



CUPERTINO

OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

(408) 777-3308 • FAX (408) 777-3333 • planning@cupertino.org

To: Mayor and City Council Members
Planning Commissioners

From: Benjamin Fu, Assistant Director of Community Development

Date: December 10, 2018

Subj: REPORT OF DESIGN REVIEW COMMITTEE FINAL DECISIONS MADE
December 6, 2018

Chapter 19.12.170 of the Cupertino Municipal code provides for
Appeal of decisions made by the Design Review Committee

1. **Application**
EXC-2018-04, Jennifer Kirby (Target), 20745 Stevens Creek Blvd

Description

Sign Exception to allow for two (2) additional wall signs (a logo and an order Pick Up) with both signs on one frontage for Target.

Action

The Design Review Committee approved the application on a 2-0-0 vote. This is effective December 6, 2018. The fourteen-calendar day appeal will expire on December 20, 2018.

Enclosures:

Design Review Committee Report of December 6, 2018
Resolution No(s). 331
Plan set



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
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CUPERTINO.ORG

DESIGN REVIEW COMMITTEE STAFF REPORT

Meeting: December 6, 2018

Subject

Sign Exception to consider allowing four wall signs where two wall signs are allowed at an existing commercial building (Target). (Application No.: EXC-2018-04; Applicant: Jennifer Kirby; Location: 20745 Stevens Creek Blvd.; APN: 326-32-055)

Recommended Action

That the Design Review Committee adopt the proposed draft resolution (Attachment 1) to:

1. Find the project exempt from CEQA; and
2. Approve the Sign Exception (EXC-2018-04).

Discussion

Project Data:

General Plan Designation:	Commercial/Office/Residential		
Special Area:	Heart of the City (Crossroads Sub-area)		
Zoning Designation:	P (CG, Res) / Planned Development General Commercial and Residential		
Property Area:	359,806 s.f. / 8.26 acres		
Floor Area:	128,429 s.f. / 2.9 acres		
Floor Area Ratio:	35.7%		
Signs	Allowed	Existing	Proposed
Wall Signs	2	1	4
Maximum Wall Sign size	(See Table 1 below)		
Ground Sign	2	1	No change
Project Consistency with			
General Plan:	Yes		
Zoning:	Yes		
Environmental Assessment:	Categorically Exempt		

Application Summary:

The applicant, Jennifer Kirby of Kimley-Horn and Associates, Inc., representing the tenant, Target Corporation, is requesting a Sign Exception to allow the installation of two additional wall signs and to allow the additional signs to be located on the same frontage. Signage typically does not require a planning permit; however, exceptions to Sign Regulations must be reviewed and approved by the Design Review Committee.

Background:

The most recent development project proposed by Target (File #: ASA-2018-01 and TR-2018-04) for a façade upgrade and site improvements was approved by the Planning Commission on August 14th, 2018. Building permits, submitted in September 2018, are under review. As part of the project, Target is remodeling the interior of the building and proposing a new signage design to be consistent with its latest branding strategies. Interior remodeling requires a Tenant Improvement (TI) permit, review of which is also underway.

The current building has one store entrance facing Stevens Creek Blvd with a frontage length of about 320'. There is one wall sign which is comprised of the Target symbol and the business name (Figure 1) that was approved in 1987. The current sign area is 210 s.f. with a total length of 35'-1", letter height of 5'-0", and a logo diameter of 6'-0". Additionally, there is an existing cabinet ground sign located along the Stevens Creek Blvd frontage.

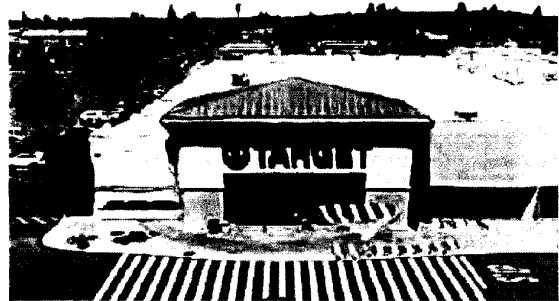


Figure 1 – Existing store entrance

For commercial uses, the Sign Ordinance allows one sign per business with exterior frontage and allows for an additional sign if one of the following situations exist, with no more than one sign per frontage:

1. Businesses with no ground sign and adjacent to more than one street or shopping center driveway
2. Sign directed to interior of project and not visible from any public right-of-way
3. Single tenant building pad with more than 5,000 s.f.

The property is permitted two wall signs because it is a single tenant building of 128,429 s.f. Aside from the two permitted wall signs, the applicant is requesting installation of two additional signs, both on the same facade.

Analysis:

Site Context:

The property is about 8.2 acres with an 128,000 s.f. rectilinear building situated closer to the north-western portion of the site. The northern building wall faces multi-family residential properties across Alves Drive; the eastern building wall faces the rear of Lei Garden restaurant; the southern building wall faces Stevens Creek Blvd.; and the western building wall faces Saich Way. The building is one of the largest commercial buildings serving a single retail tenant in the City with frontages measuring between 320' to 395'.



Figure 2 – Property Location

Proposed Signage:

Figure 2 above shows the locations of the new signs at the Target store. For purposes of this application, Signs A and D are considered the two signs allowed by the Sign Ordinance. Sign E is an existing 10' tall ground sign which is being reduced in size to comply with current regulations and refaced. Signs B and C (at the new online order pick up entrance) are the signs for which the sign exception is being requested.

The Sign Ordinance allows implementation of specific regulations contained in any Specific Plan, such as the Heart of the City (Section 19.104.120). This property is located in the Crossroads sub-area of the Heart of the City Specific Plan Area. While the Sign Ordinance allows a maximum allowable wall sign area of one square foot for every linear foot of store frontage up to a maximum of 200 square feet for each sign, the Heart of the City allows a modified standard of 1.5 square foot for every linear foot of store frontage. Using the sign area allowance parameters per the Heart of the City Specific Plan combined with the Sign Ordinance maximum allowable limits, the maximum allowable sign area for each requested sign is indicated in Table 1 below.

Table 1: Sign Data

Sign	Allowed/ Exception	Proposed Sign Area	Maximum Allowed Sign Area	Frontage
A	Allowed	78.5 s.f.	200 s.f.	Stevens Creek Blvd.
B	Exception	24.59 s.f.	200 s.f.	Bandley Drive
C	Exception	38.46 s.f.	200 s.f.	Bandley Drive
D	Allowed	38.46 s.f.	200 s.f.	Saich Way
E	Allowed	82.66 s.f.	100 s.f.	Stevens Creek Blvd.

Figure 3 below shows the proposed wall signs. The signs proposed are acrylic-faced internally illuminated white Target symbols and red channel letters (for sign B). Signs B and C are located approximately 130 feet from the nearest public right of way and are obscured by existing foliage. Therefore, the signs are not obtrusive.

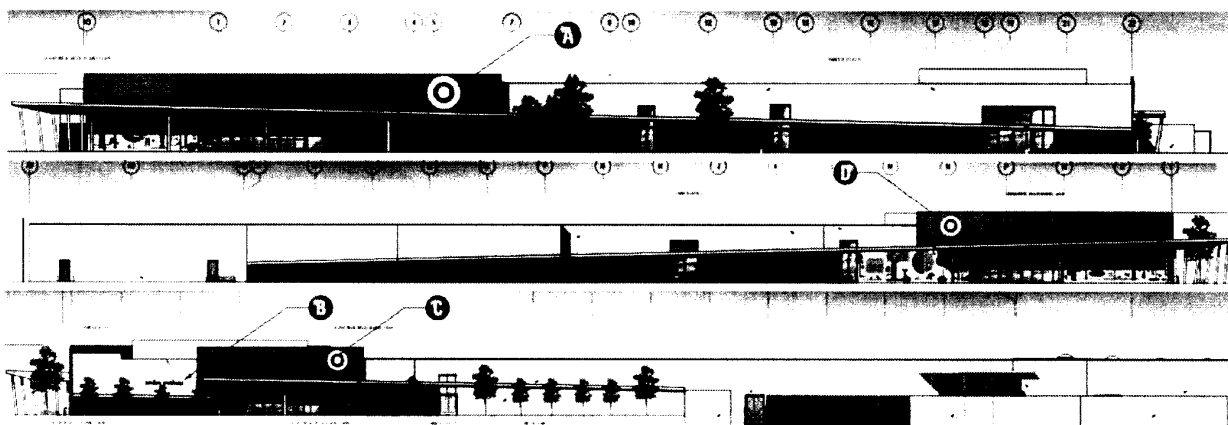


Figure 3 – Elevations of Stevens Creek Blvd. (top); Bandley Dr. (middle); Saich Way (bottom).

Altogether, the proposed sign redesign is harmonious with the overall façade modification for a more contemporary aesthetic for a large single-tenant building and serves a wayfinding purpose by positioning signs above the newly proposed entrances. Additionally, the proposed location of the two signs on one frontage avoids cluttering the façade by locating them in proportion to the entryway and identifies the unique pick up service entrance.

The purpose of the Sign Ordinance is to identify and enhance businesses while maintaining the aesthetic appearance of the City. The exception for two additional signs requested will enhance the appearance of the building, while maintaining the design standards of the City, and supporting the business in its endeavor to be readily identified.

Environmental Assessment:

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15301 Existing Facilities (Class 1) consisting of new copy on existing on and off-premise signs.

Public Outreach and Noticing:

The following table is a brief summary of the noticing done for this project:

Notice of Public Hearing and Intent, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none">▪ Site Signage (<i>10 days prior to the hearing</i>)▪ Seven (7) public hearing notices mailed to adjacent property owners (<i>10 days prior to the hearing</i>)	<ul style="list-style-type: none">▪ Posted on the City's official notice bulletin board (<i>one week prior to the hearing</i>)▪ Posted on the City of Cupertino's website (<i>one week prior to the hearing</i>)

No public comments have been received as of the date of production of this staff report.

Permit Streamlining Act:

This project is subject to the Permit Streamlining Act (Government Code Section 65920 – 65964). The City has complied with the deadlines found in the Permit Streamlining Act.

Project Received: November 7, 2018; ***Deemed Complete:*** November 21, 2018

The City has up to 60 days from the date of deeming the project complete (until January 20, 2018) to make a decision on the project.

Conclusion

Staff recommends approval of the Sign Exception since the overall design package will enhance the business and maintain the aesthetic standards of the City. The simplified sign copy, the location of the signs, the wayfinding purpose of the signs, and the proportionality of the signs to each of the frontages and to the overall building allows a more creative and comprehensive signage design and addresses the intent of the Sign Ordinance for attractive and effective signs for Cupertino businesses. Staff recommends approval of the project since the project and conditions of approval address all concerns related to the proposed development and all of the findings for approval of the proposed project, consistent with Chapter 19.104.290 of the Cupertino Municipal Code, may be made.

Next Steps

Should the project be approved, the Design Review Committee's decision on this proposal is final unless an appeal is filed within 14 calendar days of the date of the mailing of the decision, on December 20, 2018. The applicant may apply for building and other permits at the end of the appeal period to complete installation of the proposed signs.

This approval expires on December 6, 2019, at which time the applicant may apply for a one-year extension.

Prepared by: Ellen Yau, Associate Planner

Reviewed and Approved by: Piu Ghosh, Principal Planner

ATTACHMENTS:

1 – Draft Resolution

2 – Plan Set

CITY OF CUPERTINO
10300 Torre Avenue
Cupertino, California 95014

RESOLUTION NO. 331

OF THE DESIGN REVIEW COMMITTEE OF THE CITY OF CUPERTINO APPROVING
A SIGN EXCEPTION FOR TWO ADDITIONAL SIGNS, WITH THE TWO SIGNS ON
ONE FRONTAGE, FOR AN EXISTING TARGET BUILDING AT 20999 STEVENS
CREEK BOULEVARD.

SECTION I: PROJECT DESCRIPTION

Application No.: EXC-2018-04
Applicant: Jennifer Kirby (Kimley-Horn and Associates, Inc.)
Location: 20745 Stevens Creek Blvd. (APN 326-32-055)

SECTION II: FINDINGS FOR SIGN EXCEPTION:

WHEREAS, the Design Review Committee of the City of Cupertino received an application for a Sign Exception as described in Section I. of this Resolution; and

WHEREAS, the necessary public notices have been given as required by the Procedural Ordinance of the City of Cupertino, and the Design Review Committee has held at least one public hearing in regard to the application; and

WHEREAS, the project is determined to be categorically exempt from the California Environmental Quality Act (CEQA); and

WHEREAS, the applicant has met the burden of proof required to support said application; and

WHEREAS, the Design Review Committee finds as follows with regard to this application:

1. The literal enforcement of the provisions of this title will result in restrictions inconsistent with the spirit and intent of this title.

The proposed signs are for an existing 128,000 sq. ft. plus single tenant building occupied by Target. The building sits on an 8.2-acre lot and is on average more than 150 feet setback

from the public right-of-way from the three sides that have signage proposed. The intent of the Sign Ordinance is to ensure quality design and strategic locating of business signs to ensure a high standard of aesthetic quality and to reduce visual clutter while supporting businesses in the City.

The scale of the existing building and the site in relation to the adjacent uses and the tenant's focus on pedestrian accessibility in the new redesign would warrant additional signage to serve as visual aids to its multiple access points into the store. By strictly enforcing the Sign Ordinance of limiting businesses to two signs would not be in the spirit of the Sign Ordinance to enhance and identify businesses. Furthermore, that multiple signs cannot be located on the same frontage would restrict the identifying sign for the tenant's order pick-up services. The two additional signs that require this exception will uphold the purpose and intent of the Sign Ordinance and that the two signs are located on the same frontage is self-resolved by the strategic placement that provides balance along that storefront.

2. That the granting of the exception will not result in a condition which is materially detrimental to the public health, safety, or welfare.

The proposed signs are minimally visible from the sidewalk of Bandley Drive and will not result in a condition where the signs are a detriment to public safety and welfare. The proposed signs are located above the customer pick-up entrance and will enhance the experience for residents and visitors patronizing the business.

3. That the exception granted is one that will require the least modification of the prescribed regulations and the minimum variance that will accomplish the purpose.

The appearance of the sign and the location in context to the public right-of-way and distance from residential properties, and its purpose to improve the pedestrian experience addresses the intent of the City's Sign Ordinance since they would not create distractions nor negatively impact the City's aesthetic appearance.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter, subject to the conditions which are enumerated in this Resolution beginning on Page 2 thereof,

The application for a Sign Exception, Application no. EXC-2018-04, is hereby approved and that the subconclusions upon which the findings and conditions specified in this

Resolution are based and contained in the Public Meeting record concerning Application no. EXC-2018-04 as set forth in the Minutes of Design Review Committee Meeting of December 6, 2018, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval is based on the plan set dated January 17, 2018 entitled, "T0323 20745 Stevens Creek Blvd Cupertino, CA," drawn by Federal Heath Visual Communications., consisting of 13 sheets labeled 1-13; except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS

The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review.

3. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

4. EXCEPTION APPROVAL

A Sign Exception is hereby granted to allow two additional wall signs (a logo and Order Pick-up signs) on the eastern frontage at the existing Target building.

5. ILLUMINATION INTENSITY

The intensity of all signs shall not exceed 250 foot-lamberts. A letter from the business operator shall be provided prior to final building permit approval acknowledging this condition of approval and incorporated in the building permit plans.

6. LIGHTING INTENSITY VERIFICATION

Prior to final inspections of sign permits, a licensed lighting engineer shall confirm that the lighting intensity is in compliance with the conditions of approval in this resolution.

7. SIGN PERMITS REQUIRED

The applicant shall consult with the City's Building Division to obtain the necessary sign permits for this project.

8. TEMPORARY SIGNS

Temporary signs shall comply with the Temporary Sign regulations of the City's Sign Ordinance (Chapter 19.104 of the Municipal Code). A temporary sign permit is required for all banners, a-frame or other freestanding signs (except those required by the State of California), and promotional devices.

9. CONSULTATION WITH OTHER DEPARTMENTS

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.

10. INDEMNIFICATION

Except as otherwise prohibited by law, the applicant shall indemnify and hold harmless the City, its City Council, and its officers, employees and agents (collectively, the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant to attack, set aside, or void this Resolution or any permit or approval authorized hereby for the project, including (without limitation) reimbursing the City its actual attorneys' fees and costs incurred in defense of the litigation. The applicant shall pay such attorneys' fees and costs within 30 days following receipt of invoices from City. Such attorneys' fees and costs shall include amounts paid to counsel not otherwise employed as City staff and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City.

11. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS

The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

PASSED AND ADOPTED this 6th day of December 2018, Regular Meeting of the Design Review Committee of the City of Cupertino, State of California, by the following vote:

AYES: COMMISSIONERS: Fung, Paulsen

NOES: COMMISSIONERS: none

ABSTAIN: COMMISSIONERS: one

ABSENT: COMMISSIONERS: Takahashi

ATTEST:

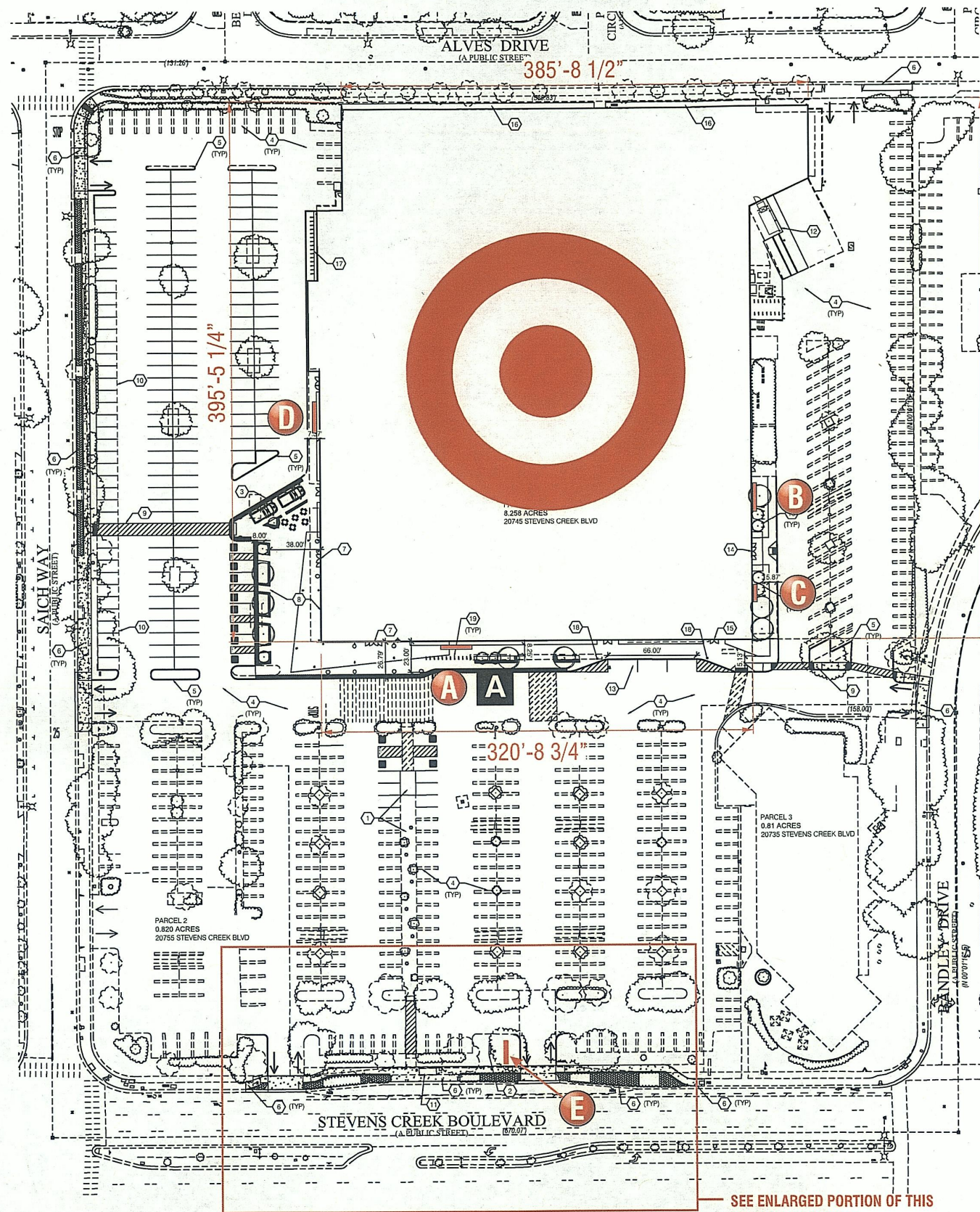
APPROVED:

/s/Ellen Yau

Ellen Yau
Associate Planner

/s/David Fung

David Fung,
Commissioner, Design Review Committee



SEE ENLARGED PORTION OF THIS SECTION ON SHEET 2.



SITE PLAN

SCALE: NTS

EXISTING SIGN SCHEDULE

A	EXIST'G RED "BULLSEYE" LOGO w/ TARGET LETTERS (Approx 72/60)	210 SQ. FT.
	QUANTITY: ONE (1) SOUTH ELEVATION	REMOVE & DISCARD

EXISTING TOTAL BLDG. SIGNAGE: 210 SQ. FT.

PROPOSED SIGN SCHEDULE

A	NEW 10'-0" WHITE "BULLSEYE" LOGO	78.5 SQ. FT.
	QUANTITY: ONE (1) SOUTH ELEVATION	
B	NEW 1'-2" RED "order pickup" LETTERS	24.59 SQ. FT.
	QUANTITY: ONE (1) EAST ELEVATION	
C	NEW 7'-0" WHITE "BULLSEYE" LOGO	38.5 SQ. FT.
	QUANTITY: ONE (1) EAST ELEVATION	
D	NEW 7'-0" WHITE "BULLSEYE" LOGO	38.5 SQ. FT.
	QUANTITY: ONE (1) WEST ELEVATION	
E	NEW CABINET FOR EXIST. D/F MONUMENT/ REFURB. BASE, REVEAL	41.36 SQ. FT.
	QUANTITY: ONE (1) NEW CABINET	

PROPOSED TOTAL BLDG. SIGNAGE: 221.45 SQ. FT.

PROPOSED GROUND SIGN SCHEDULE

E	REPLACEMENT D/F MONUMENT CABINET	
	QUANTITY: ONE (1) REQ.	ON STEVENS CREEK BLVD

APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature [Signature]
Case Manager



VISUAL COMMUNICATIONS
www.FederalHeath.com

4602 North Avenue Oceanside, CA 92056
(760) 941-0715 Fax (760) 941-0719

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Tampa, FL - Daytona Beach, FL - Orlando, FL
Building Quality Signage Since 1901

Revisions:
R1 07.07.18 CHC Update sign E to new monument cabinet
R2 03.07.18 CHC Sign A size confirmed. Update Monument base with field verified notes.
R3 07.27.18 JG Sign E Update reduce height 4", same slope @ top
R4 08.22.18 JG Sign B Add Eng note
R5 10.11.18 MG Chg size of sign E add notes, site triangle info, enlarged site plan section.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL

Project Manager: SANDRA RAMIREZ

Drawn By: JAKE POSADAS/JK

UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

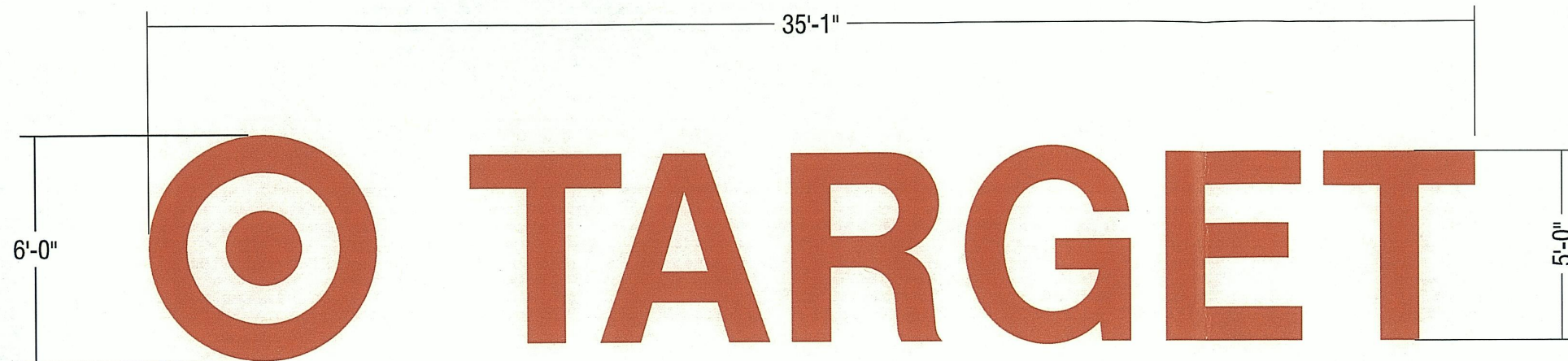
Job Number: 23-44704-10

Date: NOVEMBER 6, 2018

Sheet Number: 1 Of 13

Design Number: 23-44704-10-R5c

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APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature Elenorm
Case Manager

A EXISTING BULLSEYE LOGO & TARGET LETTERS
ONE (1) EXISTING 210 S.F.

SCOPE OF WORK:
EXISTING SIGN TO BE REMOVE & DISPOSE



GOOGLE EARTH VIEW

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R1-02.07.18 CHC Update sign E to new monument cabinet
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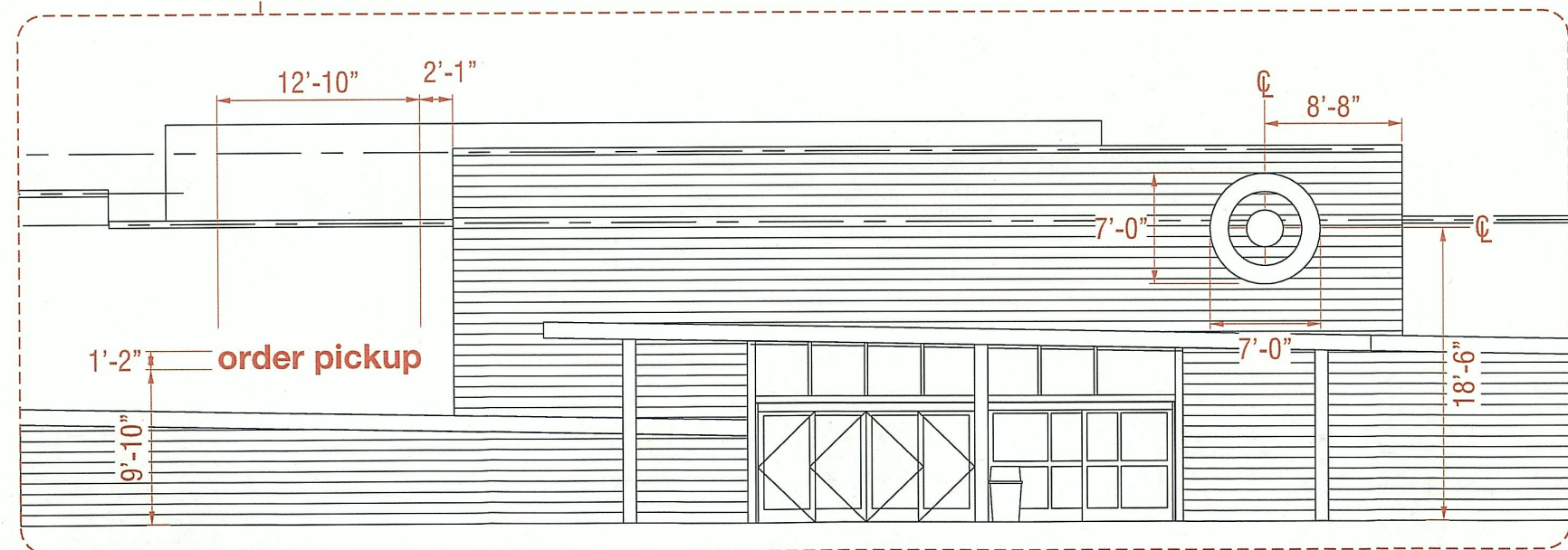
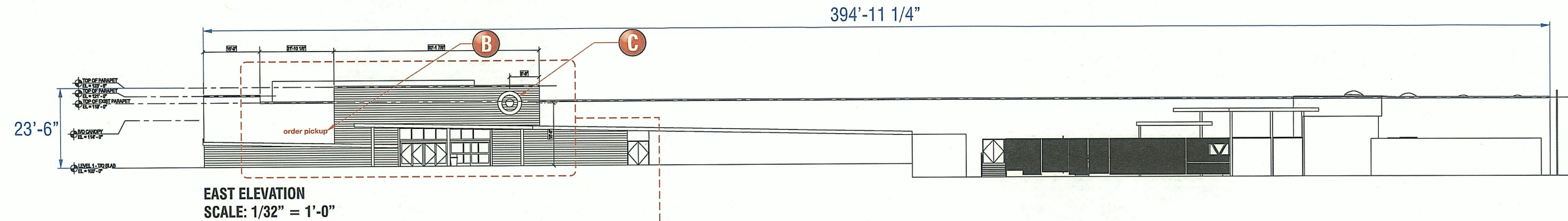
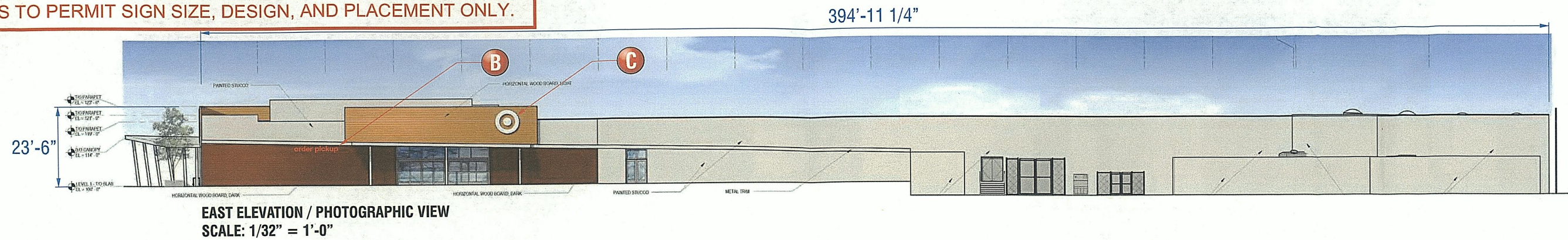
Account Rep: BOYD HIPPENSTIEL
Project Manager: SANDRA RAMIREZ
Drawn By: JAKE POSADAS/JK
UL Underwriters Laboratories Inc. nfc ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location: 
Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: 23-44704-10
Date: NOVEMBER 6, 2018
Sheet Number: 3 Of 13
Design Number: 23-44704-10-R5c

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FACADE IS FOR REFERENCE ONLY. FACADE TO BE IN CONJUNCTION WITH APPROVED ASA-2018-01 AND APPROVED BUILDING PERMIT. THIS PACKAGE IS TO PERMIT SIGN SIZE, DESIGN, AND PLACEMENT ONLY.



APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature [Signature]
Case Manager

B C ENLARGED DETAIL
SCALE: 3/32" = 1'
SCOPE OF WORK:
NEW 1'-2" RED ORDER PICK UP LETTERS
NEW 7'-0" WHITE BULLSEYE LOGO

NOTE: ENGINEERING REQUIRED FOR STONEWOOD PANELS LIGHT BROWN



VISUAL COMMUNICATIONS
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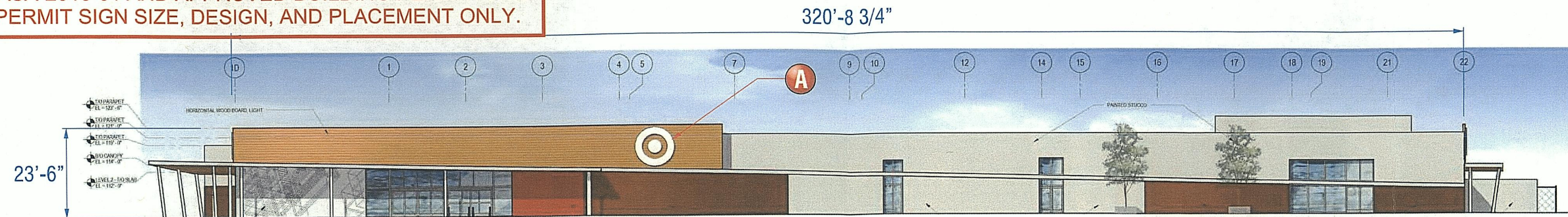
Date: NOVEMBER 6, 2018

Sheet Number: 4 of 13

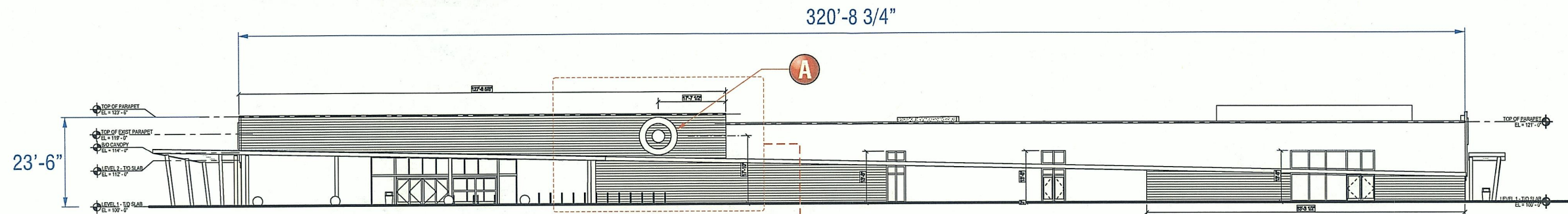
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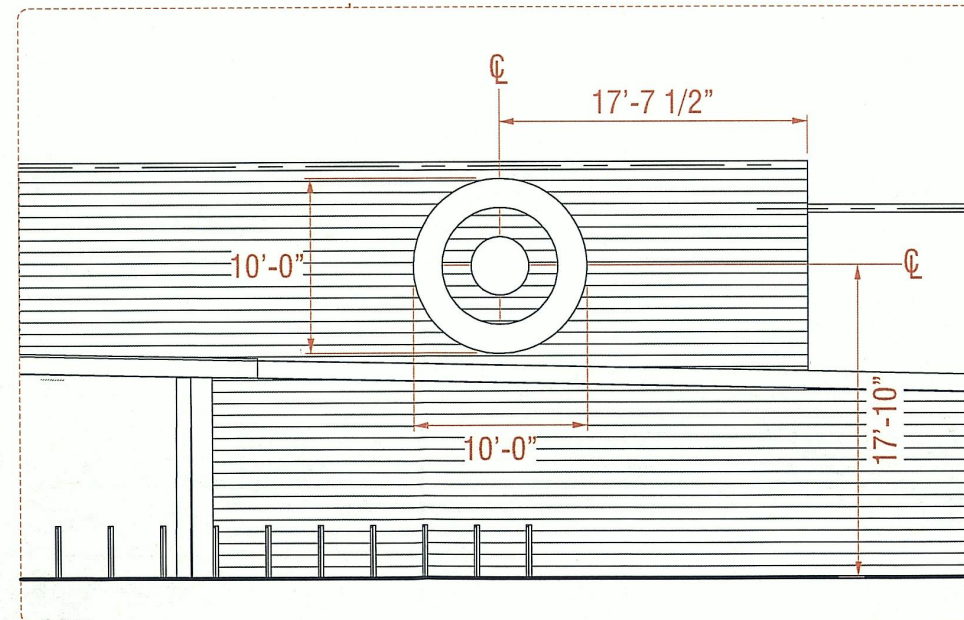
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SOUTH ELEVATION (STOREFRONT) PHOTOGRAPHIC VIEW
SCALE: 1/32" = 1'-0"



SOUTH ELEVATION (STOREFRONT)
SCALE: 1/32" = 1'-0"



A ENLARGED DETAIL
SCALE: 3/32" = 1'
SCOPE OF WORK:
NEW 10'-0" WHITE BULLSEYE LOGO

APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature Allen Yan
Case Manager

NOTE: ENGINEERING REQUIRED FOR STONEWOOD PANELS LIGHT BROWN



VISUAL COMMUNICATIONS
www.FederalHeath.com

4602 North Avenue Oceanside, CA 92056
(760) 941-0715 Fax (760) 941-0719

Manufacturing Facilities:
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Office Locations:
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Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Turin, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
R1 07.07.18 CHC Update sign E to new monument cabinet.
R2 03.07.18 CHC Sign A size confirmed. Update Monument base with field verified notes.
R3 07.27.18 JG Sign E Update reduce height 4", same slope @ top
R4 08.22.18 JG Sign B Add Eng note
R5 10.11.18 MG Chg size of sign E/ add notes, site triangle info, enlarged site plan section.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____

Landlord Approval/Date: _____

Account Rep: **BOYD HIPPENSTIEL**

Project Manager: **SANDRA RAMIREZ**

Drawn By: **JAKE POSADAS/JK**

UL Underwriters Laboratories Inc. **nec** ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:



Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: **23-44704-10**

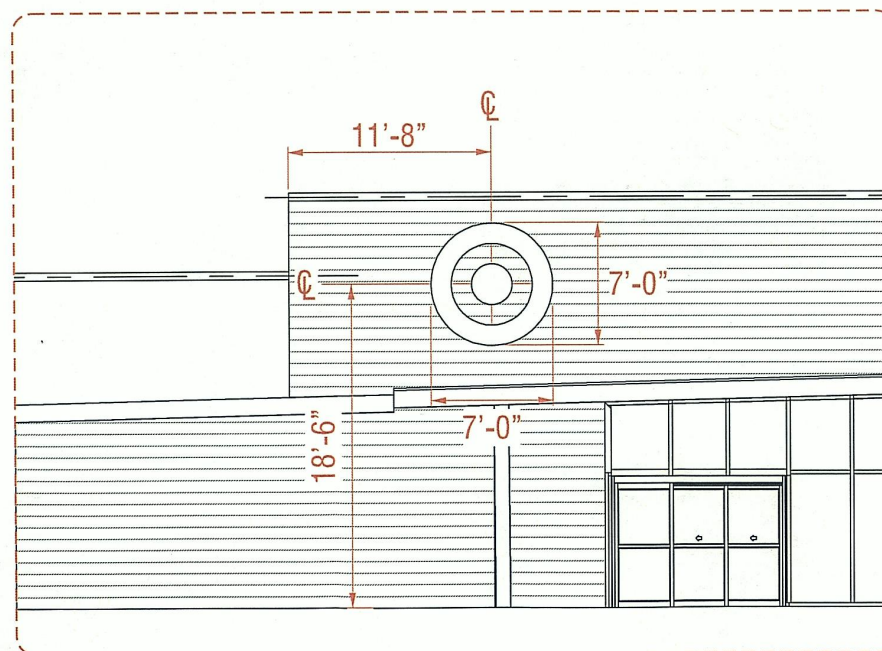
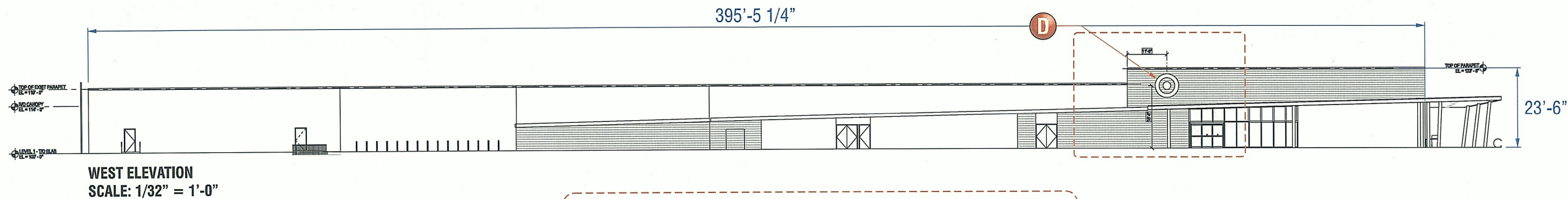
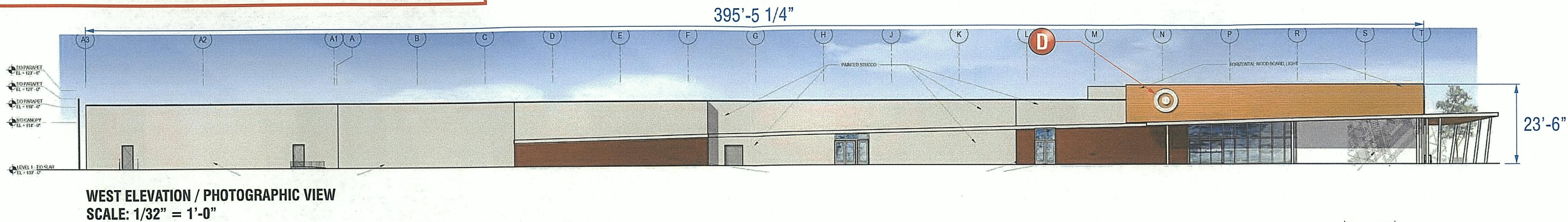
Date: **NOVEMBER 6, 2018**

Sheet Number: **5** Of **13**

Design Number: **23-44704-10-R5c**

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D ENLARGED DETAIL
SCALE: 3/32" = 1'
SCOPE OF WORK:
NEW 7'-0" WHITE BULLSEYE LOGO

APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature [Signature]
Case Manager

NOTE: ENGINEERING REQUIRED FOR STONEWOOD PANELS LIGHT BROWN

FEDERAL HEATH
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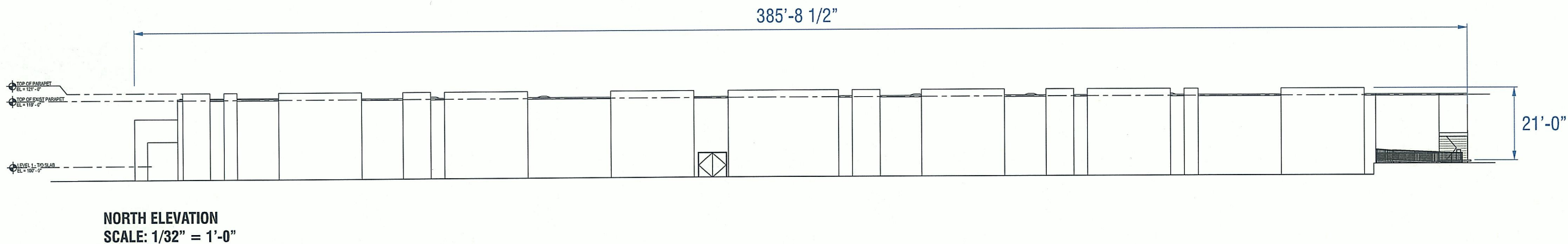
Account Rep: BOYD HIPPENSTIEL
Project Manager: SANDRA RAMIREZ
Drawn By: JAKE POSADAS/JK
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Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: 23-44704-10
Date: NOVEMBER 6, 2018
Sheet Number: 6 Of 13
Design Number: 23-44704-10-R5c

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APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Signature Eileen [Signature]
Case Manager

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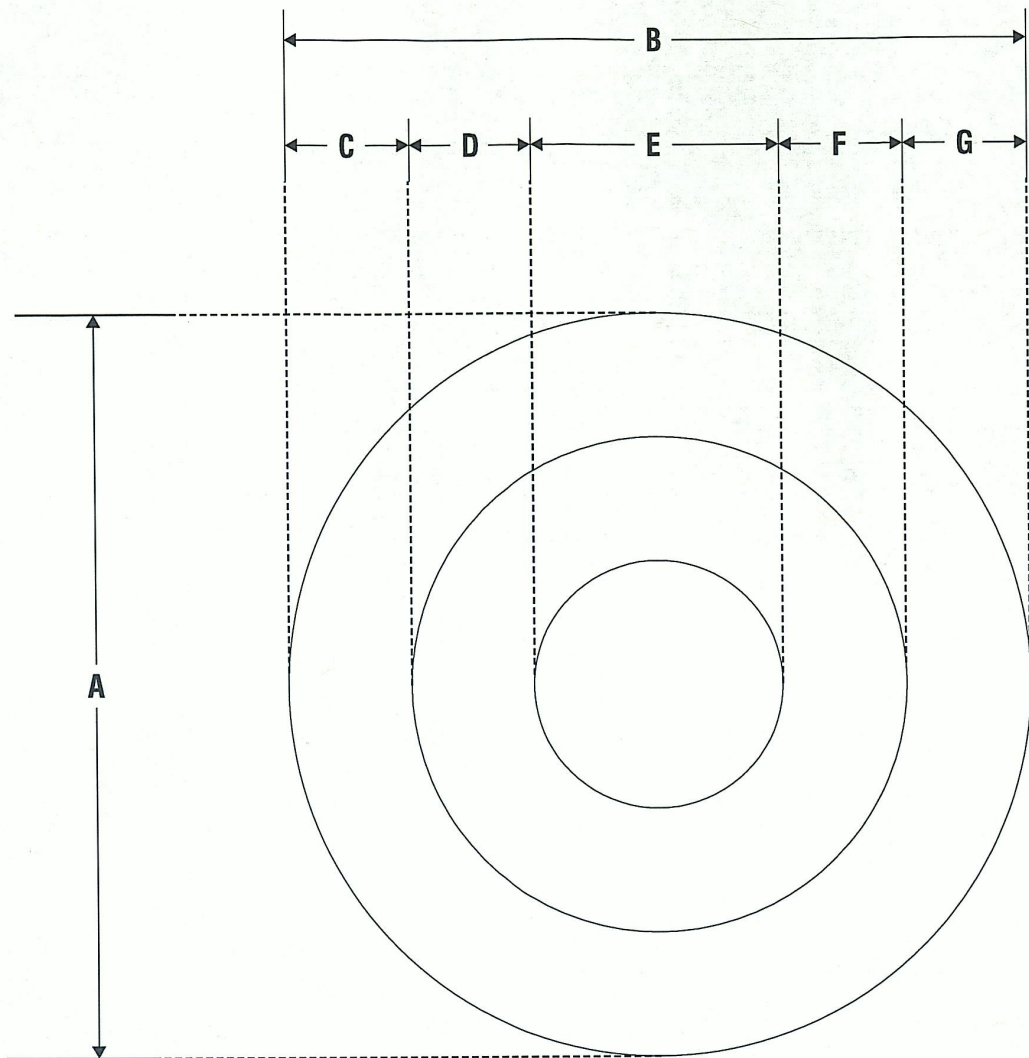
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Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: **23-44704-10**
Date: **NOVEMBER 6, 2018**
Sheet Number: **7** Of **13**
Design Number: **23-44704-10-R5c**

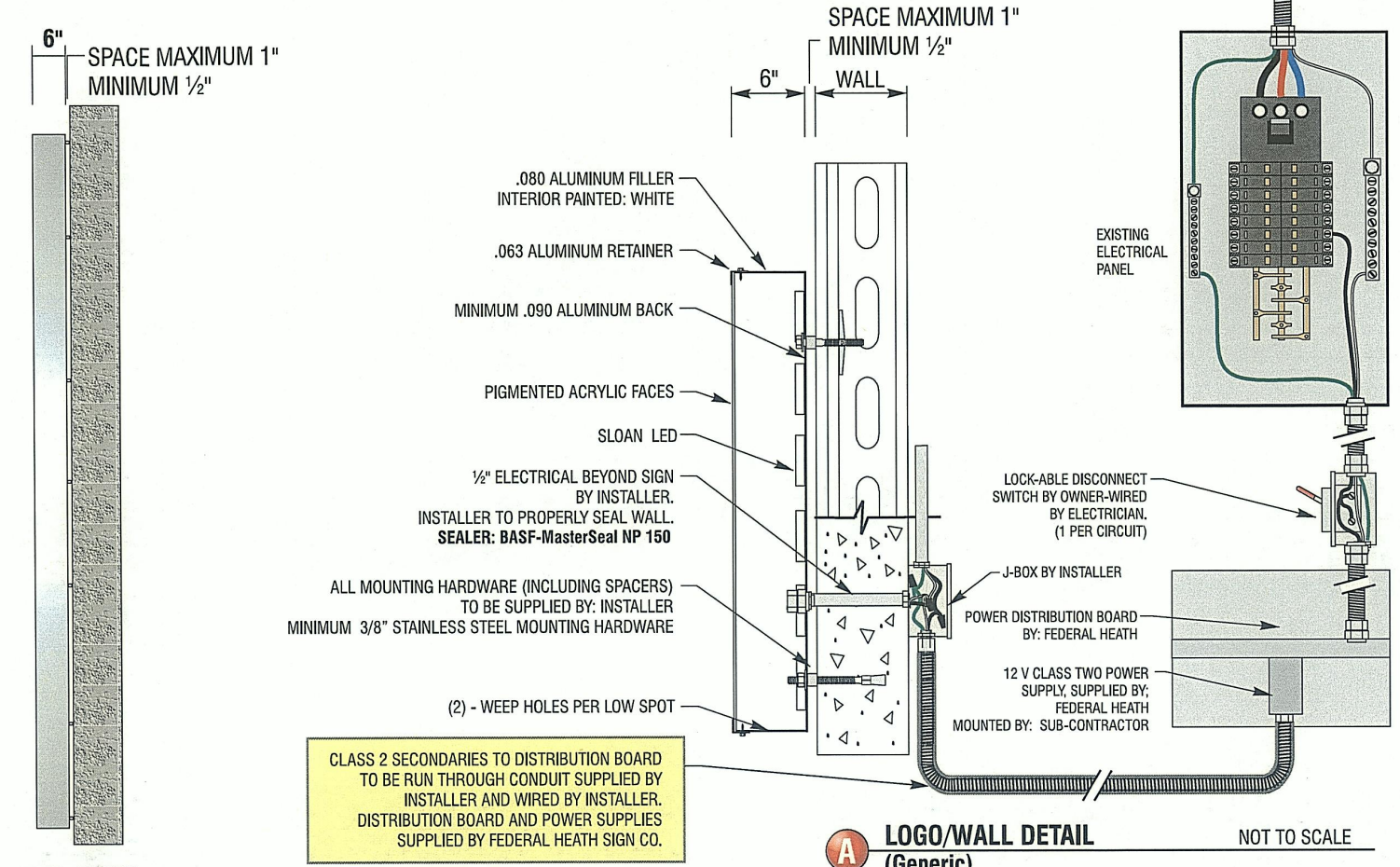
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NOTE: ENGINEERING REQUIRED FOR STONEWOOD PANELS LIGHT BROWN

MATERIAL FINISH COLORS

WHITE Returns	7328 WHITE ATUGLAS Acrylic Faces	WHITE Retainer/Trim-Cap	Sloan White LED Illumination
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ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"

SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
120 BULLSEYE-W	10'-0"	10'-0"	1'-8"	1'-8"	3'-4"	1'-8"	1'-8"	1"	78.5	1

NOTE: LUMINOUS TRANSMISSION OF THE SIGN FACE IS 90%

NOTE: LIGHTING INTENSITY NOT TO EXCEED 250 FOOT-LAMBERTS.

APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature [Signature]
Case Manager

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE
DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. PROPERLY SIZED GROUND WIRE THAT CAN BE TRACED BACK TO BREAKER PANEL IS REQUIRED.

INSTALLER REQUIREMENTS
ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION
ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS
IT IS THE RESPONSIBILITY OF THE INSTALLATION CONTRACTOR TO PROVIDE ANY WALL SPACERS REQUIRED TO KEEP EIFS WALL MATERIAL FROM BEING COMPACTED DURING INSTALLATION OF ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

GENERAL NOTE
• INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
• TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
• ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
• ISOLATE ALL ALUMINUM FROM STEEL.

FEDERAL HEATH

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Building Quality Signage Since 1901

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Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: **BOYD HIPPENSTIEL**
Project Manager: **SANDRA RAMIREZ**
Drawn By: **JAKE POSADAS/JK**

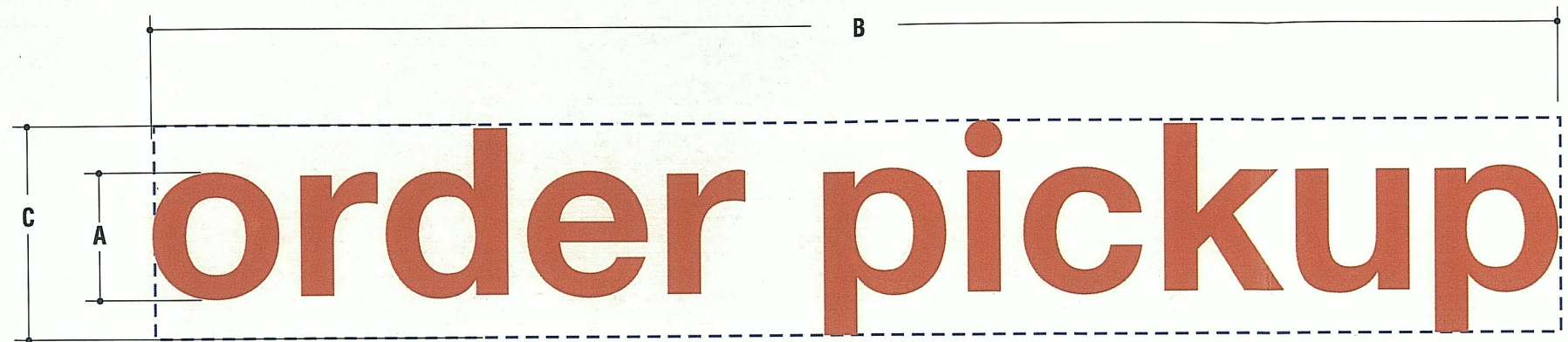
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Project / Location: 
Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: **23-44704-10**
Date: **NOVEMBER 6, 2018**
Sheet Number: **8** Of **13**
Design Number: **23-44704-10-R5c**

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NOTE: ENGINEERING REQUIRED FOR STONEWOOD PANELS LIGHT BROWN



B ACRYLIC FACED INTERNALLY ILLUMINATED CHANNEL LETTERS

MANUFACTURE AND INSTALL CHANNEL LETTERS AS SHOWN AND NOTED

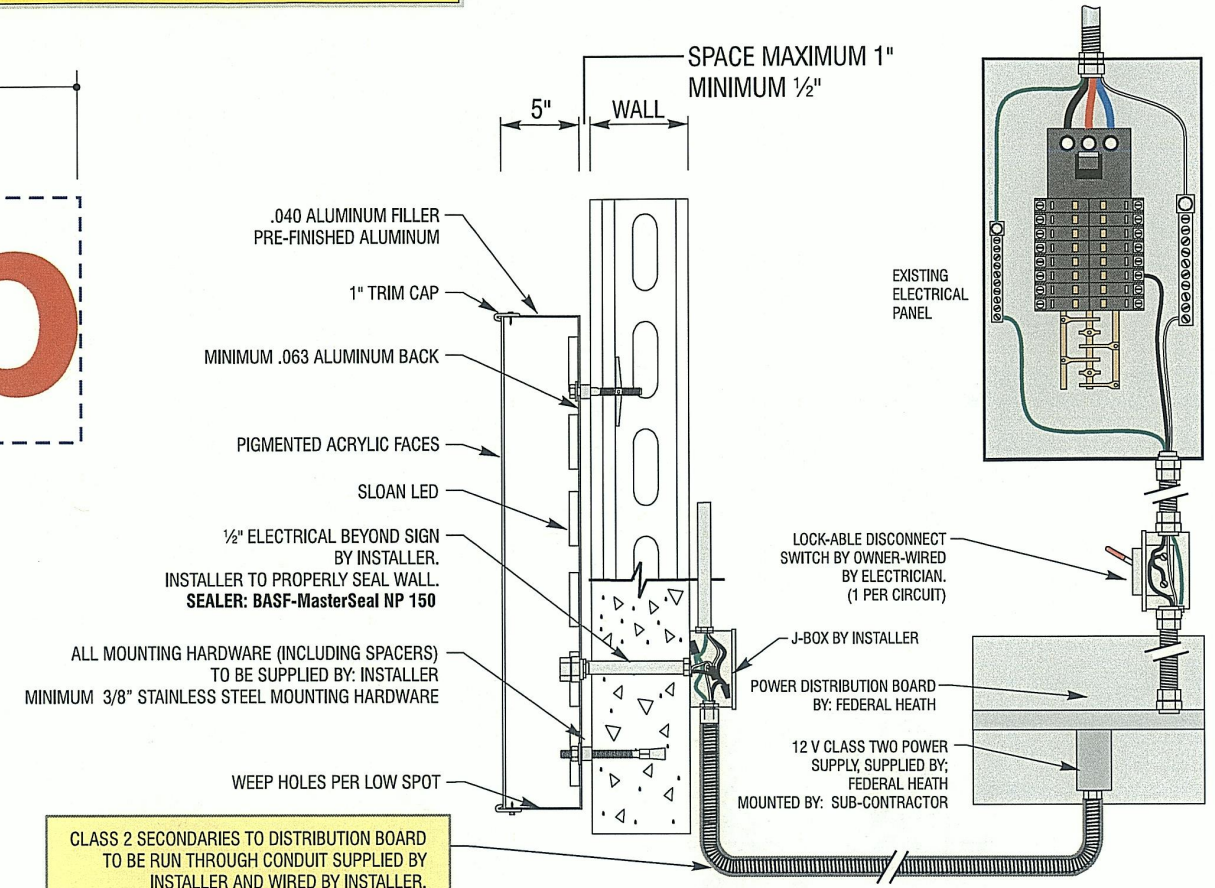
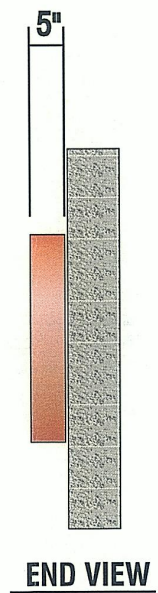
SIGN TYPE	A	B	C	SQ.FT.	QTY
OPU14-REMOTE-R	1'-2"	12'-10"	1'-11"	24.59	1

MATERIAL FINISH COLORS

MP# 82074LVG (FULL GLOSS)	2793 LD Red Modified Acrylic (Altuglas or Equiv.)	Red	Sloan Red LED
Returns	Faces	Trimcap/Retainer	Illumination

APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature [Signature]
Case Manager

NOTE: LUMINOUS TRANSMISSION OF THE SIGN FACE IS 90%



B LOGO/LETTER WALL DETAIL (Generic) NOT TO SCALE

NOTE: LIGHTING INTENSITY NOT TO EXCEED 250 FOOT-LAMBERTS.

ELECTRICAL REQUIREMENTS

Total: 0.0 Amps

(1) 120V 20A Circuit Required.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

CUSTOMER TO PROVIDE DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 600.5

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INSTALLER REQUIREMENTS

ALL MOUNTING HARDWARE, SECONDARY WIRING AND CONDUITS ARE TO BE PROVIDED BY THE INSTALLATION CONTRACTOR. ALL PENETRATIONS IN THE WALL ARE TO BE SEALED WITH SILICONE AND TO BE WATERTIGHT.

ANY DEVIATION FROM FEDERAL HEATH REQUIREMENTS MAY RESULT IN DAMAGE TO OR IMPROPER OPERATION OF SIGNAGE, CAUSING DELAYS AND ADDITIONAL COSTS.

NEW & REMODEL CONSTRUCTION

ADEQUATE BEHIND THE WALL BACKING AND ACCESS IS REQUIRED FOR THE INSTALLATION OF NEW SIGNAGE. CUSTOMER TO FORWARD APPROVED SIGNAGE DRAWINGS TO THE ON SITE CONTACT TO INSURE THAT THE REQUIRED PROVISIONS ARE MADE DURING CONSTRUCTION, PRIOR TO THE SIGN INSTALLATION.

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GENERAL NOTE

- INSTALLER SHALL VERIFY WALL CONDITION IN THE FIELD.
- TYPE, SIZE AND NUMBER OF FASTENERS TO BE DETERMINED.
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
- ISOLATE ALL ALUMINUM FROM STEEL.

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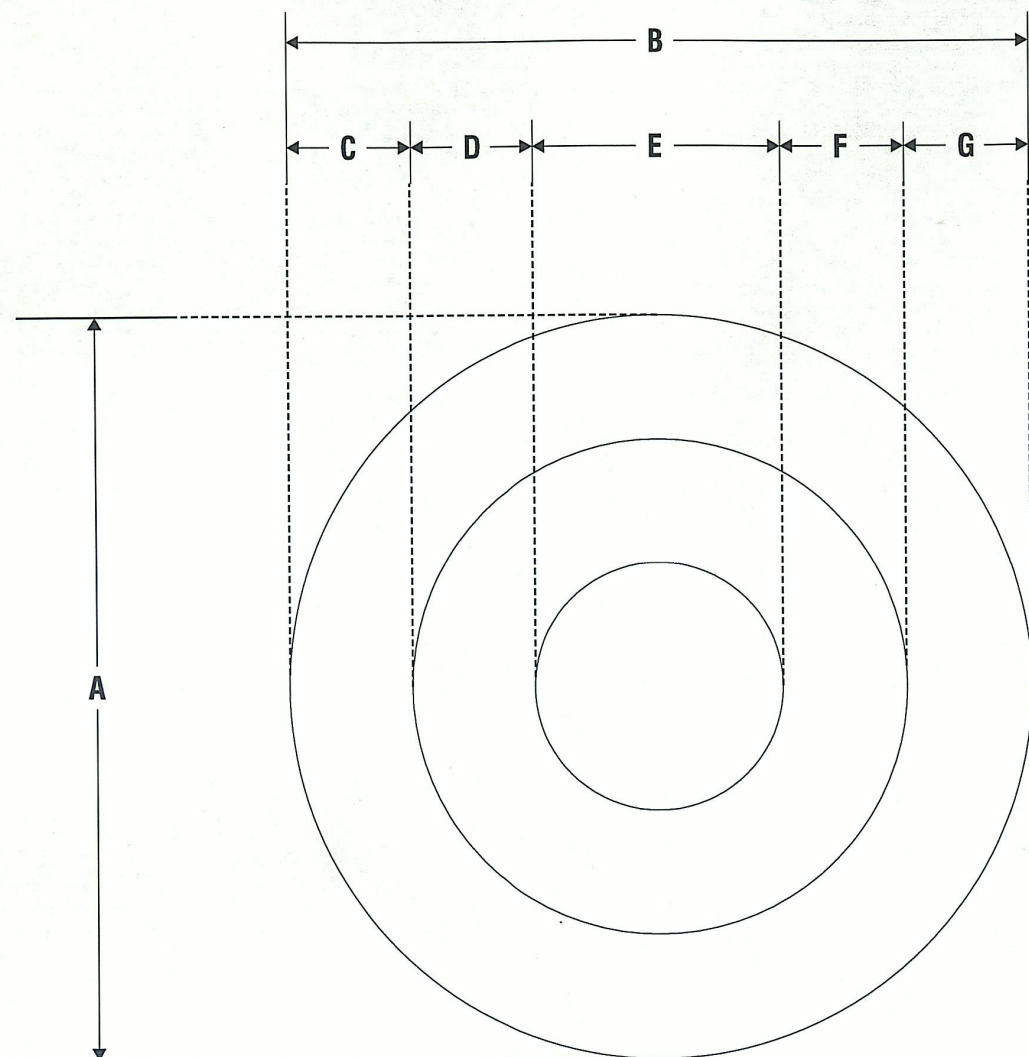
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Project / Location: Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: 23-44704-10
Date: NOVEMBER 6, 2018
Sheet Number: 9 Of 13
Design Number: 23-44704-10-R5c

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NON-STANDARD CUSTOM SIZE (7'-0")



CD ACRYLIC FACED INTERNALLY ILLUMINATED "BULLSEYE"
SCOPE OF WORK:
MANUFACTURE AND INSTALL CHANNEL LOGO AS SHOWN AND NOTED

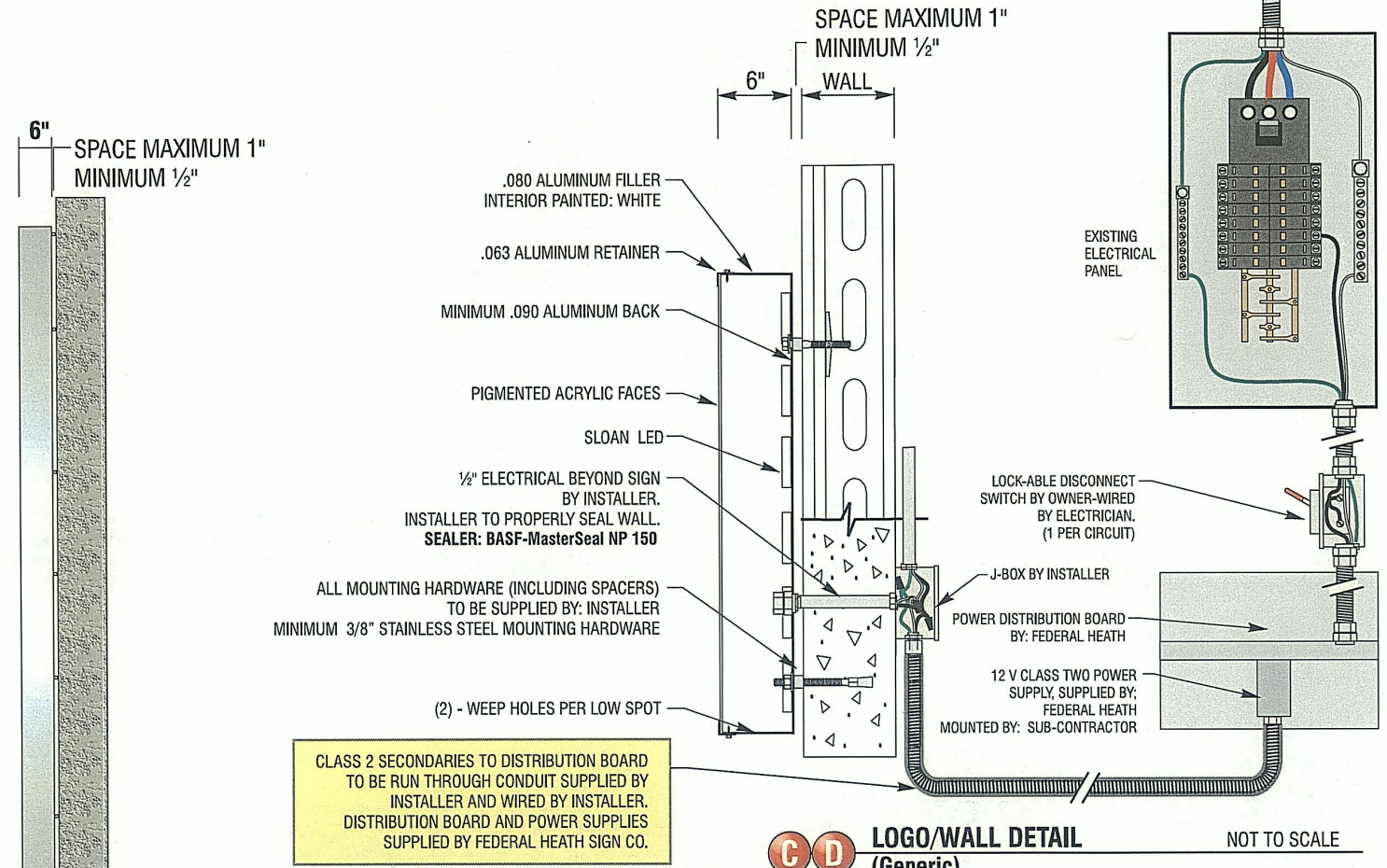
SIGN TYPE	A	B	C	D	E	F	G	RETAINER	SQ.FT.	QTY
84 BULLSEYE-W CUSTOM	7'-0"	7'-0"	1'-2"	1'-2"	2'-4"	1'-2"	1'-2"	1"	38.5	2

NOTE: LUMINOUS TRANSMISSION OF THE SIGN FACE IS 90%

NOTE: ENGINEERING REQUIRED FOR STONEWOOD PANELS LIGHT BROWN

MATERIAL FINISH COLORS

WHITE Returns	7328 WHITE ATUGLAS Acrylic Faces	WHITE Retainer/Trim-Cap	Sloan White LED Illumination
---------------	----------------------------------	-------------------------	------------------------------



NOTE: LIGHTING INTENSITY NOT TO EXCEED 250 FOOT-LAMBERTS.

END VIEW

APPROVAL EXC-2018-04
Application Number
DRC 12-6-18
Date
Signature [Signature]
Case Manager

ELECTRICAL REQUIREMENTS
Total: 0.0 Amps
(1) 120V 20A Circuit Required.
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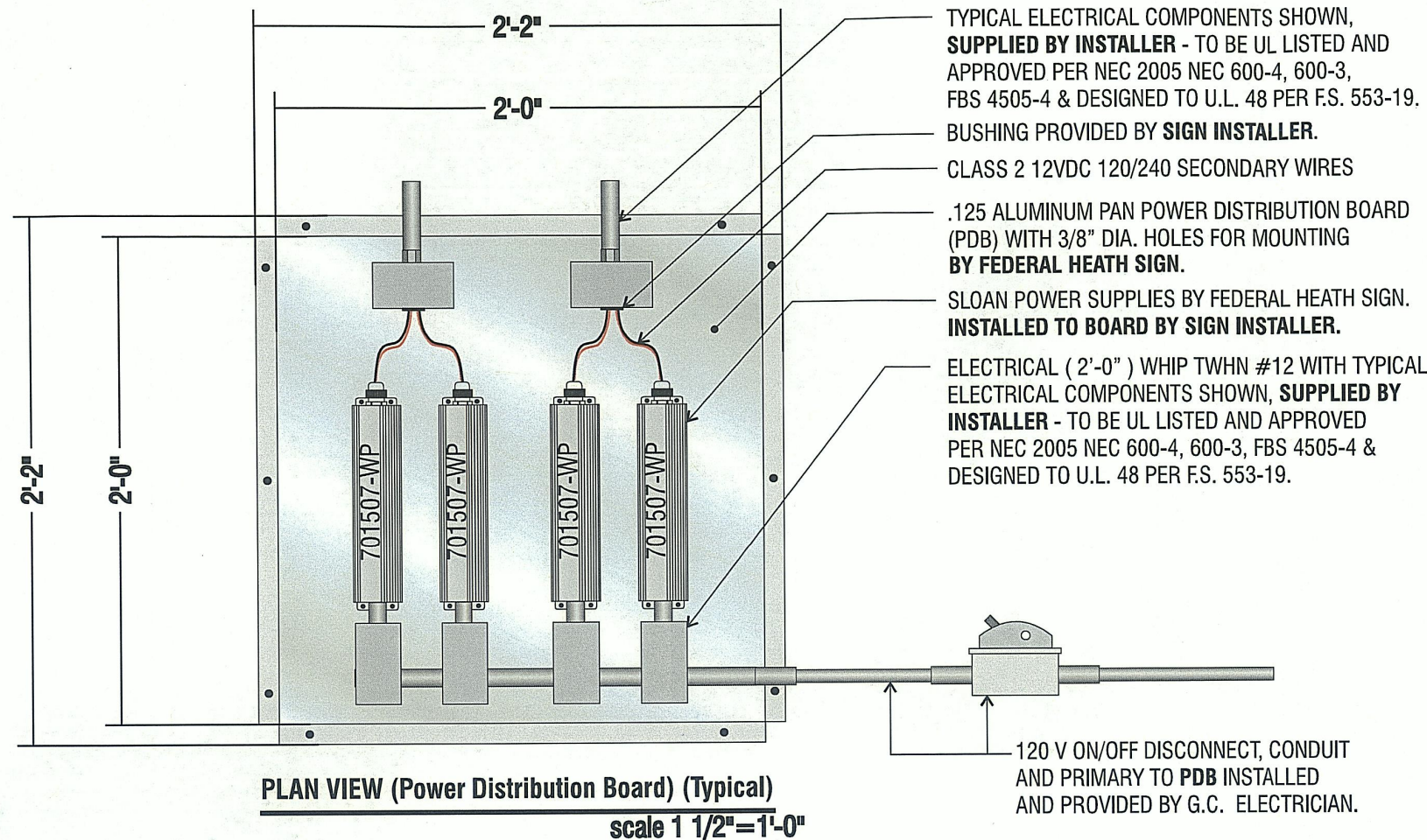
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Project Manager: SANDRA RAMIREZ
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CUPERTINO, CA

Job Number: 23-44704-10
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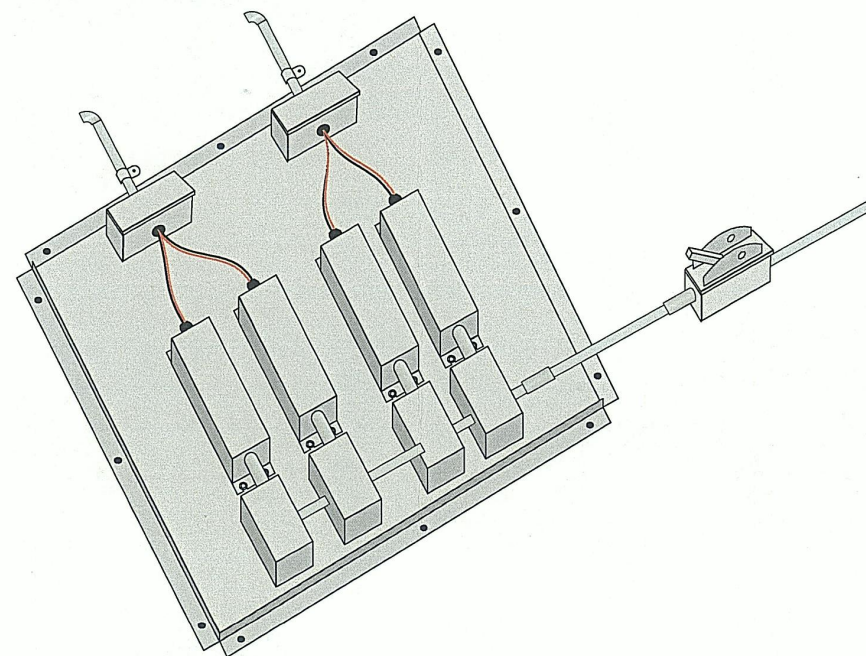
SCOPE OF WORK:

FEDERAL HEATH SIGN TO MANUFACTURE A "POWER DISTRIBUTION BOARD" - (PDB).
TO BE .125 ALUMINUM BREAK FORMED PANEL 1/2" DEEP.
PDB TO HAVE 3/8" MOUNTING HOLES PRE- DRILLED.

INSTALLER TO MOUNT LETTERS TO EXTERIOR WALL AND RUN SECONDARY LEADS IN CONDUIT THROUGH WALL INTO A HANDI-BOX.
CONDUIT THROUGH WALL TO BE SEALED FROM WEATHER WITH APPROPRIATE SEALANT SUPPLIED BY INSTALLER.
INSTALLER TO WIRE ALL SECONDARY JUMPS TO CORRESPONDING LETTERS INSIDE BUILDING.
INSTALLER TO WIRE SECONDARY LEADS TO POWER DISTRIBUTION BOARD THROUGH CONDUIT.
INSTALLER TO COORDINATE LOCATION OF POWER DISTRIBUTION BOARD WITH TARGET ON SITE REPRESENTATIVE PER (E-8 SITE ELECTRICAL DRAWINGS).
INSTALLER TO MOUNT PDB WHERE REQUIRED.
PDB MAXIMUM DISTANCE FROM SIGNAGE IN ANY ONE DIRECTION IS 150 FEET.
PDB TO BE MOUNTED USING ADEQUATE HARDWARE SUPPLIED BY INSTALLER.

ELECTRICIAN IS TO SUPPLY AND RUN PRIMARY, CONDUIT AND DISCONNECT SWITCH TO PDB AND MAKE FINAL CONNECTION.

ALL WORK TO BE DONE PER NEC, UL-48 AND LOCAL CODES.



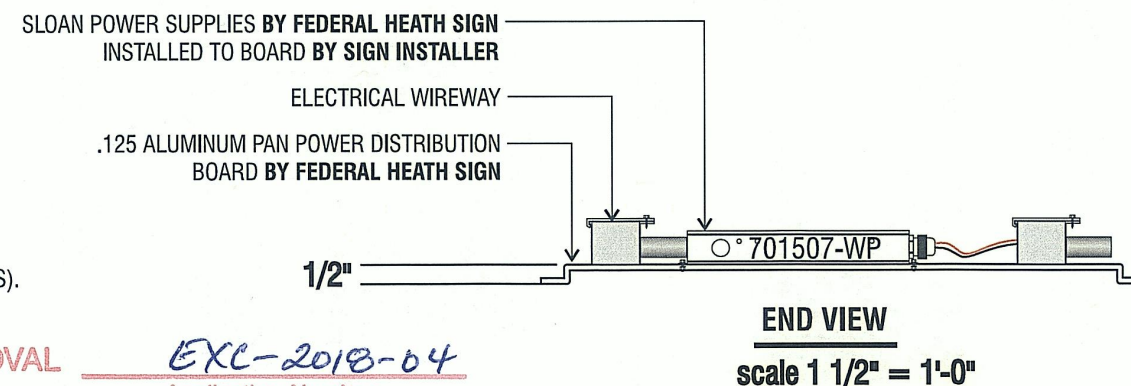
ISOMETERIC VIEW (Power Distribution Board)(Generic)

NOTE:

POWER SUPPLY QUANTITY DEPENDENT ON SIGNAGE REQUIRED.

INSTALLATION REQUIREMENT:

power distribution board (pdb) to be mounted no more than 12" above ceiling to the bottom of the pdb. refer to design drawings for specific location of pdb. pdb to be mounted so that it is easily accessible from a step ladder.



APPROVAL

EXC-2018-04
Application Number

DRC

12-6-18
Date

Signature

[Signature]
Case Manager

SHIPPING NOTE:

PLEASE SHIP ALUMINUM PANELS WITH POWER SUPPLIES IN THE SAME CONTAINER.



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Revisions:

R1-02.07.18 CHC Update sign E to new monument cabinet
R2 03.07.18 CHC Sign A size confirmed. Update Monument base with field verified notes.
R3 07.27.18 JG Sign E Update reduce height 4", same slope @ top
R4 08.22.18 JG Sign B Add Eng note
R5 10.11.18 MG Chg size of sign E/ add notes, site triangle info, enlarged site plan section.

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date:

Landlord Approval/Date:

Account Rep: BOYD HIPPENSTIEL

Project Manager: SANDRA RAMIREZ

Drawn By: JAKE POSADAS/JK

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Project / Location:



Store Number: T0323
20745 STEVENS CREEK BLVD
CUPERTINO, CA

Job Number: 23-44704-10

Date: NOVEMBER 6, 2018

Sheet Number: 11 Of 13

Design Number: 23-44704-10-R5c

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EXISTING LOOK ON STEVENS CREEK BLVD

NTS



E PROPOSED NEW ON STEVENS CREEK BLVD

NTS

NOTE: FOLIAGE IN FRONT OF SIGN MAY NEED TO BE TRIMMED (BY CUSTOMER)
SO THAT ADDRESS NUMERALS ARE VISIBLE.

APPROVAL EXC-2018-04
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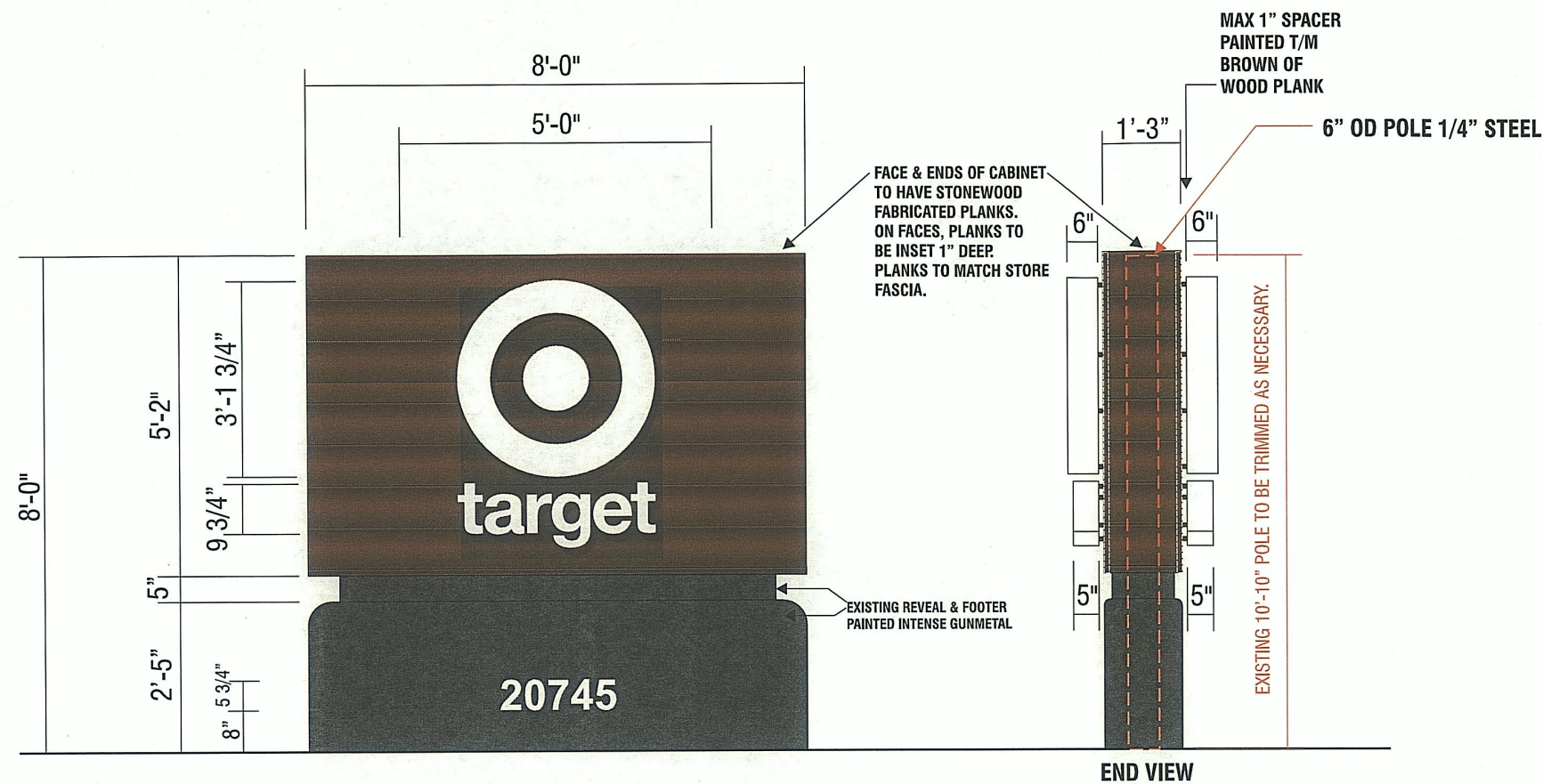
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DRAWINGS ARE FOR DESIGN INTENT ONLY...
ENGINEERING REQUIRED TO DETERMINE ACTUAL MFG. REQUIREMENTS



AkzoNobel Dulux 90BG 11/016
Intense Gunmetal (FILLER, FOOTER, REVEALS)
Stonewood fabricated planks
t/m building (CABINET FACE SKIN)

CHANNEL LOGO LETTERS MATERIAL FINISH COLORS			
WHITE Returns	7328 White ATUGLAS Acrylic Faces	White Trimcap/Retainer	Sloan White LED Illumination

APPROVAL EXC-2018-04
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Case Manager

E D/F ALUMINUM SIGN CABINET W/CHANNEL LOGO/LETTER SETS | ONE (1) UNIT REQUIRED
SCALE: 3/8" = 1'-0" 41.36 SQ. FT.

EXISTING CABINET TO BE REMOVED. EXISTING REVEAL AND BASE TO BE REUSED.
NEW ALUMINUM CABINET TO BE FABRICATED AND INSTALLED.
WOOD TO RECESS 1" INTO FACE OF CABINET AND BE FLUSH WITH EDGE. WOOD TO ALSO WRAP AROUND ENDS OF SIGN.
TOP & BOTTOM OF CABINET, REVEAL AND FOOTER TO BE PAINTED INTENSE GUNMETAL.
EXISTING ADDRESS LETTERS TO BE PAINTED WHITE
FACE OF CABINET TO RECEIVE STANDARD ILLUMINATED WHITE BULLSEYE LOGO & LETTERS.

NOTE: LUMINOUS TRANSMISSION OF THE SIGN FACE IS 90%

WHITE BULLSEYE LOGO & LETTER:
LOGO TO BE 6" DEEP/LETTERS TO BE 5" DEEP.
LETTERS TO HAVE 1" METAL RETAINER/LETTERS TO HAVE WHITE TRIMCAP
FACE OF LOGO & LETTERS TO BE WHITE PIGMENTED ACRYLIC
LOGO/LETTERS TO HAVE ALUMINUM FILLERS AND INTERIOR PAINTED WHITE.
LOGO/LETTERS TO HAVE ALUMINUM BACKS MINIMUM .090
LOGO/LETTERS TO HAVE WHITE SLOAN LED ILLUMINATION
ALL MOUNTING HARDWARE INCLUDING SPACERS TO BE PROVIDED BY INSTALLER

NOTE: LIGHTING INTENSITY NOT TO EXCEED 250 FOOT-LAMBERTS.

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