

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: MARCH 12, 2018

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
NICK ZORNES, ASSISTANT PLANNER

SUBJECT: SIGN PROGRAM PERMIT SPP17-0002 FOR THE MULTI-TENANT
COMMERCIAL BUILDING LOCATED AT 34189 PACIFIC COAST
HIGHWAY (RIVIERA BUILDING)

RECOMMENDATION: That the Planning Commission adopt the attached draft Resolution approving Sign Program Permit SPP17-0002 for the commercial building located at 34189 Pacific Coast Highway (Riviera Building)

OWNER: Living Arts LLC (Jeaninne Kofford)

APPLICANTS AGENT: Art Sanchez

REQUEST: Approval of a new Sign Program for a multi-tenant commercial building located at 34189 Pacific Coast Highway.

LOCATION: 34189 Pacific Coast Highway (APN: 682-301-31)

NOTICE: Pursuant to Section 9.26.010(f) related to projects within the Town Center Mixed Use District of the Dana Point Zoning Code (DPZC).

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section 15301 of the CEQA Guidelines (Class 1 – Existing Facilities) in that the project consists of a minor alteration of an existing structure.

ISSUES:

1. Is the proposal consistent with the Dana Point General Plan, Dana Point Specific Plan and Dana Point Zoning Code?
2. Is the proposed project compatible and an enhancement to the site and surrounding neighborhood?

BACKGROUND:

The subject site is located on the south side of Pacific Coast Highway (PCH) between Golden Lantern and Silver Lantern within the City's Town Center Mixed-Use Plan area. The site is bounded by other commercial uses to the west, south, east and across Pacific Coast Highway to the north. The site contains an existing one-story building with multiple tenants and parking lots at the east side and south sides of the building. Vehicular access to the site is provided on Pacific Coast Highway and from a driveway accessed from Golden Lantern, running behind the parking lot on the south (rear) side of the building.

The proposed Sign Program proposes two identical wall-mounted Center and Tenant Identification signs. The existing commercial multi-tenant building currently has no permanent signage onsite. Due to the existing multi-tenant building's suite layout there is limited visibility for individual tenant signage. The proposed signage promotes a cohesive design while enhancing the visibility limitations of each tenant.

Section 9.37.060 of the City's Zoning Code requires approval of a Sign Program for any new or upgraded center which proposes two (2) or more tenants on a site. The building is designed with six (6) suites leased to various tenants. Consequently, a Sign Program is necessary based on the total number of tenant's onsite, and the signage proposed for consideration under the sign program.

DISCUSSION:

Due to the change in the tenant mix of the building over time, the previous sign program is obsolete and the multi-tenant building now has no signage onsite. Because the owner and tenants seek to add identification signage, they have submitted the proposed Sign Program for the property, creating standards for the placement of multiple signs on site. If approved, the updated Sign Program will provide regulations and guidelines for all new building signage.

The purpose and intent of a Sign Program is to integrate signs with the building and landscape design into a unified architectural statement. A Sign Program is subject to review of the design, placement, size, content and compatibility of the proposed signage, and shall also be in compliance with Section 9.37.150 (Permitted Signs) of the DPZC. A sign program may also be used to consider signage alternatives for developments which have unique tenant visibility problems. A Sign Program may vary from the requirements of the Zoning Code, but in no event shall any sign identified as prohibited in Section 9.37.170 be permitted.


Proposed Signs: The Applicant is proposing the following signs for this center:

- Center & Tenant Identification Wall Signs (2 total; sheets 5 & 7): Tenants will each be allowed two non-illuminated signs, one on the building's Pacific Coast Highway frontage (north elevation) and one on the building's west elevation. Both signs to be flat cut clear acrylic copy & white logo affixed to aluminum square tubes with a blue aluminum backer panel. The combined center & tenant identification wall signs are proposed to be 47.27 square feet each with maximum widths and heights of 8-feet, 1 1/4-inches by 5-feet 8 1/4-inches, respectively. The acrylic copy and logos are specified to be white in color, and backed by a blue aluminum panel. The combined center & tenant identification signs will be illuminated with down lighting by two stainless steel wall mounted fixtures.
- Street Address Sign (2 total, sheet 5 & 7): A 3.125 square foot street address sign is included in the overall square footage of the proposed tenant identification sign. The existing onsite address sign is located along the Pacific Coast Highway frontage attached to an existing site wall; and is a total of 6 square feet, double sided. Pursuant to Section 9.37.110(l) of the Dana Point Zoning Code (Sign Exemptions), street addressing signage less than 2.5 square feet shall not be counted toward the maximum allowable sign area for a premise or use.

Compliance with the Sign Ordinance: The center & tenant identification signs meet the area limitations of Section 9.37.150(d) of the Sign Ordinance, which allows one square foot of sign area for each lineal foot of building frontage along a public right-of-way or parking lot. Since the 94.54 square feet of proposed sign area is less than the eligible lineal building frontage totaling 105 feet, the Sign Program complies with the maximum area allowed for the building.

CONCLUSION:

Staff finds that the proposed Sign Program would provide a visually attractive and consistent signage theme. In accordance with the City's Sign Guidelines, the Sign Program includes placement of wall signs where architectural features or details suggest a location and would facilitate tenant identification throughout the property. The signage would constitute an enhancement to the existing building and overall site improvements, while providing signage opportunities for all tenants within the center. Staff accordingly supports the proposed Sign Program and recommends approval of SPP17-0002, subject to conditions contained in the attached, draft resolution.



Nick Zornes
Assistant Planner



Ursula Luna-Reynosa, Director
Community Development Department

ACTION DOCUMENTS:

1. Draft PC Resolution 18-03-12-XX

SUPPORTING DOCUMENTS

2. Sign Program for "Riviera" Building

RESOLUTION NO. 18-03-12-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING SIGN PROGRAM SPP17-0002 FOR A COMMERCIAL BUILDING LOCATED AT 34189 PACIFIC COAST HIGHWAY

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Living Arts LLC., (the "Applicant") is the owner of real property commonly referred to as 34189 Pacific Coast Highway (APN 682-301-31) (the "Property"); and

WHEREAS, the Applicant has made an application to establish a new Sign Program (attached as exhibit A to this resolution) for a multi-tenant commercial building located at 34189 Pacific Coast Highway; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Sections 15301 (e) (Class 1 – Existing Facilities) of the CEQA Guidelines in that the project proposes minor exterior improvements to an existing commercial center; and

WHEREAS, the Planning Commission did, on the 12th day of March, 2018, reviewed the Sign Program as prescribed by law; and

WHEREAS, at said Planning Commission Review, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Sign Program SPP17-0002.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) The above recitations are true and correct and incorporated herein by reference.
- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Sign Program SPP17-0002, subject to conditions:

Findings:

1. That the design, placement, size, and content of the proposed signage is compatible with the project architecture **in that the signs are designed to enhance the existing building and are at a suitable size and location compatible with the building architecture.**
2. That the Sign Program is in substantial compliance with the Permitted Sign Types detailed in the City of Dana Point Zoning Code **in that variations to permitted sign types and standards contained in DPZC Section 9.37.070 are allowed through the approval of the Sign Program: may also be used to consider signage alternatives for developments which have unique tenant visibility problems.**

Conditions:

A. General:

1. Approval of this application permits the establishment of a Sign Program located at 34189 Pacific Coast Highway. Subsequent submittals for this project shall be in substantial compliance with the sign plans approved by the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan/Local Coastal Program, Dana Point Town Center Plan and the Dana Point Zoning Code.
2. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plot plan, he may approve the amendment without requiring a new public hearing.
3. Approval of this application shall be valid for a period of 24 months from the date of determination. If the scope-of-work approved by this action is not established, or a building permit for the project is not

issued within such period of time, the approval shall expire and shall thereafter be null and void.

4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
5. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify and hold harmless the city shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions or proceedings against the City, its officers, employees, or agents arising out of or resulting from negligence of the Applicant or the Applicant's agents, employees or contractors. Applicant's duty to defend, indemnify and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

- 6) The Applicant and Applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
- 7) The Applicant and Applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
- 8) The Applicant and individual tenants shall obtain separate permits for installation of individual tenant or center identification signs.

B. Prior to the issuance of a building and sign permit, the Applicant shall meet the following conditions:

- 9) The Applicant shall submit three (3) sets of plans to the Planning Division that will review the permit with input from the Building Division for plan check so that Planning and Building approval and permits can be issued concurrently once plan check review is completed. Plans shall be submitted on sheets no smaller than 11" x 17".
- 10) Improvements shall comply with the most recently adopted local and State building code regulations, which may include the CBC, CMC, CPC and CEC with State amendments for disabled accessibility and energy conservation, and all other recently adopted code regulations that may apply.

C. Prior to final building permit release, the Applicant shall meet the following conditions:

- 11) After installation, Applicant shall obtain final approval from the Planning Division prior to Building Permit final inspection.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 13th day of February 2017, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott McKhann, Chairman
Planning Commission

ATTEST:

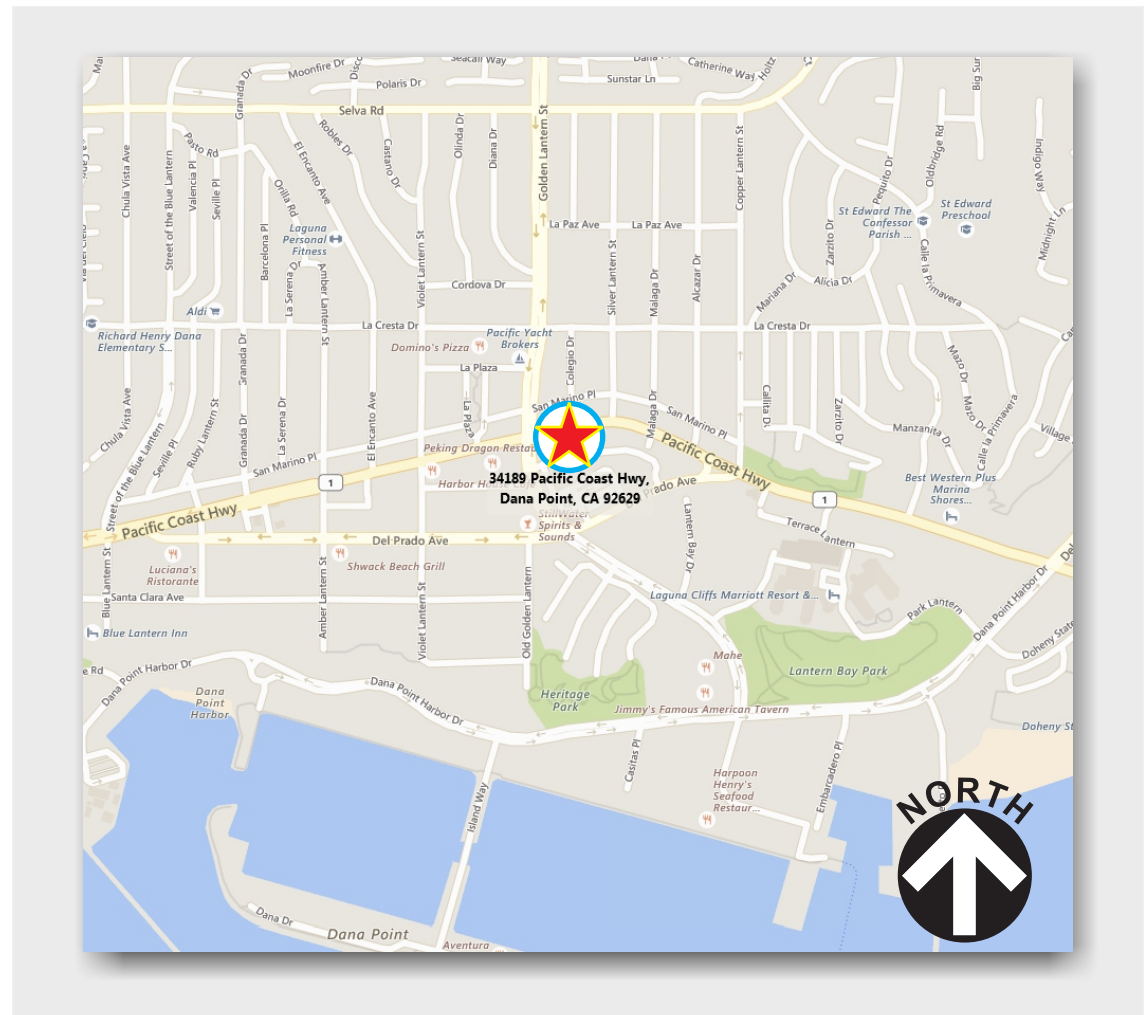
Ursula Luna-Reynosa, Director
Community Development Department

Riviera



SIGN PROGRAM

34189 Pacific Coast Hwy., Dana Point, CA 92629



1 VICINITY MAP
SCALE: NTS

APN - 682-301-31
PERMIT # - SPP 17-0002
ZONING - TOWN CENTER MIXED USE
OWNER - LIVING ARTS LLC.



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1700 West Anaheim Street
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 90813-1195
 Phone: 562.495.3808
 Facsimile: 562.435.1867

www.superiorsigns.com

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Account Manager:
Scott Demerjian

Designer:
Art Deshaenais 2.50

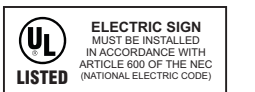
Scale: **AS NOTED**

Design No.: **17-08-3564-08**

Date: **08.18.17**

Reg. No.:

- Revisions:
- R2 AD (3.50) 10/23/17** Revise signage to new design / sizes.
 - R3 AD (.75) 10/25/17** Revise tenant copy layout.
 - R4 AD (3.50) 11/01/17** Add sign construction details.
 - R5 AD (2.00) 11/13/17** Revise "butterfly" to dual-view plaque, Revise layout.
 - R6 DK (2.00) 12/26/17** Provide square footage and alternative lighting.
 - R7 DK (.50) 01/16/18** Provide Alt Lighting information.
 - R8 MH (.5) 1/24/18** add boilerplate text



• APPROVALS •

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Page: **1** Of: **10**

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1. INTRODUCTION

The purpose of this Master Sign Program (MSP) is to establish sign design standards and general guidelines that assure consistency in quality necessary to balance maximum identification within an overall harmony of design for the building.

Conformance to these criteria will be strictly enforced. Any installed non-conforming or unapproved signs shall be brought into conformance at the expense of the Tenant and/or his sign contractor.

2. APPROVAL PROCESS

Each tenant shall submit to Landlord for written approval, three sets of copies of color sign plans indicating conformance to this MSP. The sign plan must include colored, scaled renderings of the proposed sign with dimensions. The tenant shall pay for all signs materials and installation of their signs. The tenant shall obtain all necessary city permits prior to installing their signs.

GENERAL REQUIREMENTS (CONT.)

7. Window graphics including logos, shop addressing, hours of operation, telephone numbers, etc. are allowed with prior written approval by the landlord.

8. Signs not covered by these criteria are subject to prior review and approval of the Landlord and shall conform to the requirements of the City Sign Standards.

9. Sign manufacturers are to be fully licensed with the city and state and shall have full workers Compensation and general liability insurance.

3. GENERAL REQUIREMENTS

1. All work to be performed by a professional sign company. Sign company must be in possession of a current contractor's license to perform such work, in addition to a current city business license. Sign company must maintain a minimum of \$2,000,000 insurance to be working on property.

2. All signs shall be reviewed and approved in writing by the Landlord/property manager for conformance with these criteria and overall design quality as well as Tenant's lease agreement. Approval of sign submittal based on aesthetics of a design shall remain the sole right of the Landlord.

3. City approval and permits: Upon approval by the Landlord, Tenant shall secure a sign permit from the City of Dana Point by bringing three (3) copies of the proposed drawings (approved by the Landlord / Developer) to the Planning Department. All permits required by the City for signs and their installation must be obtained and paid for by the Tenant prior to installation.

4. All building signs shall be constructed and installed at Tenant's expense. Tenant is also responsible for the maintenance of building signs.

5. In the event a Tenant vacates his premises, Tenant shall be responsible for the removal of any wall and/or logo sign, with all holes being repaired and repainted to match the building exterior.

6. Tenant's sign contractor shall repair any damage to any work caused by the sign contractor's actions. Incomplete repairs are the ultimate responsibility of the Tenant.

4. TEMPORARY SIGNS/BANNERS

1. No banner may be hung without prior approval from management. All banner requests must be submitted to management in writing and must include all of the following items in order to be considered:

- A color rendering that clearly outlines and design aspects and dimensions of the banner being requested.
- A picture and written description of the desired banner placement and location.

2. All banners must be professional in concept and presentation and may not exceed 12 sq. ft. OA, example 2'x6'.

3. The duration of time that a banner will be permitted to be displayed is subject to Landlord approval and adherence to limitations imposed by the City of Dana Point.

4. Pursuant to the Dana Point Zoning Code, businesses may hang banners for no more than 60 days within a 12 month period and are required to have a city issued banner permit for each individual banner.

5. SIGN RESTRICTIONS

PROHIBITED SIGNS

1. Signs constituting a Traffic Hazard: Prohibited are any sign that can affect the flow or safety of vehicular traffic.
3. Signs painted directly on a wall will not be permitted.
6. No part of any sign may be lower than 7'-6" to highest point of grade.
7. Advertising or promotional signs on parked vehicles are prohibited.
8. Light Bulb Strings: External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited.
10. The use of a permanent sale sign is prohibited.
11. Window signs in excess of 25% of total window area.
 - Window sign text to be permanent vinyl that pertains to anything other than the business name and brief message identifying the product or service or any other pertinent information
 - Neon window signs
12. Cabinet signs with flat or vacuum formed acrylic or lexan faces.
13. Roof Signs
14. Any sign not indicated in this sign program shall considered prohibited unless approved by Landlord and City of Dana Point sign regulations.

8. EXCEPTIONS

1. Exceptions to this Criteria may be submitted for review and approval to the City of Dana Point. All exceptions to the criteria are subject to Landlord/Property owner review and approval.

9. ZONING CODE SECTION 9.37.030

Administration and Enforcement

1. The Director of Community Development or his authorized designee shall have the authority to enforce all provisions of this criteria and the applicable provisions of the City of Dana Point Municipal Code.

Sign Permits Review

(a) Administrative Approval. Sign application deemed by the Community Development to be in substantial compliance with Dana Point Sign Guidelines may be approved administratively by the Director of Community Development or his authorized designee.

(b) After review of the Dana Point Sign Guidelines, if the Director of Community Development or his authorized designee determines that the sign application is not in conformance with the said guidelines, then the sign application may be forwarded by the Director of Community Development to the Planning Commission for formal review.

ABANDONMENT OF SIGNS

A sign is considered abandoned when its use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 90 days. The Landlord may, at his sole discretion and, at Occupant's expense, replace or remove any abandoned sign.

6. APPROVED SIGNS

Tenant Identification Signs

Tenant signs are to be non illuminated, acrylic type signs consisting of a back aluminum panel with raised copy, logo and/or other graphics. Specifications detailing Tenant signs can be found on page 7. Under no circumstances can any sign be greater than one square foot for every foot of lineal suite frontage.

Pursuant to Section 9.37.150 (d)(2) of the Dana Point Zoning Code, (Tenant Identification Signs in Mixed Use Districts), the aggregate sign area is required to be maintained at 1 square foot of signage per lineal foot of building frontage on a public right of way, parking lot or interior courtyard (PCH, Granada & San Marino).

Wall Sign

The building will have one tenant directory sign located on the east facing elevation. This sign will be a non illuminated changeable acrylic panel sign with a frame mounting system. Specifications detailing this sign can be found on page 8.

ZONING CODES (cont'd.)

(c) If submitted to the Planning Commission, the sign application shall be processed as a Minor Site Development Permit, as shown in Section 9.71.034.

(d) The Planning Commission may approve, deny or approve with conditions the Minor Site Development Permit for the sign application. The Planning Commission shall consider the following findings for the sign application:

1. Suitability of the site for the proposed sign
2. Sign design that is appropriate for the site and compatible with the character of the surrounding area.



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90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

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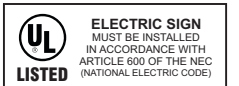
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Date: **08.18.17**

Reg. No.:

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R3 AD (.75) 10/25/17 Revise tenant copy layout.
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R8 MH (.5) 1/24/18 add boilerplate text



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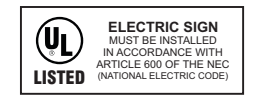
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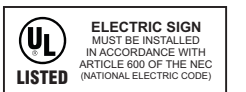
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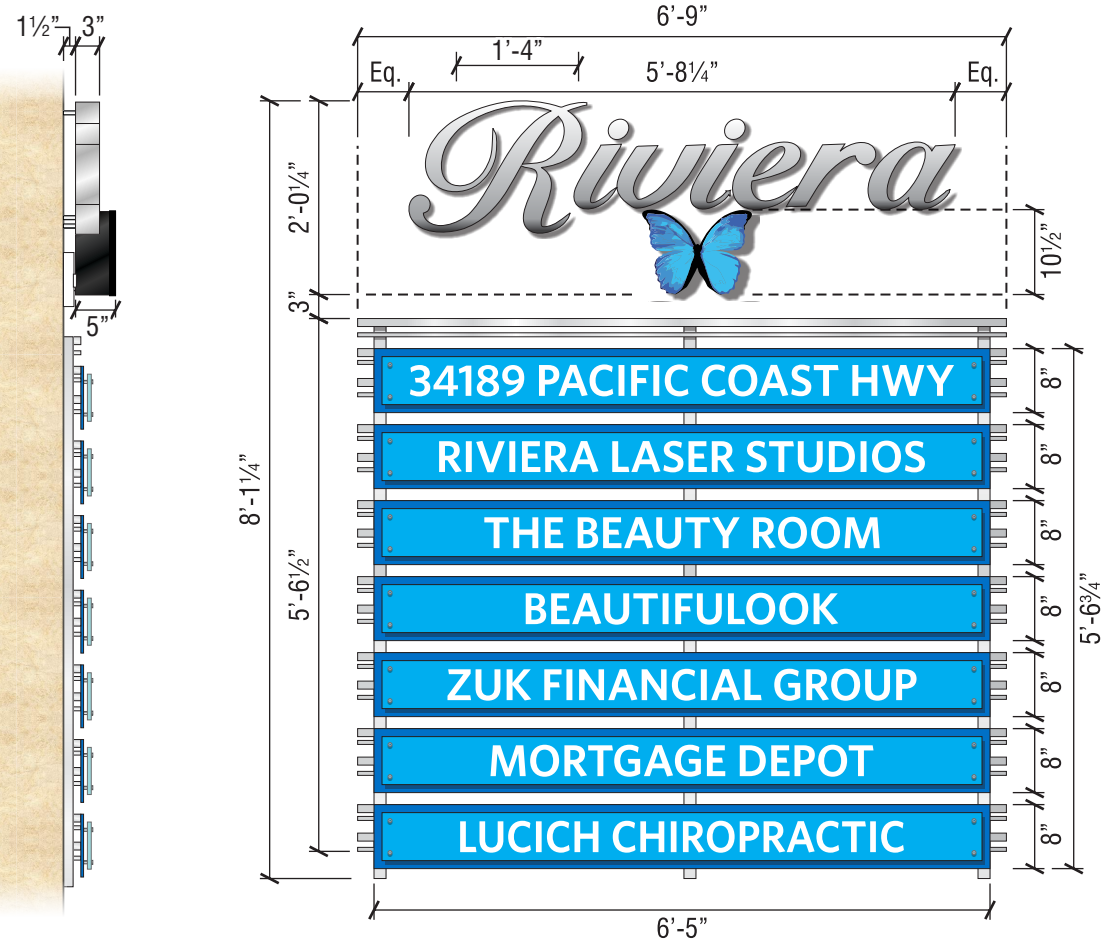
105'



SIGN ELEVATION / CUSTOM FABRICATED ILLUMINATED MULTI-TENANT WALL SIGN

Qty: Two (2) Signs Required

Scale: 1" = 1'-0"



A SIGN ELEVATION / ILLUMINATED MULTI-TENANT WALL SIGN LAYOUT 47.27 SQ FT
Scale: 1/2" = 1'-0"

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 EXISTING BUILDING CONDITIONS
Scale: NTS



2 STOREFRONT ELEVATION - PROPOSED ILLUMINATED MULTI-TENANT WALL SIGN 47.27 SQ. FT.
Scale: Approx. 1/2" = 1'-0"



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Design

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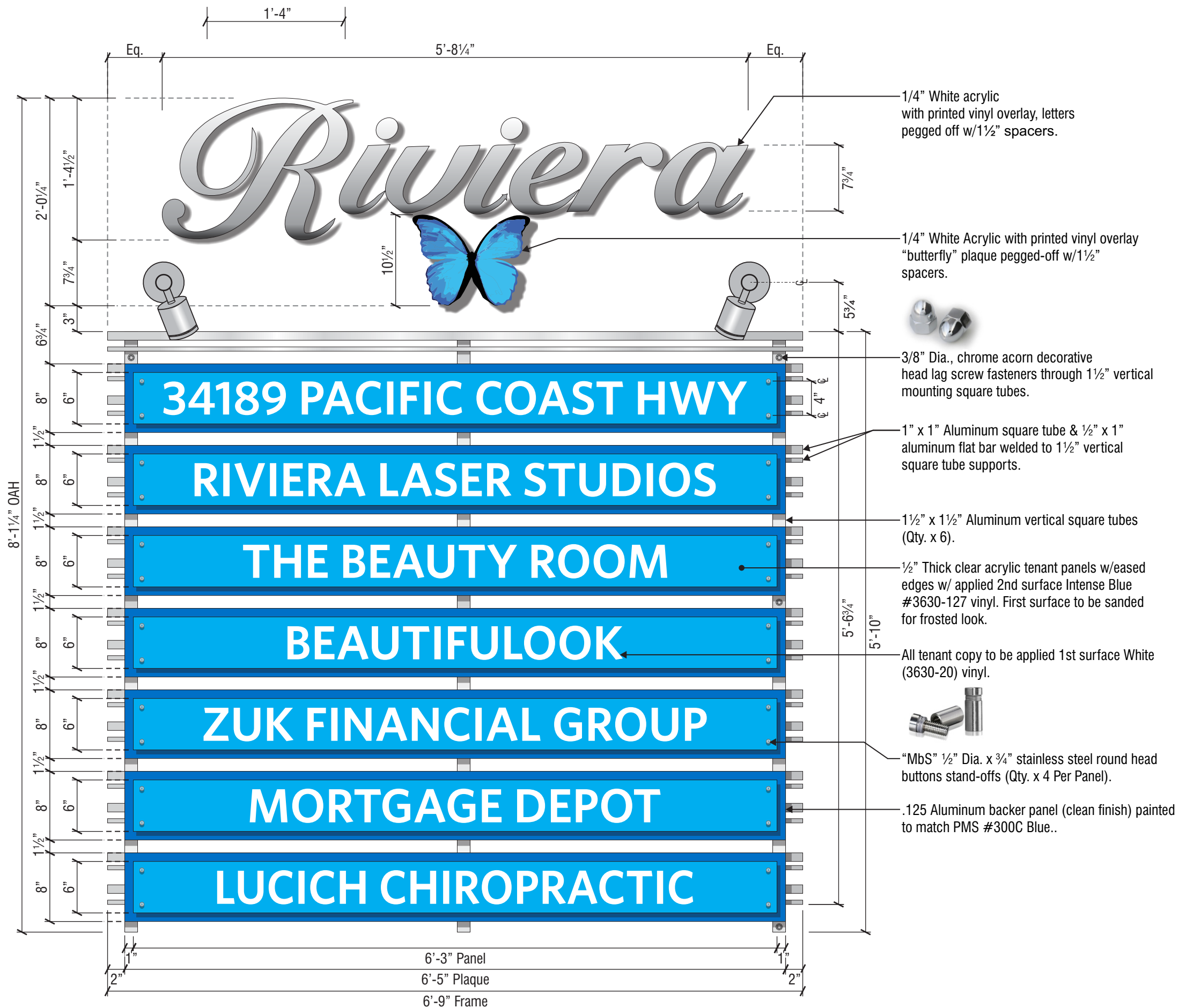
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1/4" White acrylic with printed vinyl overlay, letters pegged off w/1 1/2" spacers.

1/4" White Acrylic with printed vinyl overlay "butterfly" plaque pegged-off w/1 1/2" spacers.

3/8" Dia., chrome acorn decorative head lag screw fasteners through 1 1/2" vertical mounting square tubes.

1" x 1" Aluminum square tube & 1/2" x 1" aluminum flat bar welded to 1 1/2" vertical square tube supports.

1 1/2" x 1 1/2" Aluminum vertical square tubes (Qty. x 6).

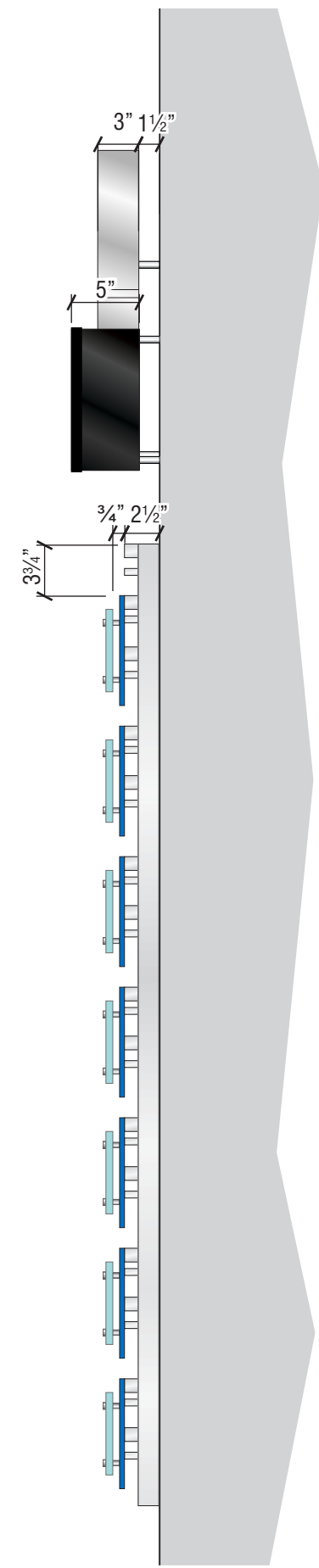
1/2" Thick clear acrylic tenant panels w/eased edges w/ applied 2nd surface Intense Blue #3630-127 vinyl. First surface to be sanded for frosted look.

All tenant copy to be applied 1st surface White (3630-20) vinyl.

"MbS" 1/2" Dia. x 3/4" stainless steel round head buttons stand-offs (Qty. x 4 Per Panel).

.125 Aluminum backer panel (clean finish) painted to match PMS #300C Blue..

6'-3" Panel
6'-5" Plaque
6'-9" Frame



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1700 West Anaheim Street
Long Beach, California
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www.superiorsigns.com

Project:
Riviera Laser Studios

Address:
**34189 Pacific Coast Hwy.
Suite 201
Dana Point, CA 92629**

Account Manager:
Scott Demerjian

Designer:
Art Deshaenais **2.50**

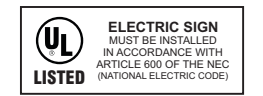
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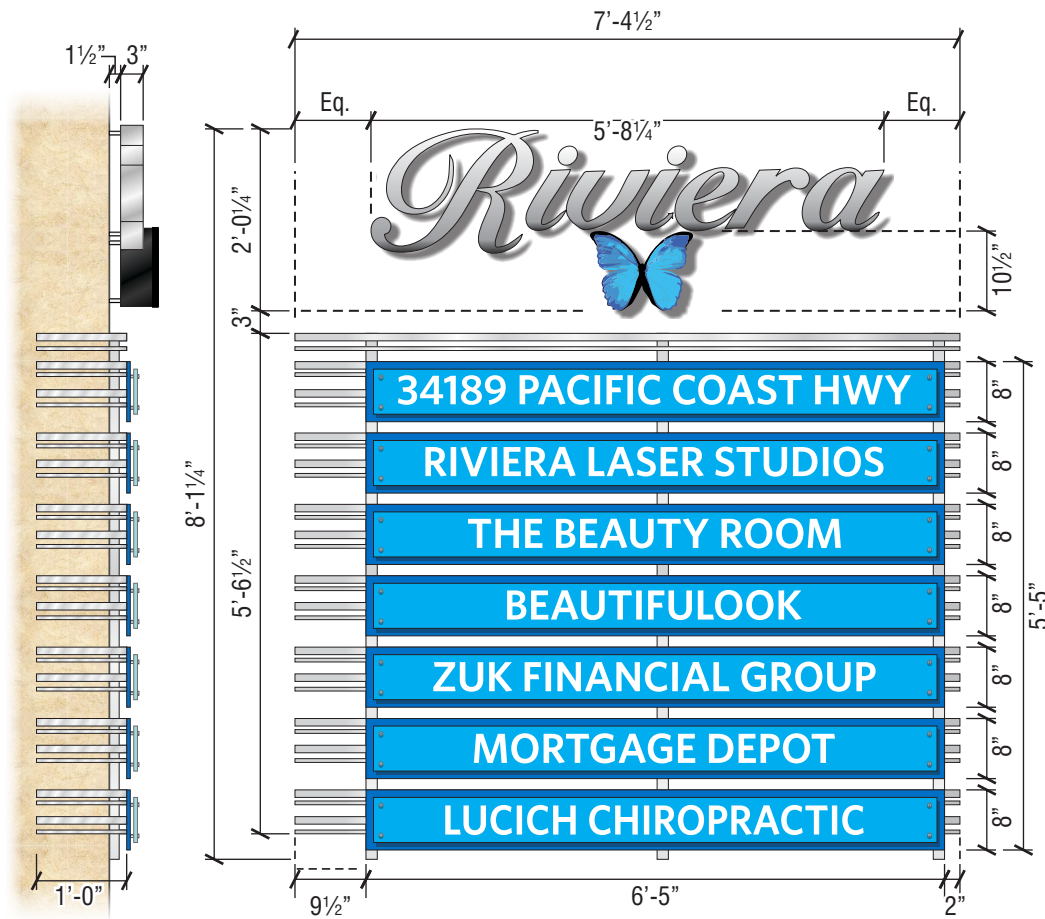
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A SIGN ELEVATION / CUSTOM FABRICATED ILLUMINATED MULTI-TENANT WALL SIGN
Qty: One (1) Sign Required

47.27 SQ. FT.
Scale: 1" = 1'-0"

1 SIDE VIEW
Scale: 1" = 1'-0"



B SIGN ELEVATION / CUSTOM FABRICATED WALL SIGN 47.27 SQ. FT.
Scale: 1/2" = 1'-0"

Note to All Contractors

120 Sign Voltage

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



1 EXISTING BUILDING CONDITIONS
Scale: NTS



2 SIDE (WEST) ELEVATION - PROPOSED ILLUMINATED TENANT PLAQUES
Scale: Approx. 1/2" = 1'-0"

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Long Beach, California
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Designer:
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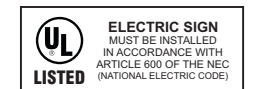
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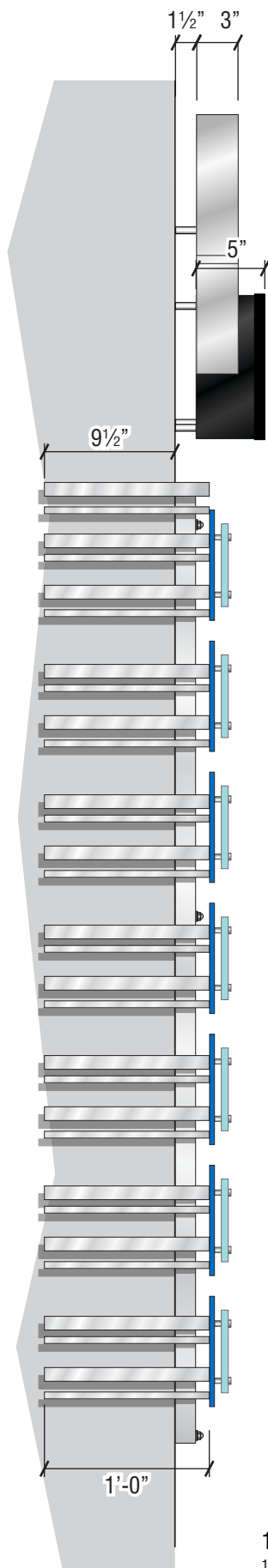
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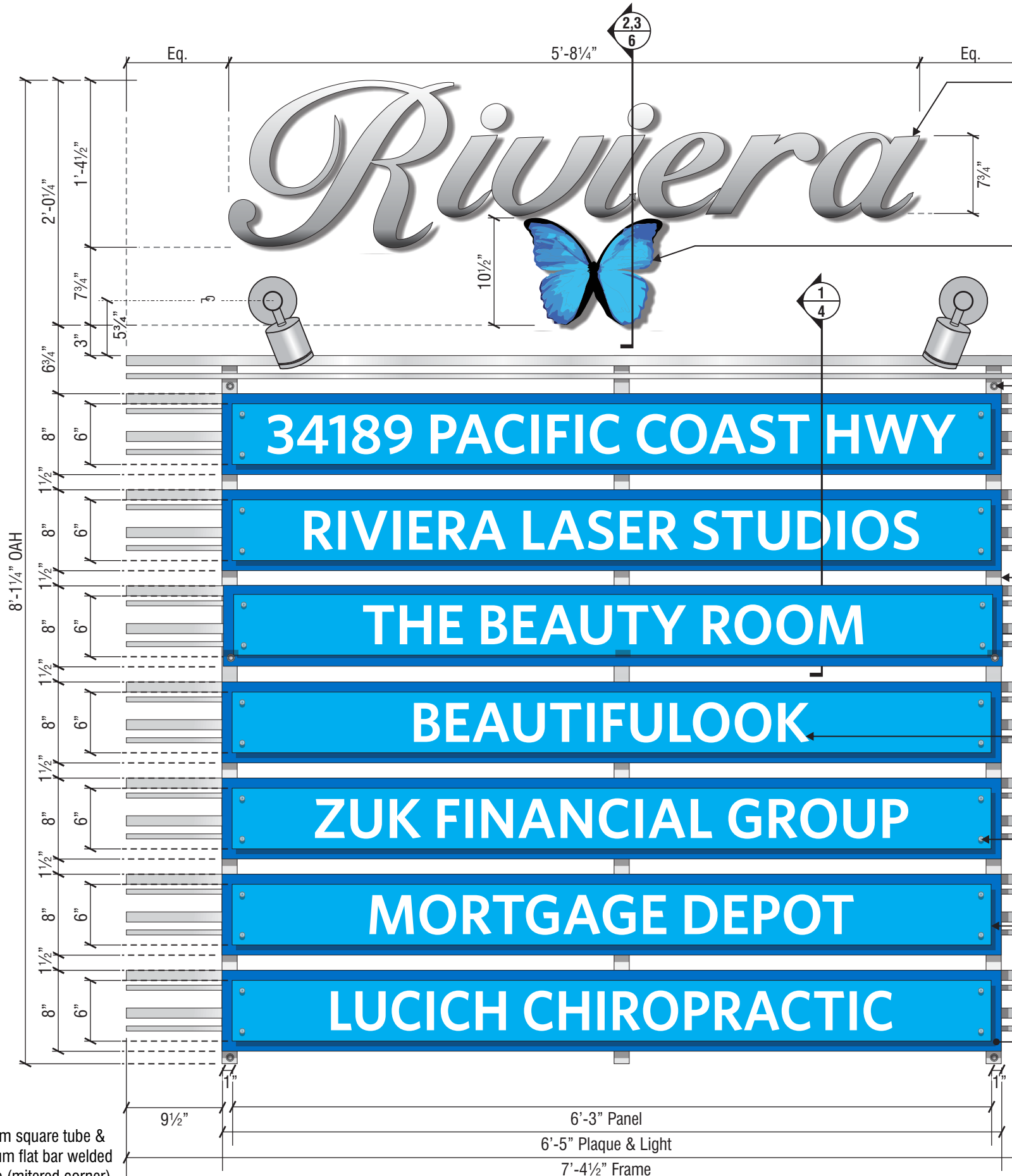
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47.27 SQ. FT.

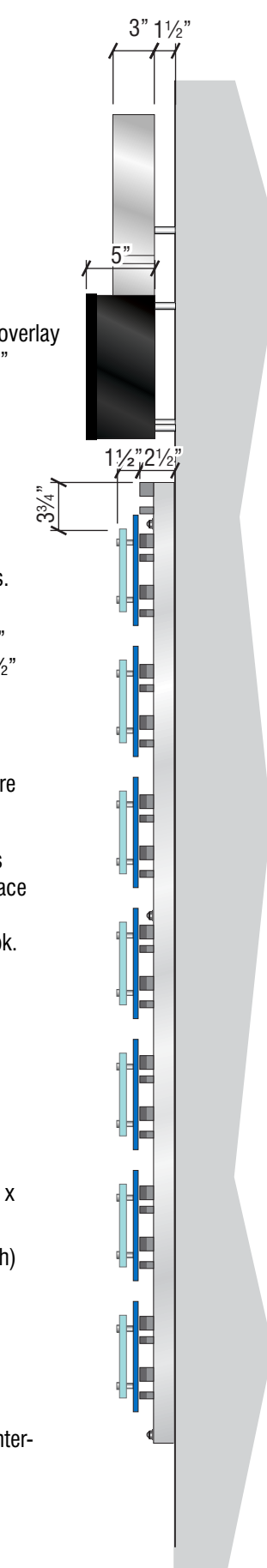


2 SIDE VIEW
Scale: 1" = 1'-0"

1" x 1" Aluminum square tube & 1/2" x 1" aluminum flat bar welded to ends of frame (mitered corner).



- 1/4" thick white acrylic with printed vinyl overlay letters and pegged-off w/1 1/2" spacers.
- 1/4" thick acrylic with printed vinyl overlay "butterfly" plaque pegged-off w/1 1/2" spacers.
- 3/8" Dia., chrome acorn decorative head lag screw fasteners through 1 1/2" vertical mounting square tubes.
- 1" x 1" Aluminum square tube & 1/2" x 1" aluminum flat bar welded to 1 1/2" vertical square tube supports.
- 1 1/2" x 1 1/2" Aluminum vertical square tubes (Qty. x 6).
- 1/2" Thick clear acrylic tenant panels w/eased edges w/ applied 2nd surface Intense Blue #3630-127 vinyl. First surface to be sanded for frosted look.
- All tenant copy to be applied 1st surface White (3630-20) vinyl.
- "MbS" 1/2" Dia. x 3/4" stainless steel round head buttons stand-offs (Qty. x 4 Per Panel).
- .125 Aluminum plaques (clean finish) painted to match PMS #300C Blue
- .125" Removable routed aluminum faces w/backed-up White #7328 acrylic attached to plaque with counter-sunk screws through face.



1 SIDE VIEW
Scale: 1" = 1'-0"

B SIGN ELEVATION / CUSTOM FABRICATED ILLUMINATED MULTI-TENANT WALL PLAQUES
Qty: One (1) Sign Required

47.27 SQ. FT.
Scale: 1" = 1'-0"

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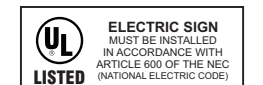
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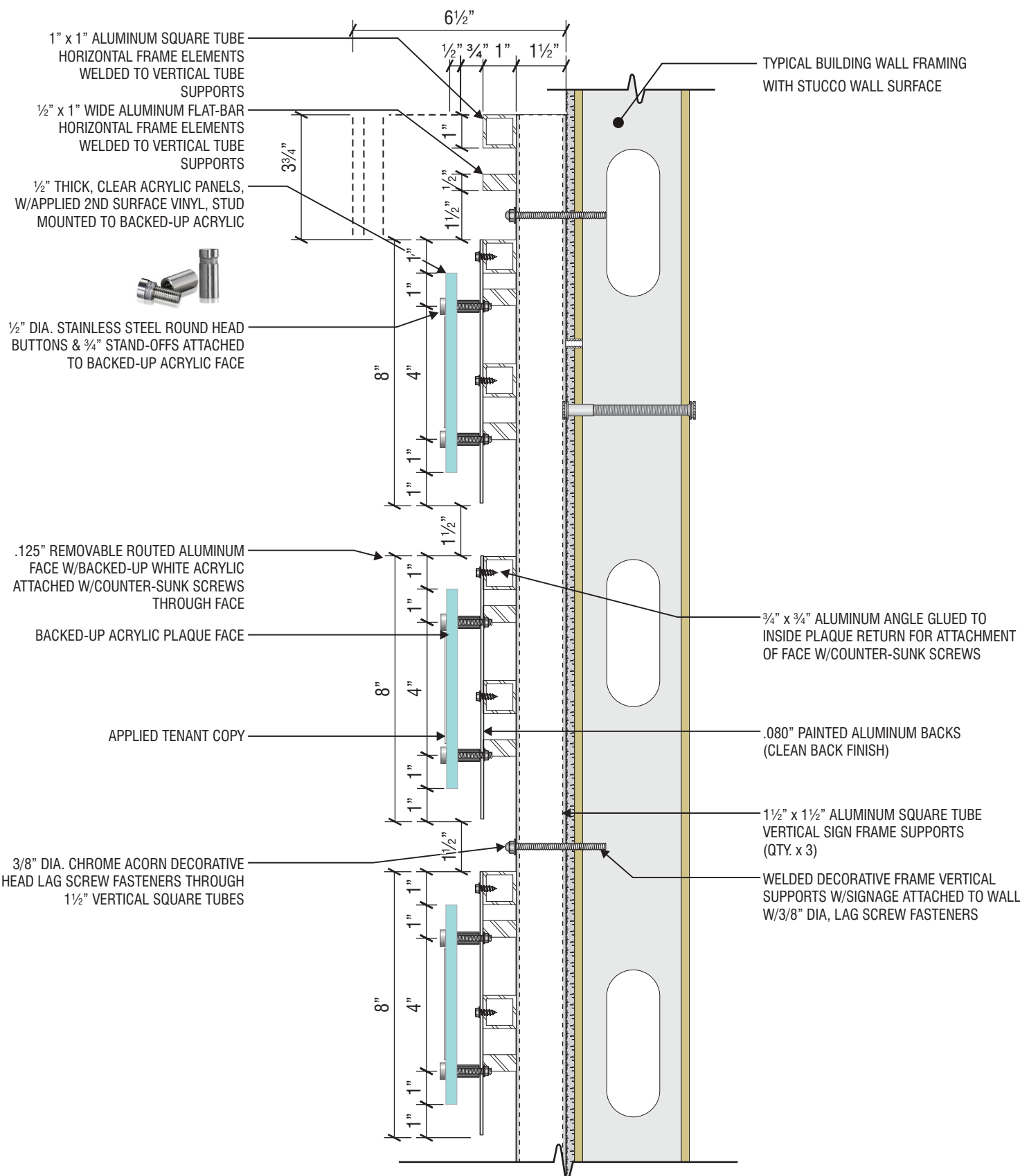
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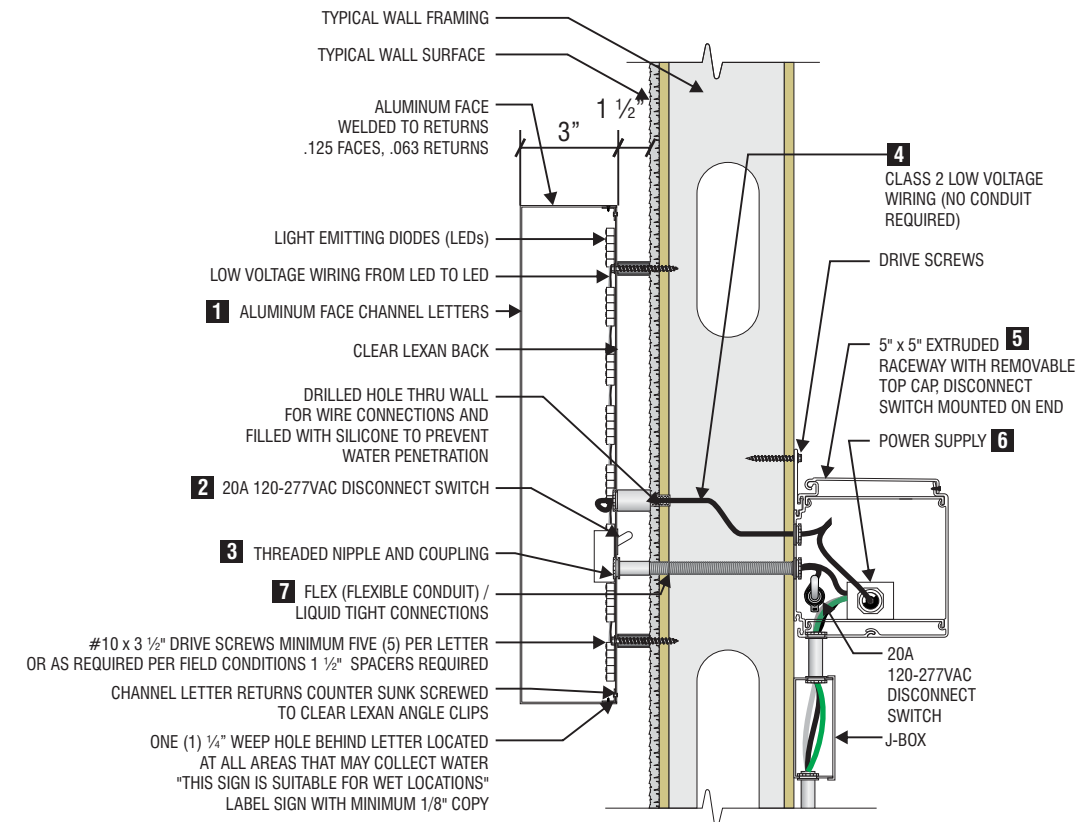
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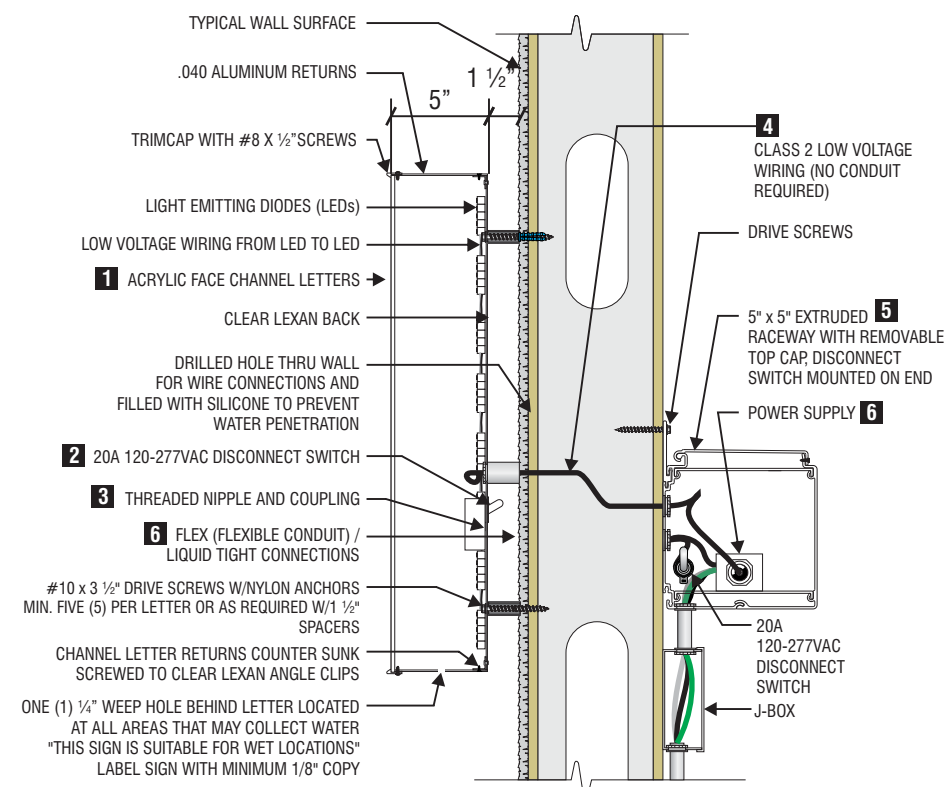
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1 SECTION DETAIL / NON-ILLUMINATED TENANT PLAQUES ON DECORATIVE FRAME
Scale: 3" = 1'-0"



2 SECTION DETAIL / REVERSE CHANNEL LETTERS
Scale: NTS



3 SECTION DETAIL / DUAL-VIEW CHANNEL "BUTTERFLY" LOGO
Scale: NTS



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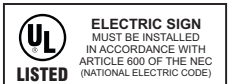
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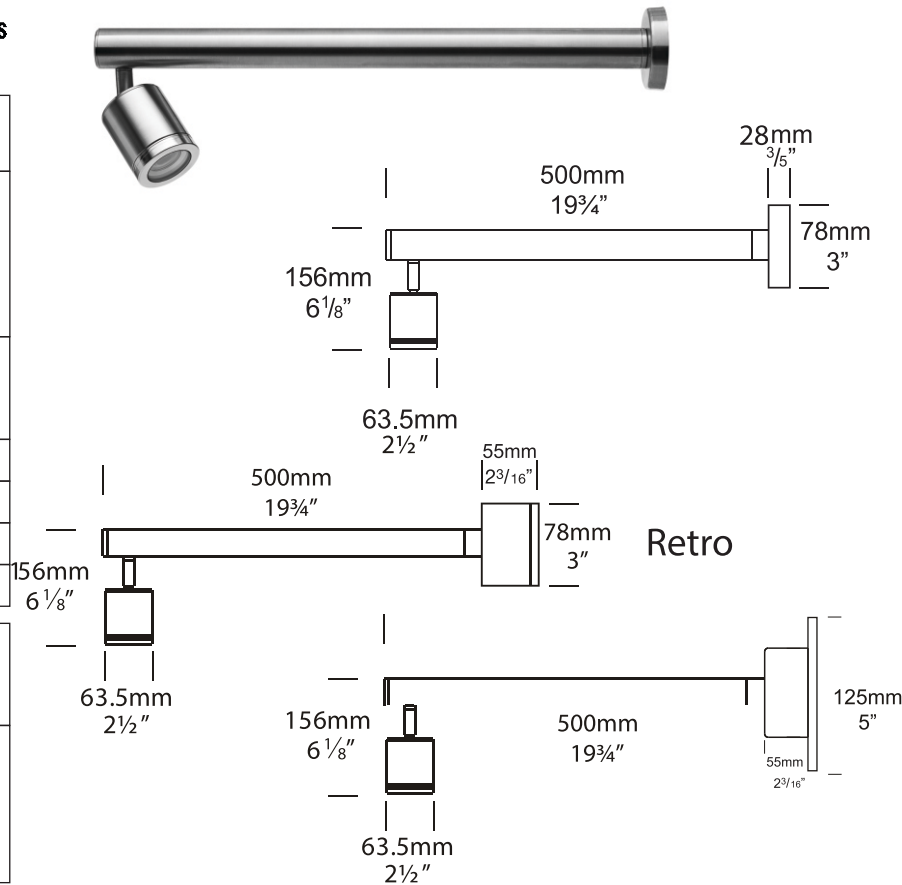
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Sign Lite PURE LED

SPECIFICATIONS

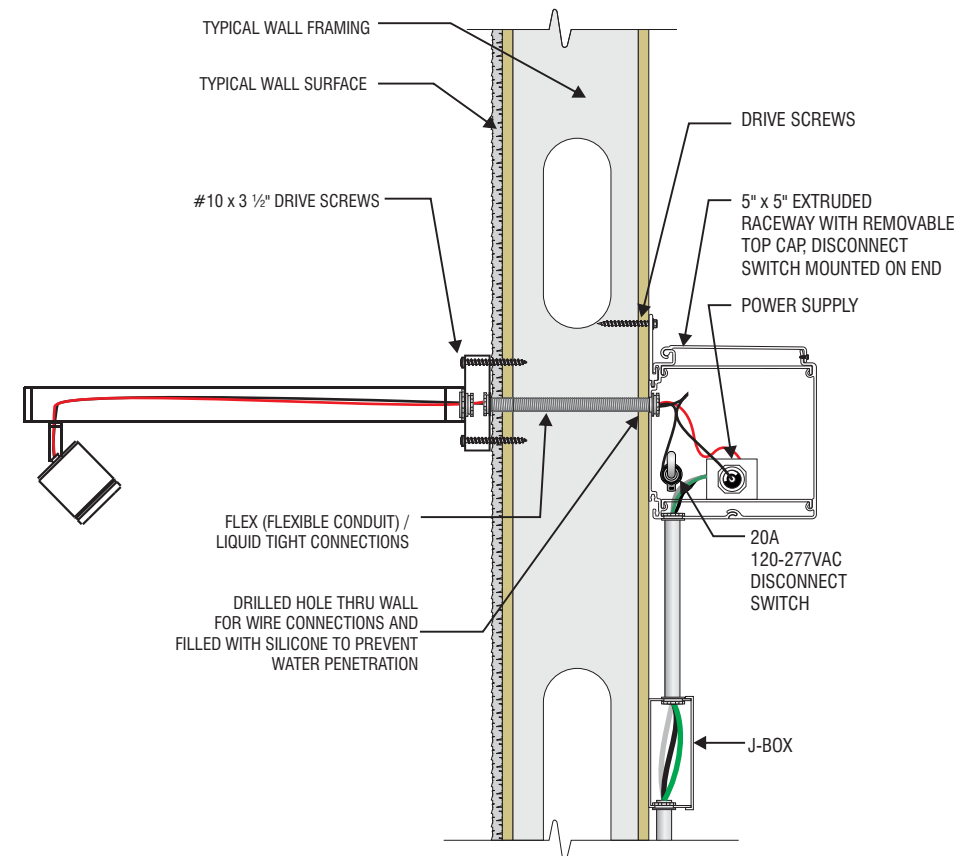


LED Chip	Cree XHP-50-2 Plug and Play field replaceable LED board
Luminaire Output	600 Lumens @ 1050mA (6 watts), 420 Lumens @ 700mA (4 watts), 240 Lumens @ 350mA (2 watts), delivered from luminaire with unobstructed beam.
Lumens Per Watt	100 Lumens minimum @ 6 watts, delivered from luminaire with unobstructed beam
CRI (3000K)	85+ Standard, 90+ Optional
Colour Temperatures	2700K, 3000K, 4000K
Beam Angles	15, 25, 38, 60
Ingress Protection	IP66
Warranty	Electronics = 5 years Body Cop/ SS = 10 years Body Aluminium = 5 years
Standards	AS/NZS 61046, EN60598 cUL 1838, 2108, 1598 CSA C22.2 No. 250.7, No. 250.0-08, No. 250.0 CE



C WALL MOUNTED DOWN LIGHTING SPECIFICATIONS

Qty: Four (4) Lights Required



1 SECTION DETAIL / FOUR (4) EA. WALL MOUNTED DOWN LIGHTING Scale: NTS



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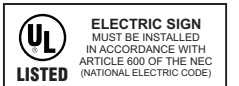
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