618, a public hearing to consider a request for temporary signs throughout Sea Summit (Marblehead Coastal Residential) associated with the various model home complexes throughout the development. The signs are located at various locations throughout the residentially zoned portion of the Marblehead Coastal Specific Plan, Tract 8817; and

WHEREAS, on July 9, 2015, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project categorically exempt from CEQA pursuant to Guidelines Section 15303, as a Class 3 exemption because the project consists of minor temporary accessory structures which will be removed upon buildout of the development; and

WHEREAS, on August 26, 2015, the Design Review Subcommittee reviewed the project and provided recommendations to the applicant to improve the overall application; and

WHEREAS, on October 7, 2015, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1: The project is categorically exempt from CEQA Pursuant to Section 15303, as a Class 3 exemption because the project consists of minor temporary accessory structures which will be removed upon buildout of the development.

Section 2: With regard to Conditional Use Permit 15-199 ("CUP 15-199"), the Planning Commission finds as follows:

- A. The proposed temporary model home complex signs are permitted within the subject zone pursuant to the approval of a Conditional Use Permit. The proposed use complies with all the applicable provisions of the Zoning Ordinance, Specific Plan, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed in that the use is temporary, and with the conditions of approval recommended, the signs will be high quality and consistent with the Marblehead Coastal residential community.
- B. The site is suitable for the type and intensity of use that is proposed in that the residential development is consistent with the Specific Plan, and these types of temporary signs have been approved for other large residential developments in the community. The project, as conditioned, will be consistent with the Specific Plan and be a high quality design that will complement the high quality architecture of the residential development.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that the signs are located out of the public right-of-way and will not impact any sight distances through the development. The project, as conditioned, will be high quality and will be consistent with the high quality architecture of the residential development.
- D. The proposed use will not negatively impact surrounding land uses in that the signs are temporary, and as conditioned will be high quality in design and match the high quality character of the residential homes. To ensure that they are temporary, additional conditions of approval requiring when the signs must be removed have been added.

Section 3: The Planning Commission of the City of San Clemente hereby approves CUP 15-199, Temporary Residential Signs for Sea Summit Model Complex, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1 and incorporated herein in full by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on October 7, 2015.

Chair

TO WIT:

I HEREBY CERTIFY that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on October 7, 2015, and carried by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL*

CONDITIONAL USE PERMIT 15-199, Temporary Residential Signs for Sea Summit Model Complex

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PInG.)_____

3. Prior to the issuance of building permits, the applicant or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation – City Quality Assurance Program]* (PIng.) (Bldg.)_____

4. The project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on October 7, 2015, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SMC]* (PIng.)_____

5. CUP 15-199 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use does not require the issuance of a building permit, the use shall not be deemed to have commenced until the date that the ABC permit is issued. *[Citation - Section 17.12.150.A.1 of the SMC]* (PIng.)_____

A use shall be deemed to have lapsed, and CUP 15-199 shall be deemed to have expired 90 days after the use ceases operation. *[Citation - Section 17.12.150.C.1 of the SMC]* (PIng.)_____

6. The owner or designee shall have the right to request an extension of CUP 15-199 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval by the final decision making authority that ultimately approved or conditionally approved the original application. *[Citation - Section 17.12.160 of the SMC]* (PIng.)_____

7. The sign package is meant to be temporary, and has been conditioned that once the last non-model home site is sold or the model home sites themselves are sold, whichever comes first, all temporary signs associated with the model home complexes must be removed within 14 days. ■■ (PIng.)_____

8. Prior to issuance of any permits, including Administrative Sign Permits, or placement of any signage, the owner or designee shall demonstrate to the satisfaction of the City Engineer that the proposed improvements do not encroach into the street right-of-way or City Easements. Any encroachment into the right-of-way or city easement may require the approval of an Administrative

Encroachment Permit or Minor Encroachment Permit to be approved by the City Engineer. All signage shall not interfere with line of sight or pedestrian traffic. Banner signs on street lights shall be shown to have satisfactory wind load resistance. Street light banners may also require agreements to be approved by the City Engineer for protection and repair of any damage to the street lights.: *[Citation – Section 15.36, 12.08, 12.16, and 12.20 of the SCMC]* ■ (Eng.)_____

- 9. A separate Building Permit is required for signs. Plans to construct new signs, add or alter the existing signs, add or alter structural, mechanical, electrical or plumbing features must be reviewed and approved through a separate building plan check / permit process.

(Bldg.)_____

[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]

- 10. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check.

(Bldg.)_____

[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]

- 11. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes.

(Bldg.)_____

[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]

- 12. All support poles for any signs shall be black or dark bronze to match the character of the Sea Summit community.

■■ (PIng)_____

- 13. No monument sign shall exceed six feet in height.

■■ (PIng)_____

- 14. A wood back panel shall be added to all monument signs to mount the aluminum signs to in order to be consistent with the design aesthetics of Sea Summit.

■■ (PIng)_____

- 15. Light pole bracket designs shall be reviewed and approved by Planning Staff to ensure that a decorative bracket is utilized and is consistent with the character of Sea Summit.

■ ■ (PIng)_____

16. The main ID sign shown on Pico shall be removed from the temporary sign program as it is not needed as the location shown is not an access point into Sea Summit.

■ ■ (PIng)_____

* All Conditions of Approval are Standard, unless indicated as follows:

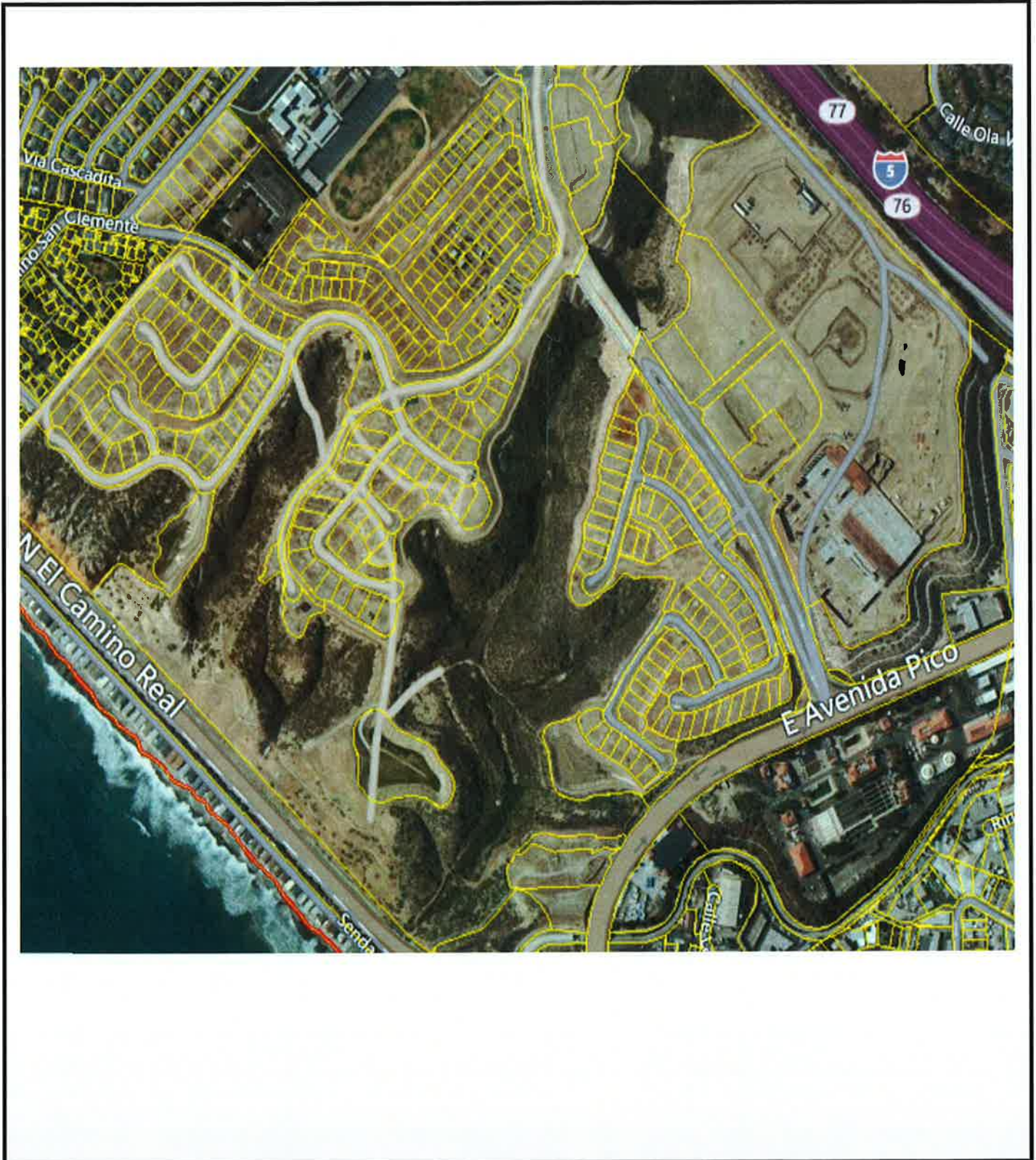
■ Denotes a modified Standard Condition of Approval

■ ■ Denotes a project-specific Condition of Approval



LOCATION MAP

CUP 15-199, Temporary Model Home Signs
Sea Summit (MHC Residential)





Design Review Subcommittee (DRSC)

Meeting Date: August 26, 2015

PLANNER: Sean Nicholas, Associate Planner

SUBJECT: **Conditional Use Permit 15-199, Sea Summit Model Home Signs-Marblehead Coastal Residential,** a request for model home complex temporary signs for the Sea Summit residential development within the Marblehead Coastal Specific Plan.

BACKGROUND:

Project Description

The applicant, Marblehead Development Partners, are proposing a model home complex sign package. This sign package is temporary. Consistent with the Municipal Code requirements, when each area of the development is built out, the applicant shall remove the signs from that portion of the subdivision.

Pursuant to Municipal Code table 17.84.030(A) a Conditional Use Permit is required to review and approve temporary model home complex sign packages.

Why is DRSC Review Required?

The DRSC is tasked to ensure the proposed signs meet the development standards of the Zoning Ordinance, the Marblehead Coastal Specific Plan, and consistent with the high quality homes approved.

Site Data

The Marblehead Coastal Residential portion, recently re-branded Sea Summit by the property owners, is now under construction, and many of the residential lots have already sold. In preparation for the models homes being open in October, the applicant is proposing model home complex signs to be installed throughout the residential portion of the subdivision to direct people to the various portions of the development.

ANALYSIS:

The applicant is proposing a variety of signs to advertise the four sets of model homes soon to be or under construction in Marblehead Coastal. A majority of the signs are banner signs located on street light poles, with other directional and welcome signs proposed throughout the development. Though temporary, the applicant is proposing to utilize wood and decorative brackets for the top of the various monument kiosk signs.

Four of the signs are proposing a wood back panel with dibond (aluminum) sign panel on top.

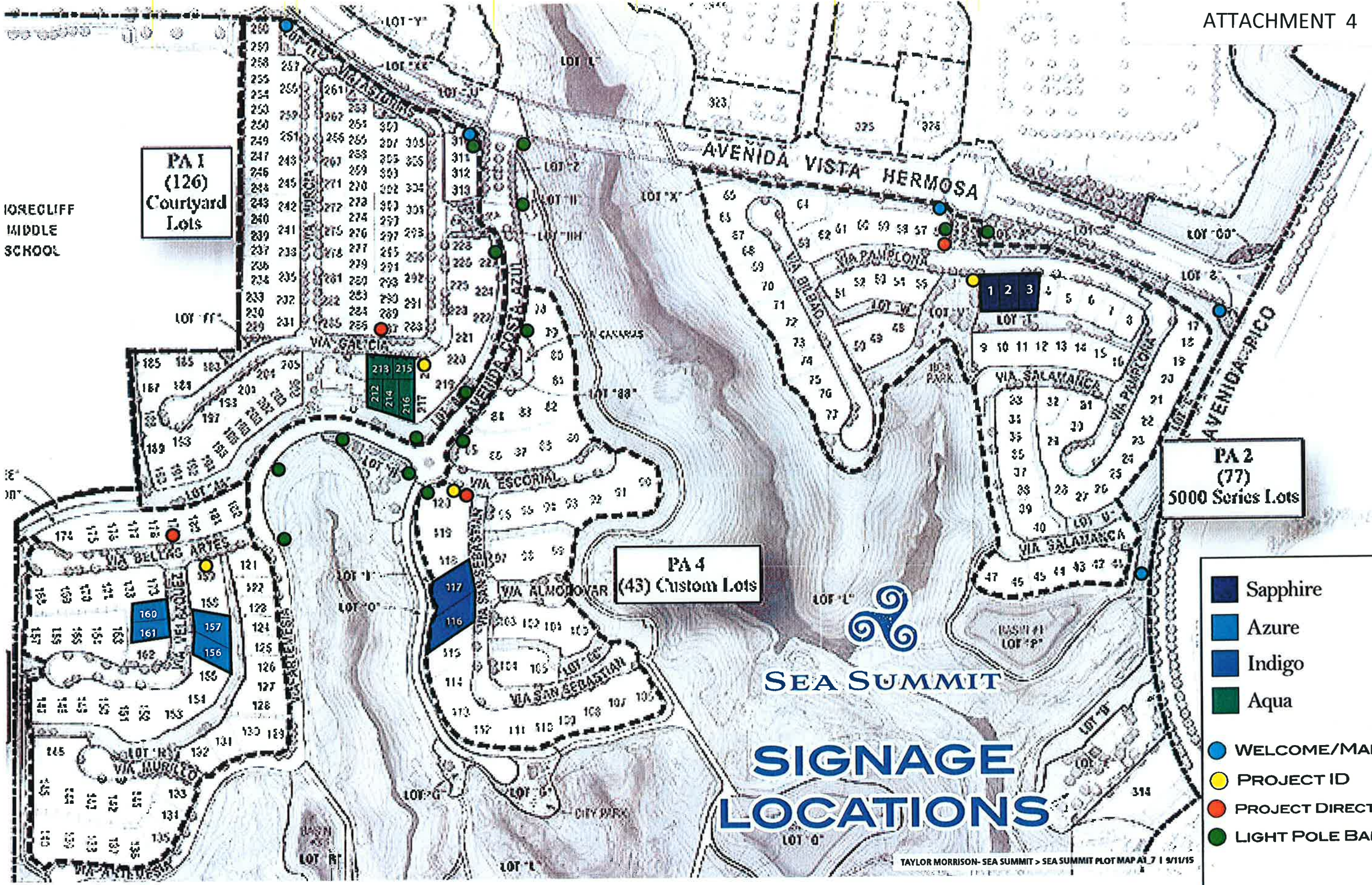
The signs range in height from four feet (lot and layout signs) to 9'-6" monument welcome signs and 18'-6" flag signs.

RECOMMENDATIONS:

While the site is located outside of any architectural overlay, it is located within the Marblehead Coastal Specific Plan which requires projects to strengthen the City's "Spanish Village by the Sea" standard. At the same time these are temporary signs, but modifications can be made to enhance the overall design of the signs to be consistent with the high quality architecture approved for Sea Summit. Staff has the following recommendations regarding the proposed model complex signs:

- 1) **Monument and banner pole sign heights-** Staff recommends that no monument sign exceed six feet in height to be more in scale with the residential development and the permanent signs installed. Consistent with the Municipal Code, no flag banners can exceed 15 feet in height.
- 2) **All poles and supports-** The applicant is proposing various monument style signs and small scale pole signs for lot identification. All supports shall be black or dark bronze to match the decorative brackets proposed for the top of the signs.
- 3) **Kiosk signs-** Staff recommends the kiosk directional signs be given the same solid back panel of wood as the model complex signs. This will improve the look of the kiosk signs and be more consistent with the development.
- 4) **Model complex signs-** The total number and locations of these signs are not shown on the map provided, but it is reasonable to have these signs. Staff is recommending only one such sign per model home complex, four signs in total.
- 5) **Light pole sign brackets-**The applicant is only proposing a pvc pipe to support the numerous Sea Summit light pole banner signs throughout the development. Staff is not supportive of this, and the applicant needs to provide a decorative light pole bracketing system that is consistent with the high quality nature of the development. Due to the number of these located throughout the development, this modification is extremely important.
- 6) **Parking signs-** The total number and locations of these signs are not shown on the map provided, but it is reasonable to have these signs. Staff is recommending one parking sign per model home complex, four signs in total.

As noted above, these signs are temporary and require removal at buildout. Though temporary, they still need to reflect the high quality character of the development and the community. Staff's position is that with the proposed modifications and reductions proposed above, the temporary model home complex signs will be appropriate for the site. Staff is looking for DRSC concurrence with the above recommendations, and welcomes any additional comments the Subcommittee may have.



**PA 1
(126)
Courtyard
Lots**

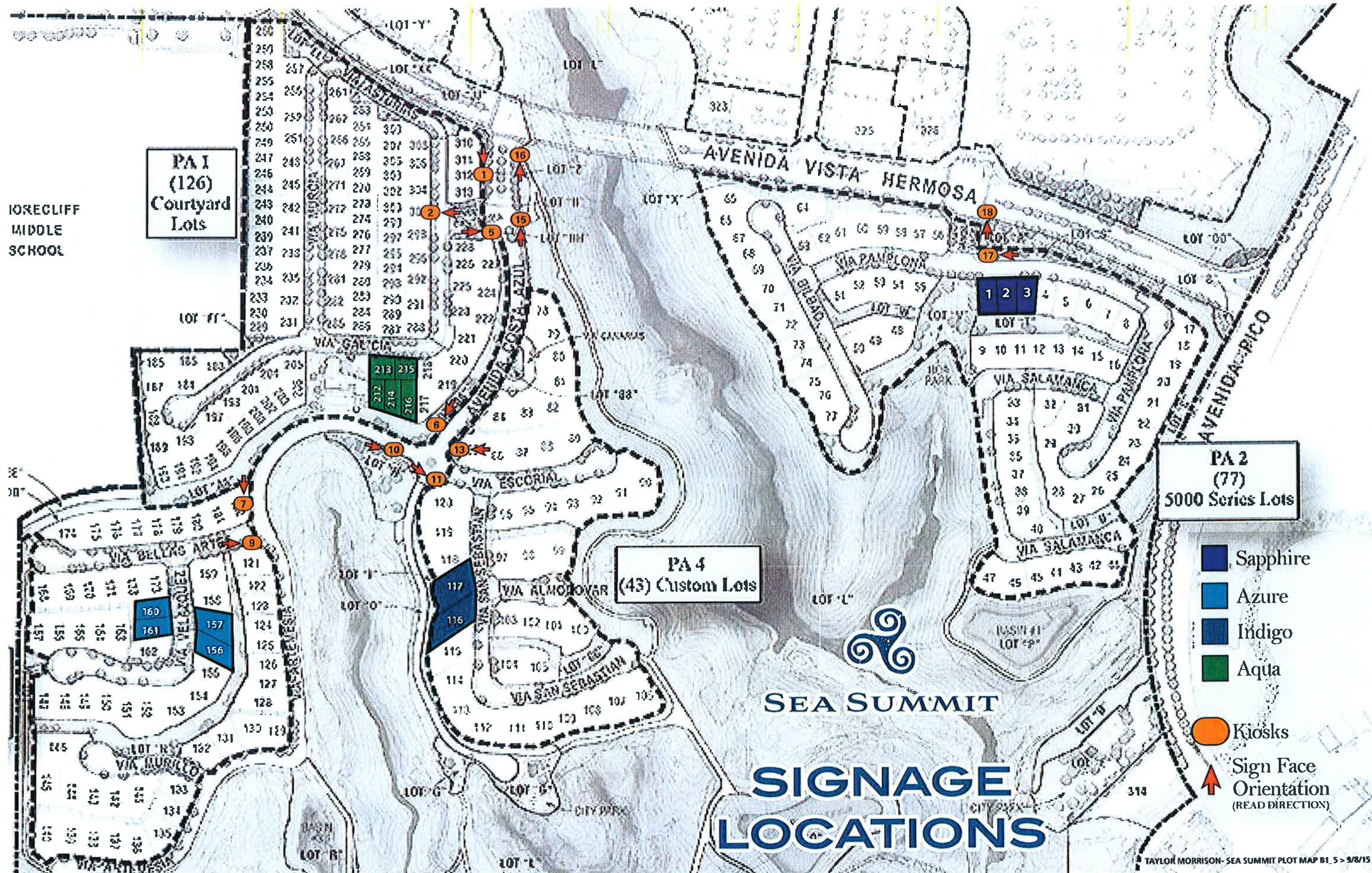
**PA 2
(77)
5000 Series Lots**

**PA 4
(43) Custom Lots**

- Sapphire
- Azure
- Indigo
- Aqua

- WELCOME/MAIN ID
- PROJECT ID
- PROJECT DIRECTIONAL
- LIGHT POLE BANNER


SEA SUMMIT
**SIGNAGE
LOCATIONS**



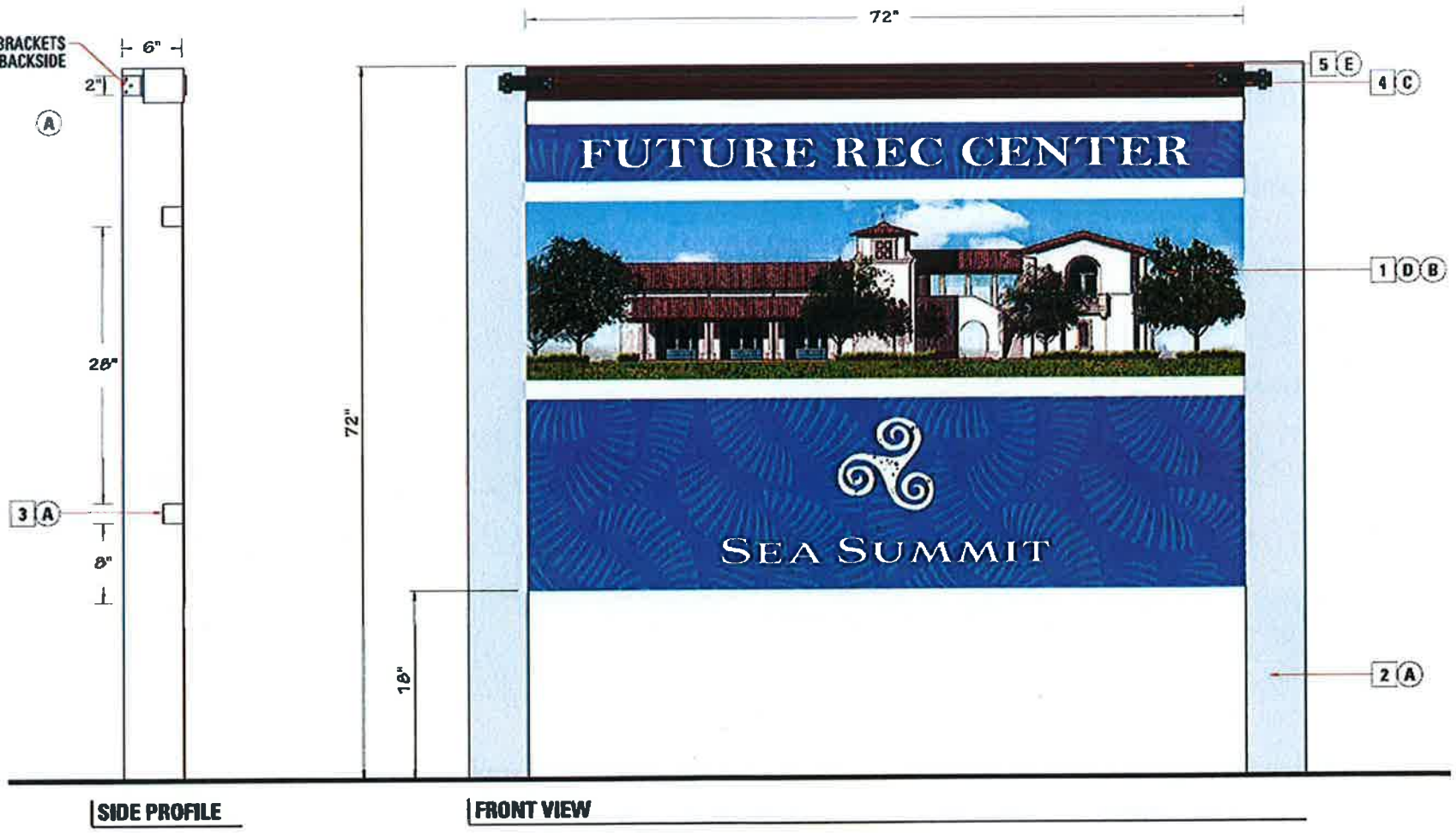
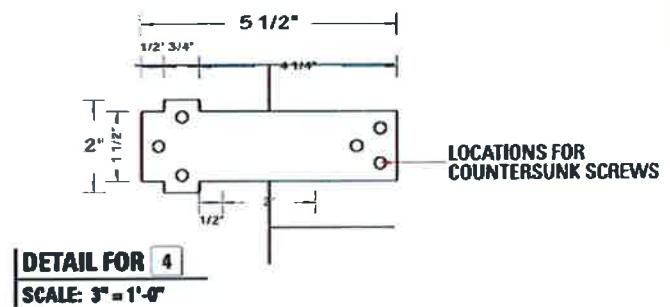
S/F IDENTIFICATION

- 1 DIRECT PRINT ON 3mm DIBOND PANEL W/ CLEAR COAT
ATTACH TO TUBING USING 3M "RED" TAPE & SILICONE (BACK OF PANEL PAINTED BLACK)
- 2 6" SQ. ALUM. POSTS
- 3 2" SQ. ALUM. CROSSTUBING
- 4 1/4" DIA. ALUM. BRACKETS
- 5 4x4 PRESSURE TREATED WOOD TOP CROSSBAR

- A RAL 9006 POWDERCOAT
- B WHITE
- C BLACK
- D PMS 301
- E CABOT MISSION BROWN SEMI-TRANSPARENT STAIN

B/G PATTERN IS LOW RES
USE FOR PLACEMENT ONLY
HI-RES ON FILE: SIGN DESIGN MISC-TAYLOR MORRISON-SEA SUMMIT-
LINKS: BGgraphics

PHOTO IS LOW RES
USE FOR PLACEMENT ONLY
HI-RES ON FILE: SIGN DESIGN MISC-TAYLOR MORRISON-SEA SUMMIT-
LINKS: Summit Club Elevation.jpg



OUTDOOR DIMENSIONS
5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
(Please Check Box)

AS SHOWN
 WITH CHANGES

CLIENT SIGNATURE _____ DATE _____

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELINQUISHING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.

REVISIONS:	PROOF:	REVISIONS:	PROOF:
Δ 5/19/15 GV	.25 GV	Δ 7/21/15 CB	.25
Δ 5/27/15 GV	.25 GV		
Δ 6/5/15 GV	.25 GV		
Δ 7/17/15 GV	.50 GV		
Δ 7/21/15 DL	.25		

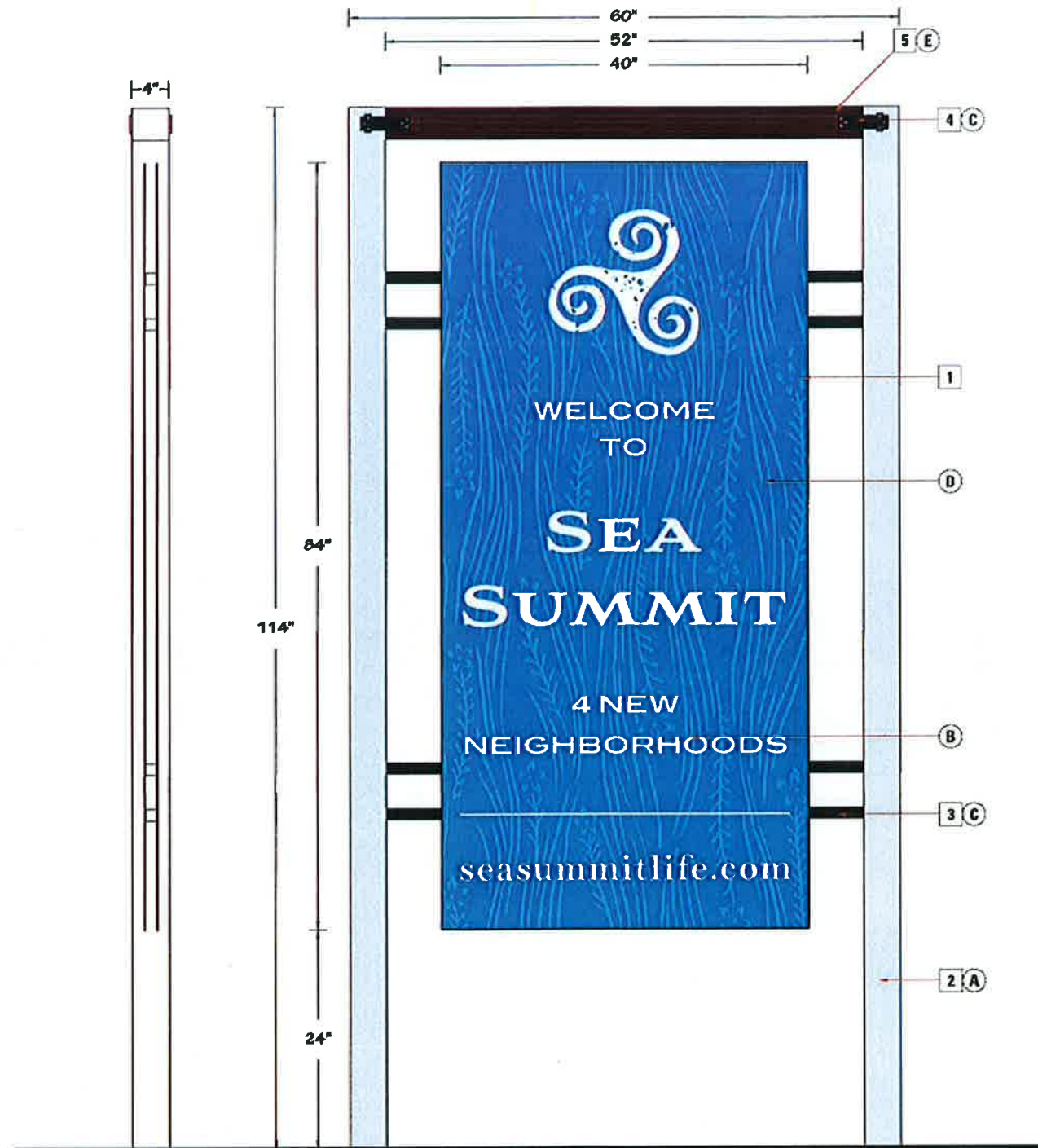
SCALE: 3/4" = 1'-0"

DATE: 5/15/15 D1_6

CONCEPTS:

WORKING DRAWING:

PROJECT: SEA SUMMIT
CLIENT: TAYLOR MORRISON
SALES REP: PR DESIGNER: AGENCYGV .50



SIDE PROFILE

FRONT VIEW (BACKSIDE TO HAVE SAME LAYOUT)

WELCOME/MAIN ID

- 1 DIRECT PRINT ON 3mm DIBOND PANELS W/ CLEAR COAT ATTACH TO TUBING USING 3/4" "RED" TAPE & SILICONE
- 2 4" SQ. ALUM. POSTS
- 3 1 1/4" SQ. ALUM. WELDED CROSSTUBING
- 4 1/4" THK., ALUM. BRACKETS
- 5 4x4" PRESSURE TREATED WOOD TOP CROSSBARS

- A RAL 9306 POWDERCOAT
- B WHITE
- C BLACK
- D PMS 3005
- E CABOT MISSION BROWN SEMI-TRANSPARENT STAIN



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
(Please Check Box)

- AS SHOWN
- WITH CHANGES

CLIENT SIGNATURE _____ DATE _____

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.

DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.

REVISIONS:

- ⚠
- ⚠
- ⚠
- ⚠
- ⚠

PROOF:
(Date)

REVISIONS:

- ⚠
- ⚠
- ⚠
- ⚠
- ⚠

PROOF:
(Date)

SCALE: 3/4"=1'-0"

CONCEPTS:

WORKING DRAWING:

DATE: 9/11/15

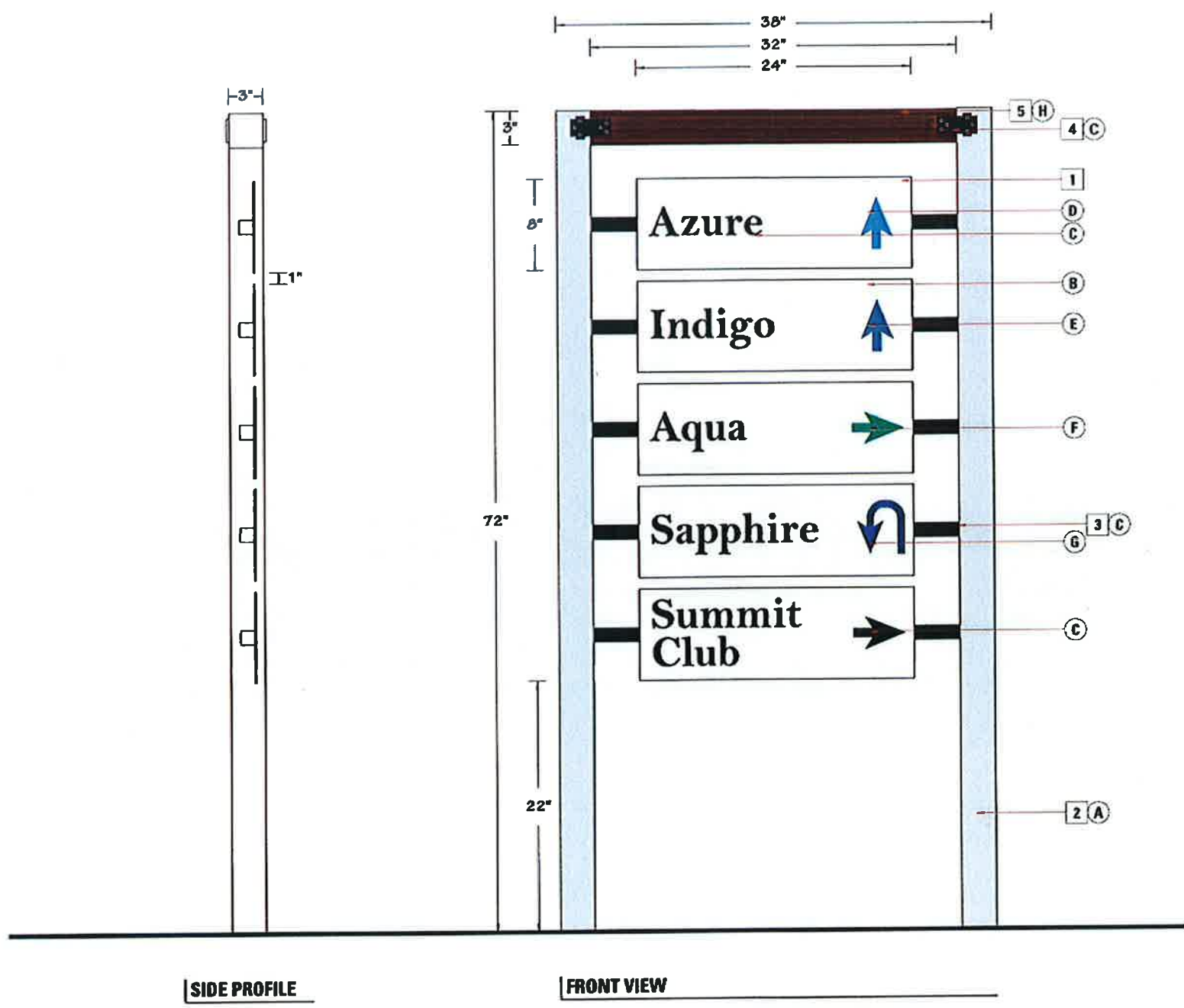
PROJECT: SEA SUMMIT

CLIENT: TAYLOR MORRISON

SALES REP: PR

DESIGNER: AGENCYGV .25

K1_0



- KIOSK**
- 1 DIRECT PRINT ON 3mm DIBOND PANELS W/ CLEAR COAT
ATTACH TO TUBING USING 3M "RED" TAPE & SILICONE (BACK OF PANELS PAINTED BLACK)
 - 2 3" SQ. ALUM. POSTS
 - 3 1 1/4" SQ. ALUM. CROSSTUBING
 - 4 1/4" INK. ALUM. BRACKETS
 - 5 3x3 (MILLED) PRESSURE TREATED WOOD TOP CROSSBAR
- A RAL 9006 POWDERCOAT
 - B WHITE
 - C BLACK
 - D PMS 3005
 - E PMS 301
 - F PMS 3268
 - G PMS 2607
 - H CABOT MISSION BROWN SEMI-TRANSPARENT STAIN

OUTDOOR DIMENSIONS
 5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9573

CLIENT APPROVAL:
 (Please Check Box)
 AS SHOWN
 WITH CHANGES
 CLIENT SIGNATURE _____ DATE _____

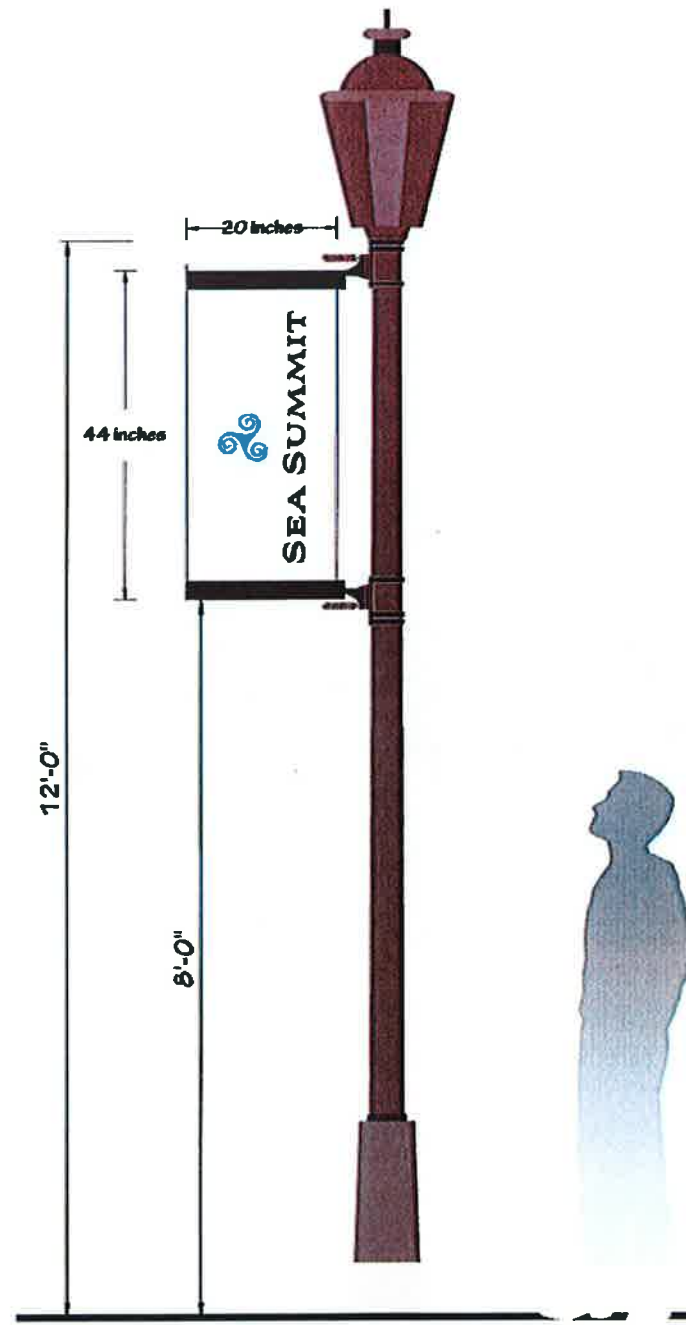
YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.
 DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.

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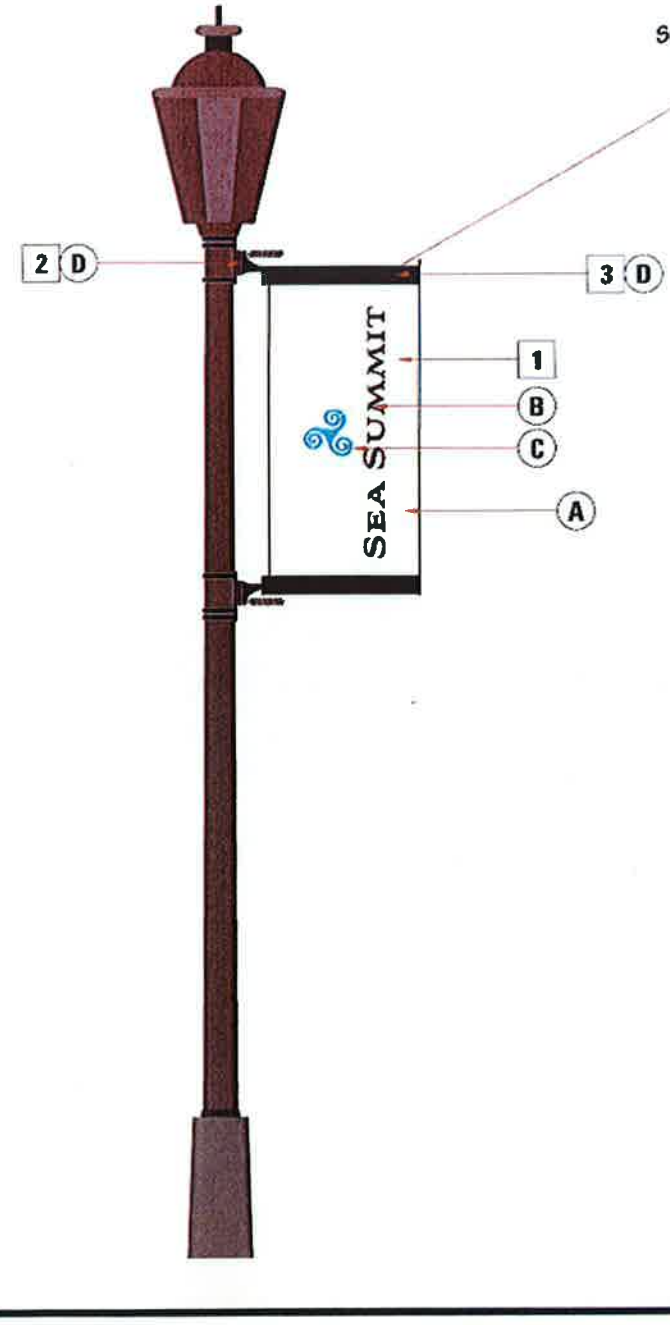
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SCALE: 1"=1'-0"
 CONCEPTS:
 WORKING DRAWING:

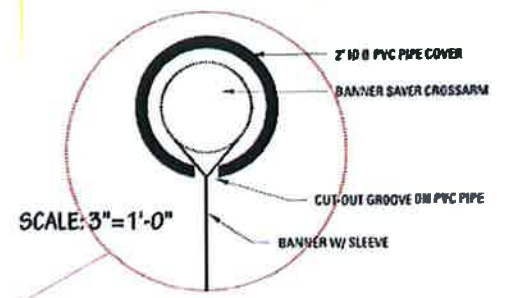
DATE: 9/11/15 PROJECT: SEA SUMMIT
 CLIENT: TAYLOR MORRISON
 SALES REP: PR DESIGNER: AGENCYGH .25
 K2_0



REAR VIEW



FRONT VIEW



- LIGHT POLE BANNER**
- 1 SILKSCREENED GRAPHICS ON WHITE CANVAS (TO HAVE 3" TOP/BTM. SLEEVES)
 - 2 BANNER SAVER HARDWARE
 - 3 2" ID PVC PIPES (COVERS) W/ SLOT ON ONE SIDE & END CAPS
- A WHITE CANVAS
 - B PMS 450U
 - C PMS 298U
 - D MAP DARK BRONZE

OUTDOOR DIMENSIONS
 5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
 (Please Check Box)
 AS SHOWN
 WITH CHANGES

CLIENT SIGNATURE _____ DATE _____

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

CONCEPTS:

WORKING DRAWING:

DATE: 9/11/15

PROJECT: SEA SUMMIT

CLIENT: TAYLOR MORRISON

SALES REP: PR

DESIGNER: AGENCYGV .25

K3_0

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- PROJECT ID**
- 1 DIRECT PRINT ON 3mm DIBOND PANELS W/ CLEAR COAT ATTACH TO TUBING USING 3/4" "RED" TAPE & SILICONE
 - 2 4" SQ. ALUM. POSTS
 - 3 1 1/4" SQ. ALUM. WELDED CROSSTUBING
 - 4 1/4" THK. ALUM. BRACKETS
 - 5 4x4 PRESSURE TREATED WOOD TOP CROSSBARS
- A RAL 9005 POWDERCOAT
 - B WHITE
 - C BLACK
 - D PMS 3005
 - E PMS 301
 - F PMS 3268
 - G PMS 2607
 - H CABOT MISSION BROWN SEMI-TRANSPARENT STAIN

SIDE PROFILE

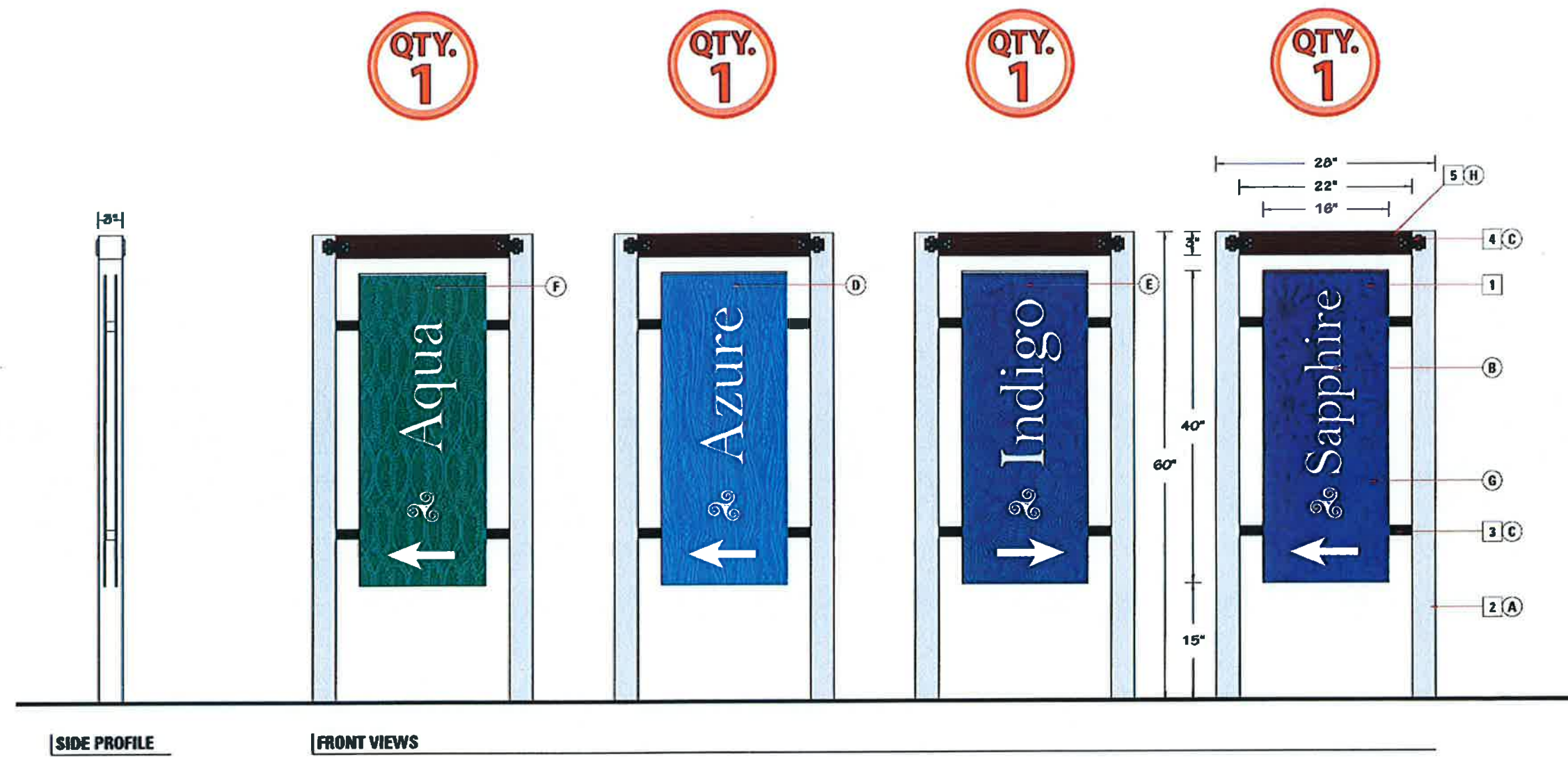
FRONT VIEWS (BACKSIDES TO HAVE SAME LAYOUT FOR EACH) (EACH SIGN HAS DIFFERENT PHONE NUMBER)

<p>OUTDOOR DIMENSIONS</p> <p>5325 E. HUNTER AVENUE ANAHEIM, CA 92807 714-578-9555 FAX 714-693-9578</p>	<p>CLIENT APPROVAL: (Please Check Box)</p> <p><input type="checkbox"/> AS SHOWN</p> <p><input type="checkbox"/> WITH CHANGES</p>	<p>YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELEASING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.</p> <p style="text-align: center; color: red;">DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> </table>									<p>PROOF: (Initials)</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> <tr><td style="height: 20px;"> </td><td style="width: 20px;"> </td></tr> </table>									<p>PROOF: (Initials)</p>	<p>SCALE: 3/4"=1'-0"</p> <p>CONCEPTS: <input type="checkbox"/></p> <p>WORKING DRAWING: <input type="checkbox"/></p>	<p>DATE: 9/11/15</p> <p>PROJECT: SEA SUMMIT</p> <p>CLIENT: TAYLOR MORRISON</p> <p>SALES REP: PR DESIGNER: AGENCYGV .25</p>	K4_0
<p>CLIENT SIGNATURE _____ DATE _____</p>																									

PROJECT DIRECTIONAL

- 1 DIRECT PRINT ON 3mm DISKOND PANELS W/ CLEAR COAT ATTACH TO TUBING USING 3M "RED" TAPE & SILICONE
- 2 3" SQ. ALUM. POSTS
- 3 1 1/4" SQ. ALUM. WELDED CROSSTUBING
- 4 1/4" THK. ALUM. BRACKETS
- 5 3x3 (MILLED) PRESSURE TREATED WOOD TOP CROSSBAR

- A RAL 9005 POWDERCOAT
- B WHITE
- C BLACK
- D PMS 3005
- E PMS 301
- F PMS 3268
- G PMS 2607
- H CABOT MISSION BROWN SEMI-TRANSPARENT STAIN



SIDE PROFILE

FRONT VIEWS

OUTDOOR DIMENSIONS
 5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
 (Please Check Box)
 AS SHOWN
 WITH CHANGES
 CLIENT SIGNATURE _____ DATE _____

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REVISIONS:	PROOF:
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REVISIONS:	PROOF:
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SCALE: 3/4"=1'-0"
 CONCEPTS
 WORKING DRAWING

DATE: 9/11/15 PROJECT: SEA SUMMIT
 CLIENT: TAYLOR MORRISON
 SALES REP: PR DESIGNER: AGENCYGY .25
 K5_0

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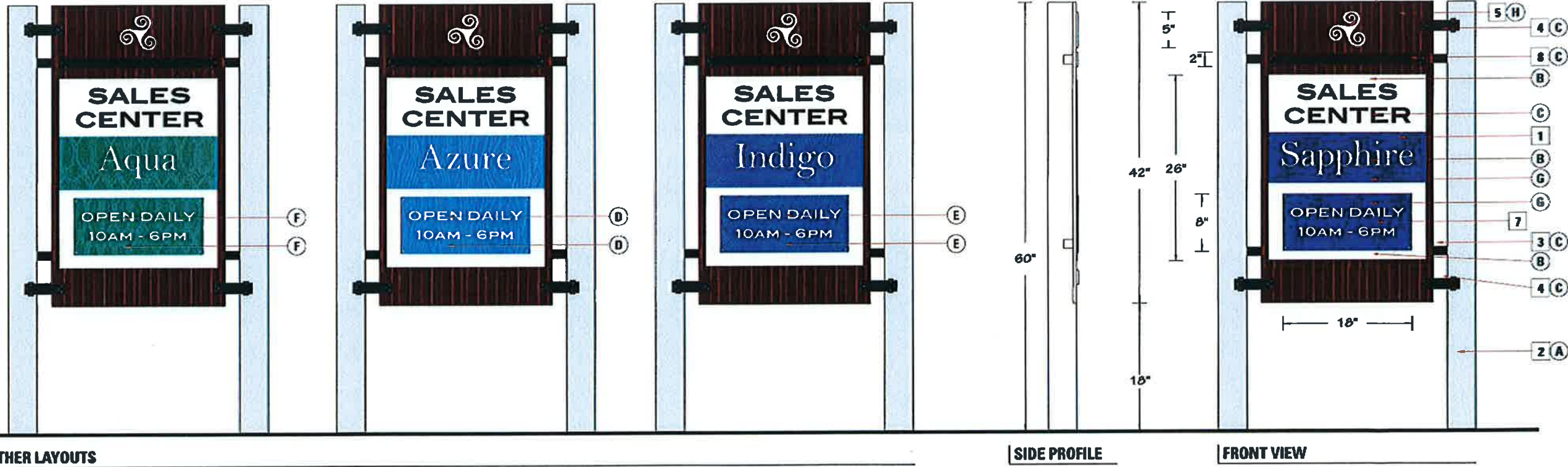
QTY.
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MODEL COMPLEX ID

- 1 DIRECT PRINT ON 3mm DIBOND TOP PANEL W/ CLEAR COAT
- 2 4" SQ. ALUM. POSTS
- 3 1 1/4" SQ. ALUM. WELDED CROSSTUBING
- 4 1/4" THK. ALUM. BRACKETS
- 5 1/2" THK. STAINED BIRCH WOOD BACKPANEL TOP-SPRAYED
- 6 1/4" THK. PLEX LOGO
- 7 DIRECT PRINT ON REMOVABLE 3mm DIBOND APPLIQUE W/ CLEAR COAT
- 8 TOP-SPRAYED 1/4" THK. PLEX APPLIQUE

- (A) RAL 9005 POWDERCOAT
- (B) WHITE
- (C) BLACK
- (D) PMS 3005
- (E) PMS 301
- (F) PMS 3269
- (G) PMS 2607
- (H) CABOT MISSION BROWN SEMI-TRANSPARENT STAIN



OTHER LAYOUTS

SIDE PROFILE

FRONT VIEW



5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
(Please Check Box)

- AS SHOWN
- WITH CHANGES

CLIENT SIGNATURE _____ DATE _____

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REVISIONS:

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PROOF:
(Initials)

REVISIONS:

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PROOF:
(Initials)

SCALE: 3/4" = 1'-0"

CONCEPTS:

WORKING DRAWING:

DATE: 9/11/15

K6_0

PROJECT: SEA SUMMIT

CLIENT: TAYLOR MORRISON

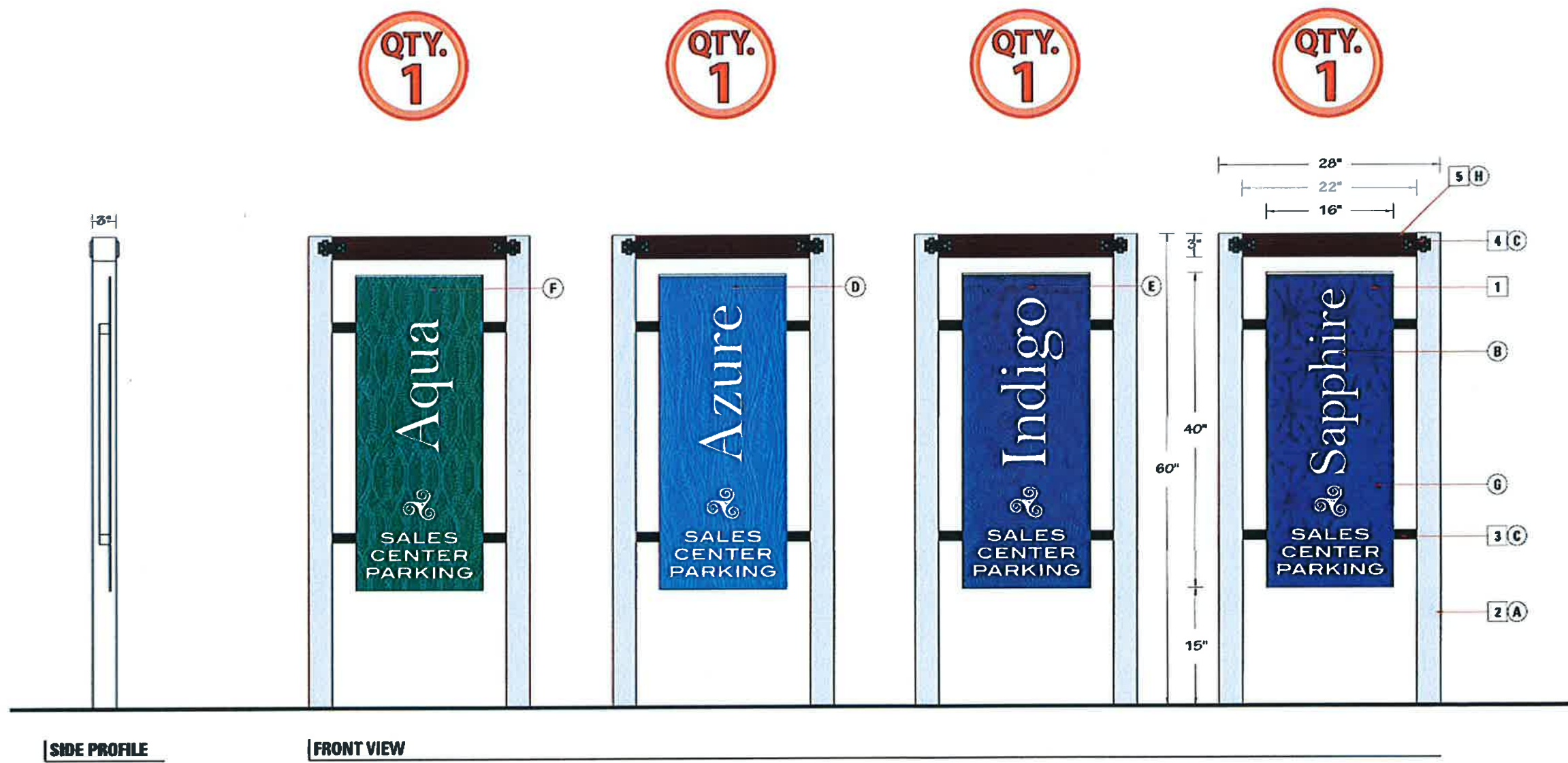
SALES REP: PR

DESIGNER: AGENCYGY .25

MODEL COMPLEX PARKING

- 1 DIRECT PRINT ON 3mm DIBOND PANELS W/ CLEAR COAT ATTACH TO TUBING USING 3M "RED" TAPE & SILICONE (BACK OF PANELS PAINTED BLACK)
- 2 3" SQ. ALUM. POSTS
- 3 1 1/4" SQ. ALUM. WELDED CROSSTUBING
- 4 1/4" DIA. ALUM. BRACKETS
- 5 3x3 (MILLED) PRESSURE TREATED WOOD TOP CROSSBAR

- A RAL 9006 POWDERCOAT
- B WHITE
- C BLACK
- D PMS 3005
- E PMS 301
- F PMS 3268
- G PMS 2607
- H CABOT MISSION BROWN SEMI-TRANSPARENT STAIN



SIDE PROFILE

FRONT VIEW

OUTDOOR DIMENSIONS

5325 E. HUNTER AVENUE
ANAHEIM, CA 92807
714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
(Please Check Box)

AS SHOWN
 WITH CHANGES

CLIENT SIGNATURE _____ DATE _____

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REVISIONS:	PROOF:	REVISIONS:	PROOF:
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SCALE: 3/4" = 1'-0"

CONCEPTS:

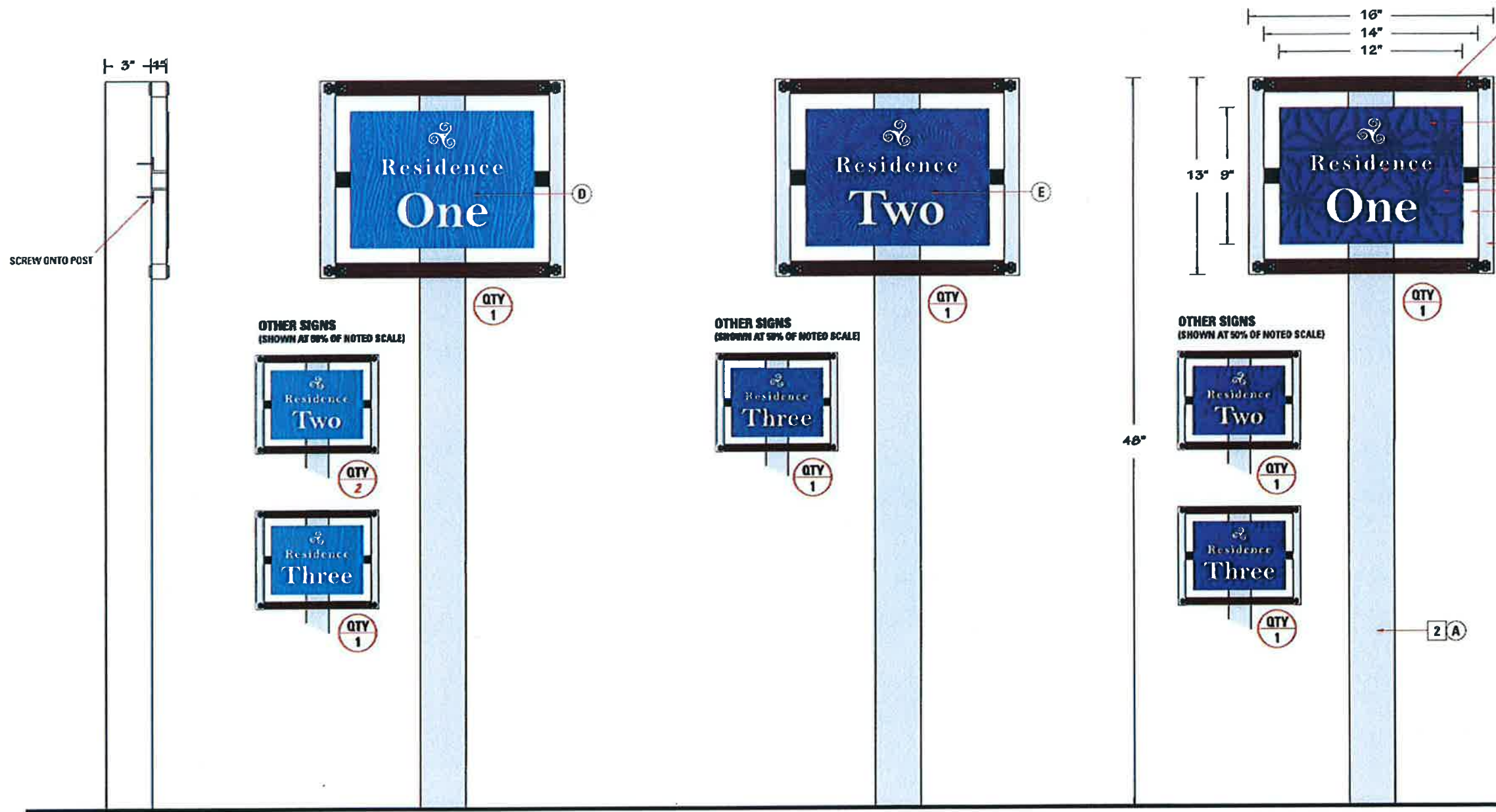
WORKING DRAWING:

DATE: 9/11/15 PROJECT: SEA SUMMIT

CLIENT: TAYLOR MORRISON

SALES REP: PR DESIGNER: AGENCYGY .25

K7_0



SIDE PROFILE

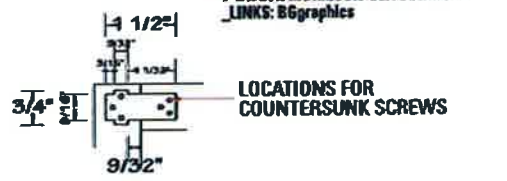
FRONT VIEWS

MODEL IDs

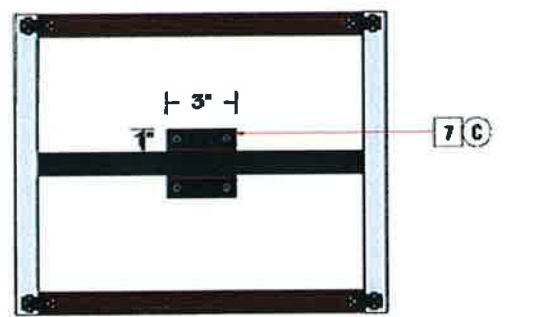
- 1 DIRECT PRINT ON 3mm DIBOND PANELS W/ CLEAR COAT
ATTACH TO TUBING USING 3M "RED" TAPE & SILICONE (BACK OF PANELS PAINTED BLACK)
- 2 3" SQ. ALUM. POSTS
- 3 1" SQ. ALUM. TUBING
- 4 1/8" THK. ALUM. BRACKETS
- 5 1" SQ. PRESSURE TREATED WOOD TOP/BTM CROSSBARS
- 6 1" SQ. ALUM. CROSSBARS
- 7 1/8" THK. ALUM. L-BRACKETS (FOR POST MOUNTING)

- (A) RAL 9005 POWDERCOAT
- (B) WHITE
- (C) BLACK
- (D) PMS 3005
- (E) PMS 301
- (F) PMS 2607
- (G) CABOT MISSION BROWN SEMI-TRANSPARENT STAIN

B/G PATTERNS ARE LOW RES USE FOR PLACEMENT ONLY
HI-RES ON FILE: SIGN DESIGN MISC-TAYLOR MORRISON-SEA SUMMIT-
 LINKS: 86graphics



DETAIL FOR 4
 SCALE 3" = 1'-0"



FRAME W/O PANEL

<p>OUTDOOR DIMENSIONS</p> <p>5325 E. HUNTER AVENUE ANAHEIM, CA 92607 714-578-9555 FAX 714-693-9578</p>	<p>CLIENT APPROVAL: (Please Check Box)</p> <p><input type="checkbox"/> AS SHOWN <input type="checkbox"/> WITH CHANGES</p> <p>CLIENT SIGNATURE _____ DATE _____</p>	<p>YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN LAYOUT AND CONTENT, RELINQUISHING OUTDOOR DIMENSIONS FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, DUE TO MATERIALS USED.</p> <p>DESIGNS ARE THE PROPERTY OF OUTDOOR DIMENSIONS UNTIL PURCHASED BY CLIENT.</p>	<p>REVISIONS:</p> <table border="1"> <tr> <td>5/19/15</td> <td>GV</td> <td>.25</td> <td>GV</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5/27/15</td> <td>GV</td> <td>.25</td> <td>GV</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6/8/15</td> <td>GV</td> <td>.25</td> <td>GV</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6/10/15</td> <td>GV</td> <td>.00</td> <td>GV</td> <td></td> <td></td> <td></td> </tr> </table>	5/19/15	GV	.25	GV				5/27/15	GV	.25	GV				6/8/15	GV	.25	GV				6/10/15	GV	.00	GV				<p>PROOF: GY</p> <p>REVISIONS:</p> <p>PROOF: GY</p>	<p>SCALE: 1 1/2" = 1'-0"</p> <p>CONCEPTS: <input type="checkbox"/></p> <p>WORKING DRAWING: <input type="checkbox"/></p>	<p>DATE: 5/15/15</p> <p>PROJECT: SEA SUMMIT</p> <p>CLIENT: TAYLOR MORRISON</p> <p>SALES REP: PR</p> <p>DESIGNER: AGENCYGY .75</p>	<p>D7_3</p>
	5/19/15	GV	.25	GV																															
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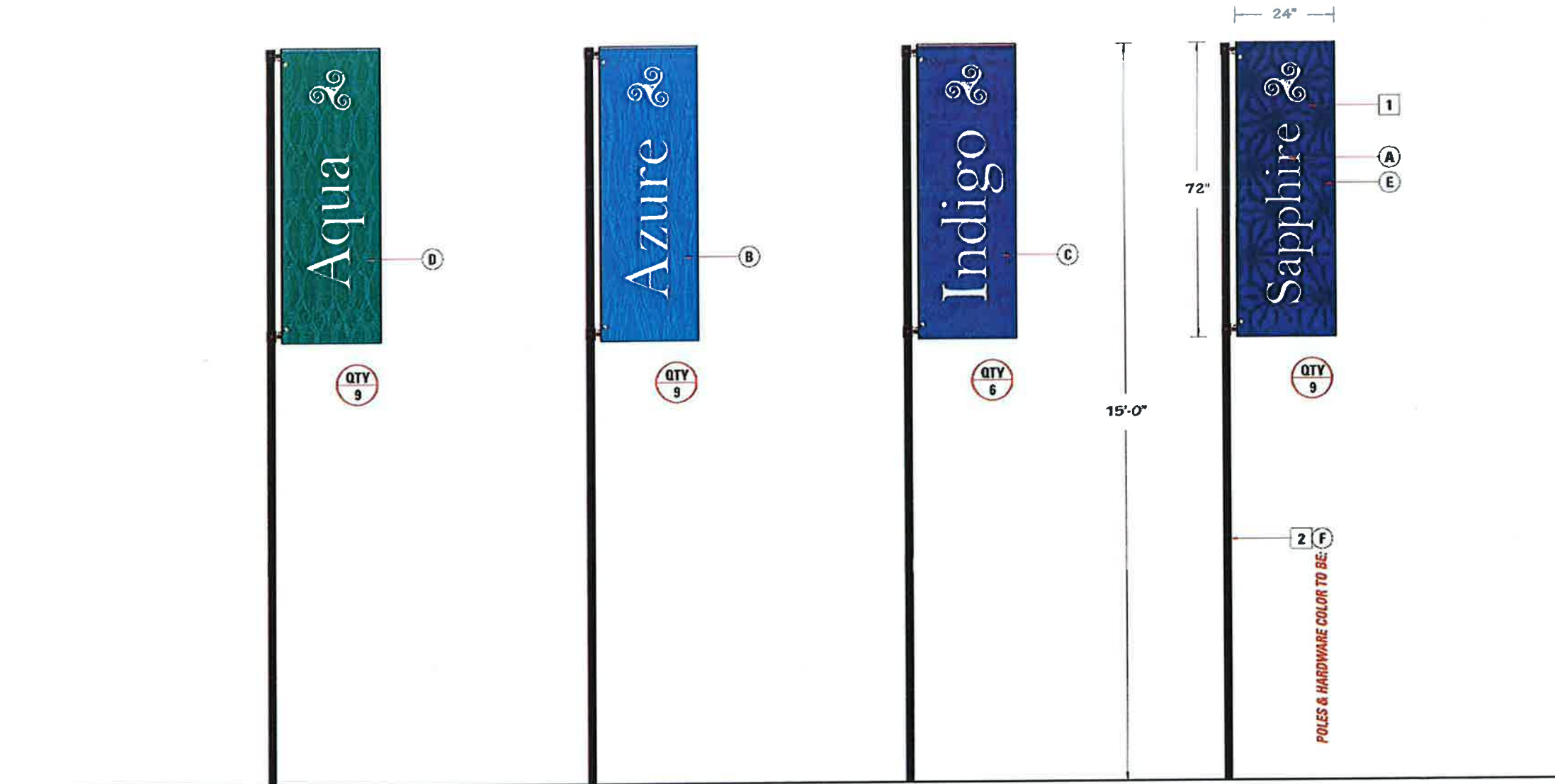
BANNER FLAGS

- 1 DIGITAL PRINT ON VINYL BANNERS (TO HAVE 3" TOP/BTM. SLEEVES)
- 2 2" ID SCHEDULE 40 POLES W/ 1" TOP & BTM CROSSARMS

SECURE USING GROMMETS & ZIP TIES

- A WHITE
- B PMS 3035
- C PMS 301
- D PMS 3268
- E PMS 2607
- F IFS SUPER 33 BRONZE SRSL 93116 POWDERCOAT (SIMILAR TO MAP DARK BRONZE)

B/G PATTERNS ARE LOW RES USE FOR PLACEMENT ONLY
 HI-RES ON FILE: SIGN DESIGN MISC-TAYLOR MORRISON-SEA SUMMIT-
 LINKS: BGgraphics



FRONT VIEWS (BACKSIDES TO HAVE SAME LAYOUT FOR EACH)



5325 E. HUNTER AVENUE
 ANAHEIM, CA 92807
 714-578-9555 FAX 714-693-9578

CLIENT APPROVAL:
 (Please Check Box)

- AS SHOWN
- WITH CHANGES

CLIENT SIGNATURE _____ DATE _____

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REVISIONS:

Δ 5/19/15 GY	.00	
Δ 5/27/15 GY	.25	
Δ 6/8/15 GY	.25	
Δ 7/24/15 DL	.25	

PROOF:
(Initials)

GV
GV
GV

REVISIONS:

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PROOF:
(Initials)

GV

SCALE: 3/8"=1'-0"

- CONCEPTS:
- WORKING DRAWING:

DATE: 5/15/15	D9_4
PROJECT: SEA SUMMIT	
CLIENT: TAYLOR MORRISON	
SALES REP: PR	DESIGNER: AGENCYGV .75