



Office of the City Manager

INFORMATION CALENDAR

November 18, 2014

To: Honorable Mayor and Members of the City Council

From:  Christine Daniel, City Manager

Submitted by: Eric Angstadt, Director, Planning and Development Department

Subject: LPC-NOD: 1025 Ashby Avenue

INTRODUCTION

The attached Landmarks Preservation Commission (LPC) Notice of Decision (NOD) is submitted to the Mayor and City Council pursuant to Berkeley Municipal Code (BMC) Section 3.24.240, which states that “A copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting (Ord. 4694-NS § 4.1(c), 1974).”

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission has approved a Structural Alteration Permit to allow installation of two new wall signs (Orchard Supply Hardware) on the exterior of a designated City of Berkeley Landmark, the H.J. Heinz Co. Plant.

BACKGROUND

BMC Section 3.24.300 allows the Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for the Council to review the decision on its merits, the Council must appeal the Notice of Decision. To do so, a Councilmember must move this Information Item to Action and then move to set the matter for a hearing on its own. Such action must be taken within a 15 days from the mailing of the Notice of Decision or by November 18, 2014.

If the Council chooses to appeal the action of the Landmarks Preservation Commission, a public hearing will be set within 25 days pursuant to BMC Section 3.24.300.B. The Council must then rule on the application within 30 days from the date that the public hearing is opened or the decision of the Landmarks Preservation Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Landmarks Preservation Commission and make its own decision, the attached Notice of Decision is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY

There are no identifiable environmental opportunities or effects associated with the subject of this report.

POSSIBLE FUTURE ACTION

The Council could choose to appeal the decision by the Landmarks Preservation Commission, setting a public hearing at a later date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Additional staff time would be required to prepare the necessary Council report and resolution.

CONTACT PERSON

Eric Angstadt, Director of Planning and Development, (510) 981-7401

Sally Zarnowitz, Secretary to the Landmarks Preservation Commission, (510) 981-7429

Attachments:

1. 1025 Ashby Avenue (LMSAP No. 2014-0001) – Landmarks Preservation Commission Notice of Decision



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: October 2, 2014

DATE NOTICE MAILED: November 3, 2014

APPEAL PERIOD EXPIRATION: November 18, 2014

EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): November 19, 2014¹

1025 Ashby Avenue

Structural Alteration Permit LMSA #2014-0001 to allow installation of two new wall signs (Orchard Supply Hardware) on the exterior of a designated City of Berkeley Landmark, the H.J. Heinz Co. Plant.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** with the attached conditions the following permit:

PROJECT DATA:

- City of Berkeley Landmark

PERMITS REQUIRED:

- Sign Alteration Permit (SA) for signage installation on a COB Landmark

APPLICANT: AdArt Sign Company, Attn: David Esajian, 5 Thomas Mellon Circle #260, San Francisco, CA 94134

ZONING DISTRICT: MU-LI – Mixed Use-Light Industrial, C-W, West Berkeley Commercial District

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 of the CEQA Guidelines (Historical Resource Restoration/Rehabilitation.)

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may “certify” any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LPC - NOD
1025 Ashby Avenue
November 3, 2014
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The Application materials for this project are available online at:
<http://www.cityofberkeley.info/zoningapplications>

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 7-0-1-0

YES: BEIL, BELSER, BROWN, HALL, PIETRAS, SCHWARTZ, WAGLEY

NO:

ABSTAIN: LINVILL

ABSENT:

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley; or by facsimile to (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.
2. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).
3. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.

STRUCTURAL ALTERATION PERMIT ISSUANCE:

If no appeal is received, the Structural Alteration permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time. Information about the Building Permit process can be found at the following link:

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<http://www.ci.berkeley.ca.us/permitservicecenter/>.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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1025 Ashby Avenue
November 3, 2014
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PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Sally Zarnowitz, at (510) 981-7410 or szarnowitz@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 2120 Milvia Street, between 8 a.m. and 4 p.m., Monday through Friday.

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans

ATTEST:

Sally Zarnowitz, AIA, LEED AP, Secretary
Landmarks Preservation Commission

cc: Owner
Applicant
City Clerk
Applicant:

Ad Art Sign Company
Attn: David Esajian
5 Thomas Mellon Circle #260
San Francisco, CA 94134

Property Owner:

BBC II, LP
Rob Cassil – General Partner
1704 Union Square
San Francisco, CA 94123

ATTACHMENT 1**FINDINGS AND CONDITIONS**

OCTOBER 2, 2014

1025 Ashby Avenue

Structural Alteration Permit LMSA#2014-0001

To allow installation of two new wall signs (Orchard Supply Hardware) on the exterior of a designated City of Berkeley Landmark, the H.J. Heinz Co. Plant.

CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historical Resource Restoration/Rehabilitation”).

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

Regarding the Secretary of the Interior’s Standards for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The property’s historical use, commercial, will not change.
2. The historic character of the property will be retained and preserved. No distinctive materials will be removed, and the characteristic features, spaces, and spatial relationships associated with the Mediterranean revival style of the building will be preserved. The required alterations to the storefront signage are minimal.
3. The signage is contemporary and does not lead to any changes that will create a false sense of historical development. The signage consists of opaque halo-lit letters and exposed neon channel letters.
4. The project will not affect any changes to the property that have acquired historic significance in their own right.
5. The required alterations to the building to accommodate the proposed signage are minimal and will not affect any distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property. Anchors in the historical façade shall be as discreet as possible and special conditions will require them to be patched when signage is removed.
6. No work to the building’s historic features will be undertaken.

7. Chemical or physical treatments are not proposed, however, standard conditions would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project does not have the potential to affect known subsurface archaeological resources.
9. The required alterations to the building to accommodate the signage are minimal. The new work will be differentiated from the old through its use of colors and materials and, by conforming to the Downtown Design Guidelines, would be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. The historic property will be unimpaired. As conditioned, the required alterations to the building to accommodate the signage will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS FOR APPROVAL

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the proposed work is as appropriate for and as consistent with the purposes of the Ordinance as is possible within the peculiar circumstances of the owner of the property and preservation or enhancement of the characteristics and particular features specified in the designation.

The project involves installation of signage on a City Landmark. Because the project is consistent with the Secretary of the Interior's Standards, the project will not adversely affect the exterior features of the landmark, the special character or special historical, architectural or aesthetic interest or value of the landmark and its site.

2. A required by Title 20 of the Sign Ordinance, the proposed work is appropriate for and consistent with the purposes of the Ordinance and the wall signs proposed are well within the allowable sign areas for a commercial district.
 - A. The tenant space at 1025 Ashby has one street frontage. The proposed signage (two wall signs) is appropriate for the tenant space, under Section 20.24.040.C.
 - B. The combined sign area is approximately 90 feet, conforming to Section 20.24.040.C.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits (Section 23B.56.100)

- A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

6. Physical Treatments

Any physical necessary physical treatment shall be undertaken using the gentlest means possible in order to retain the integrity of historic materials.

7. Signage

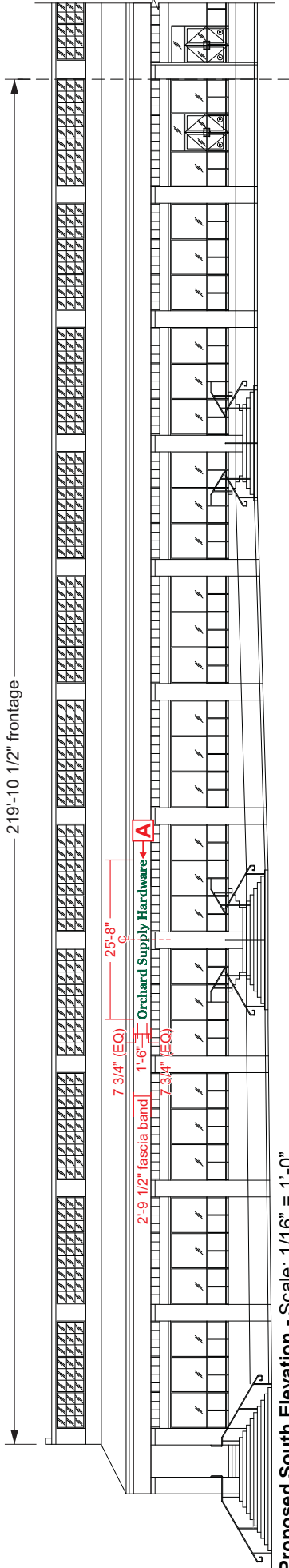
The applicant shall patch any anchor holes in the façade upon sign removal.



Sally Zarnowitz, AIA, LEED AP
Secretary, Landmarks Preservation Commission

Attachment 2 - Approved Plans

Page 1 of 8



Proposed South Elevation - Scale: 1/16" = 1'-0"
NOTE: South Nursery elevation see detail on page 6 of 8.



Existing South Elevation - Scale: NTS



2670 W. SHAW LANE/SUITE 102
 FRESNO, CA 93711
 T 555.225.2183
 T 555.225.2186
 CA STATE CONTRACTORS LICENSE #826051 www.adart.com

PROJECT: Orchard Supply Hardware
CUSTOMER: Orchard Supply Hardware
LOCATION: 1025 Ashby Ave., Berkeley, CA
DATE: 7/22/2014
SALES: David English
DESIGNER: James Franks

REVISION	DATE	DESCRIPTION
1	8-27-14	Per our meeting
2	8-19-14	Review entry letters, remove directional sign
3	8-21-14	Rev. elevations and Ortho/land copy
4	8-21-14	Per City comments
5	9-16-14	Per City comments

SALES:
CUSTOMER:
LANDLORD:

APPROVALS

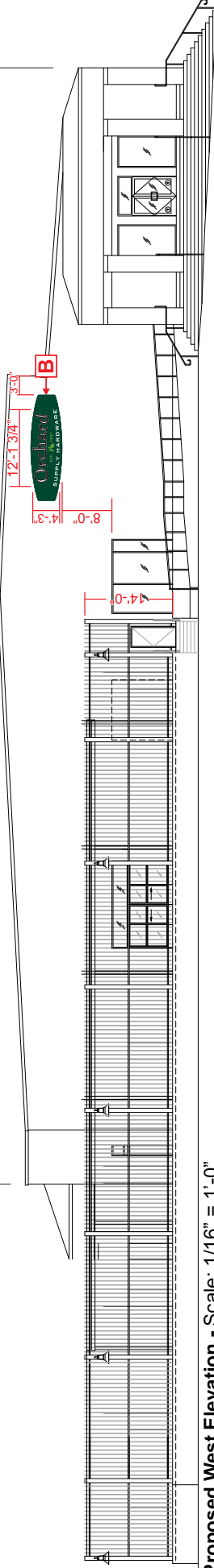
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JOB #15441

Attachment 2 - Approved Plans

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178'-5" frontage



Proposed West Elevation - Scale: 1/16" = 1'-0"



Existing West Elevation - Scale: NTS



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 T 555.225.2186
 www.adart.com

PROJECT: Orchard Supply Hardware
 CUSTOMER: Orchard Supply Hardware
 LOCATION: 1025 Ashby Ave., Berkeley, CA
 DATE: 7/22/2014
 SALES: David English
 DESIGNER: James Franks

REVISION	DATE	DESCRIPTION
1	8-27-14	Per client meeting
2	8-19-14	Review entry letters, remove directional sign
3	8-21-14	Rev. elevations and ground copy
4	8-21-14	Per client comments
5	9-16-14	Per client comments

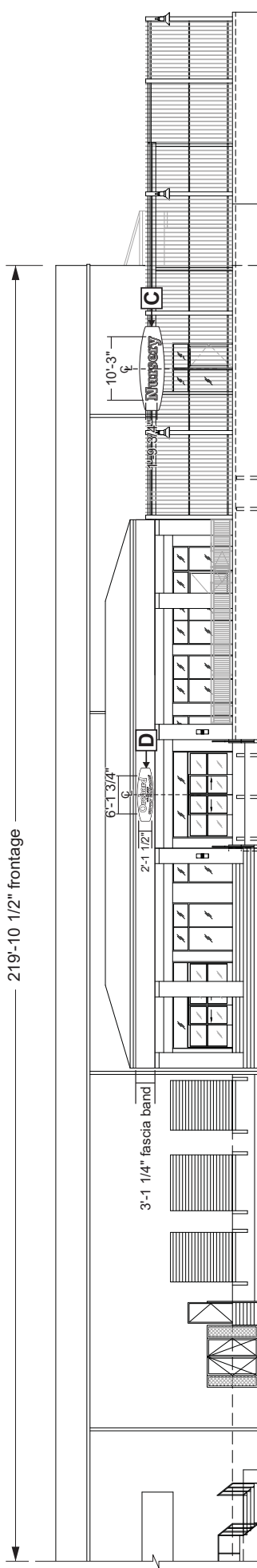
SALES:
 CUSTOMER:
 LANDLORD:

APPROVALS

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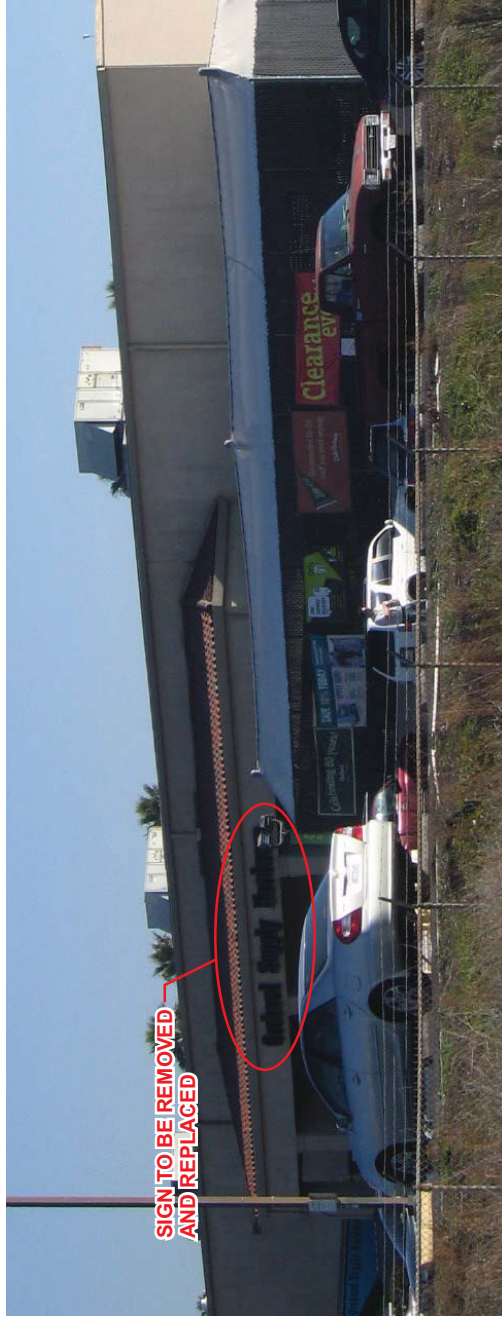
SHEET
 2 of 8
 JOB #15441

Attachment 2 - Approved Plans Page 3 of 8



Proposed North Elevation - Scale: 1/16" = 1'-0"

NOTE: Signs not visible from public right away. Subject to title 20 ordinance.



Existing North Elevation - Scale: NTS



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www.adart.com

PROJECT: Orchard Supply Hardware
CUSTOMER: Orchard Supply Hardware
LOCATION: 1025 Ashby Ave., Berkeley, CA
DATE: 7/22/2014
SALES: David Esparth
DESIGNER: James Franks

REVISION	DATE	DESCRIPTION
1	8-27-14	Per city meeting
2	8-19-14	Review entry letters, remove directional sign
3	8-21-14	Rev. elevations and graphics copy
4	8-21-14	Per city comments
5	9-16-14	Per city comments

SALES:
CUSTOMER:
LANDLORD:

APPROVALS

SHEET
3 of 8
JOB #15441

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Attachment 2 - Approved Plans

NOTE: Signs A & B included in application.

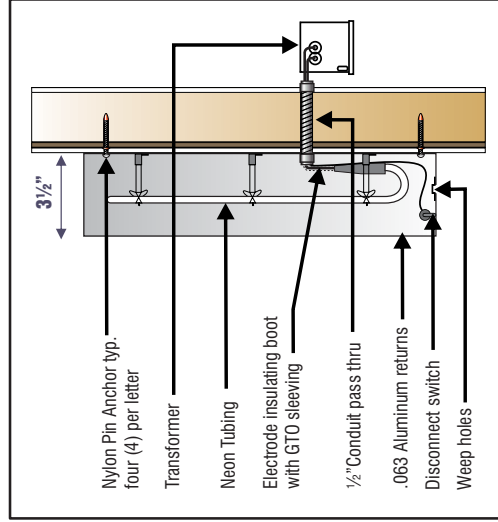


A EXPOSED NEON LETTER SPECIFICATIONS

Scale: 1/4" = 1'-0"

Manufacture and install one (1) new set of exposed neon channel letters.

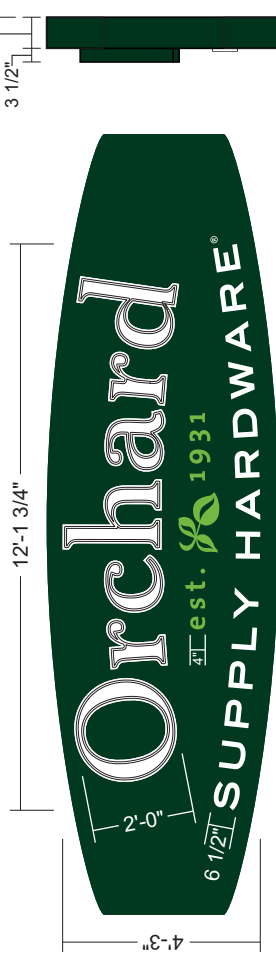
Description	Specification/Material	Finish	Color
Returns	Aluminum	Painted (satin)	PMS 3435 C
Backs	Aluminum	Painted (satin)	PMS 3435 C
Illumination	Neon	Uncoated	TecnoLux Emerald Uncoated



Sign A Section Detail - Scale: NTS

ADART 2670 W. SHAW LANE/SUITE 102
 FRESNO, CA 93711
 T 555.225.2183
 T 555.225.2186
 CA STATE CONTRACTORS LICENSE #826051 www.adart.com

PROJECT: Orchard Supply Hardware
 CUSTOMER: Orchard Supply Hardware
 LOCATION: 1025 Ashby Ave., Berkeley, CA
 DATE: 7/22/2014
 SALES: David English
 DESIGNER: James Francis



B TRADEMARK SKATEBOARD SPECIFICATIONS

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

Manufacture and install one (1) trademark skateboard sign.

Description	Specification/Material	Finish	Color
Skateboard	.125" Aluminum	Painted (satin)	PMS 3435 C
Face	.125" Aluminum w/ rout out copy	Painted (satin)	PMS 3435 C
Copy "Supply Hardware"	R/O 1/2" push thru copy with vinyl applied 1st surface	3M Opaque	White 7725-10
Copy "est. 1931"	R/O acrylic backed copy with vinyl applied 1st surface	3M Opaque	Apple Green 7725-196
Back	.125 Aluminum	Painted (satin)	PMS 3435 C
Illumination	LED		White
Ⓞ	Vinyl	3M Opaque	White 7725-10

EXPOSED NEON LETTER SPECIFICATIONS

Manufacture and install one set of exposed neon channel letters to be mounted on cabinet.

Description	Specification/Material	Finish	Color
Returns	.063 aluminum	Painted (satin)	PMS 3435 C
Inside	Paint	Painted (satin)	White
Illumination	Neon	Clear Coated	TecnoLux 6500 Daylight

APPROVALS

SALES: _____
 CUSTOMER: _____
 LANDLORD: _____

DESCRIPTION

Rev. 04/2014
 Rev. 05/14
 Rev. 05/14
 Rev. 05/14
 Rev. 05/14

REVISION

1 8-27-14 Rev. 04/2014
 2 8-19-14 Rev. 05/14
 3 8-19-14 Rev. 05/14
 4 8-19-14 Rev. 05/14
 5 9-16-14 Rev. 05/14

CONCEPTUAL DRAWINGS ONLY

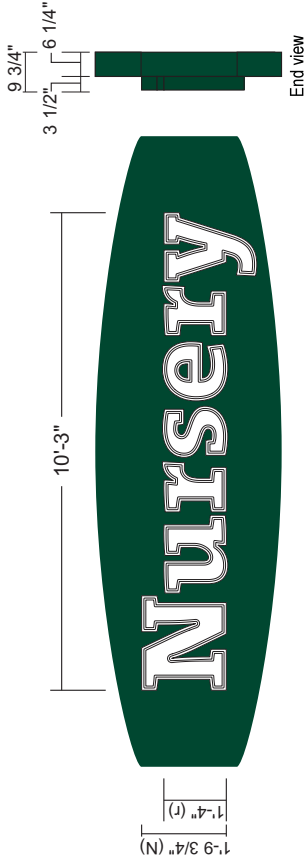
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SHEET

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 JOB #15441

NOTE: Sign C & D not visible from public right away. Subject to title 20 ordinance.



C TRADEMARK NURSERY SPECIFICATIONS Scale: 3/8" = 1'-0"
Manufacture and install one (1) set of exposed neon channel letters on non-illuminated pan background.

Description	Specification/Material	Finish	Color
Face	.125" Aluminum	Painted (satin)	PMS 3435 C
Cabinet	.125" Aluminum	Painted (satin)	PMS 3435 C
Back	.125" Aluminum	Painted (satin)	PMS 3435 C
Returns	.063 aluminum	Painted (satin)	PMS 3435 C
Inside	Paint	Painted (satin)	White
Illumination	Neon	Clear Coated	TecnoLux 6500 Daylight



D TRADEMARK SKATEBOARD SPECIFICATIONS Scale: 1/2" = 1'-0"
Manufacture and install one (1) trademark skateboard sign.

Description	Specification/Material	Finish	Color
Skateboard	.125" Aluminum	Painted (satin)	PMS 3435 C
Face	.125" Aluminum w/ rout out copy	Painted (satin)	PMS 3435 C
Copy "Supply Hardware"	R/o 1/2" push thru copy with vinyl applied 1st surface	3M Opaque	White 7725-10
Copy "est. 1931"	R/o acrylic backed copy with vinyl applied 1st surface	3M Opaque	Apple Green 7725-196
Back	.125 Aluminum	Painted (satin)	PMS 3435 C
Illumination	LED		White
Ⓞ	Vinyl	3M Opaque	White 7725-10

EXPOSED NEON LETTER SPECIFICATIONS

Manufacture and install one set of exposed neon channel letters to be mounted on cabinet.

Description	Specification/Material	Finish	Color
Returns	.063 aluminum	Painted (satin)	PMS 3435 C
Inside	Paint	Painted (satin)	White
Illumination	Neon	Clear Coated	TecnoLux 6500 Daylight



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CA STATE CONTRACTORS LICENSE #826051

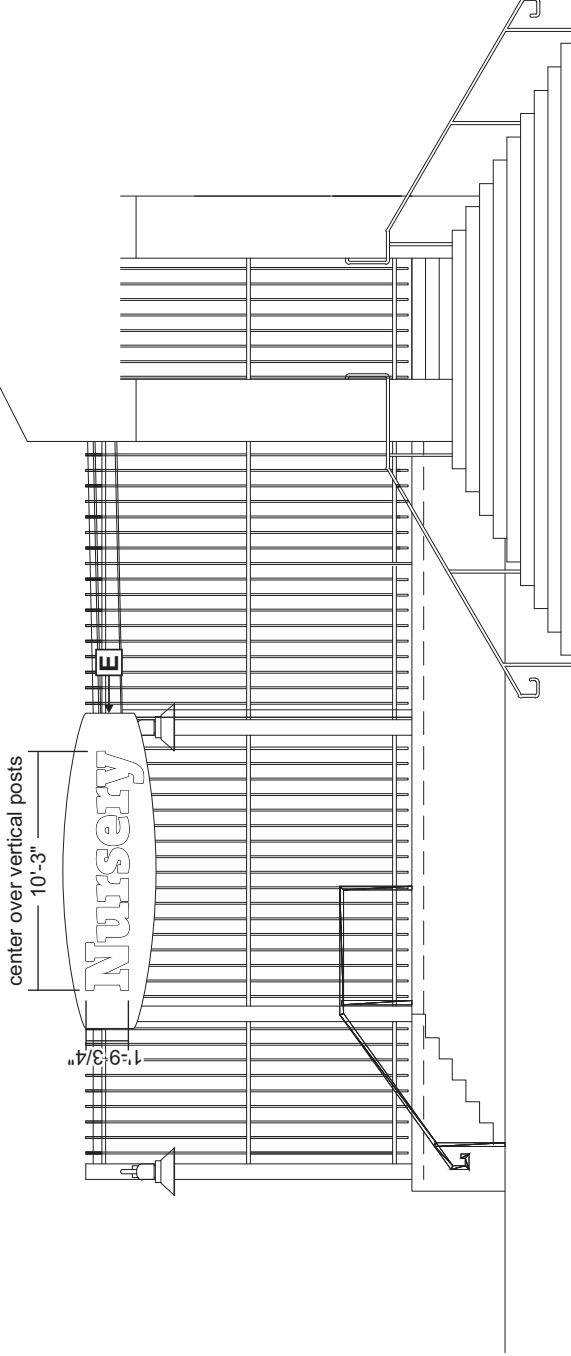
PROJECT: Orchard Supply Hardware
CUSTOMER: Orchard Supply Hardware
LOCATION: 1025 Ashby Ave., Berkeley, CA
DATE: 7/2/2014
DESIGNER: David English

REVISION	DATE	DESCRIPTION
1	8-27-14	Per client meeting
2	8-19-14	Review entry letters, returns, directional sign
3	8-21-14	Review sign locations and original copy
4	8-21-14	Per client comments
5	9-16-14	Per client comments

APPROVALS

SALES: _____
CUSTOMER: _____
LANDLORD: _____

CONCEPTUAL DRAWINGS ONLY:
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South (Nursery) elevation - Scale: 3/16" = 1'-0"

TRADEMARK NURSERY SPECIFICATIONS

Manufacture and install one (1) set of non-illuminated open channel letters on non-illuminated pan background.

Description	Specification/Material	Finish	Color
Face	.125" Aluminum	Painted (satin)	PMS 3435 C
Cabinet	.125" Aluminum	Painted (satin)	PMS 3435 C
Back	.125" Aluminum	Painted (satin)	PMS 3435 C
Returns	.063 aluminum	Painted (satin)	PMS 3435 C
Inside	Paint	Painted (satin)	White

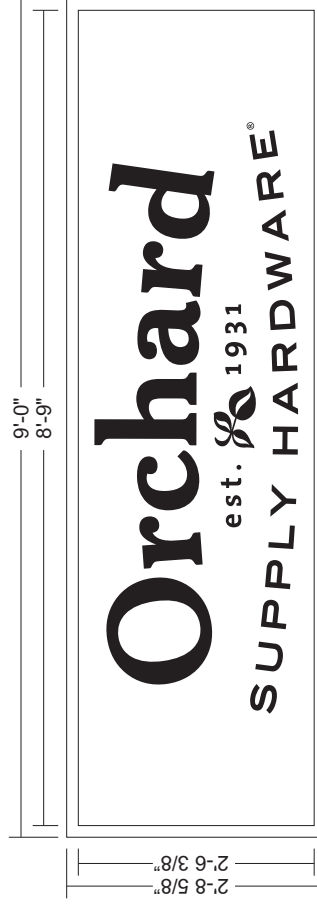


End view



Multi tenant elevation - Scale: 1/4" = 1'-0"

NOTE: Maintenance / reface only.



F MULTI TENANT REFACE SPECIFICATIONS Scale: 3/4" = 1'-0"

Manufacture and install two (2) 2'-8 5/8" x 9'-0" panels for one (1) existing multi tenant sign.

Description	Specification	Finish	Color
Panel	White acrylic	N/A	White
Logo / Copy	Vinyl	Vinyl applied 1st surface	3M Black 3630-22

Subject to field verification of dimensions, materials and colors



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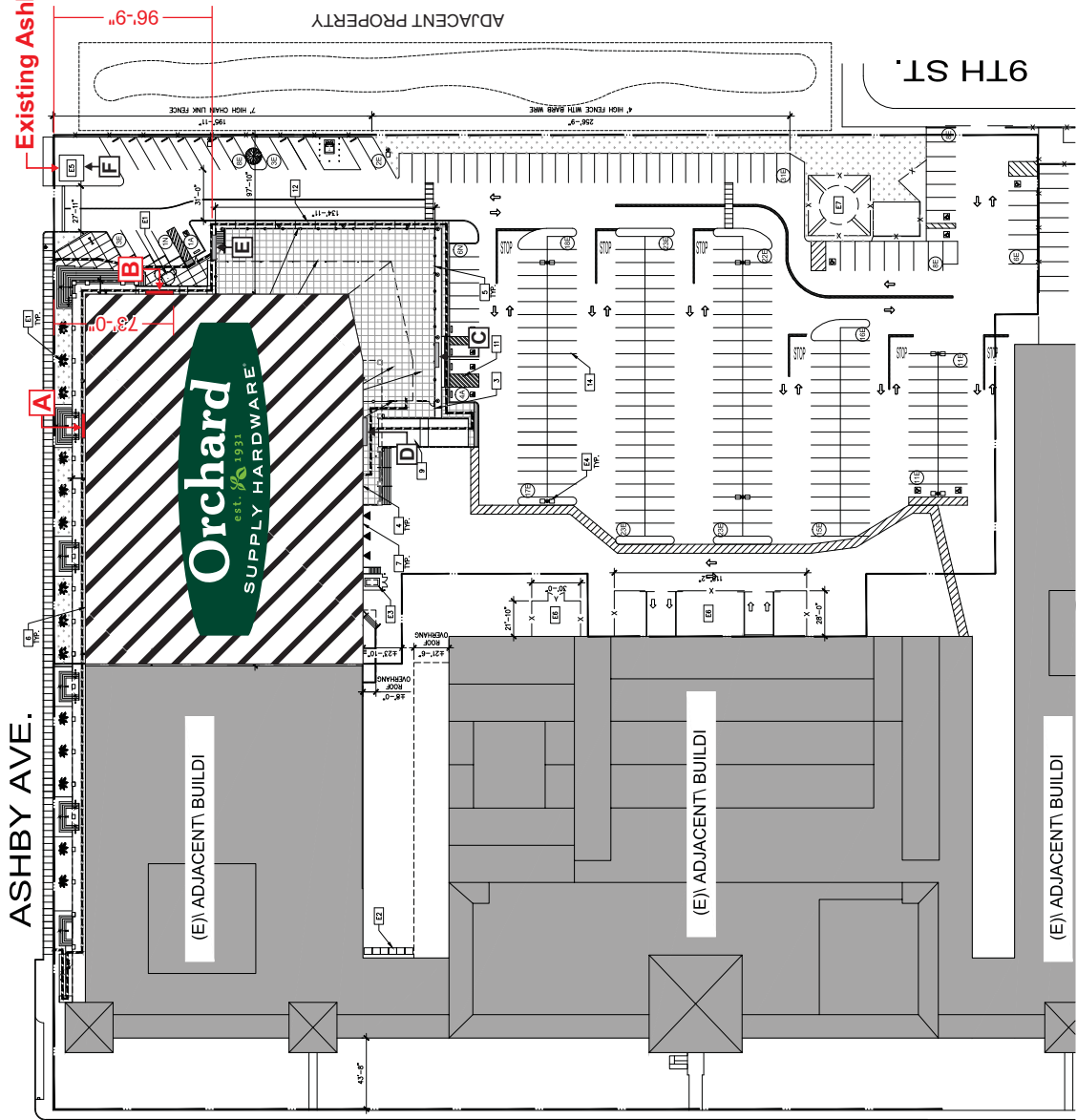
CA STATE CONTRACTORS LICENSE #826051

PROJECT: Orchard Supply Hardware
CUSTOMER: Orchard Supply Hardware
LOCATION: 1025 Ashby Ave., Berkeley, CA
DATE: 7/22/2014
SALES: David English
DESIGNER: James Franks

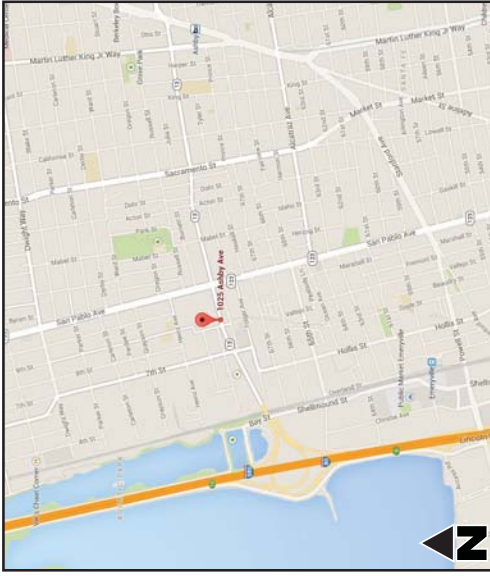
REVISION	DATE	DESCRIPTION
1	8-27-14	Per client meeting
2	8-19-14	Review entry letters, remove directional sign
3	8-21-14	Rev. dimensions and graphics copy
4	8-21-14	Rev. sign comments
5	9-16-14	Per client comments

APPROVALS
SALES: _____
CUSTOMER: _____
LANDLORD: _____

CONCEPTUAL DRAWINGS ONLY: These drawings are for conceptual purposes only and are not to be used for construction without the approval of the architect. Colors shown are as close as printing will allow. **ALL RIGHTS RESERVED:** This design has been created for you in connection with a project being designed by ADART and may not be reproduced in any manner without prior consent.



Signs A & B included in application.
 Signs C & D not visible from public right away. Subject to title 20 ordinance.
 Sign E non-illuminated.
 Sign F maintenance / reface only.



Vicinity Map - Scale: NTS

ASHBY AVE.

SAN PABLO AVE.



Site Plan - Scale: 1" = 72'-9"

<p>ADART 2670 W. SHAW LANE/SUITE 102 FRESNO, CA 93711 T 555.225.2183 T 555.225.2186 CA STATE CONTRACTORS LICENSE #826051 www.adart.com</p>	<p>PROJECT: Orchard Supply Hardware CUSTOMER: Orchard Supply Hardware LOCATION: 1025 Ashby Ave., Beakney, CA DATE: 7/22/2014 SALES: David Esqish DESIGNER: James Franks</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8-27-14</td> <td>Per comment</td> </tr> <tr> <td>2</td> <td>8-19-14</td> <td>Remove entry letters / remove directional sign</td> </tr> <tr> <td>3</td> <td>8-21-14</td> <td>Remove directional sign / remove copy</td> </tr> <tr> <td>4</td> <td>8-21-14</td> <td>Per comment</td> </tr> <tr> <td>5</td> <td>9-16-14</td> <td>Per comment</td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION	1	8-27-14	Per comment	2	8-19-14	Remove entry letters / remove directional sign	3	8-21-14	Remove directional sign / remove copy	4	8-21-14	Per comment	5	9-16-14	Per comment	<p>APPROVALS</p> <p>SALES: _____ CUSTOMER: _____ LANDLORD: _____</p>	<p>CONCEPTUAL DRAWINGS ONLY: These drawings are subject to change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. ALL RIGHTS RESERVED: This design has been created for you in connection with a project being undertaken by your organization, and may not be reproduced in any manner without prior consent.</p>	<p>SHEET 8 of 8 JOB #15441</p>
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